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InterNACHI
Inspector

Craftsman Home Inspections llc

Property Inspection Report



12345 Somewhere Ave, ACity, CO 12345
Inspection prepared for: Smith John
Date of Inspection: 7/19/2019 Time: 10:30
Age of Home: 2016 Size: 2939
Weather: 95 hot
SAMPLE REPORT

Inspector: Jeremiah Wheelersburg, CPI
License # 14040708
Phone: 7205930383
Email: jnwheels.jw@gmail.com

NATURAL HAZARDS

1. Environmental Hazards

Observations:

- A radon test was underway at the time this report was generated. A testing device was located in the basement

EXTERIOR VIEWS

1. Front



2. Right side



3. Left side



4. Rear



GROUNDS

Inspection of the property grounds typically includes:

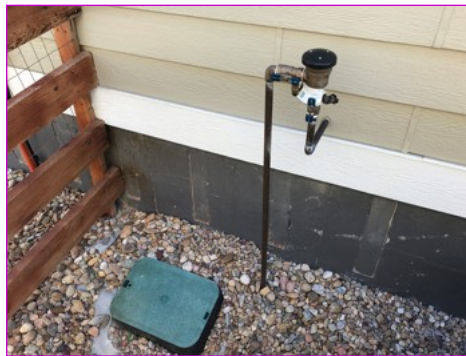
- adequate exterior surface drainage;
- driveway and walkways;
- identification of features that introduce moisture to soil near the foundation;
- window wells;
- exterior electrical components;
- exterior plumbing components;
- potential tree problems; and
- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas except as ancillary inspections.

1. Landscape Irrigation

Observations:

- The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.



EXTERIOR PLUMBING

1. Exterior Faucets

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.



EXTERIOR PLUMBING Exterior Faucets

2. Water Pressure

Observations:

- Appeared to be around 80psi



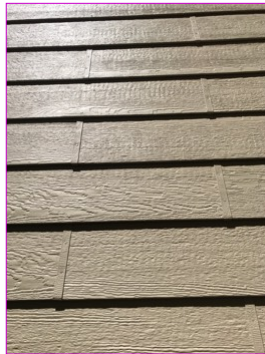
EXTERIOR PLUMBING Water Pressure

EXTERIOR WALLS

1. Composite Siding

Observations:

- Exterior walls were covered with a composite siding composed of man-made boards which are manufactured for use as exterior siding from various combinations of wood fibers, fillers, binders and glue. These mixtures are heated and compressed into composite wood products. When these composites are intended for use as siding, an embossed overlayment is often added to simulate the look of wood.
- At the time of the inspection, the composite siding covering exterior walls exhibited general moderate deterioration commensurate with the age of the home. Some areas of the siding and trim will need to be painted (touch-up) and caulked (trim) to prevent moisture intrusion.
- Buckling visible in areas of the composite siding covering exterior walls (left side of the home) appeared to be the result of the lack of expansion gaps where the ends of siding boards met (butt joints). The manufacturer recommends that 3/16-inch gaps be left at butt joints to allow for siding expansion with changes in temperature. Confirmation would require removal of joint flashing which lies beyond the scope of a home inspection.
- Some areas of the siding and trim (minor) will need to be painted (touch-up) and caulked (trim) to prevent moisture intrusion.

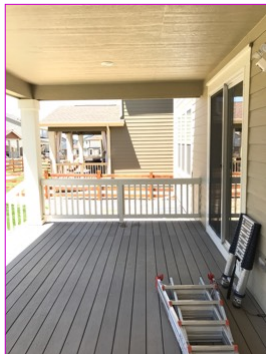


DECK('S)

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this deck.



2. Structure

Observations:

• Inspection of the deck structure typically includes examination of the following:

- Visible foundation
- Posts (main support and handrail)
- Diagonal bracing (permanently-installed only)
- Adequately-sized/spaced fasteners
- Adequate fastener schedule (spacing between fasteners)
- Adequate connections between framing members.

This inspection is designed to ensure that the deck structure is in compliance with good building practices based on the Inspector's past experience and familiarity with good building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the structure of this deck.

Inspection of the deck structure typically includes examination of the following:

- Visible foundation
- Posts (main support and handrail)
- Diagonal bracing (permanently-installed only)
- Adequately-sized/spaced fasteners
- Adequate fastener schedule (spacing between fasteners)
- Adequate connections between framing members.

This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector's past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.

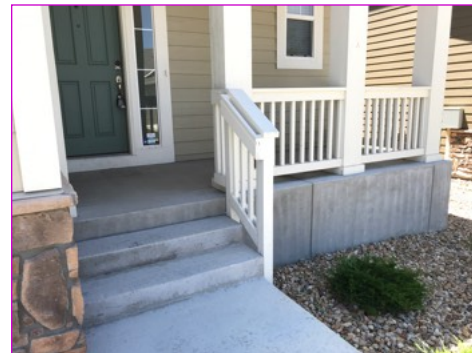
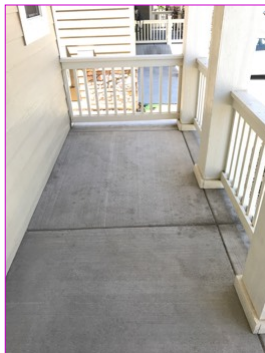
3. Attachment to Home

Observations:

• The deck was attached to the home with a ledger attached to the home exterior walls.

FRONT PORCH

1. Concrete Porch Slab



2. General Condition

Observations:

- Inspection of the porch typically includes visual evaluation of the :
 - foundation;
 - framed structure;
 - floor slab;
 - guardrails; and
 - stair assembly

PATIO

1. Patio Cover

Observations:

- This patio/rear deck had a wood-framed cover.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the patio cover. Notable exceptions will be listed in this report.
- Be sure to maintain the sealant over the exposed nails at the flashing about the rear patio.

