

NORTHLAND INSPECTIONS, LLC.

Inspection Report

Sample

Property Address:



Hello Townhouse!

Northland Inspections, LLC

**Jake Short AZ#62559
2533 Totacon Ovi
Flagstaff, AZ 86005
(928) 525-1881**

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[First Things First3](#)

[Condominium Advisory4](#)

[Immediate Attention Advisory5](#)

[Recommended Repair/Replace Advisory7](#)

[Intro Page 11](#)

[1 Please Read First12](#)

[2 Emergency Shutoffs.....12](#)

[3 Structural Components14](#)

[4 Exterior.....15](#)

[5 Roofing / Chimneys / Roof Structure and Attic20](#)

[6 Garage24](#)

[7 Kitchen Components and Appliances / Laundry Room25](#)

[8\(A\) First Story Bath27](#)

[8\(B\) Master Bath.....29](#)

[8\(C\) Third Story Bath30](#)

[9 Interior.....31](#)

[10 Plumbing System36](#)

[11 Electrical System.....42](#)

[12 Heating / Cooling44](#)

First Things First

NORTH LAND INSPECTIONS, LLC.

Northland Inspections, LLC

2533 Totacon Ovi
Flagstaff, AZ 86005
(928) 525-1881

Customer
Sample

Address

1. Please Read First

A. Important Statements

This report reflects the opinion of the home inspector. It is recommended that the customer read the complete report. The following advisories are not the entire report. The items in the advisories are typically systems or components that do not function as intended, may need maintenance or repairs, or may indicate the need for further investigation by competent professionals. Other items in the advisories may provide further information to gain a better understanding of property conditions.

Unless otherwise noted, all items or components noted in a comment are in acceptable condition. We understand that a word can mean different things to different people. For this report, the definition of acceptable is as follows: The system or component appears to be functioning as intended and may show signs of age, or wear and tear.

This inspection is limited to the items and components that are visible. In many cases, there are occupant's belongings left in the home at the time of inspection. We may not discover concerns that are thus hidden.

As all of our individual comfort zones differ, we recommend that the client acknowledge their comfort zone when considering the repairs recommended in this report. Keep in mind that there are numerous ways to repair most household items and components. There is no one correct way to perform home maintenance.

Most of the comments below correspond to a picture of the same name found later in the report. Matching a picture to its corresponding comment may yield a better understanding of the property's condition.

Condominium Advisory**NORTH
LAND
INSPECTIONS, LLC.**

Northland Inspections, LLC

2533 Totacon Ovi
Flagstaff, AZ 86005
(928) 525-1881

Customer
Sample

Address

1. Please Read First**B. In a condominium/townhome**

The inspector is often times limited to the components or systems that are available only to the unit currently being inspected. We strongly suggest to consult with the Home Owners Association (HOA) or property maintenance people about scheduled maintenance and determining if they have the funds to make suggested repairs. This advice derives from a common knowledge that the property management people are often times responsible for certain systems and components on the exterior of its units like walkways, vegetation, roofing, decks, patios, exterior stairs, paint and trim, etc.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jake Short

Immediate Attention Advisory



Northland Inspections, LLC


2533 Totacon Ovi
Flagstaff, AZ 86005
(928) 525-1881

Customer
Sample

Address


5. Roofing / Chimneys / Roof Structure and Attic

H. Pest [control] observed

 From the attic, we observed some daylight shining in through the roof framing. The gaps between framing may allow insects to enter the attic. Client is advised to have a competent person seal the gaps in the framing.


8(A) . First Story Bath

C.1. Toilet

 The toilet in the first story bathroom is loose from the floor. If a toilet has been loose for some time, some repair may be needed which may include a new wax ring, caulking the toilet edges to a smooth surface, etc. We recommend a competent person repair as needed before securing the toilet.


9. Interior

J. Windows Throughout House (Representative number)

 (1) The rear sliding glass door has scratches on the exterior glazing from the dogs jumping on the door. Client is advised to have a competent person replace the glass in the door as needed.

10. Plumbing System

A. Plumbing Water Supply and Distribution Systems

 (1) In the garage, we observed some water supply piping above the water heater that is not insulated. In below freezing temperatures, garages can get cold enough to freeze water. We recommend a competent person insulate all exposed water pipes to keep them from freezing.

12. Heating / Cooling

B. Heating Equipment/Location



(2) While at the furnace/air handler in the attic, we felt some warm air coming out of a gap between the plenum and the air handler. We recommend a competent heating and cooling person seal this gap to maintain all of the conditioned air blown through the plenum.

C. Cooling Equipment



(2) We observed insulation in the condensate drip pan. If condensate were to enter the pan, it could move the insulation to the drain hole and block the drain. This may lead to the pan backing up, overflowing, and leaking through the ceiling. We recommend a competent person clean all insulation out of the pan.

G. Presence of installed heating/cooling source in each room



We observed soot (a black powdery carbon substance produced by the incomplete burning of fuels) around several heat registers throughout the home. This can be an effect of burning candles or smoking cigarettes often, or it can be a sign that the heat exchanger in the furnace is cracked or damaged. We recommend a competent heating and cooling person evaluate the furnace and verify that it is operating in a safe and dependable condition.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jake Short

Recommended Repair/Replace Advisory






Northland Inspections, LLC




2533 Totacon Ovi
Flagstaff, AZ 86005
(928) 525-1881

Customer
Sample


Address

4. Exterior



- C. Walkways
-  The walkway to the front entry door and the rear patio were laid with pavers. Some of these pavers are loose, unlevel, and shifting away from the walkway. This may get to the point where it becomes a trip hazard. We recommend a competent person adjust and secure the pavers as needed.
- D. Fences and Gates
-  The rear fence is currently acting as a retaining wall. These wooden fences were not designed for this purpose, and thus we recommend considering replacement fencing options or making arrangements to remove the back filled dirt.
- I. Paint and Stain
-  (1) Most of the exterior has an acceptable coat of paint with the following exception:

Under the rear window at the kitchen sink, we observed a portion of paint missing from one board of siding. This appears to be dog damage as they jump toward the window. We recommend a competent painting person paint over this damage to create a uniform finish and fully protect the siding from the weather.
- L. Exterior Masonry
-  We observed some minor cracking and missing grout at the masonry wall to the left of the front entry door. Most masonry will eventually come loose or crack at the grout. Maintaining and keeping the masonry sealed will prolong its life. We recommend a competent person seal all cracked masonry work around the home.
- N. Exterior Window Screens
-  We observed that the rear sliding glass door is missing a screen (likely because of the dogs). We recommend installing screens on the openable exterior windows where missing.
- P. Pest [control] Observations
-  We observed several wasps's nests lodged in the eaves of all three visible sides of the home. We recommend a competent pest control person remove the nest and spray to keep the pests away.


Q. Receptacles

-  FYI: We observed an exterior receptacle under the eaves of the front right corner of the garage that is not weather covered for permanent use. For protection of the circuit, we recommend installing a more permanent weather cover over permanently used receptacles.


5. Roofing / Chimneys / Roof Structure and Attic**A. Roof Coverings**

-  (1) At the lower roof of the front of the home, we observed some exposed nail heads along the top layer of shingles. In our experience, exposed nail heads are prone to rust which can weaken the integrity and the hold of the nails. This may lead to loosening of the nails. We recommend having a competent roofing person seal the nail heads to prevent damage from moisture.
-  (2) The roof coverings are in a typical condition for their age. Asphalt shingles typically have a 20-25 year expected life span. This home's shingles appear to have been installed in the past 15 years and are aging well. Client is advised to verify that roof maintenance is the association's responsibility and that they have the necessary funds for maintenance.


7. Kitchen Components and Appliances / Laundry Room**C. Food Waste Disposal**

-  The food disposal wiring is missing a romex connector that keeps the power cord secure in the bottom of the unit. This small plastic or metal connector is inexpensive and can be found at a local hardware store. We recommend a competent person install the connector.


K. Kitchen Exhaust

-  The cook top lights on the kitchen exhaust did not operate when we used their switch/button. We recommend having a competent person repair or replace the bulbs or fixtures as needed.


