NEW BEGINNINGS INSPECTIONS
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NEW BEGINNINGS INSPECTIONS FOR HOME INSPECTIONS 2.0

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11/26/2026

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1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Furnished

General Inspection Info: Weather Conditions
Sunny

General Inspection Info: Type of Building
Single Family

General Inspection Info: In Attendance
Just the Inspector

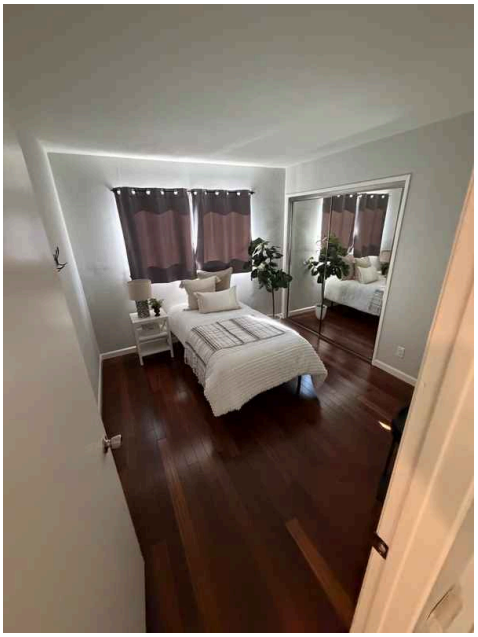
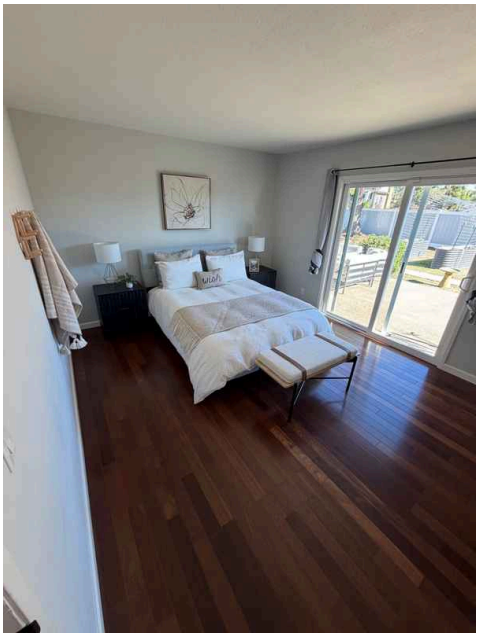
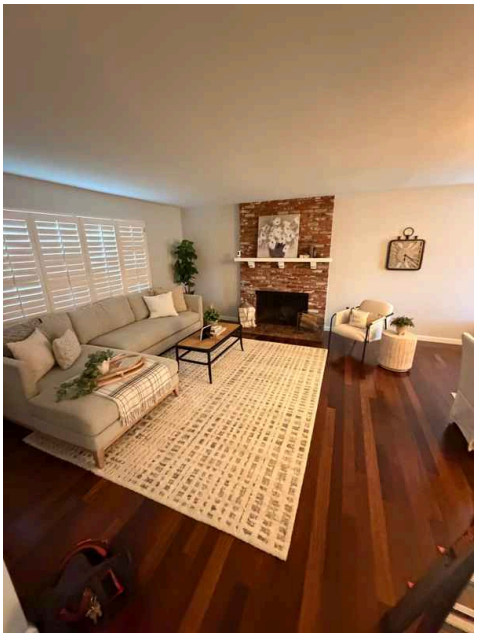
I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

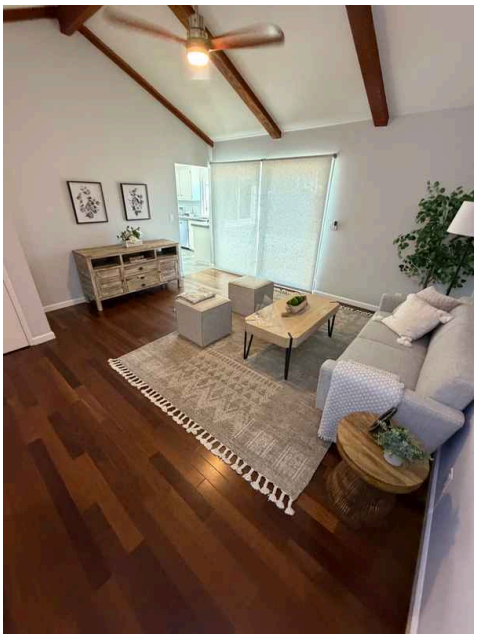
Limitations

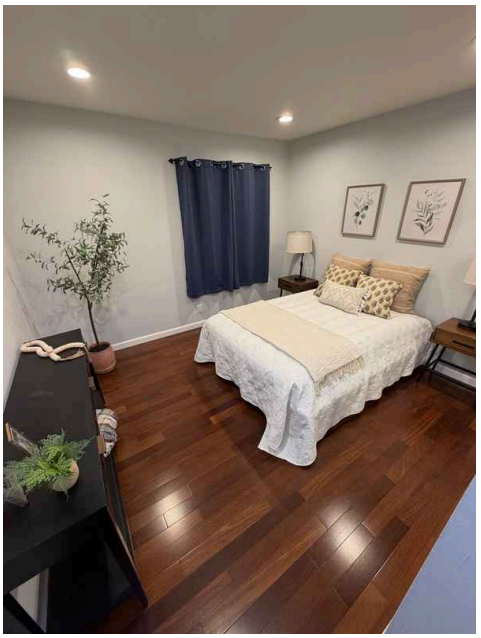
General Inspection Info

OBSCURED AREAS

There appeared to be one or more interior areas that were obscured by personal belongings and/or furniture that prevented me from the fully inspecting and evaluating. This is an inspection restriction.





2: ROOF

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

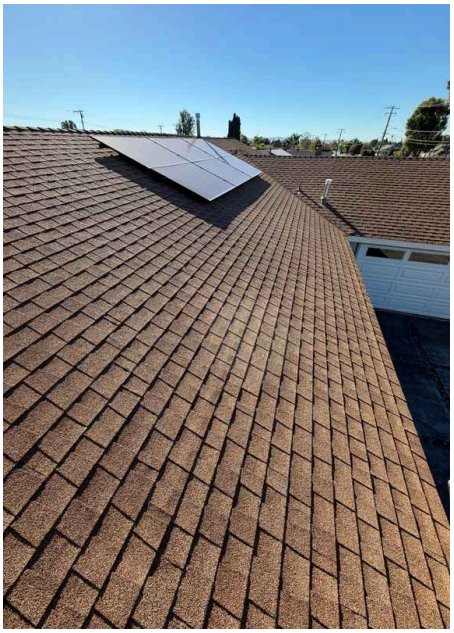
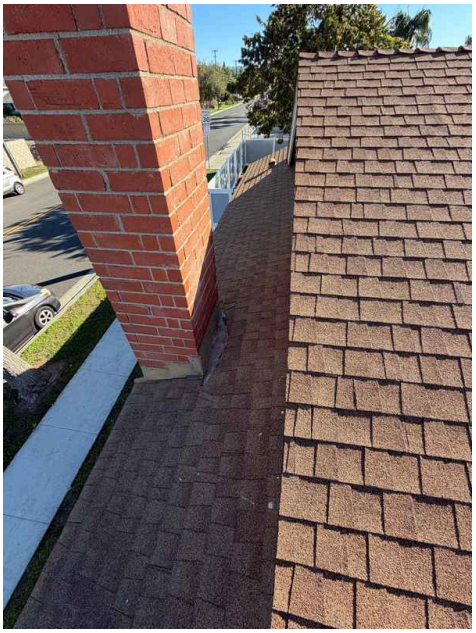
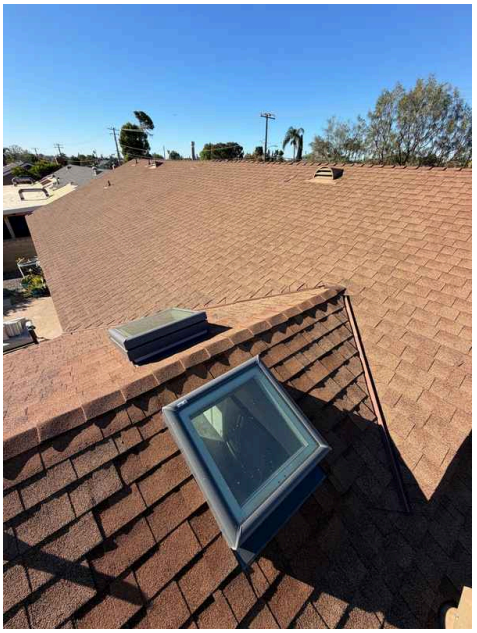
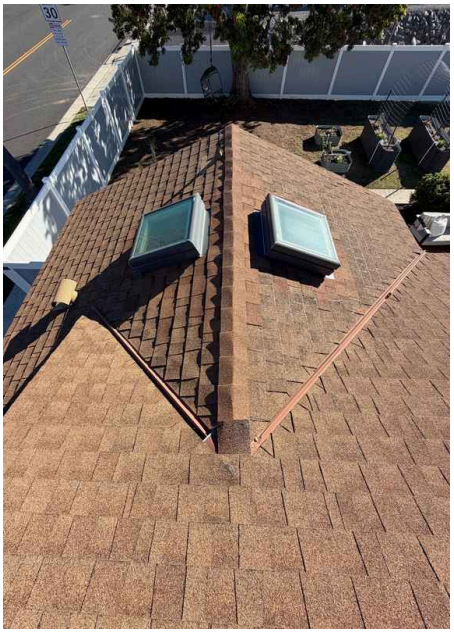
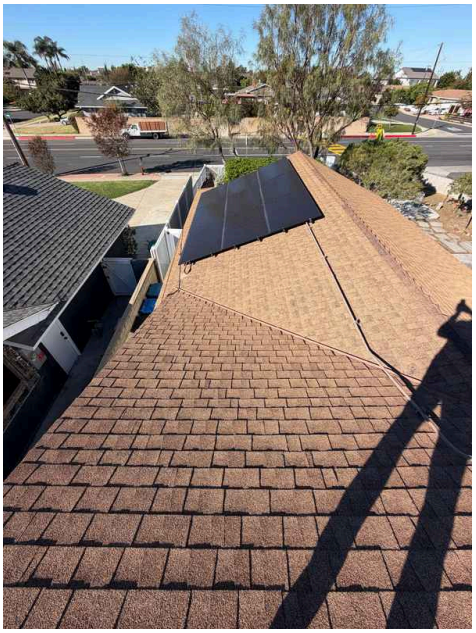
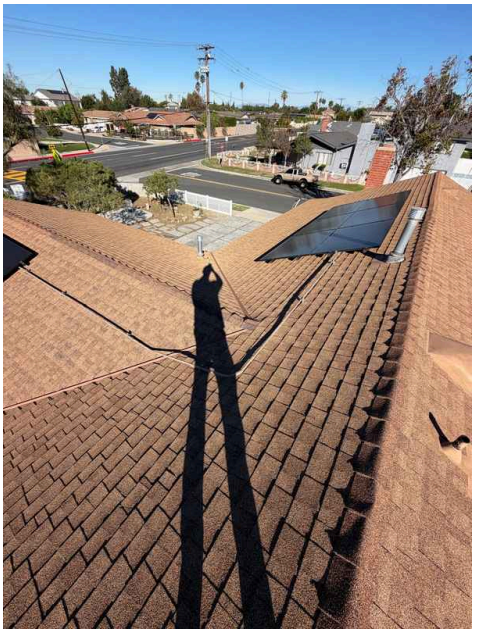
This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

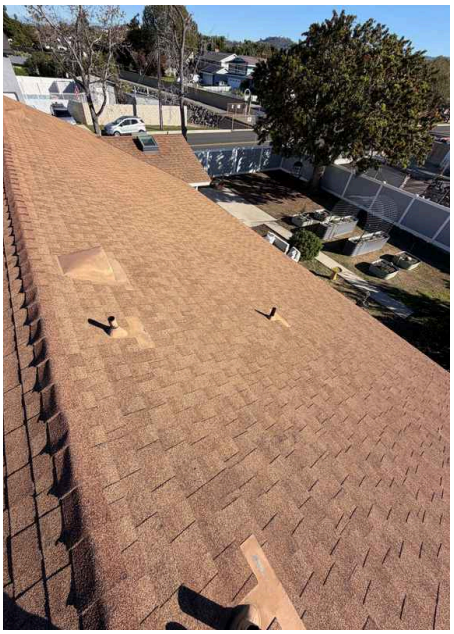
Roof Covering: Roof Was Inspected

Traversing

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

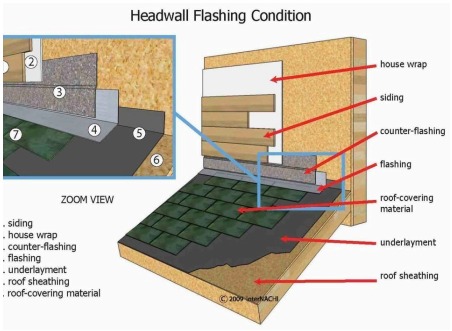
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.



Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

Flashing: Eaves and Gables

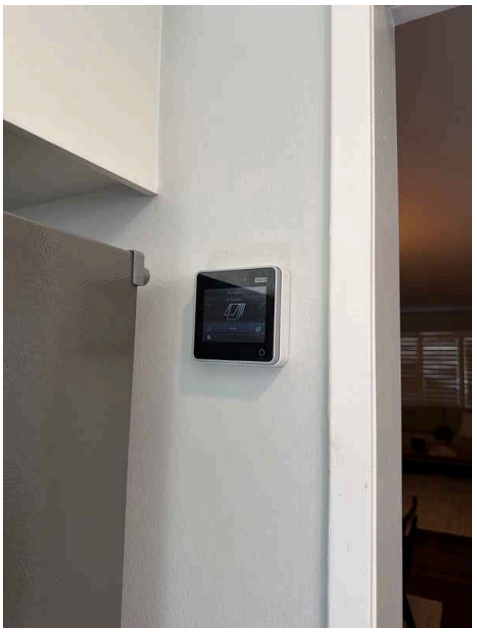
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Skylight: Skylight Was Inspected

Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around the skylight free of debris and to monitor it for evidence of water leaks during heavy rains and/or winter snow melts.

From outside, watch the glazing for cracks or breaks, loosening of the flashing, and rusting or decaying frames. Skylights should be checked from the interior, too. Don't be surprised if your skylight develops a leak.






Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Recommendations

2.1.1 Roof Covering

Repair/Replace

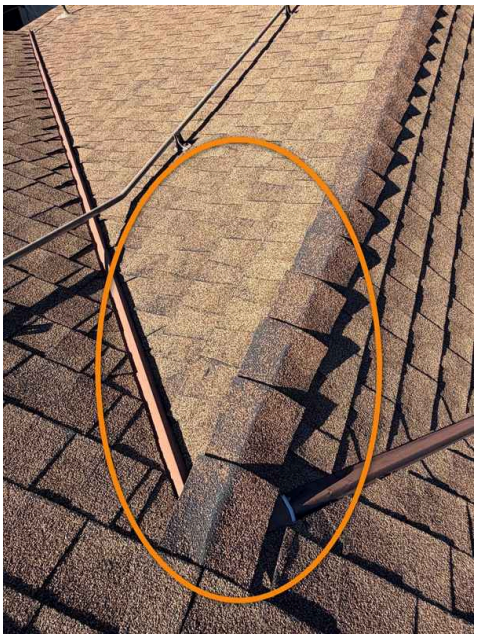
DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



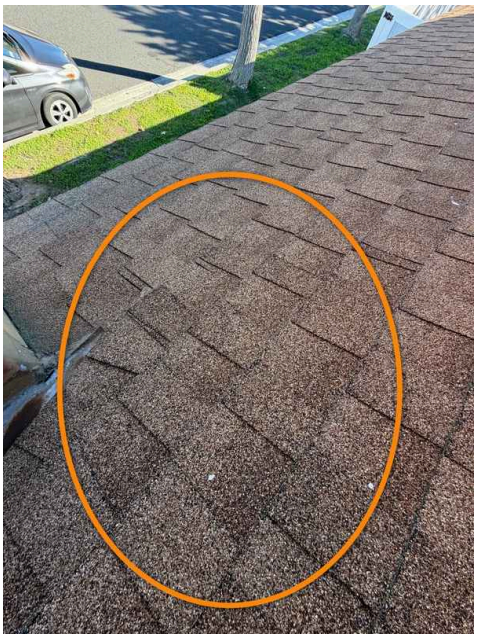














2.1.2 Roof Covering

Repair/Replace

CRACKED AND DAMAGED ROOF COVERING

I observed areas of cracked/splitting and damaged roof-covering materials. This is a major defect. Prone to water leaking into the house. I recommend that a qualified roofing contractor to further evaluate and make repairs to the roof system,.

Recommendation

Contact a qualified roofing professional.



2.1.3 Roof Covering

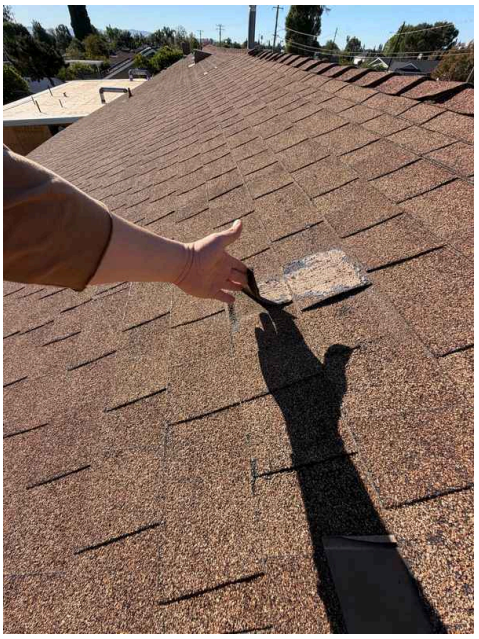
LOOSE SHINGLES

Repair/Replace

One or more areas of the roof appeared to be loose as shown. Leaks are possible as a result. Recommend that a qualified roofing contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



2.1.4 Roof Covering

PREVIOUS REPAIRS

Minor Defect

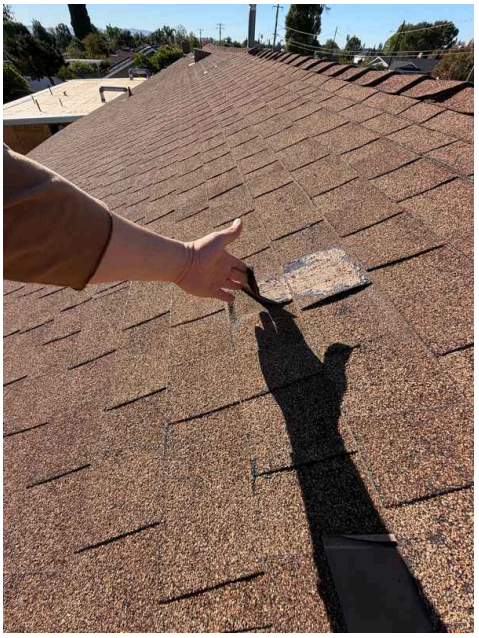
There appeared to be one or more previously repaired areas of the roof as shown. Recommend to inquire about the repaired areas as necessary to determine if they are adequate and if further repairs or replacements are needed.

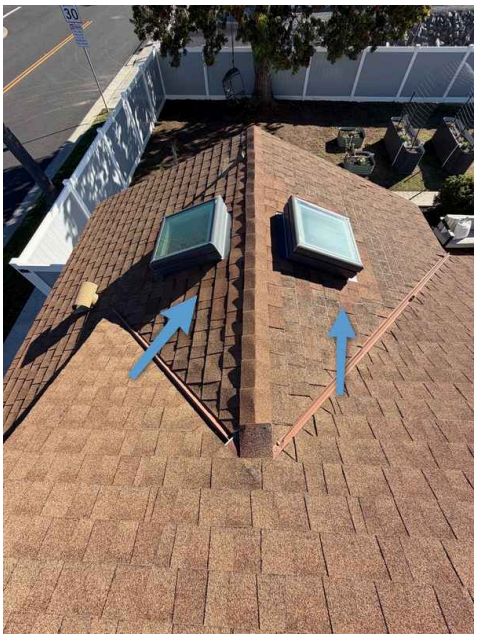
Recommendation

Contact a qualified professional.









2.4.1 Gutters & Downspouts

Repair/Replace

GUTTERS MISSING

Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor

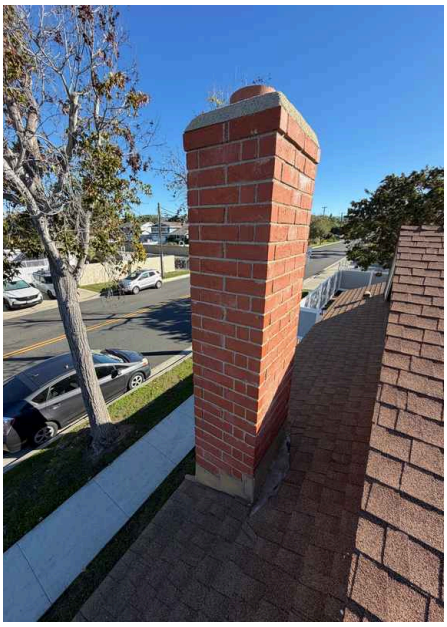


3: CHIMNEY, FIREPLACE, OR STOVE

Information

Masonry Chimney: **Masonry Chimney Exterior Was Inspected**

The chimney exterior was inspected during my home inspection.



Fireplace: **Type of Fireplace**

Masonry

I tried to describe the type of fireplace.



Masonry Chimney: **Masonry Chimney Flashing Was Inspected**

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Recommendations

3.1.1 Masonry Chimney

Minor Defect

MISSING RAIN CAP/SPARK SCREEN

No rain cap or spark screen was installed at one or more chimney flue terminations. Spark screens reduce the chance of embers exiting the flue and causing fires. They also prevent wildlife (e.g. birds, rodents, raccoons) from entering flues.

Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. Recommend that a qualified person install a proper rain cap with a spark screen.

Recommendation

Contact a qualified chimney contractor.



3.1.2 Masonry Chimney

Minor Defect

CROWNED CAP WAS DAMAGED

I observed indications of damage at the chimney wash or crowned cap. This is the top of the chimney that is shaped or "crowned" to divert water away from the top of the chimney stack.

If a wash or crown on top of the chimney is not properly sloped or is extensively cracked, defective, spalled, or displays rust stains, it should be replaced. Sheet metal caps/crowns with minor rust or corrosion should be repaired, but if rust or corrosion is extensive, replacement is recommended.

Recommendation

Contact a qualified chimney contractor.



3.2.1 Fireplace

Repair/Replace

MISSING GLASS DOORS

The gas fireplace appeared to be missing glass doors. Since the damper should always be open, unconditioned air from outside can enter living spaces through the chimney, and conditioned air from inside can exit through the chimney. This can result in higher heating and cooling costs. Recommend that a qualified person install glass doors on the fireplace per standard building practices.

Recommendation

Contact a qualified professional.



3.2.2 Fireplace

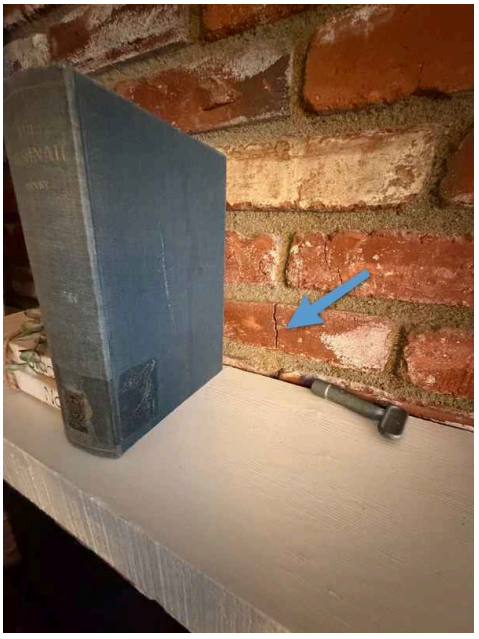
Minor Defect

MINOR CRACKS

One or more minor cracks were found at the brick exterior of the fireplace. Recommend necessary repairs to seal these cracks to prevent further damage.

Recommendation

Contact a qualified professional.



4: EXTERIOR

Information

General: **Exterior Was Inspected**

I inspected the exterior of the house.

Exterior Doors: **Exterior Doors Inspected**

I inspected the exterior doors.

General: **Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: **Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: **Type of Wall-Covering Material Described**

Stucco

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

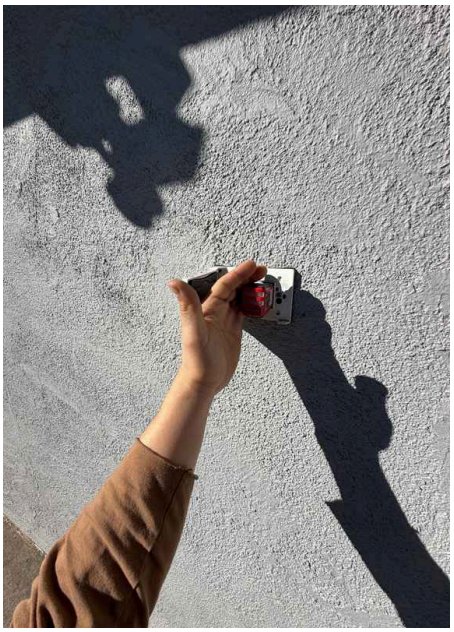
Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: **Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: **Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.