GARAGE

1. Garage Description

Observations:

- The home had a two-car attached garage.



2. Garage General Condition





3. Garage Floor

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.



GARAGE Garage Floor

4. Fire Separation

Observations:

- The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

OVERHEAD GARAGE DOOR

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

1. General Condition

Observations:

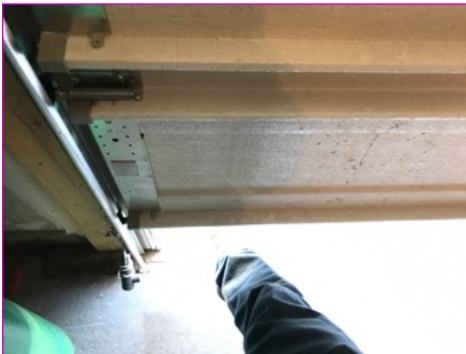
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.



2. Automatic Reverse

Observations:

- Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.
- The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.
- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.



3. Automatic Opener Switch

Observations:

- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.



OVERHEAD GARAGE DOOR Automatic Opener Switch

4. Manual Disconnect

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.



OVERHEAD GARAGE DOOR Manual Disconnect

ROOF STRUCTURE EXTERIOR

1. Method of Inspection

Observations:

- The Inspector inspected the roof and its components by walking the roof.

ASPHALT SHINGLES

1. Description

Observations:

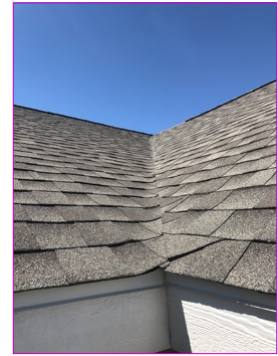
- The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or "dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

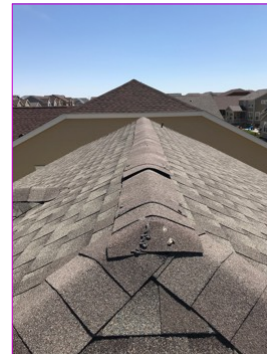
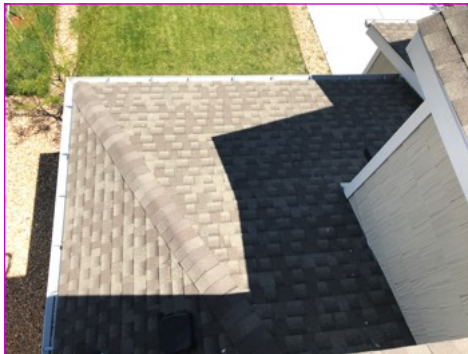
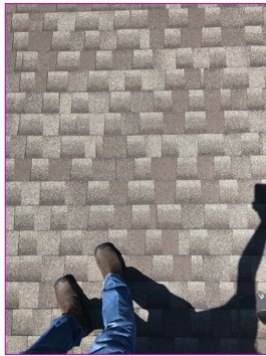


2. General Condition

Observations:

- The Inspector observed few deficiencies in the condition of the composition asphalt shingle roof-covering material. Notable exceptions will be listed in this report.





3. Hail Damage

Observations:

- At the time of the inspection, the asphalt composition shingle roof had very minor damage visible that appeared to be the result of hail strikes and was localized, not widespread. This damage appeared to be cosmetic only. Right side of the roof.
- The grey color of asphalt exposed by hail strikes indicated that this damage is old.



4. Number of Layers

Observations:

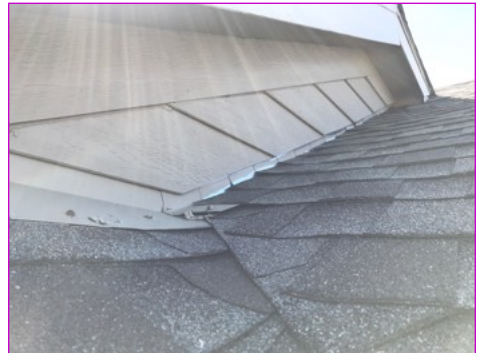
- The roof had one layer of asphalt shingles installed at the time of the inspection.



1 Layer

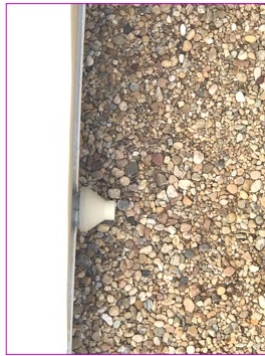
FLASHING

1. General Condition



SYSTEM VENTS

1. Combustion Vents



SYSTEM VENTS Combustion Vents

2. Plumbing Vents



SYSTEM VENTS Plumbing Vents

ROOF DRAINAGE SYSTEM

1. Drainage System Description

Observations:

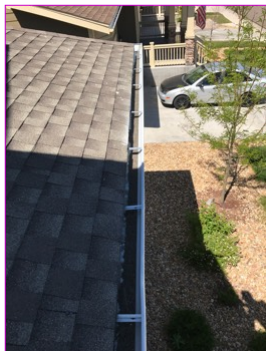
- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

2. General System Condition

Observations:

- The Inspector observed no deficiencies in the condition of the the roof drainage system.

3. Gutter



4. Downspouts

Observations:

- The Inspector observed no deficiencies in the condition of the downspouts.



ROOF DRAINAGE SYSTEM Downspouts

ATTIC

1. Attic Access

Observations:

- The Inspector evaluated the attic from inside the attic space.

2. Misc. Conditions





3. Roof Structure

Observations:

- The inspector observed no deficiencies during inspection of the roof structure.