8(A) . First Story Bath**B.1. Finish Materials Around Tub, Shower, Toilet, and, Sink**

-  In the first story bathroom, we observed some gaps in the grout between the tile flooring and the bathtub as well as the top of the shower and the wall. It's important to keep a bathroom sealed. We recommend a competent person seal all gaps in the grout to keep water out and verify that the bathroom finish is in a dependable condition.

G.1. Exhaust fan

-  FYI: Bathroom exhaust fans are installed to be used during bathing to evacuate the moisture from the bathroom. When these fans are not used, moisture can accumulate on the ceiling and walls of the bathroom which may lead to damage. We often see evidence of moisture in bathrooms when the fans are not used as intended. We recommend using the bathroom exhaust fan(s) whenever bathing to reduce moisture accumulation.

8(B) . Master Bath**B.2. Finish Materials Around Tub, Shower, Toilet, and, Sink**

-  In the master bathroom, we observed some gaps in the grout between the tile flooring and the bathtub. It's important to keep a bathroom sealed. We recommend a competent person seal all gaps in the grout to keep water out and verify that the bathroom finish is in a dependable condition.

8(C) . Third Story Bath**B.3. Finish Materials Around Tub, Shower, Toilet, and, Sink**

- 🔍 In the third story bathroom, we observed some gaps in the grout between the tile flooring and the bathtub. It's important to keep a bathroom sealed. We recommend a competent person seal all gaps in the grout to keep water out and verify that the bathroom finish is in a dependable condition.

9. Interior

H. Doors (Representative number)

- 🔍 (1) Several doors are missing door stops which is causing damage to the wall behind them. Client is advised to install door stops where missing and repair any damage to the walls that the doors may have caused.
- 🔍 (2) The doors to the first story bathroom and the storage closet in the master bathroom do not latch closed. We recommend a competent person adjust, repair, or replace the doors or their hardware as needed.
- 🔍 (3) We observed that the master bedroom door rubs on its frame. We recommend repairing or adjusting as needed.

J. Windows Throughout House (Representative number)

- 🔍 (2) At the window sill over the kitchen sink, we observed some worn paint likely from a combination of sun shine and condensation during the different seasons. We recommend a competent paint person seal the area to maintain a protective layer at this location.
- 🔍 (3) While closing some windows in the home, we heard the spring in the sliding mechanism vibrate. This sound typically occurs when the spring falls out of place. We did not observe any springs fall out of place in this home. Some springs may be loose and may benefit from a competent window person securing or repairing the springs as needed.

10. Plumbing System

E. Hot Water Systems, Controls, and Safety Features

- 🔍 (2) Having a drip pan installed under a water heater is beneficial because all water heaters leak when they reach the end of their serviceable life. A drip pan installed under a water heater is required only when the unit is installed inside the home. We recommend considering installing a drip pan to prevent a water mess when this water heater leaks.

F. Water Heater Flues and Vents

- 🔍 The water heater's flue pipe was observed to be too close to a combustible material (within one inch of it) where it passes a roof joist in the attic. We recommend a competent person repair as needed according to the current standards of the industry.

I. Gas Piping

- 🔍 (1) At the furnace and the water heater, we observed that the sediment trap installed into the supply gas lines was done incorrectly. A sediment trap is a leg of piping that extends downward vertically from the supply line as close to the appliance as possible. It is designed to catch any sediment that makes its way into the gas line (see picture below). Client is advised to have a competent plumbing person re-install the sediment traps into the appliances' supply lines according to the current standards of the industry.

12. Heating / Cooling

B. Heating Equipment/Location

- 🔍 (3) We did not see any evidence that the furnace has been serviced since its initial installation. Client is advised to consider seeking all obtainable service paperwork and to have a competent heating and cooling person begin an annual furnace service to clean the unit and verify that it is in a safe and dependable operating condition.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that

was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jake Short

Date: 4/14/2018	Time:	Report ID:
Property:	Customer: Sample	Real Estate Professional:

For Your Consideration

All comments by the inspector should be considered before purchasing this home. All costs associated with further inspection fees and the repair or replacement of an item or component should be considered before you purchase the property.

Definitions

The right vs. left and front vs. rear orientations throughout the report are defined when looking at the front of the home from the street.

The following definitions of comment descriptions represent the condition of the system or component as observed at the time of the inspection.

Acceptable (ACC) = The system or component appears to be functioning as intended.

Normal Maintenance (NM) = The system or component appears to be functioning as intended and may show signs of age, or wear and tear. It may also require some normal maintenance to continue to function as intended.

Requires Immediate Attention (NOW) = The system or component is no longer functioning as intended. A repair or replacement is recommended as soon as possible. If the condition appears unsafe, the comment will notate " **Safety Hazard**" as it appears here.

Repair/Replace (RR) = The system or component may be damaged, not operating, loose, in a potentially worsening condition, or just plain incorrect. A repair or replacement may be recommended before the condition worsens beyond such a renovation. This section may also be used to bring attention to an item or component that is not damaged, but instead may be important during the real estate transaction

For Your Information (FYI) = The comment noted as FYI is a piece of information that may be beneficial to you. This may also suggest that an upgrade is available that will perform the function more efficiently and/or meet the current standards of the industry.

Not Inspected (NI) = The system or component was not inspected because: inspecting the system or component was not safe for the inspector, was not physically accessible or visible, was prohibited by the agreement with the buyer, or access was prohibited by the seller.

Standards of Practice:

Arizona Standards of Professional Practice

In Attendance:

Vacant (inspector only)

Building ownership:

Condominium

Style of Home:

Town home

Approximate year of construction:

2006

Home Faces:

East

Temperature:

50°F

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Please Read First

		ACC	NM	NOW	RR	FYI	NI
A.	Important Statements					•	
B.	In a condominium/townhome					•	

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace,
FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Comments:

A. This report reflects the opinion of the home inspector. It is recommended that the customer read the complete report. The following advisories are not the entire report. The items in the advisories are typically systems or components that do not function as intended, may need maintenance or repairs, or may indicate the need for further investigation by competent professionals. Other items in the advisories may provide further information to gain a better understanding of property conditions.

Unless otherwise noted, all items or components noted in a comment are in acceptable condition. We understand that a word can mean different things to different people. For this report, the definition of acceptable is as follows: The system or component appears to be functioning as intended and may show signs of age, or wear and tear.

This inspection is limited to the items and components that are visible. In many cases, there are occupant's belongings left in the home at the time of inspection. We may not discover concerns that are thus hidden.

As all of our individual comfort zones differ, we recommend that the client acknowledge their comfort zone when considering the repairs recommended in this report. Keep in mind that there are numerous ways to repair most household items and components. There is no one correct way to perform home maintenance.

Most of the comments below correspond to a picture of the same name found later in the report. Matching a picture to its corresponding comment may yield a better understanding of the property's condition.

B. The inspector is often times limited to the components or systems that are available only to the unit currently being inspected. We strongly suggest to consult with the Home Owners Association (HOA) or property maintenance people about scheduled maintenance and determining if they have the funds to make suggested repairs. This advice derives from a common knowledge that the property management people are often times responsible for certain systems and components on the exterior of its units like walkways, vegetation, roofing, decks, patios, exterior stairs, paint and trim, etc.

2. Emergency Shutoffs

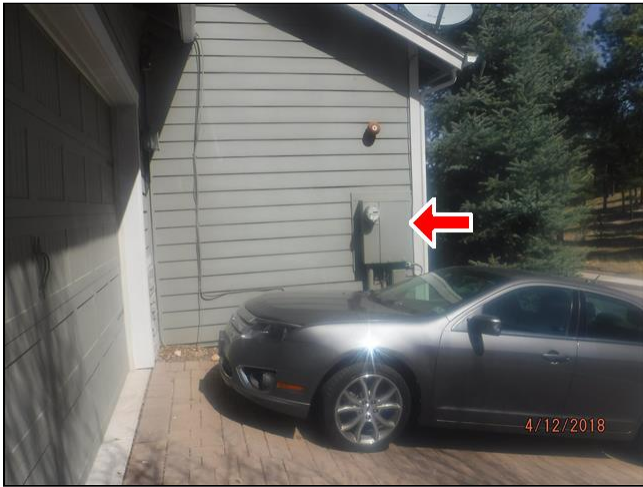
		ACC	NM	NOW	RR	FYI	NI
A.	Location of Electrical Panels and Shutoffs					•	
B.	Gas Meter and/or Shutoff					•	
C.	Main Water Shutoff					•	

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace,
FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Comments:

A. FYI: The main electrical panel is located at the exterior left side of the home.



A.

