CLARITY PROPERTY INSPECTIONS
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REPORT BY CLARITY PROPERTY INSPECTIONS

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Scott Leigh
JULY 29, 2022

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How to read this report:

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP. All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Minor Concern: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Moderate Concern: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.
Major Concern: Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the inspectors professional judgement and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

Clicking on "Summary" below the main cover image of the home will streamline the report to show only the defects that should be addressed or monitored.

SUMMARY

65 ITEMS INSPECTED

13 MINOR - COSMETIC OR MAINTENANCE

13 ACTION SUGGESTED - REPAIR RECOMMENDED

1 MAJOR DEFECT - REPAIR REQUIRED

Summary Text (enter here)

- 2.1.1 Roof - Roof Covering: Defect/Damaged
- 2.1.2 Roof - Roof Covering: Repair Noted
- 2.5.1 Roof - Gutters & Downspouts: Debris Present
- 2.5.2 Roof - Gutters & Downspouts: Gutter: Joints Need Sealant
- 3.2.1 Exterior - Wall-Covering, Flashing & Trim: Siding Crack: Sealant And Paint
- 3.3.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Dense Vegetation
- 3.5.1 Exterior - Walkways & Driveways: Walkway: Minor Cracking
- 3.6.1 Exterior - Windows: Fogged
- 3.6.2 Exterior - Windows: Screen: Missing
- 3.7.1 Exterior - Exterior Doors: Door: Sill Defect/Damage
- 4.1.1 Gas Meter - Gas Meter: Corrosion: Early Stages
- 5.5.1 Electrical - Panelboards & Breakers: Open Knockout (Filler Plate Missing)
- 10.3.1 Plumbing - Hot Water Source: Aged Water Heater
- 10.3.2 Plumbing - Hot Water Source: Water Heater Rumbling
- 12.2.1 Bathrooms - Sinks, Tubs & Showers: Water Damage Around Shower
- 12.2.2 Bathrooms - Sinks, Tubs & Showers: Jetted Tub: Not Functional
- 12.2.3 Bathrooms - Sinks, Tubs & Showers: Baseboard Water Damage
- 13.3.1 Doors, Windows & Interior - Windows: Fogged / Broken Seals
- 13.4.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Reversed Polarity
- 13.5.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Drywall Cracks
- 13.6.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing CO Detector
- 15.5.1 Garage - Ceiling, Walls & Firewalls in Garage: Water Staining

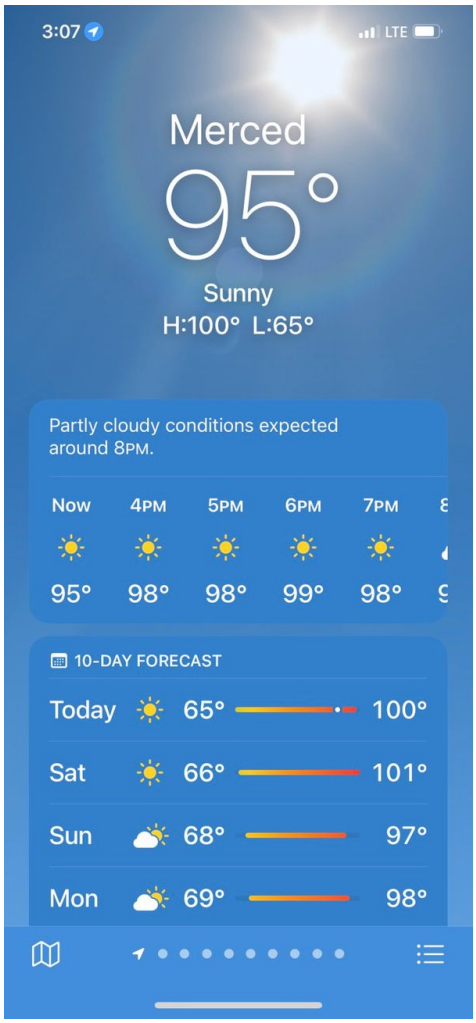
1: INSPECTION DETAILS

Information

General Inspection Info: In Attendance
Client, Home Owner, Home Inspector

General Inspection Info: Occupancy
Occupied

General Inspection Info: Weather Conditions
Sunny, Hot



General Inspection Info: Type of Building

Single Family

2: ROOF

Information

Gutters & Downspouts: **Gutters Were Inspected**

I inspected the gutters from the surface and at the roof edge.

Roof Covering: **Roof Covering**

Tile

The roof covering is in good condition with a few items being noted in my report. The roofing system is comprised of the following:

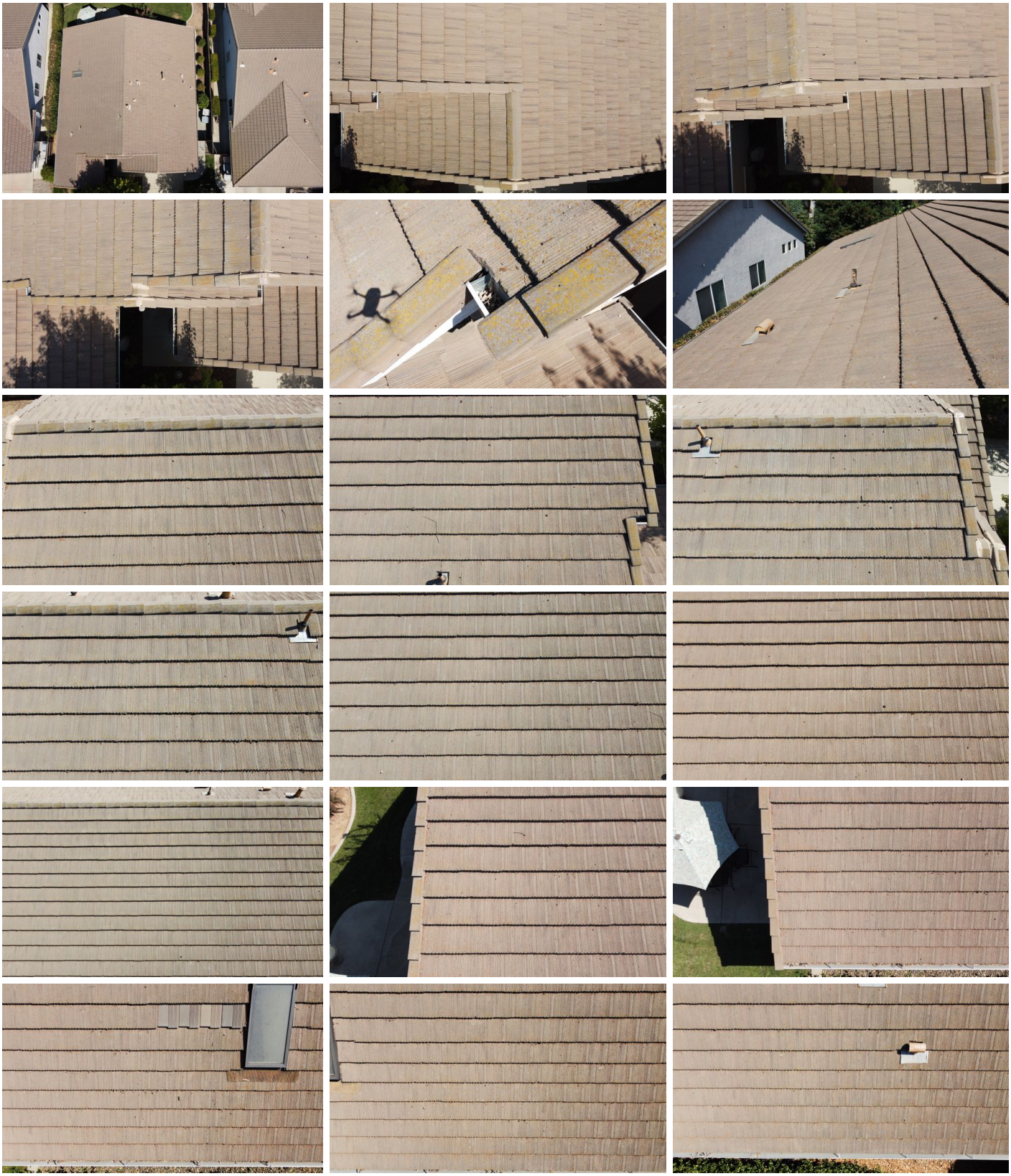
1. OSB Roof Decking
2. Asphalt Roofing Felt Underlayment
3. Roofing Tiles

The age of the roof covering is approximately 11 years old being installed in 2001. I recommend regular roof inspections to prolong the life of the system.

Roof Covering: **Roof Was Inspected**

Ground, Drone, Attic

I inspected the roof using the methods available to me based on its structure and shape.













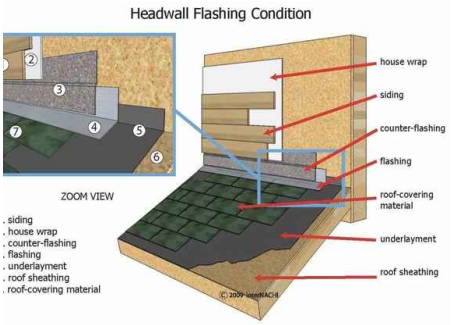






Flashing: Wall Intersections

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. The flashing installation appeared to be completed correctly unless noted.



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: 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.

Skylight: Skylight Was Inspected

Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around the skylight free of debris and to monitor it for evidence of water leaks during heavy rains and/or winter snow melts. From outside, watch the glazing for cracks or breaks, loosening of the flashing, and rusting or decaying frames. Skylights should be checked from the interior, too.

Recommendations

2.1.1 Roof Covering

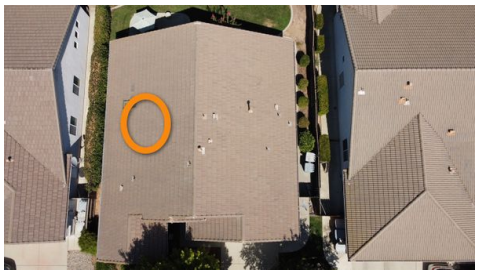
DEFECT/DAMAGED

Action Suggested - Repair Recommended

I observed areas of cracked/splitting or damaged roof-covering materials. This potentially exposes the waterproof underlayment, causing an entry point of water to the roof decking. I recommend that a qualified roofing contractor make necessary repairs to the roofing system.

Recommendation

Contact a qualified roofing professional.

2.1.2 Roof Covering

Minor - Cosmetic or Maintenance

REPAIR NOTED

ABOVE GARAGE

Prior repair made. Seems to be a quality repair. Monitor performance over rainy season.

Recommendation

Recommend monitoring.


2.5.1 Gutters & Downspouts

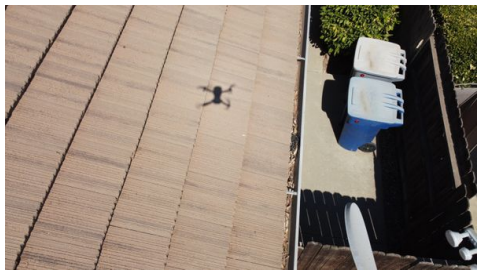
Minor - Cosmetic or Maintenance

DEBRIS PRESENT

I observed debris in the gutter system. Cleaning and maintenance is recommended. This will keep water flowing away from the home. A semi-annual gutter cleaning is a best practice.

