CROSSWIND HOME INSPECTION
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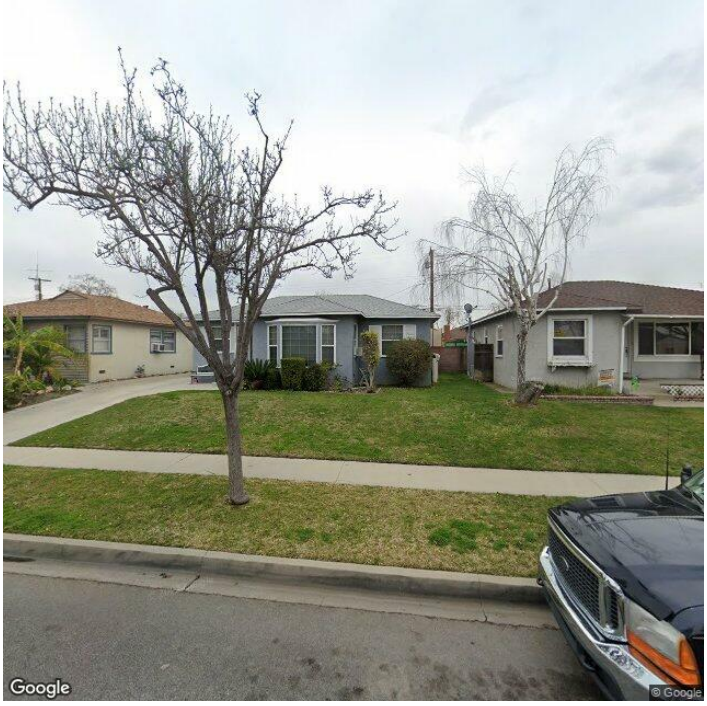

HOME INSPECTION

4338 Carfax Ave
Lakewood, CA 90713

Caroline Picha
03/05/2024

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1: INSPECTION DETAIL

Information

General Inspection Info: Type of Building
Single Family, Detached

General Inspection Info: Occupancy
Furnished

General Inspection Info: Weather Conditions
Sunny

General Inspection Info: In Attendance
Just the Inspector

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

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

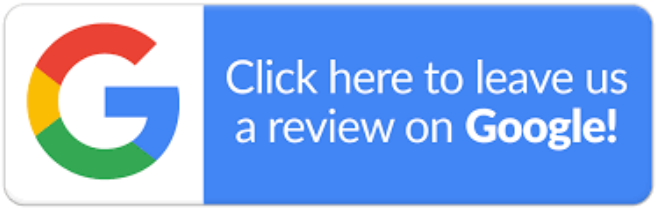
Schedule next year's maintenance inspection with your home inspector today!

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

Your Job As a Homeowner: How did we do?

We sincerely hope this report helps you in making your decision! Please feel free to contact us if you have any questions today or down the road, we are always here to help.

We would really appreciate it if you could leave us a Google review!



Details

InterNACHI is so certain of the integrity of our members that we back them up with our **$10,000 Honor Guarantee.**

InterNACHI will pay up to $10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

2: ROOF

Information

Roof Covering: **Roof Type**

Hip

I attempted to determine the style of roof.

Roof Covering: **Roof Was Inspected**

Roof

We attempted to inspect the roof from various locations and methods.

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

Roof Covering: **Homeowner's Responsibility**

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

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

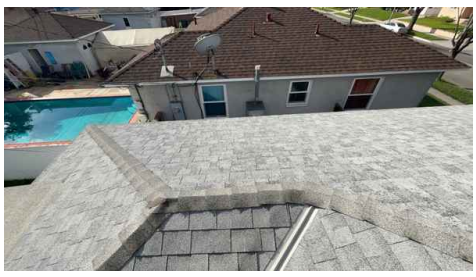
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: **Type of Roof-Covering Described**

Asphalt

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

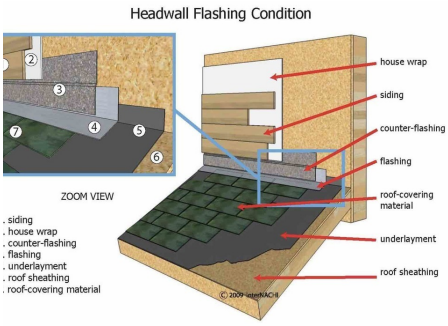
This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee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




Flashing: Wall Intersections

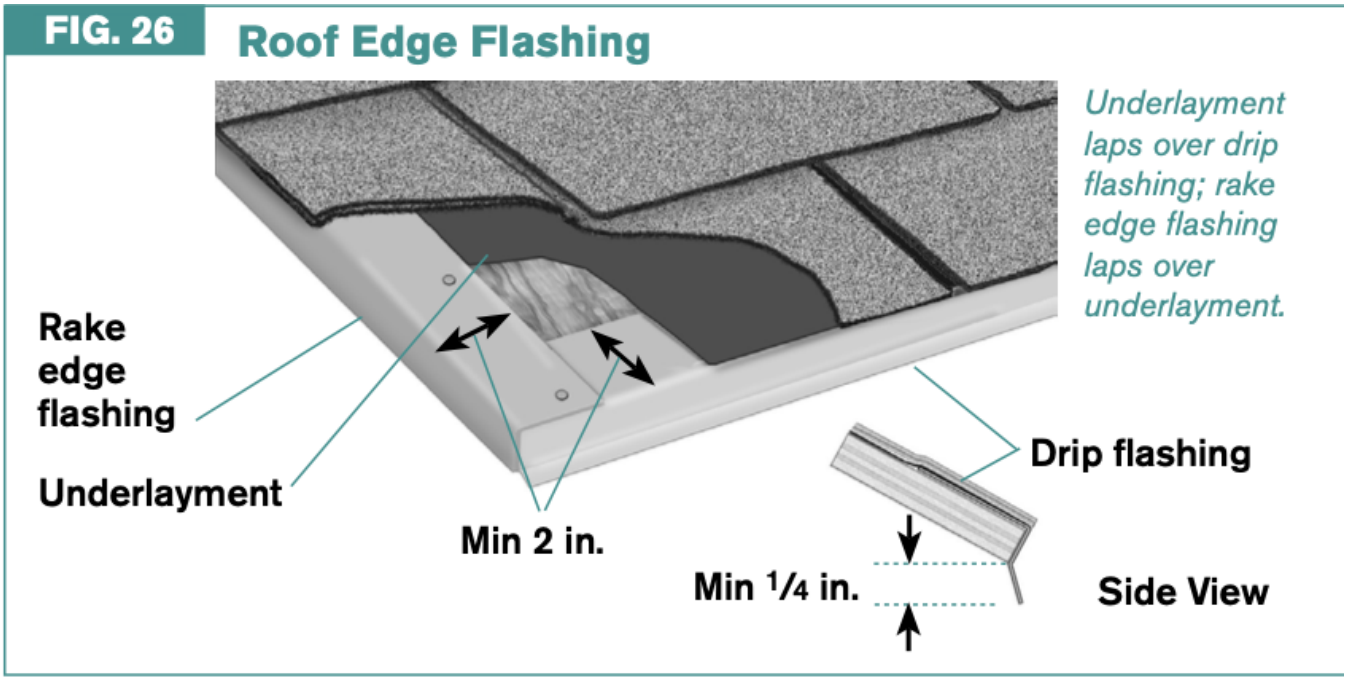
I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

