



SATURNO INSPECTIONS

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HOME INSPECTION REPORT

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10/20/2026



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MAINTENANCE ITEM



MARGINAL



DEFICIENT

SUMMARY

- ⊖ 2.3.1 Roof - Chimney & Roof Penetrations: Gas vent not strapped to snow splitter
- ⊖ 3.1.1 Utilities - Electrical Service: Missing legend
- ⊖ 3.1.2 Utilities - Electrical Service: Missing fastener on electrical service mast
- ⊖ 4.1.1 Exterior - Driveway & Walkway: Asphalt deterioration - marginal
- 🔧 4.3.1 Exterior - Vegetation: Trim tree limbs above roof
- 🔧 4.4.1 Exterior - Exterior Finishes: Restain siding
- ⚠️ 4.4.2 Exterior - Exterior Finishes: Bird damage
- ⚠️ 4.4.3 Exterior - Exterior Finishes: Deteriorated siding and trim
- ⚠️ 4.5.1 Exterior - Electrical: Outlet(s) not GFCI protected
- ⚠️ 4.6.1 Exterior - Plumbing: Leaking hose bib
- 🔧 4.8.1 Exterior - Decks & Porches: Restain deck(s)
- ⚠️ 4.8.2 Exterior - Decks & Porches: Missing flashing
- ⊖ 4.8.3 Exterior - Decks & Porches: Deck ledger nailed to house
- ⊖ 4.8.4 Exterior - Decks & Porches: Settled footing(s)
- ⚠️ 4.8.5 Exterior - Decks & Porches: Nails in withdrawal at hangers
- ⊖ 4.8.6 Exterior - Decks & Porches: See Limitation Tab
- ⊖ 4.9.1 Exterior - Stairs & Railings: Loose railings
- ⚠️ 4.9.2 Exterior - Stairs & Railings: Uneven riser height
- ⚠️ 4.9.3 Exterior - Stairs & Railings: Missing handrail
- ⚠️ 5.1.1 Interior Areas - Electrical: Switch wired incorrectly
- ⊖ 5.2.1 Interior Areas - Closets: Damaged door
- ⊖ 5.3.1 Interior Areas - Windows: Missing window screen
- ⚠️ 5.5.1 Interior Areas - Patio Door: Failed seal at patio door
- ⊖ 5.5.2 Interior Areas - Patio Door: Loose door handle
- ⊖ 5.7.1 Interior Areas - Ceilings: Cracked drywall
- ⊖ 6.3.1 Bedrooms - Doors: Door does not latch
- ⚠️ 6.8.1 Bedrooms - Smoke Detector: Smoke detector not installed

- ⊖ 7.6.1 Bathroom - Sinks: Sink stopper is disconnected
- ⊖ 7.6.2 Bathroom - Sinks: Sink drains slowly
- ⊖ 7.12.1 Bathroom - Floors: Cracked tile
- ⚠ 7.13.1 Bathroom - Toilets: Poor installation
- ⊖ 8.3.1 Kitchen - Counters: Cracked grout
- 🔧 9.5.1 Laundry - Doors: Door handle loose
- ⚠ 9.8.1 Laundry - Floors: Damaged flooring
- ⚠ 10.1.1 Water Heater - Water Heater: Active leak at expansion tank
- ⊖ 12.1.1 Attic - General: See Limitations Tab
- ⚠ 13.2.1 Garage - GFCI: Outlet(s) not GFCI protected
- ⊖ 14.1.1 Foundation/ Crawlspace - General: Seal gaps around crawlspace access
- ⊖ 14.2.1 Foundation/ Crawlspace - Foundation/Structure: See Limitations Tab
- ⚠ 14.3.1 Foundation/ Crawlspace - Crawlspace: No insulation installed
- ⊖ 14.4.1 Foundation/ Crawlspace - Venting: Plywood covering vents
- ⚠ 14.5.1 Foundation/ Crawlspace - Electrical: Poor electrical connection
- ⚠ 14.6.1 Foundation/ Crawlspace - Plumbing: Faulty stop and drain valve
- ⚠ 14.6.2 Foundation/ Crawlspace - Plumbing: Missing backflow preventer

1: INSPECTION DETAILS

Information

Attendance

Client, Pest Inspector

Occupancy

Vacant - Furnished

Utilities

On

Building Type

Single family

Weather

Sunny & clear

Temperature

43 °F

Ground Condition

Dry

Items Not Inspection and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure (unless agreed upon in writing), washers / dryers, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Subterranean systems are excluded from the inspection, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation.

Inspector will not enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons. Items that will not be moved include: insulation, personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, wood destroying organisms (termites, etc), rodents, pesticides, fungus, treated lumber, Chinese drywall, or mercury. Radon testing and mold testing are available for an additional cost.

Notice To Third Parties

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Limitations

General**PERSONAL ITEMS**

Moderate to heavy amounts of personal items and storage observed. Access to some items such as: electrical outlets/receptacles; windows; wall/floor surfaces; and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

2: ROOF

Information

Roofing Material	Inspection Method
Composition shingles	From ground with binoculars

Roof Covering: No deficiencies

The roof and its covering material were inspected for previous and current leaks, visible damage or poor installation, and general areas in need or repair. The inspection is limited to the conditions on the day of the inspection.