Recommendation

Contact a handyman or DIY project



2.5.2 Gutters & Downspouts

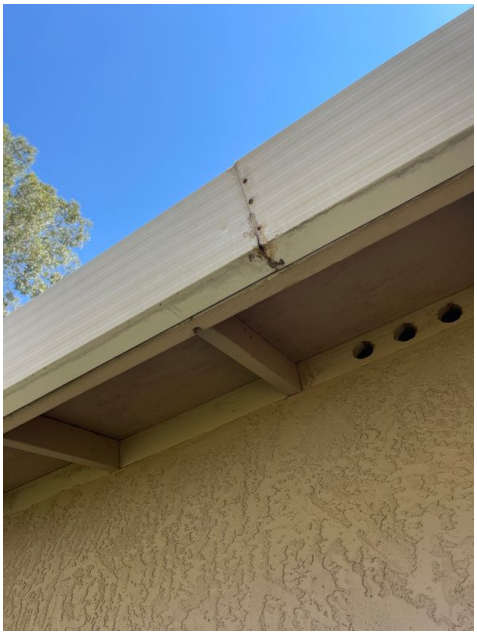
Minor - Cosmetic or Maintenance

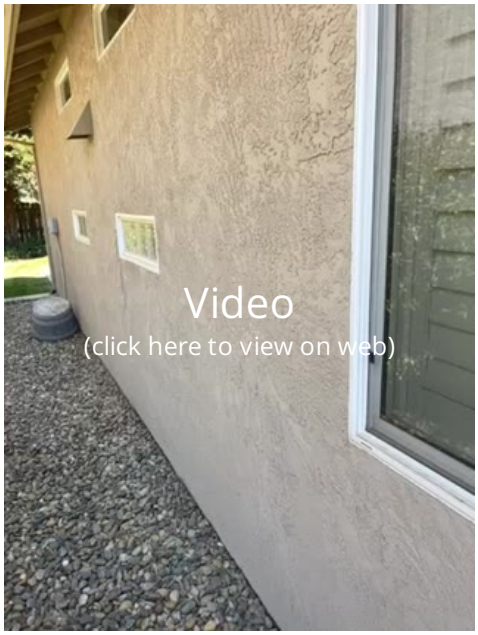
GUTTER: JOINTS NEED SEALANT

I observed indications of rain water leaking from a gutters, which could result in water not being properly collected and drained away. The gutters are most likely in need of sealant at the joints. The sealant breaks down over time. This is part of a regular maintenance schedule. Every 10 years is a good starting point. Sealing the joints will also help preserve the fascia boards and rafter tails.

Recommendation

Contact a qualified handyman.



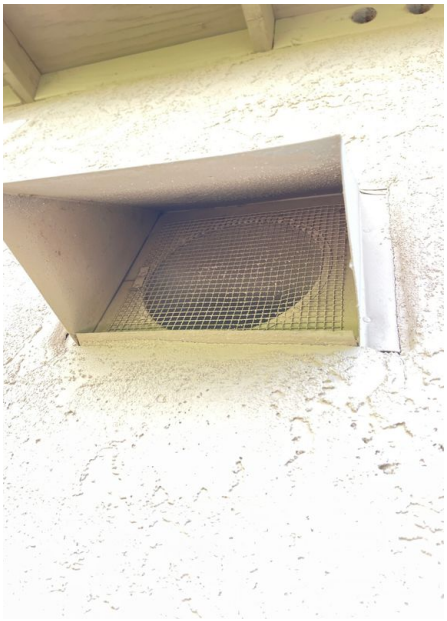

Video
(click here to view on web)

3: EXTERIOR

Information

Exhaust Hoods: **Dryer Hood, Kitchen Exhaust Hood And Bathroom Fan Hood**

The dryer, kitchen and bathroom hoods were inspected.



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

I inspected the eaves, soffits and fascia.




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

Stucco, Brick, Various Materials, Fiber Cement, Wood

I inspected the exterior of the home.



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

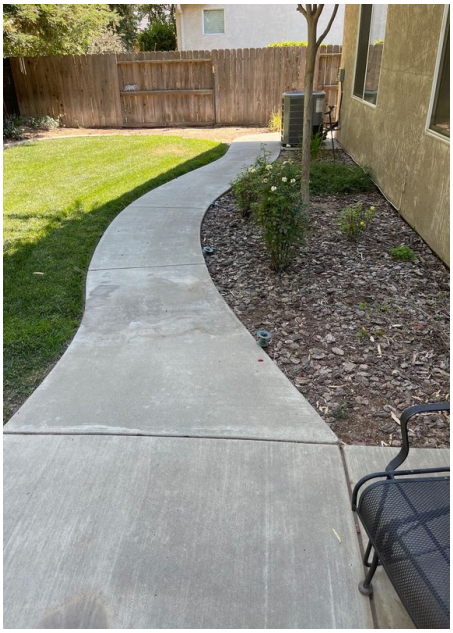
I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

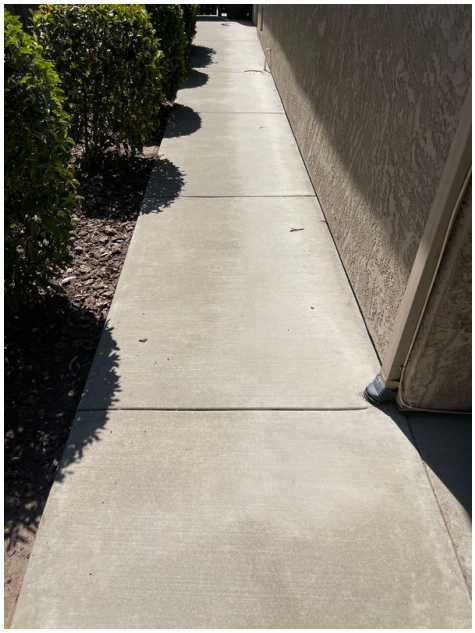
GFCIs & Electrical: **Inspected GFCIs**

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

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

I inspected the walkways and driveways that were adjacent to the house.



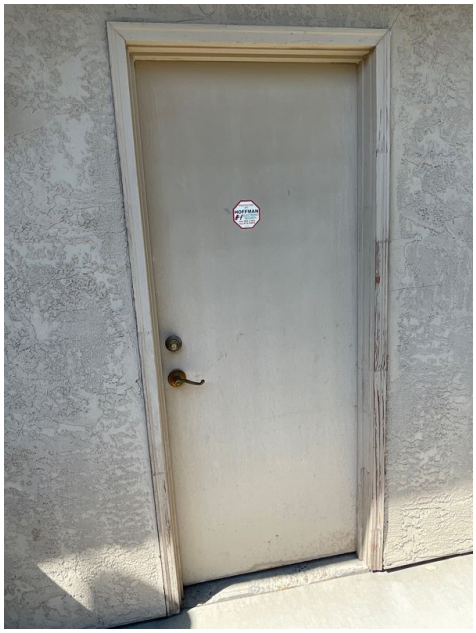


Windows: **Windows Inspected**

All windows were inspected from the ground surface.


Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.


Plumbing Clean Outs Noted: Observed

Not all waste plumbing cleanouts can be located. I was able to observe some plumbing cleanouts during my inspection of the exterior.


4" Access Front Wall

Recommendations

3.2.1 Wall-Covering, Flashing & Trim

Action Suggested - Repair Recommended

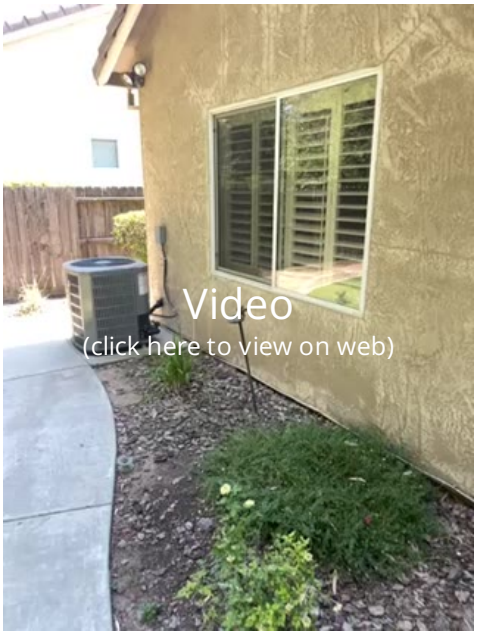
SIDING CRACK: SEALANT AND PAINT

I observed cracks in the siding material. I recommend repair.

Recommendation

Contact a qualified painting contractor.




3.3.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Minor - Cosmetic or Maintenance

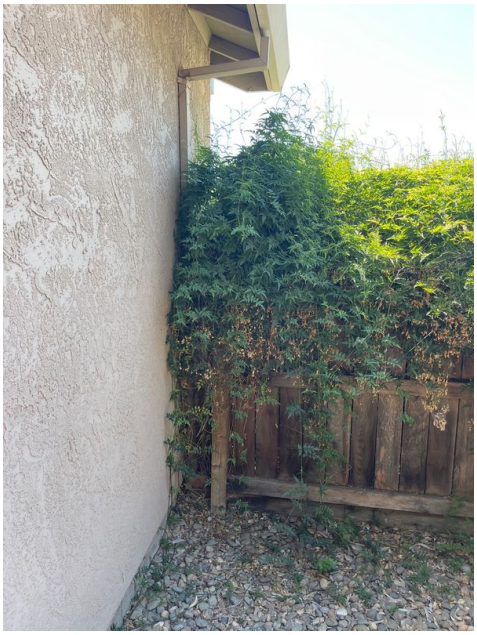
DENSE VEGETATION

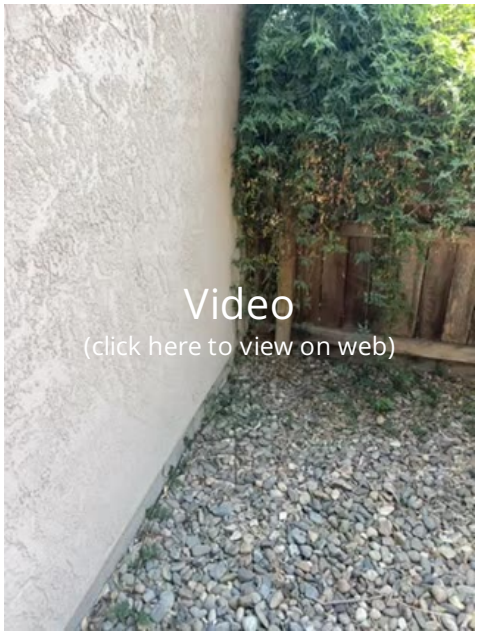
I observed vegetation around the house in areas. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Contact a handyman or DIY project





3.5.1 Walkways & Driveways

Minor - Cosmetic or Maintenance

WALKWAY: MINOR CRACKING

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

Monitoring is recommended.