B. FYI: The gas meter is located at the exterior right side of the home.



B.

C. FYI: The main water shutoff is located in the garage near the water heater.



C.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.	Foundation/Perimeter Wall					•		Foundation Type: Concrete slab
B.	Ceilings, walls, and floor (Structural)					•		Floor System: Slab on grade
C.	Subflooring (where visible)					•		Floor System Material: Poured in place concrete
D.	Support Posts (Beams and Girders)					•		Exterior Wall System: Conventionally framed wood partitions
								Interior Bearing Walls: Conventionally framed wood partitions
								Roof Structure: Engineered wooden trusses and Partially vaulted
								Roof Sheathing: Oriented Strand Board (OSB)
								Method used to observe
								Crawlspace: No crawlspace

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

Comments:

- A. The perimeter wall of the foundation was functioning as intended and was in acceptable condition.
- B. FYI: In a slab on grade foundation, we do not expect to see much of the concrete slab floor. It is sometimes possible to feel defects in a slab while walking around a home. In this particular home, we did not observe any reportable conditions in the concrete slab floor.
- The visibility of the structural framing of the walls and ceilings was limited due to the drywall; however, where visible, we did not identify any structural concerns in the home.
- C. FYI: None of the subflooring under the flooring was visible; however, from walking on the floor system, no concerns were observed.
- D. FYI: None of the support posts were visible because of the home's trim and finish material; however no concerns were observed.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that experts or competent professionals be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Typically, our evaluation must be based on symptoms. In most cases, many, if not all, structural components are inaccessible. Thus, our evaluation is based only on our observations of symptoms of movement, damage, and deterioration. If there are no visible symptoms, conditions requiring repair may go undetected. We make no comment on the internal conditions of soils, foundations and framing, except as reflected in their performance.

Most of the structure of this dwelling was not accessible for a visual inspection. The opinions expressed in this report on the construction methods and conditions of structural components were, of necessity, based upon limited visual inspection.

4. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.	Grading and Drainage	•						Siding Style: Lap Masonry
B.	Driveway	•						Siding Material: Wood; composite or Fiber board and Masonry
C.	Walkways				•			Appurtenance: Covered entryway Covered patio
D.	Fences and Gates				•			Driveway: Pavers
E.	Wood to earth contact	•						

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

		ACC	NM	NOW	RR	FYI	NI	Location of sewer drain cleanouts: Front of home Dryer vent location: Roof Exterior GFCIs trip to:: the garage
F.	Eaves	•						
G.	Fascia	•						
H.	Downspouts	•						
I.	Paint and Stain				•			
J.	Siding and/or Cladding	•						
K.	Exterior Trim	•						
L.	Exterior Masonry				•			
M.	Exterior Doors	•						
N.	Exterior Window Screens				•			
O.	Exterior Vents	•						
P.	Pest [control] Observations				•			
Q.	Receptacles					•		
R.	Exterior lights/fans	•						
S.	Plumbing Water Faucets (hose bibs)	•						
T.	Sewer drain cleanouts	•						
U.	Gas Piping	•						

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Comments:

🔍 **C.** The walkway to the front entry door and the rear patio were laid with pavers. Some of these pavers are loose, unlevel, and shifting away from the walkway. This may get to the point where it becomes a trip hazard. We recommend a competent person adjust and secure the pavers as needed.

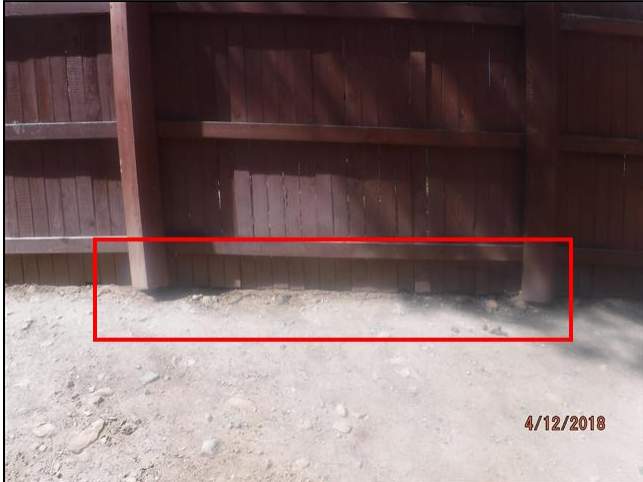


C.



C.

🔍 **D.** The rear fence is currently acting as a retaining wall. These wooden fences were not designed for this purpose, and thus we recommend considering replacement fencing options or making arrangements to remove the back filled dirt.



D.

E. We did not observe any wood to earth contact that was concerning.

🔍 **I.** (1) Most of the exterior has an acceptable coat of paint with the following exception:

Under the rear window at the kitchen sink, we observed a portion of paint missing from one board of siding. This appears to be dog damage as they jump toward the window. We recommend a competent painting person paint over this damage to create a uniform finish and fully protect the siding from the weather.



I.

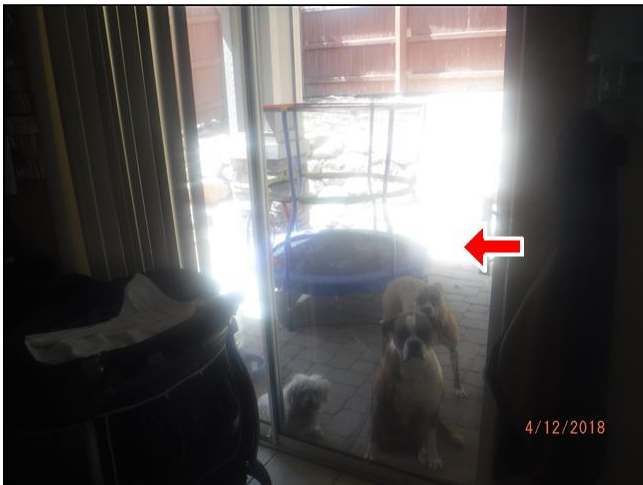
(2) FYI: A coat of paint or stain is a home's first and most effective protection from the weather, especially for the wooden building materials. Applying additional layers as needed is recommended to maintain a uniform finish.

🔍 **L.** We observed some minor cracking and missing grout at the masonry wall to the left of the front entry door. Most masonry will eventually come loose or crack at the grout. Maintaining and keeping the masonry sealed will prolong its life. We recommend a competent person seal all cracked masonry work around the home.



L.

🔍 **N.** We observed that the rear sliding glass door is missing a screen (likely because of the dogs). We recommend installing screens on the openable exterior windows where missing.



N.

P. We observed several wasps's nests lodged in the eaves of all three visible sides of the home. We recommend a competent pest control person remove the nest and spray to keep the pests away.



P.



P.



P.



P.

Q. FYI: We observed an exterior receptacle under the eaves of the front right corner of the garage that is not weather covered for permanent use. For protection of the circuit, we recommend installing a more permanent weather cover over permanently used receptacles.



Q.

U. FYI: The gas piping was in acceptable condition where visible. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.	Roof Coverings				•			Viewed roof covering from:
B.	Flashings	•						Through windows where the roof was visible
C.	Chimneys and Roof Penetrations	•						Roof-Type: Hip and valley
D.	Vegetation Affecting Roof		•					Roof Covering: Architectural asphalt shingles
E.	Gutters		•					Roof Structure: Engineered wooden trusses and Partially vaulted
F.	Roof Structure and Attic	•						Heat source termination(s) at roof:
G.	Attic access	•						Plastic flue pipe from a high efficiency furnace and Metal Flue Pipe
H.	Pest [control] observed			•				
I.	Attic Ventilation	•						
		ACC	NM	NOW	RR	FYI	NI	

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

Sky Light(s):
None

Roof Ventilation:
Ridge vents
Soffit Vents

Method used to observe
attic:
Partially
Crawled

Attic access info:
Removable cover on
the ceiling of the
upper landing

Comments:

A. (1) At the lower roof of the front of the home, we observed some exposed nail heads along the top layer of shingles. In our experience, exposed nail heads are prone to rust which can weaken the integrity and the hold of the nails. This may lead to loosening of the nails. We recommend having a competent roofing person seal the nail heads to prevent damage from moisture.