Flashing: No deficiencies

Flashing was verified around the perimeter of the roof, at walls above roofs, around chimneys, skylights, and other roof penetrations. The inspection is limited by the line of sight if the roof was inspected by binoculars.

Observations

2.3.1 Chimney & Roof Penetrations

GAS VENT NOT STRAPPED TO SNOW SPLITTER

Recommend repair to prevent damage to gas vent.

 Marginal



3: UTILITIES

Information

Electrical Service: Electrical Service Conductors Overhead service drop	Electrical Service: Main Amp Capacity 100 amp	Electrical Service: Main Panel Location Left side of house This is the location of the main panel and service disconnect.
		
Electrical Service: 120 Volt wiring Copper	Electrical Service: 240 Volt wiring Copper	Electrical Service: Water Pipe Bonding? Yes
		

Electrical Service: Gas Pipe Bonding?

Yes



Electrical Service: Grounding?

Yes-assumed

Electrical Service: Transfer switch not inspected

The inspection of transfer switches is beyond the scope of a home inspection. Recommend evaluation by a licensed electrical contractor.



Electrical Service: Generator

The generator was manually started and appeared to operate normally. General maintenance for home standby generators is recommended every two to four years. If used regularly, maintenance intervals may be more often. Regular maintenance includes changing air filters, oil and oil filters, spark plugs, checking battery charge, sediment traps, valve clearance, and cleaning the generator from dirt and debris inside the enclosure and outside around the unit.



Video

(click here to view on web)

Fuel Supply: Fuel Supply

Natural Gas

Fuel Supply: Fuel shut-off location

At gas meter on right side of house



Fuel Supply: No deficiencies

The fuel supply was inspected for adequate protection against snow and ice, leaks, and for proper shut-off valves and pressure regulators.

Water Supply: Water Source

Local public utility company

Water Supply: Shut-off Valve

Location

Crawlspace



Water Supply: No deficiencies

The water supply was inspected for leaks, adequate protection against cold weather, and a pressure regulator if necessary.

Observations

3.1.1 Electrical Service

MISSING LEGEND

MAIN PANEL

The legend is missing for some or all of the breakers in one of the panels.

Marginal



Main Panel

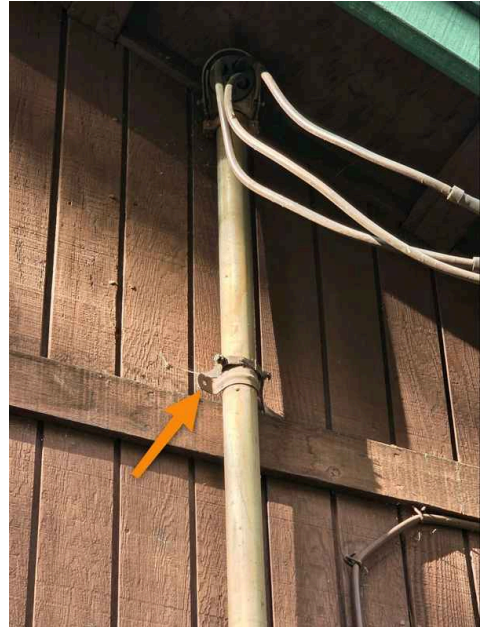
3.1.2 Electrical Service

**MISSING FASTENER ON ELECTRICAL SERVICE
MAST**

Recommend securing service mast to house.



Marginal



Left Side of House

4: EXTERIOR

Information

Driveway & Walkway: Driveway & Walkway Material

Asphalt driveway

Grading: No deficiencies

The ground should slope at least six inches down in the first ten feet around the perimeter of the house. This helps direct moisture away from the foundation and crawlspace.

Exterior Finishes: Siding Materials

Stained wood siding

Electrical: Exterior outlets

All outlets have weatherproof covers

Exterior outlets are required to all be GFCI protected and to have weatherproof covers due to their exposure to moisture.

Plumbing: Hose bibs

All observed hose bibs are frost proof, which prevents them from damage during cold weather.

Plumbing: Water pressure

42 psi

Water pressure is checked at exterior hose bib and should be between 40 and 80 psi.



Eaves, Soffits & Fascia: No deficiencies

Eaves, soffits, and fascias were inspected for deferred maintenance, water stains that may indicate a larger issue, and other damage.

Limitations

Decks & Porches

UNABLE TO THOROUGHLY INSPECT: LATTICE

ENTRY DECK

Lattice around the perimeter of the deck prevented a thorough inspection.



Observations

4.1.1 Driveway & Walkway

ASPHALT DETERIORATION - MARGINAL

Repair and/or monitor for expansion of cracks and further deterioration. Recommend sealing annually to extend life.

Marginal



4.3.1 Vegetation

TRIM TREE LIMBS ABOVE ROOF

BACK OF HOUSE

Maintenance Item

Tree limbs within 10 feet of roof should be trimmed to minimize debris & dampness, and to eliminate pathways for wood destroying pests.



Back of House

4.4.1 Exterior Finishes



Maintenance Item

RESTAIN SIDING

Some areas of the siding need to be restained. It is recommended to restain the sun-exposed sides of the house restaining every 2-3 years to maintain the life of the wood. Shadier portions of the siding may not require staining as often.



