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INSPECTION REPORT BY QUALITY PROPERTY INSPECTIONS

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08/04/2026



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https://app.spectora.com/home-inspectors/quality-home-inspection

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1: INSPECTION INFORMATION

Information

In Attendance
Inspector, Representative of Client(s), Pest Control Inspector

Occupancy
Occupied, Heavily Furnished, Personal Belongings Present

Type of Building
Single Family

Construction Year (From Online Sources)
1968

Inspection Type
Pre-Listing

Weather Conditions
Clear

Temperature at the Time of Inspection
80+ Degrees

Precipitation in the Last 48 hrs?
No

Ground Condition
Dry

Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Important Information / Limitations: Inspection Overview

Quality Property Inspection strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the InterNACHI, International Association of Certified Home Inspectors (https://www.nachi.org/sop.htm). As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

There may be comments made in this report that exceed the required reporting of the these Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when we feel we have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period**, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as **existing at the time of inspection only**, and expire at the completion of the inspection. The limit of liability of Quality Property Inspections and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the InterNACHI Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Important Information / Limitations: Notice to Third Parties

Notice to Third Parties: This report is the property of Quality Property Inspections and is **Copyrighted as of 2018**. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is **non-transferrable, in whole or in part,** to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

Important Information / Limitations: Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information / Limitations: Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If we recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information / Limitations: Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this

report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to us to schedule this service for an additional fee.

Important Information / Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.**

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - We inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, we will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting https://www.nachi.org/life-expectancy.htm

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by the InterNACHI Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.

Please acknowledge to us once you have completed reading this report. At that time we will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Important Information / Limitations: Older Home Information

FYI - This home was over 50 years of age and all components and items of a home have a finite life span. Therefore repairs or replacement of items should be expected and anticipated in the future due to the age of the home alone. Homes of this age were not constructed to today's standards and the home's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Lastly a home inspection does not address code compliance, and today's codes have drastically changed in comparison with the codes that were in place when this home was constructed. ***To learn more about how this home could be improved in regards to today's safety or construction standards, a general contractor, licensed electrician and other licensed professionals should be consulted and do further evaluations.***

As well older homes often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.). When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to discover every defect that may be present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically exempt from this inspection.

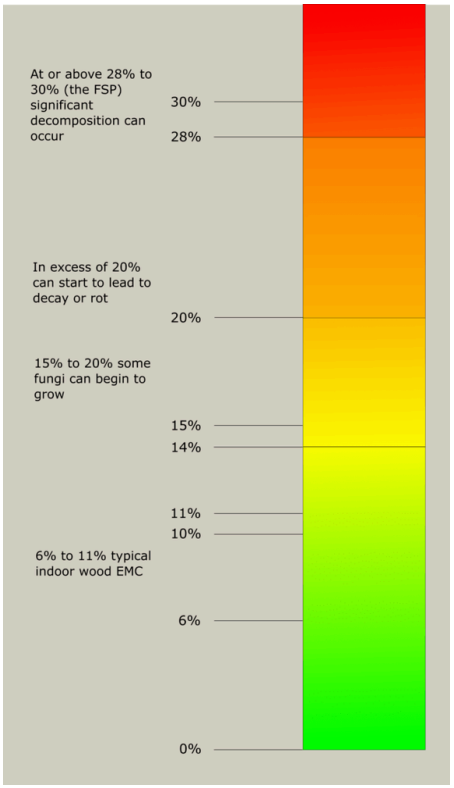
Important Information / Limitations: Heavy Amount of Personal Belongings Present

There was a HEAVY amount of personal belongings present in the home at the time of inspection. These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to: wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate these areas for defects during your final walk through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas.** If any concerns are noticed during your final walk through, feel free to contact us at 626-417-4216.

Important Information / Limitations: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures including a moisture meter should be seen as qualitative readings only, as it will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached and the wood is fully saturated with water/moisture.



Important Information / Limitations: Further Evaluation Information

Further evaluation and repairs have been recommended on several items throughout the home. It is highly recommended that these recommendations are followed, as these professionals can find latent or concealed defects that would not have been visible during a visual only home inspection. A better understanding of repair and replacement costs can also be garnered by consulting these professionals.

Important Information / Limitations: Remodeling/Additions Information

FYI - The structure showed signs of major remodeling, renovations, and/or additions being added after original construction. This work may or may not have been performed by licensed contractor(s) with proper permits and code inspections, or in a workmanlike manner, etc. I suggest verifying with the seller and local code authority to determine if this work was done properly and that it conforms to the building standards applicable at that time.

FYI - I also recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, additions, renovations, change-outs, etc. which is not a part of my inspection process.

Important Information / Limitations: Comment Key - Definitions

This report divides deficiencies into three categories; Significant/Major Defects (**in red**), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or Concerns will be listed in the **Red** or **Orange** categories depending on their perceived danger, but should always be addressed ASAP.

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your contingency period.**

Marginal Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period.

Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations in each comment is more important than its categorization**. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, Orange items to Red, etc.**

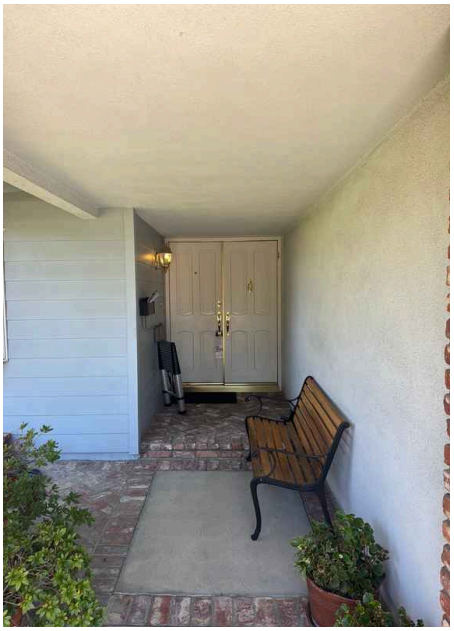
2: EXTERIOR

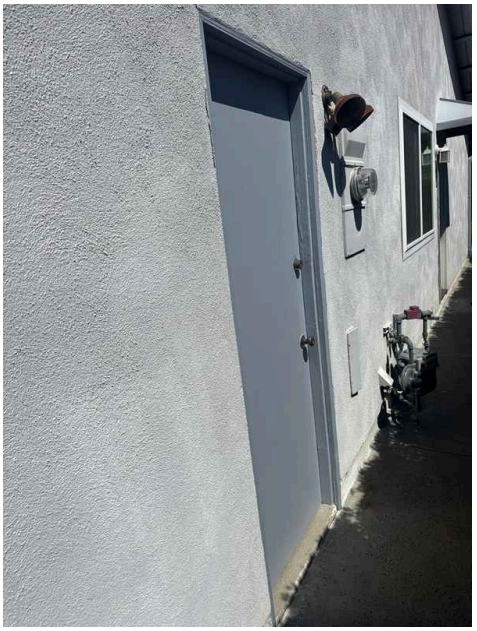
Information

Walls / Cladding: **Wall Crack(s) Present?**

Hairline

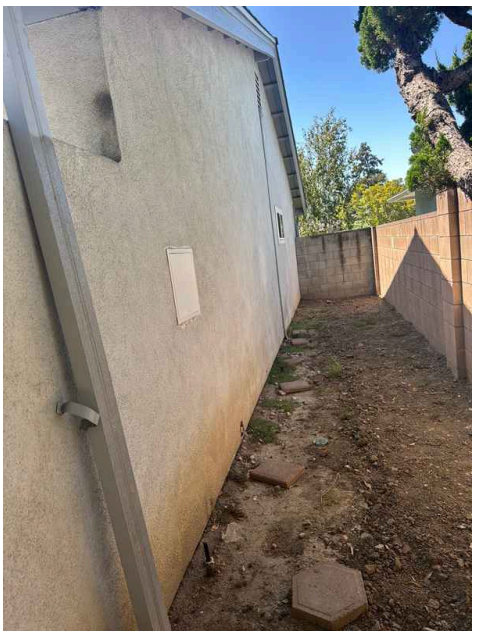
General Info: **Elevation Photos (Including the Front, Rear, Left and Right Sides of the Home)**










General Info: Representative Number Inspected

The InterNACHI Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e. cladding, windows, overhangs, etc.). I try to ensure that all portions are inspected but height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

General Info: Upper Level Surfaces

FYI - Due to their height from the ground, the upper-level exterior surfaces and details of the sections of the home were physically inaccessible for thorough review. Reportable conditions may be present which I was unable to observe.

General Info: Vegetation Obscuring Exterior Walls

FYI - Vegetation was present in areas around the home that prohibited visual accessibility of some exterior wall surfaces and may obscure spigots, receptacles, and other items. Plants and shrubbery are not moved for visual accessibility of any areas or items. This inspection is limited to visual portions only. Although not suspected, reportable conditions could be present in areas that were not visually accessible.

Walls / Cladding: Wall and Cladding Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Wall Flashings: Wall Flashing Information & Limitations

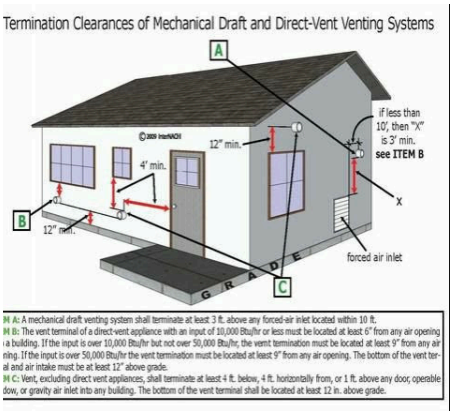
Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Overhangs / Soffit / Fascia: Soffit / Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Gas Sidewall Vent(s) : Sidewall Vent(s) Clearance Information

All gas sidewall vents were inspected to ensure they had proper clearances from air inlets and/or combustibles. No deficiencies were present at the time of inspection unless otherwise noted in this report.



Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Handleset Information

Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

Recommendations

2.2.1 Walls / Cladding

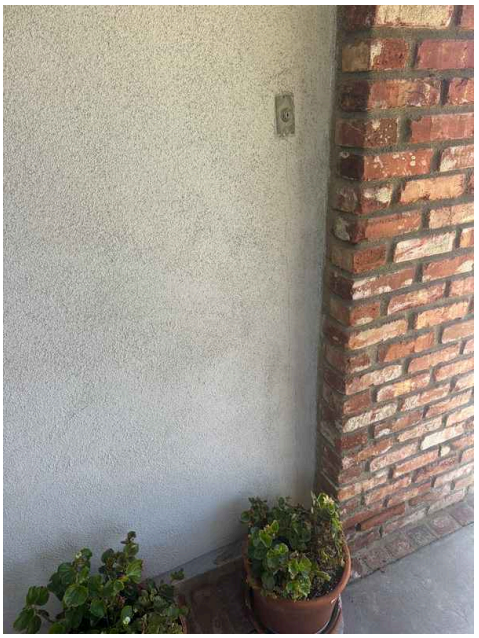
Minor Defect, Maintenance Item, or FYI Item

MINOR STUCCO CRACKING

Minor cracking was present in the stucco in areas. Rain water can infiltrate these cracks, and in winter months the water will freeze and expand, causing damage to the stucco. Properly sealing or repairing any cracking is recommended to be conducted by a masonry contractor as needed.

Recommendation

Contact a qualified professional.



3: GROUNDS

Information

Gas Meter/LP Tank Information: Fuel Source
Gas Meter

Gas Meter/LP Tank Information: Location of Fuel Source
Right Side of Home

Gas Meter/LP Tank Information: Main Gas Shut Off Valve Location
On Exterior Meter

Driveway and Walkway Condition: Driveway/Walkway Information

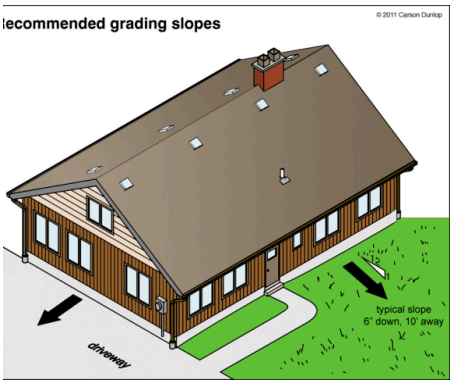
The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the SOP only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

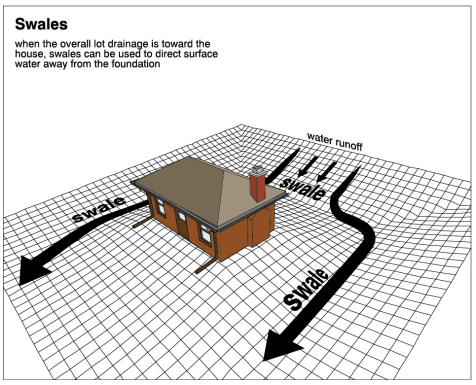
Driveway and Walkway Condition: Typical Settlement / Shrinkage Cracks

Settlement / shrinkage cracks were present on the concrete surface (<1/4 inch wide). These can typically be from standard settlement, from admixtures or the composition of the concrete, or weather conditions when the concrete was poured. I recommend sealing these cracks at a minimum, to prevent further damage from freezing water in winter months.

Grading / Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.





Grading / Lot Drainage: Grading Limitations

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home.

Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Gas Meter/LP Tank Information: Gas Meter Information

The gas meter was inspected looking for damage and the regulator vents' clearance from ignition sources and air inlets into the home. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.



Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

Retaining Wall: Retaining Wall Information

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No significant deficiencies were observed in the walls relation to the structure unless otherwise noted in this report.

Fence: Fences Not Inspected

FYI - A fence was present at the home. Fences and gates are not inspected per the standards of practice, and the fence's condition is excluded from this inspection. Any comments made in relation to the fence should be viewed as a courtesy, and not be construed as an all-inclusive listing of deficiencies present.

Recommendations

3.1.1 Driveway and Walkway Condition

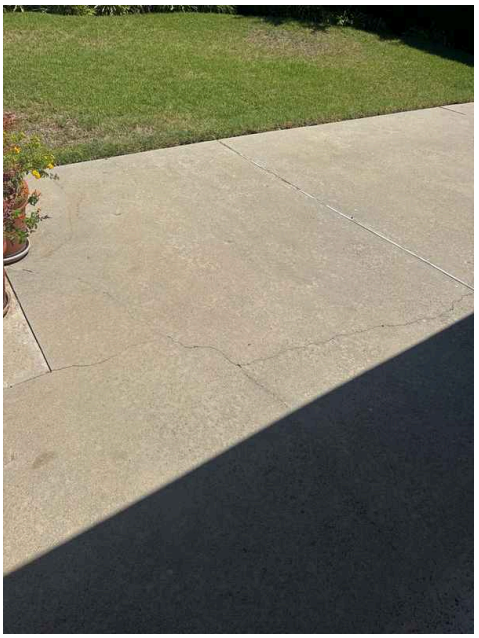
Marginal Defect

MODERATE CRACKING - CONCRETE

Moderate settlement cracks were present on the concrete surface. If a concern, have a concrete contractor to evaluate for repair. At a minimum these cracks are recommended to be sealed by a qualified person to prevent further damage from freezing water in winter months.

Recommendation

Contact a qualified concrete contractor.