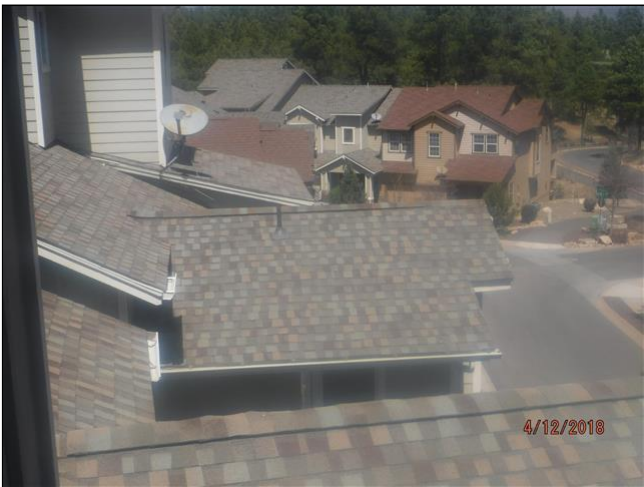


A.

🔍 (2) The roof coverings are in a typical condition for their age. Asphalt shingles typically have a 20-25 year expected life span. This home's shingles appear to have been installed in the past 15 years and are aging well. Client is advised to verify that roof maintenance is the association's responsibility and that they have the necessary funds for maintenance.



A.



A.



A.



A.

B. The flashings observed appear to be in acceptable condition from where we could view them.

C. The chimney and roof penetrations appeared to be in acceptable condition from where we could view them.

D. The pine trees around the perimeter of the home are dropping debris on the roofing. We recommend keeping the roofing clear of all vegetation to extend its life.



D.

E. We observed minimal debris in the gutters. We recommend beginning a routine gutter cleaning to prevent a buildup of debris in the gutters and maintain the overall drainage of the home.

F. We observed no concerns in the attic regarding the structure of the roof.



F.



F.



F.

+ H. From the attic, we observed some daylight shining in through the roof framing. The gaps between framing may allow insects to enter the attic. Client is advised to have a competent person seal the gaps in the framing.



H.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Garage

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.	General Comments					•		Garage Door Type: One automatic
B.	Garage Ceiling	•						Garage Door Material: Not insulated Metal
C.	Garage Walls (Including Firewall Separation)	•						GFCI trips to this location:: Garage Water piping:

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Exposed and prone to freezing

D.	Garage Floor					•	
E.	Garage Door(s)	•					
F.	Automatic Garage Door Operators	•					
G.	Occupant Door from Garage into Home	•					

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Comments:

A. The occupant's personal items were still in the garage during the inspection. We may have missed some reportable items because we could not see all of the garage.



A.

D. (1) FYI: The garage floor is made of poured concrete with expansion joints cut into the slab. The expansion joints allow for some expansion during expansion and contraction, which reduces the cracking in the floor. These expansion joints also act as drainage for moisture to flow out of the garage.

(2) FYI: Garage floors will likely develop narrow cracks over time. Structures are built with some "play" in the wooden framework; however concrete does not have the same "play." During minor structural movements, we anticipate to observe cracking in concrete. The cracking that we observed was not concerning.

F. The garage door opener operated as intended.

The electric eyes of a garage door opening system consist of two beams that are secured to either side of the garage door within 6 inches of the ground. With the garage door open, these beams can detect each other and signal the opener that it is safe to close the door. If the beams do not detect one another because perhaps a vehicle is in their path, the garage door will not be able to close. This is an important safety feature.

7. Kitchen Components and Appliances / Laundry Room

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; Refrigeration units or Ice making units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.	Pantry/Closet Doors	•						Exhaust/Range hood: Re-circulate
B.	Counters, Cabinets, and Drawers	•						Range/Oven: Gas
C.	Food Waste Disposal				•			Oven Anti-tip Feature: Not installed
D.	Dishwasher Drain Loop	•						Microwave: Yes
E.	Dishwasher	•						Dishwasher: Yes with air gap
F.	Kitchen Faucet	•						Food Waste Disposal: Yes
G.	Kitchen Sink	•						Cabinetry: Wood
H.	Refrigerator					•		Countertop: Likely: Granite
I.	Microwave Cooking Equipment					•		Clothes Dryer Vent
J.	Ranges/Ovens/Cooktops					•		Material: Flexible Metal
K.	Kitchen Exhaust				•			Dryer Power Source: Gas Connection
L.	Adequate Air Flow to Laundry Room	•						
M.	Clothes Dryer Vent Piping					•		

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Comments:

B. (1) FYI: Under a kitchen sink, we typically observe some signs of past moisture. During this inspection, we did not observe any concerning signs of current leaking or moisture.

(2) FYI: Behind the kitchen sink and around the kitchen counter, it is common to see cracks at the joint between the counter and the wall or back splash. If not now, then in the future cracks may develop at these joints between the two dissimilar materials. To prevent moisture from entering into the wall, we recommend monitoring the kitchen walls behind the counters and having a competent person repair the grout as needed.

🔍 **C.** The food disposal wiring is missing a romex connector that keeps the power cord secure in the bottom of the unit. This small plastic or metal connector is inexpensive and can be found at a local hardware store. We recommend a competent person install the connector.



C.

H. FYI: We opened both refrigerator doors and verified a cold temperature in the refrigerator side and a colder temperature in the freezer side.

I. FYI: We tested the heating function of the microwave with a wet towel and it heated as intended. We do not test the full functionality of all appliances.

J. FYI: We tested the heating function of the stove top and the oven and all heated as intended. We do not operate every button on the unit.

K. The cook top lights on the kitchen exhaust did not operate when we used their switch/button. We recommend having a competent person repair or replace the bulbs or fixtures as needed.



K.

M. FYI: The dryer vent cap on the roof may allow flying pests into the dryer vent ductwork. There are several upgrade options for a damper or louvered cap that may be appropriate for this location.



M.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8(A) . First Story Bath

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.1.	Counters, Cabinets, and Drawers	•						Exhaust: Fan Window
B.1.	Finish Materials Around Tub, Shower, Toilet, and, Sink				•			Floor Covering(s): Tile
C.1.	Toilet			•				Wash Basin(s): Cultured marble (one piece)
D.1.	Bathtub	•						Bathtub: Fiberglass molded shower
E.1.	Shower	•						Shower: Fiberglass
F.1.	Sink/faucet(s)	•						GFCI trips to:: This bathroom
G.1.	Exhaust fan	•						

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Comments:

B.1. In the first story bathroom, we observed some gaps in the grout between the tile flooring and the bathtub as well as the top of the shower and the wall. It's important to keep a bathroom sealed. We recommend a competent person seal all gaps in the grout to keep water out and verify that the bathroom finish is in a dependable condition.



B.1.



B.1.

+ **C.1.** The toilet in the first story bathroom is loose from the floor. If a toilet has been loose for some time, some repair may be needed which may include a new wax ring, caulking the toilet edges to a smooth surface, etc. We recommend a competent person repair as needed before securing the toilet.



C.1.

G.1. FYI: Bathroom exhaust fans are installed to be used during bathing to evacuate the moisture from the bathroom. When these fans are not used, moisture can accumulate on the ceiling and walls of the bathroom which may lead to damage. We often see evidence of moisture in bathrooms when the fans are not used as intended. We recommend using the bathroom exhaust fan(s) whenever bathing to reduce moisture accumulation.