Flashing: Eaves and Gables

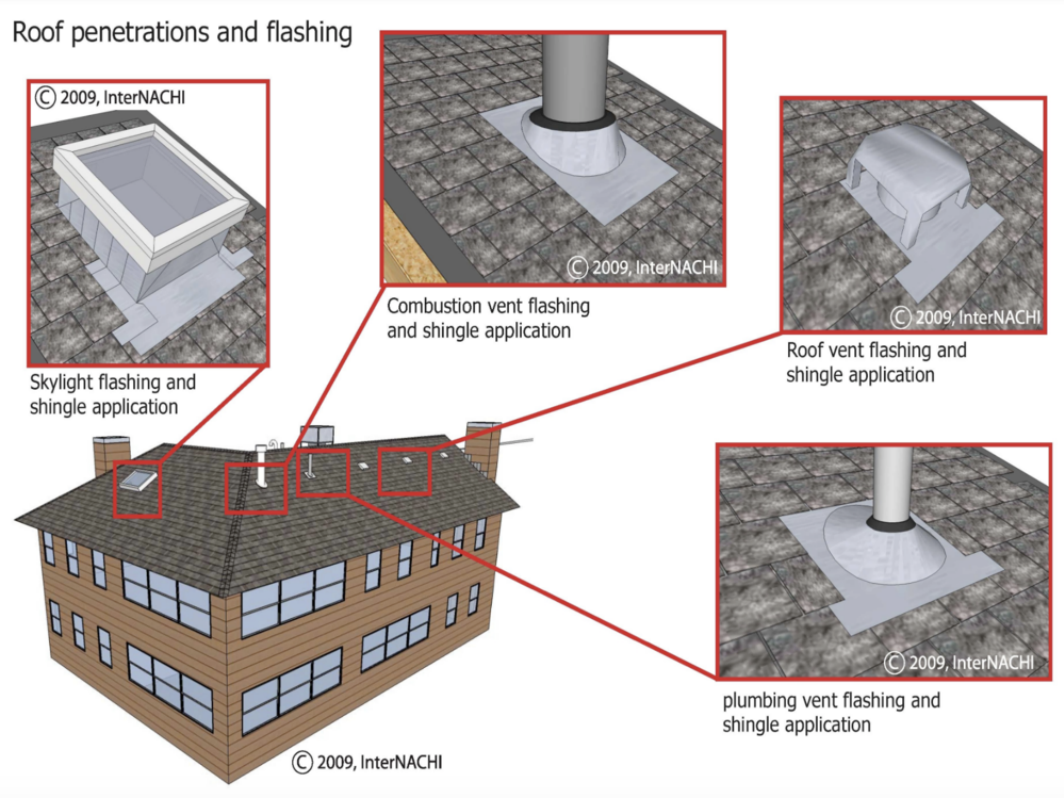
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent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



Plumbing Vent Pipes: Homeowner's Responsibility

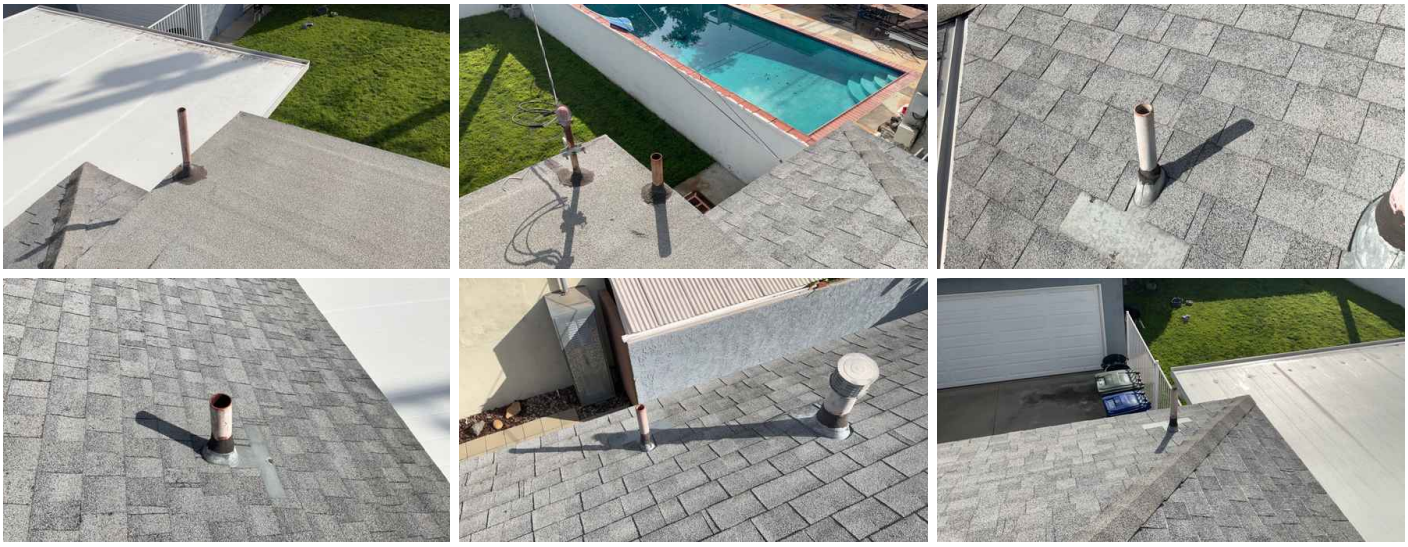
Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Flue Gas Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the flue gas vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.


Gutters & Downspouts: **Homeowner's Responsibility**

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

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

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

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Flue Gas Vent Pipes

UNABLE TO REACH ALL THE FLUE GAS VENT PIPES

I was unable to closely reach and observe all of the flue gas vent vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

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

Recommendations

2.1.1 Roof Covering

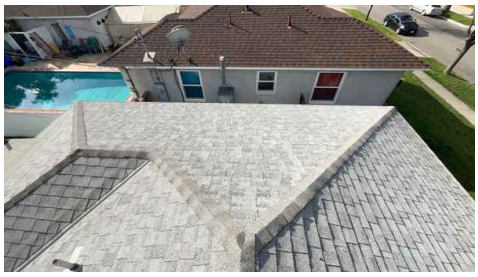
Recommendations

GRANULAR MATERIAL LOSS

During the roof inspection I observed granular material loss, this is indicative of a roof covering that is nearing the end of its lifespan, as the granules are swept away by wind and rain the roof becomes more exposed to UV light and will deteriorate faster. Recommend further evaluation by a licensed roofer.

Recommendation

Contact a qualified professional.



2.2.1 Flashing

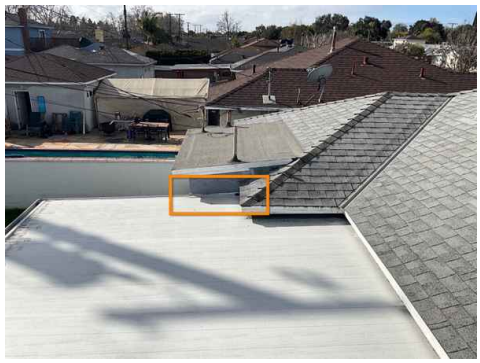
Recommendations

MISSING FLASHING

I observed areas where flashing was missing. Not installed. Improper installation of flashing. These areas of missing flashing are prone to water penetration. Flashing is installed to provide protection against roof leaks and to divert water away from certain areas. Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.



2.2.2 Flashing

Recommendations

IMPROPERLY INSTALLED FLASHING.

I noted indications that flashing in one or more locations was improperly installed. i recommend repair by a qualified roofer to maintain the water-shed qualities of the roof system.