Recommendation

Contact a handyman or DIY project

3.6.1 Windows

Minor - Cosmetic or Maintenance

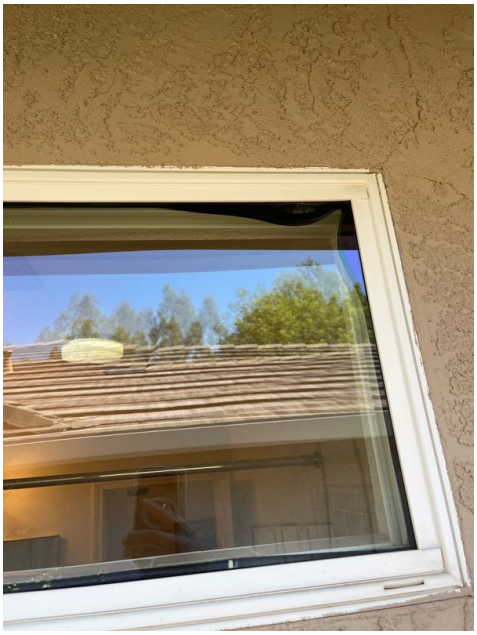
FOGGED

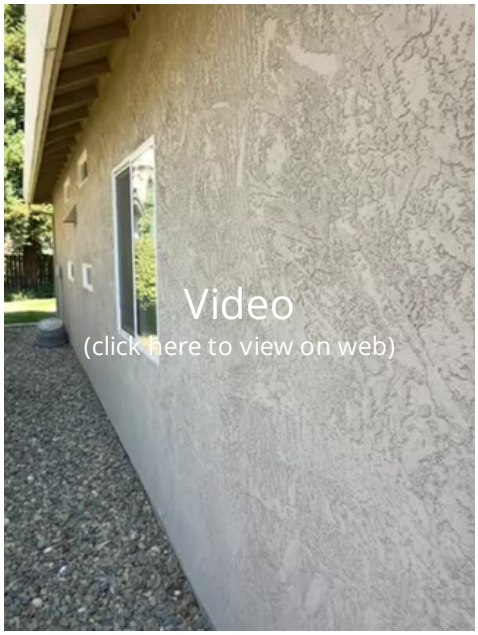
I observed a fogged windowpane (a lost seal) at a window.

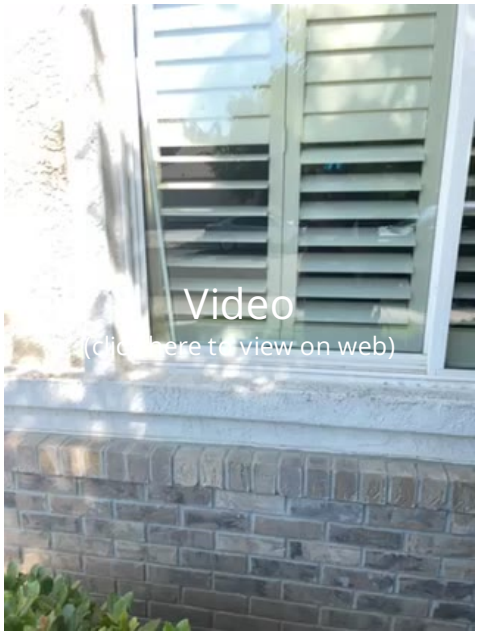
If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has failed, and condensation has formed in between the two panes of glass. Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesnt usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

Recommendation

Contact a qualified window repair/installation contractor.







3.6.2 Windows

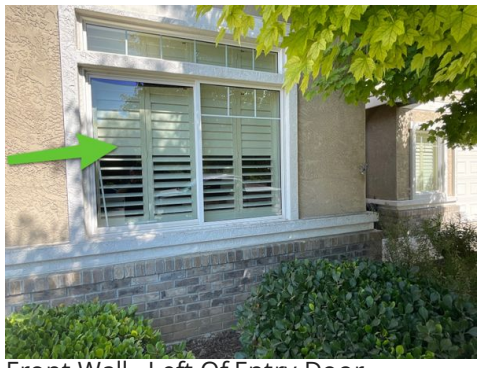
Minor - Cosmetic or Maintenance

SCREEN: MISSING

I observed missing window screen(s). Correction is recommended.

Recommendation

Contact a handyman or DIY project



Front Wall - Left Of Entry Door

3.7.1 Exterior Doors

Minor - Cosmetic or Maintenance

DOOR: SILL DEFECT/DAMAGE

REAR PATIO DOOR

I observed a sill defect/damage at the door. The sill support is missing on the front of the door.

Recommendation

Contact a qualified handyman.

4: GAS METER

Information

Gas Meter: Location And Access

Gas meter is located on the right wall of the exterior of the home. I visually inspected it and have provided images of its condition. The gas shut-off is noted with the green arrow. It is always recommended to have a gas shut-off wrench located at the meter for easy disconnect of gas service to the home.

Here is a product example:

Gas Shut Off Wrench

Recommendations

4.1.1 Gas Meter

Minor - Cosmetic or Maintenance

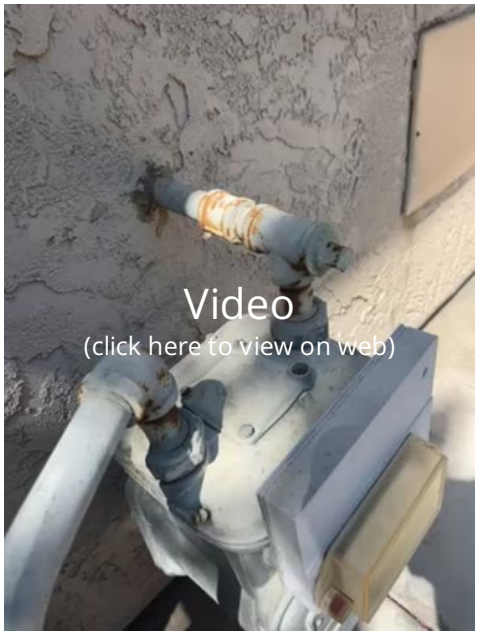
CORROSION: EARLY STAGES

I observe corrosion on the gas pipes. This can lead to corroded threads if left un-attended over a long period of time. This can lead to a gas leak. Paint will reduce corrosion effects.

5 year recommended maintenance schedule.

Recommendation

Contact a handyman or DIY project

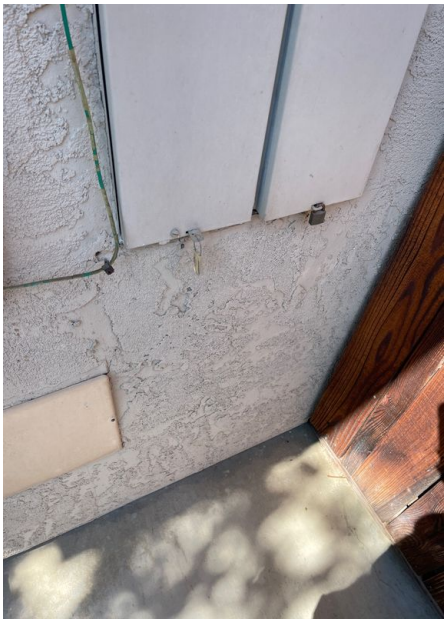

Video
(click here to view on web)

5: ELECTRICAL

Information

Service-Entrance Conductors: **Inspected Service-Entrance Conductors**

I inspected the electrical service-entrance conductors.



Main Service Disconnect: **Inspected Main Service Disconnect**

I inspected the electrical main service disconnect.

Electric Meter & Base: **Inspected the Electric Meter and Base**

I inspected both electric meter and base. It was secure and the utility lock/tag was in place.

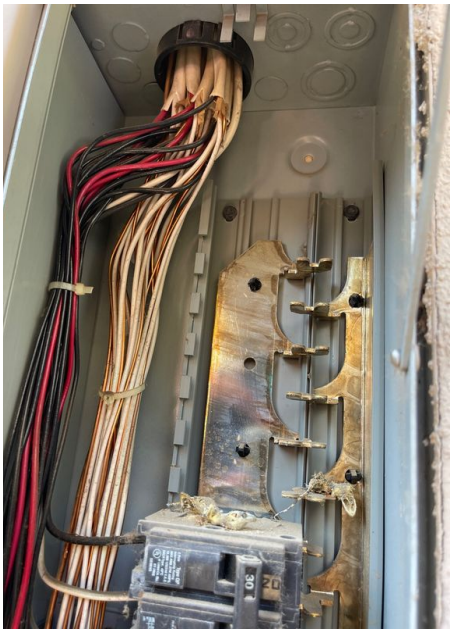
Main Service Disconnect: Main Disconnect Rating, If Labeled

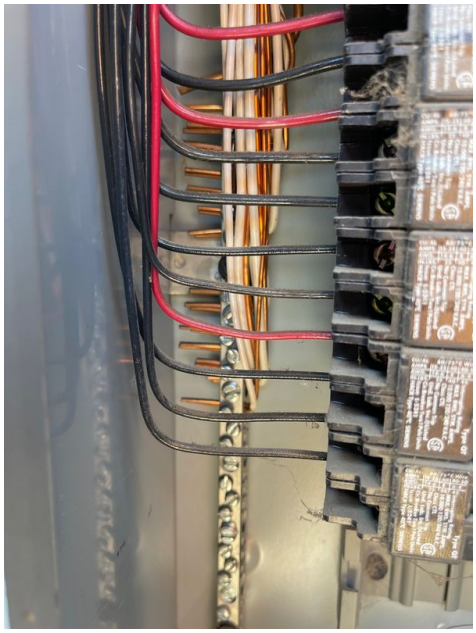
200

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

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), Copper Conductors

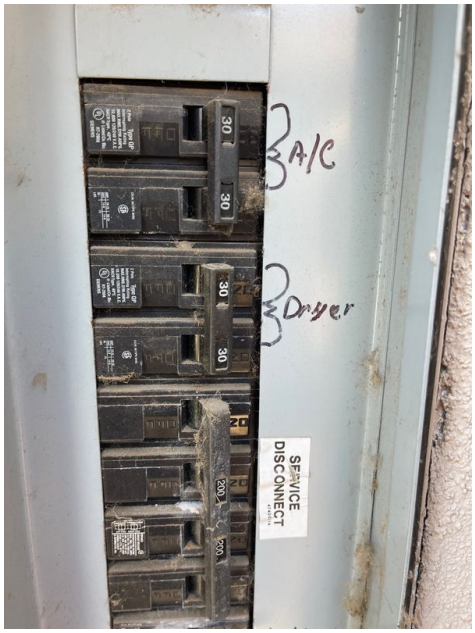


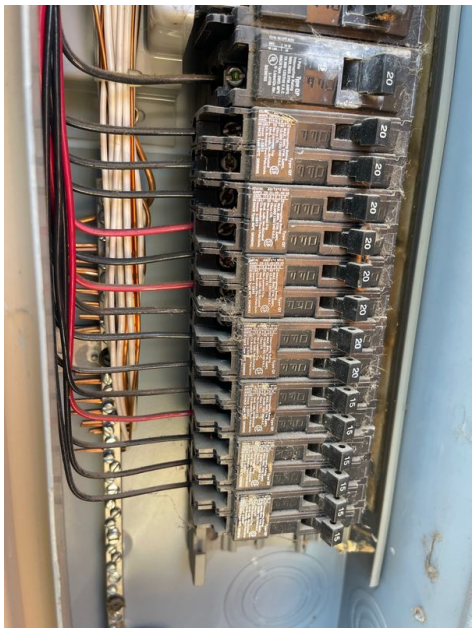
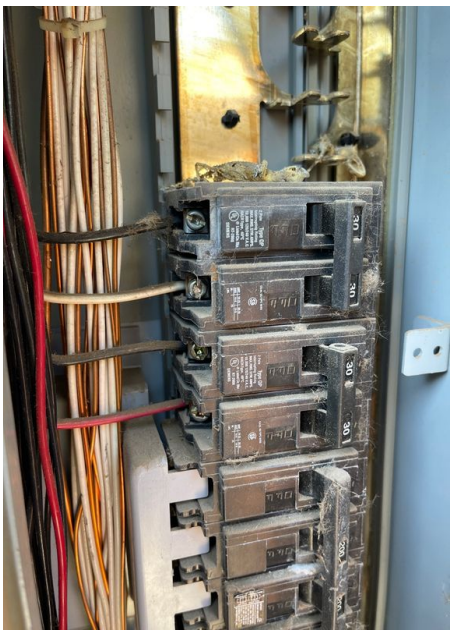


Panelboards & Breakers: **Inspected Main Panelboard and Breakers**

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

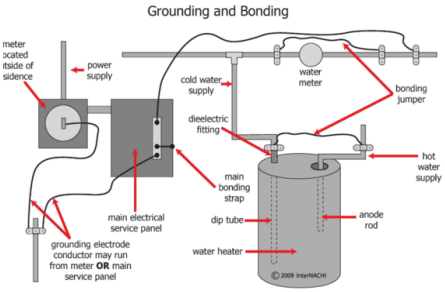


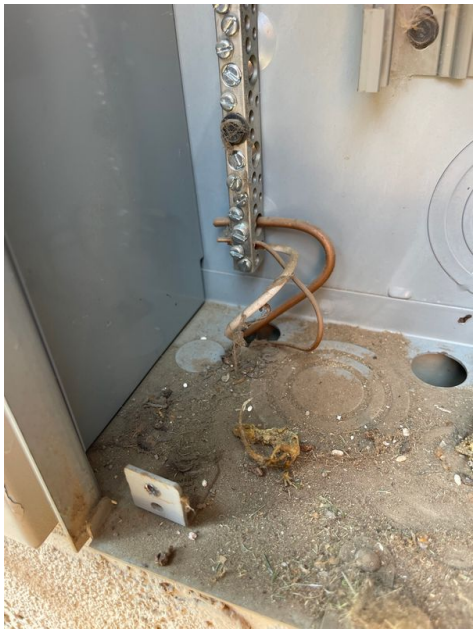


Service Grounding & Bonding: Inspected the Service Grounding and Bonding

I inspected the electrical service grounding and bonding.