8(B) . Master Bath

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.2.	Counters, Cabinets, and Drawers	•						Exhaust: Fan Window
B.2.	Finish Materials Around Tub, Shower, Toilet, and, Sink				•			Floor Covering(s): Tile
C.2.	Toilet	•						Wash Basin(s): 2x Cultured marble (one piece)
D.2.	Bathtub	•						Bathtub: Fiberglass
E.2.	Shower	•						Shower: Fiberglass
F.2.	Glass enclosure	•						Glass Enclosure: Swing open shower door Portion of shower has glass wall
G.2.	Sink/faucet(s)	•						GFCI trips to:: Downstairs Bathroom
H.2.	Exhaust fan	•						

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

B.2. In the master bathroom, we observed some gaps in the grout between the tile flooring and the bathtub. It's important to keep a bathroom sealed. We recommend a competent person seal all gaps in the grout to keep water out and verify that the bathroom finish is in a dependable condition.



B.2.

8(C) . Third Story Bath

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.3.	Counters, Cabinets, and Drawers	•						Exhaust: Fan
B.3.	Finish Materials Around Tub, Shower, Toilet, and, Sink				•			Floor Covering(s): Tile
C.3.	Toilet	•						Wash Basin(s): 2x
D.3.	Bathtub	•						Cultured marble (one piece)
E.3.	Shower	•						Bathtub: Fiberglass molded shower
F.3.	Sink/faucet(s)	•						Shower: Fiberglass
G.3.	Exhaust fan	•						GFCI trips to:: Downstairs Bathroom

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

B.3. In the third story bathroom, we observed some gaps in the grout between the tile flooring and the bathtub. It's important to keep a bathroom sealed. We recommend a competent person seal all gaps in the grout to keep water out and verify that the bathroom finish is in a dependable condition.



B.3.

9. Interior

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.	Ceilings	•						Ceiling Materials: Drywall
B.	Walls					•		Wall Material: Drywall
C.	Ceilings and walls		•					Floor Covering(s): Carpet Laminate Tongue and Groove Tile
D.	Interior Trim	•						Window Types: Aluminum Dual pane Fixed Single-hung Sliders
E.	Flooring	•						
F.	Counters and a representative number of Cabinets	•						
G.	Steps, Stairways, Balconies and Railings	•						
H.	Doors (Representative number)				•			
I.	Lighting and Ceiling fans	•						
J.	Windows Throughout House (Representative number)			•				
K.	Doorbell	•						
L.	Cosmetic observations					•		

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention,
RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Comments:

B. FYI: There is some damage to the wall near the rear sliding glass door. A competent drywall person can repair this damage.



B.

C. In the kitchen and the first story bedroom, we observed some drywall nail popping in the walls and ceiling. This is a typical occurrence in homes as building materials shift from minor structural movement. These nail pops can be repaired. For more information, see [this article](http://www.capitalgazette.com/cg-on-the-level-determine-whats-causing-drynail-pops-20140730-story.html).

[Article html is as follows: <http://www.capitalgazette.com/cg-on-the-level-determine-whats-causing-drynail-pops-20140730-story.html>]



C.



C.

H. (1) Several doors are missing door stops which is causing damage to the wall behind them. Client is advised to install door stops where missing and repair any damage to the walls that the doors may have caused.



H.



H.



H.

H. (2) The doors to the first story bathroom and the storage closet in the master bathroom do not latch closed. We recommend a competent person adjust, repair, or replace the doors or their hardware as needed.



H.



H.

🔍 (3) We observed that the master bedroom door rubs on its frame. We recommend repairing or adjusting as needed.



H.

+ J. (1) The rear sliding glass door has scratches on the exterior glazing from the dogs jumping on the door. Client is advised to have a competent person replace the glass in the door as needed.



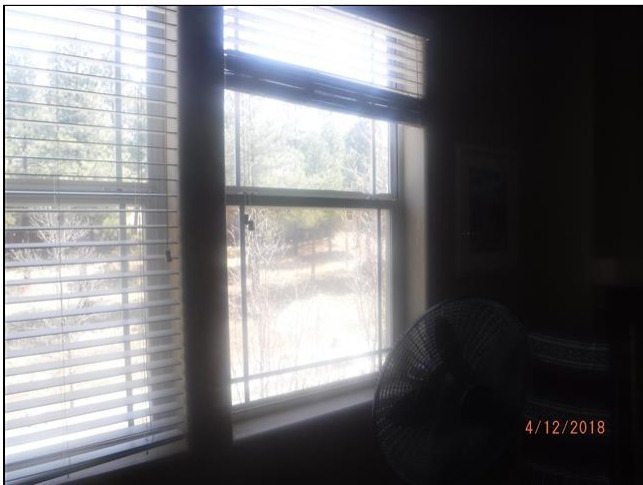
J.

🔍 (2) At the window sill over the kitchen sink, we observed some worn paint likely from a combination of sun shine and condensation during the different seasons. We recommend a competent paint person seal the area to maintain a protective layer at this location.



J.

🔍 (3) While closing some windows in the home, we heard the spring in the sliding mechanism vibrate. This sound typically occurs when the spring falls out of place. We did not observe any springs fall out of place in this home. Some springs may be loose and may benefit from a competent window person securing or repairing the springs as needed.



J.

(4) At the large rear window in the great room, we observed a piece of blue scotch tape in the top left corner of the window. This tape is typically used to mark an item needing repair in a new home walkthrough. We could not observe this area because of the blinds. Client is advised to remove the blinds and determine why the blue tape was placed in this location.



J.



J.

L. Throughout some of the rooms of the home, we found some minor cosmetic concerns such as paint missing from a ding in the wall and paint missing from some trim in the loft. Repair of these cosmetics is optional. Client is advised to verify that all cosmetic concerns are suitable for their expected appearance of the home.



L.



L.

10. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.	Plumbing Water Supply and Distribution Systems			•				Water Source: Public
B.	Plumbing Drain, Waste and Vent Systems	•						Plumbing Water Supply (into home): Not visible under the home
C.	Functional Flow and Drainage at wet locations	•						Plumbing Water Distribution (where visible inside home): Copper PEX
D.	Bonding Water Piping in Modern Times					•		Plumbing Waste Line (where visible): PVC
E.	Hot Water Systems, Controls, and Safety Features					•		Water Heater Power Source: Gas (quick recovery)
F.	Water Heater Flues and Vents				•			Age of Water Heater: 2006
G.	Water Supply Pressure		•					Water Heater Capacity: 50 Gallon
H.	Washer Hookups	•						Water Heater Location: Garage
I.	Gas Piping				•			Sediment traps and drip legs installed: Yes, but incorrectly
J.	Sprinkler System		•					

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

Comments:

+ A. (1) In the garage, we observed some water supply piping above the water heater that is not insulated. In below freezing temperatures, garages can get cold enough to freeze water. We recommend a competent person insulate all exposed water pipes to keep them from freezing.



A.

(2) FYI: In the garage near the water heater, there is are some sealed copper water pipe ends protruding from the wall. This piping is likely roughed in plumbing for the installation of a recirculating pump on the supply side of the main plumbing system.



A.

D. FYI: During a home inspection, we typically look for the location of the bonding and grounding wire(s) between the electrical system and other systems in the home. The bonding wire between certain components, units, or systems is not always visible in the home. In some homes, we may not always find the electrode reference point where the electrical system is grounded to a metal water pipe. This is because water piping in the home can be made of newer plastic materials. Although we may not have found the bonding or grounding location(s), we did not observe any concerns with grounding in the home.

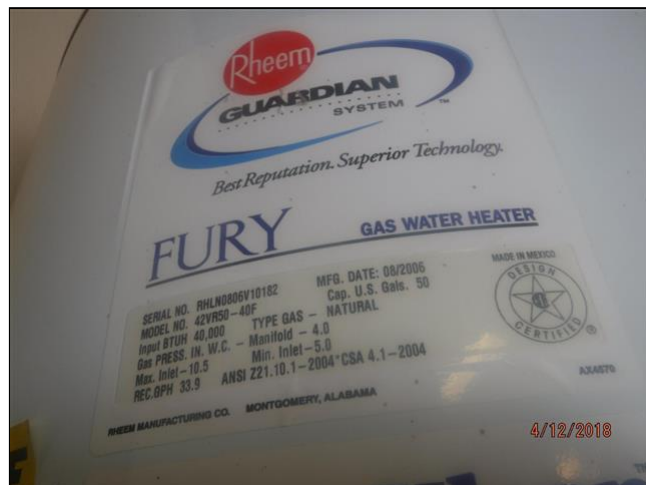
E. (1) The water heater operated as intended.