Walkways & Driveways: **Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Windows: **Windows Inspected**

A representative number of windows from the ground surface was inspected.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

4.2.1 Eaves, Soffits & Fascia

Minor Defect

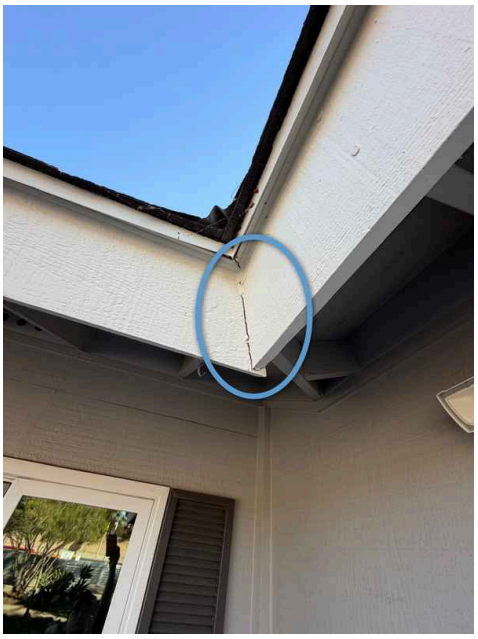
DAMAGE OBSERVED AT FASCIA

I observed indications that one or more areas of the fascia were damaged and/or separating.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.





4.3.1 Wall-Covering, Flashing & Trim

Minor Defect

CRACKING - MINOR

Cracking was found at one or more areas of the exterior siding. Recommend necessary repairs.

Recommendation

Recommended DIY Project





4.3.2 Wall-Covering, Flashing & Trim

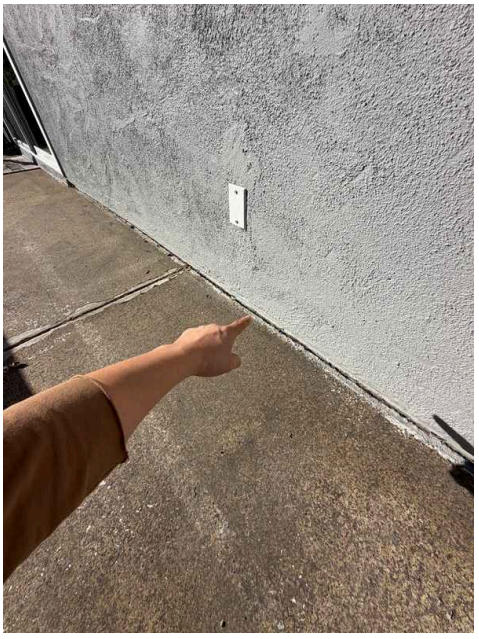
Minor Defect

GAPS/HOLES

Gaps or holes were found at one or more areas between the siding and concrete walkway. This may allow moisture instruction and damage to foundation.

Recommendation

Contact a qualified professional.



4.3.3 Wall-Covering, Flashing & Trim

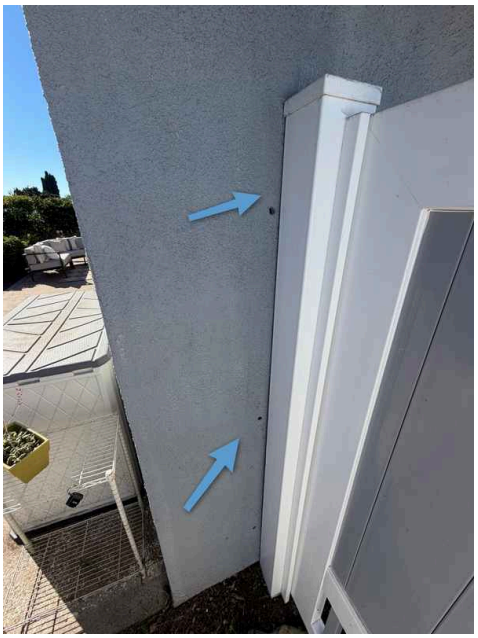
Minor Defect

DAMAGED STUCCO

One or more areas of the exterior stucco was damaged. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



4.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Minor Defect

DENSE VEGETATION

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Recommended DIY Project



4.4.2 Vegetation, Surface Drainage, Retaining Walls & Grading

Minor Defect

RETAINING WALL DAMAGE

I observed indication of damage at the retaining wall.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified landscaping contractor





4.4.3 Vegetation, Surface Drainage, Retaining Walls & Grading

Minor Defect

FENCE/GATE DAMAGE

I observed that the condition of one or more areas of the gate's and/or fences were damaged, leaning and/or loose. Recommend to have the areas evaluated for repair and/or replacement as necessary.

Recommendation

Contact a qualified fencing contractor



4.5.1 GFCIs & Electrical

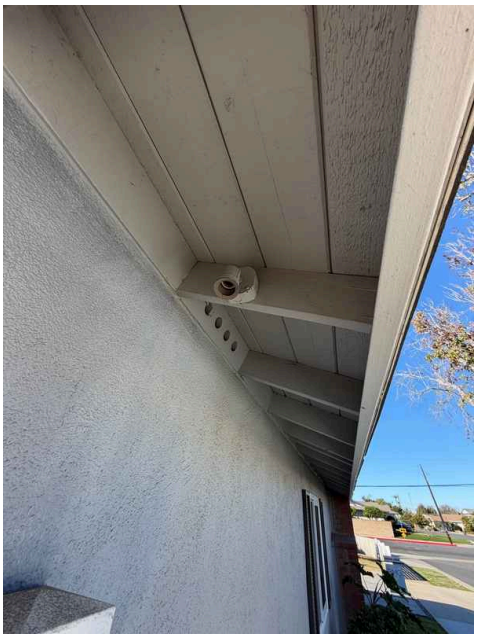
Minor Defect

MISSING BULBS

One or more exterior light fixtures were missing a bulb.

Recommendation

Contact a qualified professional.



4.5.2 GFCIs & Electrical

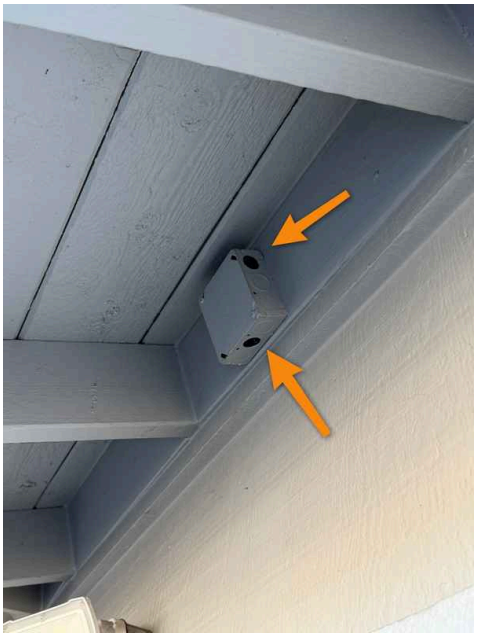
Repair/Replace

MISSING KNOCKOUTS AT JUNCTION BOX

Open knockouts observed at the exterior electrical junction box during inspection. Exposed openings create a safety hazard by allowing water infiltration and pest entry, and present a potential shock risk. Missing knockouts should be replaced with appropriate covers or blank plates to seal all openings.

Recommendation

Contact a qualified professional.



4.6.1 Walkways & Driveways

Minor Defect

MINOR CRACKING AT WALKWAY

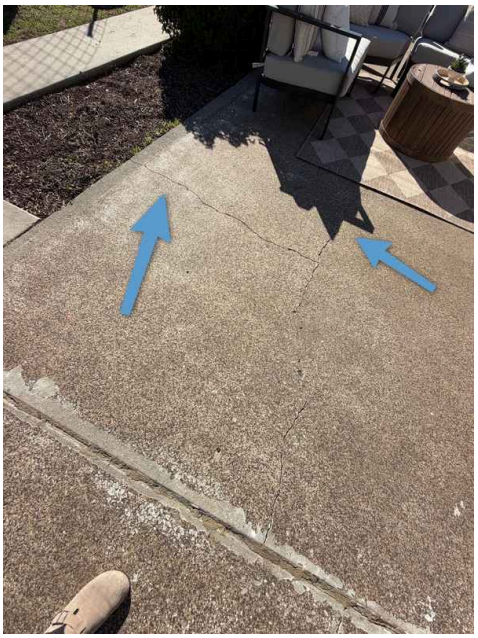
I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.

Recommendation

Contact a handyman or DIY project




4.6.2 Walkways & Driveways

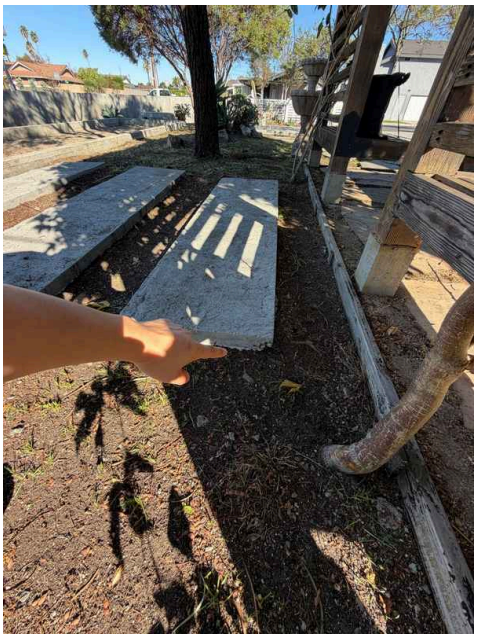
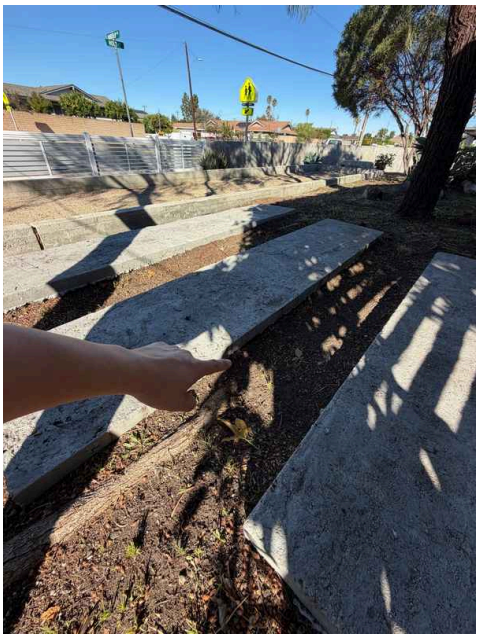
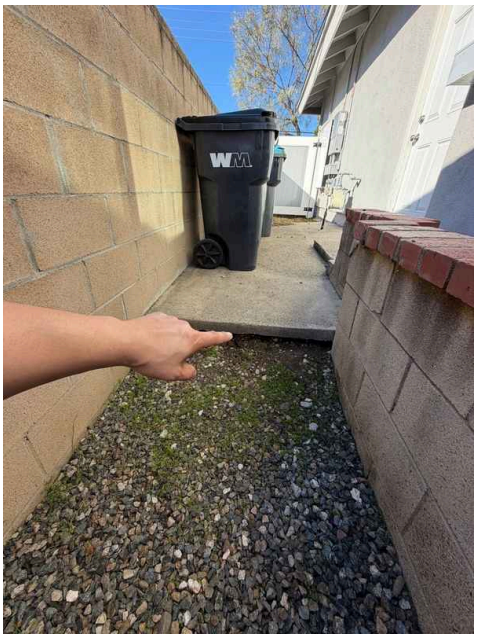
Repair/Replace

UNDERMINING

Sidewalk(s) and/or siding areas were undermined at one or more areas, where soil has eroded out from beneath. Recommend to have a professional evaluate the area and perform any repairs as necessary to prevent further erosion and undermining.

Recommendation

Contact a qualified professional.

4.8.1 Exterior Doors

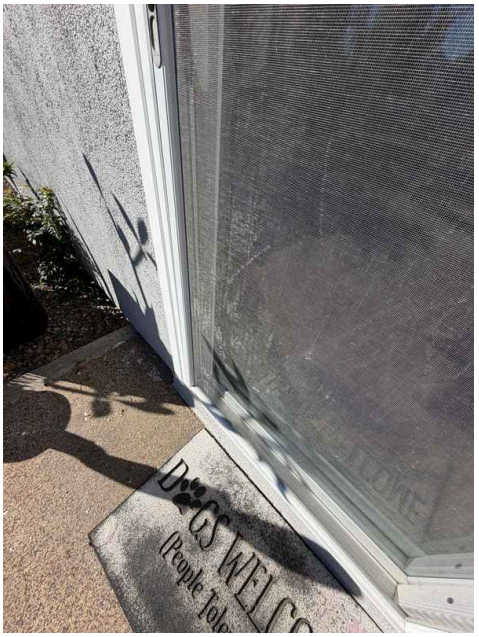
SCREEN DOOR DAMAGED

Minor Defect

The exterior screen door appeared to be damaged as shown. Recommend to have it repaired and/or replaced as necessary.

Recommendation

Contact a qualified professional.



4.8.2 Exterior Doors

LOCKET DIFFICULT TO OPERATE

Repair/Replace

The lock at the glass sliding door was difficult to operate. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



5: ATTACHED GARAGE

Information

Garage Floor: **Garage Floor Inspected**

I inspected the floor of the attached garage.

Garage Vehicle Door: **Type of Door Operation**

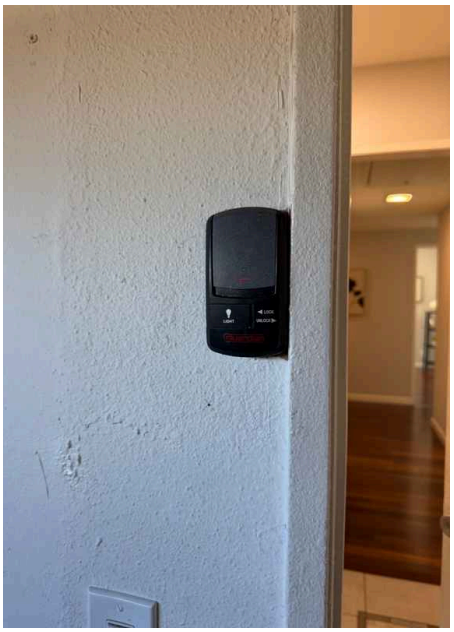
Opener





Garage Vehicle Door Opener: Wall Push Button Was Inspected

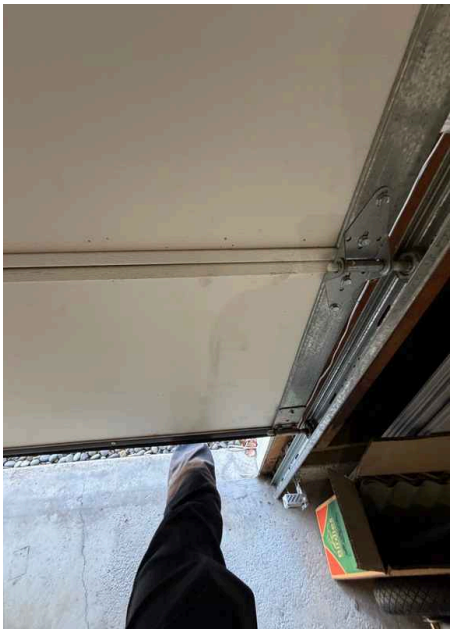
I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.



Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

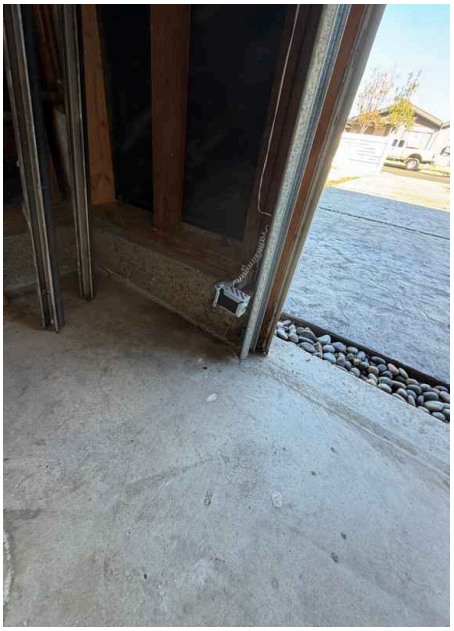


Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.



Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

Recommendations

5.1.1 Garage Floor

Minor Defect

CRACKED CONCRETE AT GARAGE FLOOR

I observed indications of cracks in the garage concrete floor.

Recommendation

Recommend monitoring.





5.1.2 Garage Floor

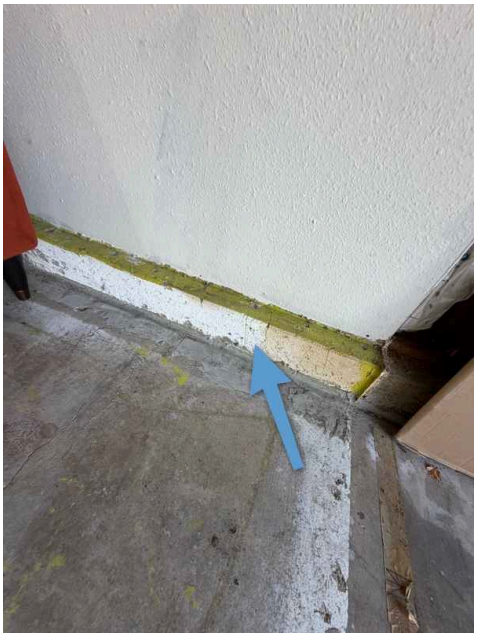
Minor Defect

DAMAGE/DETERIORATION FOUNDATION WALL

One or more areas of the garage foundation wall were damaged and/or deteriorated. Recommend a qualified person for further evaluation and necessary repairs.

Recommendation

Contact a qualified professional.



5.4.1 Electric in Garage

Repair/Replace

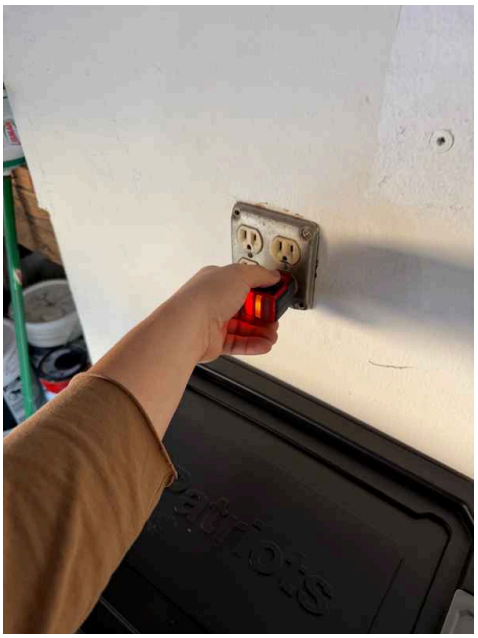
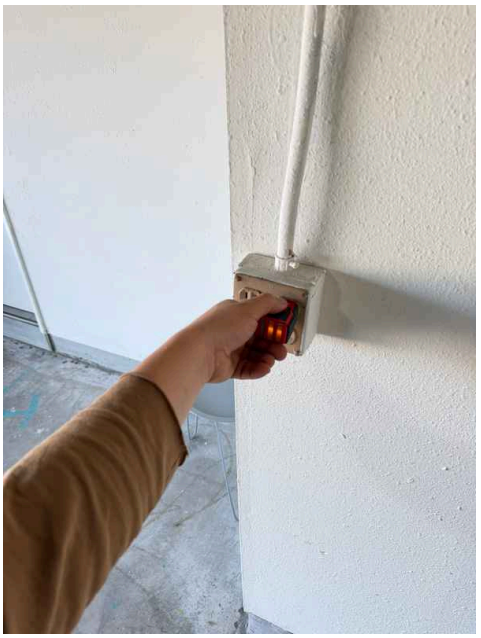
MISSING GFCI-PROTECTION IN GARAGE

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Recommendation

Contact a qualified electrical contractor.


5.4.2 Electric in Garage

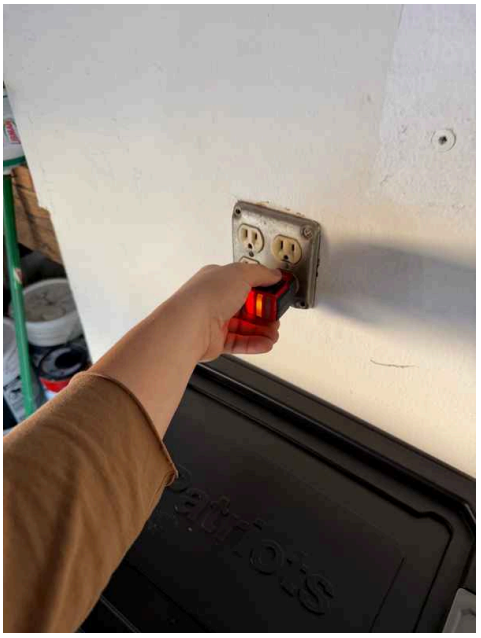
REVERSE POLARITY

Repair/Replace

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary

Recommendation

Contact a qualified professional.

5.5.1 Ceiling, Walls & Firewalls in Garage

DOOR WAS NOT A FIRE-RATED DOOR

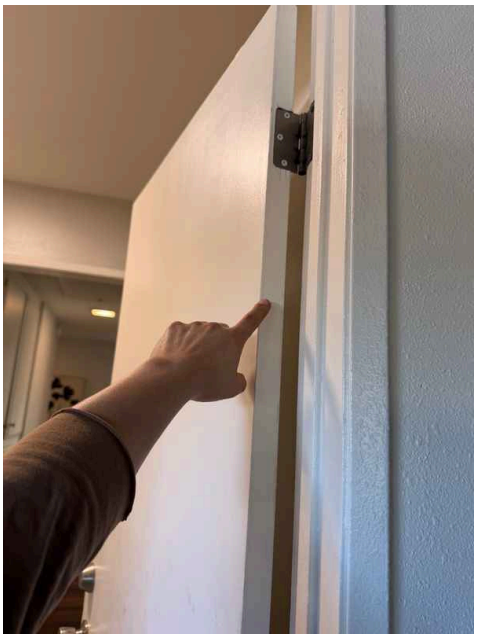
Repair/Replace

I observed that the door between the garage and the house is not a fire-rated door. This is a fire hazard.

The door between the garage and the house should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

Recommendation

Contact a qualified general contractor.



5.5.2 Ceiling, Walls & Firewalls in Garage

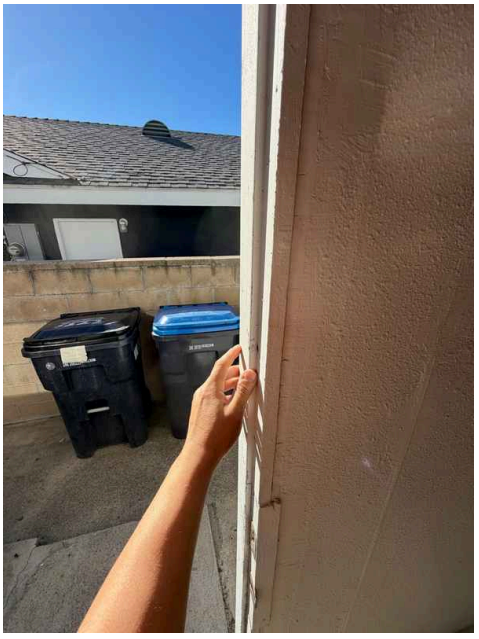
Minor Defect

MISSING WEATHERSTRIPPING

Weatherstripping at the exterior garage door was missing. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



5.5.3 Ceiling, Walls & Firewalls in Garage

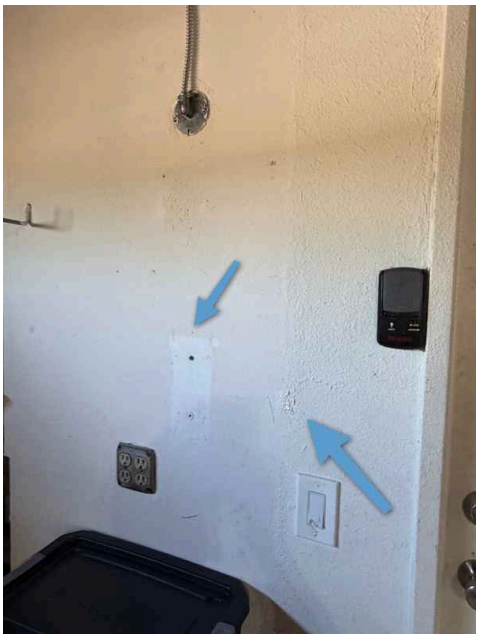
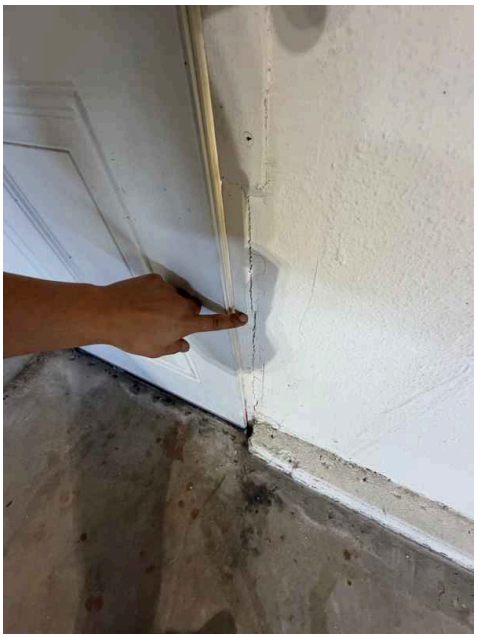
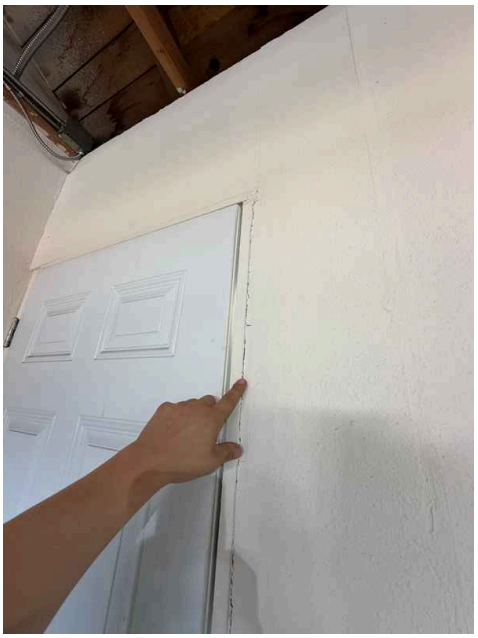
Minor Defect

DAMAGED WALL

One or more walls were damaged or had substandard repairs. Recommend necessary repairs to correct this.