3.3.1 Vegetation Observations

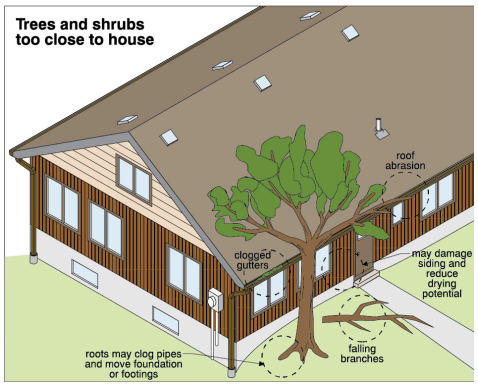
Minor Defect, Maintenance Item, or FYI Item

TREE LIMBS WITHIN 10 FEET OF ROOF

Tree limbs were present that were covering portions of the roof surface or within 10 feet of the roof. Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to the roof, allowing the roof surface to adequately dry after rainfall events. Leaves from trees can also clog downspouts and gutters allowing them to overflow. Trimming or removal of the offending branches as needed is recommended to be conducted by a tree trimming company.

Recommendation

Contact a qualified tree service company.





4: ROOF

Information

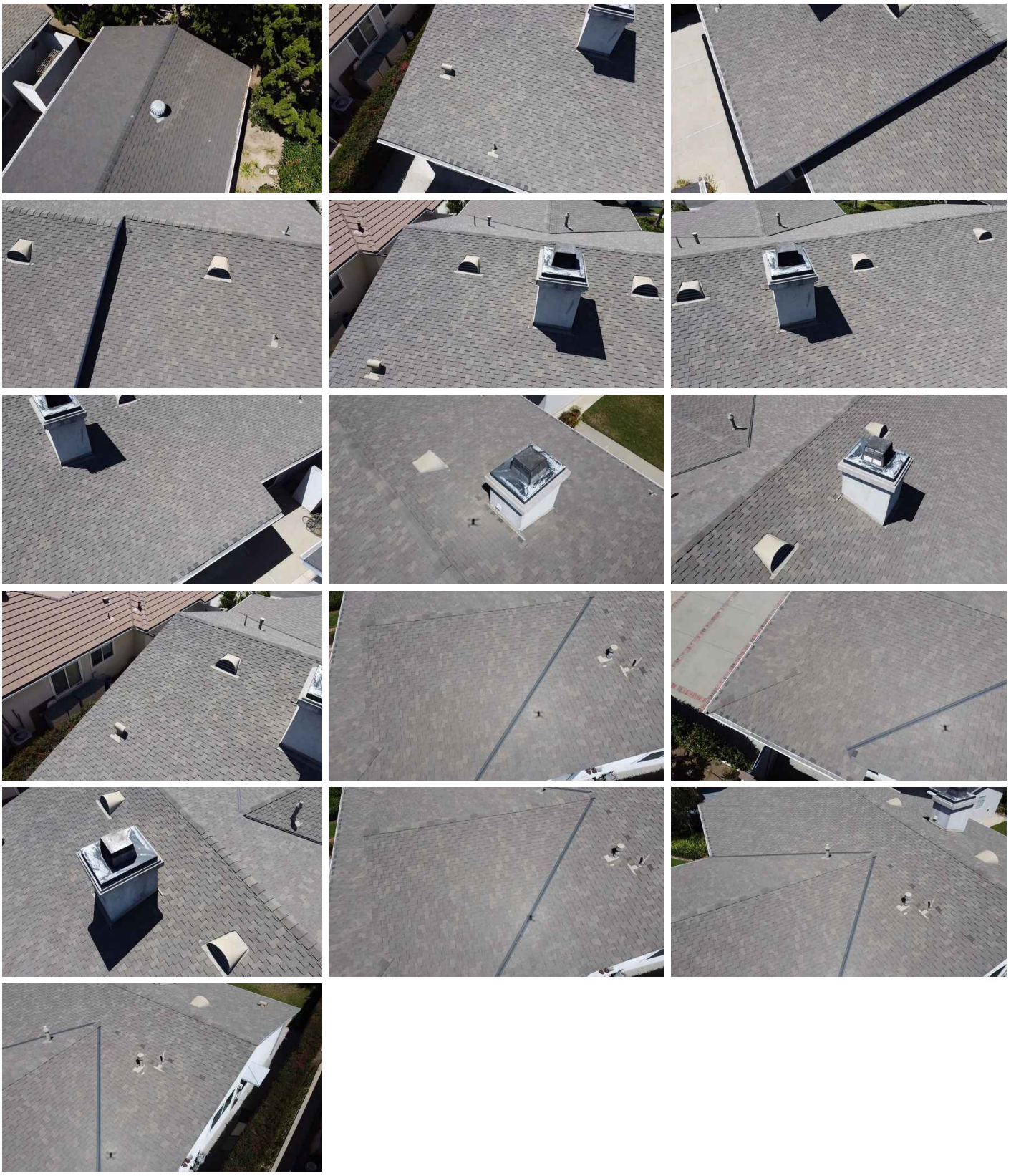
General Info: Inspection Method
Aerial Drone

Roof Covering Material
3-Tab Composition Shingles

Roof Stage of Life Estimation
5-10 Years

General Info: Roof Views





General Info: Roof Limitations

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

General Info: Inspected by Drone

An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if I was actually able to walk the roof surface, and is considered a limited inspection. Any comments made in this report

relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone. If a more thorough inspection is desired I recommend consulting a roofing contractor.



Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

3-tab asphalt composition shingles typically have a 12-15 year life span. This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Architectural Composition shingles typically have a 21-24 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

3-Tab Shingles

The roof covering was comprised of 3-tab composition shingles. 3-tab shingles are manufactured by starting with a fiberglass reinforcement mat, pouring a layer of asphalt over the fiberglass mat, and lastly the asphalt is covered by ceramic granules, which gives the shingles their 'color' and helps to protect the the asphalt from sustaining UV damage from the sun. Most 3-tab shingles carry between a 15 - 20 year pro-rated warranty, and will typically require replacement 13 - 15 years after initial installation. Typical aging characteristics are the loss of adhesion between the shingles, delamination (exposed fiberglass), granule loss, and curling of the shingles themselves. Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.

The following factors affect the lifespan of roof covering materials:

- *Roofing material quality*: Higher quality materials, will of course, last longer.
- *Number of layers*: Shingles installed over existing shingles will have a shorter lifespan.
- *Structure orientation*: Southern facing roofs will have shorter lifespans.
- *Pitch of the roof*: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- *Climate*: Wind, rain, and snow will impact the lifespan of the roof. Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- *Attic Ventilation*: Poorly vented attic spaces will decrease shingle life due to heat.
- *Vegetation conditions*: Overhanging trees, branches contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but **confirming proper fastening, use and adequacy of underlayment, and confirming flashing adequacy is impossible as these items are not visible.** Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Roof Surface Condition: Roof Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly

present at the time of inspection unless otherwise noted in this report.

Roof Surface Condition: Roof Information - Viewed from Ground, a Ladder, or Drone

The roof was inspected from the ground, a ladder, or aerial drone at visibly accessible portions looking for excessive granule loss, signs of curling or delamination, and/or any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Surface Condition: Shingles Information - Aged

The shingles appeared to be in satisfactory condition at the time of inspection with respect to their age and typical wear and tear. Typical characteristics of shingles of this age were present (moderate granule loss, slight delamination, etc.).

Vents / Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Vents / Protrusions: Protrusion(s) Viewed From Ground Level, Ladder, or Drone

The roof protrusions were viewed from ground level, a ladder, or by a drone and no deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Roof Flashings: Roof Flashing Information & Limitations

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Chimney: Chimney Information

The chimney(s) were inspected looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Chimney: Chimney Inspected from Ground Level, Ladder, or Drone

The chimney was viewed from ground level, a ladder, or by drone. This is a limited inspection of the chimney and the possibility exists that deficiencies may be present that were not visible. At the time of inspection, no reportable conditions were present at visible portions unless otherwise noted in this report.

Chimney: Chimney Flashing Limitations

FYI - The chimney flashing was inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Gutters / Downspouts: Gutter Guard Present

A gutter covering system was present. These covers prevent leaves and organic debris from entering the gutters and clogging downspouts. Leaves and debris will still cover this "guard" and should be cleaned as a part of routine maintenance. This "guard" also prevented visual accessibility of the gutter channel and checking for the presence of drip edge flashing.

Recommendations

4.6.1 Gutters / Downspouts

Minor Defect, Maintenance Item, or FYI Item

LEAVES / DEBRIS PRESENT

Leaves and/or organic debris was present in the gutters. This can create blockages in the downspouts, allowing water to overflow the gutters. I recommend for a qualified person to clean the gutters as soon as possible.

Recommendation

Contact a qualified professional.

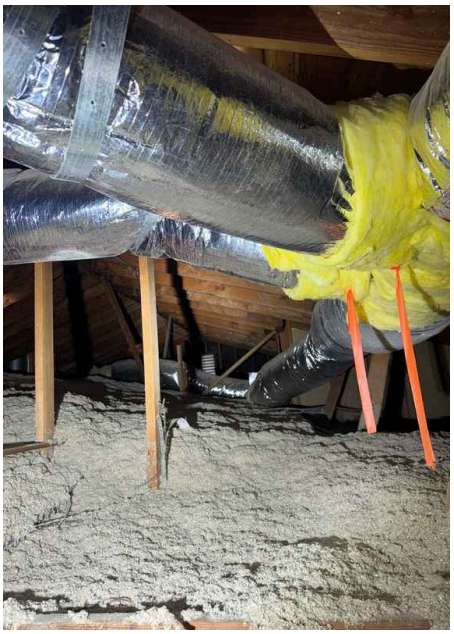
5: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

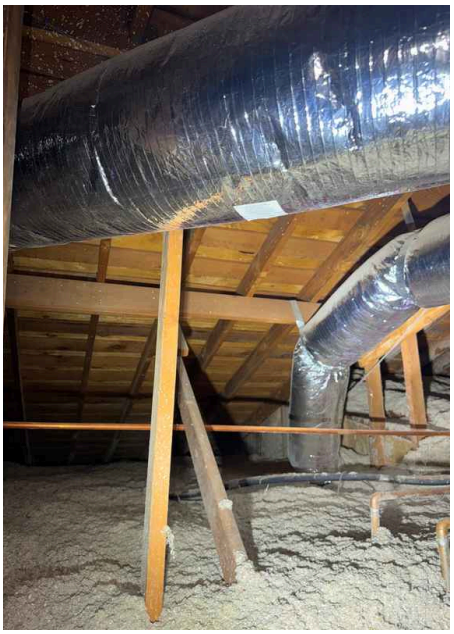
Insulation: Insulation Type
Blown-in Cellulose

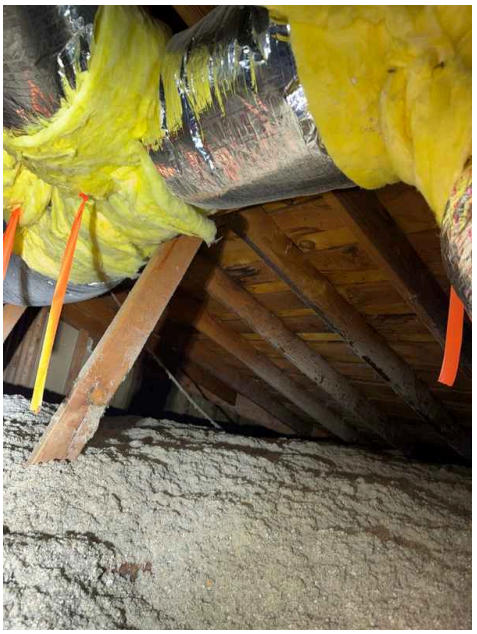
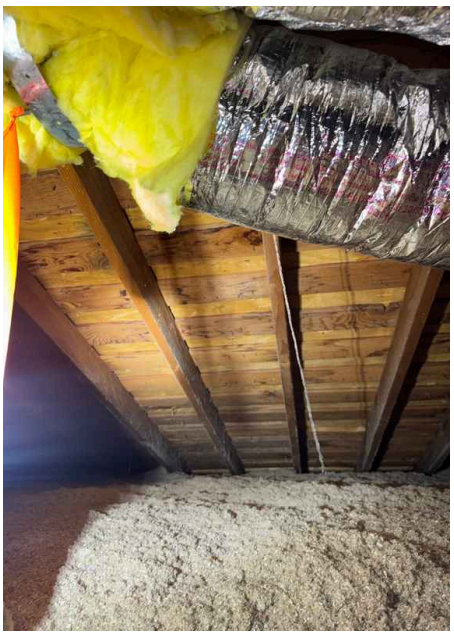
Insulation: Insulation Amount (Average)
6 - 8"

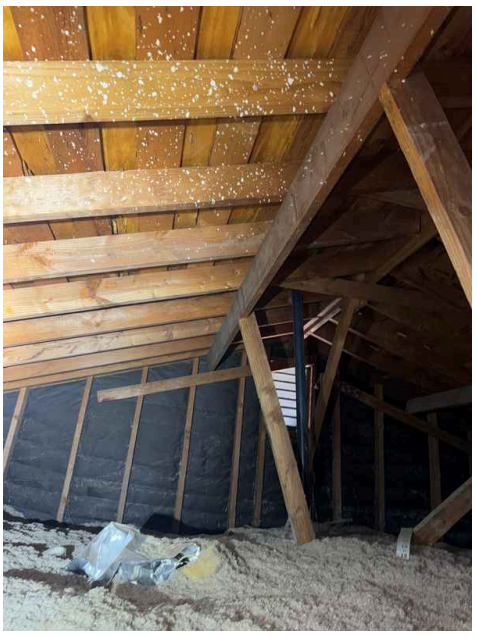
General Info/Limitations: Attic View(s)



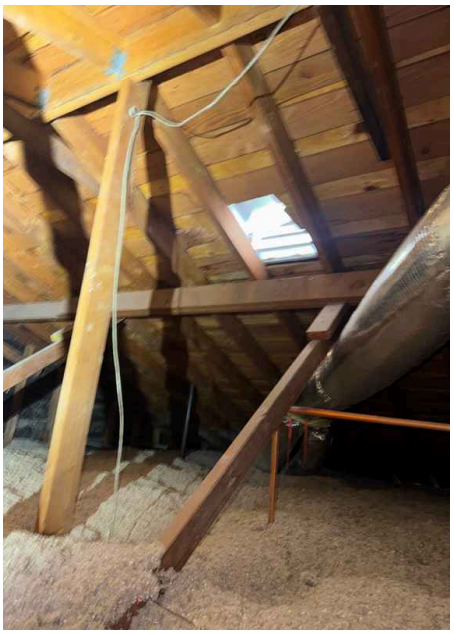









General Info/Limitations: Accessibility Limitations

Attics are navigated as best I can and all related components are inspected visually from an area that does not put either the inspector or the home at risk. The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. And any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, and no attic can be fully evaluated at the time of the inspection.

