

Inspection Report

This report was personally prepared for:

Sample Report



Sample

Lighthouse Property Inspections

Honesty, Integrity, Reliability

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I. ROOF

The inspection of the roof system includes visual examination of the surface materials, connections, penetrations, and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining serviceable life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof coverings and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks area evident.

A. Roof Covering

Comments:

Types: Asphalt/Fiberglass Composition, Life Expectancy 6-10 years(estimate)

- The roof was accessed via the inspectors ladder and walked on for observation. In the opinion of the inspector, the main roof covering is showing normal wear and weathering and is in good condition.

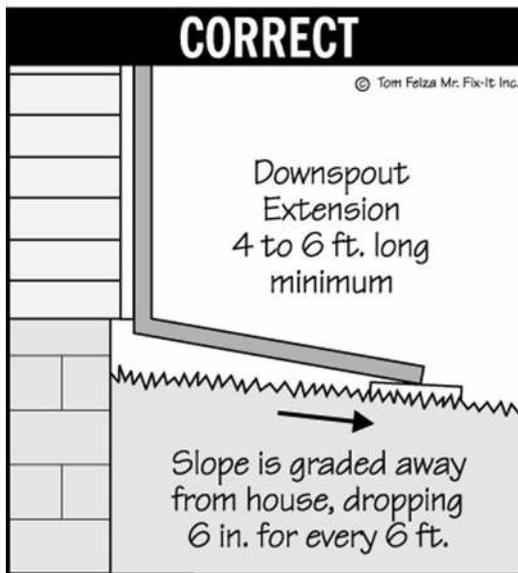
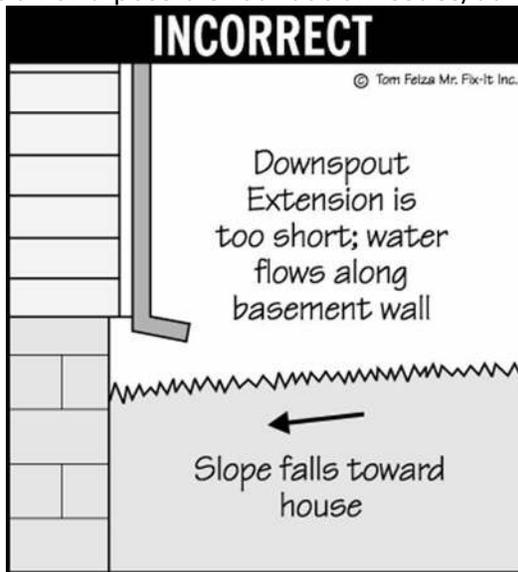
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B. Roof Drainage Systems

Comments:

- **Note:** One or more of the down spouts surrounding the property were found to be terminating too close to the foundation. It is recommended to extend down spouts leaders to discharge at least 3' away from building to reduce moisture penetration and possible foundation issues/damage.



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C. Flashing

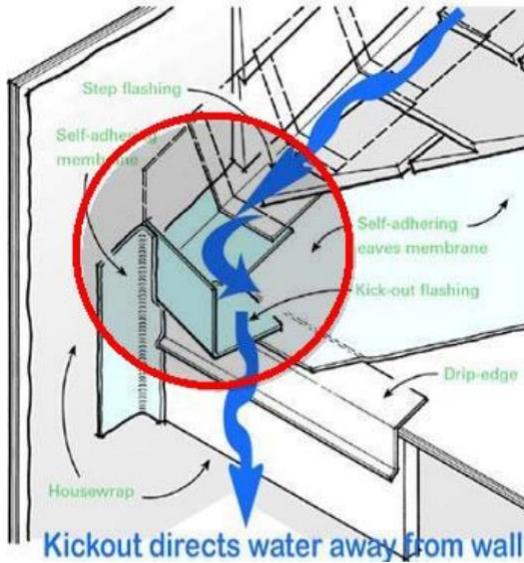
Comments:

- In the opinion of the inspector, the various roof flashings located on the roof are performing satisfactorily at the time of the inspection. Continue to maintain these items and routinely check them for wear.

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- **Recommendation:** Inspector recommends kick out flashing at the siding/roof junction areas. This flashing diverts moisture from the roof into the gutter and away from the siding.



D. Vents, Skylights, Other Roof Penetrations

Comments:

E. Roof Structure, Accessible Doors and Panels

Comments:

Types: 2 X 4 wood, Wood rafter

- The various roofing components and structure system visualized were in good condition in the opinion of the inspector.
- Due to the configuration of the attic space, many of the various structural members were not completely inspected.

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II. EXTERIOR

Our inspection of the exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes cladding, trim, eaves fascias, decks, porches, downspouts, railings doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor separations are typical in many foundations and most do not represent a structural problem. If major separations present along with rotation, we routinely recommend further evaluation be made by a qualified professional engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of separations(cracking) due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over the decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

A. Siding, Flashing and Trim

Comments:

Types: Vinyl Siding, Wood

- In the opinion of the inspector, the siding was in satisfactory condition at the time of the inspection. Siding needs routine maintenance and it is recommended that the siding be periodically inspected by the home owner to maintain it's lifespan.