4. Roof Sheathing Condition

Observations:

- The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

5. Truss Roof Structure

Observations:

- The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection.

Roof trusses should never be cut or structurally altered in any way.

Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

6. Thermal Insulation Type

Observations:

- The attic floor was insulated with blown-in fiberglass.

7. Thermal Insulation Depth

Observations:

- Attic floor insulation depth averages 14 to 16 inches. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes.

8. Thermal Insulation Condition

Observations:

- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

9. Ventilation Device Type

Observations:

- A combination of soffit and continuous ridge vents were installed to ventilate the attic space. This is typically an effective combination.
- Roof vents, also called turtle vents, were installed as part of the roof structure ventilation system.

SUB-PANEL

1. Sub-Panel Description

Observations:

- A sub-panel is a metal cabinet containing overcurrent devices such as breakers or fuses that protect electrical circuits in the home. Power to branch circuit breakers in this sub-panel was controlled by a main disconnect located in the service panel to the left.

2. Sub-panel Location



SUB-PANEL Sub-panel Location



3. Feeder Conductor Amperage Ratings

Observations:

- Markings describing the amperage rating of the sub-panel feeder conductors were not visible on the conductor insulation and the Inspector was unable to confirm proper rating. Confirmation of correct main conductor rating would require the services of a qualified electrical contractor.

4. Feeder Conductor Condition

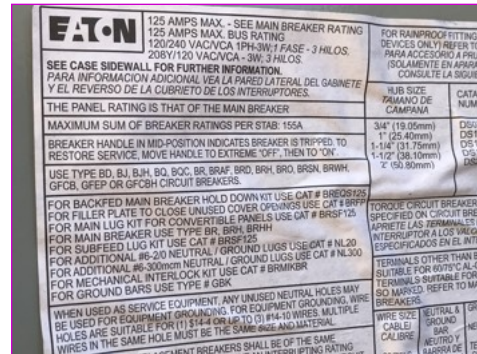


SUB-PANEL Feeder Conductor Condition

5. Sub-Panel Labels

Observations:

- The manufacturer's label is shown in the photo.



6. Cabinet Exposure Type

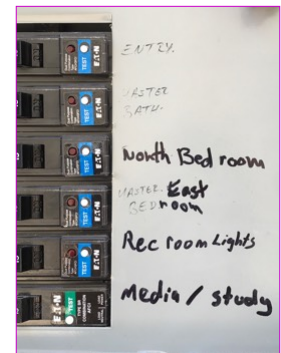
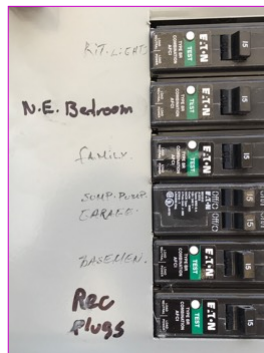
Observations:

- This sub-panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

7. Sub-panel Amperage Rating

Observations:

- The manufacturer's label listed the amperage rating of this sub-panel at 125 amps.



8. Cabinet Condition



9. Dead Front Cover Condition



10. Panel Disconnect

Observations:

- The main disconnect for this sub-panel was a breaker type.



SUB-PANEL Panel Disconnect



80 AMPs at sub panel

11. Equipment Grounding & Bonding

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of equipment grounding in this sub-panel.

12. Sub-Panel General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this subpanel.

Inspection of sub-panels typically includes examination of the following:

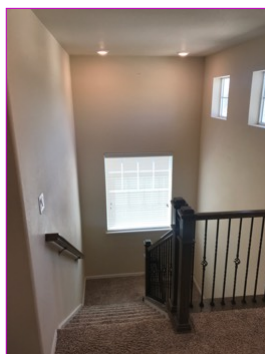
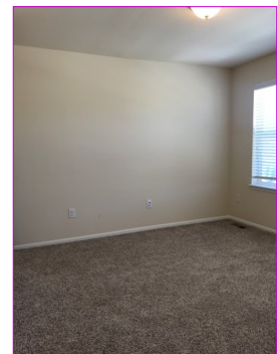
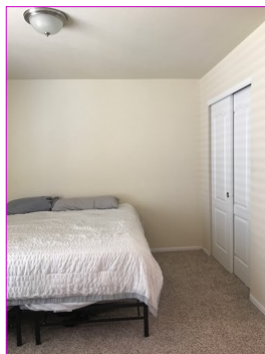
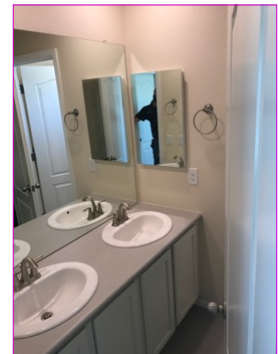
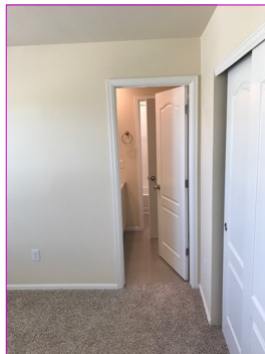
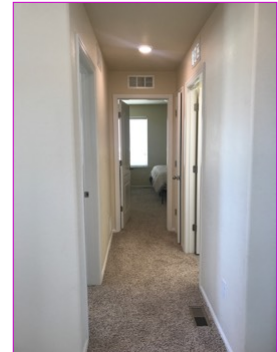
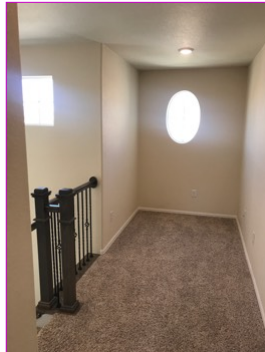
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Feeder amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring types, condition and connections
- Overcurrent device type, amperage ratings and condition
- Label information present
- Bonding conditions