Recommendation

Contact a qualified professional.


5.6.1 Moisture Intrusion in Garage

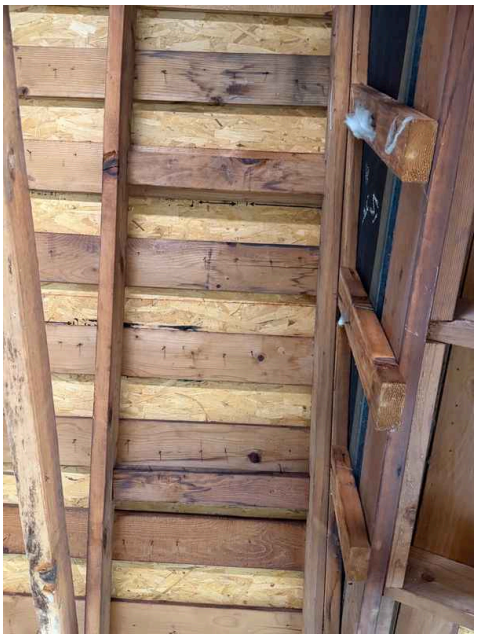
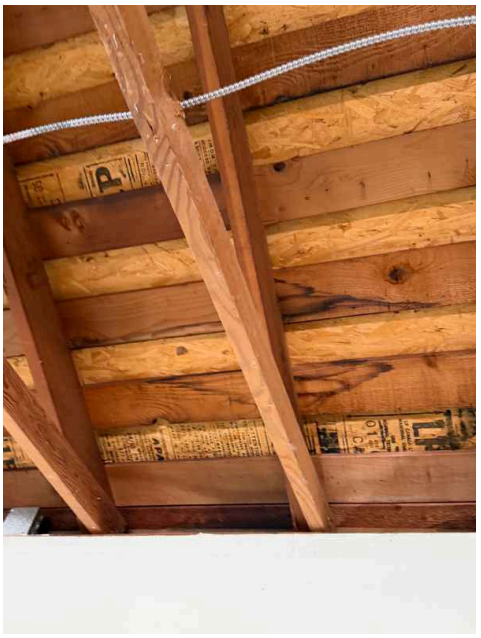
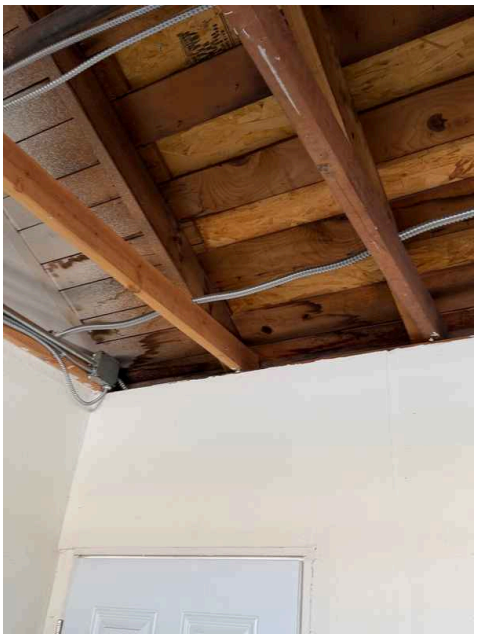
Minor Defect

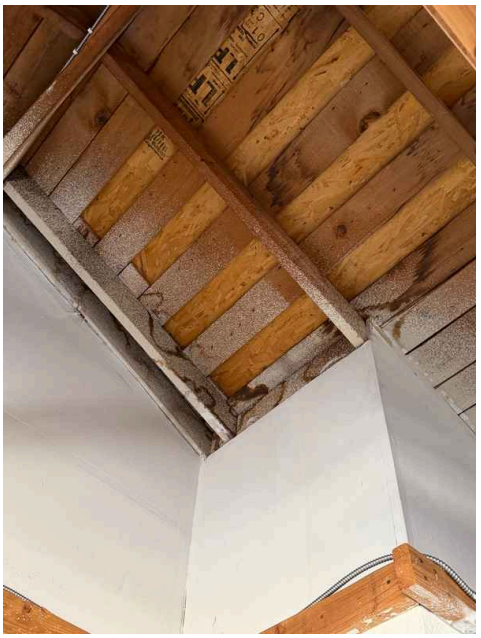
WATER MARKS OBSERVED

I observed indications of water intrusion in the garage. Water marks. Further evaluation of the water intrusion problem is recommended.

Recommendation

Contact a qualified professional.



6: HEATING

Information

Heating System Information:
Energy Source
Gas

Thermostat and Normal Operating Controls: Thermostat
Location
Hallway



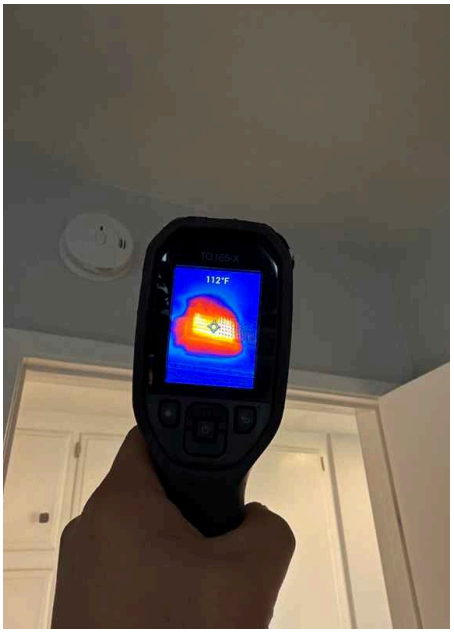
Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

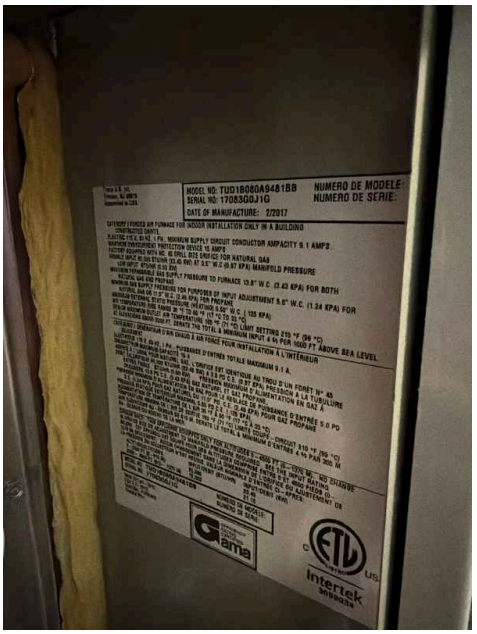
Heating System Information: Heating Method

Warm-Air Heating System







Ductwork: Ductwork Installed

Insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.

Recommendations

6.1.1 Heating System Information

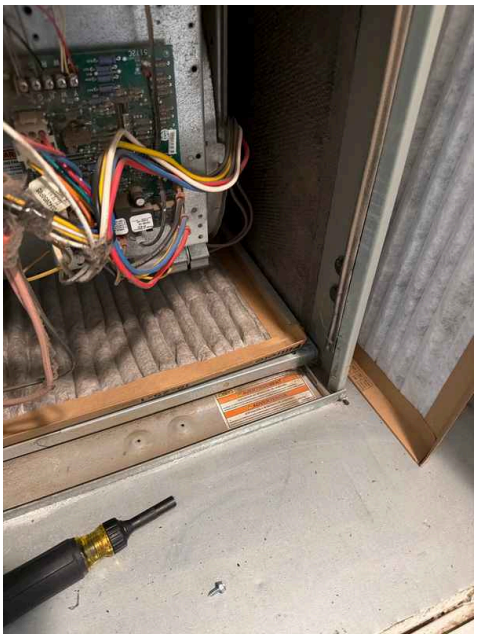
Minor Defect

FILTER DIRTY

I observed a dirty air filter at the furnace filter.

Recommendation

Recommended DIY Project



7: COOLING

Information

Cooling System Information: **Service Disconnect Inspected**

I observed a service disconnect within sight of the cooling system.



Thermostat and Normal Operating Controls: **Thermostat Location**

Hallway



Cooling System Information: **Homeowner's Responsibility**

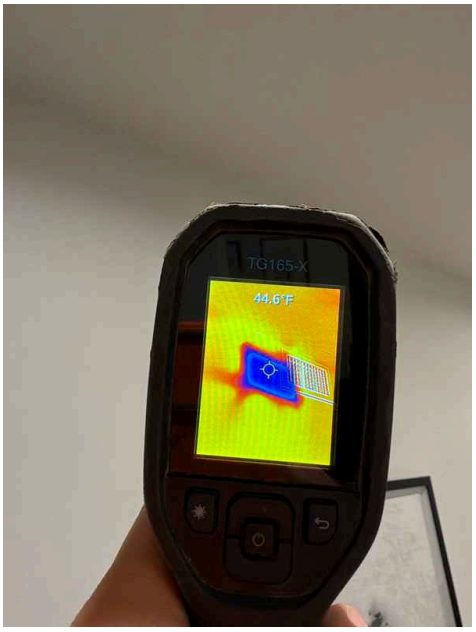
Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

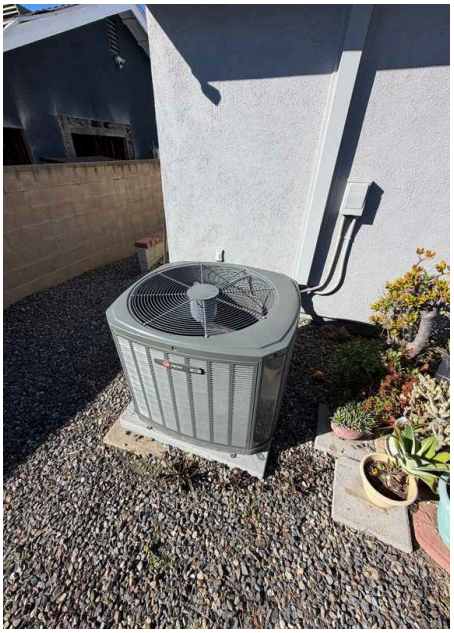
Cooling System Information: Cooling System inspected

I observed the cooling system was functioning as it should.










Recommendations

7.1.1 Cooling System Information

Minor Defect

EVALUATE THE LIFESPAN

I observed during my inspection that the system appeared to be near and/or past its expected lifespan. A/C units generally last 10-15 years per standard. It may not be reliable in the future. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Recommend monitoring.



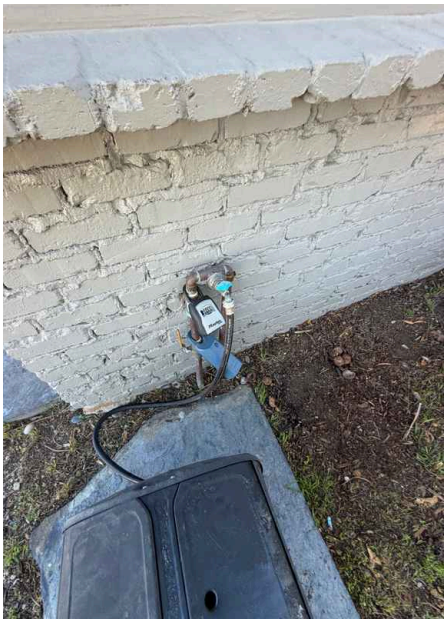
Age: 2017

8: PLUMBING

Information

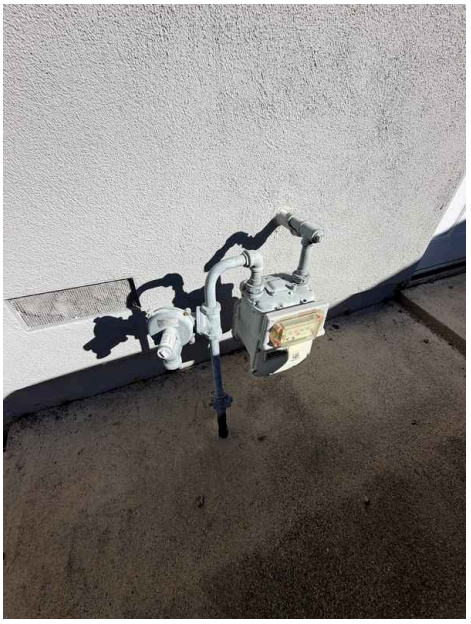
Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Outside of House



Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve

Side of House



Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Hot Water Source: Inspected Venting Connections

I inspected the venting connections.

Hot Water Source: Inspected Seismic Bracing

I inspected the seismic bracing for the hot water tank.

Hot Water Source: Hot Water Evaluated

I tested the hot water temperature at the time of inspection.



Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Water Supply : Water Pressure Evaluated

Water Pressure: 55 psi

It is recommended to have your pressure between 40-80 psi.



Hot Water Source: Type of Hot Water Source

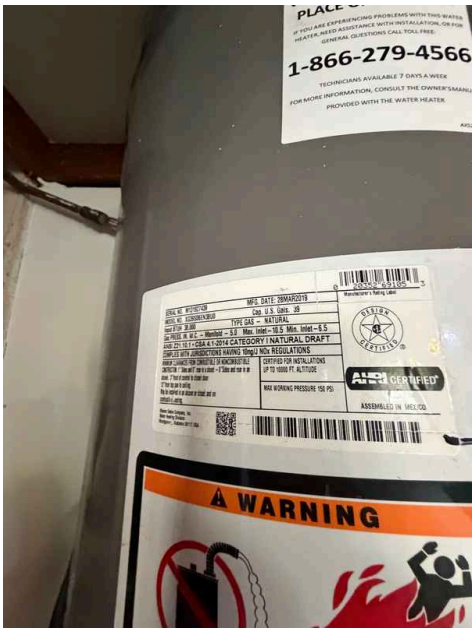
Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.





Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Limitations

Water Supply

SPRINKLERS

Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

8.1.1 Main Water Shut-Off Valve

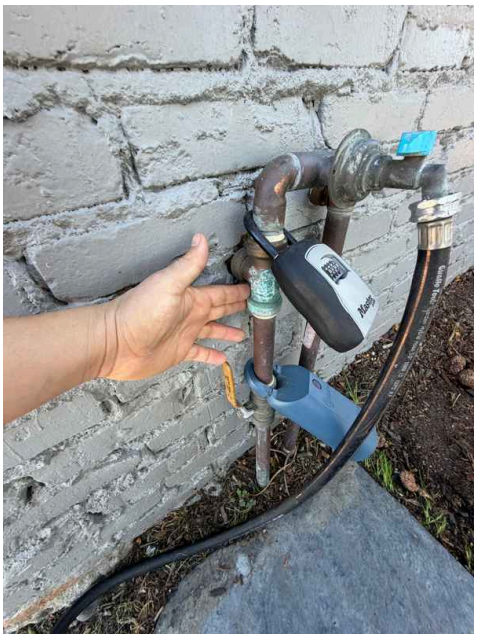
Repair/Replace

RUST/CORROSION

The water supply line at the main shut off valves had rust and/or corrosion. Recommend monitoring these areas in the future. If leaks occur, recommended qualified person for necessary repairs.

Recommendation

Contact a qualified professional.



8.1.2 Main Water Shut-Off Valve

Minor Defect

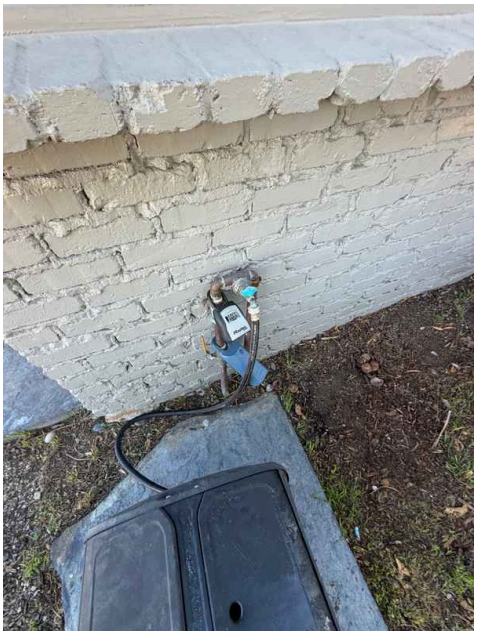
NO REGULATOR

I observed that the property lacks a water pressure regulator on the main water supply line.

Recommend having a qualified plumber, install a water pressure regulator to maintain a consistent and safe water pressure throughout the home.

Recommendation

Contact a qualified professional.



8.1.3 Main Water Shut-Off Valve

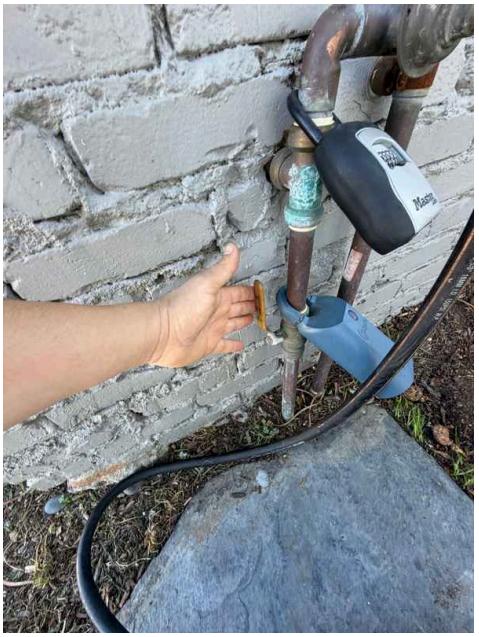
Repair/Replace

NO WATER MONITOR INSTALLED

The main water shut-off does not have a water monitor for automatic shut-off installed. It is important to note that many insurance companies are beginning to require the installation of these devices to mitigate potential water damage. Installing an automatic water shut-off system is recommended to provide enhanced protection and may also meet evolving insurance requirements.

Recommendation

Contact a qualified professional.



8.4.1 Hot Water Source

Minor Defect

LOOSE SEISMIC STRAPS

The present seismic straps appeared to be substandard and/or loose. This can be a safety hazard if not repaired. Recommend to have the strap(s) secured.

Recommendation

Contact a qualified professional.



8.4.2 Hot Water Source

Repair/Replace

SUBSTANDARD SEISMIC STRAPS

The present seismic straps appeared to be substandard. Recommend installing longer metal seismic straps that wrap around the water tank at least once before securing to the wall behind it.

Recommendation

Contact a qualified professional.



8.4.3 Hot Water Source

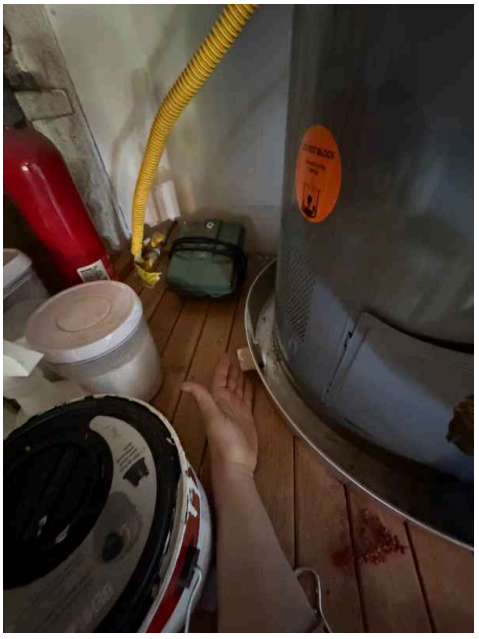
MISSING CATCH PAN DRAIN LINE

Minor Defect

The catch pan installed below the water heater was missing a drain line. Typically, these pans only hold a gallon or two of water. Recommend a drain line be installed to prevent overflow and damaged to floor and walls surrounding the water heater.

Recommendation

Contact a qualified professional.



8.4.4 Hot Water Source

SUBSTANDARD REPAIRS

Minor Defect

Substandard repairs were found at one or more areas of the water heater closet. Recommend necessary corrections.

Recommendation

Contact a qualified professional.



9: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

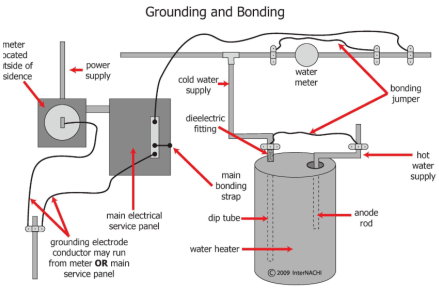


Electrical Wiring: Type of Wiring, If Visible

Copper

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: **Main Disconnect Rating, If Labeled**

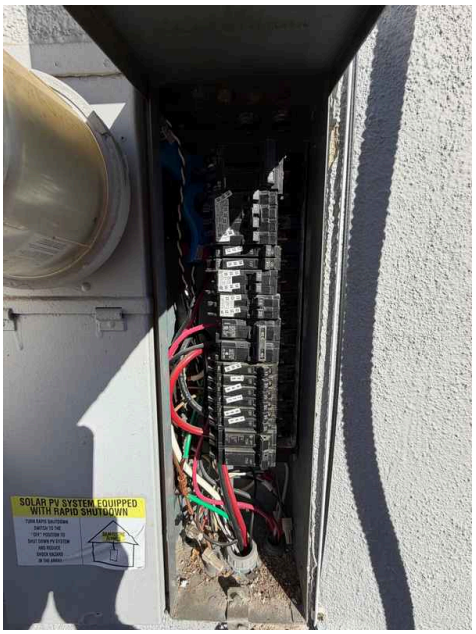
100

I observed indications of the main service disconnect's amperage rating. It was labeled.

Panelboards & Breakers: **Inspected Main Panelboard & Breakers**

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



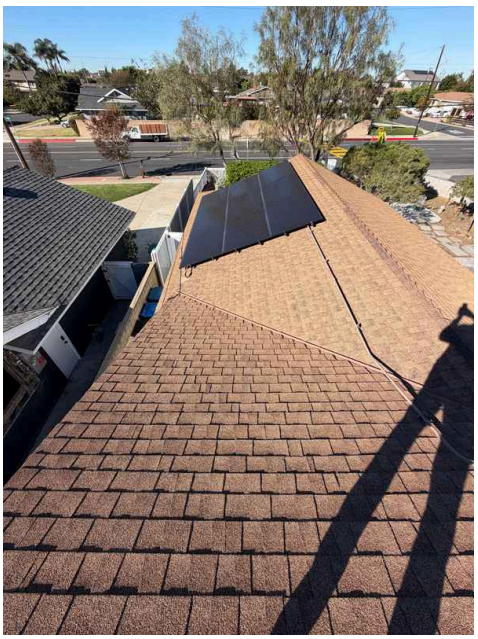


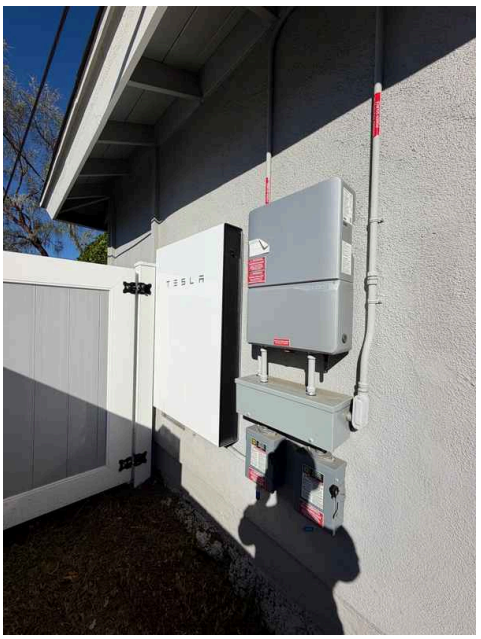
Limitations

Electric Meter & Base

SOLAR PANELS

A photovoltaic solar energy system was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend that a qualified electrician review this system and make repairs if necessary.