Back of House

4.4.2 Exterior Finishes



Deficient

BIRD DAMAGE

MULTIPLE LOCATIONS

Bird damage observed in some areas of the siding. Recommend repairing these areas to prevent birds from nesting in walls. Hanging reflective material around damaged areas may prevent birds from coming to nest or cause more damage.



Front of House



Left Side of House

4.4.3 Exterior Finishes

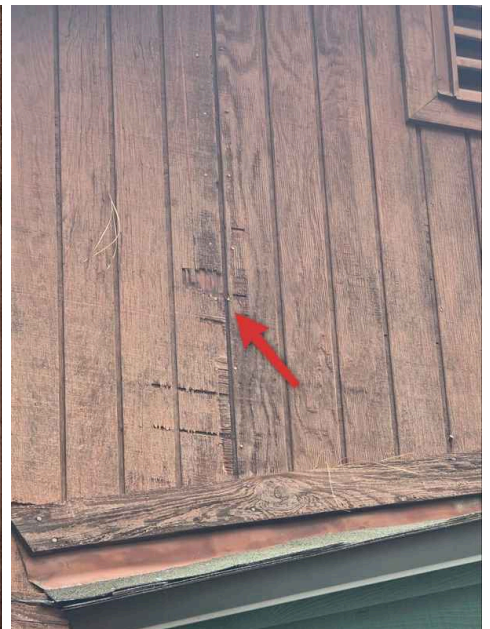
DETERIORATED SIDING AND TRIM

RIGHT SIDE OF HOUSE

Siding and trim have deteriorated due to moisture absorption, sun exposure, and/or age. Monitor and replace as needed.

**Deficient**

Right Side of House



Right Side of House

4.5.1 Electrical

OUTLET(S) NOT GFCI PROTECTED

REAR DECK

All exterior outlets should be GFCI protected. Recommend updating for safety.

**Deficient**



Rear Deck

4.6.1 Plumbing

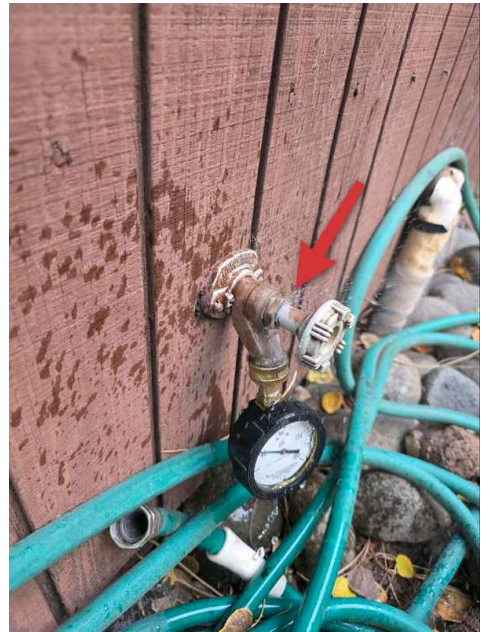
LEAKING HOSE BIB

FRONT OF HOUSE

Water leaks out of the valve. Recommend repairing or replacing.



Deficient



Front of House

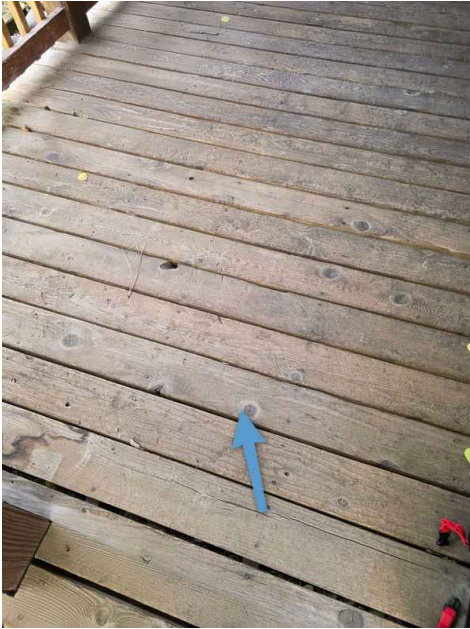
4.8.1 Decks & Porches

RESTAIN DECK(S)

Restain decks and/or railings to maintain the life of the wood.



Maintenance Item



Entry Deck



Rear Deck

4.8.2 Decks & Porches

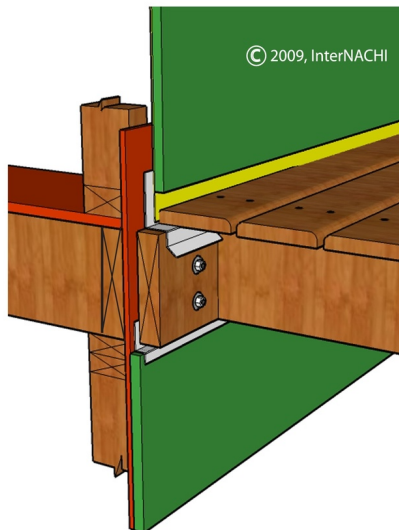
MISSING FLASHING

REAR DECK

No flashing between the deck and the siding. Flashing at this location helps prevent moisture from getting behind the siding and ledger which can cause damage or decay.