Limitations

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.

Recommendations

5.5.1 Panelboards & Breakers

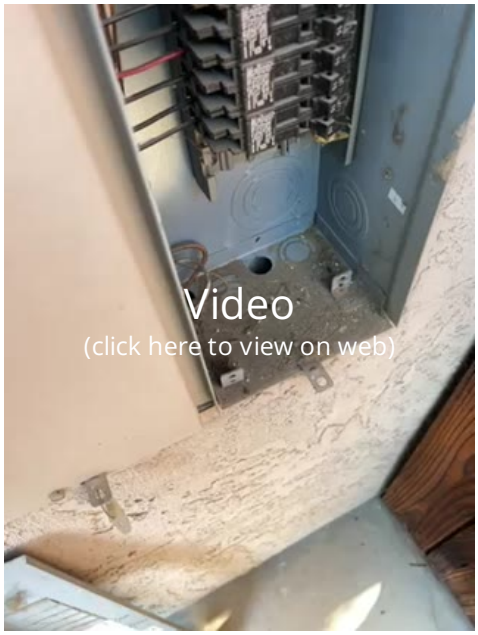
Action Suggested - Repair Recommended

OPEN KNOCKOUT (FILLER PLATE MISSING)

I observed open knockout opening that was not filled. Missing filler plate at the electrical panel box. There were noted debris and lizards in the panels.

Recommendation

Contact a qualified electrical contractor.


Video
(click here to view on web)

6: THERMOSTAT AND NORMAL OPERATING CONTROLS

Information

Thermostat and Normal Operating Controls: Thermostat Location
Hallway

On arrival

On departure

7: COOLING

Information

Cooling System Information:

Service Disconnect Inspected

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

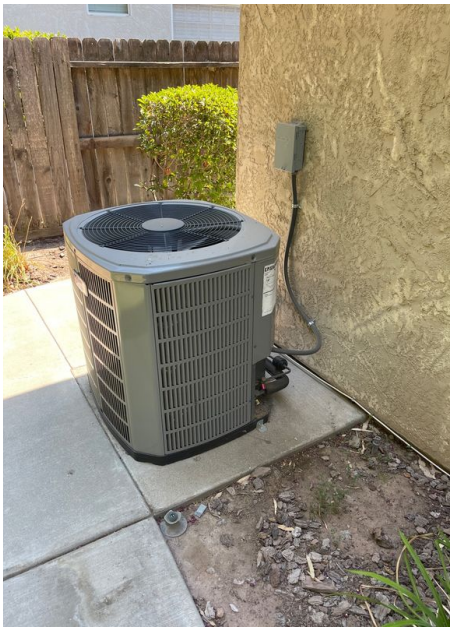
Cooling System Information: Cooling System Information

The air conditioning system was functioning at the time of my inspection. It was producing cool conditioned air that was distributed through the insulated ducting system.

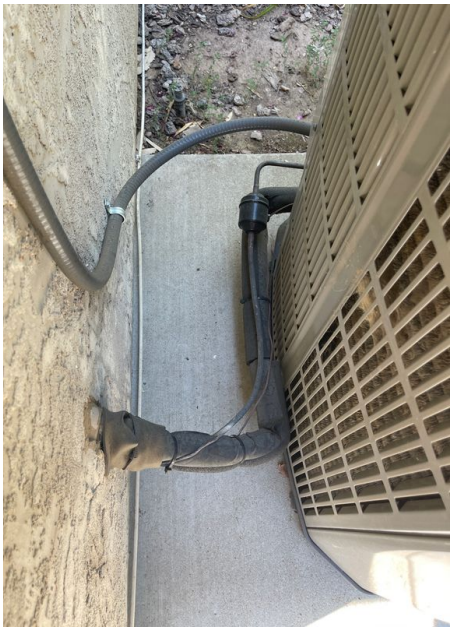
Manufacturer: American Standard

Manufacturer Date and Current Age: 2020 - 2 years old

Location: Backyard and Attic







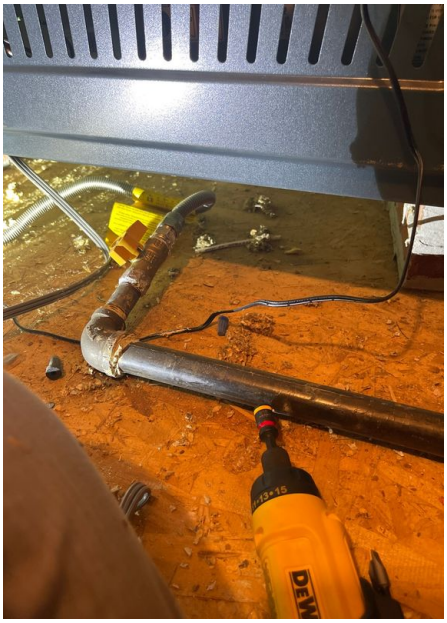
Condensate: **Condensate Discharge Confirmed**

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

8: HEATING

Information

Heating System Information:
Energy Source
Gas



Heating System Information:
Heating Method
Forced Air Heating System

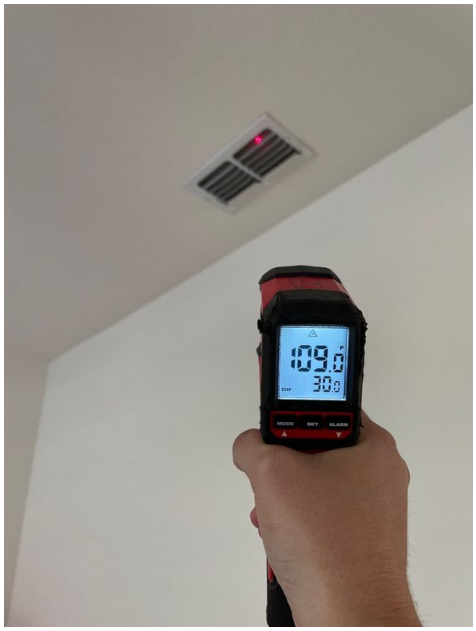
Heating System Information: Heating Unit

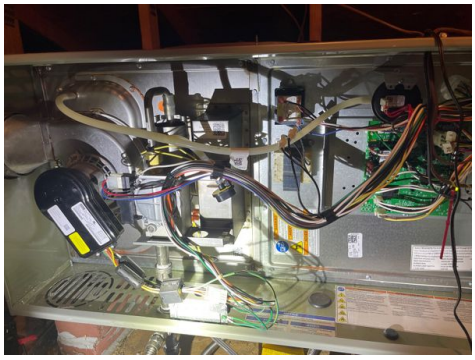
The gas fired furnace was functioning at the time of my inspection. The unit was blowing warm conditioned air from the insulated duct system.

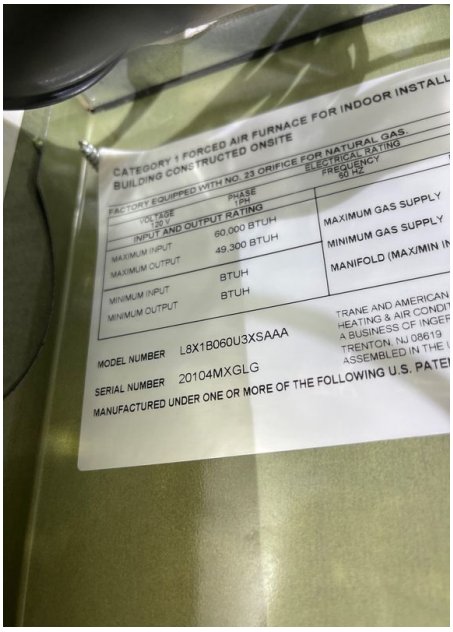
Manufacturer: American Standard

Manufacturing Date and Age: 2020 - 2 Years Old

Location: Attic






CATEGORY I FORCED AIR FURNACE FOR INDOOR INSTALL
BUILDING CONSTRUCTED ONSITE
FACTORY EQUIPPED WITH NO. 23 ORIFICE FOR NATURAL GAS.
ELECTRICAL RATING
VOLTAGE 120 V
PHASE 1 PH
FREQUENCY 60 HZ
INPUT AND OUTPUT RATING
MAXIMUM INPUT 60,000 BTUH
MAXIMUM OUTPUT 49,300 BTUH
MINIMUM INPUT BTUH
MINIMUM OUTPUT BTUH
MAXIMUM GAS SUPPLY
MINIMUM GAS SUPPLY
MANIFOLD (MAX/MIN IN
MODEL NUMBER L8X1B060U3XSAAA
SERIAL NUMBER 20104MXGLG
MANUFACTURED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATE
TRANE AND AMERICAN
HEATING & AIR CONDIT
A BUSINESS OF INGER
TRENTON, NJ 08619
ASSEMBLED IN THE

9: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: **Visually Inspected Foundation Condition**

Slab on grade foundation was observed. A general walk around inspection was completed. The scope of our inspection is limited. I looked for signs of unusual settling and abnormal cracking.



10: PLUMBING

Information

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment.

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Hot Water Source: Inspected Venting Connections

I inspected the venting connections.

Hot Water Source: Inspected Seismic Bracing

I inspected the seismic bracing for the hot water tank.

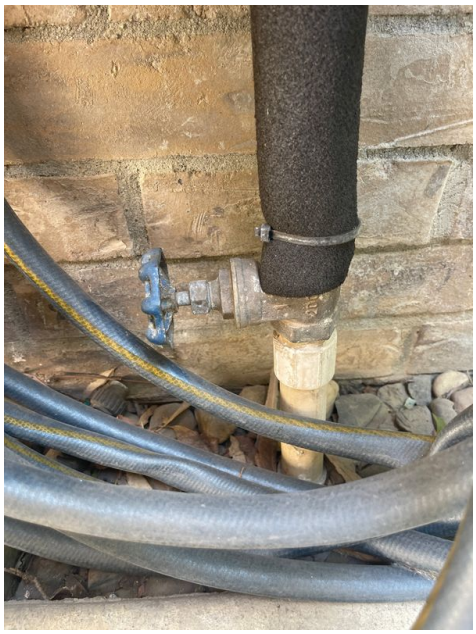
Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

ABS

I inspected the drain, waste, and vent pipes.