Issues:

- Various pieces of exterior trim(windows and garage) were showing signs of weathering and/or deterioration at the time of the inspection. Continued deterioration will occur unless these issues are addressed soon.
- Recommend that the areas of damage of the property be completely evaluated by a licensed contractor to determine the amount of damage of siding, sheathing, etc. and cost for repair.



B. Exterior Doors

Comments:

Types: Metal

- The exterior doors were inspected and operated. At the time of the inspection the doors were in working condition.

C. Exterior Windows

Comments:

- In the opinion of the inspector, the windows were in fair condition from the exterior of the structure.

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D. Vents, Eaves and Soffits

Comments:

Issues:

- Some of the various eaves and/or soffit areas located around the structure appear to be showing signs of deterioration and/or wear(right front). Exposed sheathing noted surrounding the property. Regular maintenance is required on these issues to maintain the lifespan of the materials.



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E. Vegetation, Grading and Retaining Walls

Comments:

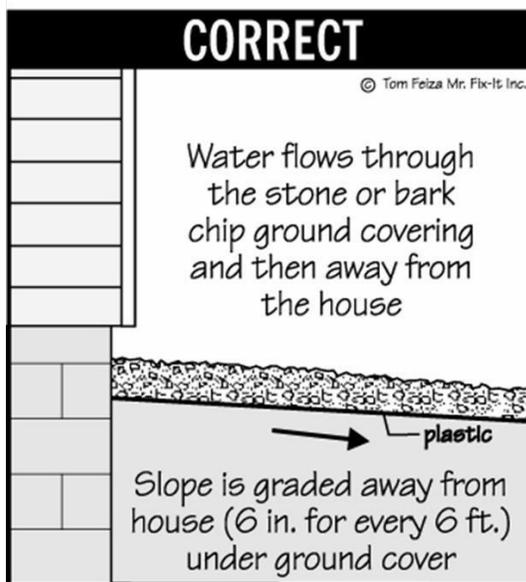
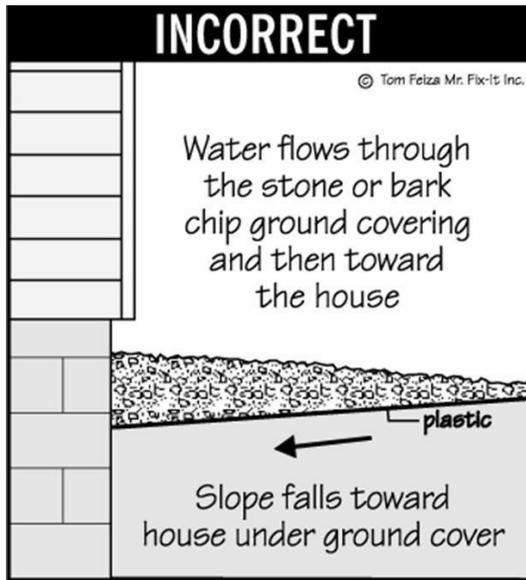
Issues:

- Grading around some parts of the home are negative and slope toward the home(Left side, rear and front). Water may become trapped in these areas and could potentially damage the foundation. It is recommended that the owner install surface or area drains in these areas to help dissipate the water. Another alternative is creating a positive slope away from the property. It is recommended that the soil slope away from the structure at a slope of around 6" for every 10' of grade or 5%.



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F. Decks, Stoops and Porches

Comments:

Issues:

- Separations were noted to the sidewalk/driveway/rear slab area at the time of the inspection. It is recommended that these areas be repaired to prevent moisture intrusion and continued expansion and contraction. Repairs should be made by a licensed contractor to prevent further damage and prevention of any tripping hazards.



G. Steps and Stairs

Comments:

H. Railings, Balconies, Spindles and Balusters

Comments:

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III. BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE

Many of the building's and structural elements and portions of its mechanical systems are visible inside the crawl space and basement area. These include the foundation, portions of the structural framing, distribution systems for electricity plumbing and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the crawl spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractors. We advise you to monitor the crawl space during the rainy season.

A. Foundation

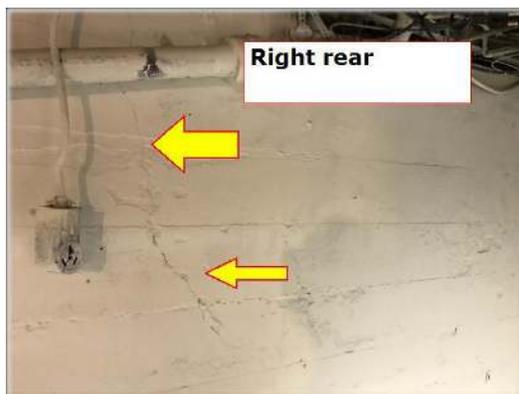
Comments:

Types: Formed poured walls and floor system

- In the opinion of the inspector, the foundation appears to be providing adequate support for the structure based on a limited, visible observation today.
- The complete perimeter of the foundation was not visible at the time of the inspection.