**Deficient**

Ledger Flashing



Rear Deck

4.8.3 Decks & Porches

DECK LEDGER NAILED TO HOUSE

REAR DECK

The ledger should be screwed to solid framing in the house to prevent deck from pulling away from the house.

**Marginal**



Rear Deck

4.8.4 Decks & Porches

SETTLED FOOTING(S)

REAR DECK

One or more of the footings have settled over time. Monitor footings for further settlement which could lead to structural instability or failure and replace if necessary.



Marginal



Rear Deck

4.8.5 Decks & Porches

NAILS IN WITHDRAWAL AT HANGERS

REAR DECK

Nails into deck joist hanger are withdrawing. Recommend repair to prevent structural failure.



Deficient



Rear Deck



Rear Deck



Rear Deck

4.8.6 Decks & Porches

SEE LIMITATION TAB

 Marginal

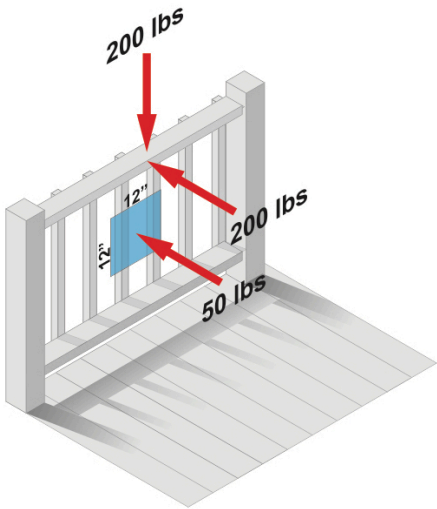
4.9.1 Stairs & Railings

LOOSE RAILINGS

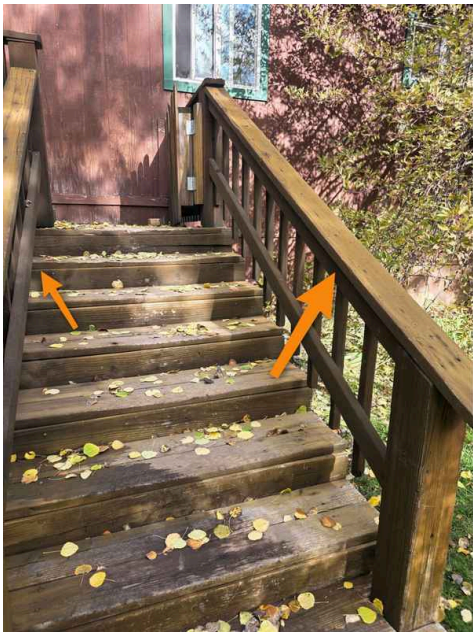
MULTIPLE LOCATIONS

Railings on deck and/or stairs were loose at the time of inspection. If posts supporting railings are bolted to framing, tightening these bolts may easily solve the issue. Additional framing or blocking may need to be installed to achieve the required strength per the current codes.

 Marginal



Entry Deck



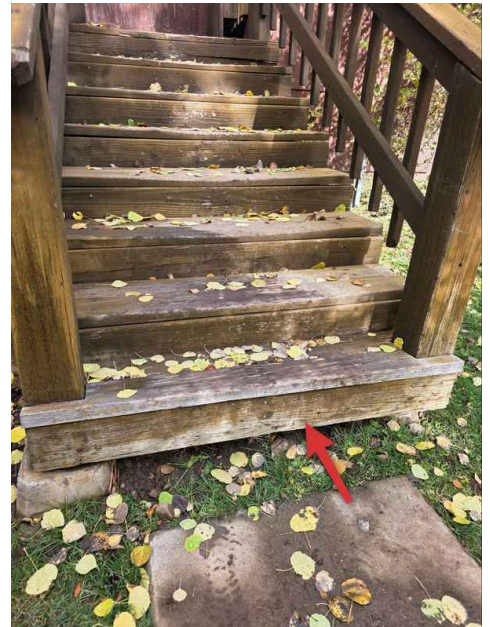
Rear Deck Stairs

4.9.2 Stairs & Railings

UNEVEN RISER HEIGHT

REAR DECK STAIRS

The maximum difference in height between any two risers should be 3/8". This is a tripping hazard.



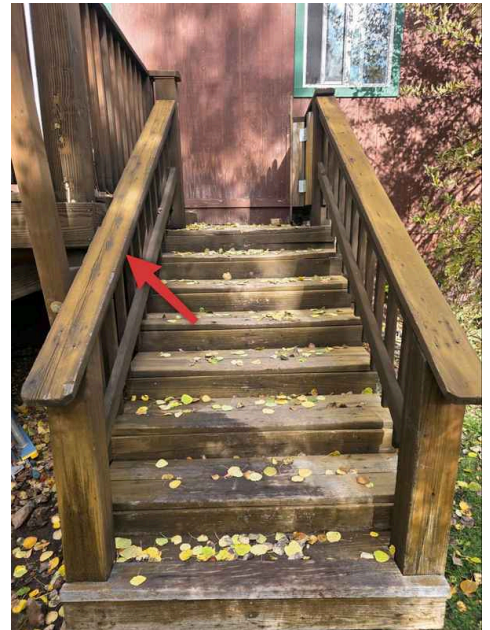
Rear Deck Stairs

4.9.3 Stairs & Railings

MISSING HANDRAIL

REAR DECK STAIRS

Stairs with more than four steps must have a graspable handrail. Install handrail for safety.