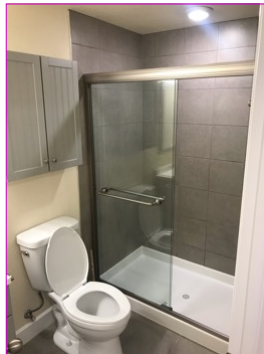
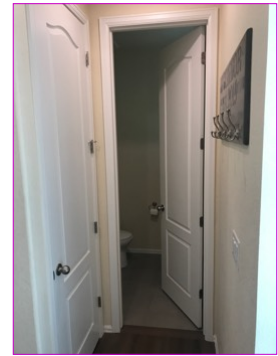
GENERAL INTERIOR

1. General Condition

Observations:

- The home had a strong odor at the time of the inspection that appeared to be connected with animal excrement. Laundry closet, upstairs and master closet smelled the worst.





2. Smoke/CO Detectors

Observations:

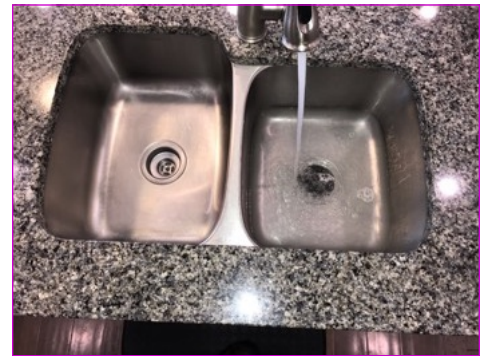
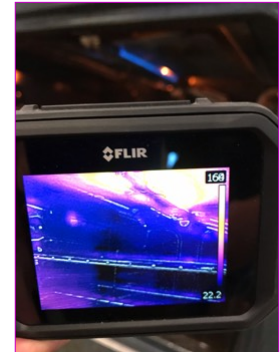
- Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

KITCHEN

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen.



2. Dishwasher

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

3. Garbage Disposal

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.

4. GFCI Receptacles

Observations:

- Electrical receptacles in the kitchen had ground fault circuit interrupter (**GFCI**) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

5. Microwave

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

6. Range

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

7. Range Condition

Observations:

- The Inspector observed no deficiencies during inspection of the range.

8. Sink

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

9. Undersink Conditions

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

LAUNDRY ROOM

Inspection of kitchens typically includes the following:

ROOM

- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS

- exterior and interior
- door and drawer

SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector:

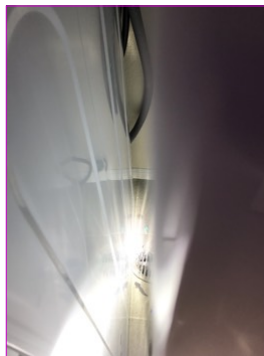
1. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.



The inspector suggests replacing the rubber hoses at the washer with flexible metal hose for increased reliability.



Limited view due to counter top in laundry.



2. Room Ventilation

Observations:

- The laundry room had an operable source of ventilation at the time of the inspection.

BATHROOM'S

1. Sinks



stopper mechanism needs to be adjusted

2. Undersink Conditions



3. Bath Tubs



4. Shower



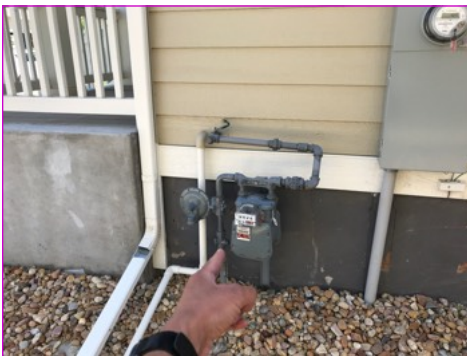
GAS SYSTEM

1. Type of Gas

Observations:

- The home was fueled by natural gas supplied by a public utility.

2. Main Gas Shut-off



GAS SYSTEM Main Gas Shut-off



GAS SYSTEM Main Gas Shut-off

3. Gas Pipe Bonding



GAS SYSTEM Gas Pipe Bonding

4. Gas Meter



GAS SYSTEM Gas Meter

5. Gas Regulator

Observations:

- The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.



GAS SYSTEM Gas Regulator

FLOOD CONTROL

1. Sump Pump

Observations:

- The home contained one or more sump pumps. A sump pump is a water pump installed in a pit in the lower level of the home. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff from the pit to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having it serviced immediately and annually in the future.
- The home had a sump pump installed in a pit in the basement.
- The sump pump was dirty and the pump was rusting. The Inspector recommends service by a qualified plumbing contractor. Internal float- the inspector was not able to test the pump.

WATER HEATER

1. Water Heater Type

Observations:

- This water heater was gas-fired.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

2. Water Heater Location

Observations:

- The water heater was located in the basement.