Issues:

- Separations up to 1/8 were found in the foundation at the time of the inspection. Slight movement noted on the rear basement wall(diagonal separations at right rear corner). These findings are typically due to poor drainage resulting in water pressure on the foundation. Due to the findings at the time of the inspection, the inspector recommends that the foundation be evaluated by a licensed structural engineer and/or a foundation specialist prior to closing to evaluate the extent and possible repairs needed.



B. Basement Walls

Comments:

- The basement walls were not able to be fully inspected for separations or movement due to the various wall coverings.

Issues:

- See Foundation Issue.

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C. Basement Floors

Comments:

- The basement floor was not able to be completely inspected due to floor coverings covering the masonry floor. No notable deflections or movement were noted at the time of the inspection. Continue to monitor for any changes in the future.

D. Basement Ceilings

Comments:

Types: Suspended ceiling

Issues:

- One or more locations on the interior of the ceiling(living area) was reading abnormally high on the inspectors moisture meter. (Protimeter BDL5086). This is an indication of a moisture leak. It is recommended that the current owner be consulted about any moisture in the basement and repairs be made if needed by a licensed contractor.



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E. Crawlspace

Comments:

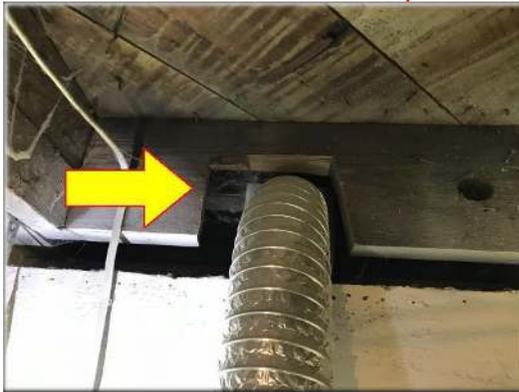
F. Visible Structural Components

Comments:

Types: 2 x 8 joist

Issues:

- The structural components(floor joists) that were visual at the time of the inspection were showing signs of notching which is against current standards. Recommend an evaluation and if needed, repairs by a licensed contractor. No structural movement, etc. noted at this time from these areas. Continue to monitor these areas closely.



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IV. HEATING AND COOLING SYSTEMS

Heating Systems-Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment thermostat, safety controls, venting and the means of their distribution. Our inspection of the heating system includes activating the heating system via the thermostat and the visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. Inspector does not test safety devices. To obtain maximum efficiency and reliability from the heating system, we recommend annual servicing inspections by a qualified heating specialist. Detailing the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Cooling Systems-This is a visual inspection limited in scope by (but not restricted to) the following conditions. Window and/or wall mounted air conditioning units are not inspected. The cooling supply adequacy or distribution balance are not inspected. Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. Judgment of system efficiency or capacity is not within the scope of this inspection. Cooling systems are not dismantled in any way. Secure access covers are not removed. The interior components of evaporators, condensers and heat pumps are not viewed. The interior conditions of cooling components are not evaluated. The presence of leaking refrigerant lines, heat pump oil, etc. is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

A. Heating Equipment

Comments:
Types: Natural Gas, Coleman

Model # 8631A Serial # 067968093
Manufactured in June 1979

- The front cover of the furnace was removed for inspection. Heating type is a forced air unit.
- The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of this inspection.
- The general standard for air temperature differential (Delta T) should be 30-50 degrees. A random selection of vent temperatures were taken with the following results:
Supply Temperature:119
Return Temperature:72
Delta T: 47
- **Note:** Based on the age and the limitations of the inspector to evaluate the heat exchanger, etc. of this appliance, the client is advised to prepare to eventually make routine repairs or have this item replaced.

Issues:

B. Cooling Equipment

Comments:
Types: Coleman

Model # 6593J Serial # 038283422
Manufactured in March 1982

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- **Cooling Equipment Specific Limitations:** The indoor coils were not physically observed. The coils are located within the cabinet and/or plenum that would require specialized tools to access and reassemble. If the inspector were to remove the ducting and/or cut into the plenum under these conditions, the HVAC warranty could be voided. If any concerns exist about the physical condition of the indoor coils, a qualified HVAC technician should be contracted prior to closing to fully evaluate the HVAC equipment.
- **Recommendation:** The insulation on the lines to the AC unit were showing signs of excessive wear and deterioration at the time of the inspection.



Issues:

- The electrical disconnect box at the cooling system was loose and damaged at the time of the inspection.
- It is recommended that these issues be repaired or serviced by a licensed contractor.



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C. Ducts and Vents

Comments:

Issues:

- Duct work found disconnected in the basement behind the suspended ceiling (Left rear).
- Recommend evaluation and repairs by a licensed contractor.