Recommendation

Contact a qualified professional.

2.5.1 Gutters & Downspouts

Recommendations

GUTTERS MISSING

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

Recommendation

Contact a qualified gutter contractor

3: EXTERIOR

Information

General: Homeowner's Responsibility

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

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

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

General: Exterior Was Inspected

I inspected the exterior of the house.

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

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



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

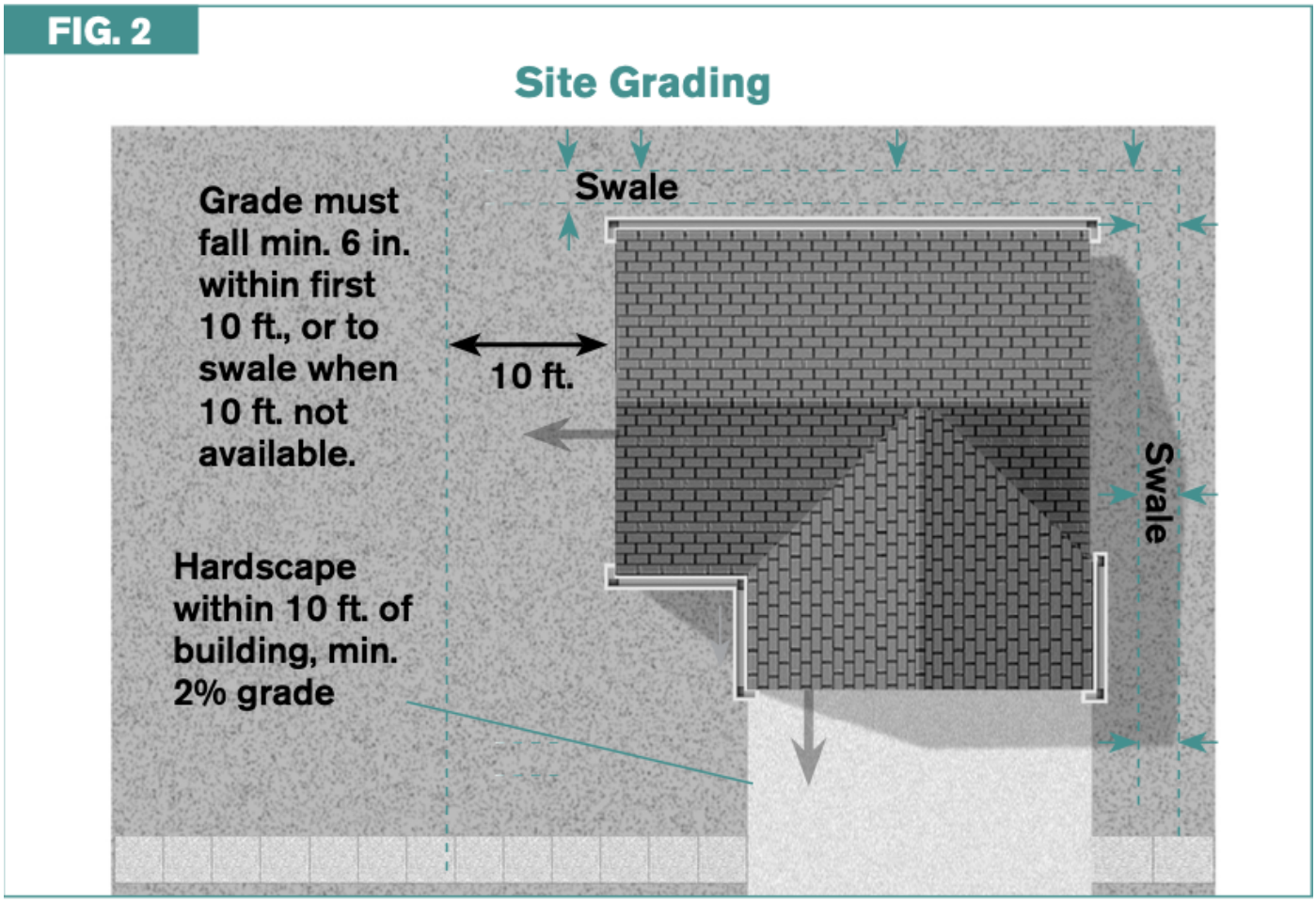
Stucco

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

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

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

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





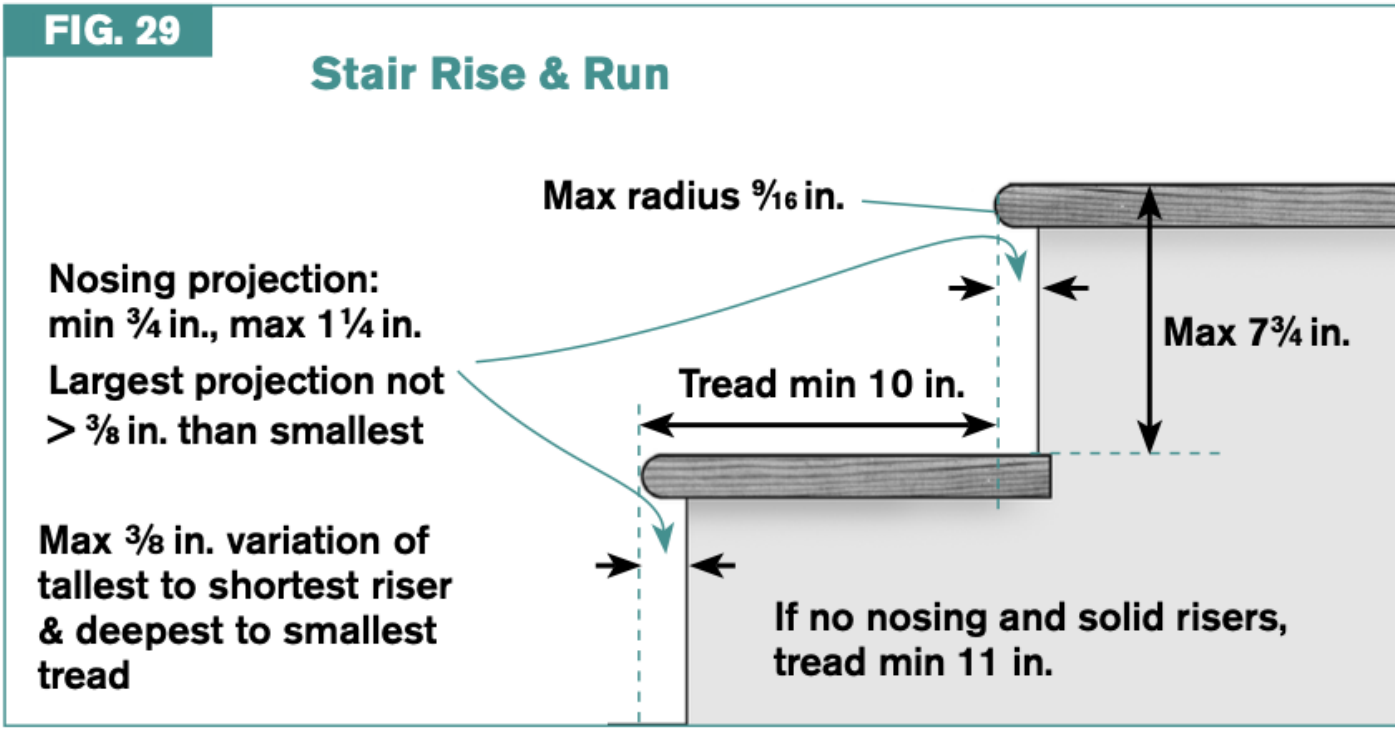
Walkways & Driveways: Walkways & Driveways Were Inspected

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


Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.