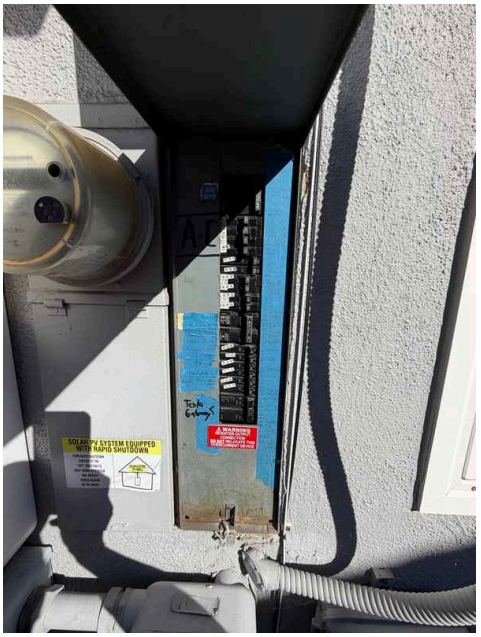


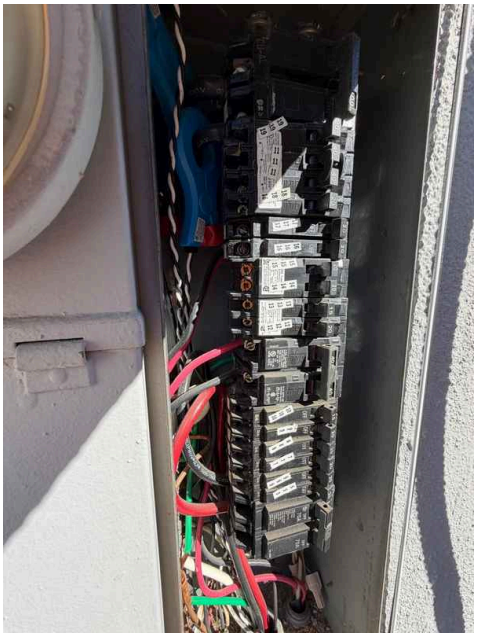
Electric Meter & Base

TESLA GATEWAY SYSTEM NOT EVALUATED

The Tesla gateway system was not evaluated during this inspection. This system requires specialized knowledge and equipment beyond the scope of a standard home inspection. Recommend consulting with a Tesla-certified technician or qualified solar/energy professional for a comprehensive assessment of this component.







Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Recommendations

9.4.1 Panelboards & Breakers

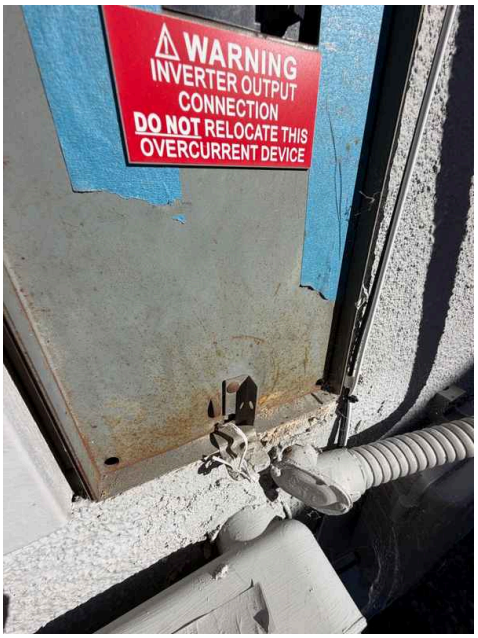
Minor Defect

RUSTED DEAD FRONT/PANEL

The dead front and/or panel appeared to be rusted as shown.
Recommend to have it replaced.

Recommendation

Contact a qualified professional.



9.4.2 Panelboards & Breakers

Repair/Replace

UNDERSIZED PANEL

The main electrical panel is possibly undersized according to todays standards and the electrical needs of the property and can pose various safety and functional concerns:

•Overloading: An undersized panel may not have the capacity to handle the electrical demands of modern appliances and technology.

•Fire Hazard: Overloaded circuits can increase the risk of overheating, which may result in a fire hazard.

•Outdated Wiring: The panel's age may indicate outdated wiring throughout your home, which could be a safety concern.

•Limited Expansion Options: With an undersized panel, there may be limited room for future electrical upgrades or expansions.

It's recommended that a licensed electrician evaluate the panel further and make any necessary repairs.

Recommendation

Contact a qualified professional.



9.4.3 Panelboards & Breakers

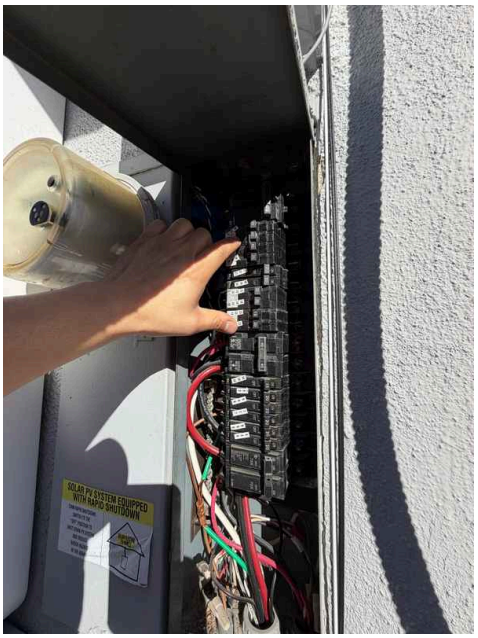
Repair/Replace

LOOSE BREAKERS

One or more breakers at the sub panel were loose. Recommended qualified electrician for further evaluation and necessary repairs.

Recommendation

Contact a qualified professional.


SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN

10: KITCHEN

Information

Garbage Disposal: Turned On
Garbage Disposal

I turned on the garbage disposal.



Kitchen Sink: Ran Water at Kitchen Sink

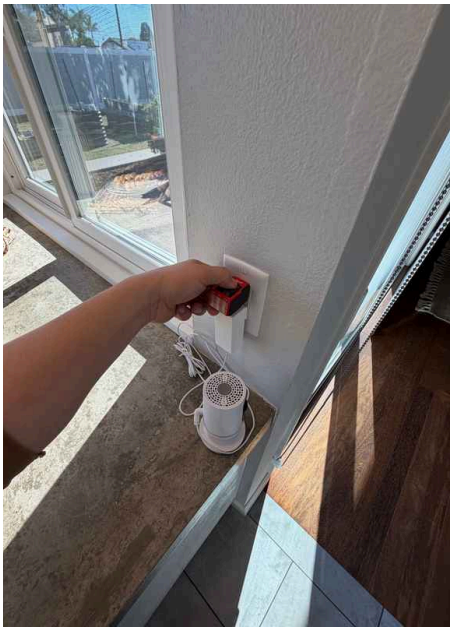
I ran water at the kitchen sink.

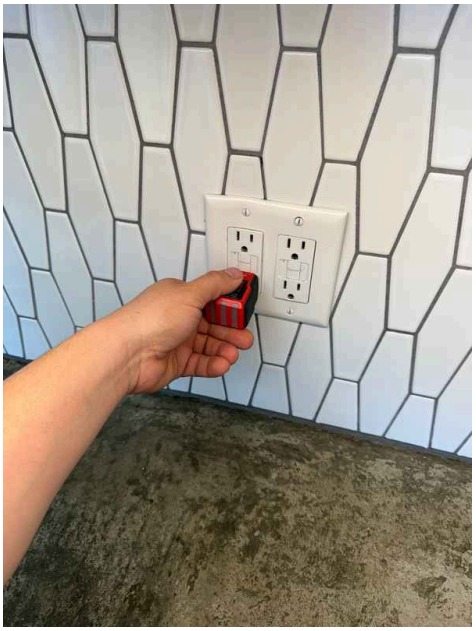




GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.





Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Recommend to have it evaluated by a professional for maintenance



Range/Oven/Cooktop: Turned On the Stove

I turned on the kitchen's stove.









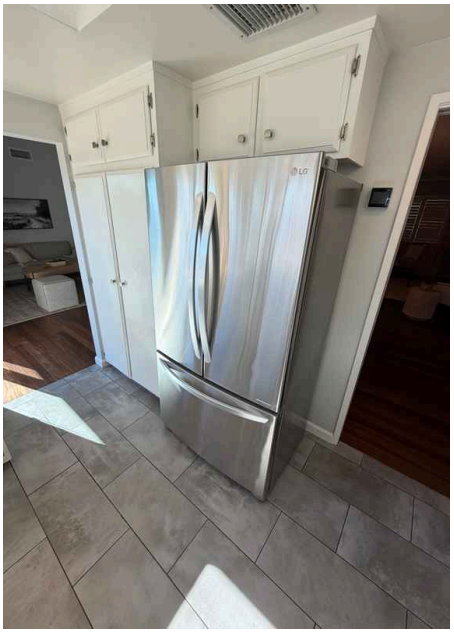
Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.





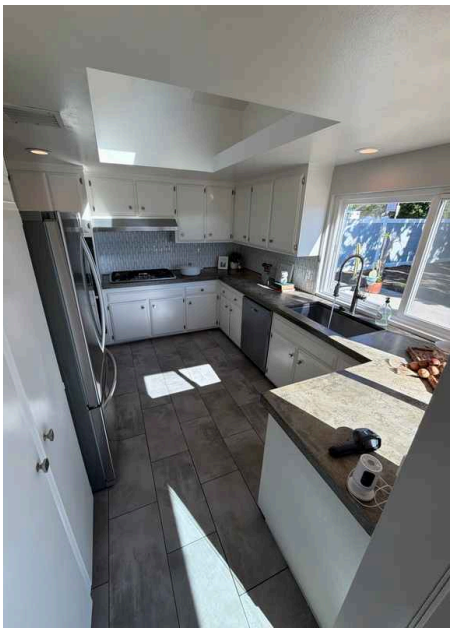


Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.



Recommendations

10.1.1 Kitchen Sink

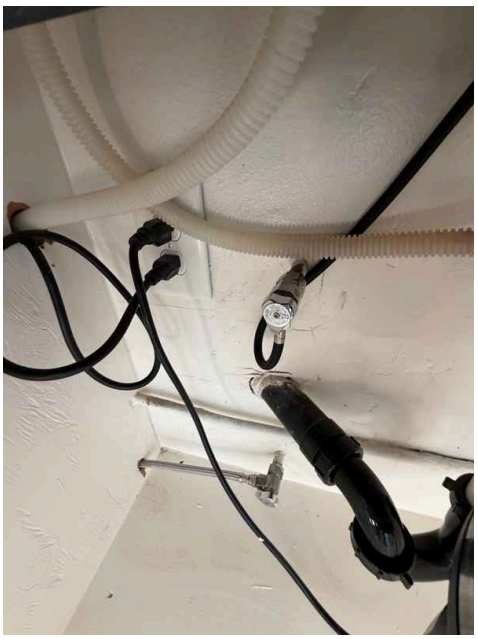
Minor Defect

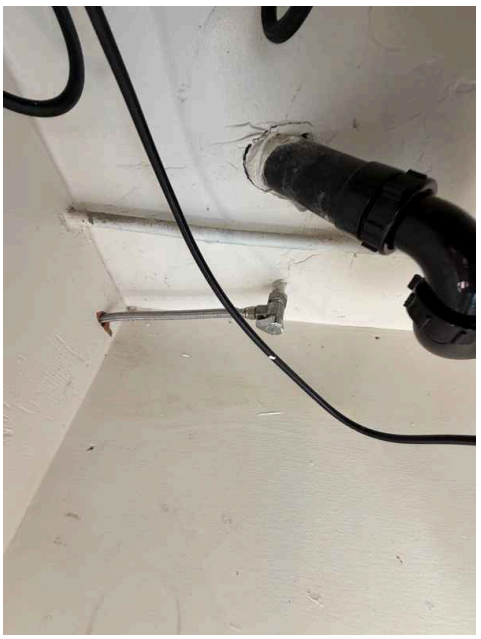
MISSING BASE PLATES

The supply lines below the sink appeared to be missing base plates. Recommend to have them installed.

Recommendation

Contact a qualified professional.





10.2.1 Garbage Disposal

Minor Defect

SPLASH GUARD MISSING

The garbage disposal splash guard at the kitchen sink was missing. Recommend repairs.

Recommendation

Contact a qualified professional.



10.3.1 GFCI

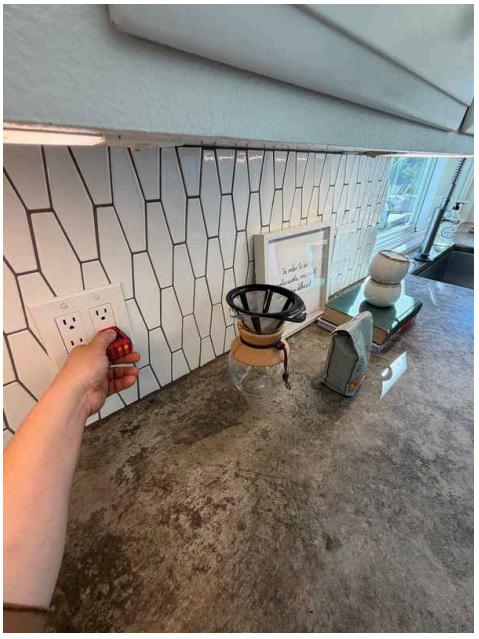
Repair/Replace

MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



10.4.1 Dishwasher

Repair/Replace

MISSING GFCI PROTECTION

I observed a defect at the GFCI for the dishwasher. There is missing GFCI protection for the dishwasher.

Ground-fault circuit-interrupter (GFCI) protection must be provided for outlets that supply dishwashers installed in a house (NEC 2014 210.8.D).

GFCI devices must be readily accessible.

Recommendation

Contact a qualified appliance repair professional.



10.5.1 Range/Oven/Cooktop

Minor Defect

TURN KNOB DAMAGED/LOOSE

The turn knob to the cooktop appeared to be damaged or loose as shown. Recommend to have it repaired or replaced as necessary.

Recommendation

Contact a qualified professional.





10.6.1 Exhaust Fan

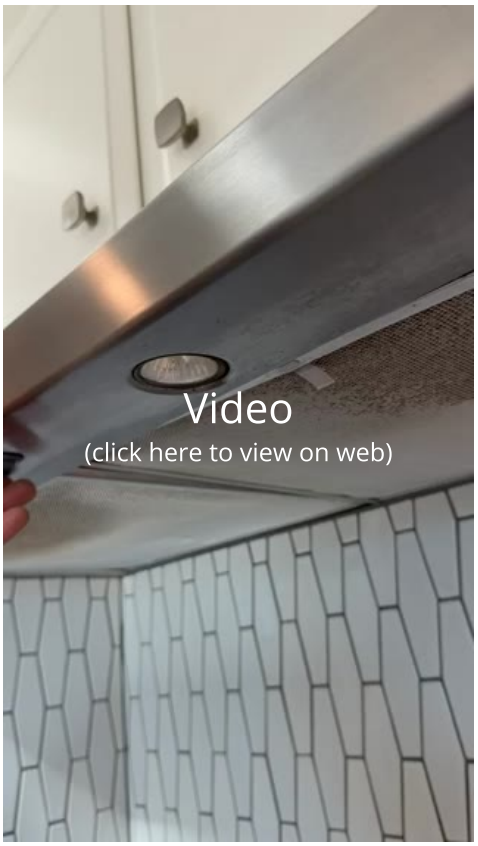
Minor Defect

FAN RATTLES

I observed indications that the fan rattles unexpectedly.

Recommendation

Contact a qualified handyman.



10.6.2 Exhaust Fan

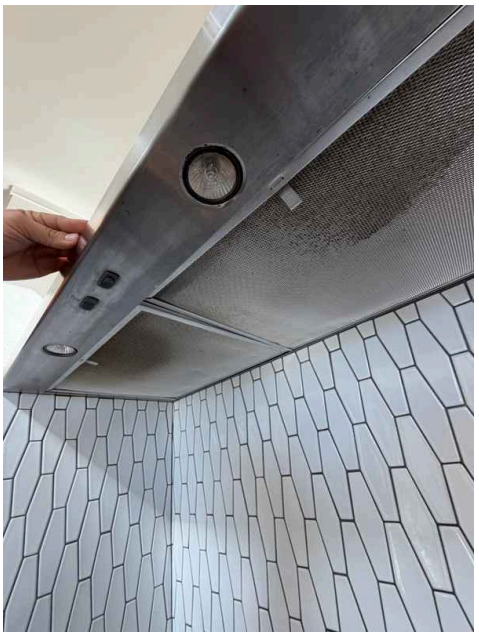
Minor Defect

DIRTY FILTER

The filter at the exhaust fan was dirty. Recommend changing and/or cleaning filter.

Recommendation

Contact a qualified professional.



10.7.1 Refrigerator

Minor Defect

DRAWER DAMAGE

Damage was found at the drawer of the refrigerator.

Recommendation

Contact a qualified professional.



10.8.1 Countertops & Cabinets

Minor Defect

GAPS AT THE COUNTERTOP AREAS

There appeared to be gaps at the countertops due to missing caulking and/or grout. Water may enter into these areas and cause damage. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.





10.8.2 Countertops & Cabinets

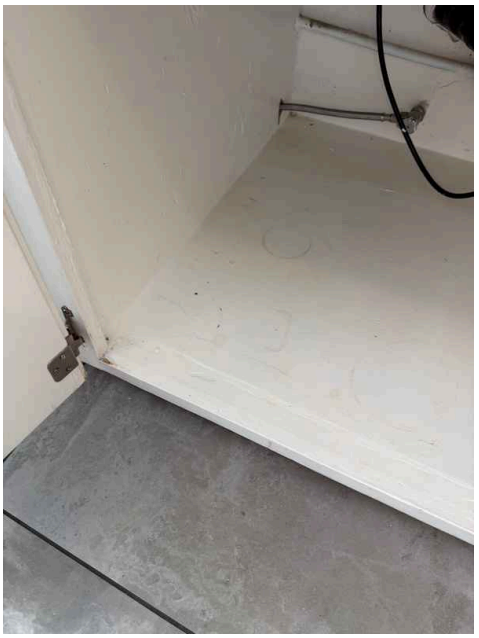
Minor Defect

STAINS NOTED

There appeared to be stains present below the sink. They may have occurred due to previous plumbing leaks and/or spilled liquids.

Recommendation

Contact a qualified professional.



10.8.3 Countertops & Cabinets

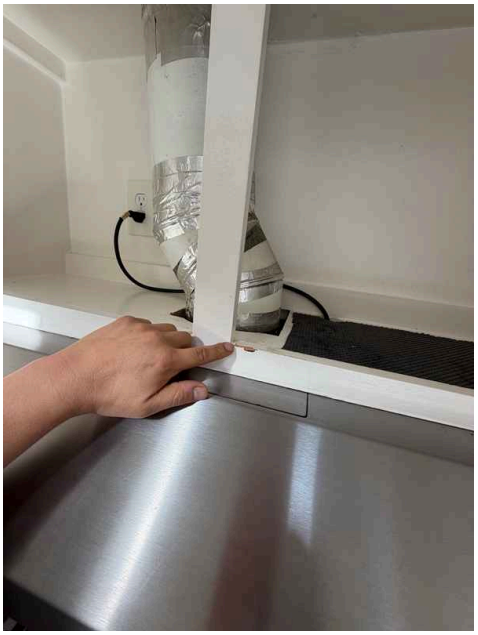
Minor Defect

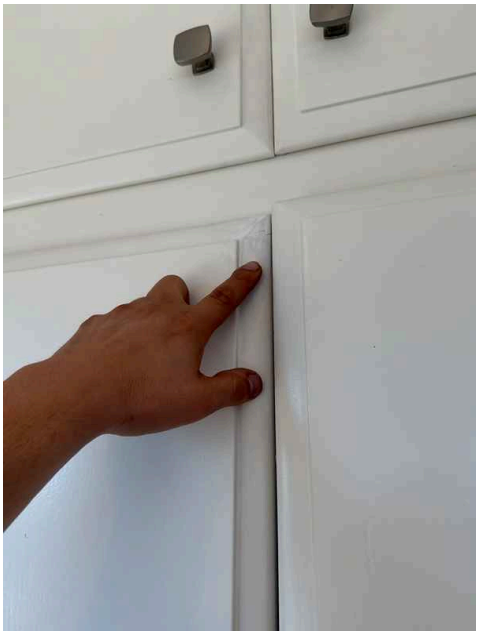
CABINET DAMAGED

One or more cabinet drawers were damaged. Recommend necessary repairs.

Recommendation

Contact a qualified professional.










10.9.1 Floors, Walls, Ceilings

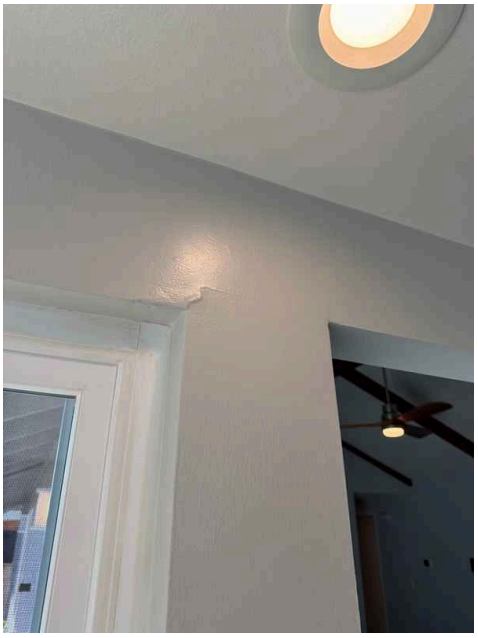
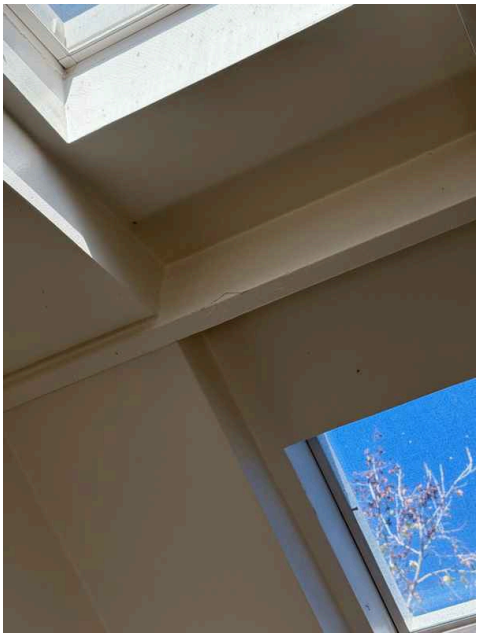
Minor Defect

MINOR CRACKS/DETERIORATION

There appeared to be one or more areas with minor cracking and/or deterioration as shown. Recommend to have the areas resealed for aesthetic reasons as they do not appeared to be significant cracks and/or breaking structure.

Recommendation

Contact a qualified professional.

10.9.2 Floors, Walls, Ceilings

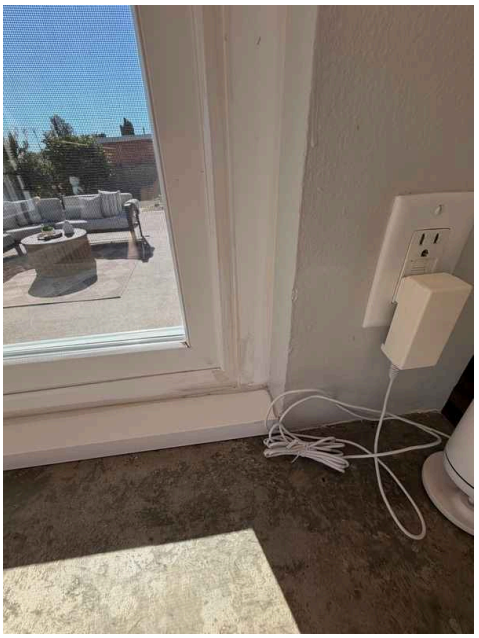
Minor Defect

SUBSTANDARD REPAIRS

One or more areas in the kitchen had substandard repairs.
Recommend a qualified person for necessary corrections and repairs.

Recommendation

Contact a qualified professional.



10.10.1 Lighting

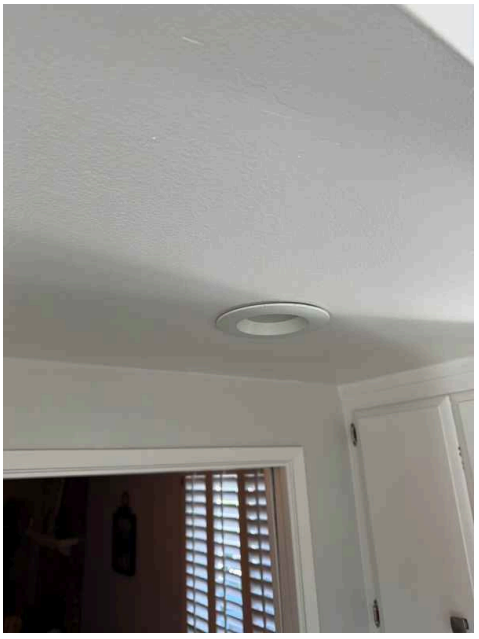
Minor Defect

LOOSE LIGHT FIXTURE

The light fixture shown appeared to be loose. Recommend to have it secured.

Recommendation

Contact a qualified professional.



11: BATHROOMS

Information

Bathroom Toilets: **Toilets Inspected**

I flushed all of the toilets.



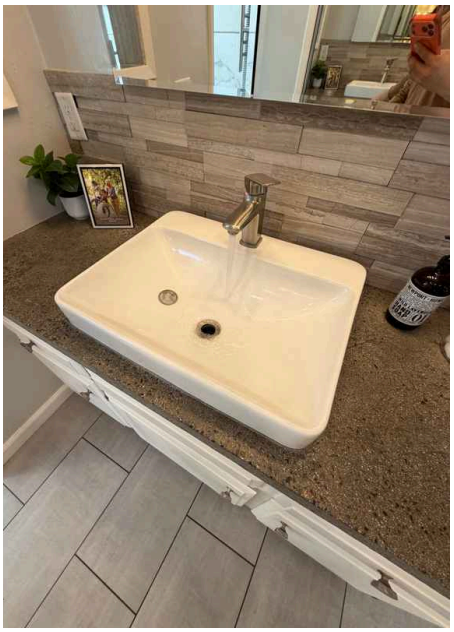
Cabinetry, Ceiling, Walls & Floor: **Bathroom Floors, Walls, Cabinets & Ceiling**

The bathroom floors, cabinets, walls, and ceiling were inspected.