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V. PLUMBING SYSTEMS

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation system piping, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform a review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

A. Water supply and fixtures

Comments:

- The property uses city water supply system as its main source. Main shutoff is located in front of property, close to the street. Most pipes are concealed and unable to inspect.
- Water pressure was 85 psi from the exterior faucet on the rear of the structure.
- **Recommendation:** It is recommended by the inspector that the exterior faucets be replaced by anti-drip siphon type faucets to prevent the possibility of freezing during cold weather.

Issues:

- One of the interior fixtures was found to be leaking and in need of repair at the main floor tub/shower valve area. Exterior faucet found missing handle(front).
- Recommend evaluation and repairs by a licensed plumbing contractor.



B. Sinks, Tubs, Showers, Toilets

Comments:

Issues:

- The toilet (basement) was found to be loose and not secured to the floor properly. This condition can lead to water issues and should be repaired by a qualified handyman or licensed contractor.

C. Water Heating Equipment

Comments:

Types: Upright-Natural-Gas, Reliance

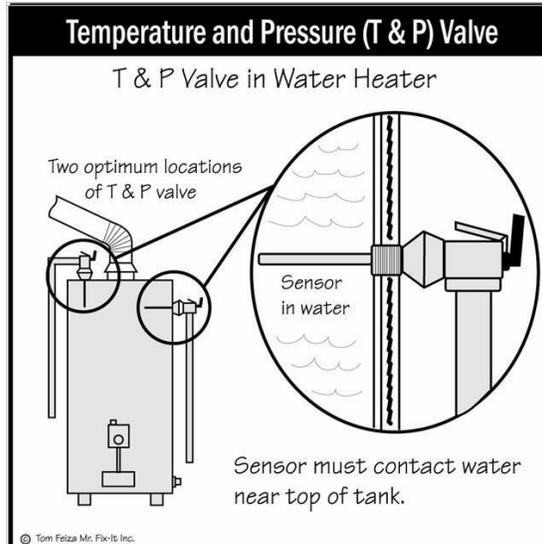
Model # 640GORT Serial# 0932J009811

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Manufactured in August 12, 2009

- Water heater was in working condition at the time of inspection. The average life expectancy of this appliance can range from around 6-12 years.



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- **Noted for location:** The TP&R valve and drain line exit point is located to the floor area. If water is ever seen coming out either of these pipes a licensed plumber should be contacted for a full water heater review. The TP&R valve should be tested yearly to ensure proper working of the device if it's ever needed.
- **Recommendation:** The inspector recommends that the hot water supply piping from the water heater have pipe insulation installed from the top of the unit for 3-5 feet to ease the operation of the water heater and assist with the utility costs associated with this appliance.
- **Note:** Current information recommends that the vent piping from the water heater be larger than 3". This size of pipe might not provide a proper draft for the combustion gases to escape up the pipe which means they could enter the home.

Issues:

- No drain line from the TP&R valve was found at the time of the inspection. It is recommended that a minimum 3/4" drain pipe of proper material (copper or CPVC) be installed to properly direct the over pressurized/heated contents.
- It is recommended by the inspector that the unit be serviced and if necessary, replaced by a licensed contractor.

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- The water heater water supply connection(s) were showing signs of rusting/corrosion at the top of the water heater at the time of the inspection. This can be caused by the water heater flue gases not properly venting and being drawn back into the property(back drafting/venting).



- It is recommended by the inspector that the unit be serviced and if necessary, replaced by a licensed contractor.

D. Drains, Wastes and Vents

Comments:

Types: PVC/ABS

Issues:

- A drain pipe was found leaking at then main floor bath sink.
- It is recommended by the inspector that the issue be repaired orreplaced by a licensed contractor.



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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Fuel Storage Systems <i>Comments:</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Fuel Shut Off <i>Comments:</i> <ul style="list-style-type: none"> Testing this valve is outside of the Scope of Practice for this type of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Water Shut Off <i>Comments:</i> <i>Issues:</i> <ul style="list-style-type: none"> The main water shut off valve was not located at the time of the inspection(sealed in box in basement?). It is recommended that the client consult the owner as to the location of this valve and make it accessible.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Sump Pump <i>Comments:</i> <i>Issues:</i> <ul style="list-style-type: none"> Sump pump/lift unit was covered and not functioned. Cover was in need of repair.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Hydro-Therapy <i>Comments:</i>

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VI. ELECTRICAL SYSTEMS

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open air wire splices, reverse polarity and defective GFCI's. The hidden nature of electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs.

A. Service Line

Comments:

Types: Overhead, 100 Amp

- Main Service - Service entrance is overhead. If utility company wires coming into the service mast ever appear to be sagging, frayed, strung through trees, or otherwise appear improper, the client is advised to contact the utility company prior to closing to correct the condition or verify its safety.