3. Water Heater Data Plate Information

Observations:

- 2016 manufacturing date

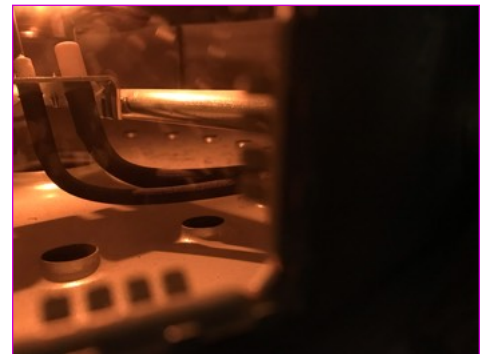
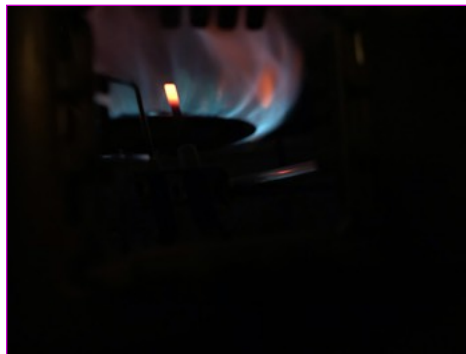


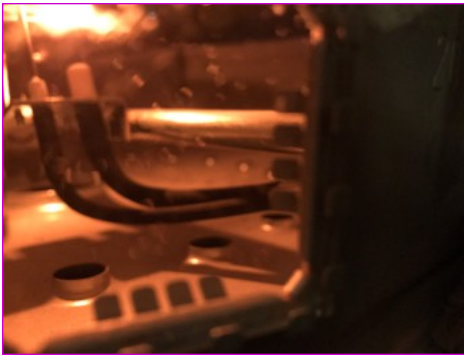
2016 manufacturing date

4. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.





5. Burn Chamber Condition

Observations:

- The burn chamber of the water heater was sealed and the inspector was unable to evaluate its condition.

6. Fuel Supply

Observations:

- This gas-fired water heater was equipped to burn natural gas.

7. Combustion Exhaust

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

8. Combustion Air Supply

Observations:

- **Combustion air** supplying this water heater appeared to be sufficient at the time of the inspection.

9. Water Pipe Connections

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

10. Pressure Relief Valve

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

11. TPR Discharge Pipe

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

FURNACE

1. Furnace Location

Observations:

- The furnace was located in the basement.



FURNACE Furnace Location

2. Furnace Type

Observations:

- This furnace was gas-fired, high-efficiency, forced-air.

3. General Condition

Observations:

- The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor. Delayed maintenance.

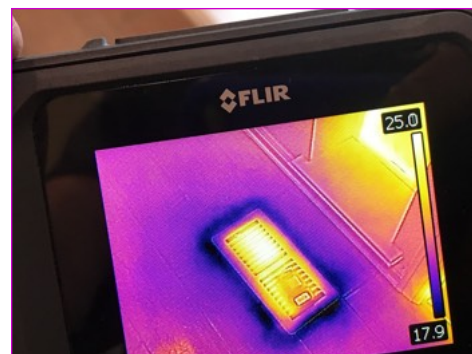
4. Furnace Operation

Observations:

- This furnace responded adequately to the call for heat.

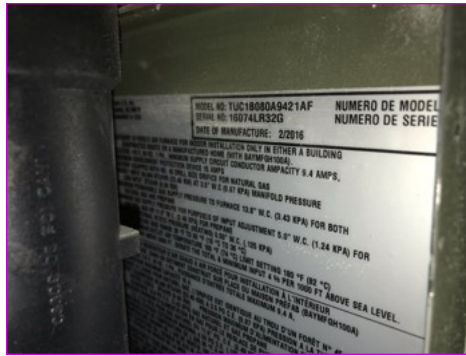


FURNACE Furnace Operation



warm air

5. Date Codes



2016 manufacturing date

6. Furnace Manufacturer

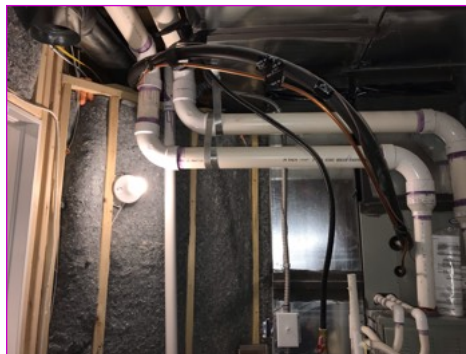


FURNACE Furnace Manufacturer

7. Furnace Exhaust Venting

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.



FURNACE Furnace Exhaust Venting

8. Furnace Air Filter

Observations:

- The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
- Failure to change the filter when needed may result in the following problems:
 - Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
 - Reduced indoor air quality.
 - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
 - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
 - Reduced air flow through the home.



FURNACE Furnace Air Filter



FURNACE Furnace Air Filter



FURNACE Furnace Air Filter



9. Combustion Air

Observations:

- Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

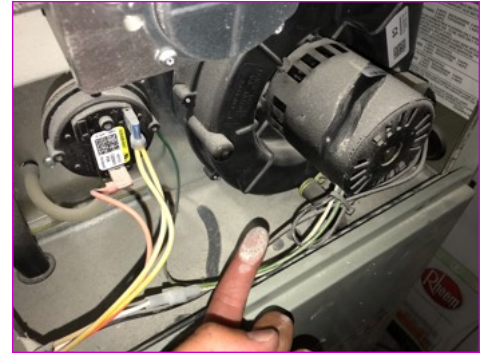
10. Combustion Chamber

Observations:

- The furnace was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Home Inspection to inspect. The Inspector recommends that, before the expiration of your Inspection Objection Deadline, an evaluation be performed by a qualified heating, ventilation and air-conditioning (HVAC) contractor.



FURNACE Combustion Chamber

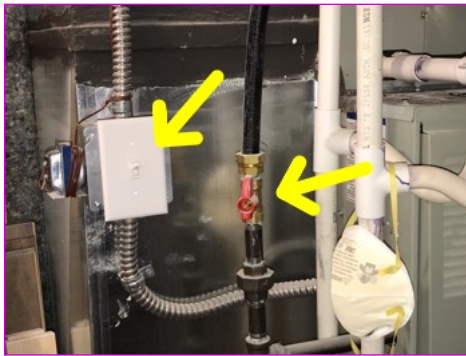


FURNACE Combustion Chamber

11. Furnace Shut-offs

Observations:

- The furnace electrical and gas shut-offs are shown in the photo.