Rear Deck Stairs

5: INTERIOR AREAS

Information

Doors: No deficiencies

Doors were inspected by operating all accessible ones and ensuring that they open and close, latch properly, and do not rub against the floor or jamb.

Walls: No deficiencies

Walls were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Floors: No deficiencies

Normal wear and tear was observed for the age of the flooring. This may include minor scratches or dings in wood or laminate floors and minor stains in carpet.

Smoke/ CO Detector: Smoke and CO detector requirements

- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) - Smoke Alarms and Carbon Monoxide Alarm required
- On every level of a dwelling unit including basements - Smoke Alarm and Carbon Monoxide Alarm required
- (Within each sleeping room - Smoke Alarm required: See Bedroom Section for more information on these)

Smoke/ CO Detector: All required detectors observed

All required smoke and carbon monoxide detectors were observed in the living areas outside of the bedrooms. For information on the bedroom smoke and carbon monoxide detectors, see Bedroom Section.

Observations

5.1.1 Electrical

SWITCH WIRED INCORRECTLY

HALLWAY

Three-way switch at end of the hallway did operate properly. Contact a licensed electrical contractor for repair.





5.2.1 Closets

DAMAGED DOOR

HALLWAY CLOSET

 Marginal



Hallway Closet

5.3.1 Windows

MISSING WINDOW SCREEN

LIVING ROOM

 Marginal



Living Room

5.5.1 Patio Door

FAILED SEAL AT PATIO DOOR

LIVING ROOM

Cloudiness and/or condensation observed in glass at the patio door. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.

 Deficient

5.5.2 Patio Door

LOOSE DOOR HANDLE

Patio door handle was loose. Recommend retightening.

 Marginal



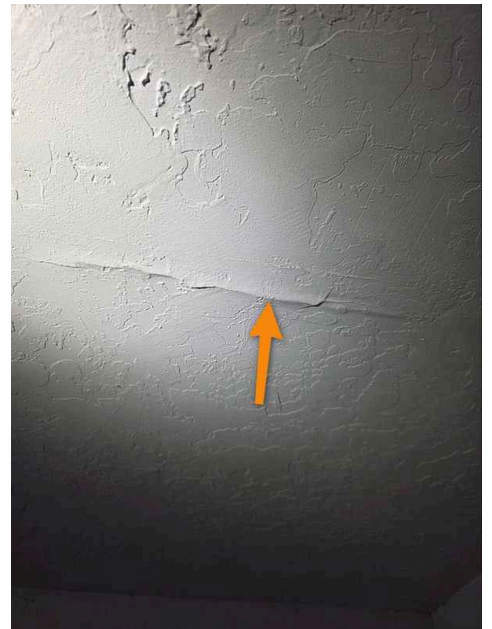
5.7.1 Ceilings

CRACKED DRYWALL

LIVING ROOM

Unable to determine if this was moisture related. Contact seller for more information.

 Marginal



Living Room

6: BEDROOMS

Information

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

Closets: No deficiencies

All closets were inspected for functional or safety issues.

Windows: No deficiencies

Windows were inspected by operating all accessible ones. Some windows may not be tested due to personal items blocking them. Windows were also inspected for failed seals, damage or cracking, proper locking, and evidence of leaking.

Walls: No deficiencies

Walls were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Ceilings: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Floors: No deficiencies

Normal wear and tear was observed for the age of the flooring. This may include minor scratches or dings in wood or laminate floors and minor stains in carpet.

Observations

6.3.1 Doors

DOOR DOES NOT LATCH

PRIMARY BEDROOM

Door or door strike may need adjustment to latch properly.



Marginal



Primary Bedroom

6.8.1 Smoke Detector

SMOKE DETECTOR NOT INSTALLED

ALL BEDROOMS

Smoke detector was not installed or has been removed in bedroom. A smoke detector is required in each bedroom.



Deficient

7: BATHROOM

Information

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

GFCI: No deficiencies

All Ground Fault Circuit Interrupt (GFCI) outlets were tested successfully and were able to be reset.

Counters: No deficiencies

There is normal wear and tear for the age of the counters.

Cabinets: No deficiencies

There is normal wear and tear on the cabinets, which may include fading of the finish and/or light scratches.

Exhaust Fan: No deficiencies

All bathrooms with tubs or showers had exhaust fans that functioned properly.

Showers: No deficiencies

Water was turned on at all showers and run for a period of time to inspect for plumbing leaks around and below shower, where applicable. All shower doors, fixtures, and enclosures were inspected.

Doors: No deficiencies

Doors were inspected by operating all accessible ones and ensuring that they open and close, latch properly, and do not rub against the floor or jamb.

Windows: No deficiencies

Windows were inspected by operating all accessible ones. Some windows may not be tested due to personal items blocking them. Windows were also inspected for failed seals, damage or cracking, proper locking, and evidence of leaking.