This water heater was manufactured in 2006. These water bearing appliances typically last 13-17 years. This unit is about 12 years old.

There is a gas shut off valve adjacent to the unit for emergency shut off purposes.

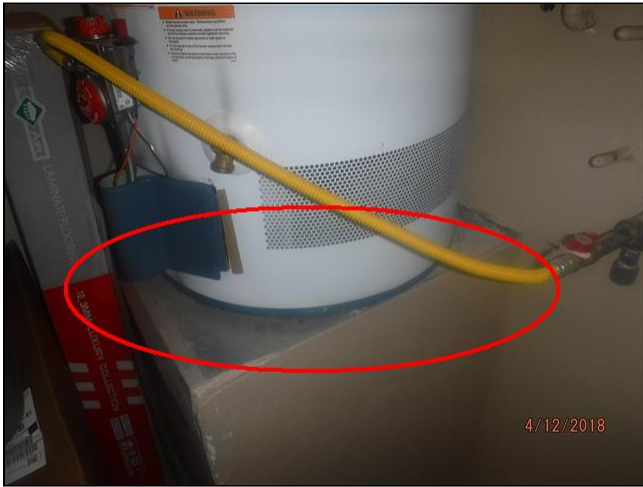


E.



E.

🔍 (2) Having a drip pan installed under a water heater is beneficial because all water heaters leak when they reach the end of their serviceable life. A drip pan installed under a water heater is required only when the unit is installed inside the home. We recommend considering installing a drip pan to prevent a water mess when this water heater leaks.



E.

🔍 F. The water heater's flue pipe was observed to be too close to a combustible material (within one inch of it) where it passes a roof joist in the attic. We recommend a competent person repair as needed according to the current standards of the industry.



F.

G. We observed the water pressure at the home to be lower than typical at 40 psi. The inlet water pressure to a home is typically between 50 and 80 psi. We recommend a competent plumbing person identify why the pressure is low before installing a device to boost up the pressure. See [this article](https://www.familyhandyman.com/plumbing/boost-low-water-pressure-in-your-house/view-all) to learn some problem solving solutions for this scenario.

A pressure booster can be installed to maintain a constant pressure within the normal range. If needed, client is advised to have a competent plumbing person install a booster.

(Article is as follows: <https://www.familyhandyman.com/plumbing/boost-low-water-pressure-in-your-house/view-all>)

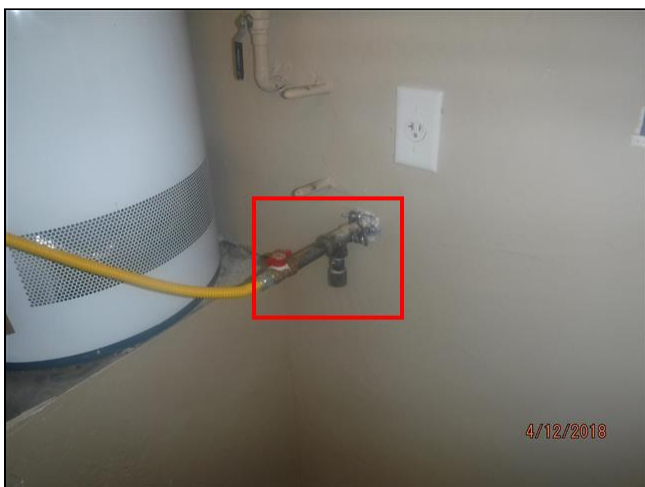


G.

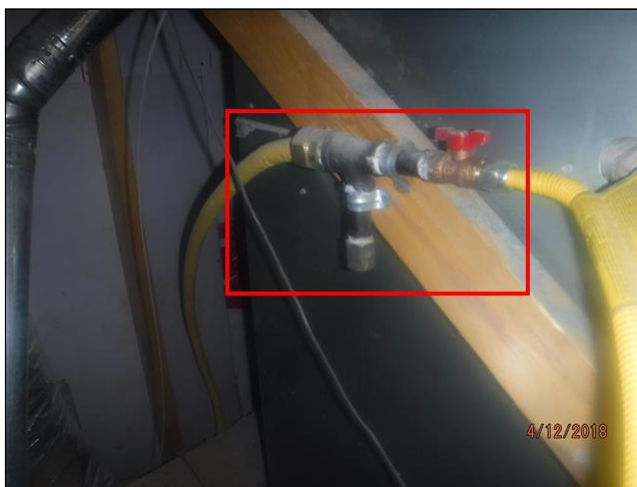


G.

I. (1) At the furnace and the water heater, we observed that the sediment trap installed into the supply gas lines was done incorrectly. A sediment trap is a leg of piping that extends downward vertically from the supply line as close to the appliance as possible. It is designed to catch any sediment that makes its way into the gas line (see picture below). Client is advised to have a competent plumbing person re-install the sediment traps into the appliances' supply lines according to the current standards of the industry.

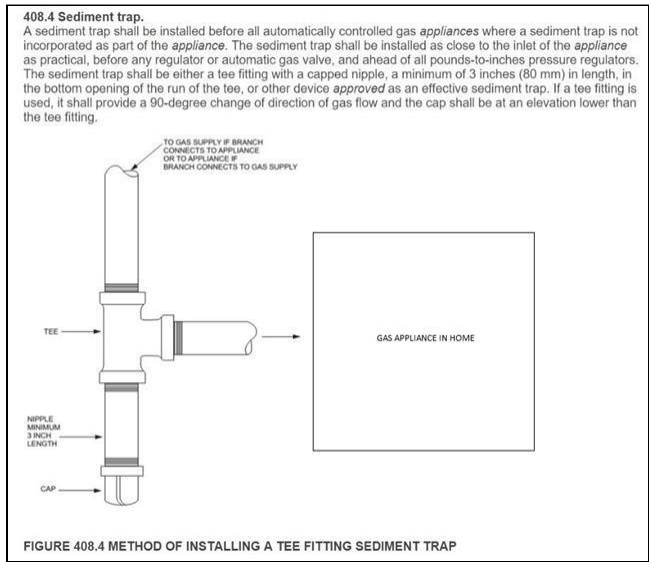


I.

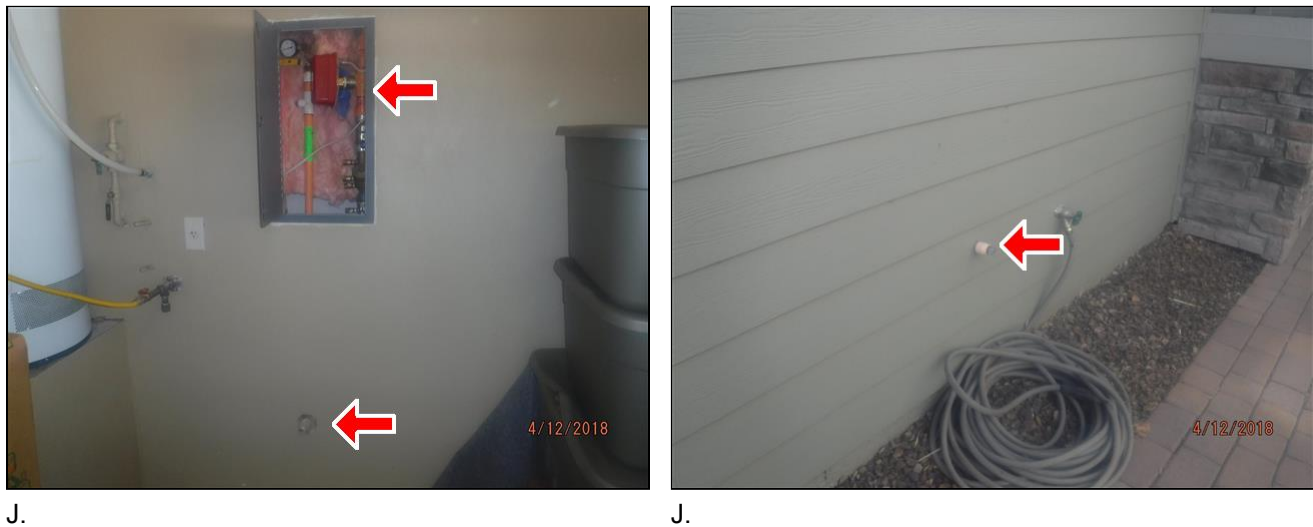


I.