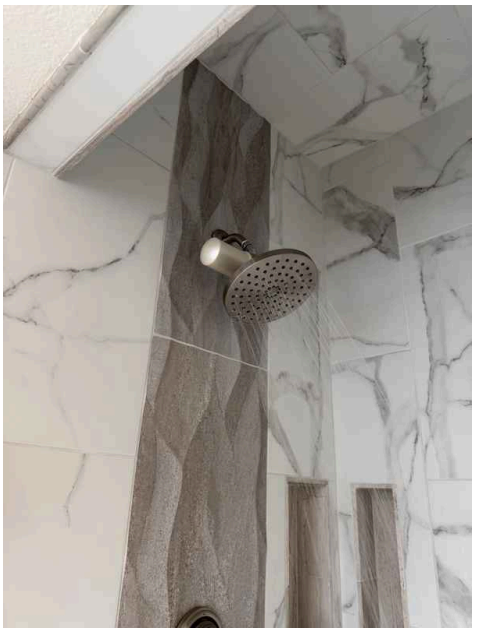


Sinks, Tubs & Showers: **Ran Water at the Fixtures**

I ran water at the bathroom fixtures. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.







GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.




Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).




Recommendations

11.1.1 Bathroom Toilets

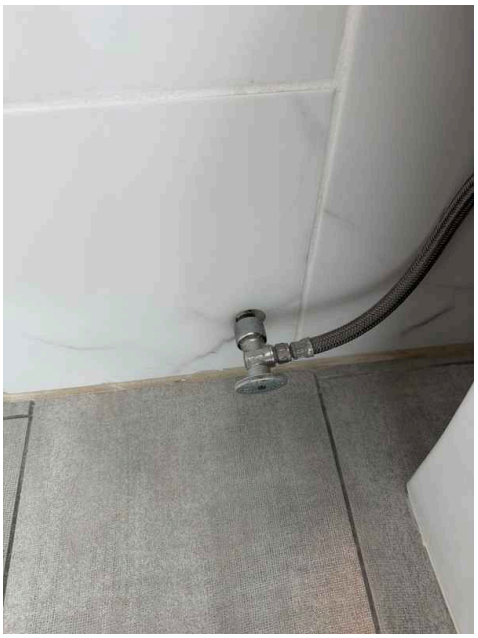
MISSING BACKPLATE AT WATER SUPPLY

Minor Defect

The water supply backplate was missing. Water may enter the crawlspace area below. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



11.2.1 Sinks, Tubs & Showers

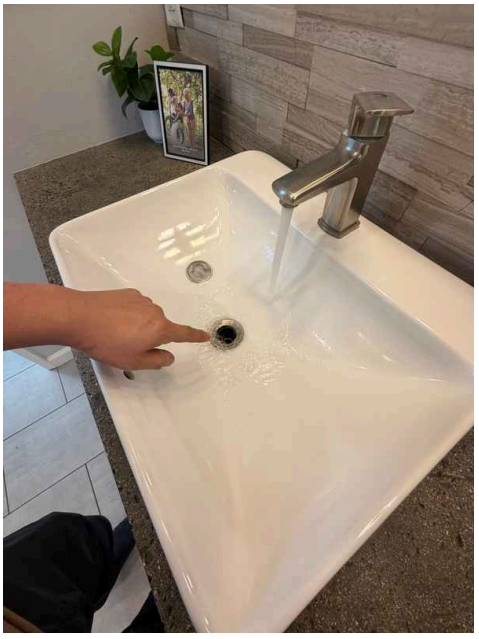
Minor Defect

DRAIN STOPPER

The sink and/or bathtub drain stopper was missing and/or inoperable as shown. Recommend to have it repaired, replaced and/or installed as necessary.

Recommendation

Contact a qualified professional.



11.2.2 Sinks, Tubs & Showers

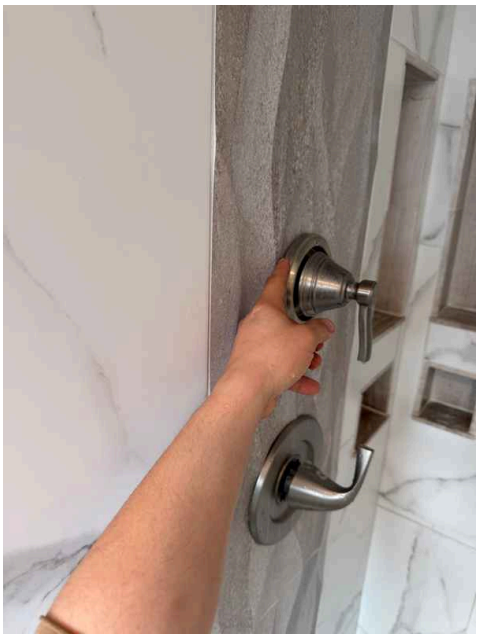
Minor Defect

GAP BEHIND HANDLE BACKPLATE

There was a gap behind the bathtub handle back plate. Water may enter the wall behind the shower. Recommend sealing any gaps to prevent water intrusion.

Recommendation

Contact a qualified professional.

11.2.3 Sinks, Tubs & Showers

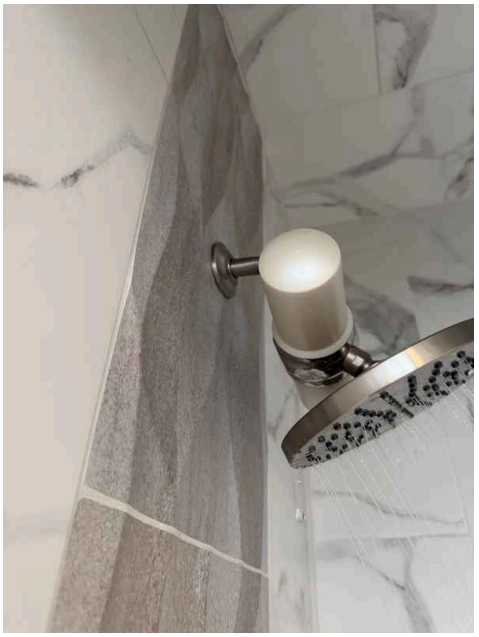
GAP BEHIND SHOWER HEAD BACKPLATE

Minor Defect

There was a gap behind the shower head back plate. Water may enter the wall behind the shower. Recommend sealing any gaps to prevent water intrusion.

Recommendation

Contact a qualified professional.



11.2.4 Sinks, Tubs & Showers

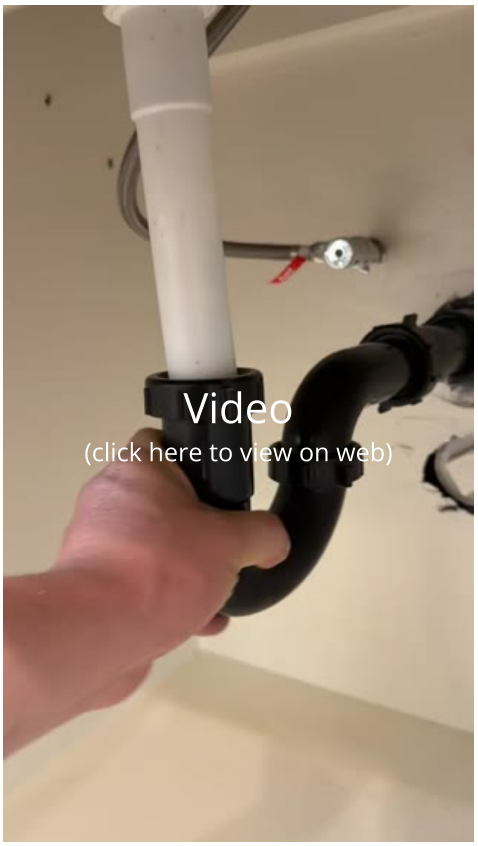
SINK DRAIN LOOSE

Minor Defect

The drain pipe at the sink was loose. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



11.2.5 Sinks, Tubs & Showers

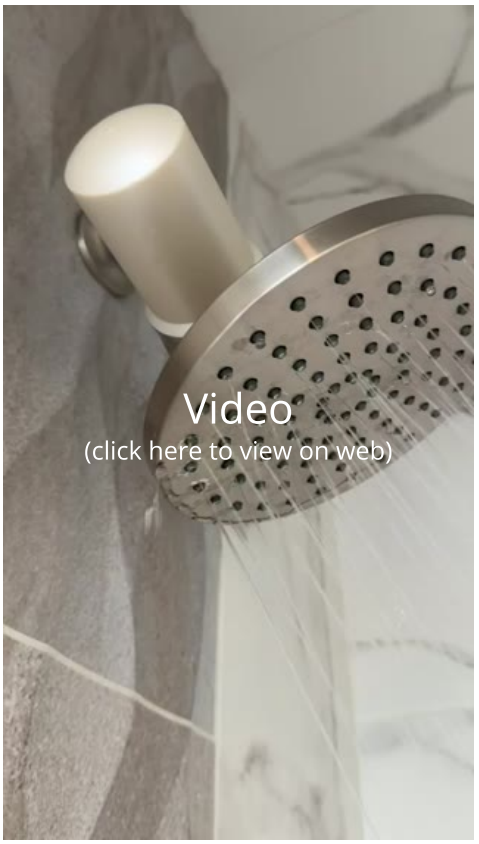
Repair/Replace

DEFECT AT SHOWER HEAD

They appeared to be a problem with the water flow at the shower head. The water was flowing intermittently. recommend a qualified plumber for further evaluation and necessary repairs.

Recommendation

Contact a qualified professional.



11.3.1 Bathroom Exhaust Fan / Window

Repair/Replace

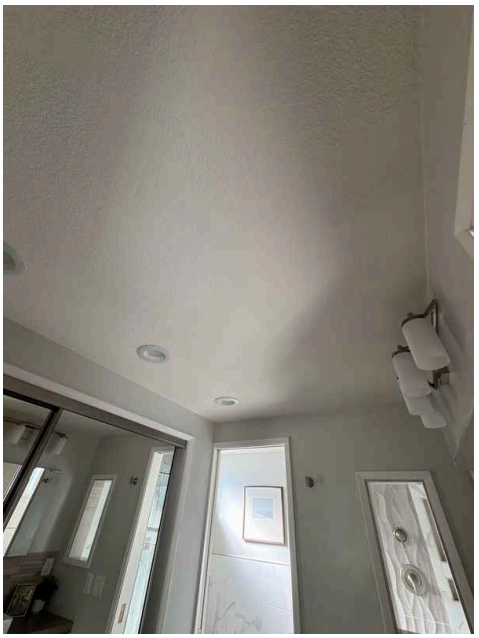
MISSING FAN

I observed that the bathroom does not have a proper mechanical exhaust fan installed.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

Recommendation

Contact a qualified general contractor.



11.4.1 GFCI & Electric in Bathroom

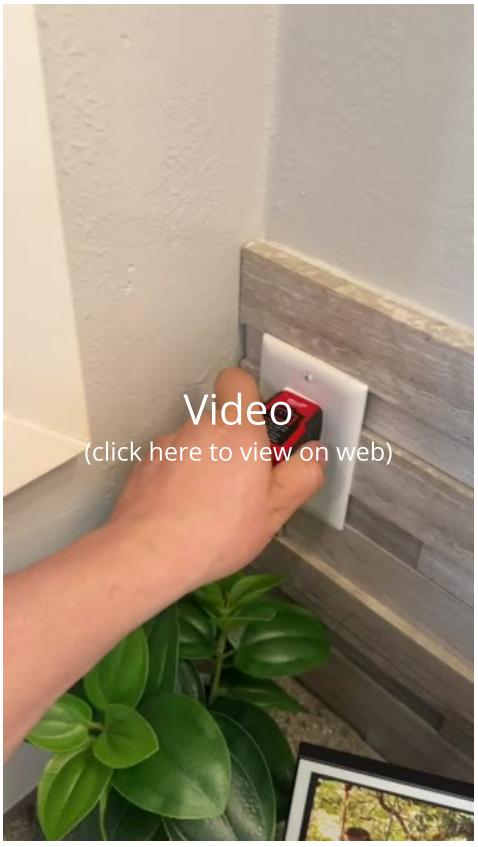
Minor Defect

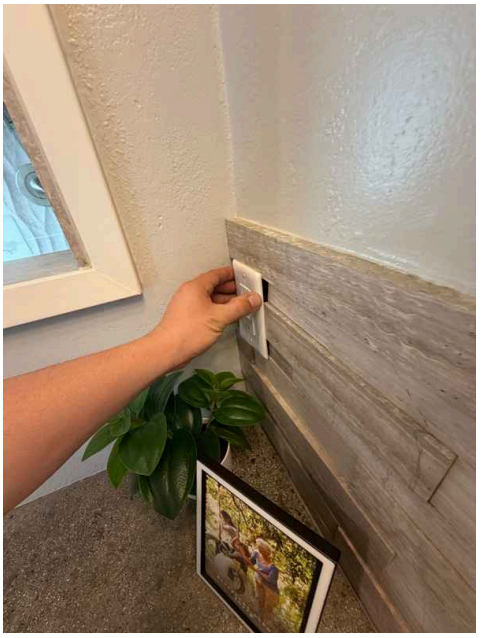
LOOSE RECEPTACLE

The receptacle appeared to be loose and/or not secured as shown. Recommend to have it evaluated by a professional for repair to ensure it is secured.

Recommendation

Contact a qualified professional.





11.6.1 Cabinetry, Ceiling, Walls & Floor

Minor Defect

STAINING NOTED

There appeared to be one or more stained areas below the sink as shown.

Recommendation

Contact a qualified professional.



11.6.2 Cabinetry, Ceiling, Walls & Floor

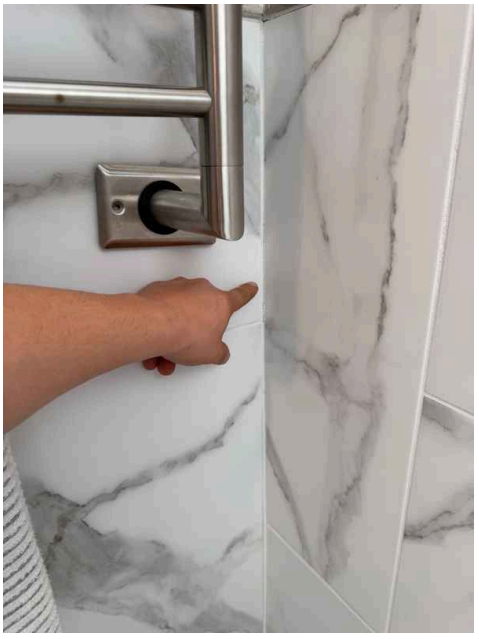
Minor Defect

GROUT MISSING/DETERIORATED IN THE FLOORING

One or more areas of the flooring appeared to be missing the necessary grout. Recommend to have the areas sealed and/or filled to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



11.6.3 Cabinetry, Ceiling, Walls & Floor

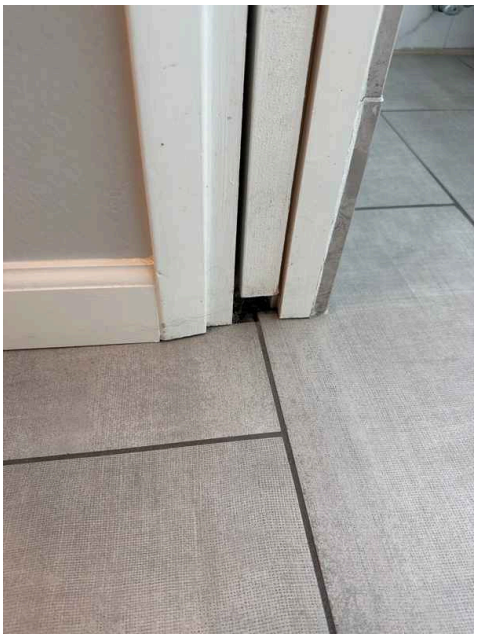
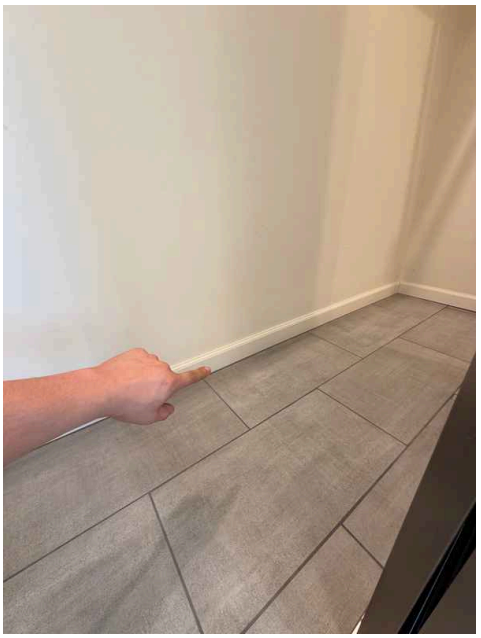
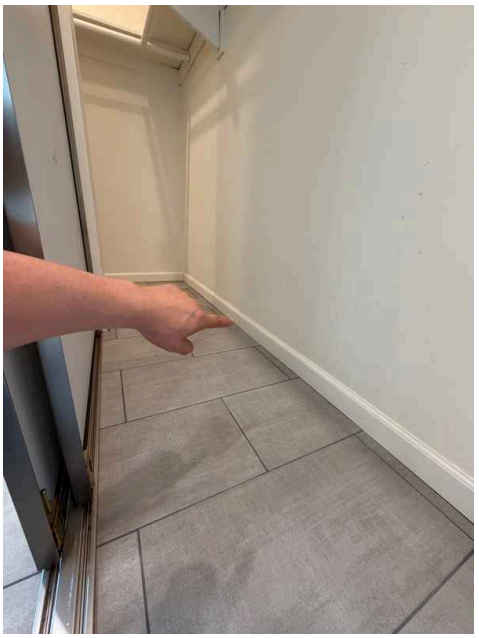
Minor Defect

GAPS NOTED

There appeared to be signs of gaps between the baseboards and flooring areas as shown. Recommend to have the areas repaired as necessary.

Recommendation

Contact a qualified professional.

11.6.4 Cabinetry, Ceiling, Walls & Floor

Minor Defect

SUBSTANDARD REPAIRS

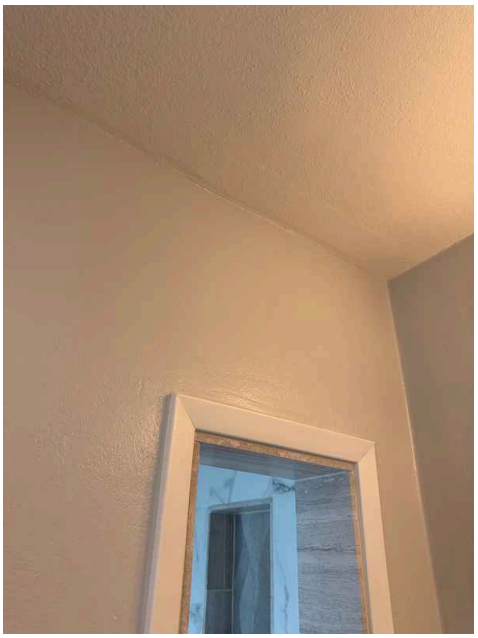
Substandard repairs were found at one or more areas at the bathroom. Recommend necessary repairs.

Recommendation

Contact a qualified professional.







11.6.5 Cabinetry, Ceiling, Walls & Floor

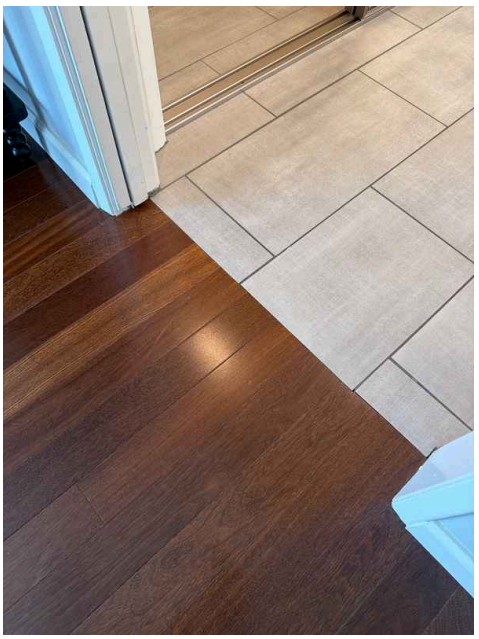
Minor Defect

MISSING FLOORING THRESHOLD

One or more areas where two different floor covering meet, were missing a floor threshold. Recommend installing a threshold to prevent damage to the flooring.

Recommendation

Contact a qualified professional.



11.7.1 Door

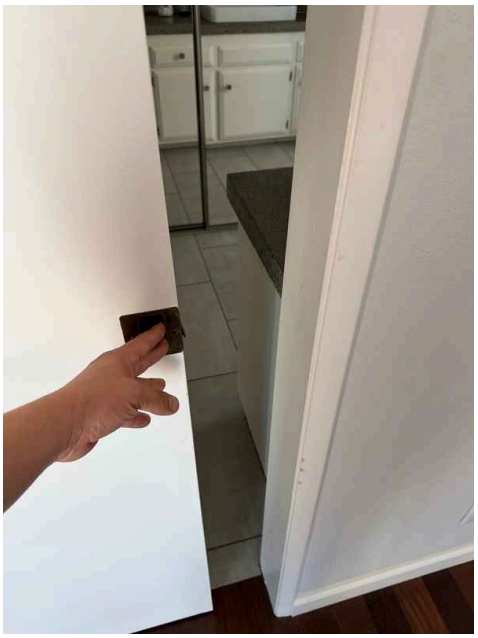
Minor Defect

DOOR DOESN'T LATCH

I observed that a door does not latch and close properly.

Recommendation

Contact a qualified handyman.



12: BATHROOMS 2

Information

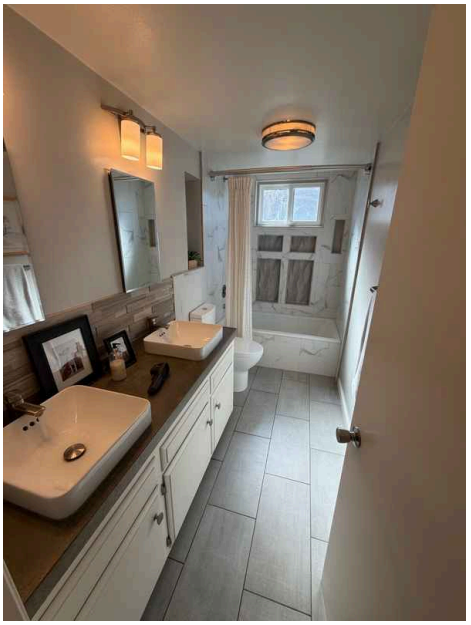
Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.



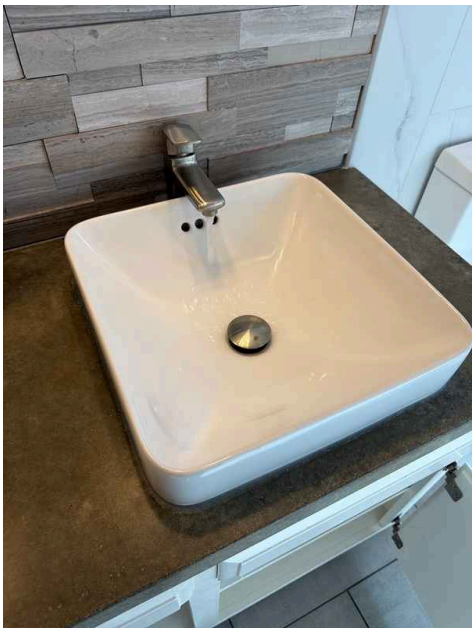
Cabinetry, Ceiling, Walls & Floor: Bathroom Floors, Walls, Cabinets & Ceiling

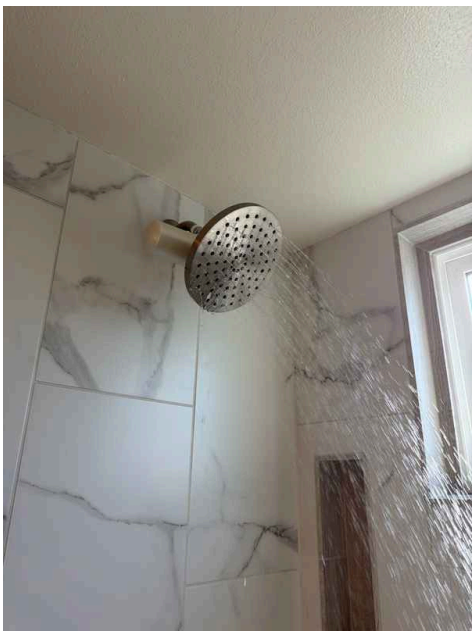
The bathroom floors, cabinets, walls, and ceiling were inspected.