Windows: Windows Inspected

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

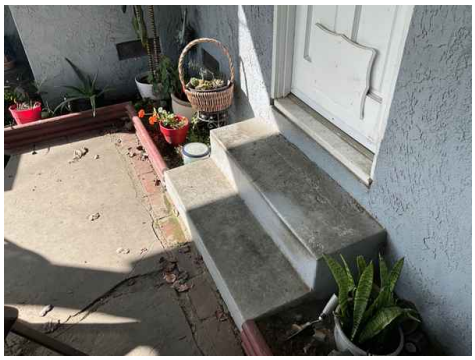






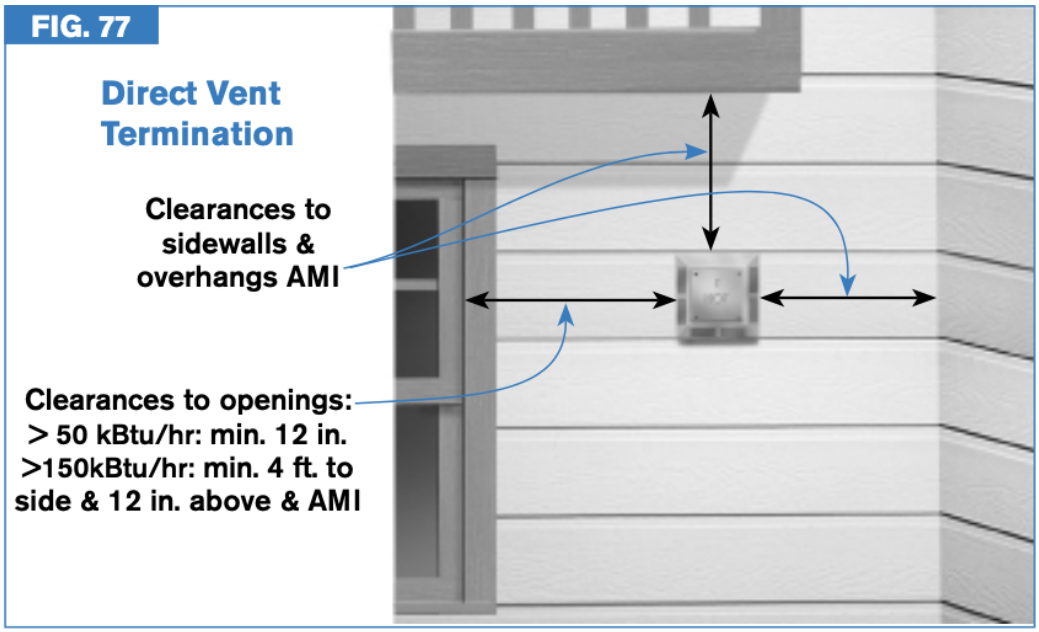
Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

Exhaust Hoods: Exterior exhaust hoods and vents

I inspected for proper location of exterior exhaust hoods and vents.



Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

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

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

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

Windows

INSPECTION RESTRICTED

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

Recommendations

3.2.1 Eaves, Soffits & Fascia

Observations

PAINT SURFACE IN POOR CONDITION

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified painting contractor.

3.3.1 Wall-Covering, Flashing & Trim

Observations

DAMAGED OR LOSE VENT SCREEN

I noted a damaged or lose vent screen, recommend correction.

Recommendation

Contact a qualified professional.

3.5.1 GFCIs & Electrical

Recommendations

INADEQUATE NUMBER OF EXTERIOR RECEPTACLES.

I observed indications that there was a missing electrical receptacle outlet at the house exterior. At a minimum, there should be at least one receptacle in the front and back of the house.

Recommendation

Contact a qualified electrical contractor.

3.8.1 Windows

Observations

MISSING WINDOW SCREEN

I observed a missing window screen.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.

3.8.2 Windows

Recommendations

CRACKED SEAL AROUND WINDOW FRAME.

I observed a gap in the sealant around a window frame. Recommend sealing to prevent future moisture intrusion

Recommendation

Contact a qualified professional.

3.9.1 Exterior Doors

Observations

DOORBELL DOES NOT RING

I did not hear the doorbell ring when I pressed the button. There were two buttons, one in the front and one in the Back.

Recommendation

Contact a handyman or DIY project

3.9.2 Exterior Doors

Recommendations

SCREEN DOOR DOES NOT LATCH PROPERLY

I noted a screen door that would not latch properly, recommend adjusting the door hardware.

Recommendation

Contact a qualified professional.

3.9.3 Exterior Doors

Recommendations

INTERIOR KEYED DEADBOLT

I noted an interior keyed deadbolt at the front door. This is a safety hazard. Recommend replacing the lock assembly.

Recommendation

Contact a qualified professional.

3.9.4 Exterior Doors

Observations

SCREEN DOOR, BENT DAMAGED

I noted one or more of the exterior screen doors was damaged, recommend repair.

Recommendation

Contact a qualified professional.

3.10.1 Exhaust Hoods

Observations

DAMAGED EXHAUST HOOD

I observed an exhaust hood that was damaged.

Recommendation

Recommended DIY Project

4: DETACHED GARAGE

Information

Garage Vehicle Door: Type of Door Operation

Opener

Exterior Door: Exterior Doors Inspected

I inspected the exterior doors of the detached garage.

Roof Covering: Homeowner's Responsibility

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

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

Roof Covering: Type of Roof-Covering Described

Asphalt

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

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

Roof Covering: Roof Was Inspected

Roof

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

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

Roof Flashing: Eaves and Gables

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

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

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

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

Stucco

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

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

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

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

Roof Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Gutters & Downspouts

DIFFICULT TO REACH THE GUTTERS

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

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

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

Electric/GFCI Outside Garage

UNABLE TO INSPECT EVERYTHING

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

Garage Vehicle Door Opener

UNABLE TO OPERATE THE GARAGE DOOR.

The garage was locked at the time of inspection, our inspection was restricted.

Recommendations

4.3.1 Gutters & Downspouts

Recommendations

GUTTERS MISSING

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

5: ELECTRICAL

Information

Service Head, Gooseneck & Drip Loops : Inspected the Service Head, Gooseneck & Drip Loops

I inspected the electrical service head, gooseneck and drip loops.