(2) Explanation of the diagram: The gas supply to the appliance enters the Tee from above then makes a 90 degree turn into the appliance. The trap at the bottom of the diagram will catch any sediment or larger particles that are mixed in with the gas. This trap keeps all non-gas materials out of the appliance to increase the longevity of the appliance.



- I.
- J. FYI: We observed all the components of a sprinkler system installed in the home. There is typically a new sticker put on the main unit after each inspection. The date on the current sticker suggests that this system has not been inspected since 2006. To test the system, client is advised to consult the local fire station for more information.



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

ACC NM NOW RR FYI NI Styles & Materials

A.	General comments						•	
B.	Service Entrance Conductors (where visible)	•						
C.	Electrical Panels/Disconnects, Panel Service and Grounding	•						
D.	Circuit Conductors and Overcurrent Devices	•						
E.	Connected Devices and Fixtures such as ceiling fan/light fixtures and switches	•						
F.	Polarity, Grounding, and Operation of GFCI (Ground Fault Circuit Interrupters)	•						
G.	Smoke Detectors	•						
H.	Carbon Monoxide Detectors						•	

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Electrical Service

Conductors:

Below ground
Copper
110/220 Volts

Presence of grounding

and neutral wiring:

Both present

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch circuit wire

material:

Copper

Wiring Methods:

Romex

Smoke detectors:

Every bedroom
Hallway outside of
bedrooms
Over great room

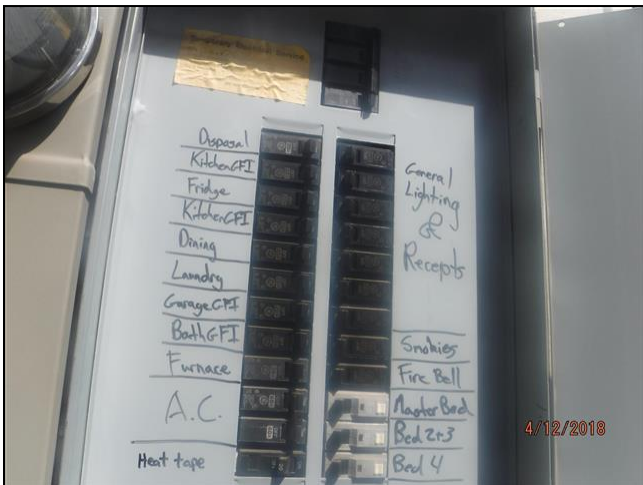
Comments:

A. FYI: This home is equipped with an exterior fire alarm system. It appears that this community requires these alarm systems installed on every home. For further questions, we recommend consulting with the community office.

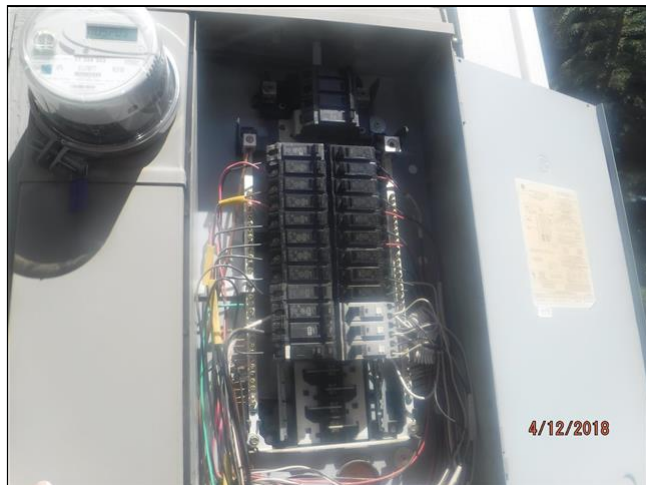


A.

C. We observed that the main electrical panel was labeled legibly, secured well, and not missing any plates, covers, or plugs.



C.



C.

F. We observed no concerns with GCFI operation, polarity, or grounding in the home.

Information on GFCI receptacles: In modern residential electric practices, many safety measures are taken to protect the consumer and the residence from electric harm and damage. One such practice is known as Ground Fault Current Interrupters. These GFCIs are found within modern receptacles. In between the two plug-in ports, there are two buttons (usually one red and one black) that are attached to a smart chip. This chip detects the voltage coming into and moving out of the receptacle. If for any reason these two voltages are not the same, the GCFI will "trip", or de-energize the power to the receptacle. This prevents damage to both the appliance and the user of this receptacle.

In modern building practices, it is common to wire numerous receptacles onto one circuit and to have a GCFI receptacle at the head of the circuit. This means that the first receptacle in the line will be the head receptacle mentioned above with the two buttons and smart chip. Since all the receptacles are wired together, when any of them have an imbalance of incoming

and outgoing voltage, the head GCFI will trip causing a power loss in all of the downstream receptacles as well as the head. To reset all of the receptacles, simply press in the reset button on the head receptacle.

G. Smoke detectors are an important safety feature in a home. We typically see them wired together and installed in bedrooms, hallways outside of bedrooms, and great rooms. We saw them installed throughout the home. We recommend replacing their batteries once per year.

H. FYI: Client is advised to consider installing a carbon monoxide detector according to the manufacture's recommendations.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Heating / Cooling

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		ACC	NM	NOW	RR	FYI	NI	Styles & Materials
A.	Insulation under floor system, in the attic, and walls (where visible)	•						Attic Insulation: Blown Cellulose
B.	Heating Equipment/Location			•				Floor System Insulation: None above slab on grade and likely: Batts Fiberglass In between levels of the home
C.	Cooling Equipment			•				Number of Heat Systems: One
D.	Normal Operating Controls	•						Heat Type: Forced Air
E.	Automatic Safety Controls	•						Furnace Type: 1 High efficiency furnace
F.	Distribution and Return Air Systems	•						Furnace Manufactured
G.	Presence of installed heating/cooling source in each room			•				Date: 2006
H.	Return air filter location		•					Size of furnace: 105,000 BTU
I.	Chimneys, Flues and Vents (for fireplaces or heat systems)					•		Energy Source: Gas
J.	Gas Log Stoves and Fireplaces		•					Ductwork: Insulated

ACC= Acceptable, NM= Normal Maintenance, NOW= Requires Immediate Attention, RR= Repair/Replace, FYI= For Your Information, NI= Not Inspected

ACC NM NOW RR FYI NI

Filter Type and Location:
Replaceable
Cartridge at return grill
@ ceiling of hallway to master bedroom