Walls: No deficiencies

Walls were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Ceilings: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Observations

7.6.1 Sinks

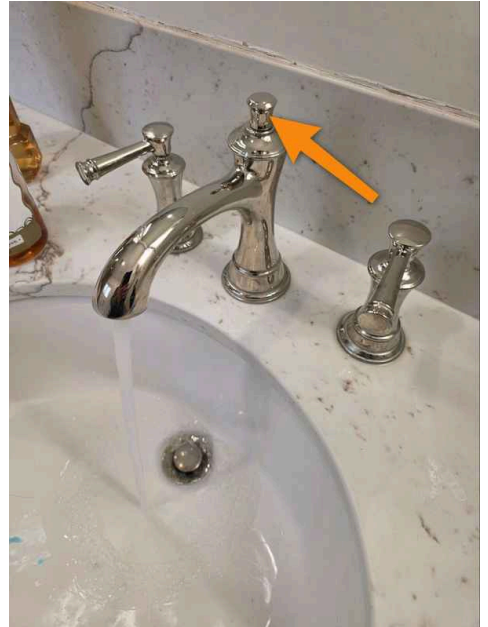
SINK STOPPER IS DISCONNECTED

PRIMARY BATHROOM

The sink stopper does not hold water in the basin. Recommend connecting stopper so that it functions properly.



Marginal



Primary Bathroom

7.6.2 Sinks

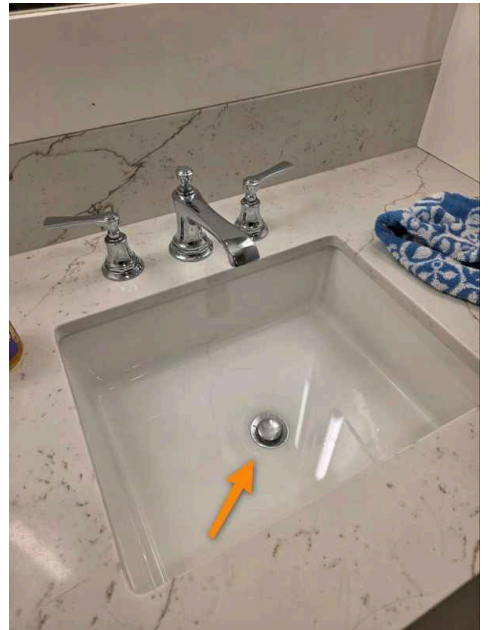
SINK DRAINS SLOWLY

GUEST BATHROOM

Recommend clearing drain.



Marginal



Guest Bathroom

7.12.1 Floors

CRACKED TILE

PRIMARY BATHROOM



Marginal



Primary Bathroom

7.13.1 Toilets

POOR INSTALLATION

PRIMARY BATHROOM

Toilet does not have adequate clearance to adjacent cabinet. Center of toilet should be at least 15" from adjacent cabinetry or shower enclosure.



Primary Bathroom

8: KITCHEN

Information

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

GFCI: No deficiencies

All Ground Fault Circuit Interrupt (GFCI) outlets were tested successfully and were able to be reset.

Cabinets: No deficiencies

There is normal wear and tear on the cabinets, which may include fading of the finish and/or light scratches.

Sinks: No deficiencies

All sinks were run with water for several minutes and inspected for leaks at water supply lines and drains.

Cook Top and Range: Stove Type

Electric

Cook Top and Range: No deficiencies

All stovetop heating elements operated when tested. The oven was tested on Bake and Broil modes. Other oven modes were not tested, including Convection and Cleaning.

Exhaust Fan: Fan Type

Vents to exterior

Exhaust Fan: No deficiencies

Exhaust fan was turned on and inspected for proper operation.

Dishwasher: No deficiencies

Dishwasher operated normally, although every cycle was not tested. Dishwasher drain was tested and no leaks observed.

Garbage Disposal: No deficiencies

Garbage disposal was tested and inspected for leaks

Refrigerator: No deficiencies

The refrigerator and freezer were inspected for deficiencies. Any ice maker or water dispenser was tested.

Windows: No deficiencies

Windows were inspected by operating all accessible ones. Some windows may not be tested due to personal items blocking them. Windows were also inspected for failed seals, damage or cracking, proper locking, and evidence of leaking.

Walls: No deficiencies

Walls were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Ceilings: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Floors: No deficiencies

Normal wear and tear was observed for the age of the flooring. This may include minor scratches, dings, and wear in wood or laminate floors, and minor stains in carpet.

Observations

8.3.1 Counters

CRACKED GROUT

The grout is cracked between the counter and backsplash. Recommend regrouting or sealing area to prevent water from leaking behind cabinet.

— Marginal



9: LAUNDRY

Information

Locations

Near garage

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

Cabinets: No deficiencies

There is normal wear and tear on the cabinets, which may include fading of the finish and/or light scratches.

Dryer Vent: No deficiencies

The dryer exhaust duct was inspected for damage and proper connection to dryer. The dryer duct exhausts to the exterior.

Exhaust Fan: No deficiencies

Exhaust fan was tested and operated normally.

Walls: No deficiencies

Walls were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Ceilings: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects.

Observations

9.5.1 Doors

DOOR HANDLE LOOSE

Tighten screws on door hardware.