B. Panels, Breakers and Fuses

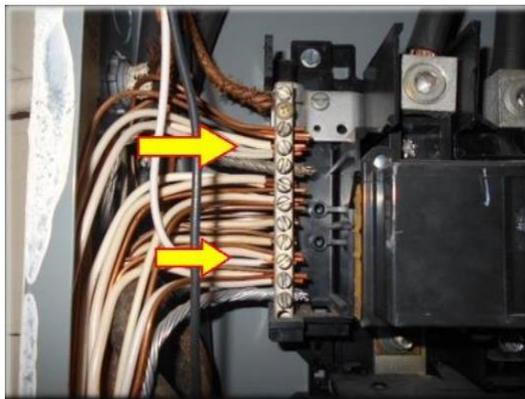
Comments:

Types: w/breakers, 100 Amp, Challenger, Copper, Aluminum

- Main distribution panel box is located in the garage, service is overhead, 100 AMP, 120/240 volt, copper, using breakers. A/C disconnect is located on the exterior wall next to the A/C unit.
- Average breaker temperature was 82 degrees.

Issues:

- **Two grounded conductors(neutral wires) were found entering the same area on the bus bar also known as "bundling". This is against current standards and should be repaired by a licensed contractor.**
- **It is recommended by the inspector that the issue(s) be corrected by a licensed electrician.**



C. Meter Box

Comments:

- The exterior meter box was inspected. In the opinion of the Inspector, the meter box was found to be secured and in good condition at the time of the inspection.

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D. Main Disconnect

Comments:

- The main disconnect is located in the main service panel located in the garage. Testing the main disconnect is outside of the scope of this inspection and was not tested.

E. Service Grounding

Comments:

F. Switches, Receptacles, Light Fixtures, AFCI Receptacles

Comments:

- **Recommendation:** This home is not equipped with Arc Fault Circuit Interrupters (AFCI's) - Not required when this home was built but are required by current building standards. AFCI's contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, and the open circuit when arcing occurs. Installation of these items should be on mostly all circuits inside a dwelling except the bathrooms, laundry, crawl spaces, attic, exterior and garage. The inspector recommends AFCI's be installed at *minimum* in the bedroom circuits for safety.

Issues:

- Whole house fan not functioning.
- Non-standard wiring methods noted(garage). Wiring should run through the wall cavities or joists protected from damage, if not, this wiring should be protected in conduit. Current condition could cause wiring to be damaged, pulled, etc. and is unsafe.



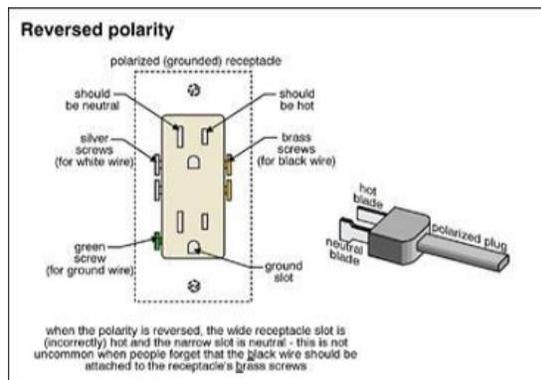
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- Loose, damaged, open junction boxes and/or unsecured wires were found(attic and garage). Basement dryer outlet found loose and broken. Basement wall outlet found broken. These items should be secured, repaired and/or removed to ensure the safety of those working in the area.



- Loose/ damaged outlet(s) noted on the property(kitchen and garage). This can cause the connections to the outlet to loosen over time and cause accidents/shorts.
- Outlet(s) and or Switch(s) were not operational at garage and basement bath(switches) and kitchen(switches and outlets). It is recommended that the owner be consulted as to the nature of this item and if needed, repairs be made by a licensed electrician.
- Reverse polarity found in the outlet(s) located at the garage rear wall. This is caused during the installation of the outlet by switching the hot(black) wire and neutral(white) wire on the outlet.



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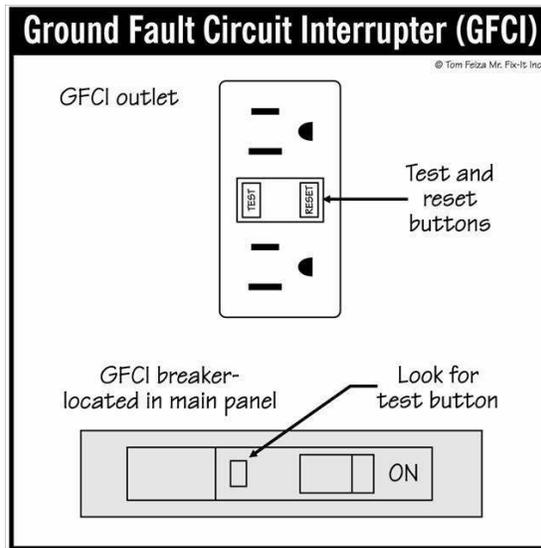
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- The outlets, switches, etc. that have issues or were not functioning have been marked with a sticker unless other wise described by the inspector.
- It is recommended by the inspector that the issue(s) be corrected by a licensed electrician.

G. GFCI Receptacles

Comments:

Ground Fault Circuit Interrupters (GFCIs) detect the escape of electrical current outside the intended circuit. If replacing a normal receptacle with a GFCI, make note that the GFCI takes up more space inside the box. It might be necessary to first add an extension box.