Types of Fireplaces:
Gas only fireplace

Fire Place Surround:
Masonry Faced
Zero clearance

Number of AC Only Units:
One

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy

Source:
Electricity

AC Unit Manufacturd Date:
2006

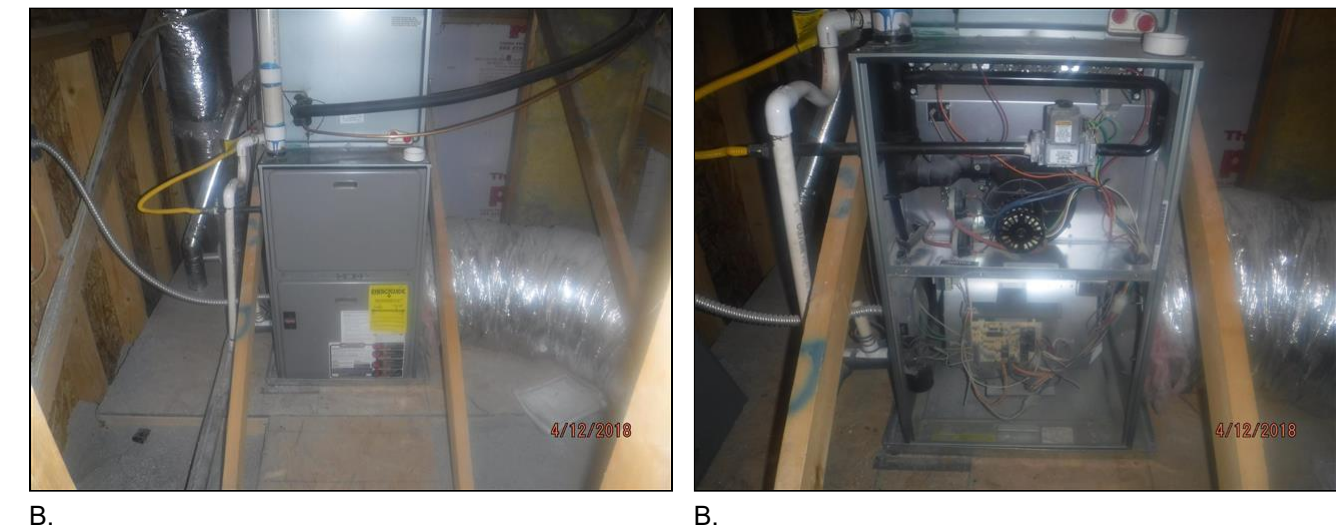
Size of AC unit:
4 Ton

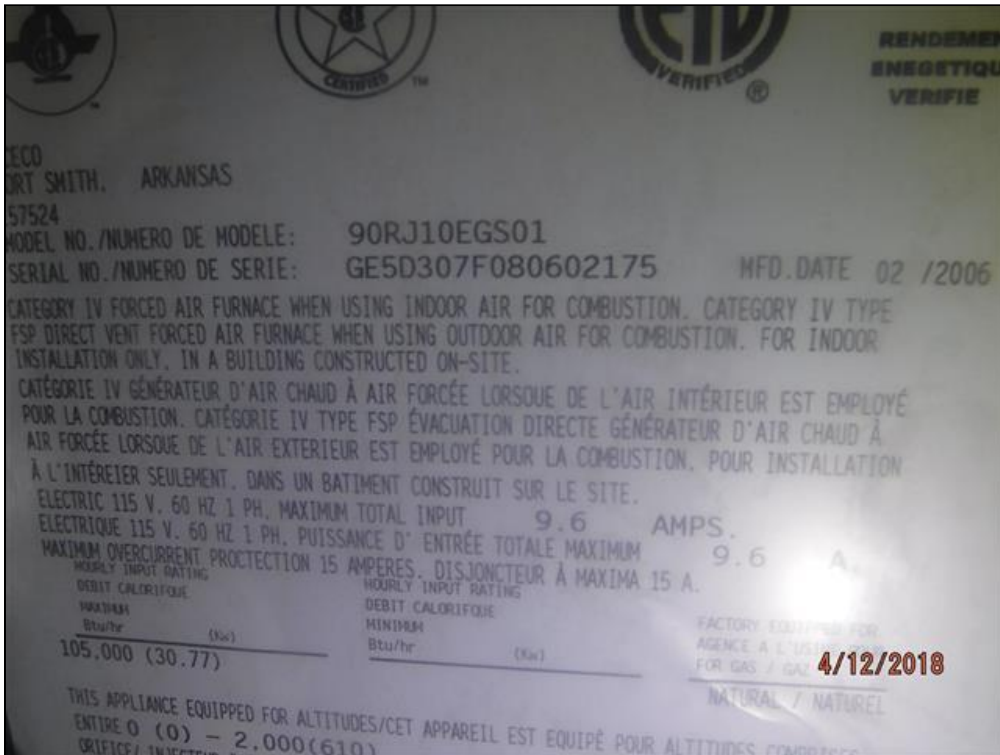
Comments:

- A. We observed an adequate amount of insulation in the locations where it is required.
- B. (1) We observed that the furnace operated as intended. These units can typically last 25-30 years when maintained. Manufactured in 2006, this unit likely has some additional life left in it.


The furnace is located in the attic. It is a high efficiency furnace meaning that at least 90% of the heat that it creates is distributed through the home.

There is a gas shut off valve adjacent to the unit for emergency shut off purposes.






B.

-  (2) While at the furnace/air handler in the attic, we felt some warm air coming out of a gap between the plenum and the air handler. We recommend a competent heating and cooling person seal this gap to maintain all of the conditioned air blown through the plenum.



B.

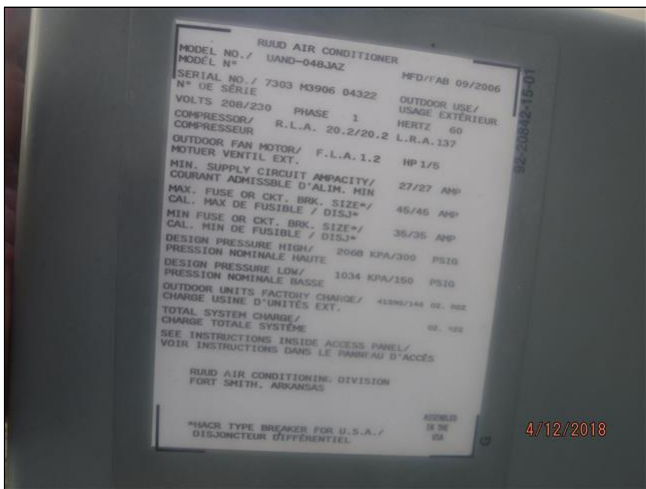
-  (3) We did not see any evidence that the furnace has been serviced since its initial installation. Client is advised to consider seeking all obtainable service paperwork and to have a competent heating and cooling person begin an annual furnace service to clean the unit and verify that it is in a safe and dependable operating condition.

C. (1) The air conditioning system operated as intended.

When an Air Conditioning compressor unit is installed for cooling home air, it uses the furnace as an air handler. Thus, the ductwork for both the heating and the cooling is the same. When changing the temperature of the air in a home, a condensate liquid usually forms. The air handler is designed to drain this condensate through a primary drain line that terminates to the drain piping under a sink in a bathroom. There is also a secondary condensate drain pan underneath the furnace/air handler that is used as a backup in case the primary condensate drain line fails. There should never be insulation in this drain pan because insulation can clog the drain of the pan resulting in potential backup and overflow into the attic and through the ceiling. The secondary pan's drain line terminates over the window in the stair well between the great room and the master bedroom floor. If you ever see a fluid dripping over that window, have a competent heating and cooling person evaluate your air handler.



C.



C.




C.



C.



C.

 (2) We observed insulation in the condensate drip pan. If condensate were to enter the pan, it could move the insulation to the drain hole and block the drain. This may lead to the pan backing up, overflowing, and leaking through the ceiling. We recommend a competent person clean all insulation out of the pan.



C.

+ **G.** We observed soot (a black powdery carbon substance produced by the incomplete burning of fuels) around several heat registers throughout the home. This can be an effect of burning candles or smoking cigarettes often, or it can be a sign that the heat exchanger in the furnace is cracked or damaged. We recommend a competent heating and cooling person evaluate the furnace and verify that it is operating in a safe and dependable condition.



G.



G.



G.

H. The return air filter is located at the return grill on the ceiling of the hallway to the master bedroom. This filter should be cleaned or replaced periodically.

I. FYI: On the front of the home, there is a vent for the gas fireplace in the master bedroom. This vent exhausts carbon monoxide that is harmful to humans. There is a window that is within 10 feet of the vent. Client is advised to verify that this window is never opened when the gas fireplace is operated. This would create a **Safety Hazard** by allowing carbon monoxide into the home.



I.

J. The gas fireplaces operated as intended. Client is advised to verify that the fireplace is suitable for their intended use.

When using a fireplace, it is expected to have a buildup of burned residue accumulate in the flue pipe. It is recommended that a commonly used flue pipe be cleaned annually by a competent chimney sweep.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.