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild over-simplifications of the subject. As a good guiding principle the most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

For more information, please see: https://www.greenbuildingadvisor.com/article/lstibureks-rules-for-venting-roofs

Roof Structure / Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Plumbing Stack Vents: Vent Stack Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Chimney: Chimney Information

The portion of the chimney in the attic was inspected at visible portions looking for any signs of moisture infiltration where it protrudes through the roof, as well as looking for any other significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Recommendations

5.4.1 Roof Structure / Framing

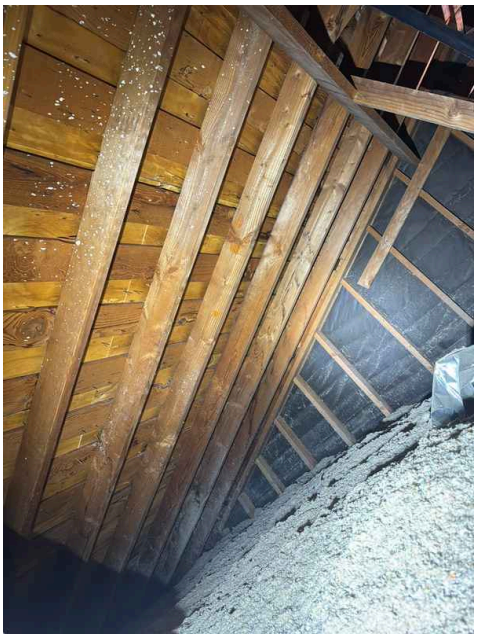
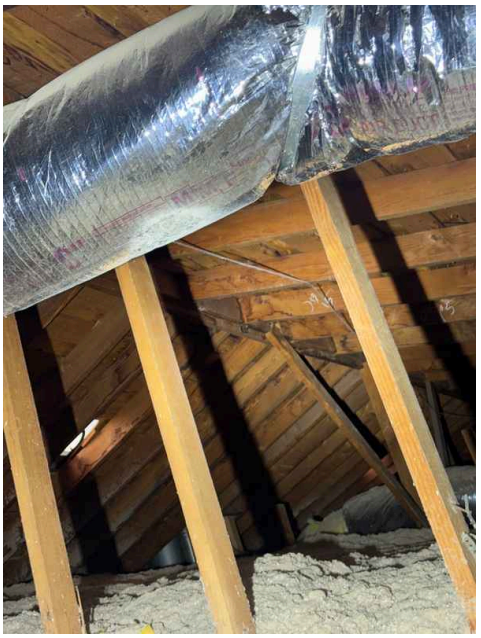
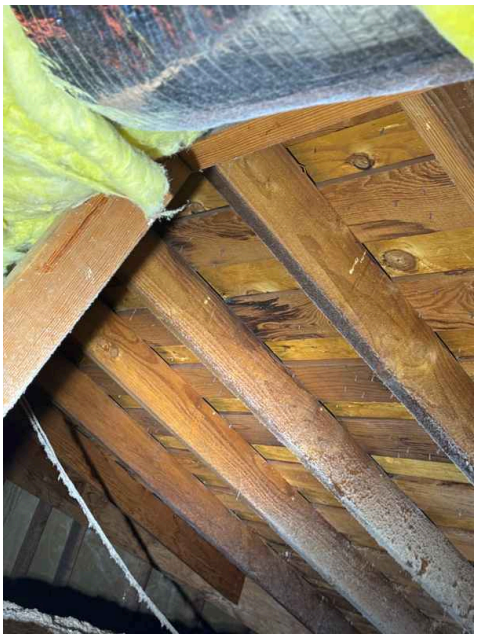
Marginal Defect

INDICATIONS OF PAST/PRESENT LEAKING PRESENT

There were indications of leak(s) on the rafters and/or decking in the attic. I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak. I recommend inquiring with the sellers as they would have the best knowledge pertaining to if the leak is active, and/or if repairs were made to the roof to address this issue. If they can not produce information or invoices for repair, evaluation is recommended to be conducted by a qualified roofing contractor with repairs made as needed, if needed.

Recommendation

Contact a qualified roofing professional.

6: ENVIRONMENTAL CONCERNS

Information

Odors Present: Odor(s) Present in the Home

No Discernible Odors

Fungal Growth: Possible Fungal Growth Present

Not at Visible Portions

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with the InterNACHI standards of practice these items are not reported on during a home inspection. **If I see obvious signs of a material that I may believe to contain asbestos, I will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list**. Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.**

More information can be found at this link: https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos

Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with the InterNACHI standards of practice lead based paint is not reported on, or tested for during a home inspection. **If lead based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

Fungal Growth: Fungal Growth and Mold Information

In accordance with the InterNACHI standards of practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present**. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the InterNACHI Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

7: FOUNDATION AREA(S)

Information

General Info: Foundation Type

Slab on Grade

General Info: Visual Limitations Information

The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

General Info: Slab Foundation Information

The inspection of slab foundations is limited to visual portions of the slab only. When floor coverings are present I will look for sloping floors or cracking of tile floors which may be indicators of slab foundation problems. No deficiencies were observed at visible portion unless otherwise noted in this report.

Floor / Slab Condition: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Floor / Slab Condition: Not Visible - Floor Coverings

The portion of the concrete slab in the home was not visible for evaluation due to floor coverings throughout the home. The condition of the slab is excluded from this inspection.

Recommendations

7.2.1 Floor / Slab Condition

Marginal Defect

HORIZONTAL CRACKING ON CONCRETE SLAB

FRONT LEFT CORNER

Horizontal cracking was observed on the concrete slab during inspection. This type of cracking can indicate foundation settlement, soil movement, or structural stress. A structural engineer or foundation contractor should evaluate the extent and cause of the cracking to determine if repairs are needed.

Recommendation

Contact a foundation contractor.





8: GARAGE

Information

Interior Door : Proper Separation
Door Present
Yes

General Info: Garage View(s)




General Info: Garage Area to Living Space Separation Information

Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead). No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant. These upgrades are recommended for safety if not present, and a qualified contractor can be consulted for more information.

General Info: Heavy Amount of Personal Belongings Present

A heavy amount of personal belongings and storage was present in the garage. These items covered the majority of the foundation walls and concrete slab floor surface. The condition of these items are excluded from this inspection. I highly recommend taking a final walk through of the home once vacant, to observe any areas that were not accessible during the inspection.

Garage Door(s): Garage Door Information

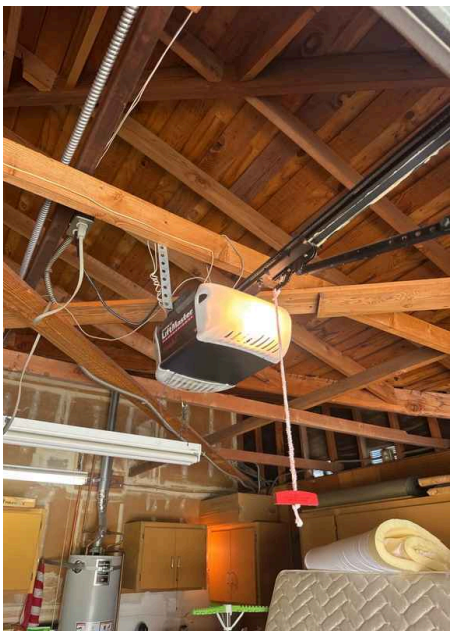
The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Parts: Garage Door Parts Information

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Garage Door Safety: Eye Beam(s) Information

The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

Garage Door Safety: Resistance Not Tested

The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes, and the ability to auto reverse, if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground, underneath of the door. When the door is closed, it should contact the 2" X 4", and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

Interior Door : Interior Garage Door Information

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. ***Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety.*** No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Exterior Door (Man Door): Exterior Door Information

The exterior door was inspected testing for proper operation and looking for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ceiling / Framing: Ceiling Information

The ceiling area was inspected looking for indications of leaks or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Walls: Walls Information

The walls appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed at visible portions unless otherwise noted in this report.

Walls: Walls Information - Separation

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. ***Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.***

Garage Slab: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Recommendations

8.7.1 Exterior Door (Man Door)

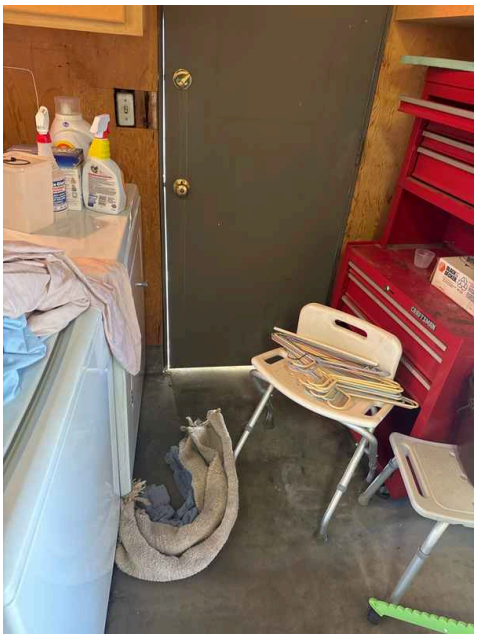
Minor Defect, Maintenance Item, or FYI Item

LIGHT VISIBLE

Light was visible around the door while in the closed position. Repairs / adjustments are recommended to be conducted as needed for a proper fit, and to eliminate any visible light by a qualified person.

Recommendation

Contact a handyman or DIY project



8.8.1 Ceiling / Framing

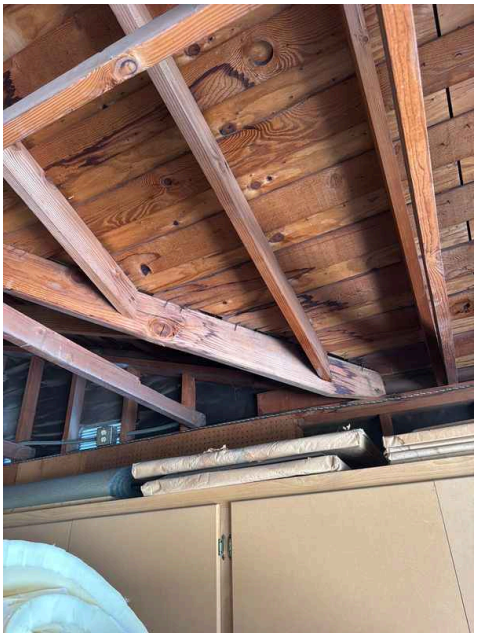
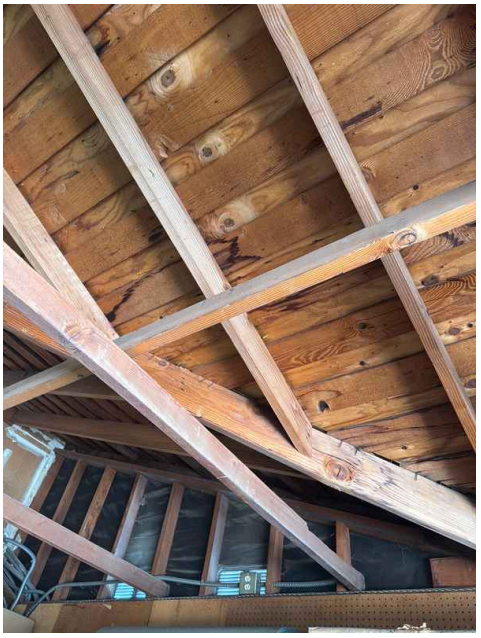
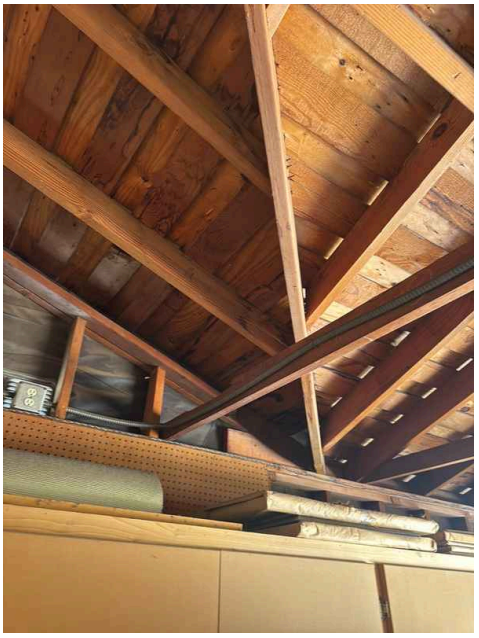
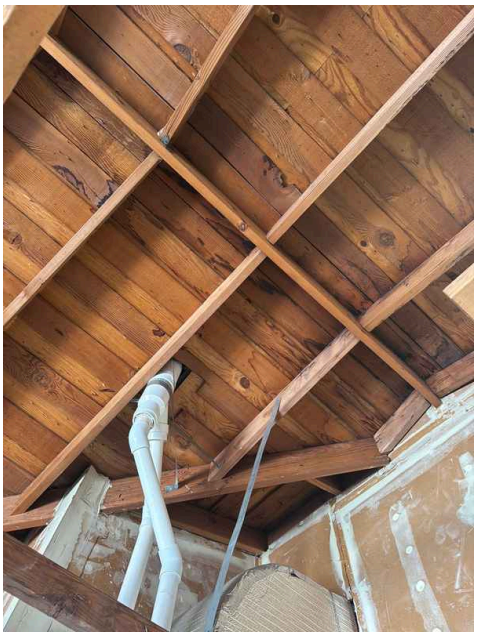
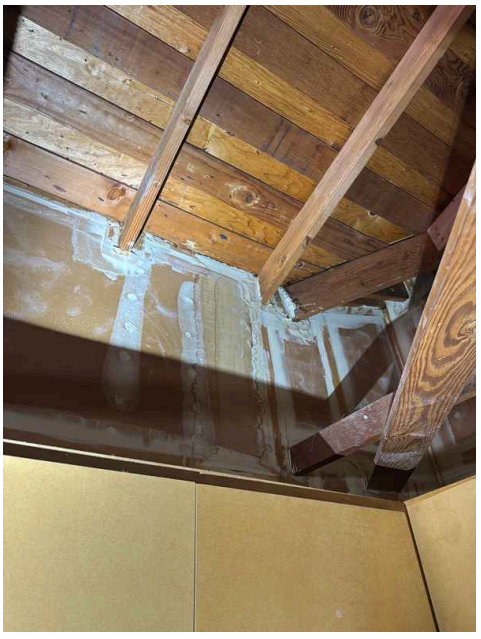
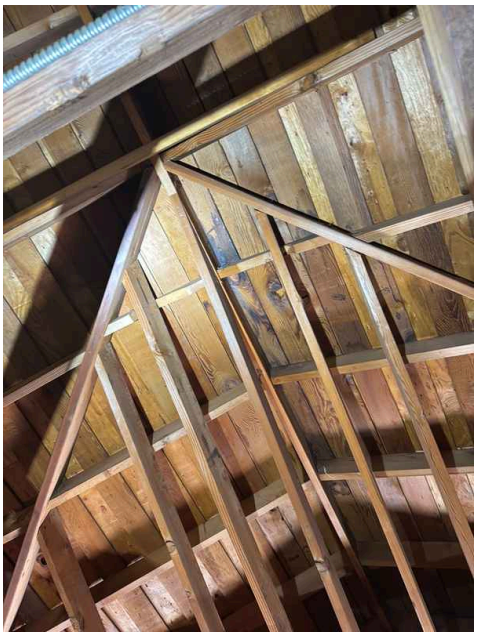
Marginal Defect

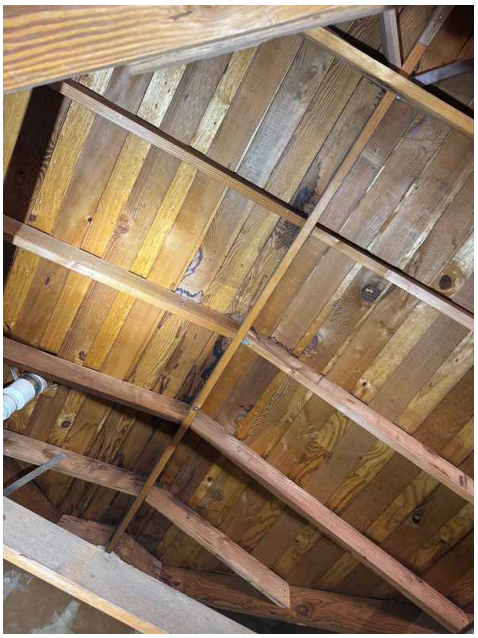
EVIDENCE OF PAST WATER INTRUSION - ROOF

There were indications of leak(s) on the rafters and/or decking in the garage. I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak. I recommend inquiring with the sellers as they would have the best knowledge pertaining to if the leak is active, and/or if repairs were made to the roof to address this issue. If they can not produce information or invoices for repair, evaluation is recommended to be conducted by a qualified roofing contractor with repairs made as needed, if needed.