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

Front Yard - Right Of Entry

Water Supply : Water Supply Is Public

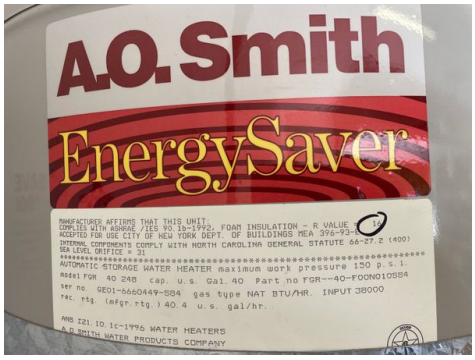
The water supply to the house appeared to be from the public water supply source.

60 PSI


Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

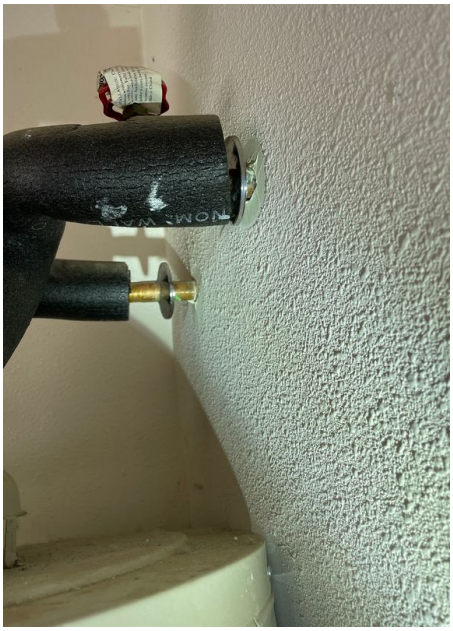
I inspected the main source of hot water distribution throughout the home. The unit was functioning at the time of my inspection. The water heater was manufactured in 2001. The unit is 11 years old.



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

Copper

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Some are located behind walls that are inaccessible. Those that were accessible were noted to be functioning as intended.



Water Conditioning System: Water Conditioning System

There was a water conditioning system present. The system was powered off and did not appear to be in use. The conditioner tank was full of salt.

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

10.3.1 Hot Water Source

Action Suggested - Repair Recommended

AGED WATER HEATER

Manufactured: 2001 - 20 years old

I observed during my inspection that the system appeared to be aged and possibly nearing the end of its useful service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. This unit can fail at anytime due to its age alone. Any water heater over 10 years old will fall in to the aged category. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Recommend monitoring.

10.3.2 Hot Water Source

Action Suggested - Repair Recommended

WATER HEATER RUMBLING

Rumbling or bubbling can be heard when the water heater is heating up. This is typically due to sediment build up in the tank. I recommend flushing the tank to clear the build up and reassessing the system. If this does not solve the problem, I recommend having a professional plumber evaluate the unit.

How To Flush Water Heater

Recommendation

Contact a qualified handyman.

11: ATTIC, INSULATION & VENTILATION

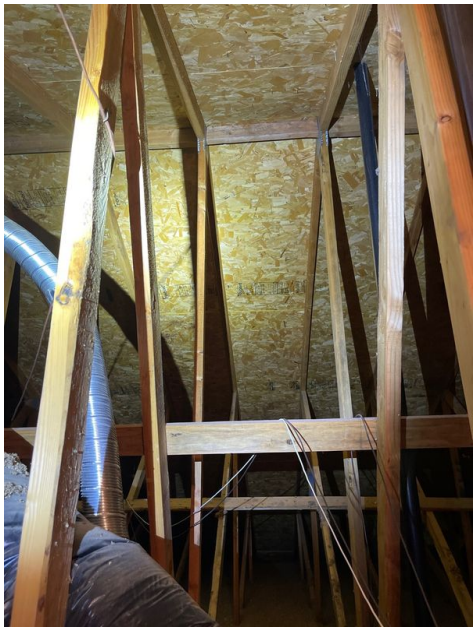
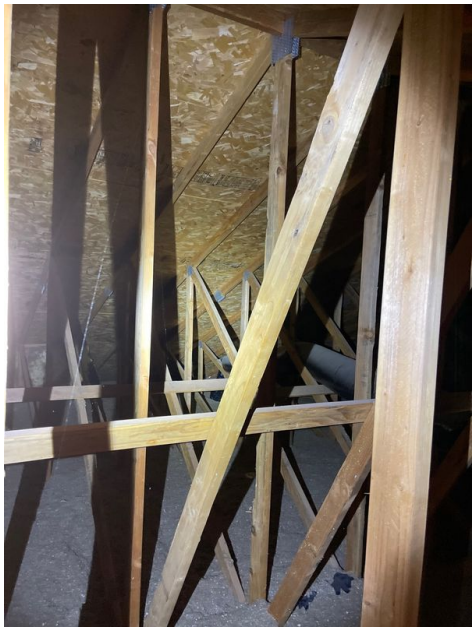
Information

Insulation in Attic: Type of Insulation Observed
Cellulose

Insulation in Attic: Approximate Average Depth of Insulation
3-6 inches

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.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in the attic. I inspected for mechanical exhaust systems.

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.

12: BATHROOMS

Information

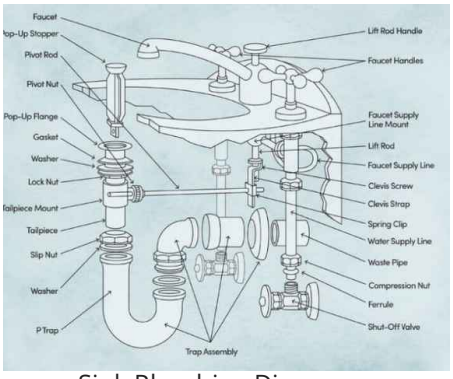
Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

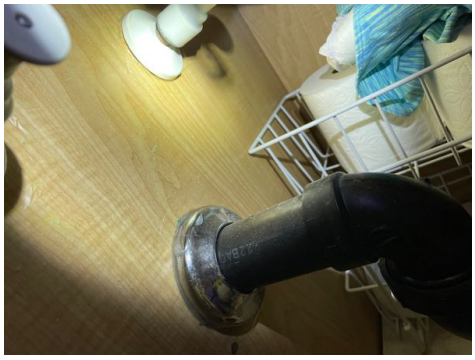
Sinks, Tubs & Showers: **Ran Water at Sinks, Tubs and Showers**

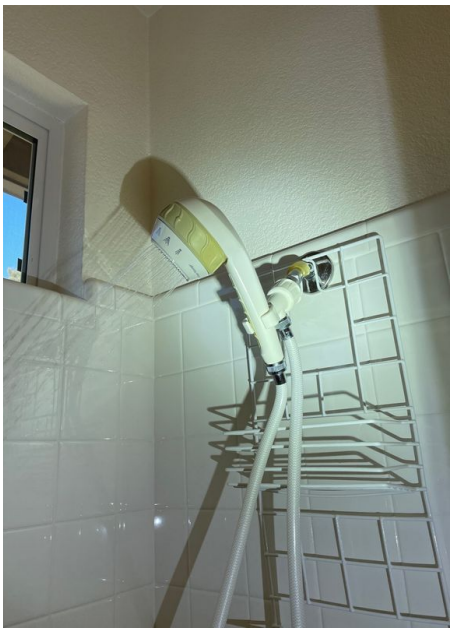
Copper, ABS

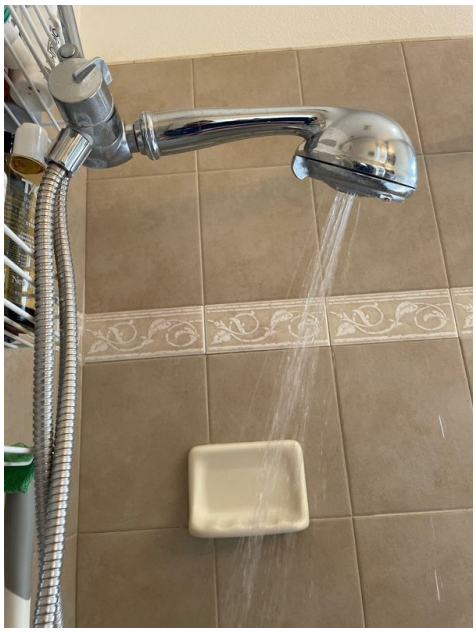
I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

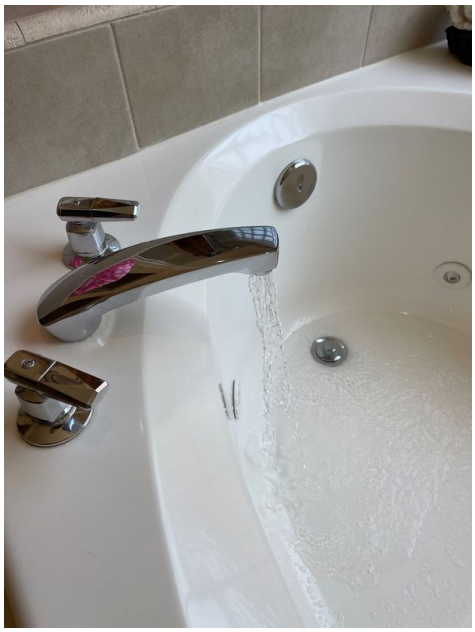


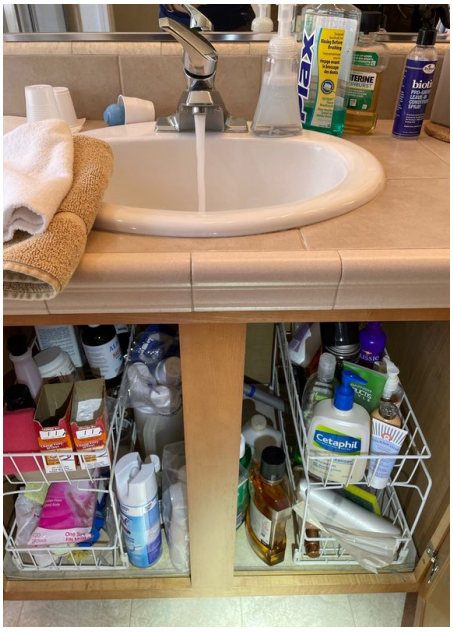
Sink Plumbing Diagram









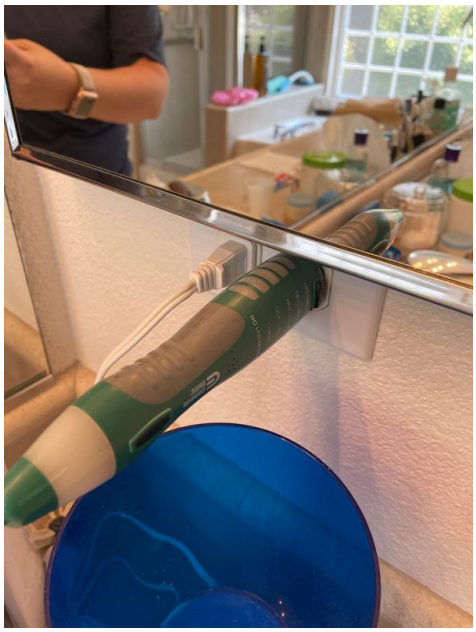


Cabinetry, Ceiling, Walls & Floor: General Condition Under Cabinets

I inspected inside the cabinets under the bathroom sink.