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

Cloth covered

Main Service Disconnect: Homeowner's Responsibility

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

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

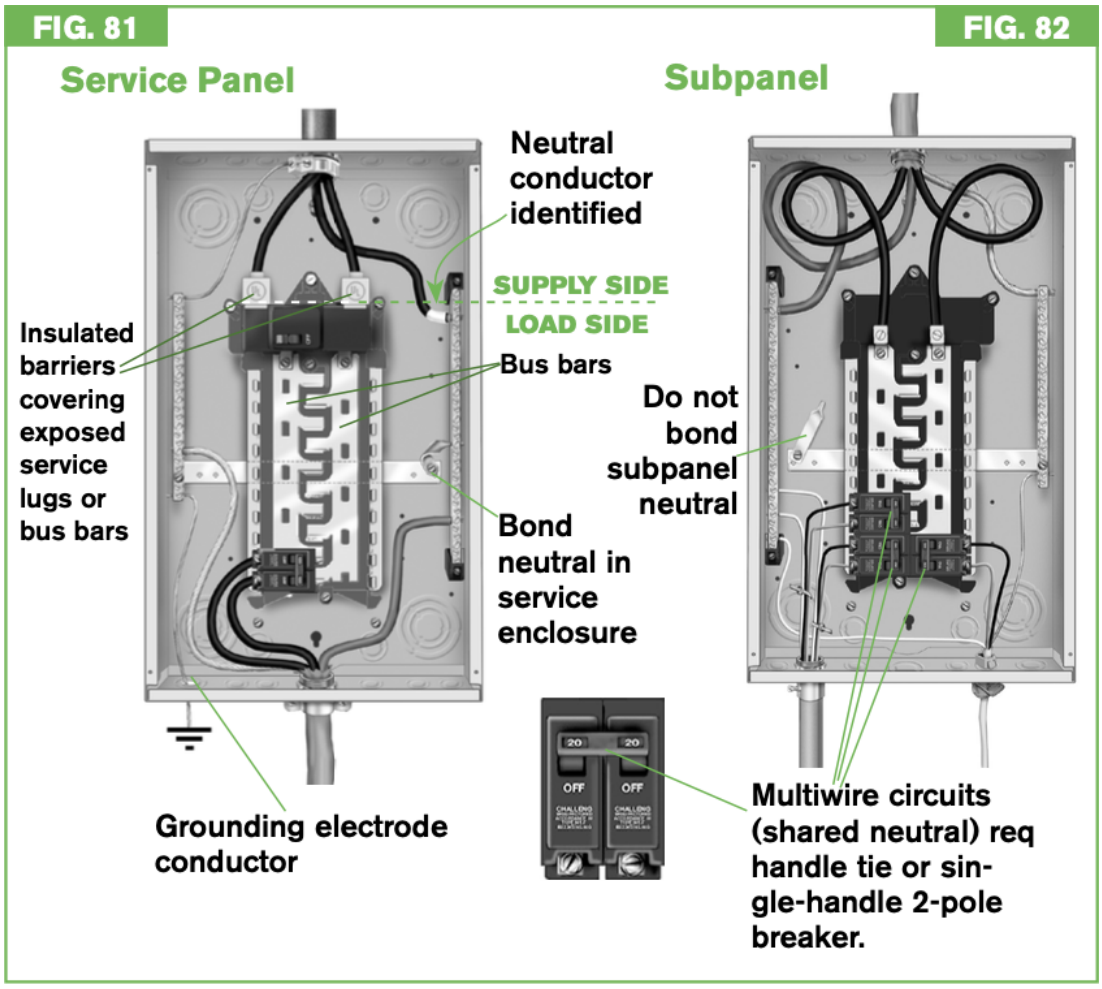
Main Service Disconnect: Main Disconnect Rating, If Labeled

100

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

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses). None of the breakers were in the off position or tripped when I opened the panel and were in the same position after I completed my inspection.

Panelboards & Breakers: Panel age

unknown o

Age may be approximate if no date code is visible at the time of the inspection.

GFCIs: Inspected GFCIs

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

For more information on GFCI protected outlets read this **Article**

Limitations

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

GFCIs

UNABLE TO INSPECT EVERYTHING

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

Recommendations

5.5.1 Panelboards & Breakers

Observations

MISSING HARDWARE

At the panel I noted missing screws, this is a defect, recommend correction

Recommendation

Contact a qualified professional.

5.5.2 Panelboards & Breakers

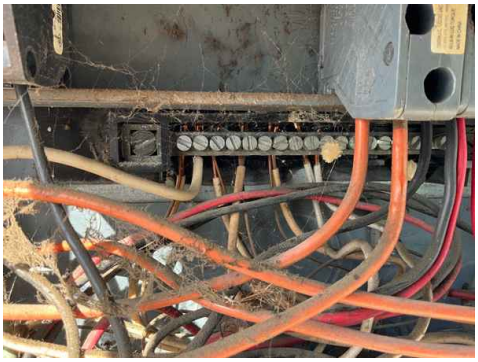
Recommendations

DOUBLED NEUTRALS

I observed doubled neutral wires connected under the same single lug.

Recommendation

Contact a qualified electrical contractor.



5.5.3 Panelboards & Breakers

Observations

BREAKER COVER NOT SECURED

I noted the circuit breaker panel cover is not properly secured, recommend correction.

Recommendation

Contact a qualified professional.

5.5.4 Panelboards & Breakers

Recommendations

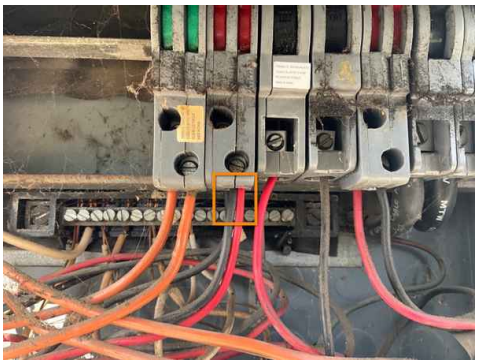
DOUBLED HOT CONDUCTORS

I observed doubled hot conductor wires connected to the same single breaker disconnect.

Each breaker should have just one conductor wire connected to it.

Recommendation

Contact a qualified electrical contractor.



5.5.5 Panelboards & Breakers

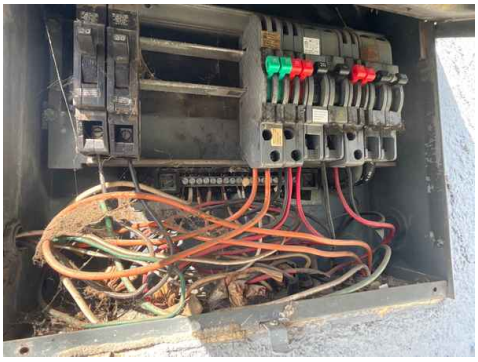
Recommendations

OLD PANEL

I noted the panel was original to the house and may be unreliable. I recommend having a licensed electrician review the system

Recommendation

Contact a qualified professional.



6: PLUMBING

Information

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

Outside of House

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

Side of House

Hot Water Source: Inspected TPR Valve

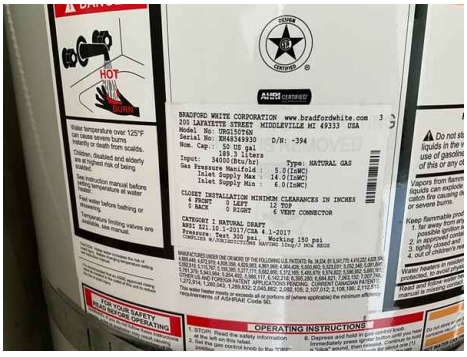
I inspected the temperature and pressure relief valve.

Hot Water Source: Inspected Venting Connections

I inspected the venting connections.

Hot Water Source: Water heater age(as indicated by serial number)

3 years



Hot Water Source: Inspected Seismic Bracing

I inspected the seismic bracing for the hot water tank.

Drain, Waste, & Vent Systems: Typeof drain line material observed

ABS, Cast Iron

Water Supply & Distribution Systems: Type of plumbing material observed

Copper, Galvanized steel

Main Water Shut-Off Valve: Homeowner's Responsibility

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

Water Supply : Water Supply Is Public

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

Water Supply : Water supply pressure

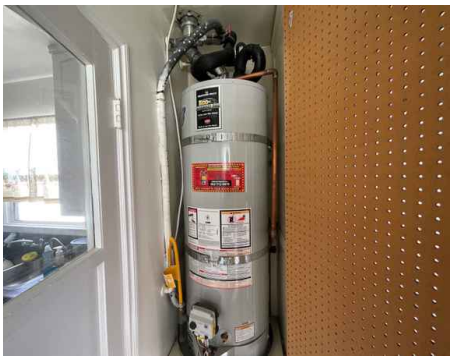
66 PSI

I attempted to measure the water pressure with a pressure gauge attached to an exterior hose bib.