Maintenance Item



9.8.1 Floors
DAMAGED FLOORING

 Deficient



10: WATER HEATER

Information

Water Heater: Location
Laundry room



Water Heater: Manufacturer
Rheem

Water Heater: Year Manufactured
2013

The typical life expectancy of a tank water heater is about 15 years. Tankless water heaters can last 20 years or longer when properly maintained.

Water Heater: Capacity 50 Gallons	Water Heater: Energy Source Gas	Water Heater: Type Tank
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Water Heater: Strapped and braced

Water heater is properly strapped and braced to prevent tipping over and damage in a seismic event. Strapping appears to be adequately anchored to wall or framing. A single strap is commonly accepted for lowboy water heaters.

Water Heater: Water heater produced hot water

Water heater was tested at one or more faucets to ensure that it can produce adequate temperature water.

Observations

10.1.1 Water Heater
ACTIVE LEAK AT EXPANSION TANK

 Deficient

Contact a licensed plumbing contractor for further evaluation and repair.

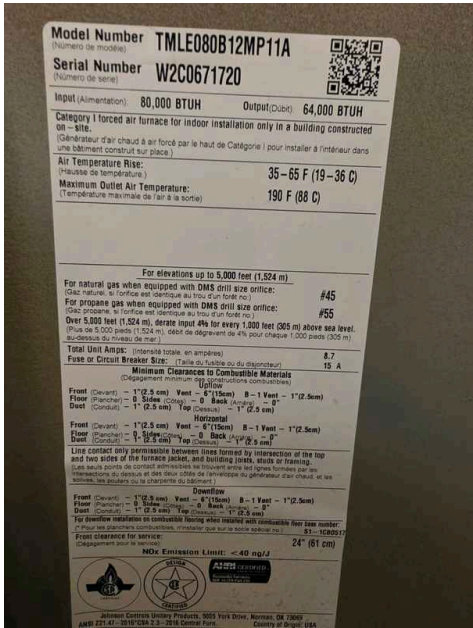


11: HVAC

Information

Heating: Type
Gas fired forced hot air

Heating: Locations
Laundry room



Heating: Manufacturer
York

Heating: Date of Manufacture
2020

Heating: Heat rating (Input)
80,000 BTU/hr

Heating: Gas shut-off valve
Gas shut-off valve is present on gas line.

Heating: Venting Type
Metal double wall

Heating: No deficiencies - Furnace
Heat came out of all accessible registers when thermostat was turned up, and furnace appeared to operate normally at the time of inspection.

Thermostats: Location

Hallway

Thermostats: Type

Digital, Programmable

**Thermostats: No deficiencies**

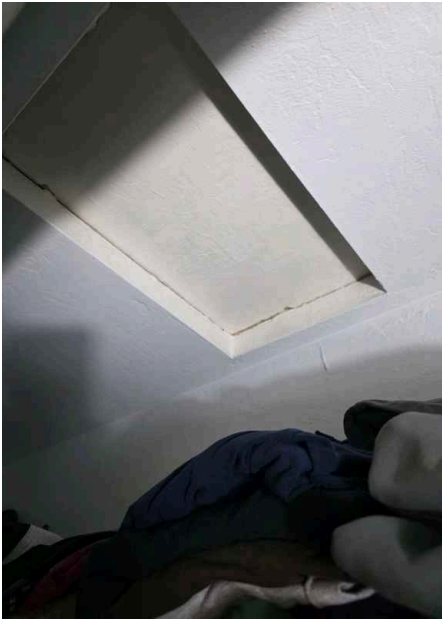
Thermostat(s) was turned up to trigger heating and/or air conditioning unit using a manual override. Programming of the thermostat (if applicable) was not tested.

12: ATTIC

Information

General: Access Location
Primary bedroom closet

Ventilation: Type
Gable end

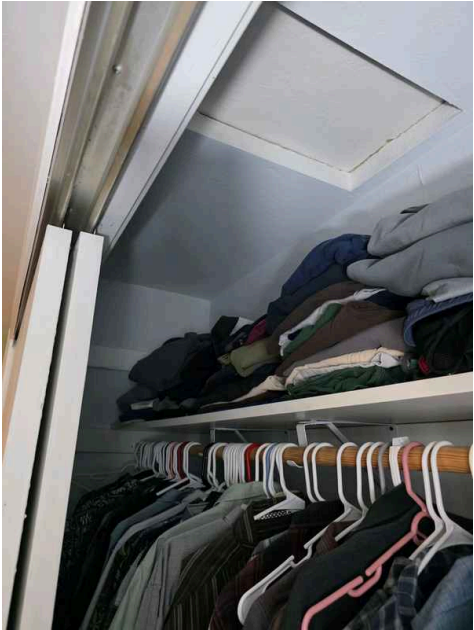


Limitations

General

OBSTRUCTED ACCESS TO ATTIC

Closet shelving and hanging rod, along with personal items, prevented access to attic. Attic was not inspected.



Observations

12.1.1 General

SEE LIMITATIONS TAB

 Marginal

13: GARAGE

Information

Electrical: No deficiencies

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard.

Walls/ Firewall: No deficiencies

Walls were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects. The garage should be separated from the house by at least 1/2 Inch drywall applied to the garage side. These firewalls were inspected for proper fire rating and continuity.