E016

Issues:

- There were no GFCI receptacles located in the proper locations on the property based on *current standards*. Although not required when this property was built, they are recommended for safety.

GFCIs are currently required:

- 1) In any outlet serving a counter top (i.e. kitchen).
- 2) Receptacles serving the dishwasher.
- 3) Any exterior outlet.
- 4) Any outlet serving the garage unless that outlet serves an immovable appliance such as a freezer.
- 5) All outlets serving a bathroom.
- 6) All outlets in unfinished basement areas, including the sump pump and laundry receptacle located in a readily accessible area (not behind the washer unit).

H. Circuits

Comments:

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VII. ATTIC, VENTILATION AND INSULATION

Our inspection of the attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems found in the attic area. There are often heating ducts, bathroom vents ducts, electrical wiring, chimneys and appliance vents in the Attic. We examine these systems and components for proper function, unusual wear, and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

A. Attic, Unfinished Space and Insulation

Comments:

Types: Rolled fiberglass

- **Note:** The entire attic space was not inspected due to the configuration and/or lack of footing areas in the attic for the inspector.
- The insulation in the attic is roll in type and appears to be in fair condition at the time of the inspection(installed in joist space), **the inspector recommends adding additional insulation to the attic area to create a "blanket" effect**". The average depth is approximately 6 inches.

B. Attic Ventilation

Comments:

Types: Gable, Powered vent fan

- **Note:** Powered vent fan was not functioning. This item could be on a thermostat and had not hit the functional temperature. Ensure that this item is functioning properly to ensure ventilation of the attic space.

C. Attic Access

Comments:

D. Venting Systems

Comments:

E. Bathroom Exhaust Fans and/or Heaters

Comments:

- Exhaust fan was operational in all bathrooms with fans.

Issues:

- Bath fan not found(basement). All bathrooms require an exhaust fan or an openable window. This allows moisture in the air to be removed from the space and prevent damage to the interior components of the bathroom. Recommend installing exhaust fan.

F. Dryer Vents

Comments:

- The dryer vent is vented through the side wall. Monitor this area closely for lint buildup.

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VIII. INTERIOR

Our inspection of the interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wallcoverings, paneling, and furnishings cannot be judged for the general condition of visible portions of floors included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with the owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no separations in the various components have developed. Large fires in the fireboxes can overheat the box and flue liners sometimes resulting in internal damage.

A. Doors

Comments:

Types: Solid wood

Issues:

- The door between the interior and the garage is non-standard and in need of replacement for safety. Openings between the garage and the residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20 minute fire rated door.

B. Windows

Comments:

Types: Vinyl, Sliding, Dual Pane

Issues:

- Windows were not operating properly(loose) or difficult to operate in one or more places. Tilt mechanisms not functioning in several areas. Current condition could indicate improperly installed or binding windows and may indicate near future window replacement need.
- Recommend further evaluation of all windows and repairs by window company.

C. Walls

Comments:

- The general condition of the interior walls was fair at the time of the inspection.

D. Floors

Comments:

- The general condition of the floors was fair at the time of the inspection.

E. Ceilings

Comments:

Types: Sheetrock/Gypsum Board

F. Steps, Stairs, and Railings

Comments:

G. Counters and Cabinets

Comments:

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IV. GARAGE

The garage is inspected as best as possible, but can be limited to parked cars or personal stored items. Due to this area being cluttered or areas being inaccessible, it is common for sections to not be fully inspected or identified during our limited inspection. We suggest that a thorough walk-through be performed once the home vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Slight separations in the garage floor are common and should be monitored. Determining the heat resistant rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the garage area if possible.

A. Garage Door

Comments:

Types: non-insulated metal

- The garage door(s) were inspected and were found to be in good condition in the opinion of the inspector.

B. Garage Door Opener

Comments:

Issues:

- The automatic reverse did not operate at the time of the inspection. **Note: The garage door reverse mechanism was tested with hand pressure. This is not a current standards evaluation stated by the Garage Door Industry. Current standards require the door be brought down on a 2" X 4" stud on it's side to test the reverse mechanism. This type of test often times causes damage to the lower panel of the door and was not attempted.** This condition could be as easy as adjusting the tension on the control unit. If this procedure does not correct the issue, then it is recommended that a licensed contractor evaluate the device.

C. Electronic Door Sensor

Comments:

Issues:

- No electronic eye sensor was found for the garage door. It is recommended that an electronic eye sensor be installed for the safety of persons in the vicinity of the garage door during operation.

D. Garage Walls

Comments:

- The walls in the garage area were inspected and were found to be in fair condition at the time of the inspection.

Issues:

- See Garage Ceiling Issue.

E. Garage Ceilings

Comments:

Types: Finished Drywall

Issues:

- Holes noted in the garage ceiling and or walls. This is a breach in the firewall and can allow gases and/or fire into the attic from the garage. Recommend repairing these areas with a fire rated material(i.e. drywall).