Hot Water Source: Type of Hot Water Source

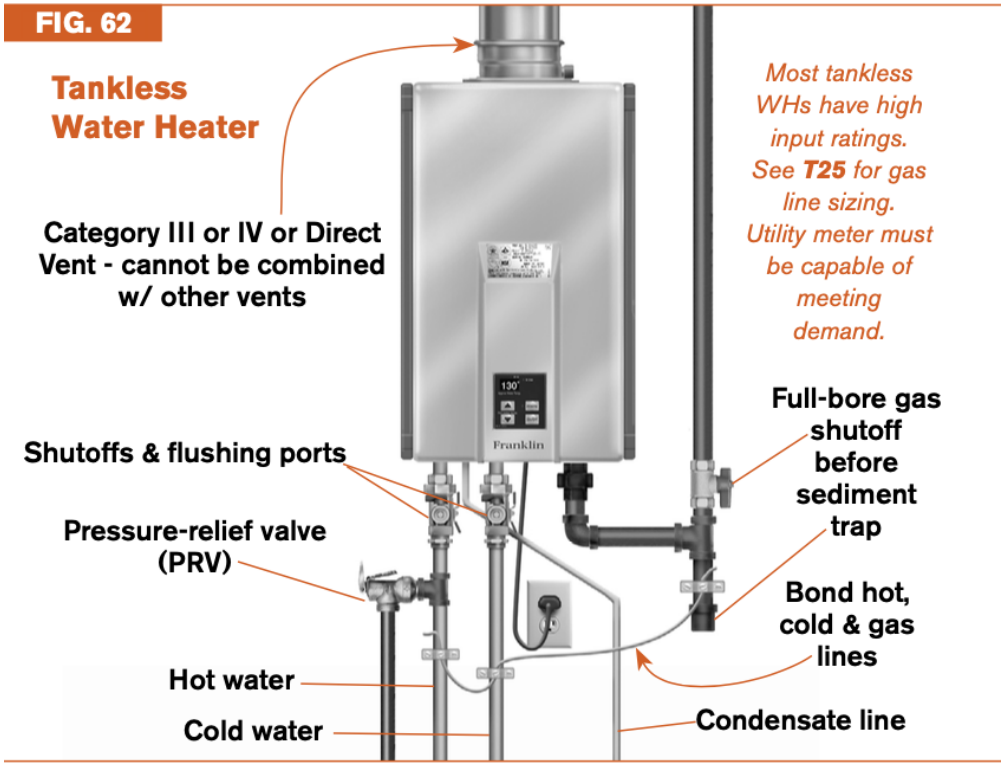
Gas-Fired Hot Water Tank

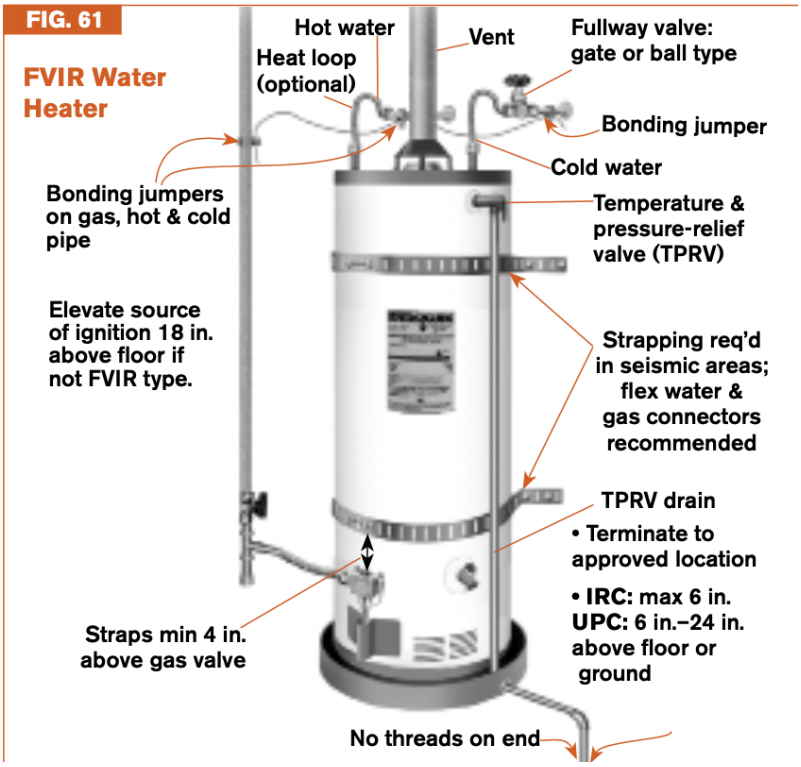
I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

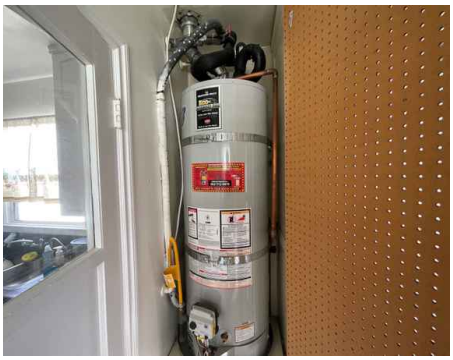


Hot Water Source: Inspected Hot Water Source

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







Hot Water Source: Water Heater Maintenance tips

Water heaters require maintenance, either by a licensed plumber or by a handy home owner. I have included a couple videos showing you how to maintain your hot water heater.

[Tankless water heater yearly maintenance and tips]

[Conventional Water heater maintenance and tips]

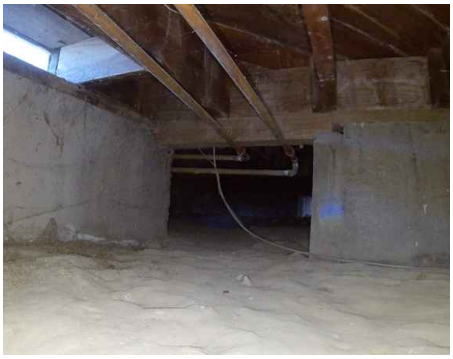
Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

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

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

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




Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

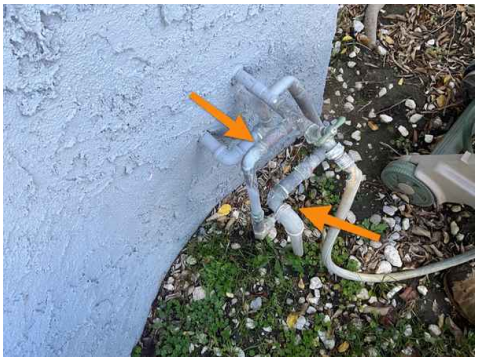
The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

6.6.1 Water Supply & Distribution Systems

Recommendations

MISSING DIELECTRIC FITTINGS



I noted an absence of diametric fittings. Dielectric fittings are used to keep pipes from corroding when multiple metal types are used. Galvanized pipes don't like copper pipes and vice versa-when they are attached to each other they will start to corrode and will eventually leak. I recommend review and correction by a licensed plumber.