Sinks, Tubs & Showers: Ran Water at the Fixtures

I ran water at the bathroom fixtures. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

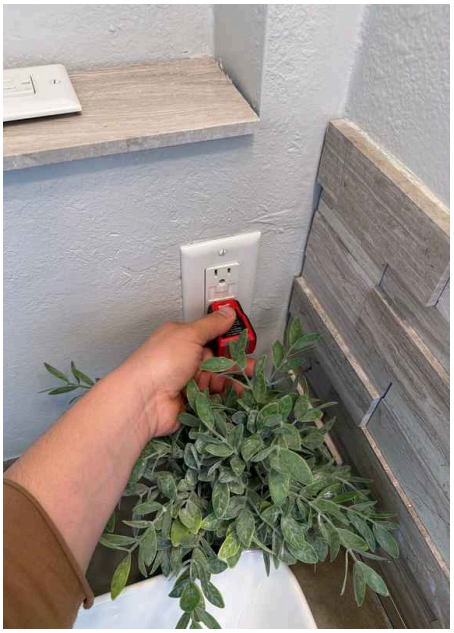
I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

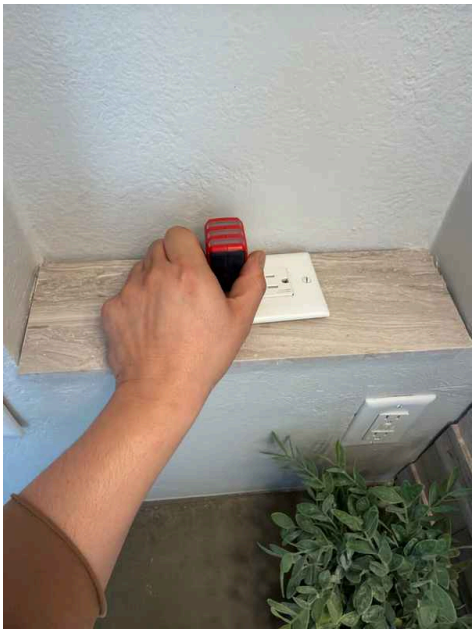


GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.







Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).





Recommendations

12.1.1 Bathroom Toilets

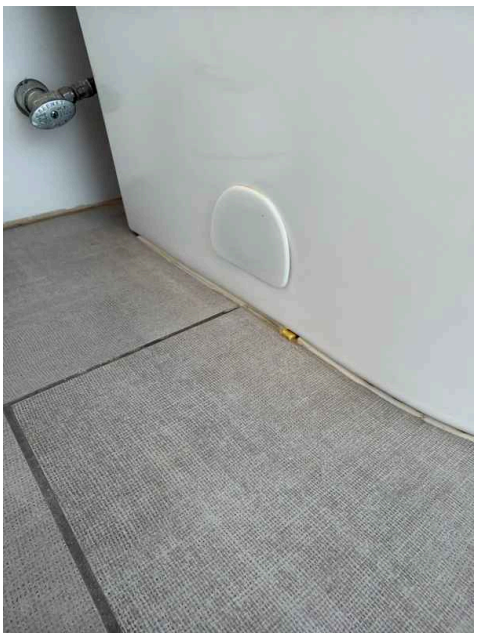
Minor Defect

CAULKING SUBSTANDARD/MISSING

Caulking was substandard and/or missing around the base of the toilet. Recommend to have the necessary repairs performed to have the caulking installed.

Recommendation

Contact a qualified professional.



12.1.2 Bathroom Toilets

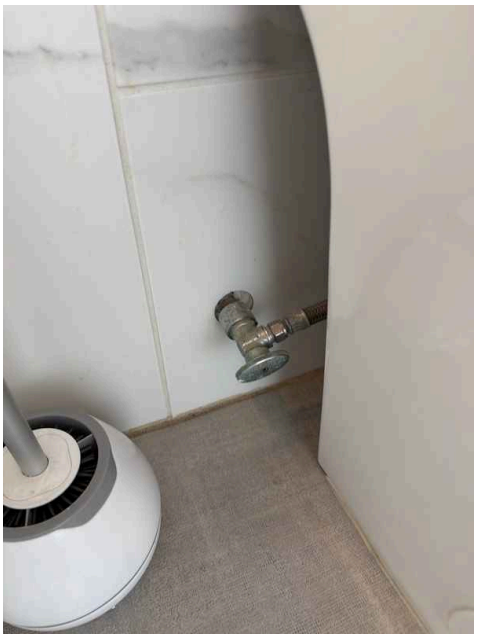
Minor Defect

MISSING BACKPLATE AT WATER SUPPLY

The water supply backplate was missing. Water may enter the crawlspace area below. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



12.2.1 Sinks, Tubs & Showers

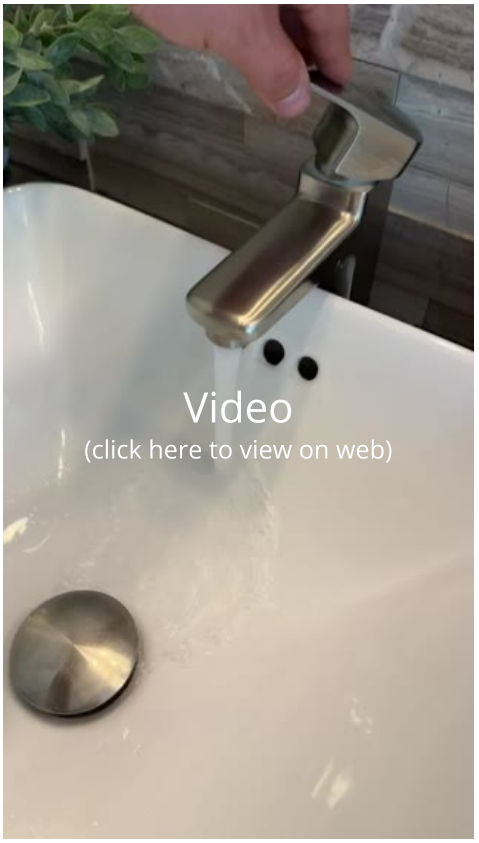
Repair/Replace

LOW WATER FLOW AT FIXTURE

I observed indications of a defect in the water supply by viewing the functional flow when operated. The flow was not as strong as expected.

Recommendation

Contact a qualified plumbing contractor.



12.2.2 Sinks, Tubs & Showers

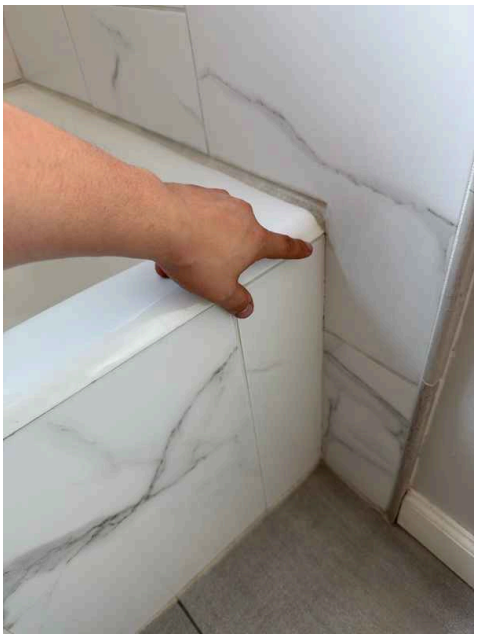
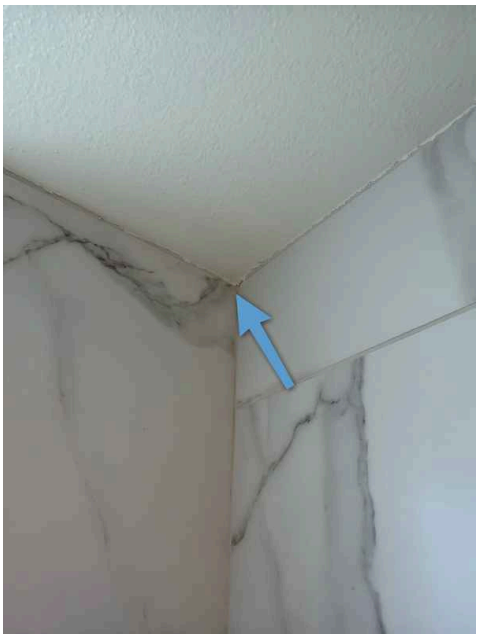
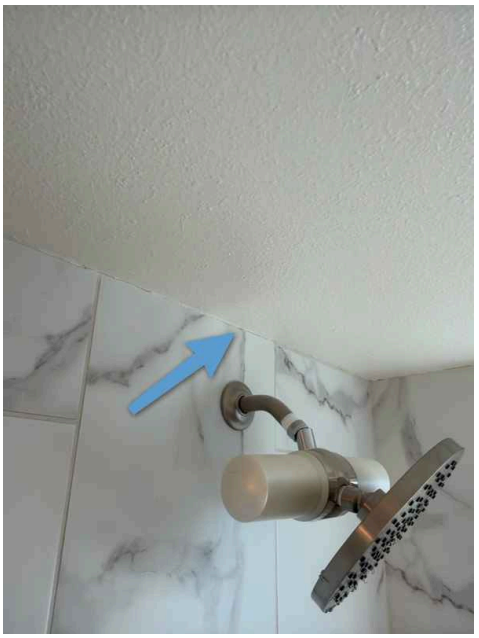
Minor Defect

GROUT/CAULKING DETERIORATION

There appeared to be missing grout and/or caulking at the interior shower walls. Recommend to have the areas sealed for the future.

Recommendation

Contact a qualified professional.

12.2.3 Sinks, Tubs & Showers

Minor Defect

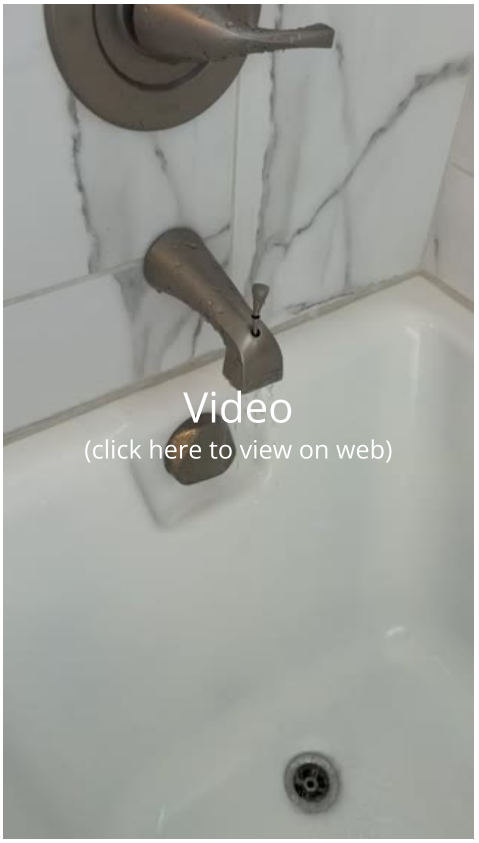
TUB SPOUT LEAK WITH SHOWER ON

Signs of water appeared to come out of the bathtub spout when the shower was turned on. The diverter valve is likely defective, or may have significant build up within. Recommend that a qualified plumber repair or replace the diverter valve

as necessary.

Recommendation

Contact a qualified professional.



12.2.4 Sinks, Tubs & Showers

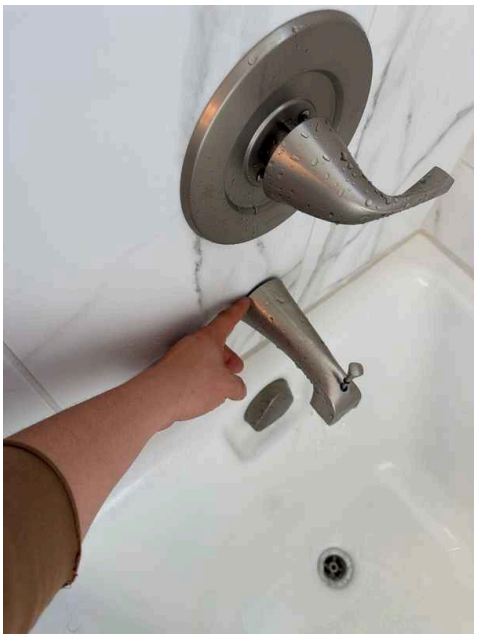
Minor Defect

CAULKING BEHIND THE SPOUT

The Caulking behind the spout appeared to be missing and/or deteriorated. This may allow water to penetrate the areas behind. Recommend to have it resealed.

Recommendation

Contact a qualified professional.



12.2.5 Sinks, Tubs & Showers

Minor Defect

DRAIN STOPPER

The sink and/or bathtub drain stopper was missing and/or inoperable as shown. Recommend to have it repaired, replaced and/or installed as necessary.

Recommendation

Contact a qualified professional.



12.2.6 Sinks, Tubs & Showers

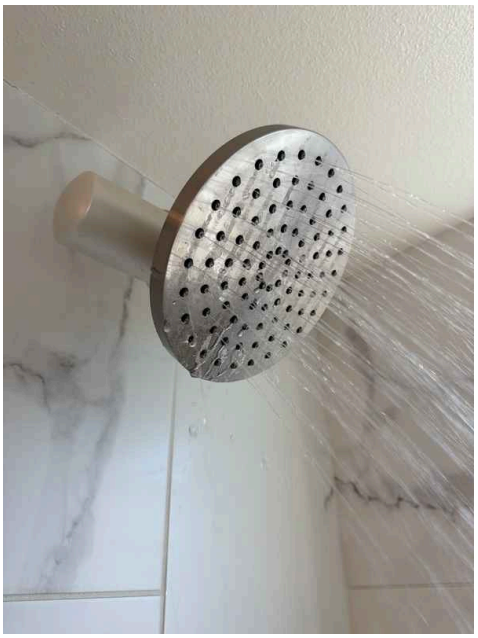
Minor Defect

CALCIUM BUILD UP

What appeared to be calcium build up was present at the shower head. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



12.2.7 Sinks, Tubs & Showers

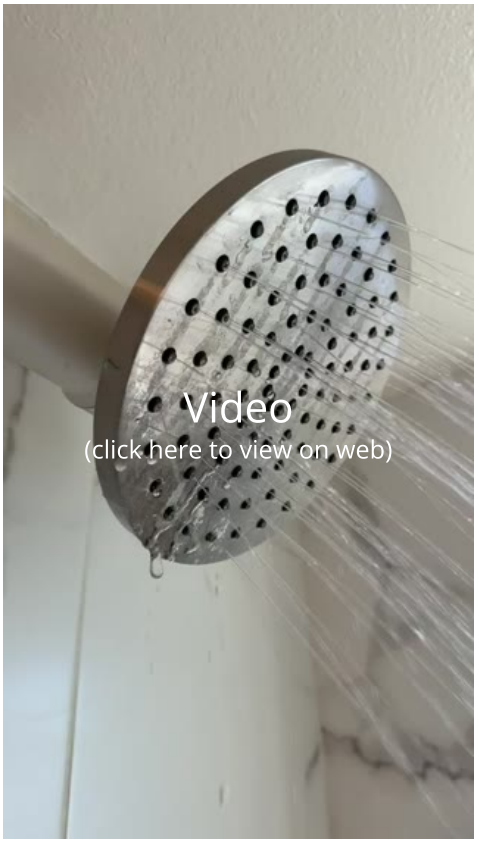
Repair/Replace

DEFECT AT SHOWER HEAD

They appeared to be a problem with the water flow at the shower head. The water was flowing intermittently. recommend a qualified plumber for further evaluation and necessary repairs.

Recommendation

Contact a qualified professional.



12.2.8 Sinks, Tubs & Showers

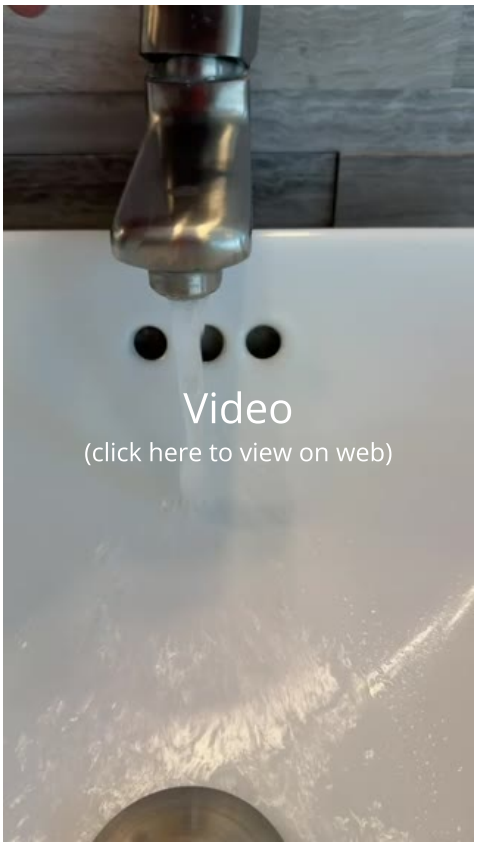
Minor Defect

AERATOR DEFECT

Upon inspection, there appeared to be a defect at the sink aerator when operated. The water emitted out of the faucet in an irregular manner as shown. Recommend to have it evaluated by a professional to ensure the aerator is repaired and/or replaced for proper flow and function.

Recommendation

Contact a qualified professional.



12.2.9 Sinks, Tubs & Showers

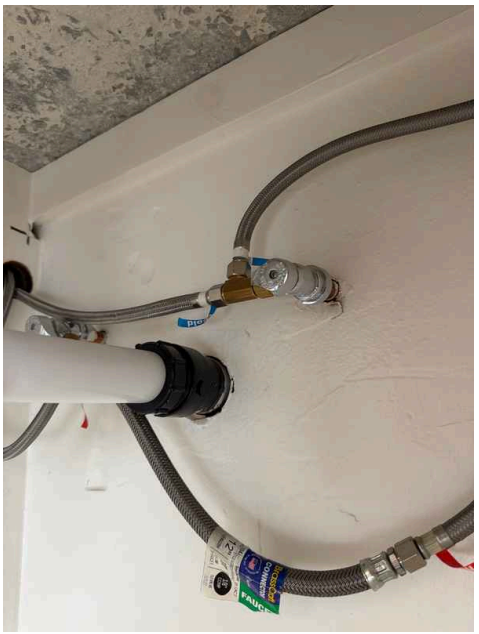
Minor Defect

MISSING BASE PLATES

Recommend to have baseplates installed at the supply lines shown. They appeared to be missing.

Recommendation

Contact a qualified professional.



12.4.1 GFCI & Electric in Bathroom

Minor Defect

LOOSE RECEPTACLE

The receptacle appeared to be loose and/or not secured as shown. Recommend to have it evaluated by a professional for repair to ensure it is secured.

Recommendation

Contact a qualified professional.



12.6.1 Cabinetry, Ceiling, Walls & Floor

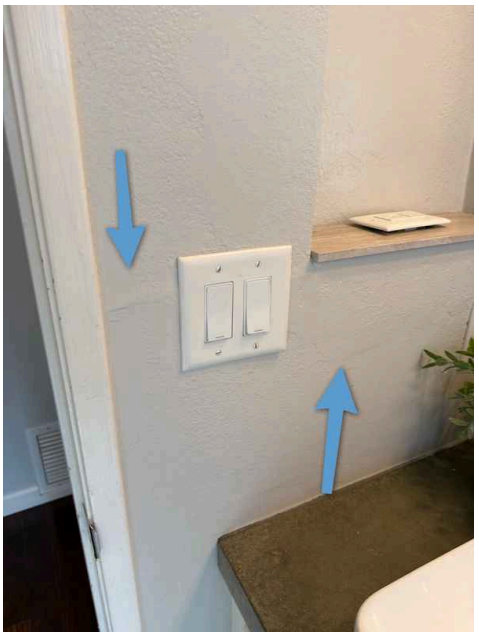
Minor Defect

SUBSTANDARD REPAIRS

Substandard repairs were found at one or more areas at the bathroom. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



12.6.2 Cabinetry, Ceiling, Walls & Floor

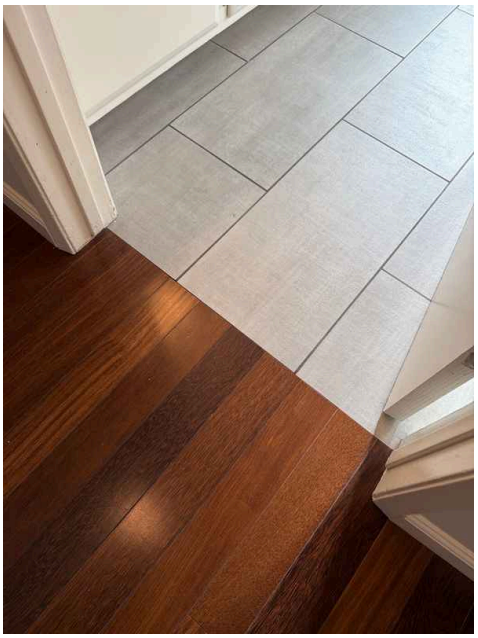
Minor Defect

MISSING FLOORING THRESHOLD

One or more areas where two different floor covering meet, were missing a floor threshold. Recommend installing a threshold to prevent damage to the flooring.

Recommendation

Contact a qualified professional.



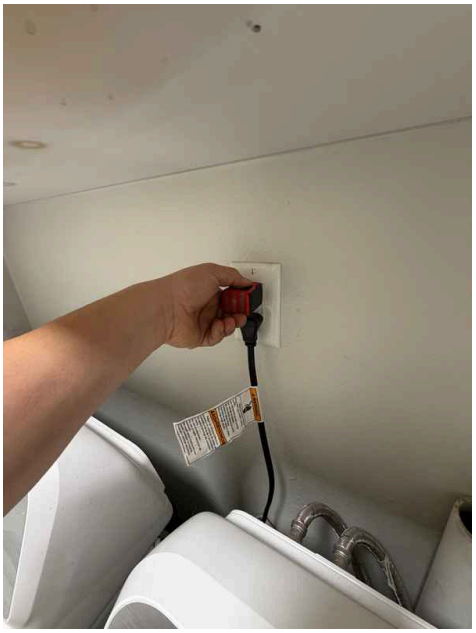
13: LAUNDRY

Information

Laundry Room, Electric, and Tub: **Laundry Room Walls, Floors Inspected**

The laundry room walls and/or floors were inspected at the time of inspection.





Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



Recommendations

13.3.1 Laundry Room, Electric, and Tub

Minor Defect

MISSING EXHAUST FAN

No exhaust fan was installed in the laundry room. Recommend installing.

Recommendation

Contact a qualified professional.



13.3.2 Laundry Room, Electric, and Tub

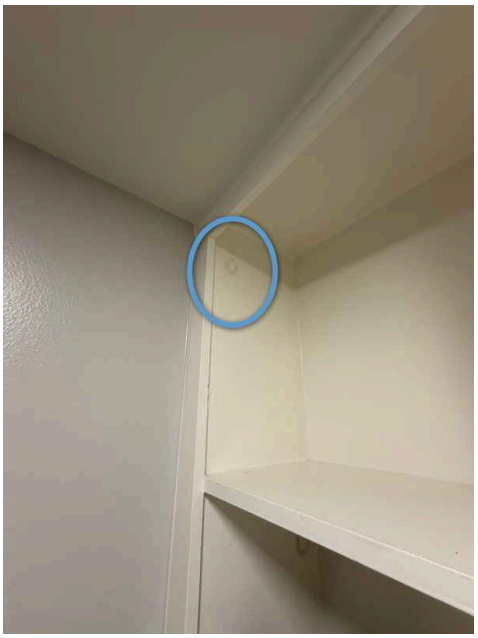
Minor Defect

DISCOLORATION ON CABINET

Staining observed on the cabinet surface in the laundry room that does not appear to be moisture-related but rather discoloration from the wood cabinetry itself. recommend for the evaluation.

Recommendation

Contact a qualified professional.





14: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

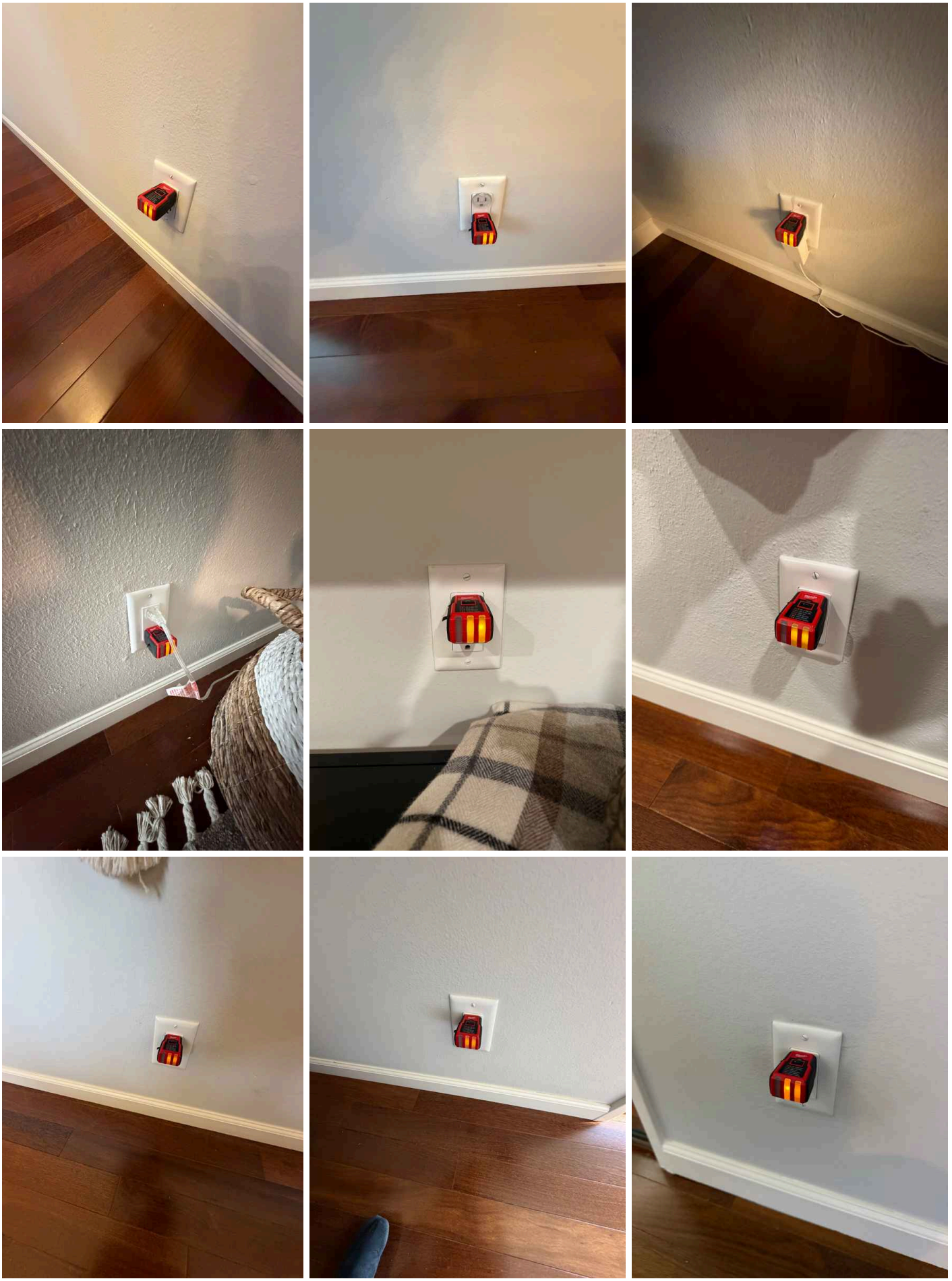
I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.