FURNACE Furnace Shut-offs



FURNACE Furnace Shut-offs

12. Fuel Pipe Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

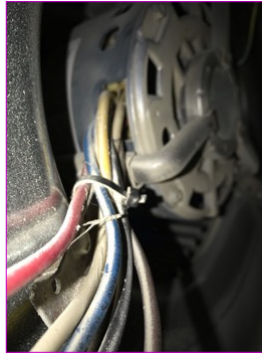
13. Blower

Observations:

- Dirty furnace blower vanes visible at the time of the inspection should be cleaned to avoid blower damage and increased operation costs. The Inspector recommends service by a qualified heating service technician.



FURNACE Blower



14. Thermostat

Observations:

- The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

CENTRAL AIR CONDITIONER

1. Cooling System Description

Observations:

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

2. Cooling System Data Plate



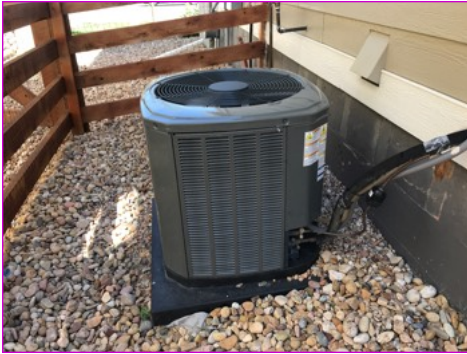
2016 manufacturing date

3. Manufacturer

Observations:

- The air-conditioner brand was Trane.

4. General Condition



5. System Response

Observations:

- At the time of the inspection, the system responded to the call for cool air.



CENTRAL AIR CONDITIONER System Response



Cool air



6. Compressor Unit

Observations:

- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.



CENTRAL AIR CONDITIONER Compressor Unit

7. AC Electrical Disconnect

Observations:

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.



CENTRAL AIR CONDITIONER AC Electrical Disconnect

8. AC Refrigerant Lines

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.



CENTRAL AIR CONDITIONER AC Refrigerant Lines



CENTRAL AIR CONDITIONER AC Refrigerant Lines

GENERAL STRUCTURE

1. General Structure

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

FOUNDATION

1. Foundation Configuration

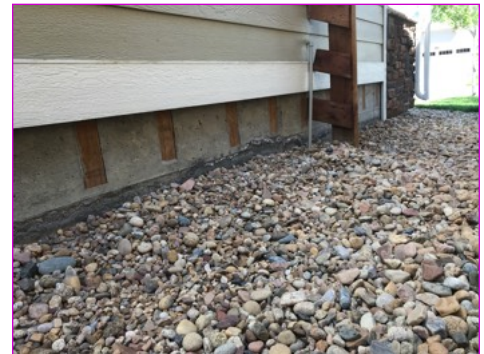
Observations:

- Foundation construction included a basement.

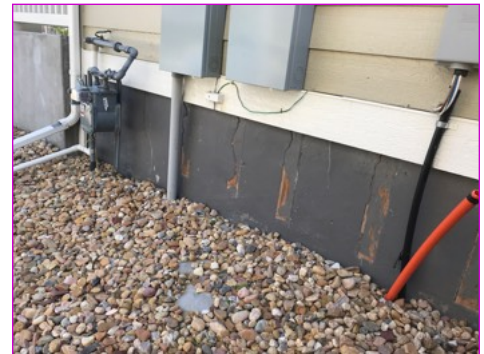
2. Concrete Foundation Walls

Observations:

- The visible portions of the foundations walls consisted of poured concrete.
- A portion of the foundation walls were hidden behind thermal insulation. In these areas, inspection of the foundation walls was limited to representative areas only.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the poured concrete foundation walls.
- Suggest sealing or water proofing exposed frame members left in foundation wall to prevent exposure to moisture and pests.



Suggest sealing or water proofing exposed frame members left in foundation wall to prevent exposure to moisture and pests.



3. Concrete Foundation Walls (cont.)

Observations:

- Portions of the concrete foundation wall surfaces exposed to weather exhibited minor deterioration and efflorescence.



EXTERIOR WALLS

BASEMENT

1. Basement Configuration

Observations:

- Foundation construction included a finished basement.

2. Basement General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the finished basement. Most of the structure was not visible due to floor, wall and ceiling coverings. Inspection of unfinished basements typically includes examination of:
 - Visible structure
 - Floor coverings
 - Wall surfaces
 - Ceiling surfaces
 - Provisions for egress
 - Provisions for accommodation of expansive soil
 - General interior

3. Egress

Observations:

- The basement had means of egress which appeared to comply with generally-accepted modern safety standards.

4. Basement Floor

Observations:

- Because the General Home Inspection is a visual inspection, inspection of the basement concrete floor slab is limited by the fact that most of the slab was hidden beneath floor covering materials. The Inspector's comments are limited to only those portions of the slab he could view directly.

EXTERIOR TRIM

1. Soffits

Observations:

- Inspector suggests sealing with sealant or foam at the soffits on the upper right side of the roof to prevent pest intrusion to the attic space. Gap present at flashing.

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:

- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;

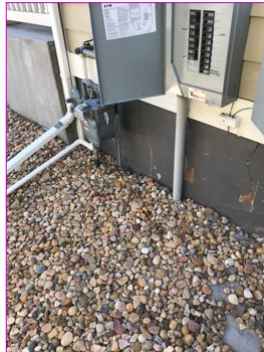
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring: receptacles (representative number), switches, lighting.

ELECTRICAL SERVICE

1. Service Lateral

Observations:

- Conductors supplying electricity to the home were buried underground.