Recommendation

Contact a qualified roofing professional.



8.10.1 Garage Slab

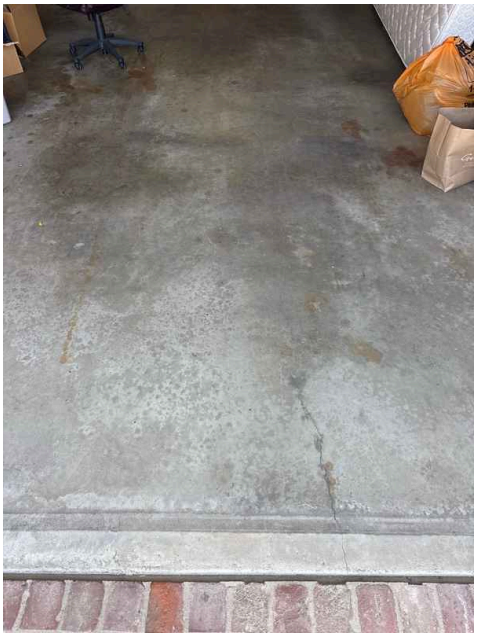
Marginal Defect

MODERATE CRACKING

Moderate cracking was present on the concrete slab in the garage. Repairs are recommended to be conducted to the cracking as needed by a concrete contractor or other qualified contractor. Any cracks should be sealed with an appropriate material at a minimum to prevent the possibility of moisture infiltration. This material can then be monitored for cracking which would show if any future movement occurs.

Recommendation

Contact a qualified concrete contractor.



9: HEATING, COOLING

Information

Exterior Unit(s) - Split System : Exterior Unit Location
Rear of home

Exterior Unit(s) - Split System : Exterior Unit Energy Source & Type
Electric AC Unit

Interior Unit(s) - Split System : Interior Unit(s) Energy Source and Distribution
Gas Forced Air

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

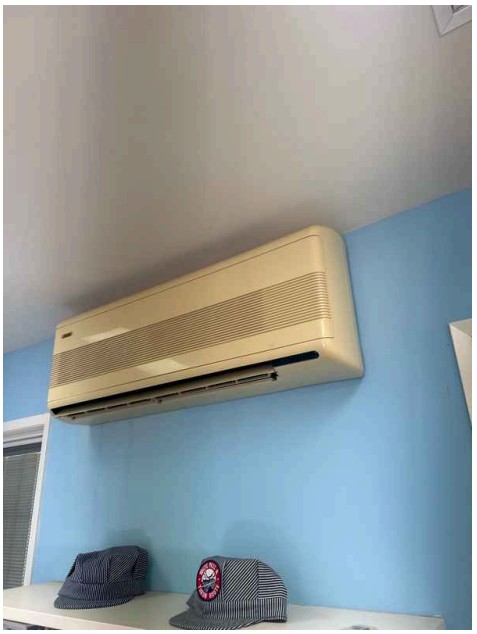
- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home

Mini-Split System Information : Mini-Split System Information

Mini-Split systems are inspected by a visual examination of the indoor and outdoor units, and by testing functionality at normal operating controls only. Temperature output is not tested for. No deficiencies were observed at the time of inspection unless otherwise noted in this report.









Exterior Unit(s) - Split System : Exterior Unit Information

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of

inspection, unless otherwise noted in this report.







Thermostat(s): Thermostat Information

The thermostat was operated and it initiated the HVAC system, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



Air Supply: Air Supply Information

A temperature reader was used to show the system responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 10 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.



Interior Unit(s) - Split System : Interior Unit(s) Information

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.





Interior Unit(s) - Split System : Gas Forced Air Furnace Information

FYI - This house has a gas forced air furnace. The key to all combustion equipment like this is the heat exchanger. This is the welded clam-shell piece of metal inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are buried inside of heating equipment; they are not visible; and are specifically excluded from a home inspection. The risk of continuing to use older gas equipment is you could get a crack in the heat exchanger and never be aware of it. Be sure you have operable carbon monoxide alarms inside the house; have annual HVAC service performed; and consider updating these forced air furnaces on a roughly 15-20 year schedule.

HVAC Supply Registers: HVAC Supply Information

Conditioned air supply was present at the supply register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Air Filter / Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. I recommend changing the filter every 30

days - 3 months depending on the style of filter used. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Condensate Drain Pipe: Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Gas Pipe: Shut Off Valve / Sediment Trap Information

The gas pipe supplying the unit was inspected looking for the presence of a shut off valve and sediment trap, while also looking for damage. No deficiencies were observed at visible portions unless otherwise noted in this report.

Venting: Vent Information

The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.

Recommendations

9.1.1 General Info

Minor Defect, Maintenance Item, or FYI Item

HVAC SERVICING DOCUMENTATION NOT PRESENT

HVAC servicing documentation was not present for the unit(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

9.2.1 Mini-Split System Information

Marginal Defect

AGED UNIT

FYI* -** The mini-split unit was nearing, at, or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s) alone. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable. ***Due to its age servicing is recommended by an HVAC contractor. A typical life expectancy chart can be found here:

http://prohitn.com/component-life-expectancies/

Recommendation

Contact a qualified heating and cooling contractor





9.2.2 Mini-Split System Information

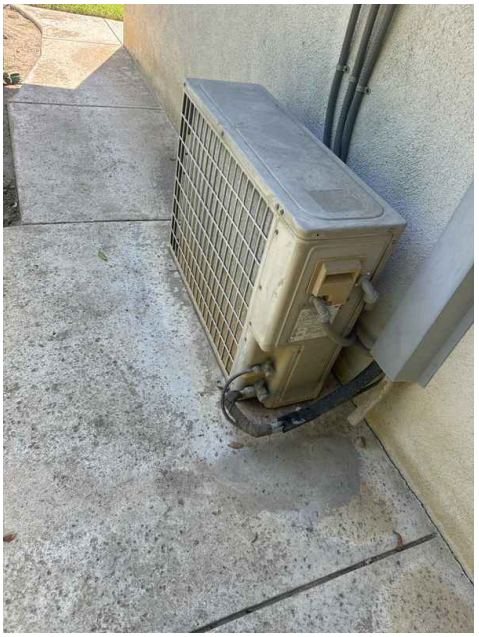
Marginal Defect

MINI-SPLIT SYSTEM CLEARANCE ISSUE

The mini-split system is positioned within 3 inches of the ground. This proximity to ground level can restrict airflow around the unit, reduce cooling and heating efficiency, and increase the risk of water damage or debris ingestion during heavy rain or flooding events. A qualified HVAC professional should evaluate the installation and recommend repositioning the unit to meet manufacturer specifications for proper clearance and operation.

Recommendation

Contact a qualified professional.



9.5.1 Air Supply

Marginal Defect

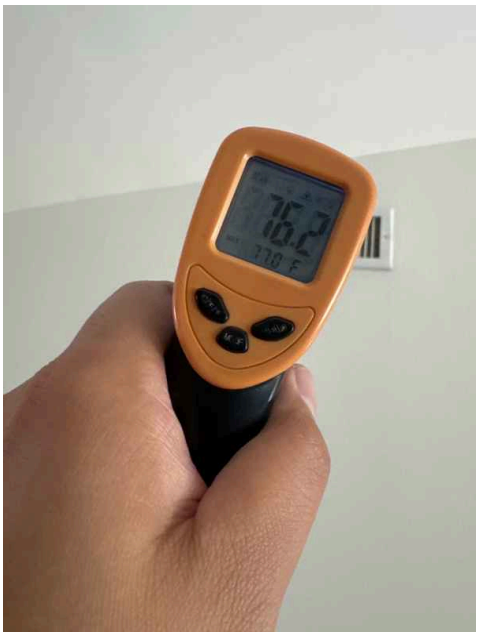
DID NOT PRODUCE HEATED AIR

I observed indications that the heating system (furnace) did not produce heated air. It turned on, but did not operate as expected. Correction and further evaluation is recommended.

Recommendation

Contact a qualified HVAC professional.





9.6.1 Interior Unit(s) - Split System

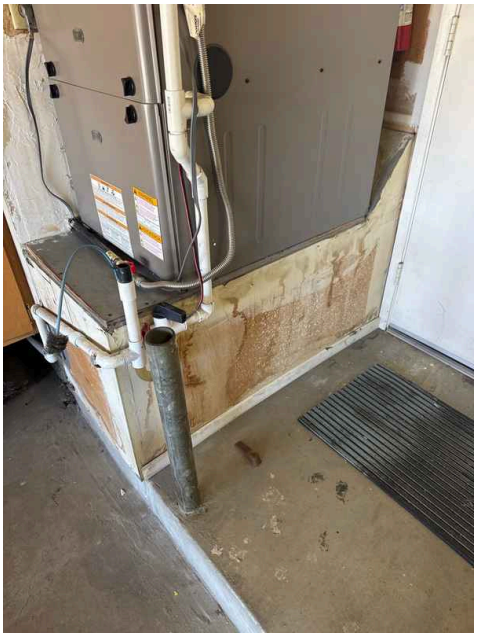
Marginal Defect

WATER STAINS AT BASE OF UNIT

Water stain was present in the area of the interior HVAC unit from possible water leaks before. No active leaks were reported during the inspection. Water leaks could have been fixed already. Recommend hiring licensed HVAC contractor for complete evaluation.

Recommendation

Contact a qualified heating and cooling contractor



9.9.1 Condensate Drain Pipe

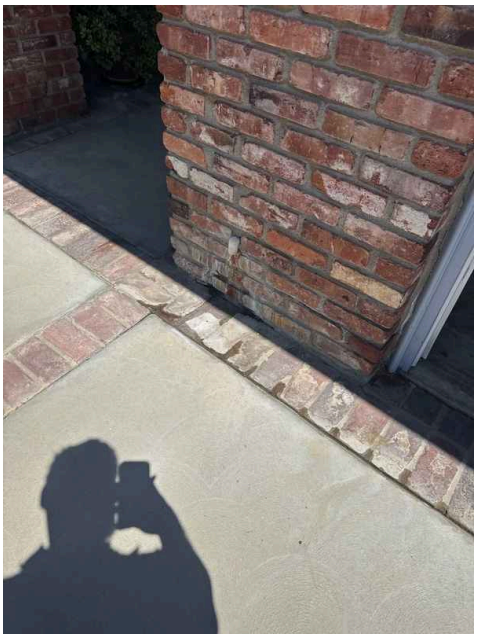
Marginal Defect

CONDENSATE PIPE DRIP LEAK

The condensate drain pipe had a drip leak present where it exits the interior unit. Repairs are recommended as needed by an HVAC contractor to rectify the leak.

Recommendation

Contact a qualified HVAC professional.



9.12.1 Gas Pipe

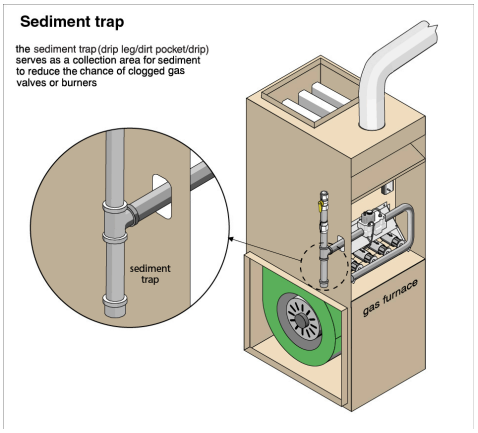
Marginal Defect

SEDIMENT TRAP MISSING

A sediment trap was not present on the gas pipe supplying the furnace. Furnaces and water heaters are recommended to have a sediment trap as close to the appliance as possible, to prevent particulates from entering the appliance, possibly causing damage to the heat exchanger. The installation of a sediment trap is recommended to be conducted by an HVAC contractor or other qualified person.

Recommendation

Contact a qualified heating and cooling contractor





10: ELECTRICAL

Information

Service Entrance: Service Entrance Type
Underground Service Lateral

Service Grounding / Bonding: GEC Present
Not Confirmed

Branch Wiring : Visible Branch Wiring Type
Not Fully Visible

Branch Wiring : 15 & 20amp Branch Wiring Metal Type
Not Confirmed

Smoke Alarms / Detectors: Smoke Alarms Present at All Required Locations
Yes

CO Detectors: CO Alarms Present at all Recommended Locations?
Yes, Missing Outside of Sleeping Areas

General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

Service Entrance: Underground Service Lateral Information

Power was supplied to the home via an underground service lateral. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.







Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

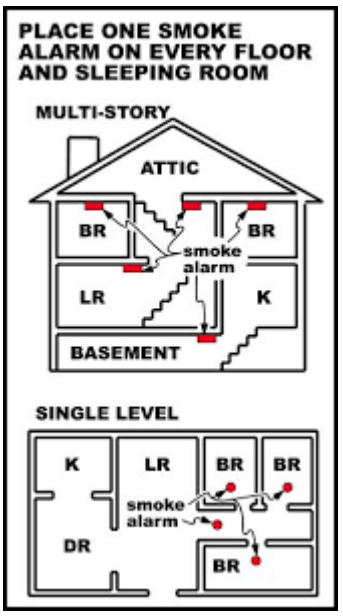
Branch Wiring : Conductor Metal Type Undetermined

FYI - The branch circuits metal type could not be determined due to not removing the panel cover. The metal type (i.e. copper or aluminum) is excluded from this inspection.

Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms



Smoke Alarms / Detectors: Smoke Alarms Testing Information

The InterNACHI Standards of Practice recommends depressing the "test" button(s) to determine the functionality of the smoke alarms. **This, unfortunately only tests the functionality of the audible alarm, as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** We highly recommend replacing all the alarms as soon as you move in, and then testing them monthly thereafter, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU

CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide



Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Receptacles: 220V/240V Receptacle(s) Not Tested

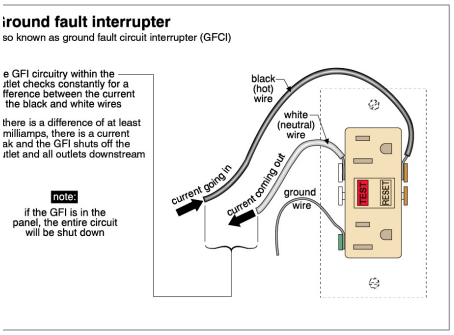
220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker, and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested, and these area(s) are recommended to be tested for GFCI protection at a time when personal belongings have been removed from the home.



Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Switches, Lights: Lights Not Tested

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Recommendations

10.5.1 Service Equipment / Electrical Panel

Marginal Defect

INCOMPLETE, INCORRECT, OR MISSING LEGEND

The legend for the electrical panel was missing, incomplete, or incorrect. A proper legend is required so that breakers are properly labeled, ensuring correct circuits are shut off in case of the need of service, etc. Properly labeling the breakers is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



10.5.2 Service Equipment / Electrical Panel

Marginal Defect

OPEN BREAKER SLOTS IN PANEL

Open breaker slots (missing twist-outs) were present in the electrical panel. This is a safety hazard as this exposes the ungrounded bus and wiring connections. The installation of "blanks" are recommended to be conducted by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.





10.5.3 Service Equipment / Electrical Panel

Significant Defect

ZINSCO / SYLVANIA ELECTRICAL PANEL INFORMATION

A Zinsco / Sylvania electric panel was present at the home. Zinsco components have been associated with problems that can lead to failure, lack of proper protection of circuits, and other serious issues, including fire and electrocution. I recommend replacement of the panel by a licensed electrician. If an electrician determines this panel as safe, I recommend obtaining that in writing including the electrician's signature and license number. The panel cover was not removed due to being a Zinsco panel. You can learn more about these issues at:

http://inspectapedia.com/electric/Zinsco_Electrical_Panels.php

http://www.ismypanelsafe.com/zinsco_damage.aspx

Recommendation

Contact a qualified electrical contractor.





10.5.4 Service Equipment / Electrical Panel

Marginal Defect

100 AMP SERVICE

This home had 100amp service. This was common on some homes of this age, but may be insufficient for a home of this size in today's age with all of the electrical components used today. Evaluation of the service amperage's adequacy is recommended by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.





10.9.1 Smoke Alarms / Detectors

Marginal Defect

AGED ALARMS

The smoke alarms that were present were aged units. Smoke detectors are recommended to be replaced at least every five-ten years for fire safety. I recommend replacement of the units ASAP.

Recommendation

Contact a qualified professional.

10.10.1 CO Detectors

Marginal Defect

CO ALARM(S) NOT PRESENT AT RECOMMENDED LOCATIONS

CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a qualified person, for safety.

Recommendation

Contact a handyman or DIY project

10.11.1 Receptacles

Marginal Defect

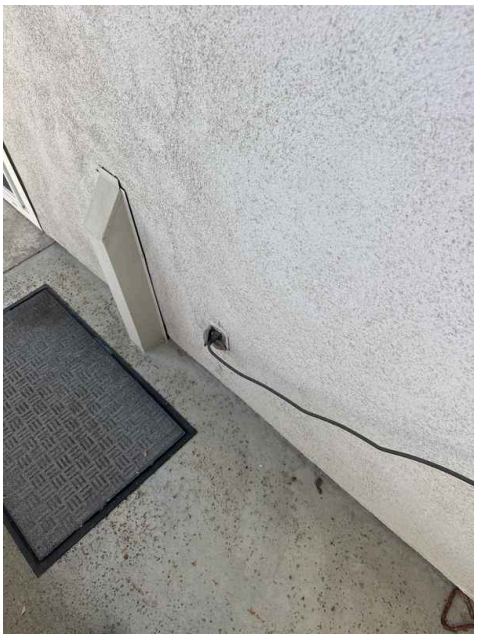
OPEN GROUND ON RECEPTACLE(S)

REAR EXTERIOR

There were receptacle(s) present that tested as being ungrounded. This is a potential safety and electronic equipment hazard. Evaluation and repairs as needed is recommended to be conducted by a licensed electrician to obtain grounding protection.

Recommendation

Contact a qualified electrical contractor.



10.12.1 GFCI Protection

Marginal Defect

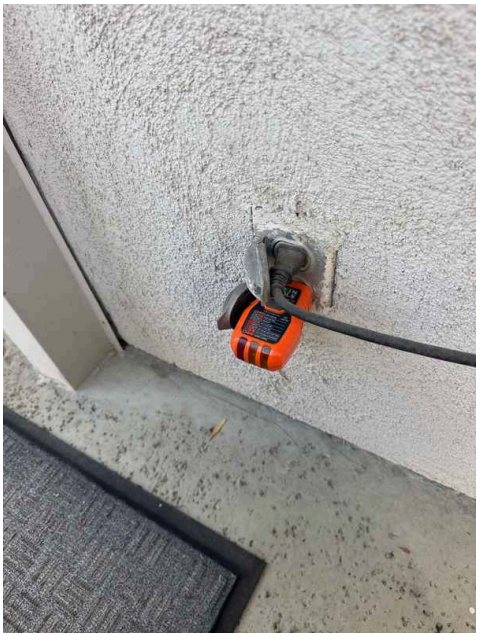
ALL EXTERIOR RECEPTACLES NOT GFCI PROTECTED

The referenced exterior receptacle(s) did not have GFCI protection. This is a safety hazard. The installation of GFCI protection here is recommended by licensed electrician.

Recommendation

Contact a qualified electrical contractor.





10.12.2 GFCI Protection

Marginal Defect

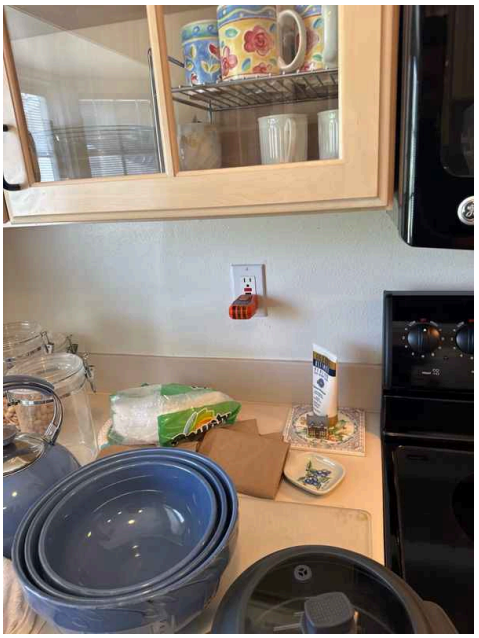
GFCI NOT FUNCTIONING PROPERLY - FOUND TRIPPED/NOT RESETTING

KITCHEN

The referenced GFCI receptacle(s) was found in the "tripped" position, and would not reset, rendering the receptacle(s) non-functional. Replacement of the affected receptacle(s) is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



10.13.1 Switches, Lights

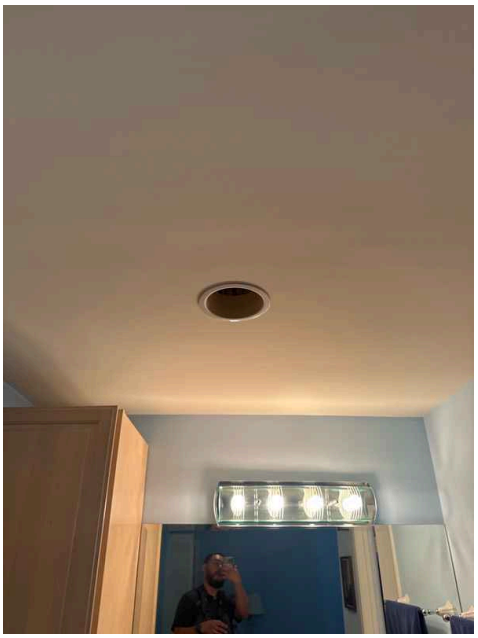
Minor Defect, Maintenance Item, or FYI Item

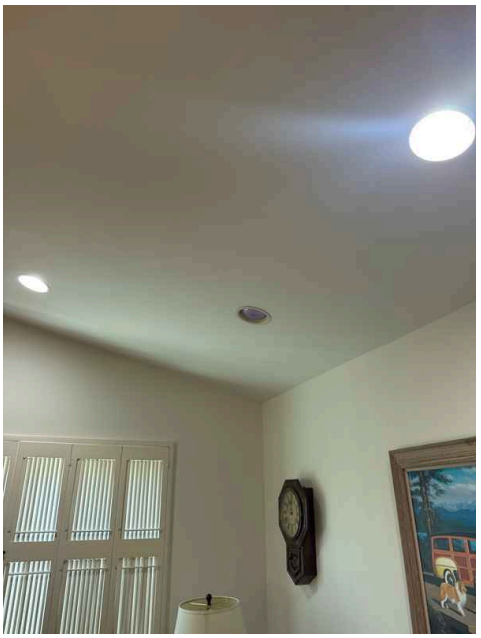
LIGHT(S) NOT FUNCTIONAL

There were light(s) present that were not functional. This could be something as simple as a burned out bulb, a hidden or unknown switch that controls it, or be more extensive. I recommend confirming proper operation with the sellers prior to the end of your inspection contingency period. If these lights can not be verified to be functional prior to closing, evaluation and repairs as needed for proper operation is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.





10.13.2 Switches, Lights

Minor Defect, Maintenance Item, or FYI Item

EXTERIOR LIGHT(S) NOT FUNCTIONAL

Exterior light(s) were not functional at the time of inspection. This could be something as simple as burned out or missing bulb(s), an unknown switch that controlled them, or be more extensive. I recommend confirming proper operation with the sellers prior to the end of your inspection contingency period. If these lights can not be verified to be functional prior to closing, evaluation and repairs as needed for proper operation is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



10.13.3 Switches, Lights

Marginal Defect

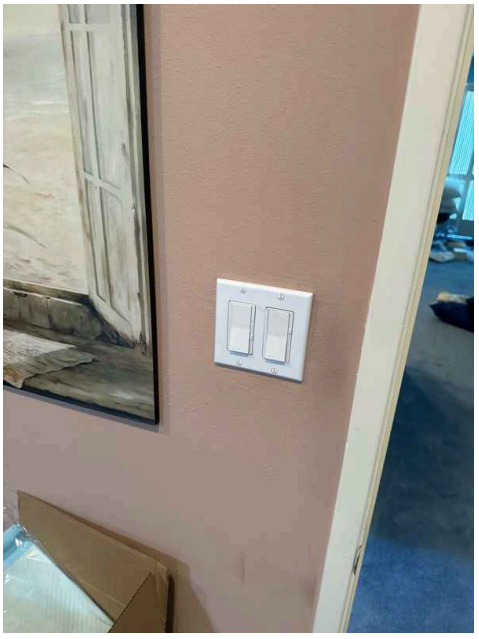
DIMMER SWITCH NOT FUNCTIONING PROPERLY

2ND BEDROOM

The referenced switch was not initiating the lights each time the switch was pressed. Replacement of the switch is recommended by a licensed electrician for proper operation.

Recommendation

Contact a qualified electrical contractor.



11: PLUMBING

Information

Water Pressure: Water Pressure (Approx.)
80-90psi

Water Pipes: Service Pipe Material (Visible Portions)
Copper

Water Pipes: Water Distribution Pipe Material (Visible Portions)
Copper

Gas Pipes: Gas Pipe Material
Black Iron

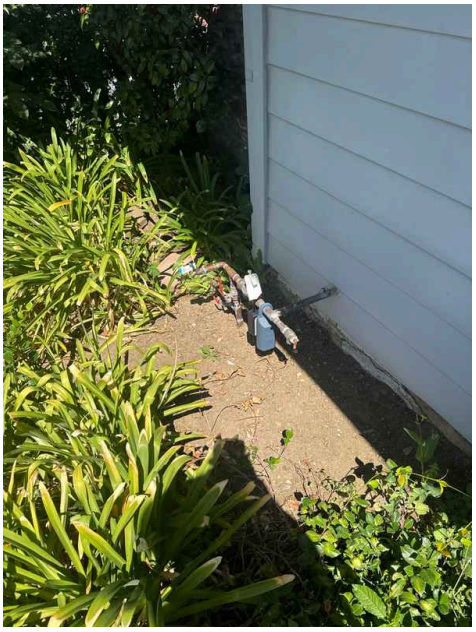
General Info: Irrigation Not Inspected

The inspection or testing of irrigation systems is beyond the scope of a home inspection and was not conducted.

Main Shut Off Valve : Main Shut Off Information

The shut off valve appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test its functionality.





Pressure Regulator: Pressure Regulator Information

The pressure regulator was inspected visually for leaks or heavy corrosion and/or rust. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

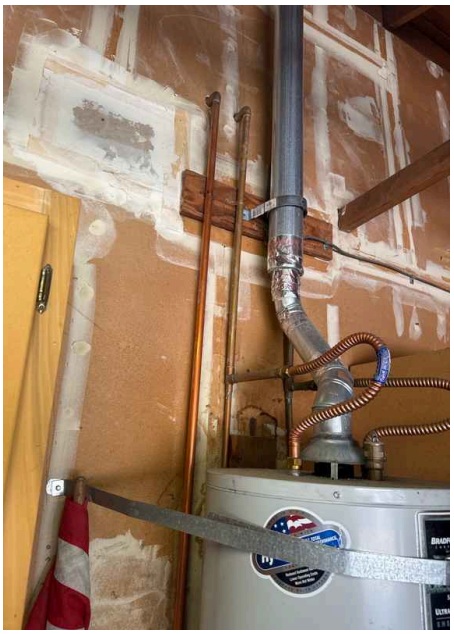
Water Pressure: Water Pressure Information

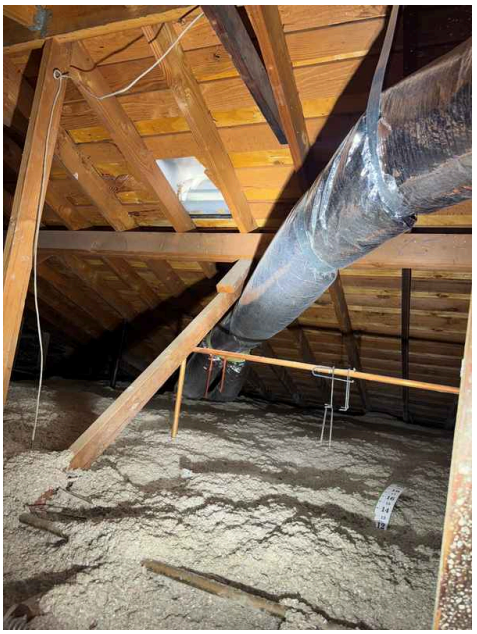
The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator.



Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.





Water Pipes: Water Pipes Not Visible - Finished Ceilings

The water distribution pipes were not visible due to the finished ceilings. The condition of the water pipes are excluded from this inspection.

Water Pipes: Most Portions Not Visible - Slab

FYI - Most portions of the water distribution lines were not visible due to a slab foundation. The inspection is limited to visual portions, any items not visible are excluded from this inspection.

Water Pipes: Water Pipes Not Visible - Finished Walls

The water distribution pipes were not visible due to the finished walls. The condition of the water pipes are excluded from this inspection.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around $250.00, but can save thousands if a problem is found.