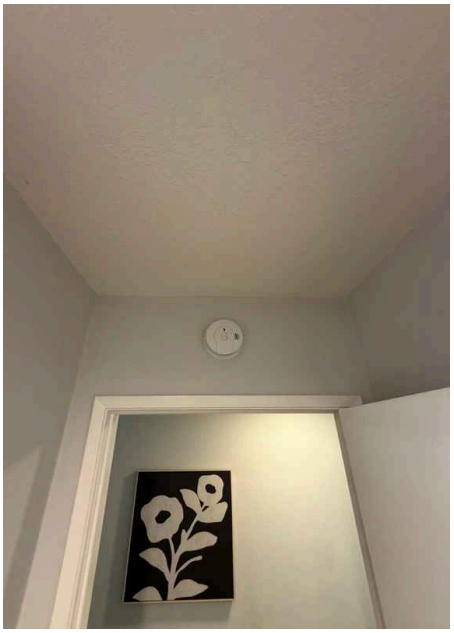
Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

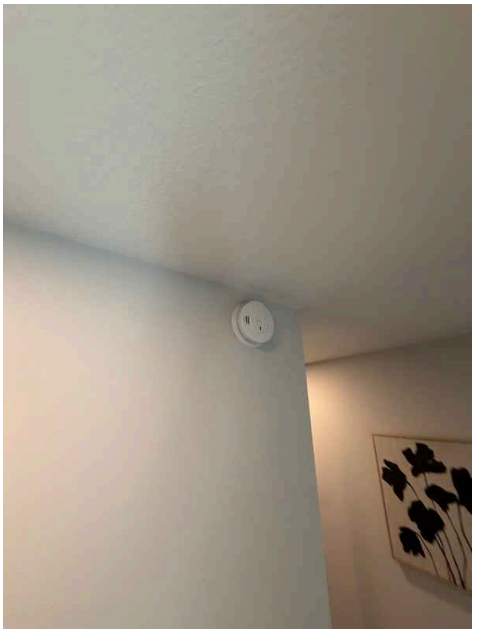
I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

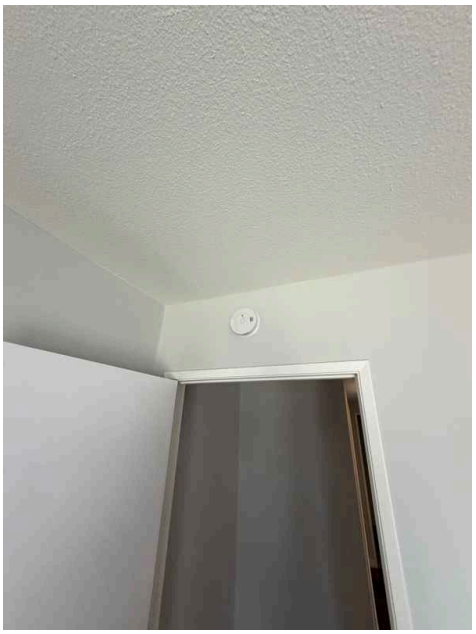
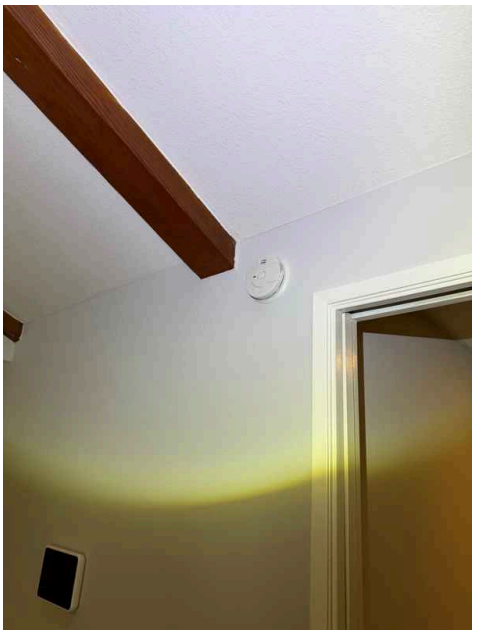
Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.





Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

14.1.1 Doors

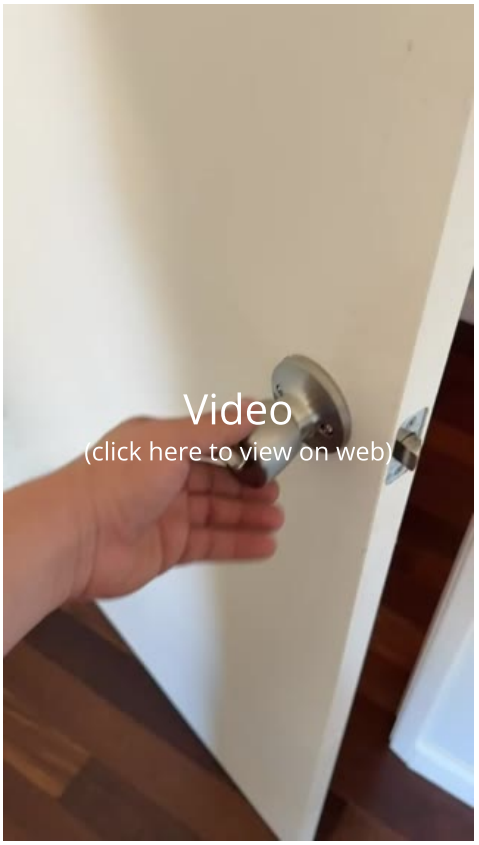
Minor Defect

LOOSE DOOR HANDLE

The door handle appeared to be loose. Recommend to have it secured.

Recommendation

Contact a qualified professional.



14.1.2 Doors

Minor Defect

DIFFICULT TO OPERATE

One or more sliding closet doors were difficult to operate. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



14.1.3 Doors

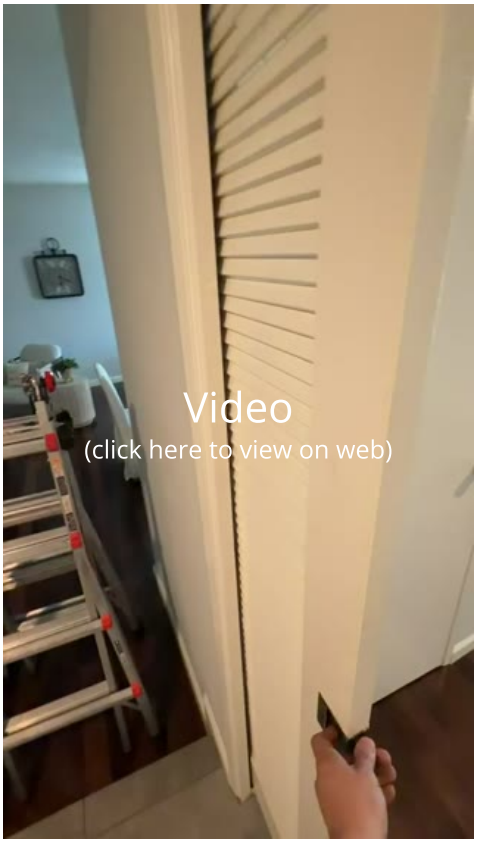
Minor Defect

POCKET DOOR DIFFICULT TO OPERATE

A pocket door was difficult to open and close. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



14.1.4 Doors

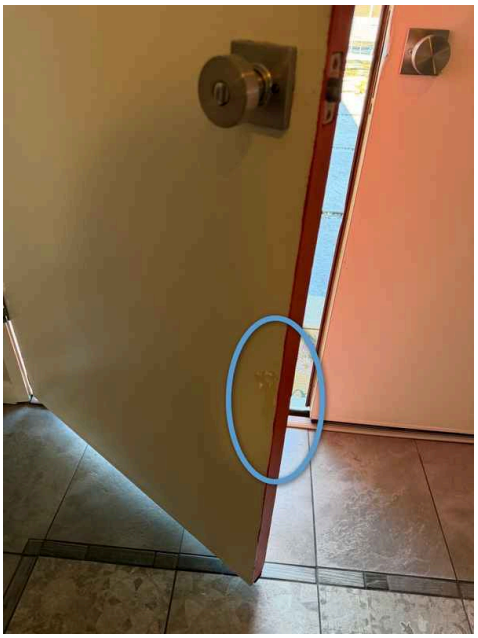
Minor Defect

PAINT PEELING/DETERIORATED

The paint was peeling at one or more doors. Recommend necessary repairs.

Recommendation

Contact a qualified professional.



14.1.5 Doors

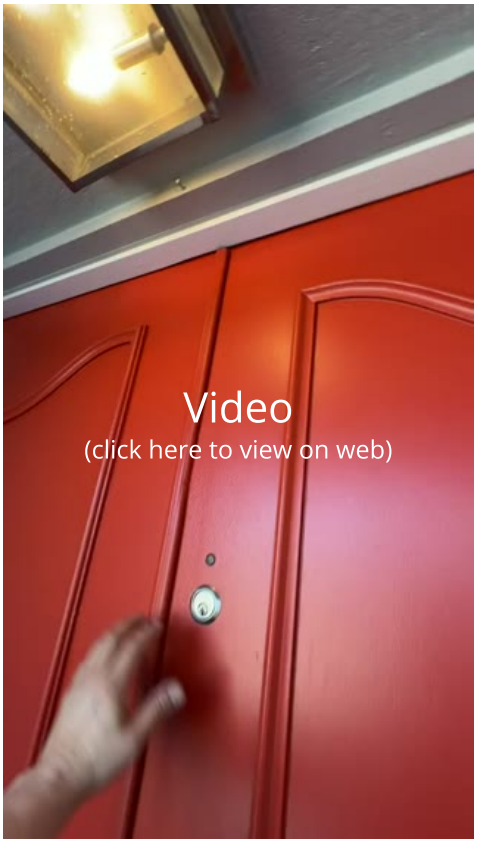
Minor Defect

LOOSE EXTERIOR DOOR

The front exterior door is loose even when closed and locked, indicating the door frame or hinges may need adjustment or repair. This should be evaluated and corrected to ensure proper function and security.

Recommendation

Contact a qualified professional.



14.3.1 Switches, Fixtures & Receptacles

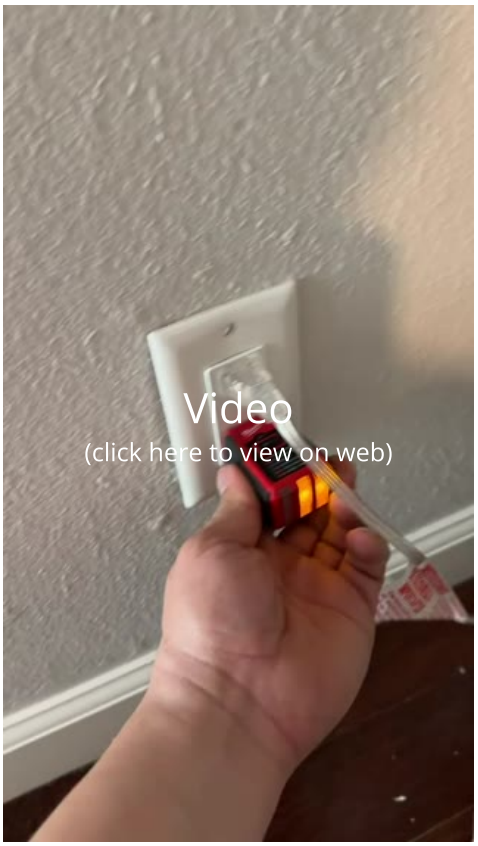
Repair/Replace

LOOSE RECEPTACLE

I observed indications of a loosely connected receptacle. Not secured to the wall. Defect.

Recommendation

Contact a qualified electrical contractor.



14.4.1 Floors, Walls, Ceilings

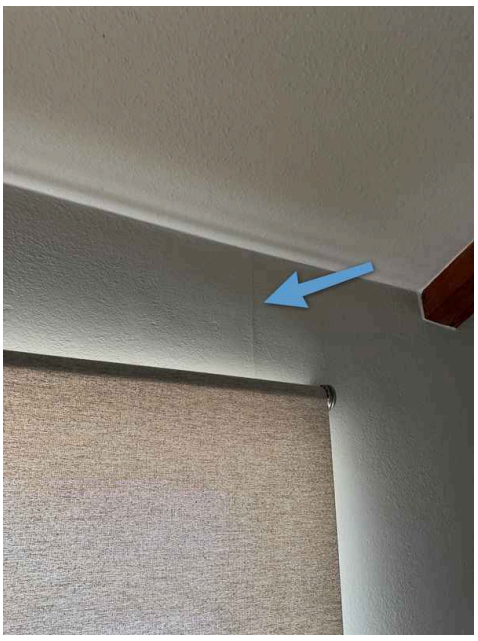
Minor Defect

MINOR CRACKING/DETERIORATION

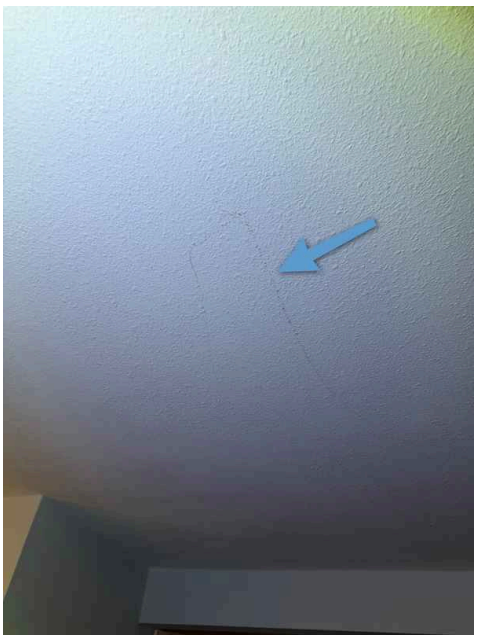
There appeared to be one or more areas with minor cracking and/or deterioration as shown. This appears to be cosmetic repairs.

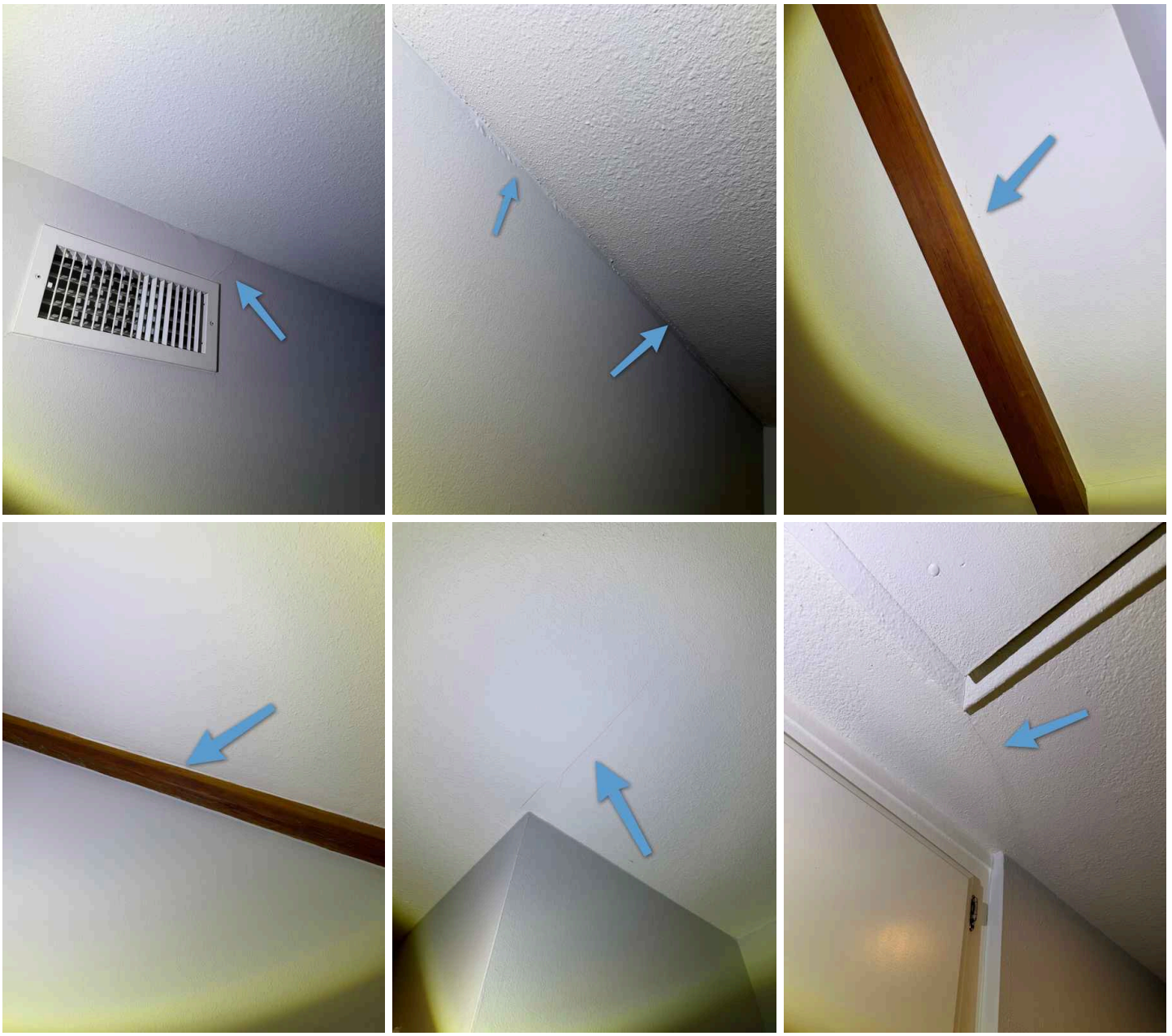
Recommendation

Contact a qualified professional.









14.4.2 Floors, Walls, Ceilings

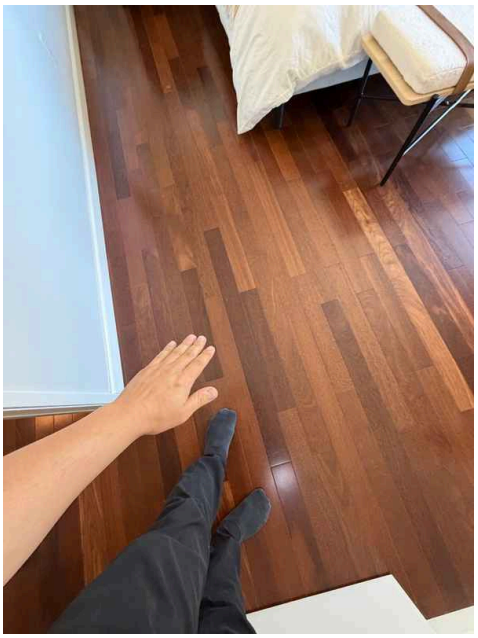
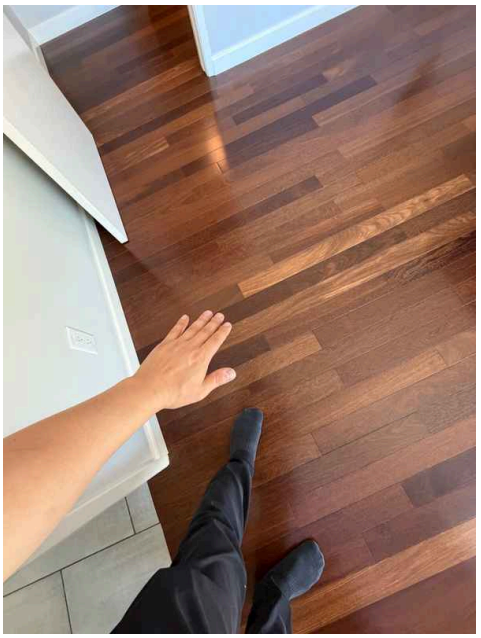
Repair/Replace

UNLEVELED FLOOR COVERING

Uneven flooring was observed with noticeable movement felt underfoot in affected areas, suggesting possible improper installation or wood warping. This condition should be evaluated by a flooring professional to determine if the wood flooring is warping, buckling, or if installation issues are responsible. Addressing this concern promptly can prevent further deterioration and potential safety hazards.

Recommendation

Contact a qualified professional.

14.4.3 Floors, Walls, Ceilings

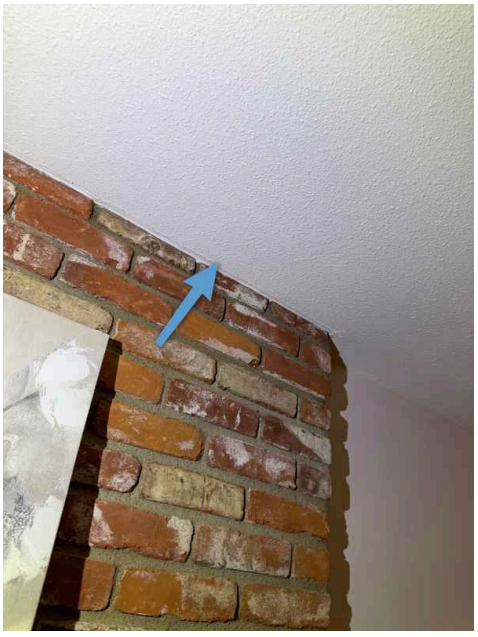
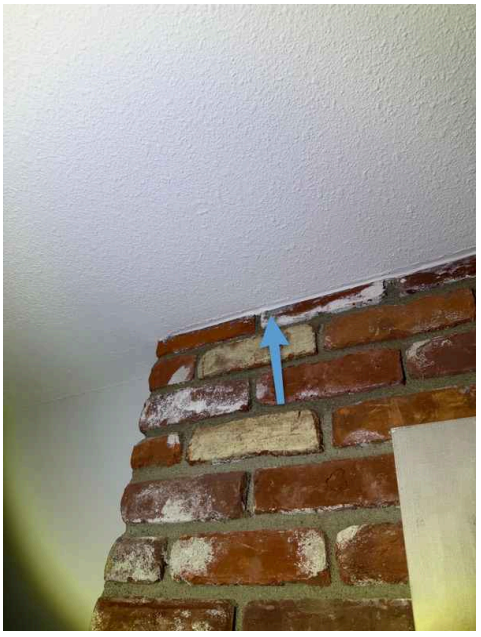
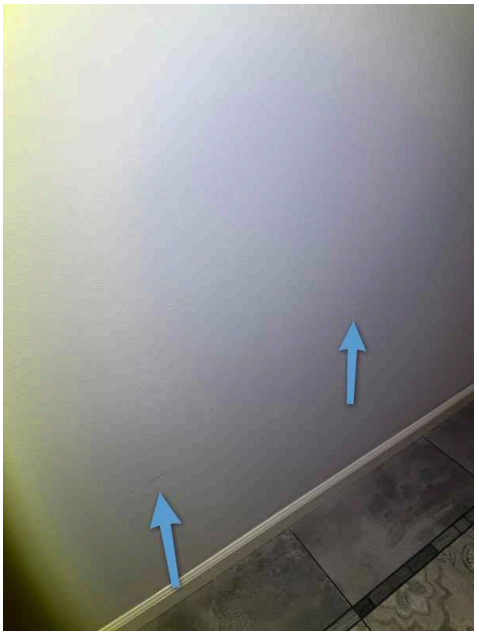
Minor Defect

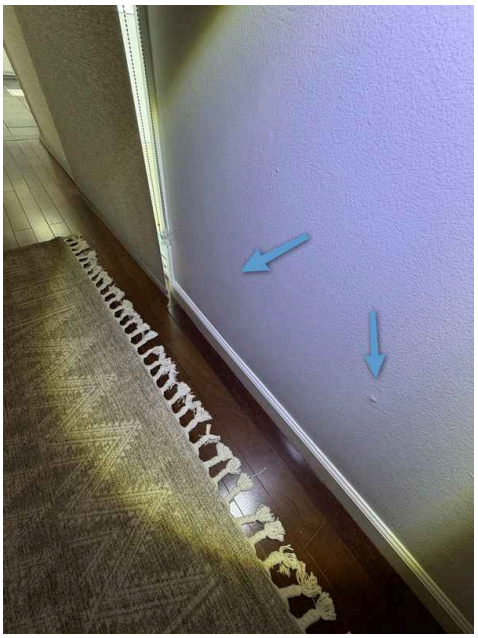
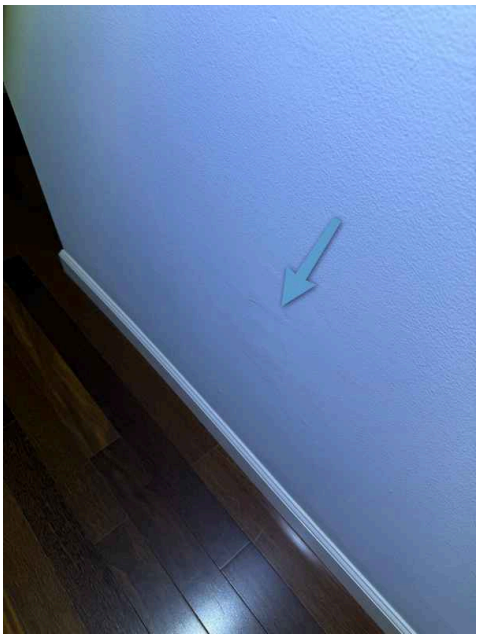
SUBSTANDARD REPAIRS

Substandard repairs were found at one or more areas of the interior walls. Recommend necessary repairs.