ELECTRICAL SERVICE Service Lateral

2. Electric Meter Location

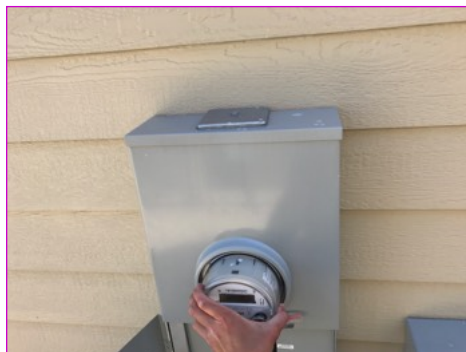


ELECTRICAL SERVICE Electric Meter Location

3. Electric Meter Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.



ELECTRICAL SERVICE Electric Meter Condition

BRANCH WIRING

1. Branch Wiring

Observations:

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

SERVICE PANEL

1. Service Panel General Condition

Observations:

- The inspector observed few deficiencies at the electrical service panel at the time of the inspection. Notable exceptions will be listed in this report.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Service entrance conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

2. Service Panel Description

Observations:

- The electrical service conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained breakers protecting and controlling other branch circuits.

3. Service Panel Location



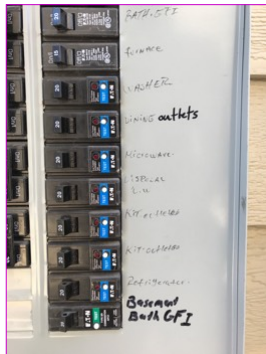
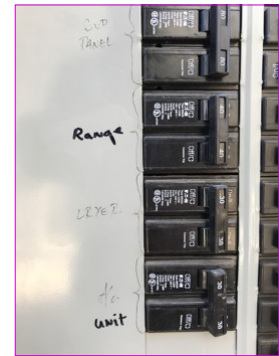
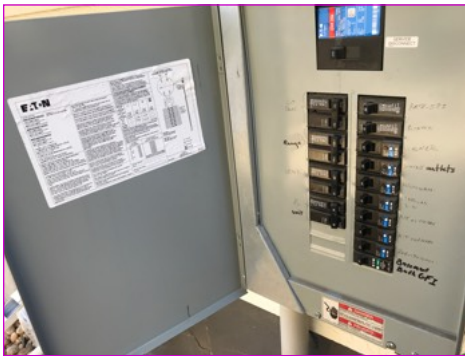
SERVICE PANEL Service Panel Location

4. Service Panel Manufacturer



SERVICE PANEL Service Panel Manufacturer

5. Labels



6. Cabinet Exposure Type

Observations:

- The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

7. Dead Front Cover Condition



SERVICE PANEL Dead Front Cover Condition

8. Main Disconnect

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.



SERVICE PANEL Main Disconnect



200 Amp Service

9. Service Grounding

Observations:

- The service was grounded to steel re-bar left protruding from the foundation for this purpose. This type of ground is called a "ufer" (YOO-fer) ground. This type of grounding electrode has length and continuity requirements which could not be confirmed at the time of the inspection due to the fact that the grounding electrode was encased in concrete. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.



10. Equipment Grounding

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.

11. Bonding

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the neutral/ground bonding connection.

12. Service Entrance Cables

Observations:

- Because the service entrance conductors were hidden behind service panel components the inspector was unable to view markings in order to determine the service conductor amperage rating.

Confirmation of correct service entrance conductors sizing will require the services of a qualified electrical contractor.

13. Cabinet Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment



SERVICE PANEL Cabinet Condition



14. Cabinet Amperage Rating

Observations:

- The manufacturer's label listed the panel rating as 200 amps.

15. Overcurrent Protection

Observations:

- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- The service panel contained Ground Fault Circuit Interrupter (GFCI) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.
- The service panel contained Arc Fault Circuit Interrupter (GFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. **AFCI** protection of electrical outlets in sleeping rooms is required in new construction.
- The breaker to the washer did not function properly when tested at the button at the outside service panel. The inspector suggests replacing this a AFCI/GFCI breaker by a professional electrical contractor for safety.

DOORS

1. Interior Door Operation

Observations:

- French door in the basement is tight and rubs together. Suggest correction/shaving or sanding the door.

FLOORS

1. Carpet

Observations:

- The inspector suggests carpet and vent/duct cleaning by a reputable professional due to cat odor and hair in Ducts.



FIREPLACE

1. Fireplace

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fueled fireplace in the . Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



Gas valve for fireplace



Controls and gas valve



WATER SUPPLY SOURCE

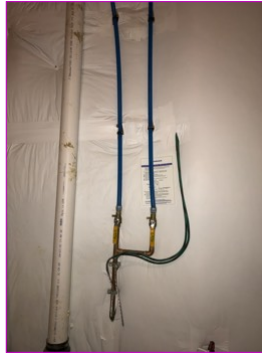
1. Water Supply

Observations:

• The home water was supplied from a public source.

WATER SUPPLY PIPES

1. Main Water Pipe

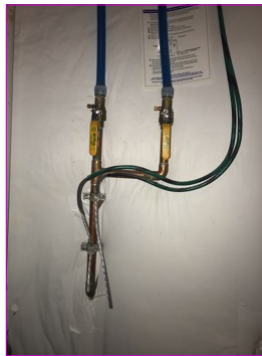


WATER SUPPLY PIPES Main Water Pipe

2. Main Water Shut-off



WATER SUPPLY PIPES Main Water Shut-off



WATER SUPPLY PIPES Main Water Shut-off

3. Water Supply Pipe Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

4. Functional Flow

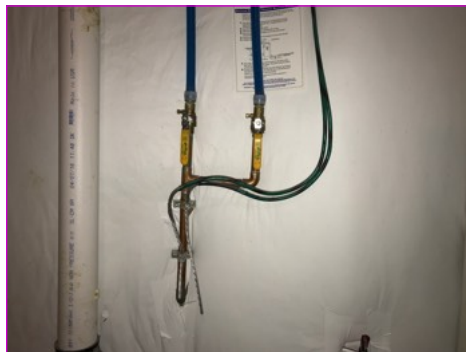
Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

5. Water Pipe Bonding

Observations:

- The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.