Rafters & Ceiling: Garage Roof

Framing

Manufactured trusses

Rafters & Ceiling: No deficiencies

Ceilings were inspected for indications of moisture intrusion, damage, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects. Garages beneath bedrooms should be separated by at least 5/8-inch Type X drywall.

Floors: No deficiencies

Garage floor was inspected for structural deficiencies, adequate slope toward garage doors, and significant cracks in concrete that may indicate a larger issue.

Garage Door: Type

Sectional door

Garage Door: No deficiencies

Fire Door: No deficiencies

Doors were inspected by operating all accessible ones and ensuring that they open and close, latch properly, and do not rub against the floor or jamb. A fire door is a door between the garage and the living space. The fire door must be a solid wood door no less than 1-3/8" thick, a solid- or honeycomb-core steel door not less than 1-3/8 thick, or a 20-minute fire-rated door. There must also be self-closing device on this door.

Observations

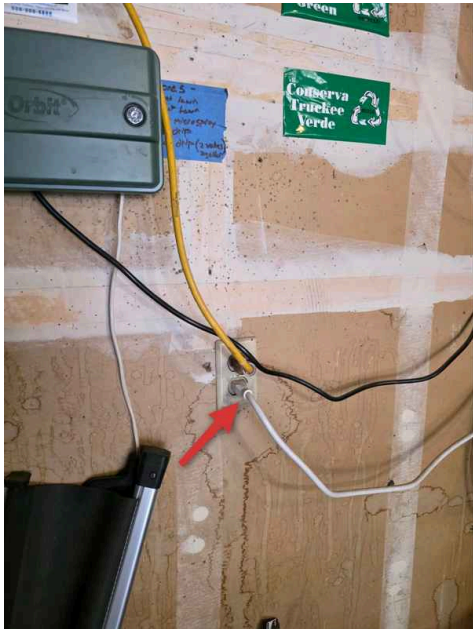
13.2.1 GFCI

OUTLET(S) NOT GFCI PROTECTED



Deficient

All garage outlets should be GFCI protected. Recommend updating for safety.



14: FOUNDATION/ CRAWLSPACE

Information

General: Access Location
Under rear deck



Foundation/Structure: Type
Concrete Masonry Unit (CMU)
walls and concrete footings

Crawlspace: Ground Condition
Dry

Crawlspace: Misc Photos



Venting: Type
Perimeter vents

Venting: Position
Open, Obstructed
Recommend opening all vents during the warmer months of the year for proper ventilation

Plumbing: Waste, Drain, and Vent	Plumbing: Water supply line
Material	material
ABS	Copper

Limitations

Foundation/Structure

INSULATION ON STEMWALLS

Rigid insulation covered most perimeter stemwalls. These areas were unable to be inspected.



Observations

14.1.1 General

SEAL GAPS AROUND CRAWLSPACE ACCESS

Recommend sealing all gaps around crawlspace access hatch to prevent rodent intrusion.



Marginal



14.2.1 Foundation/Structure

SEE LIMITATIONS TAB



Marginal

14.3.1 Crawlspace

NO INSULATION INSTALLED

The lower floor is uninsulated. Recommend installation of insulation between all lower floor framing members per the current codes and construction standards.



Deficient

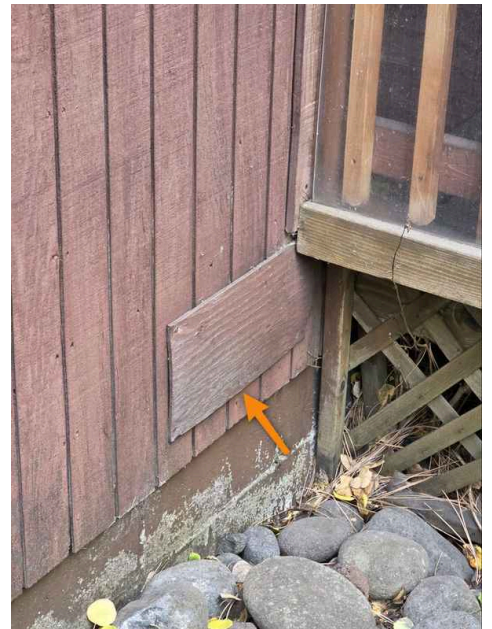


14.4.1 Venting

PLYWOOD COVERING VENTS

FRONT OF HOUSE

Recommend removing plywood from all vents to maintaining proper air flow and prevent moisture issues.



Front of House

14.5.1 Electrical

POOR ELECTRICAL CONNECTION

Electrical connection made outside of a junction box. Recommend repair by a licensed electrical contractor.





14.6.1 Plumbing

FAULTY STOP AND DRAIN VALVE

 Deficient

The stop and drain valve was constantly leaking at the time of the inspection. Recommend contacting a licensed plumbing contractor for replacement.



14.6.2 Plumbing

MISSING BACKFLOW PREVENTER

 Deficient

Install a backflow preventer to prevent backflow from irrigation into domestic water. Install pressure regulator to regulate high water pressure.



STANDARDS OF PRACTICE

Inspection Details

A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Utilities

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. 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; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. 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 E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system;

and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. 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: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Water Heater

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

HVAC

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Foundation/ Crawlspce

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.