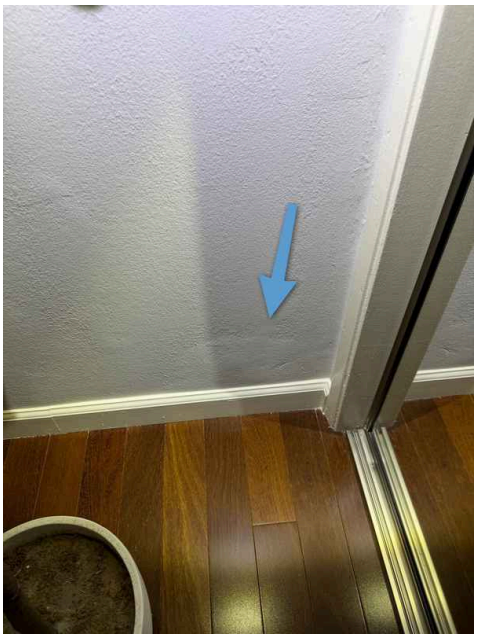
Recommendation

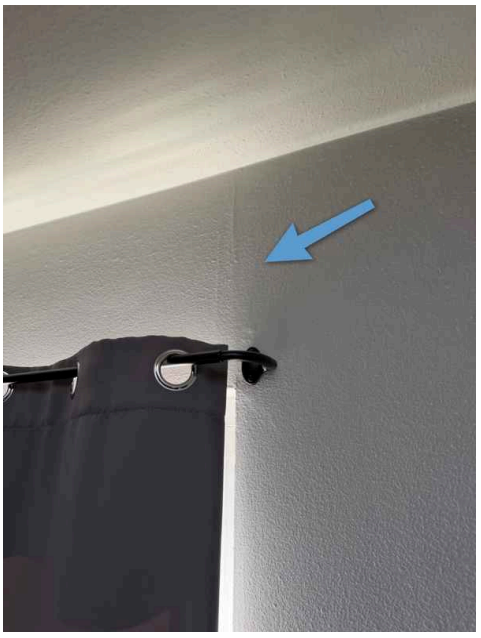
Contact a qualified professional.








14.4.4 Floors, Walls, Ceilings

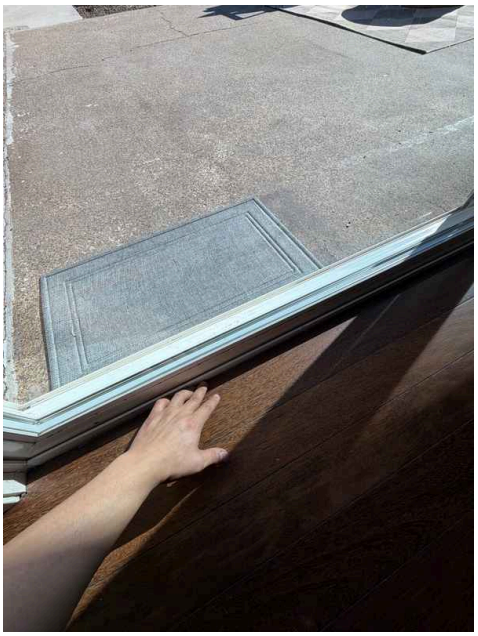
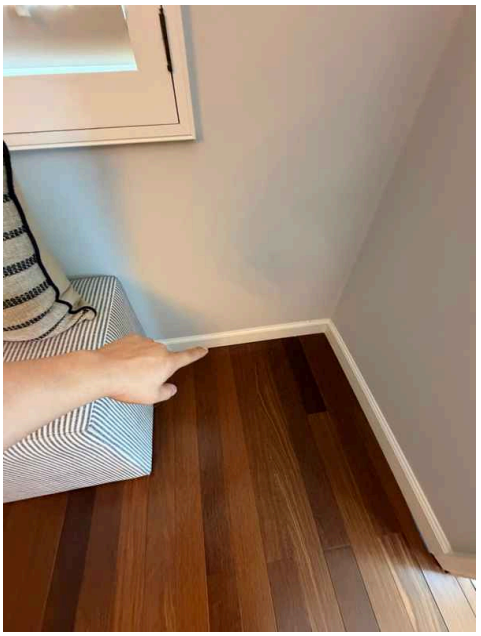
Minor Defect

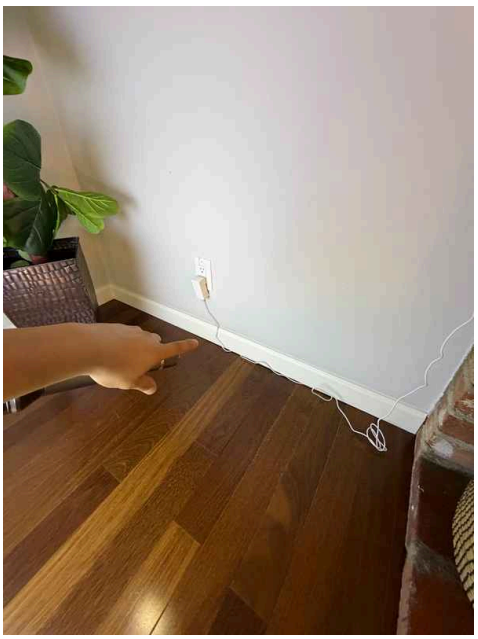
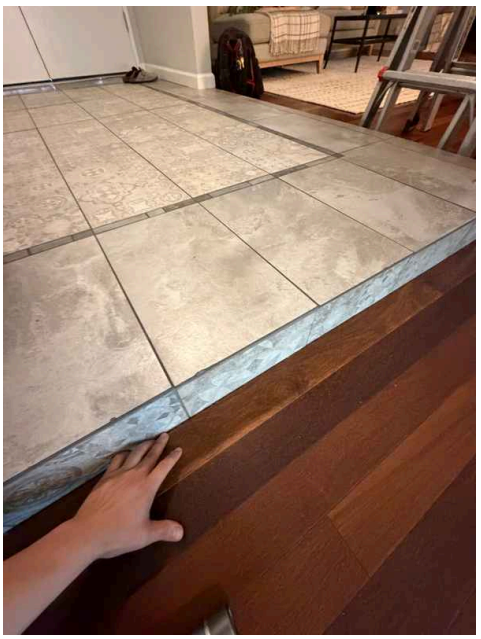
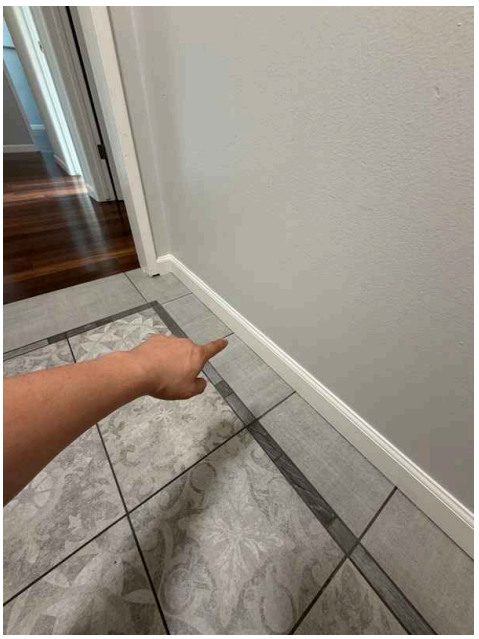
GAPS NOTED

There appeared to be signs of gaps between the baseboards and flooring areas as shown. Recommend to have the areas repaired as necessary.

Recommendation

Contact a qualified professional.

14.4.5 Floors, Walls, Ceilings

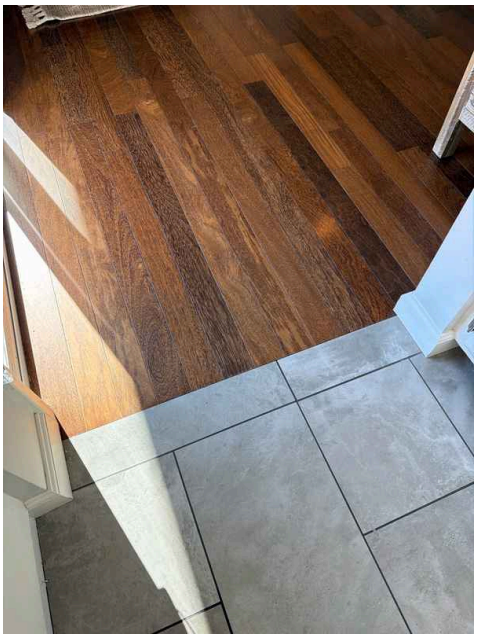
Minor Defect

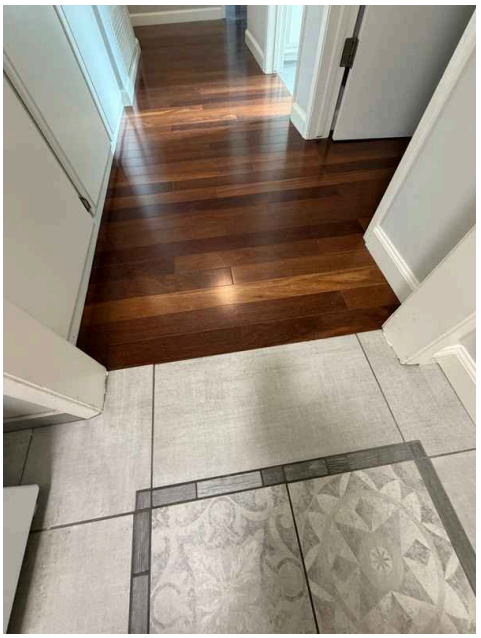
THRESHOLD MISSING

One or more areas where two different floor covering meet, were missing a floor threshold. Recommend installing a threshold to prevent damage to the flooring.

Recommendation

Contact a qualified professional.





15: ATTIC, INSULATION & VENTILATION

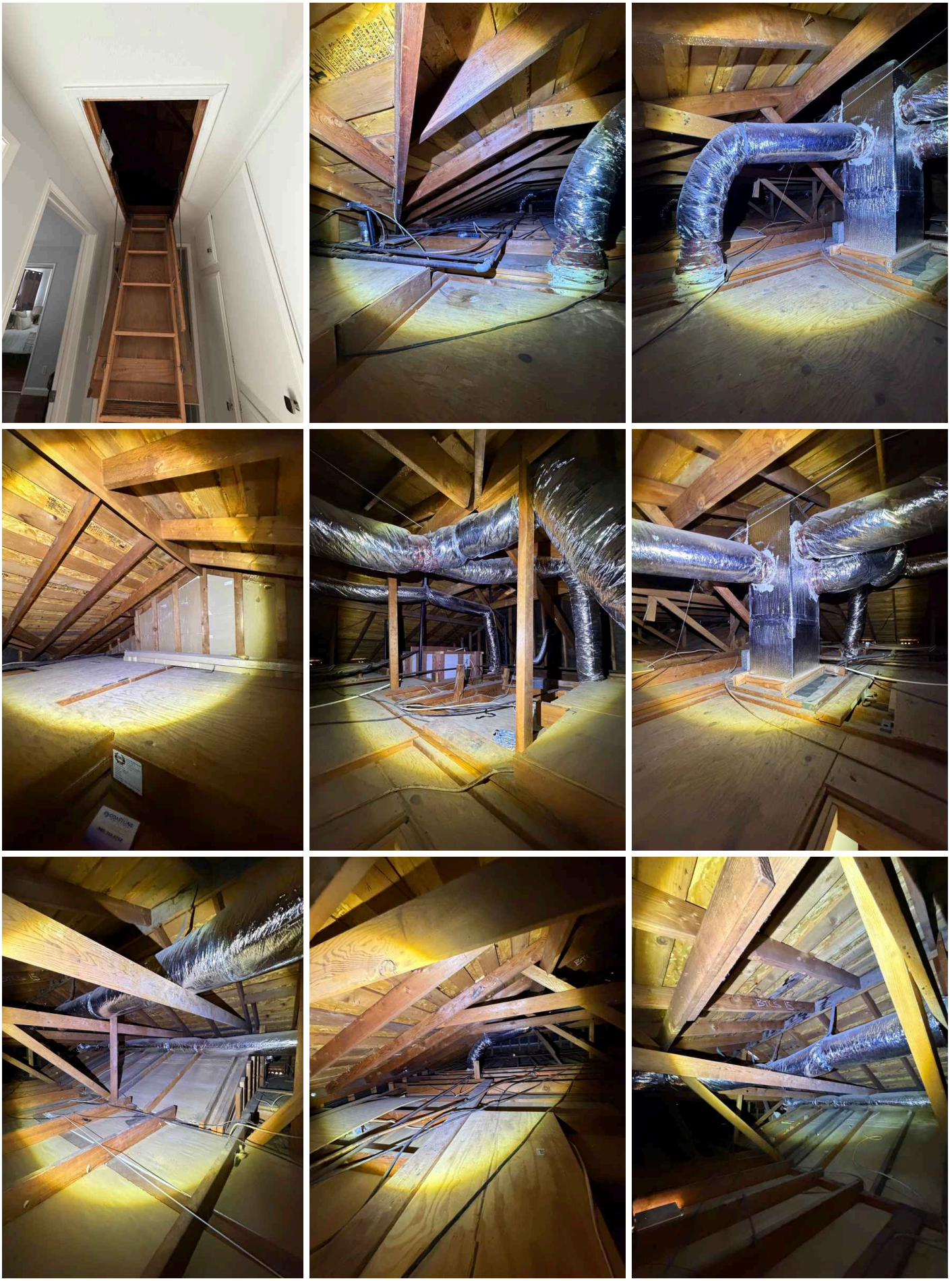
Information

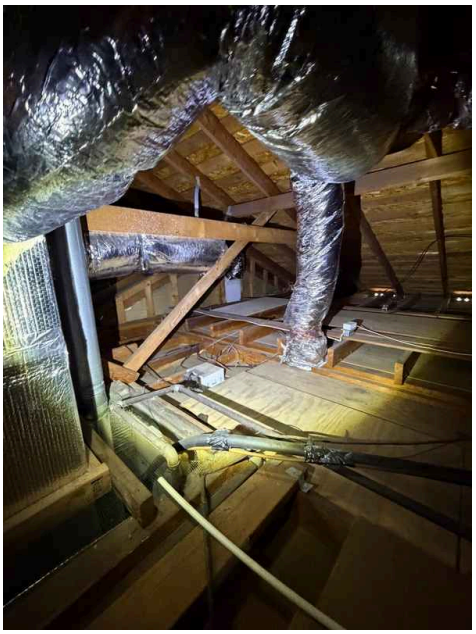
Insulation in Attic: **Type of Insulation Observed**

None

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.



Insulation in Attic: **Approximate Average Depth of Insulation**

missing insulation

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: **Ventilation Inspected**

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Recommendations

15.1.1 Structural Components & Observations in Attic

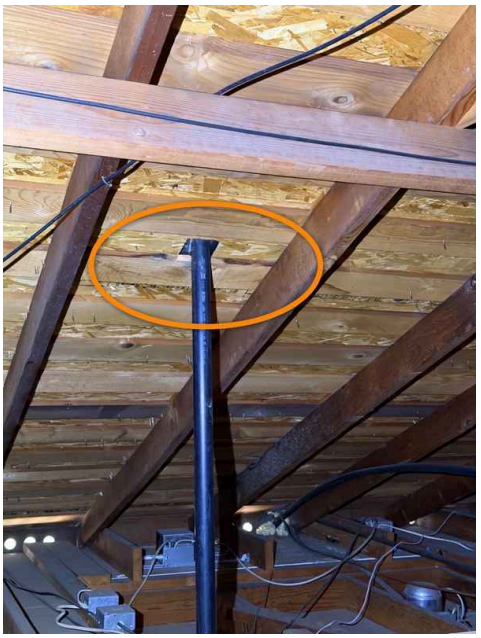
Repair/Replace

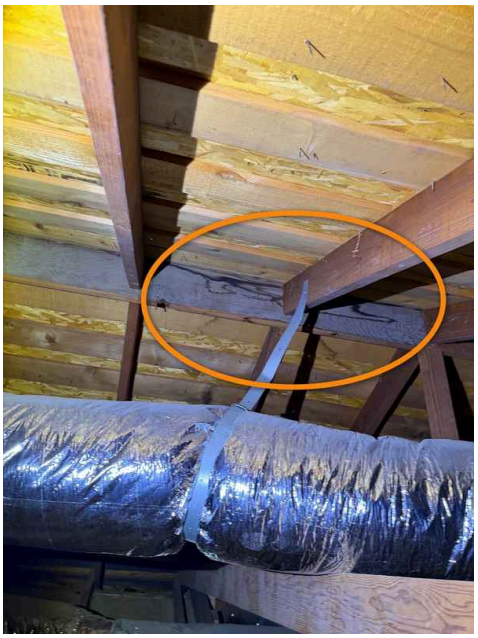
PRIOR WATER PENETRATION OBSERVED

I observed indications that sometime in the past there was water penetration or intrusion into the attic. Water marks were observed. Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.




15.1.2 Structural Components & Observations in Attic

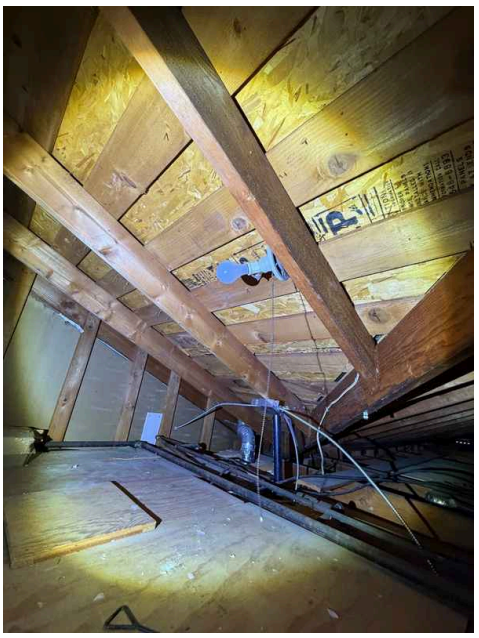
Minor Defect

LIGHT INOPERABLE

The attic light was inoperable. It may be a bad bulb. Recommend further evaluation and necessary repairs.

Recommendation

Contact a qualified professional.



15.1.3 Structural Components & Observations in Attic

Repair/Replace

GAPS/HOLES

One or more gaps/holes were found at the attic space. Water intrusion may occur. Recommend sealing these areas.

Recommendation

Contact a qualified professional.



15.1.4 Structural Components & Observations in Attic

Repair/Replace

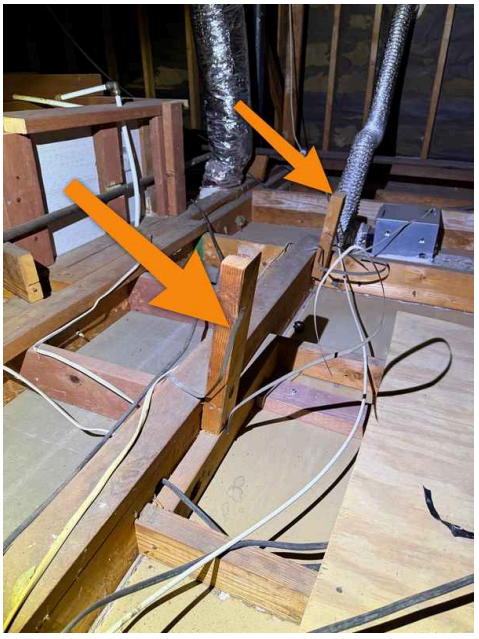
CUT RAFTERS IN ATTIC

ATTIC

Substandard modifications were observed in the attic where rafters appeared to have been cut. Cut rafters can compromise the structural integrity of the roof system and reduce load-bearing capacity. This modification requires immediate professional evaluation to assess safety and determine if reinforcement or repair is necessary.

Recommendation

Contact a qualified professional.



15.2.1 Insulation in Attic

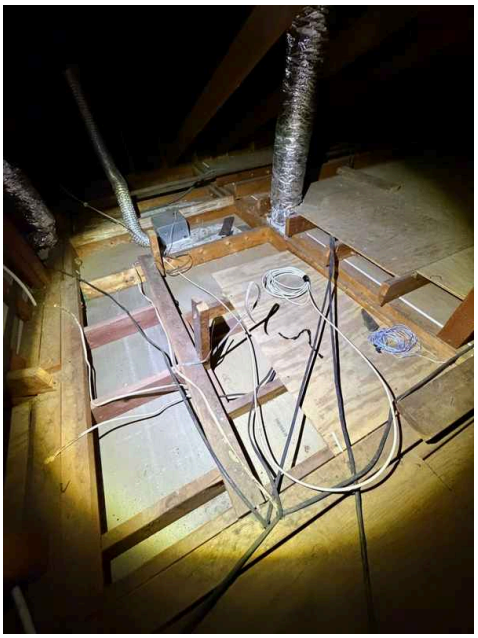
Repair/Replace

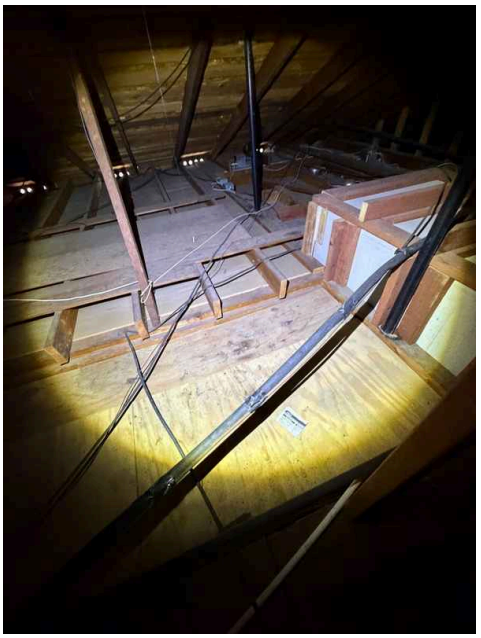
GENERAL ABSENCE OF INSULATION

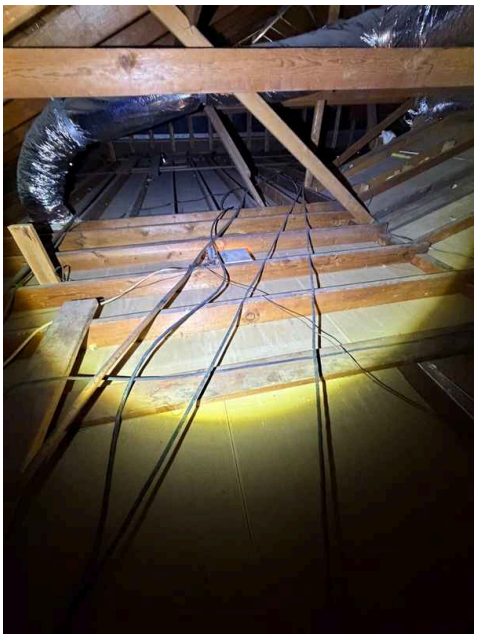
I observed indications of the general absence of insulation in the unfinished attic area.

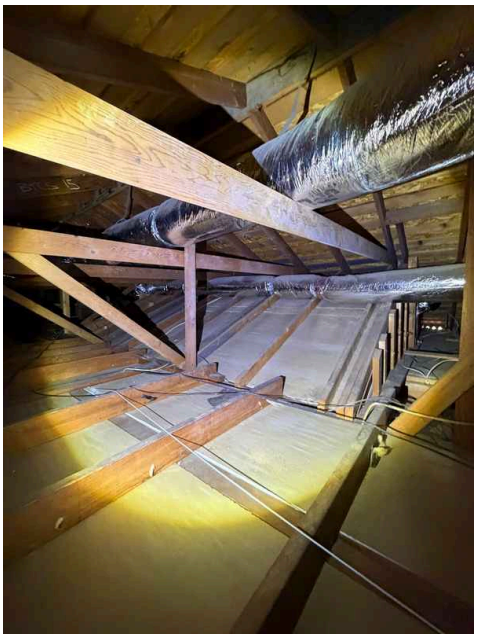
Recommendation

Contact a qualified insulation contractor.









STANDARDS OF PRACTICE

Inspection Detail
Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove
I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Attached Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Kitchen
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Bathrooms
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Bathrooms 2
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Laundry
The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Doors, Windows & Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Attic, Insulation & Ventilation
The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.