F. Garage Floors

Comments:

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X. FIREPLACE

A. Damper

Comments:

B. Chimney, Flue and Vents

Comments:

Types: Wood Burning

- **Note: Anytime there is a resale of the property, addition or removal of an appliance, or there is an operating malfunction, it is recommended that the chimney flue have a level two inspection performed by a chimney sweep certified by the Chimney Sweep Institute of America (CSIA) www.csia.org**

Issues:

- The chimney crown was showing signs of damage and/or excessive wear at the time of the inspection. This is a possible entrance point for moisture which can cause failure of the liner, bricks, etc. that make up the chimney and flue system.



- The top of the chimney/flue was found without a screen/cover. It is recommended that this item be installed to keep leaves, moisture, animals and debris from entering the flue thus blocking the combustion gases from escaping and causing damage.



C. Gas/LP Firelogs

Comments:

- The gas valve was tested and found functional at this time. The gas was not lit.

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D. Lintel, Hearth and Extensions

Comments:

Issues:

- There were cracks in the firebox area at the time of the inspection.
- Inspector recommends that this appliance not be used until it is evaluated and repaired by a certified contractor specializing in these appliances.



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XI. APPLIANCES

A. Dishwasher

Comments:

Types: GE

Model# GSD6600G10BB Serial# TH899363B

- At the time of the inspection, the dishwasher appeared to function according to it's design and specification. The door seal was secure and appeared not to be leaking. The heating element was tested and appeared to be working as per it's design and purpose.

B. Refrigerator

Comments:

Types: FrigidAire

Model# MRT15CSEWP Serial# BA04408604

- The refrigerator appeared to be working normally with no unusual noises or abnormal temperature readings.

• **Note: Unit was dirty and missing the bottom slide tray.**

C. Range/Cook Top and Oven

Comments:

Types: Amana

- The range/oven was in working order at the time of the inspection. The four burners tested satisfactory on low, medium and high settings.
- **Note:** The anti-tip device on the stove was not being used making the stove a safety hazard when the door is open. Any heavy object put on the door while opened can cause the stove to tip forward.

D. Range Hood

Comments:

- Range hood is up draft in type, is properly vented to the top and out the front of the microwave and appears to function according to it's design and purpose on low and high settings. Under mount light was also operational.

E. Garbage Disposal

Comments:

F. Microwave Cooking Equipment

Comments:

Types: Built-in over-range, Frigidaire

Model# FGMV175QFA Serial# KG43 917505

Manufactured in September 2014

- Microwave oven appeared to function according to it's design. This appliance was not tested for radiation leakage.

Report Identification Sample

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- G. Trash Compactor**
Comments:
- J. Door Bell and Chimes**
Comments:
- K. Whole House Vacuum Systems**
Comments:
- L. Other Built-in Appliances**
Comments:

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XII. OPTIONAL ITEMS

A. Lawn Sprinklers

Comments:

B. Swimming Pools and Equipment

Comments:

C. Outbuildings

Comments:

D. Outdoor Cooking Equipment

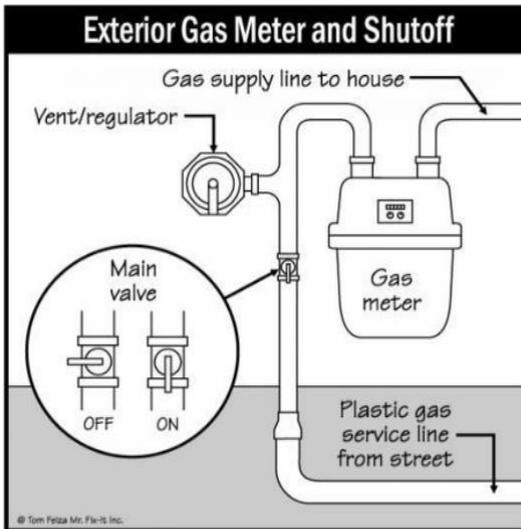
Comments:

E. Gas Lines

Comments:

Types: Black iron, FAC-Flexible Appliance Connectors

- It is beyond the scope of this inspection for a gas line pressure test. Main gas shutoff valve is located on the side of the home with the gas meter.
- All gas appliances had the required shutoff valves within arms length of the appliance.



F. Water Wells

Comments:

G. Septic Systems

Comments:

H. Security Systems

Comments:

I. Fire Protection Equipment

Comments:

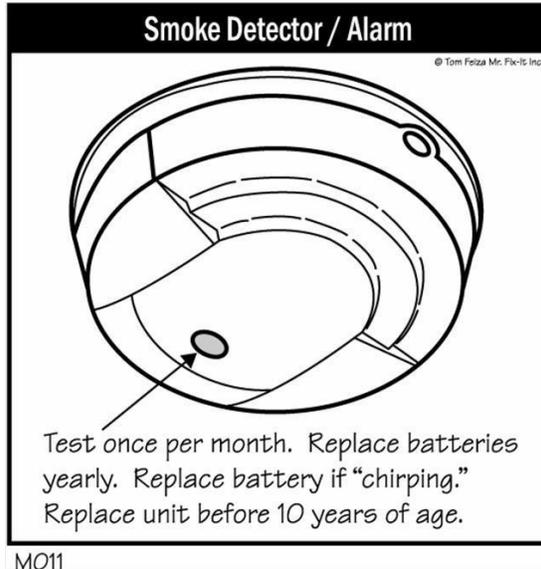
- It is recommended by the inspector that a minimum of one multi-purpose extinguisher be located on the property on each floor in a easily accessible location, preferably close to the kitchen and gas utility areas.