WATER SUPPLY PIPES Water Pipe Bonding

DRAIN, WASTE, and VENT PIPES

1. Functional Drainage

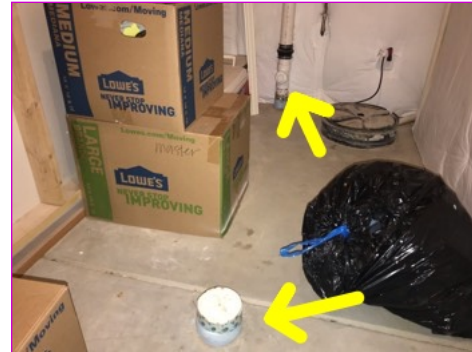
Observations:

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

2. Cleanouts



DRAIN, WASTE, and VENT PIPES Cleanouts



DOOR/WINDOW EXTERIORS

1. Window Exterior Condition

Observations:

- The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

Photos



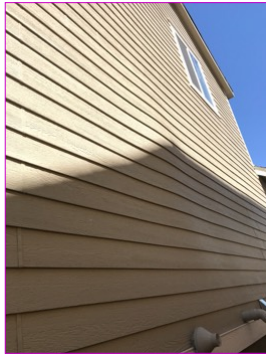
Seal and minor touch-up needed at the exterior.



Inspector suggests sealing with sealant or foam at the soffits on the upper right side of the roof to prevent pest intrusion to the attic space. Gap present at flashing.



Inspector suggests sealing with sealant or foam at the soffits on the upper right side of the roof to prevent pest intrusion to the attic space. Gap present at flashing.



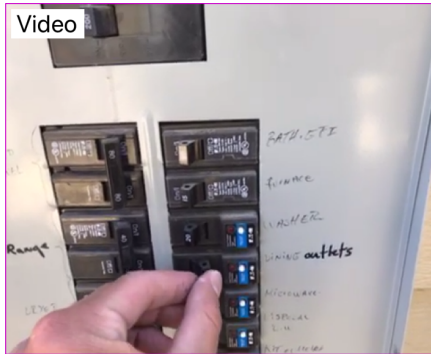
Buckling of siding, likely due to poor installation at butt gaps/joints.



Be sure to maintain the sealant over the exposed nails at the flashing about the rear patio.



The breaker to the washer did not function properly when tested at the button at the outside service panel. The inspector suggests replacing this a AFCI/GFCI breaker by a professional electrical contractor for safety.



French door in the basement is tight and rubs together. Suggest correction/shaving or sanding the door.



*Stopper mechanism in master
bath was not connected.
Reconnect or replace.*

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

This summary report is intended to emphasize conditions that might significantly affect your purchase consideration; that represent a safety hazard, that might require significant expense, or that require action of some type. It is not a complete list of home system deficiencies. No standard exists to provide a clear dividing line between what must be included in the summary, and what can be left in the body of the report. Because opinions about what is- and is not- important vary with individual perception, you should be sure to read the entire report.

EXTERIOR WALLS		
Page 3 Item: 1	Composite Siding	<ul style="list-style-type: none"> • Buckling visible in areas of the composite siding covering exterior walls (left side of the home) appeared to be the result of the lack of expansion gaps where the ends of siding boards met (butt joints). The manufacturer recommends that 3/16-inch gaps be left at butt joints to allow for siding expansion with changes in temperature. Confirmation would require removal of joint flashing which lies beyond the scope of a home inspection. • Some areas of the siding and trim (minor) will need to be painted (touch-up) and caulked (trim) to prevent moisture intrusion.
GENERAL INTERIOR		
Page 19 Item: 1	General Condition	<ul style="list-style-type: none"> • The home had a strong odor at the time of the inspection that appeared to be connected with animal excrement. Laundry closet, upstairs and master closet smelled the worst.
FLOOD CONTROL		
Page 26 Item: 1	Sump Pump	<ul style="list-style-type: none"> • The sump pump was dirty and the pump was rusting. The Inspector recommends service by a qualified plumbing contractor. Internal float- the inspector was not able to test the pump.
FURNACE		
Page 29 Item: 3	General Condition	<ul style="list-style-type: none"> • The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor. Delayed maintenance.
Page 32 Item: 13	Blower	<ul style="list-style-type: none"> • Dirty furnace blower vanes visible at the time of the inspection should be cleaned to avoid blower damage and increased operation costs. The Inspector recommends service by a qualified heating service technician.
EXTERIOR TRIM		
Page 37 Item: 1	Soffits	<ul style="list-style-type: none"> • Inspector suggests sealing with sealant or foam at the soffits on the upper right side of the roof to prevent pest intrusion to the attic space. Gap present at flashing.
SERVICE PANEL		
Page 43 Item: 15	Overcurrent Protection	<ul style="list-style-type: none"> • The breaker to the washer did not function properly when tested at the button at the outside service panel. The inspector suggests replacing this a AFCI/GFCI breaker by a professional electrical contractor for safety.
FLOORS		

Page 43 Item: 1	Carpet	• The inspector suggests carpet and vent/duct cleaning by a reputable professional due to cat odor and hair in Ducts.
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