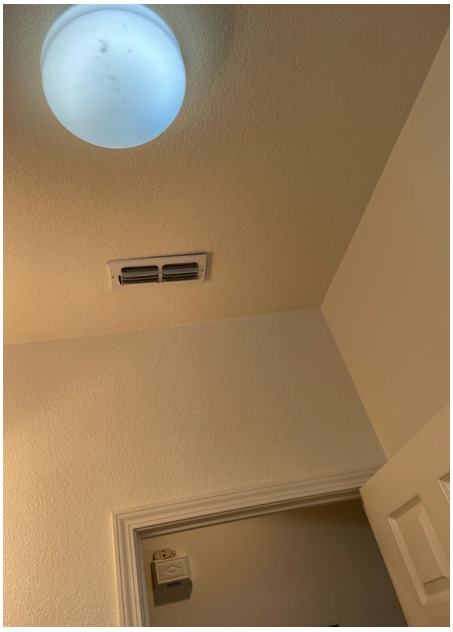
GFCI & Electric in Bathroom: **GFCI-Protection Tested**

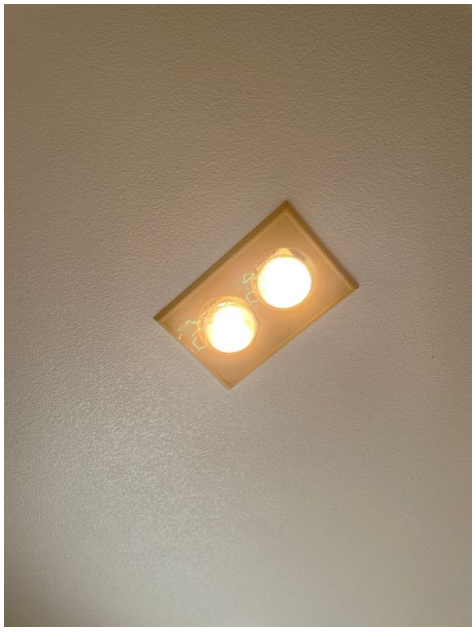
I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument. All receptacles in the bathroom should be GFCI protected as this is considered a wet location.

Heat Source in Bathroom: **Heat Source in Bathroom Was Inspected**

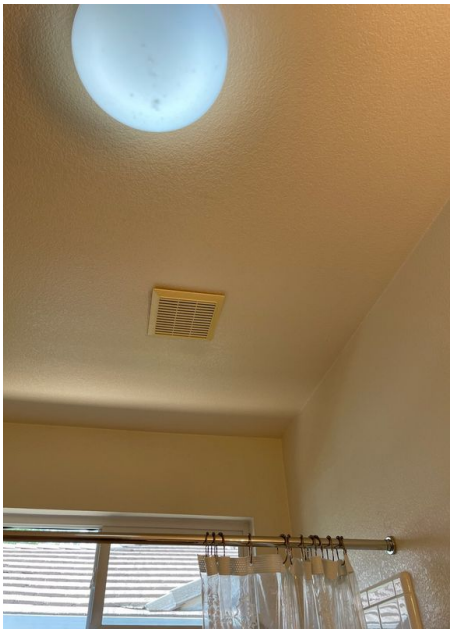
I inspected the heat source in the bathroom (register/baseboard).





Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside.




Recommendations

12.2.1 Sinks, Tubs & Showers

Action Suggested - Repair Recommended

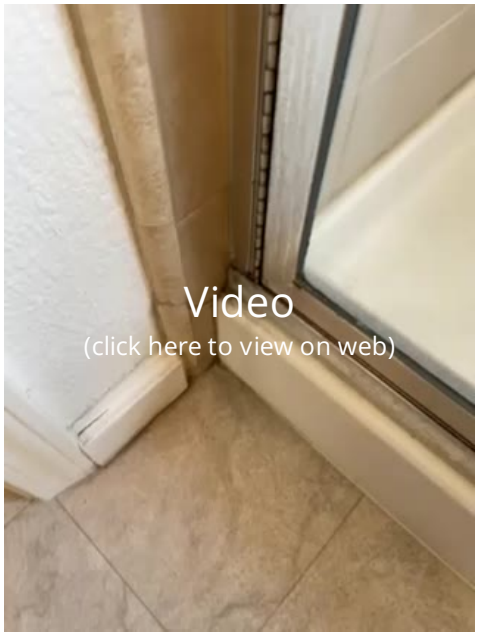
WATER DAMAGE AROUND SHOWER

MASTER BATHROOM

I observed water damage around shower pan. It has affected the drywall and flooring.

Recommendation

Contact a qualified handyman.

12.2.2 Sinks, Tubs & Showers

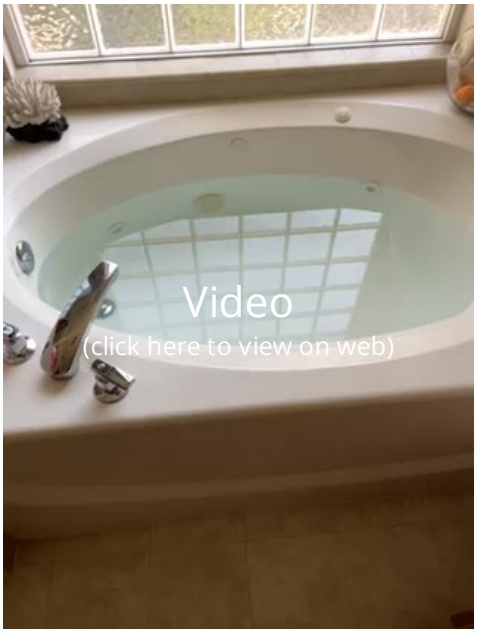
Action Suggested - Repair Recommended

JETTED TUB: NOT FUNCTIONAL

We attempted to test the jetted tub. The system was not functional upon our inspection. Recommend repair. The exterior access panel was sealed shut.

Recommendation

Contact a qualified plumbing contractor.



12.2.3 Sinks, Tubs & Showers

Minor - Cosmetic or Maintenance

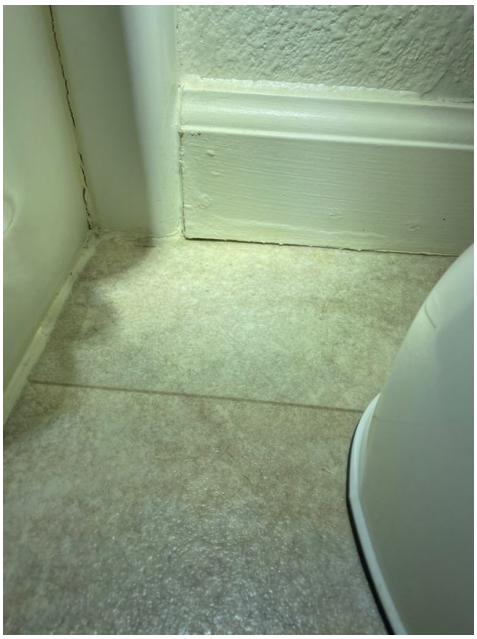
BASEBOARD WATER DAMAGE

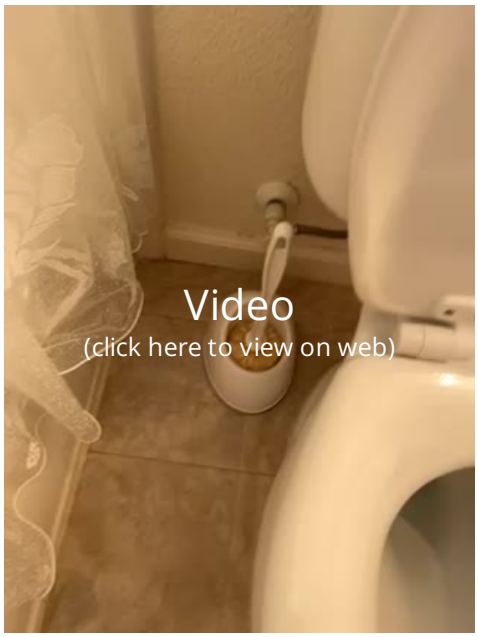
GUEST BATHROOM

I observed minor damage to the baseboard around the shower enclosure. Monitor.

Recommendation

Recommend monitoring.





13: DOORS, WINDOWS & INTERIOR

Information

Interior Photos: Interior Photos On Inspection Day


Bedroom 2


Guest Bathroom

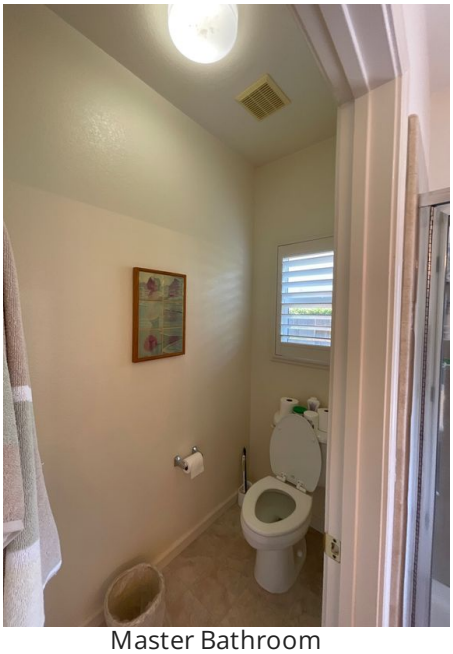

Bedroom 3


Living Room


Dining Room


Master Bedroom

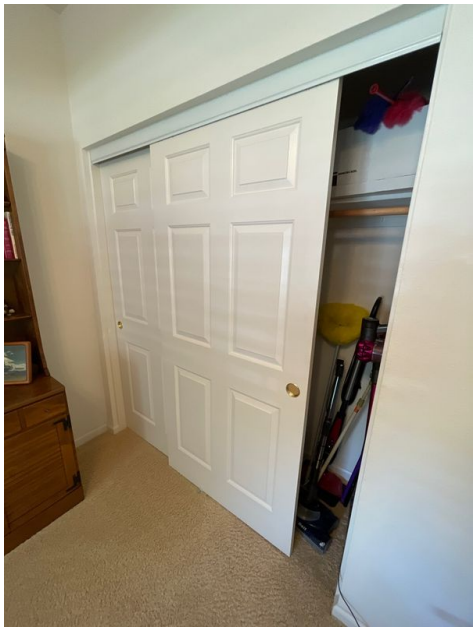

Master Bathroom



Master Bathroom

Doors: **Doors Inspected**

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them.



Windows: **Windows Inspected**

Double Pane, Vinyl Frame, Low-E Glazing, Skylight

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I also inspected the general condition of the windows with noted items being in my report.



Switches, Fixtures & Receptacles: **Inspected a Switches, Fixtures and 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 on every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector due to ceiling height. 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

13.3.1 Windows

FOGGED / BROKEN SEALS

Minor - Cosmetic or Maintenance

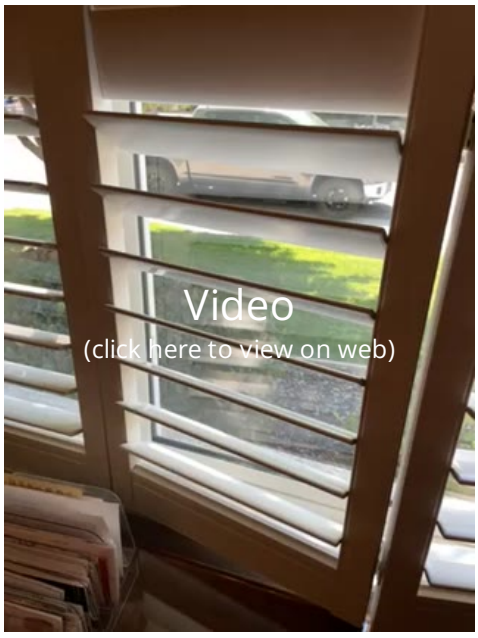
THROUGHOUT HOME

I observed a fogged window and broken seal that caused condensation between the window panes. These window panes can be replaced without removing the entire window. I would recommend a glass shop replace these failed glass units. This is a cosmetic condition.

Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesn't usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

Recommendation

Contact a qualified window repair/installation contractor.



13.4.1 Switches, Fixtures & Receptacles

Action Suggested - Repair Recommended

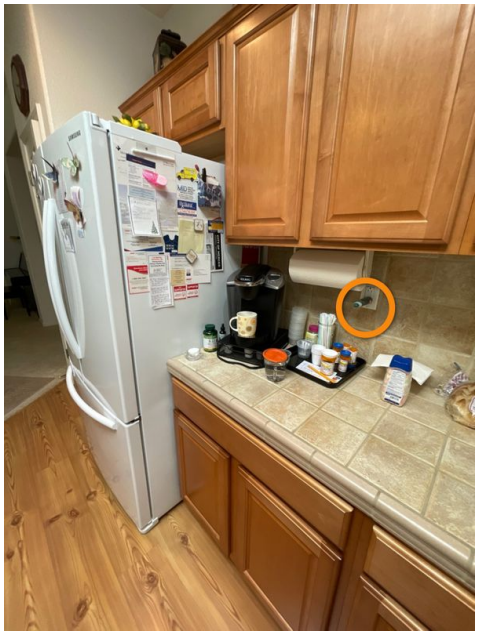
REVERSED POLARITY

KITCHEN

I observed indications of one or more wall receptacles that have been wired with reversed polarity. This could create an electrical shock hazard.

Recommendation

Contact a qualified electrical contractor.

13.5.1 Floors, Walls, Ceilings

Minor - Cosmetic or Maintenance

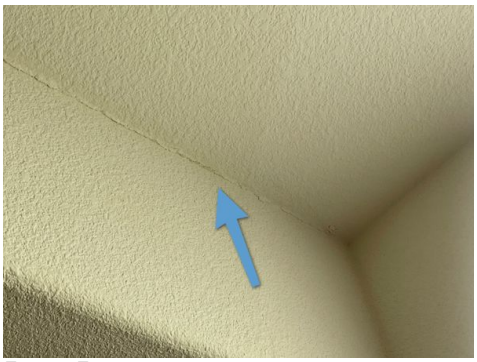
DRYWALL CRACKS

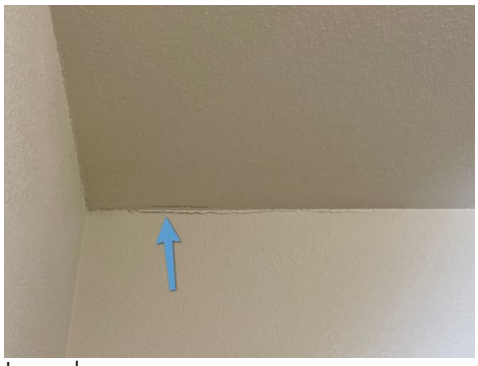
LOCATIONS NOTED ON PHOTOS

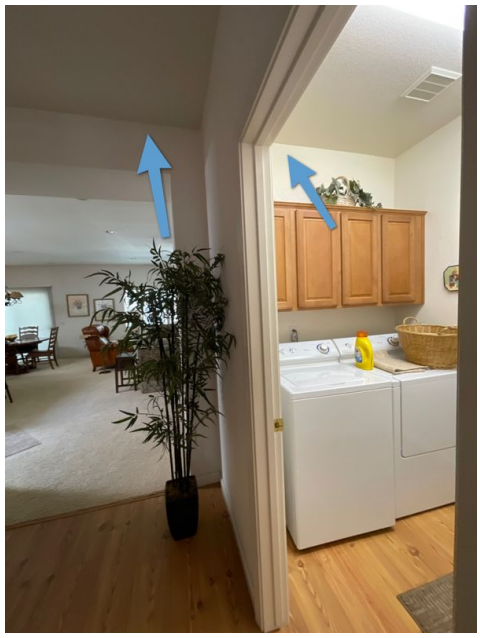
I observed surface cracks at the ceiling and walls of the home. The cracks appeared to be the result of long-term settling. Some settling is not unusual in a home of this age. Monitor these cracks for further movement.

Recommendation

Recommend monitoring.


Front Entry


Laundry



13.6.1 Presence of Smoke and CO Detectors

Major Defect - Repair Required

MISSING CO DETECTOR

OUTSIDE OF BEDROOMS

I observed missing carbon monoxide detector near sleeping rooms.

I recommend that carbon monoxide alarms be installed as needed to ensure conformance with current safety requirements. Effective July 1, 2011, there is a phased requirement for carbon monoxide alarms in ALL dwellings. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufacturers installation instructions for specific recommendations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades person

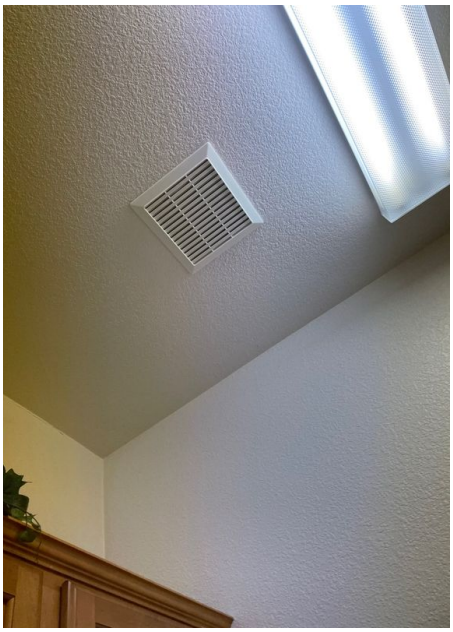
Recommendation

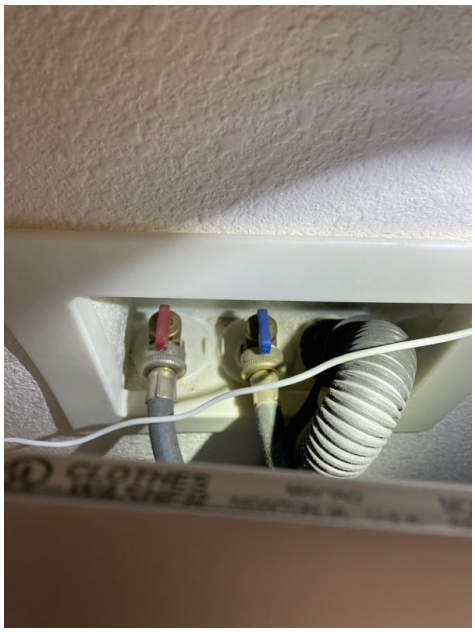
Contact a handyman or DIY project

14: LAUNDRY

Information

Laundry Room: **Options for Dryer**
Electric





15: GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Electric in Garage: GFCI Confirmed

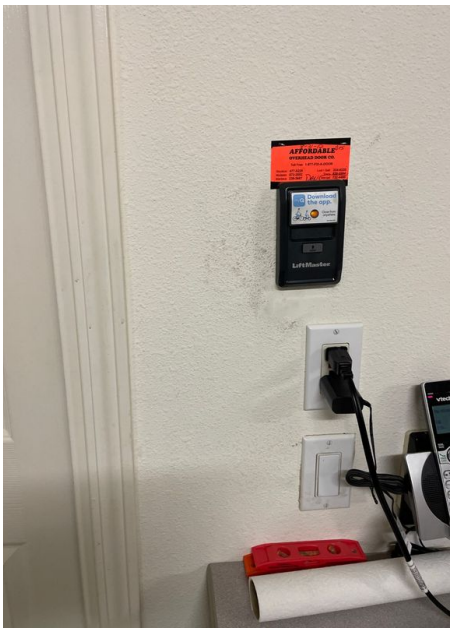
I observed GFCI outlets in the garage.

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door Opener: Wall Push Button Was Inspected

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



Garage Vehicle Door Opener: Manual Release

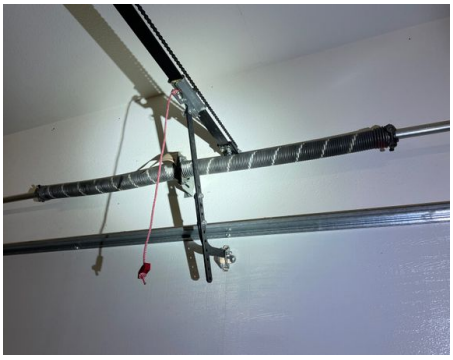
I checked for a manual release handle--a means of manually detaching the door from the door opener. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

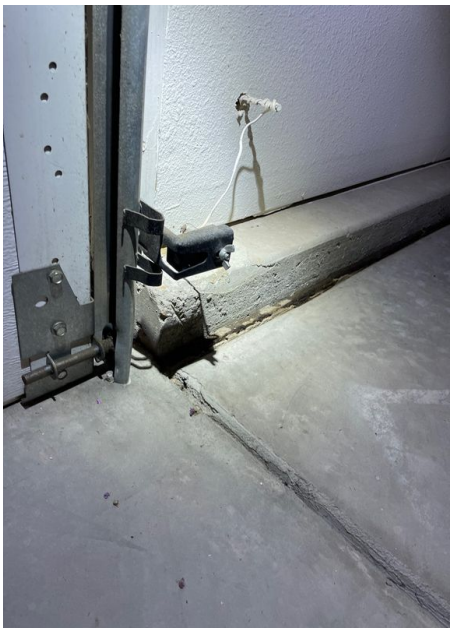

Garage Vehicle Door Opener: Springs, Bracket and Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage. I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.



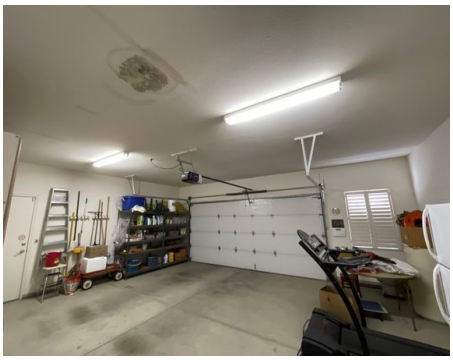

Garage Vehicle Door Opener: **Photo-Electric Eyes Were Inspected**

I inspected the photo-electric eyes. Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards. I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.



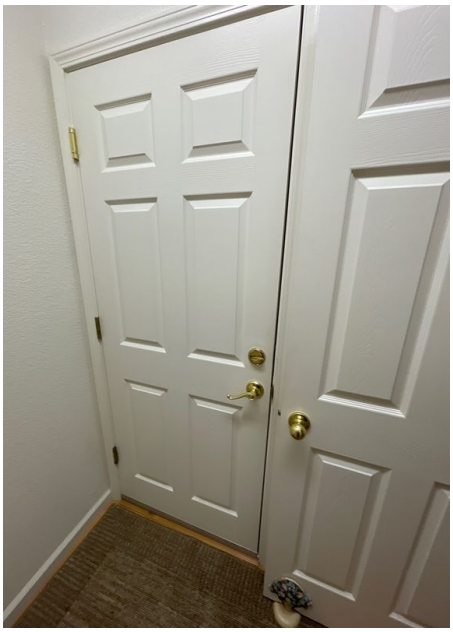
Ceiling, Walls & Firewalls in Garage: **Garage Ceiling And Walls Were Inspected**

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



Ceiling, Walls & Firewalls in Garage: **Door Between Garage and House Was Inspected**

I inspected the door between the attached garage and the house. The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door. The door should be equipped with a self-closing or an automatic-closing device.