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J. Smoke Detectors

Comments:



- Note: Given the current state of smoke alarm technology and facts found therein, the inspector is recommending the use of photoelectric smoke alarms (*labeled as Photoelectric or P*) and discourages the use of ionization smoke alarms (*labeled Ionization or I*). Current studies indicate Photoelectric Smoke alarms will activate more readily, particularly during the initial smoldering fire conditions. All ionization alarms should be replaced with photoelectric smoke alarms.

Issues:

- Smoke detectors were not present.

Current *recommendations* require smoke detectors:

1. In each sleeping room
 2. Outside each sleeping area in the immediate vicinity of the bedroom.
 3. On each additional level of the structure including basements but not including crawl spaces or uninhabitable areas such as attics.
- It is recommended that all batteries be replaced at the time of occupying the property. It is then that you will know about the full strength and power of the batteries.

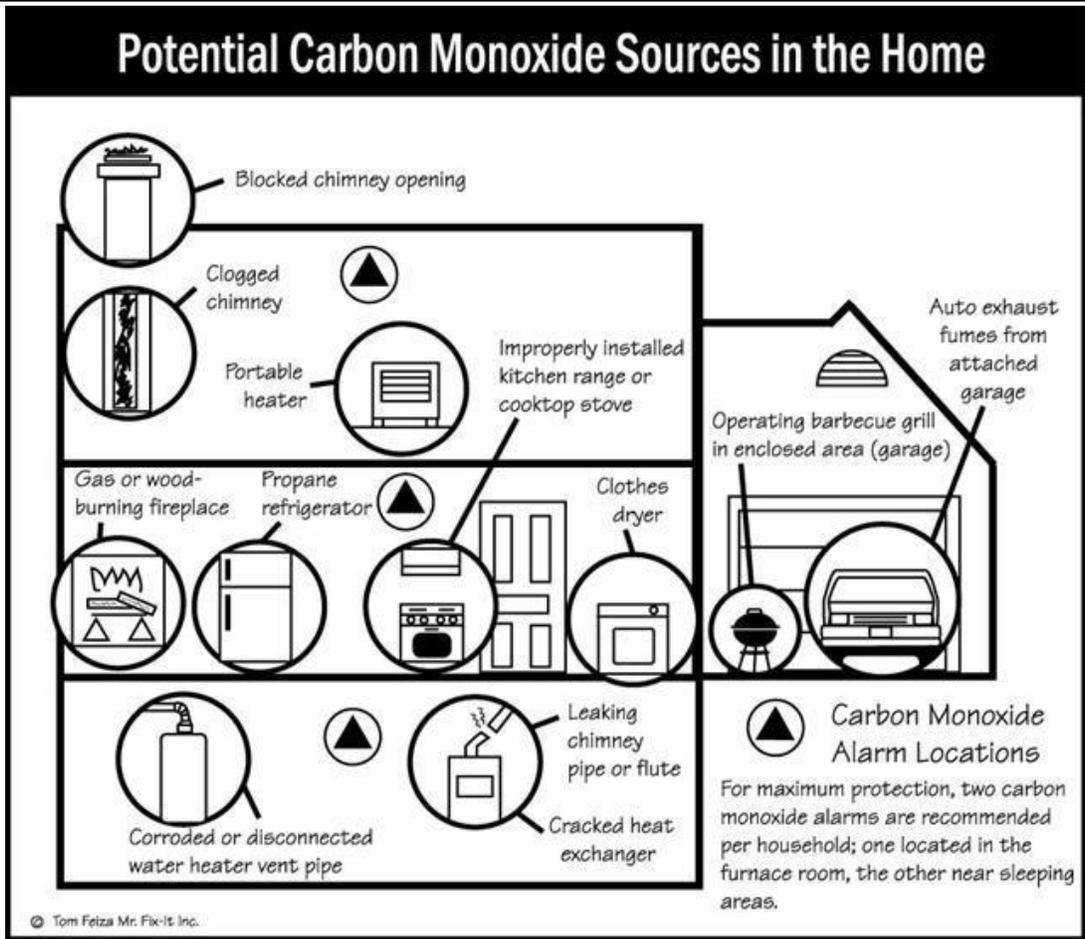
K. Carbon Monoxide Detector

Comments:

This home is equipped with gas appliances. Carbon monoxide is a colorless and odorless gas created from incomplete combustion of any burning fuel such as wood or gas. It is strongly recommended that a minimum of one Carbon Monoxide detector be installed according to the manufacturers recommendations.

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