Recommendation

Contact a qualified professional.

7: HEATING

Information

Heating System Information: Heating Method

Warm-Air Heating System

Thermostat and Normal Operating Controls: Thermostat Location

Dining room

Heating System Information: Homeowner's Responsibility

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

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

Heating System Information: Energy Source

Gas

Heating System Information: Age of heating unit

original years

We attempted to determine the age of the heating unit by reviewing the appliance data plate.

8: ATTIC, INSULATION & VENTILATION

Information

Structural Components & Observations in Attic: Attic access location
Hallway ceiling

Structural Components & Observations in Attic: Method used to inspect the attic
From the attic hatch

Insulation in Attic: Type of Insulation Observed
None

Structural Components & Observations in Attic: Structural Components Were Inspected

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





Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.





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

missing insulation

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

Ventilation in Attic: **Ventilation Inspected**

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

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

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

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

Recommendations

8.1.1 Structural Components & Observations in Attic

Recommendations

PRIOR WATER PENETRATION OBSERVED

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

Recommendation

Recommend monitoring.


8.2.1 Insulation in Attic

Recommendations

ADDITIONAL INSULATION RECOMMENDED

I recommend air sealing and adding insulation to the areas that need more insulation.

Recommendation

Contact a qualified insulation contractor.





9: BATHROOMS

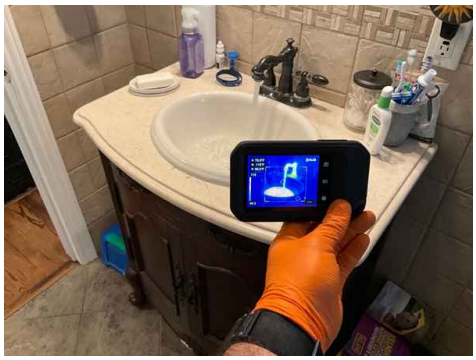
Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.


Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

For more information on GFCI outlets read my **article**.


Recommendations

9.1.1 Bathroom Toilets

Observations

TOILET DID NOT FLUSH

I observed that the toilet did not flush as expected.

Recommendation

Contact a qualified plumbing contractor.

9.2.1 Sinks, Tubs & Showers

Recommendations

SLOW DRAIN

I noted a drain that was slow to drain. Recommend evaluation and correction by a licensed plumber.

Recommendation

Contact a qualified professional.

10: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior Doors Inspected

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






Windows: Windows Inspected

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




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

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


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

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



















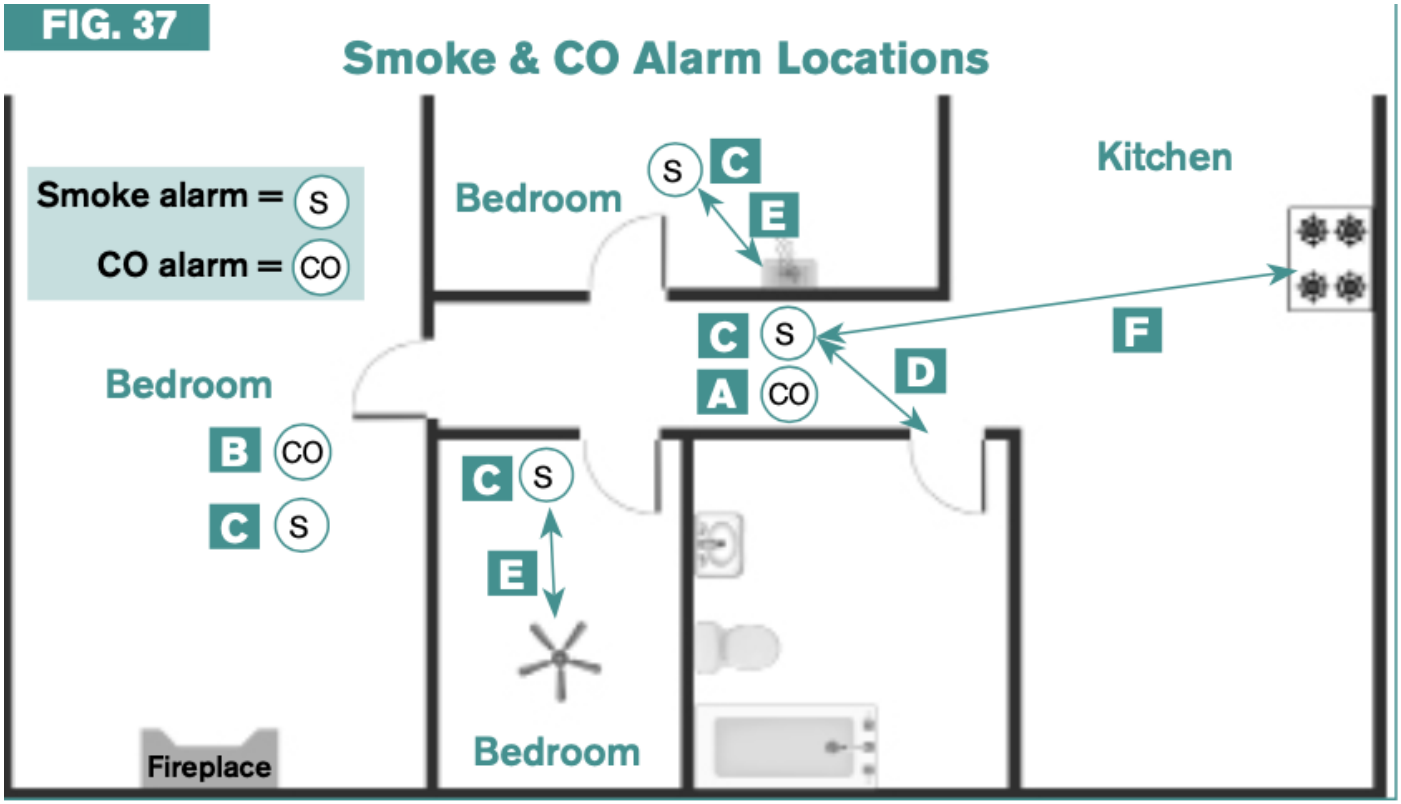
Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

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

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

All required smoke detectors were present unless otherwise noted in the section below.

For more information on smoke alarms read my article *here.*





Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

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

Recommendations

10.2.1 Windows

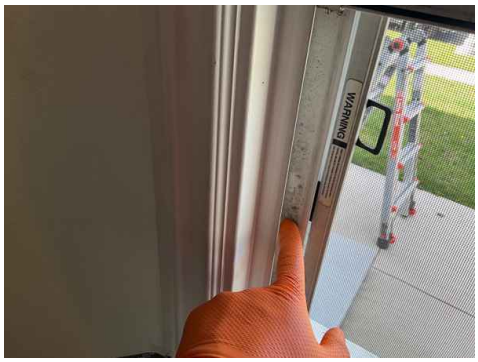
Recommendations

APPARENT MOLD GROWTH AT ONE OR MORE WINDOWS/ SKYLIGHTS

I observed apparent mold growth at one or more windows at the time of the. Inspection, I recommend testing the substance to either confirm or deny the presence of mold.

Recommendation

Contact a qualified professional.



10.3.1 Switches, Fixtures & Receptacles

Recommendations

MISSING GROUND AT RECEPTACLE

I observed indications of a missing, open, or disconnected ground at a receptacle. Hazard.

Recommendation

Contact a qualified electrical contractor.