Garage Wash Sink: **General Testing**

I observed a wash sink in the garage. I tested the unit and observed its performance.

Recommendations

15.5.1 Ceiling, Walls & Firewalls in Garage

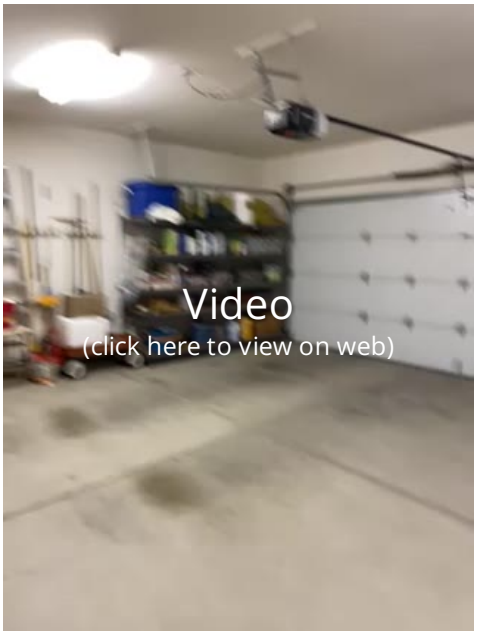
Action Suggested - Repair Recommended

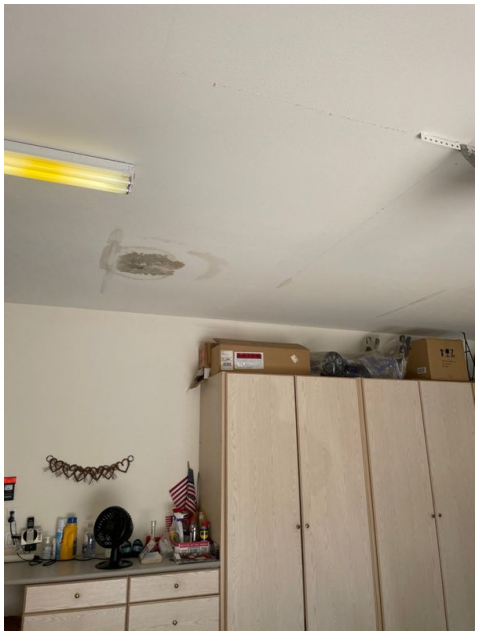
WATER STAINING

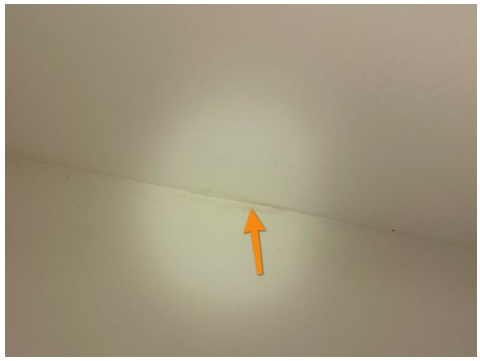
I observed indications of water damage/staining. I recommend the source of the area be repaired and monitored. There were repaired tiles in the area.

Recommendation

Contact a qualified drywall contractor.







15.6.1 Garage Wash Sink

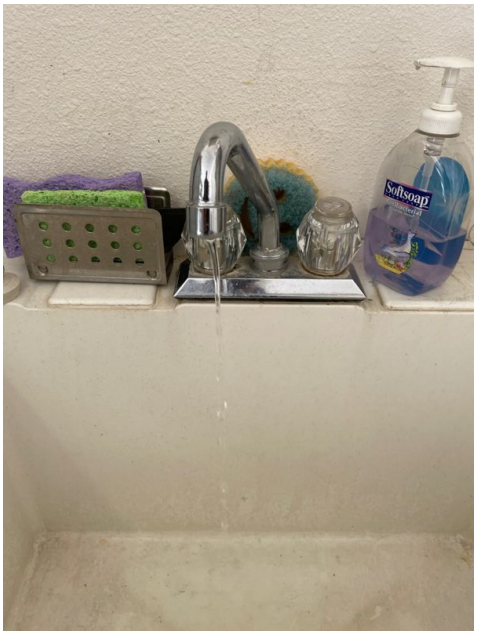
Action Suggested - Repair Recommended

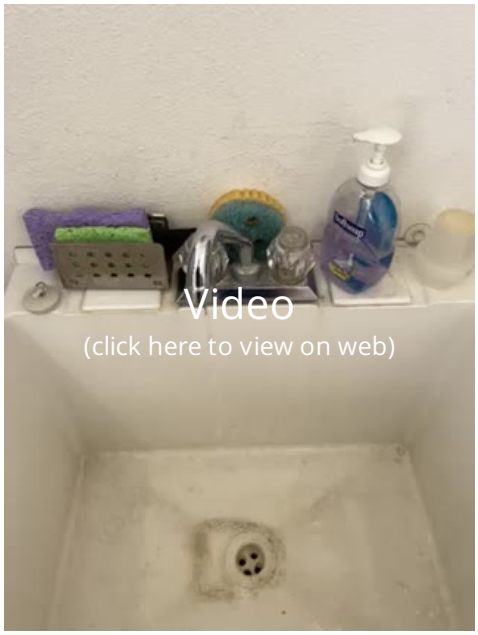
LOW WATER SUPPLY

I observed lower than expected water supply to the sink. Recommend having a contractor evaluate and repair as needed.

Recommendation

Contact a qualified plumbing contractor.


Softsoap

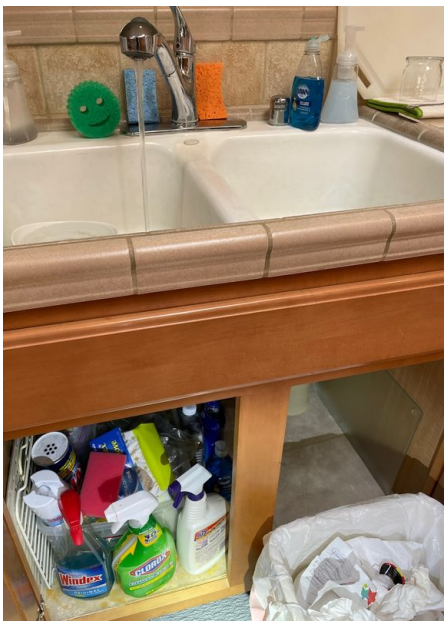

Video
(click here to view on web)

16: KITCHEN

Information

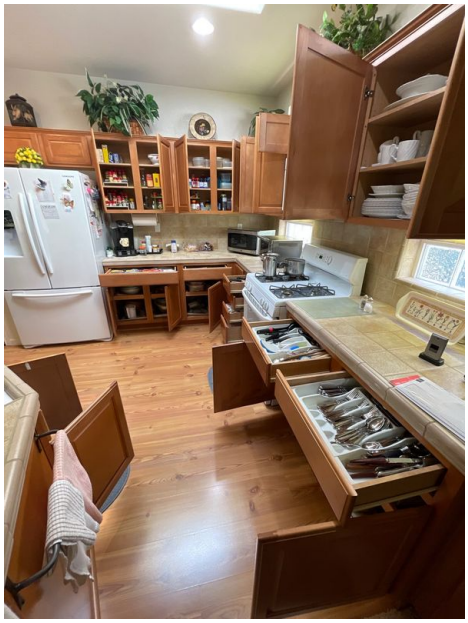
Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



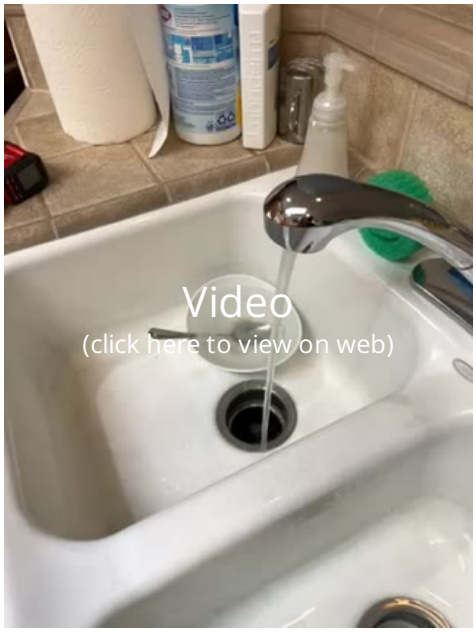
Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected all cabinets and countertop surfaces.



Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal. It ran and functioned as intended.

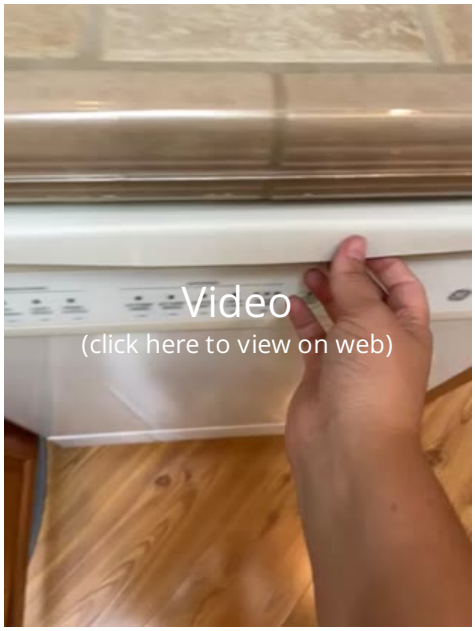


GFCI: **GFCI Tested**

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

Dishwasher: **Inspected Dishwasher**

I inspected the dishwasher by attempting to turn it on and letting it run a short cycle.



Range/Oven/Cooktop: **Turned On Stove and Oven**

I turned on the kitchen's stove and oven. The oven produced heat and the burners produced heat unless noted.

Exhaust Fan: **Inspected Exhaust Fan**

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside.

Built-in Microwave: **Microwave Turned On**

I observed that the microwave turned on. I ran a quick test and it produced microwaves.

Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. I tested both the refrigeration and freezer compartments. They were cold.

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

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

Recommendations

16.1.1 Kitchen Sink

Minor - Cosmetic or Maintenance

KITCHEN SINK CABINET - WATER STAINING

It was noted during my inspection that the kitchen sink cabinet had old water stains under the drain plumbing. This indicates a leak at one time. It may have been repaired. I could not duplicate the leak and suggest that it be monitored as the sink is used.

Recommendation

Recommend monitoring.

16.2.1 Garbage Disposal

Action Suggested - Repair Recommended

GARBAGE DISPOSAL FLAP MISSING

I observed the garbage disposal flap to be missing. I recommend one be installed.

Recommendation

Contact a qualified handyman.

16.5.1 Range/Oven/Cooktop

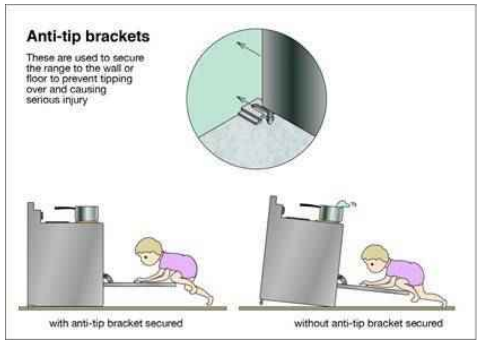
Action Suggested - Repair Recommended

MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children if they were to open the oven door and climb on it.

Recommendation

Contact a qualified handyman.



16.8.1 Refrigerator

Action Suggested - Repair Recommended

LCD DISPLAY

I observed the LCD screen on the refrigerator to be very dim. This may need to be repaired.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Inspection Details
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.

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.

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

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.

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.

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.

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.

Laundry
The inspector shall inspect:

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

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.

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.