Drain, Waste, and Vent Pipes (DWV): Most Portions Not Visible - Slab

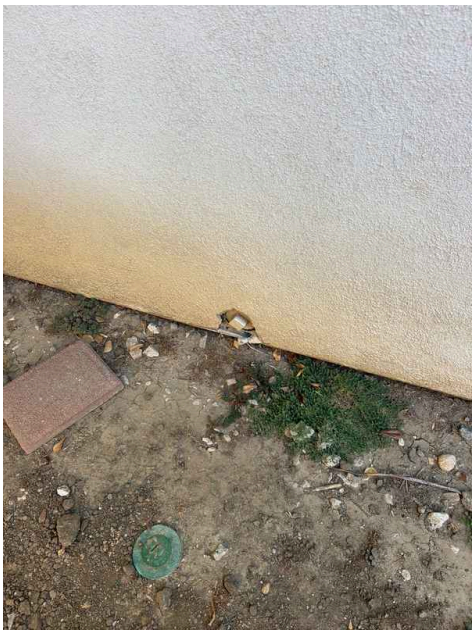
The DWV pipes were not visible due to a slab foundation. Portions not visible are excluded from this inspection.

Drain, Waste, and Vent Pipes (DWV): Waste Pipes Not Visible - Finished Walls

The waste and drain pipes were not visible due to the walls being finished off. The condition of the drain and waste pipes are excluded from this inspection.

Main Cleanout: Cleanout Information

A sewer/septic lateral cleanout was present. Cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information.


Gas Pipes: Gas Pipes Information

Visible portions of the gas pipes appeared to be in satisfactory condition at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Gas Pipes: Not Visible - Slab Foundation

The majority of the gas pipes were not visible due to finished walls and a slab foundation.

Gas Pipes: Not Fully Visible - Finished Ceilings

Portions of the gas pipes were not visible due to finished ceilings. The inspection is limited to visual portions only, any items not visible are excluded from this inspection.

12: WATER HEATER

Information

Water Heater Condition: Capacity
50 Gallons

Water Heater Condition: Energy Source
Gas

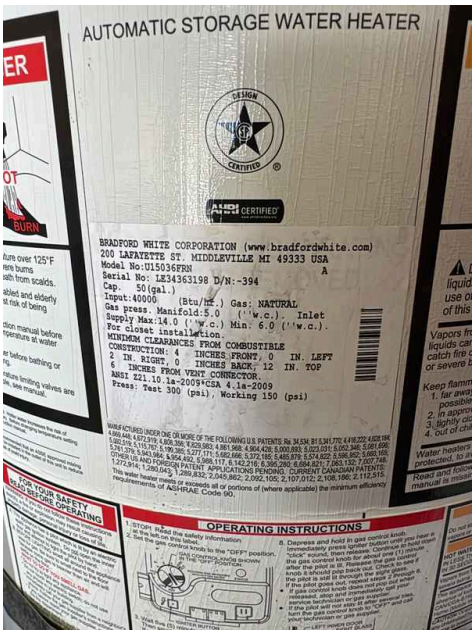
Water Heater Condition: Water Temperature
120-130 Degrees



Water Heater Condition: Water Heater Information

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.







Water Heater Condition: Water Temp Information

FYI - The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Venting: Venting Information

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present unless otherwise noted in this report.

Gas Pipe: Gas Pipe / Sediment Trap Information

A gas shut-off valve and sediment trap was present. No deficiencies were observed unless otherwise noted in this report.

TPR Valve: TPR Valve Information

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Recommendations

12.1.1 Water Heater Condition

Marginal Defect

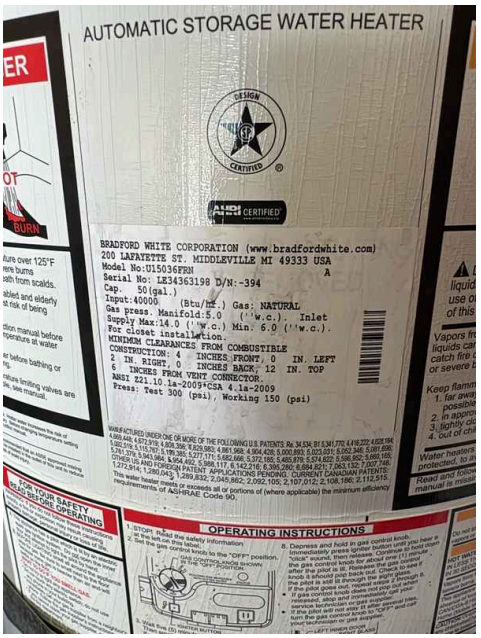
AGED UNIT(S)

FYI - The unit(s) was at or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit alone. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable.

Recommendation

Contact a qualified plumbing contractor.





12.1.2 Water Heater Condition

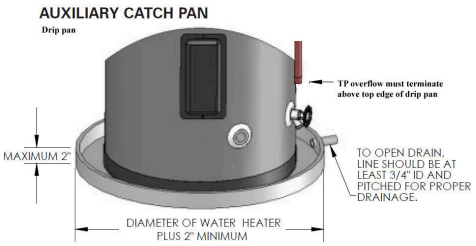
Marginal Defect

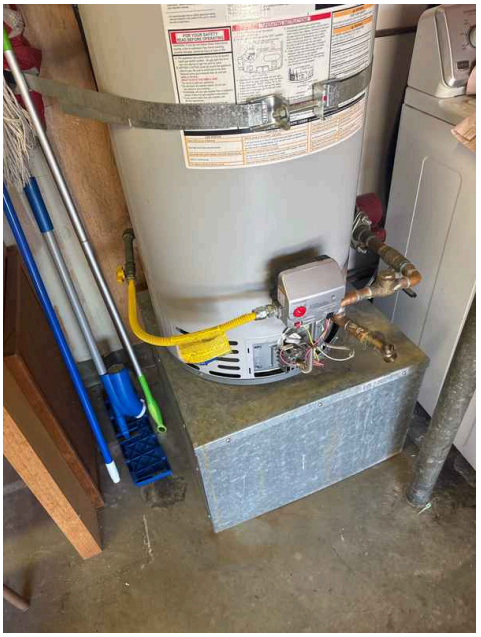
DRAIN PAN MISSING

A water heater drain pan was not present. Drain pans also called "Smitty pans'" are recommended when the water heater is installed in an area where leaks from the unit could cause damage to framing components and/or interior areas. The installation of a drain pan is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified plumbing contractor.





12.3.1 Gas Pipe

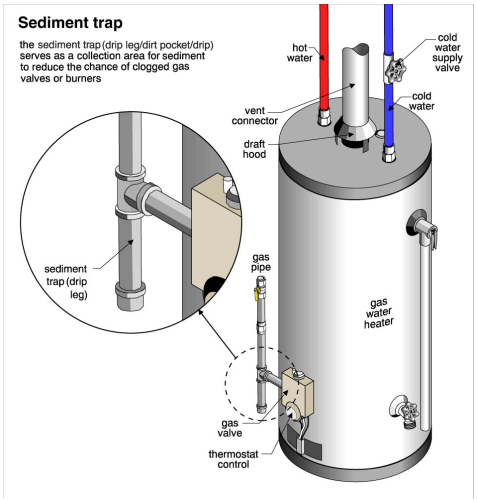
Marginal Defect

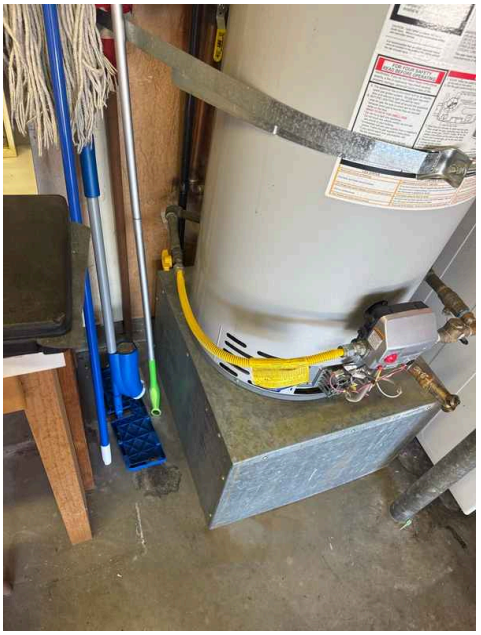
SEDIMENT TRAP MISSING

A sediment trap was not present on the gas pipe. A sediment trap is recommended to prevent sediment from blocking gas valves or damaging burners. The installation of a proper sediment trap is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.





13: INTERIOR AREAS

Information

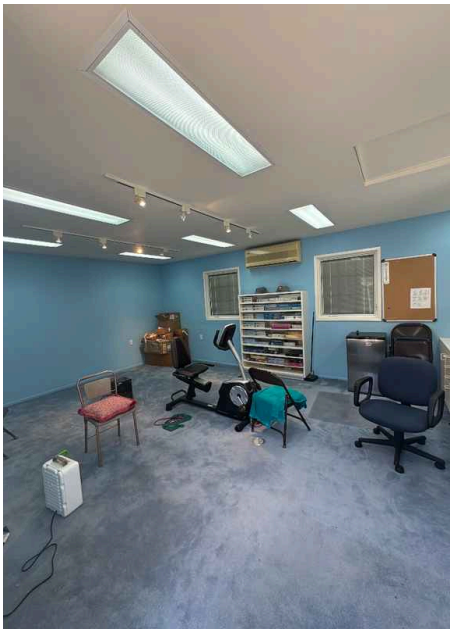
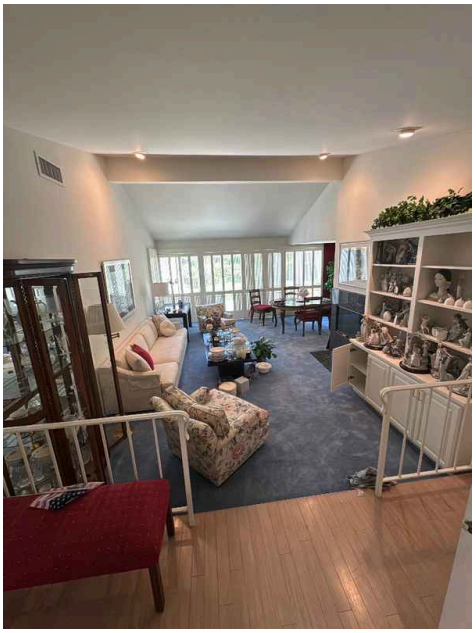
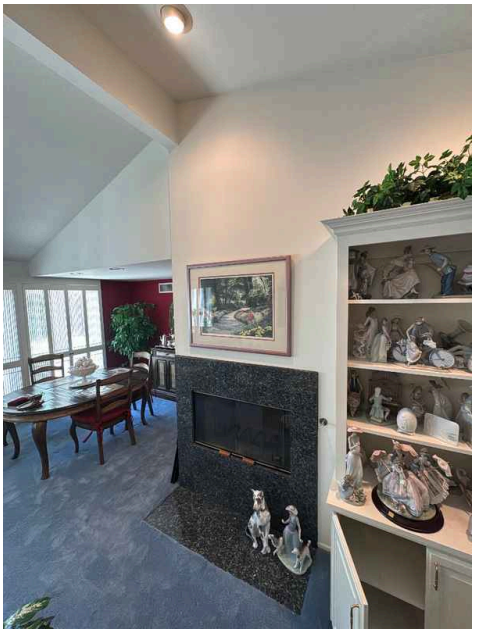
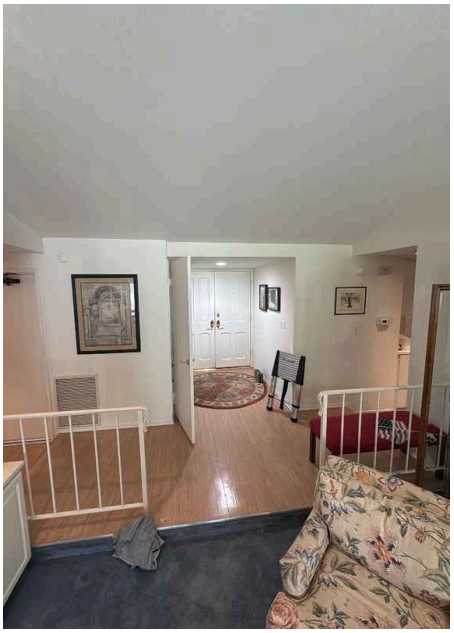
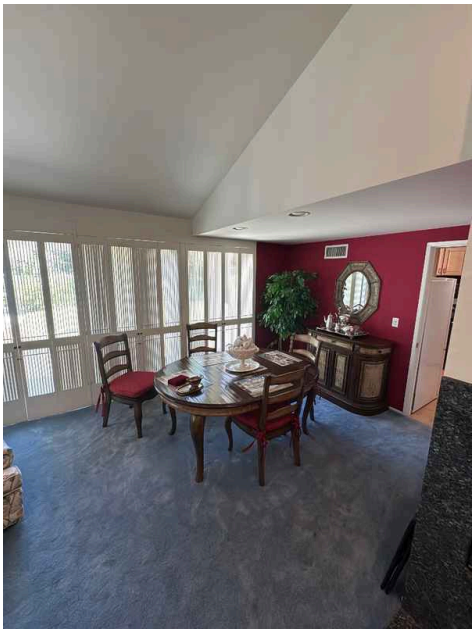
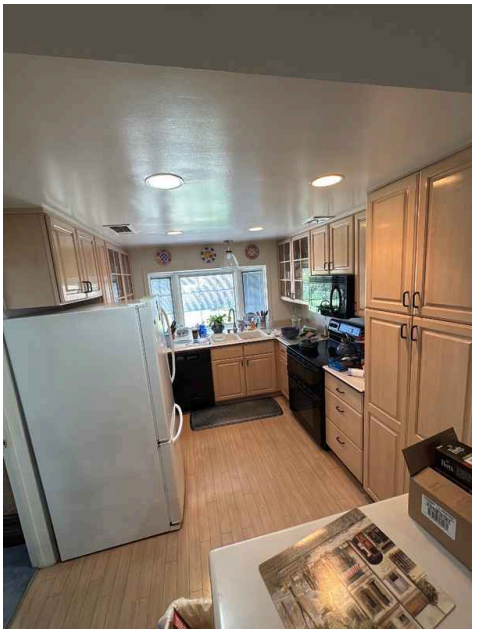
Windows: **Window Glazing**
Double Pane