10.5.1 Presence of Smoke and CO Detectors

Recommendations

MISSING SMOKE DETECTOR

I observed indications of a missing smoke detector in an area required to keep people safe. Smoke detectors should be in every sleeping area. outside each sleeping area, and on every level of the home.

For more information on smoke detectors read this ***Article.***

Recommendation

Contact a qualified professional.

10.5.2 Presence of Smoke and CO Detectors

Recommendations

MISSING CO DETECTOR

I observed indications of a missing carbon monoxide detector. Hazard.

Recommendation

Contact a qualified professional.

11: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Garbage Disposal: Inspected Garbage Disposal

I inspected the garbage disposal.

GFCI: GFCI Tested

I inspected and tested for GFCI protection in the kitchen.

Range/Oven/Cooktop: Turned On Stove

I turned on the kitchen's stove and or oven

Refrigerator: Refrigerator Was On

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

Exhaust Fan: Inspected Exhaust Fan

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

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.




Recommendations

11.1.1 Kitchen Sink

Recommendations

LOW FLOW AT KITCHEN SINK

I noted inadequate water flow at the kitchen sink. I recommend further review by a licensed plumber.

Recommendation

Contact a qualified professional.

11.3.1 GFCI

Recommendations

MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected. I recommend contacting a licensed electrician to install GFCI recepticles.

Recommendation

Contact a qualified electrical contractor.

11.3.2 GFCI

Recommendations

GFCI RECEPTICLE WOULD NOT TRIP WHEN TESTED

I observed a GFCI receptacle that would not trip when tested, this is a safety hazard. I recommend correction by a licensed electrician

Recommendation

Contact a qualified electrical contractor.

11.3.3 GFCI

Recommendations

OPEN GROUND

During the kitchen inspection I observed an open ground at the receptacle. This is a safety hazard. I recommend contacting a licensed electrician to evaluate and repair the defect.

Recommendation

Contact a qualified electrical contractor.

12: LAUNDRY

Information

Clothes Washer: **I visually inspected the clothes washer, my inspection was not exhaustive. If there were no clothes inside, i attempted to run the appliance.**


Clothes Dryer: **Inspected drier**

I visually inspected the clothes drier, my inspection was not exhaustive. If there were no clothes inside I attempted to test it's functionality by operating it for a short time.

Limitations

Clothes Washer

DID NOT INSPECT

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

Clothes Dryer

DID NOT INSPECT

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

Recommendations

12.1.1 Clothes Washer

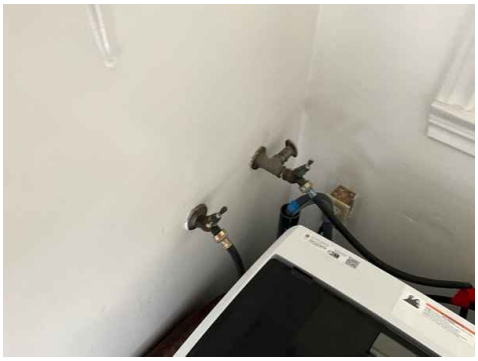
Observations

HOSES NOT PRESSURE TESTED

I observed hoses that were not reliable. Not pressure tested. Replacement of the hoses is recommended.

Recommendation

Recommended DIY Project



12.3.1 Laundry Room, Electric, and Tub

Recommendations

MISSING GFCI PROTECTION

I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected.

Recommendation

Contact a qualified electrical contractor.

13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Under-Floor Crawlspace : Type of Under-Floor Crawlspace Foundation Described

Concrete

Under-Floor Crawlspace : Homeowner's Responsibility

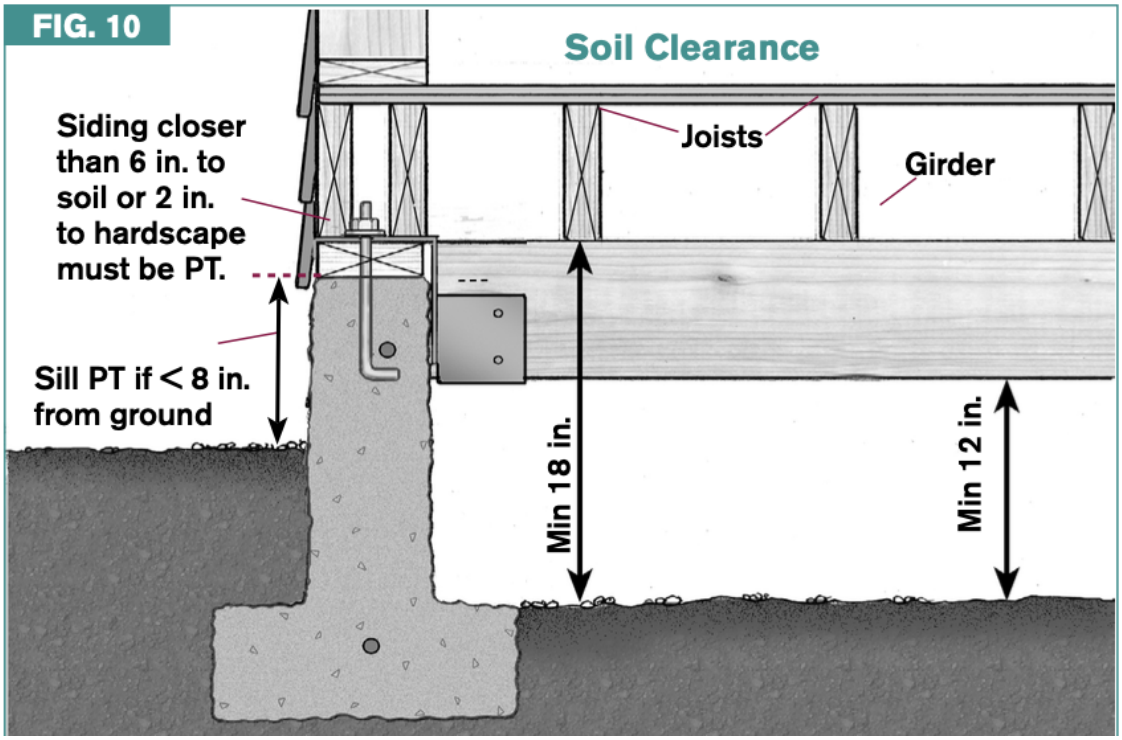
One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Under-Floor Crawlspace : Under-Floor Crawl Access Location

Exterior, Interior

Under-Floor Crawlspace : Structural Components Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.



Recommendations

13.1.1 Under-Floor Crawlspace

Recommendations

EFFLORESCENCE OBSERVED

I observed efflorescence from the crawlspace.

Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.

I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture, a condition that also encourages the growth of mold.




13.1.2 Under-Floor Crawlspace

Recommendations

DAMAGED SUB FLOOR

Inspection Observed Moisture damage to some of the frame members and excess of wood rot and mold growth


13.1.3 Under-Floor Crawlspace

Recommendations

FOUNDATION CRACK, MINOR BUT LEAKING.

I noted a foundation crack. The size and direction of the crack is not necessarily concerning to me, however it is allowing water to leak through. This can become a significant issue. Recommend correction by a licensed foundation contractor.

STANDARDS OF PRACTICE

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

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

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

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

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

Detached Garage
The inspector shall inspect:

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

The inspector shall describe:

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

Electrical
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Plumbing
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Attic, Insulation & Ventilation
The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Bathrooms
The home inspector will inspect:

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

Doors, Windows & Interior
The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Laundry
The inspector shall inspect:

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

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

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

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.