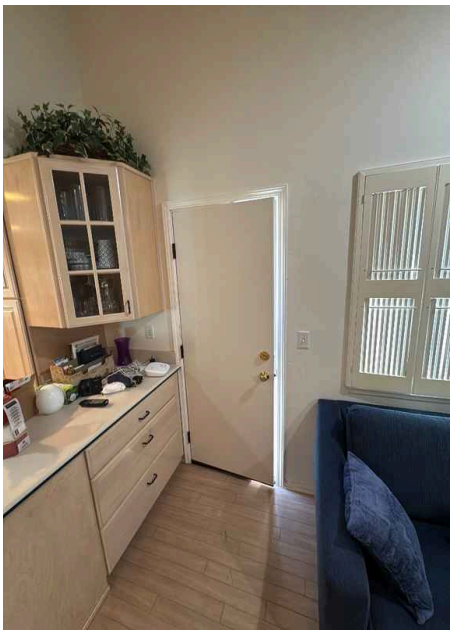
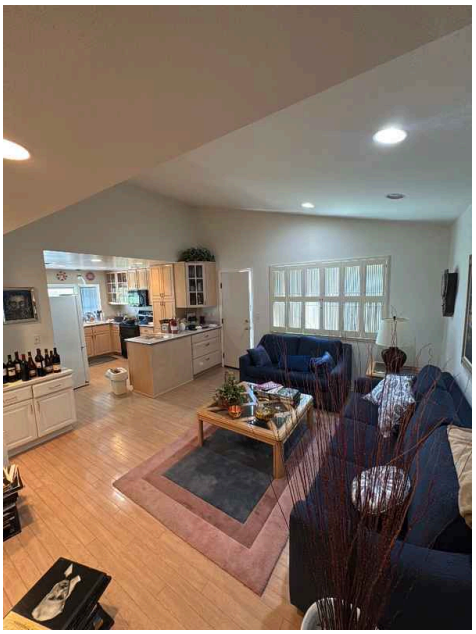
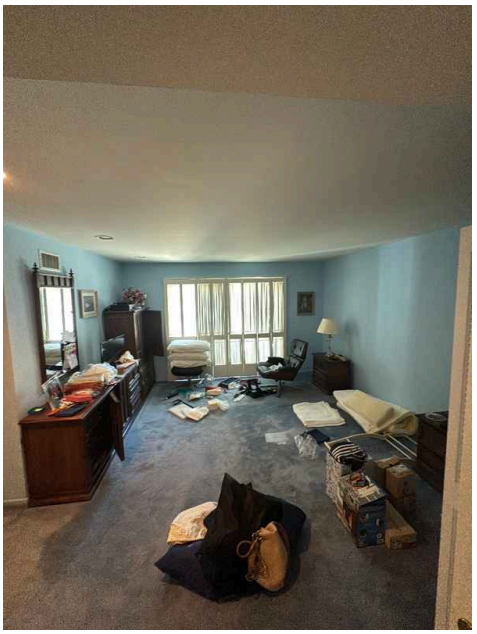
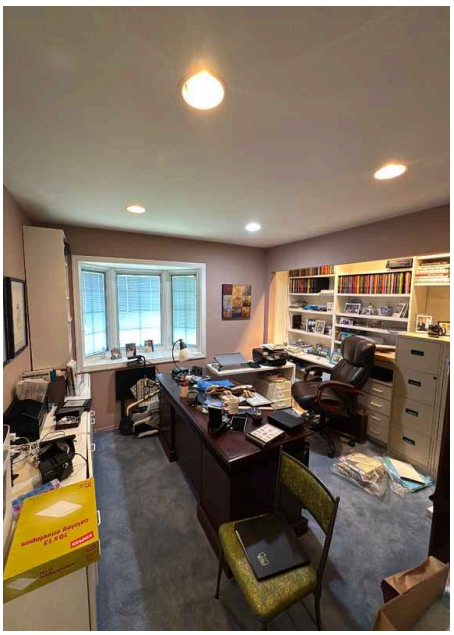
Fireplace(s): **Fireplace Type(s)**
Vented Gas Fireplace

Fireplace(s): **Fireplace Location(s)**
Living Room

Fireplace(s): **Fireplace Flue Termination Point**
Chimney

General Info: **Room Views**


General Info: Bedroom Locations

Bedrooms are determined by starting with the primary bedroom, after walking out of the primary bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Windows: Glass Seal Failure Limitations

Reporting on double pane glass seal failure is not required by the InterNACHI Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Windows: Some Not Tested - Personal Belongings

FYI - The referenced window(s) were not able to be operated due to personal belongings blocking accessibility. I recommend confirming proper operation of these windows on your final walkthrough, or sometime after personal

belongings have been removed.

Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Interior Doors: Interior Doors Information

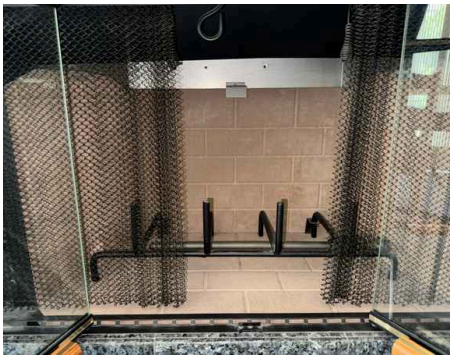
A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Doorbell: Doorbell Information

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Fireplace(s): Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.





Fireplace(s): Pilot Light Not Lit

The pilot light for the gas logs was not lit at the time of inspection. Gas fireplaces are not tested for functionality if the pilot is not lit, as there are specific igniting instructions that must be closely followed for safety, and these ignition steps vary from manufacturer to manufacturer. Gas log manufacturers highly recommend that the instruction manual is given to the new owners so that the steps for ignition are known and safety precautions are followed. I recommend confirming proper operation of the logs prior to the end of your inspection contingency period.

Surfaces - Overall: Surfaces Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Wall Condition: Walls Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Ceiling Condition: Ceilings Information

The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

Ceiling Condition: Moisture Stains Information

The ceilings throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were present on the ceilings at the time of inspection unless otherwise noted in this report.

Floor Condition: Floors Information

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Recommendations

13.4.1 Interior Doors

Minor Defect, Maintenance Item, or FYI Item

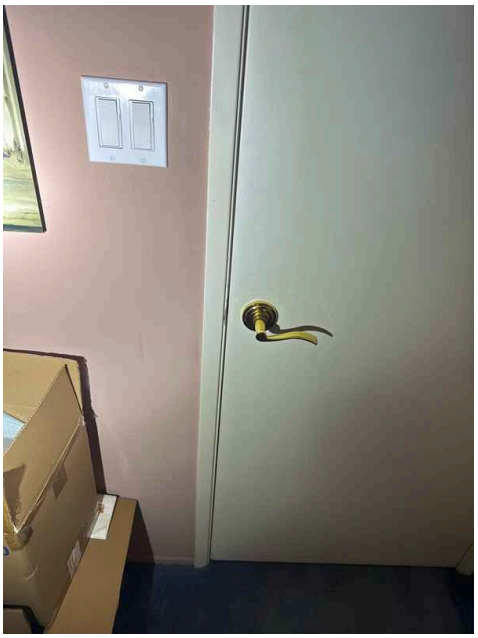
DOOR NOT LATCHING PROPERLY

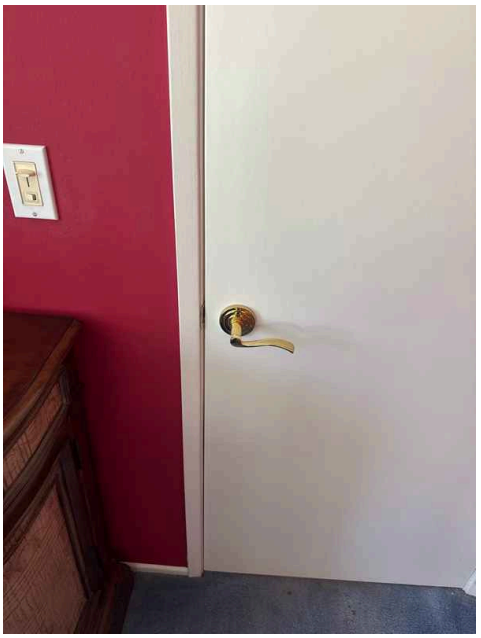
2ND BEDROOM, DINING ROOM

The door was not latching properly. Adjustments or modifications as needed for proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.





13.4.2 Interior Doors

Marginal Defect

BINDING DOOR(S) PRESENT

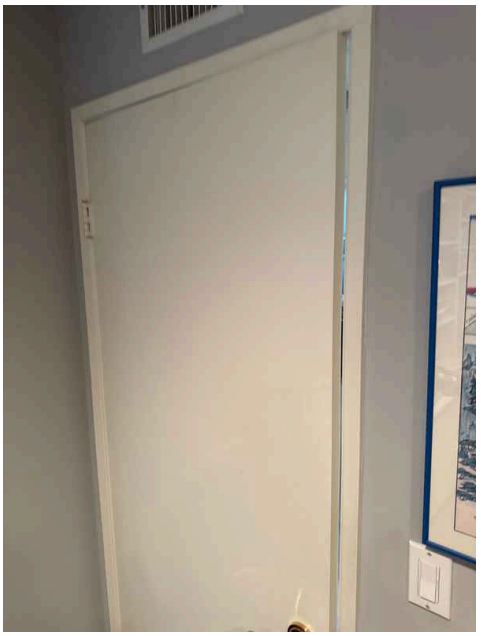
PRIMARY BEDROOM, 3RD BEDROOM

There were door(s) that were binding / rubbing on an adjacent surface. Adjustments or modifications are recommended to be conducted by a qualified person as needed for proper operation.

Recommendation

Contact a qualified handyman.





13.6.1 Fireplace(s)

Minor Defect, Maintenance Item, or FYI Item

DAMPER CLAMP NOT PRESENT

The fireplace housed vented gas logs, and a damper clamp was not present to keep the damper in the open position. This can allow the damper to be closed during operation of the logs, which can allow for CO gas to accumulate to dangerous levels. The installation of a damper clamp is recommended to be conducted by a chimney sweep or other qualified person.

Recommendation

Contact a qualified chimney sweep.



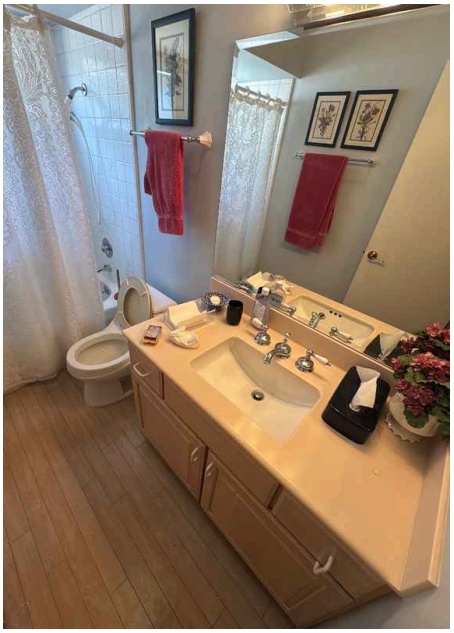
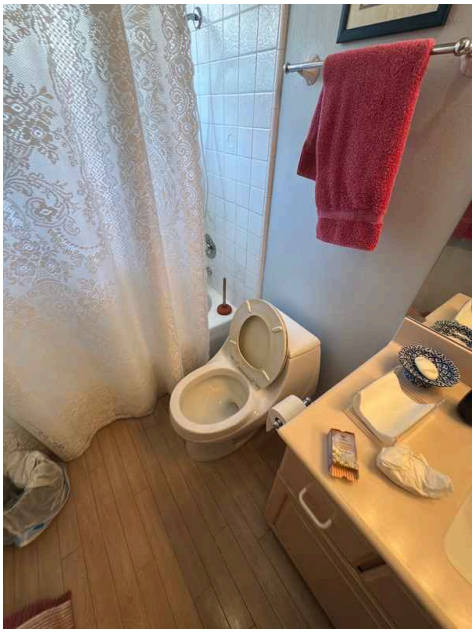


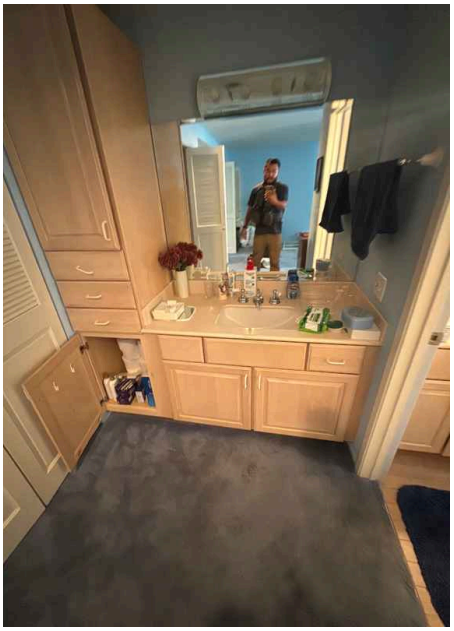
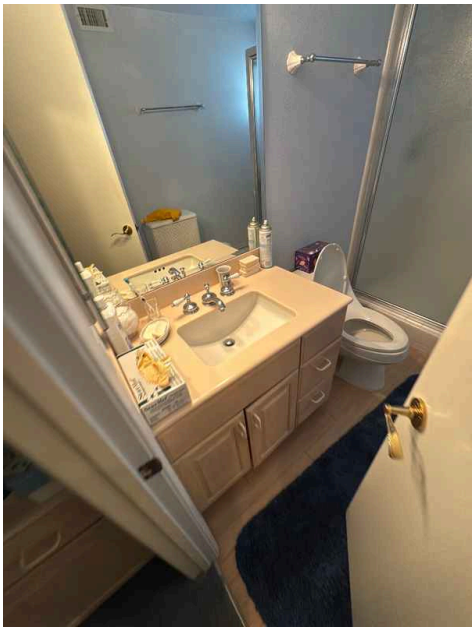
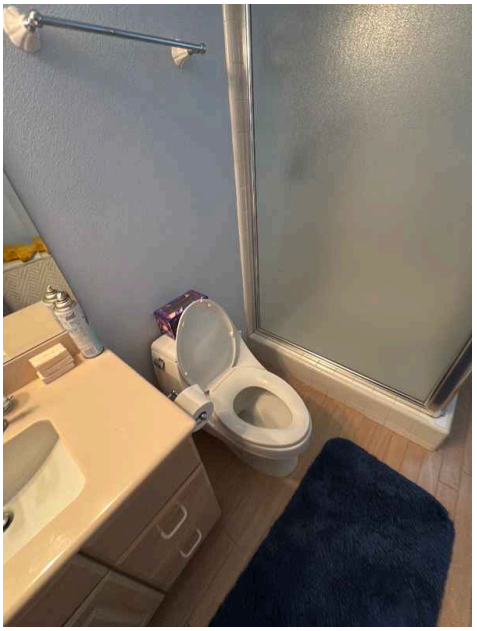
14: BATHROOM(S)

Information

Undersink Plumbing - Bathroom:
Undersink Plumbing Visibly Obstructed?
Yes

General Info: **Bathroom View(s)**



General Info: Shower Pan Limitations

Shower pans are not tested for leaks as this would be a technically exhaustive test. The only way to test shower pans for leaks is to block off the drain and fill the shower pan with 1-2" of water, looking for leaks on drywall or framing below, which would cause damage to the home. Therefore the shower is operated as normal and the areas under the bathroom are examined for indications of leaks. These pans are known to leak and can potentially be a major expense to correct. A licensed plumber should be consulted if more invasive testing is desired.

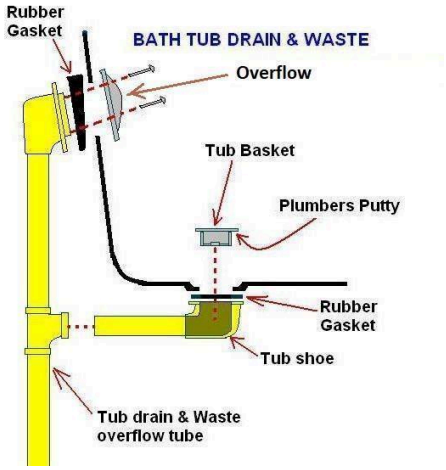
General Info: Tub and Shower Drain Information

Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Info: Tub and Sink Overflow Limitations

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Cabinets, Countertops: Cabinet & Countertop(s) Information

The cabinets and countertops were inspected by looking for significant defects. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.





Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Walls: Shower Walls Information

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Doors / Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking

possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Recommendations

14.5.1 Sink(s)

Minor Defect, Maintenance Item, or FYI Item

POP-UP NOT FUNCTIONING PROPERLY

PRIMARY BATHROOM

The pop-up stopper was not functioning properly on the sink, this could include it not being connected properly, not sealing, or other defects. Repairs are recommended to be performed as needed by a qualified person for proper operation.

Recommendation

Contact a qualified handyman.



14.5.2 Sink(s)

Marginal Defect

LOW WATER FLOW

PRIMARY BATHROOM

Low water flow was present at the sink. Typically this is associated with a partially clogged aerator, but can not be confirmed. Evaluation by a licensed plumber is recommended with repairs made as needed to achieve proper flow.

Recommendation

Contact a qualified plumbing contractor.



14.5.3 Sink(s)

Marginal Defect

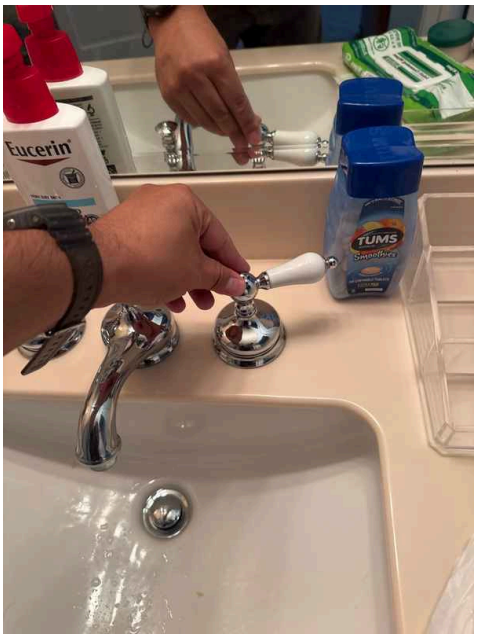
WATER VALVE(S) NOT FUNCTIONING PROPERLY

PRIMARY BATHROOM

The sink water valve(s) were not functioning properly at the time of inspection. Repairs or replacement as needed for proper operation is recommended by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



14.7.1 Bathtub(s)

Minor Defect, Maintenance Item, or FYI Item

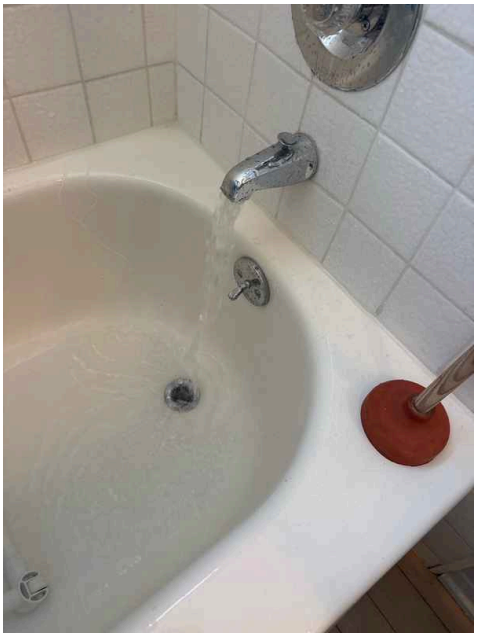
STOPPER INOPERABLE/NOT FUNCTIONING PROPERLY

HALLWAY BATH

The stopper was inoperable or not functioning properly in the bathtub. Repairs are recommended to be performed as needed by a qualified person for proper operation.

Recommendation

Contact a qualified handyman.



14.8.1 Shower(s)

Minor Defect, Maintenance Item, or FYI Item

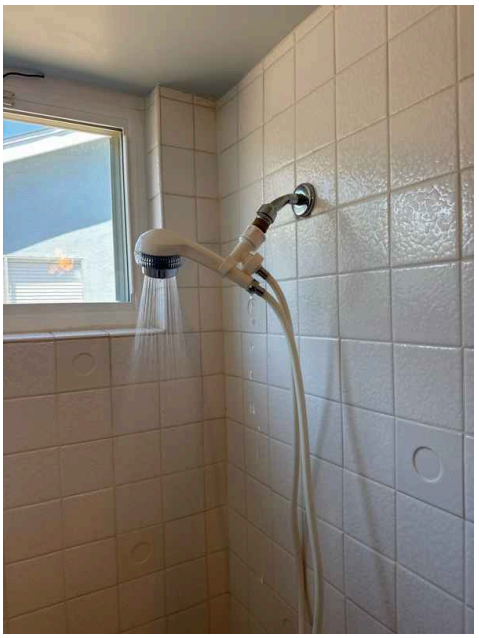
LEAK FROM SHOWERHEAD CONNECTION

HALLWAY BATH

A leak was present where the shower head was attached to the water pipe. Repairs are recommended to be performed by a qualified person as needed to correct the leak.

Recommendation

Contact a qualified handyman.



14.9.1 Shower Walls

Marginal Defect

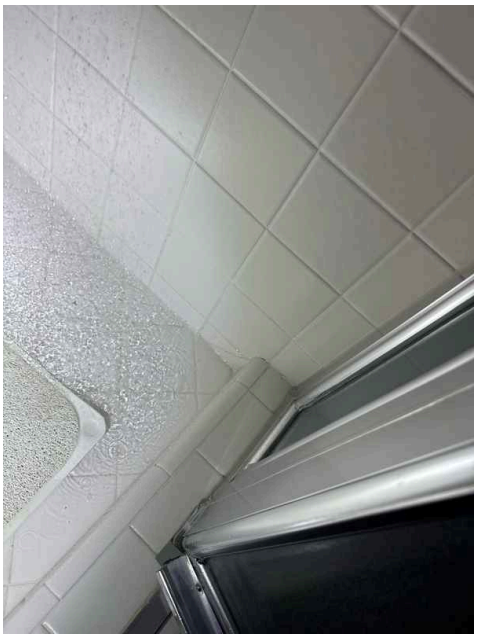
BROKEN TILES

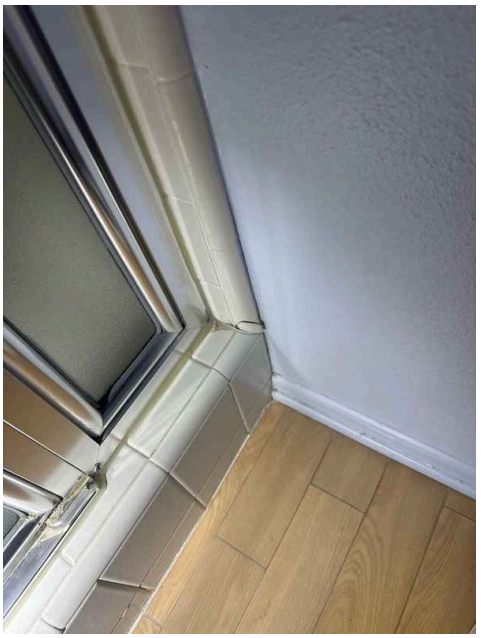
PRIMARY BATHROOM

Broken tiles were present on the shower walls. Repairs or replacement as needed is recommended by a qualified person.

Recommendation

Contact a qualified tile contractor





15: LAUNDRY

Information

General Info: Laundry View



General Info: Dryer Energy Source

Electric

Visible Plumbing - Laundry: Not Tested

Dryer Vent: Dryer Vent Termination Point

Exterior

General Info: Washer / Dryer Present

A washer and/or dryer was present. This washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

Cabinets : Satisfactory

No reportable deficiencies were observed with the cabinets at the time of inspection.

Visible Plumbing - Laundry: Plumbing Information - Washer Present

The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

Visible Plumbing - Laundry: Not Visible - Washer / Dryer Present

FYI - The plumbing was not accessible due to the washer and dryer blocking visible accessibility, and this plumbing is excluded from the inspection.

Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

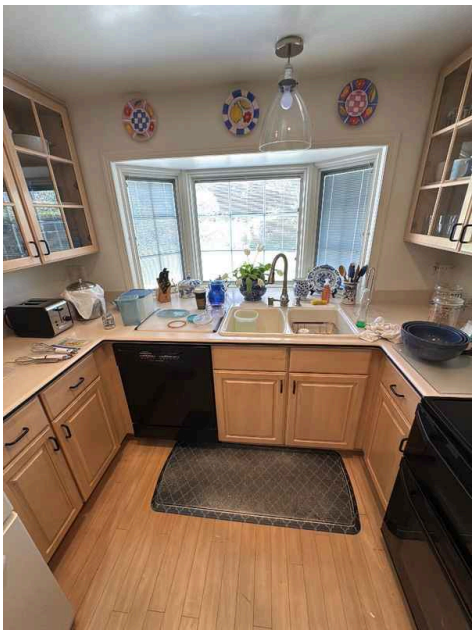
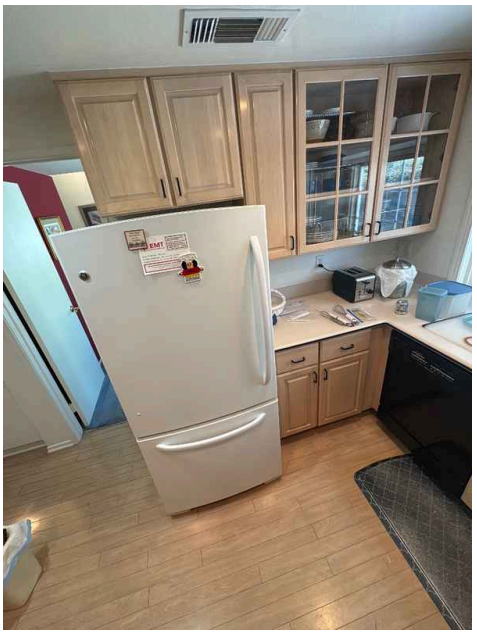
16: KITCHEN

Information

Undersink Plumbing - Kitchen: **Undersink Plumbing Visibly Obstructed?**
Yes

Cooktop: **Cooktop Energy Source**
Electric

General Info: **Kitchen View**

Cabinets, Countertops: **Countertop/Cabinets Information**

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Sink(s): **Kitchen Sink Information**

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Kitchen: **Plumbing Information**

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Disposal Unit: **Disposal Information**

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Dishwasher : **Dishwasher Information**

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested

for. No deficiencies were observed with the unit unless otherwise noted in this report.

Oven/Range: Heating Elements Information

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Oven/Range: Oven Information

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

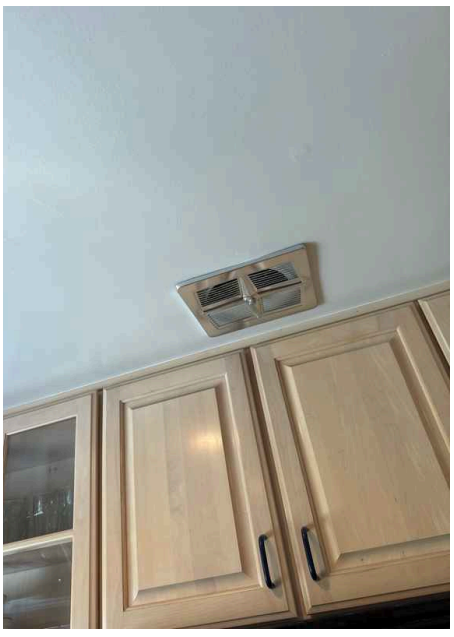
Cooktop: Cooktop Information

All cooktop heating elements were turned to "High", and were functional at the time of inspection. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.



Microwave: Microwave Information

The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

Recommendations

16.6.1 Dishwasher

Minor Defect, Maintenance Item, or FYI Item

AGED UNIT

FYI - The dishwasher was an aged unit. Repairs or replacement should be anticipated in the future due to the age of the unit.



16.8.1 Cooktop

Minor Defect, Maintenance Item, or FYI Item

AGED UNIT

FYI - The cooktop was an aged unit. Repairs or replacement should be anticipated in the future.



16.9.1 Exhaust Fan

Marginal Defect

FAN DID NOT TERMINATE TO EXTERIOR

An exterior vented fan was present and the fan did not visibly terminate to the exterior of the home, this can allow for moisture accumulation in the attic area and associated issues. Repairs to properly terminate the kitchen exhaust fan to the exterior of the home is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



16.10.1 Microwave

Minor Defect, Maintenance Item, or FYI Item

AGED UNIT

FYI - The microwave was an aged unit. Repairs or replacement should be anticipated in the future due to the age of the unit.



STANDARDS OF PRACTICE

Inspection Information

Exterior
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe from ground level:** - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Grounds
In accordance with the InterNACHI Standards of Practice the home inspector **shall observe**: Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Roof
In accordance with the InterNACHI Standards of Practice the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials, and Report on the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so, will be taken), report on the age or remaining life of the roof covering, move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Attic, Roof Structure, & Ventilation
In accordance with the InterNACHI Standards of Practice **the inspector will examine**: the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, or report on the adequacy of current ventilation, Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom; where insulation obscures the ceiling joists; or where ducts block access. In these cases I will evaluate from the access opening as best I can.

Environmental Concerns
Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information, these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest related field prior to the end of your inspection contingency period.

Foundation Area(s)
In accordance with the InterNACHI standards of practice **the inspector will examine and report on the condition of:** the foundation walls, the framing (including probing of any framing that looks to have damage / deterioration), columns / piers, the crawl space access, and insulation, if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the basement / crawl space area. But, can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

Garage
In accordance with the InterNACHI Standards of Practice **the inspector will examine**: the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence and operability of photoelectric eyes (safety feature) and the doors ability to auto reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces, as well as a steel or fire rated door between the garage and living areas for fire safety. We recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect**: Remote controlled garage door opener transmitters.

Heating, Cooling
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe**: the permanently installed heating and cooling systems including: Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe**: the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to**: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Efficiency of the units and load testing are not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees, due to the possibility of damaging the compressor. Clients are advised to have an HVAC company to perform maintenance on the system on an annual basis.

Electrical
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe**: Service entrance conductors; Service equipment, grounding equipment, the main over current device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present / legible); Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe**: Service amperage and voltage (if known); Service entry conductor materials; Service type as being overhead or underground; and the location of main and distribution panels. **The home inspector shall report on**: the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Plumbing
In accordance with industry standards **the home inspector shall observe at visible portions**: Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe**: Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures,

including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.
The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Water Heater
In accordance with the InterNACHI Standards of Practice the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down, or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

Interior Areas
In accordance with the InterNACHI Standards of Practice **the home inspector shall observe**: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall**: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Bathroom(s)
In accordance with the InterNACHI Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975; but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Laundry
In accordance with the InterNACHI Standards of Practice **the inspector will examine and report on the condition of**: the exposed plumbing; presence of a 240 volt receptacle, GFCI receptacles, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

Kitchen
In accordance with the InterNACHI Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. **The home inspector is not required to operate**: Appliances in use; or Any appliance that is shut down or otherwise inoperable.