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RESIDENTIAL INSPECTION

1234 Main Street
Peachtree City, GA 30269

Buyer Name

06/11/2025 9:00AM



Inspector

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SUMMARY



MINOR DEFECT



MAJOR DEFECT



MATERIAL DEFECT

Summary Text (enter here)

- 2.1.1 Roof - Roof Covering: Vulnerable Area
- 2.2.1 Roof - Flashing: Missing Kickout Flashing
- 2.3.1 Roof - Roof Penetrations: Vent Pipe Flashing Material Was Cracked
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1: INSPECTION DETAIL

Information

We'll Buy Your Home Back



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...



Watch on  YouTube

We'll Buy Your Home Guarantee



Watch on  YouTube

For more information, please visit www.nachi.org/buy.

Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$25,000 Honor Guarantee**.

InterNACHI will pay up to \$25,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

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

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

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

Roofs are designed to be water-**resistant**, they are NOT designed to be water-**proof**. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak, so it's important to conduct routine roof inspections annually.

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

Roof Covering: Type of Roof-Covering Described

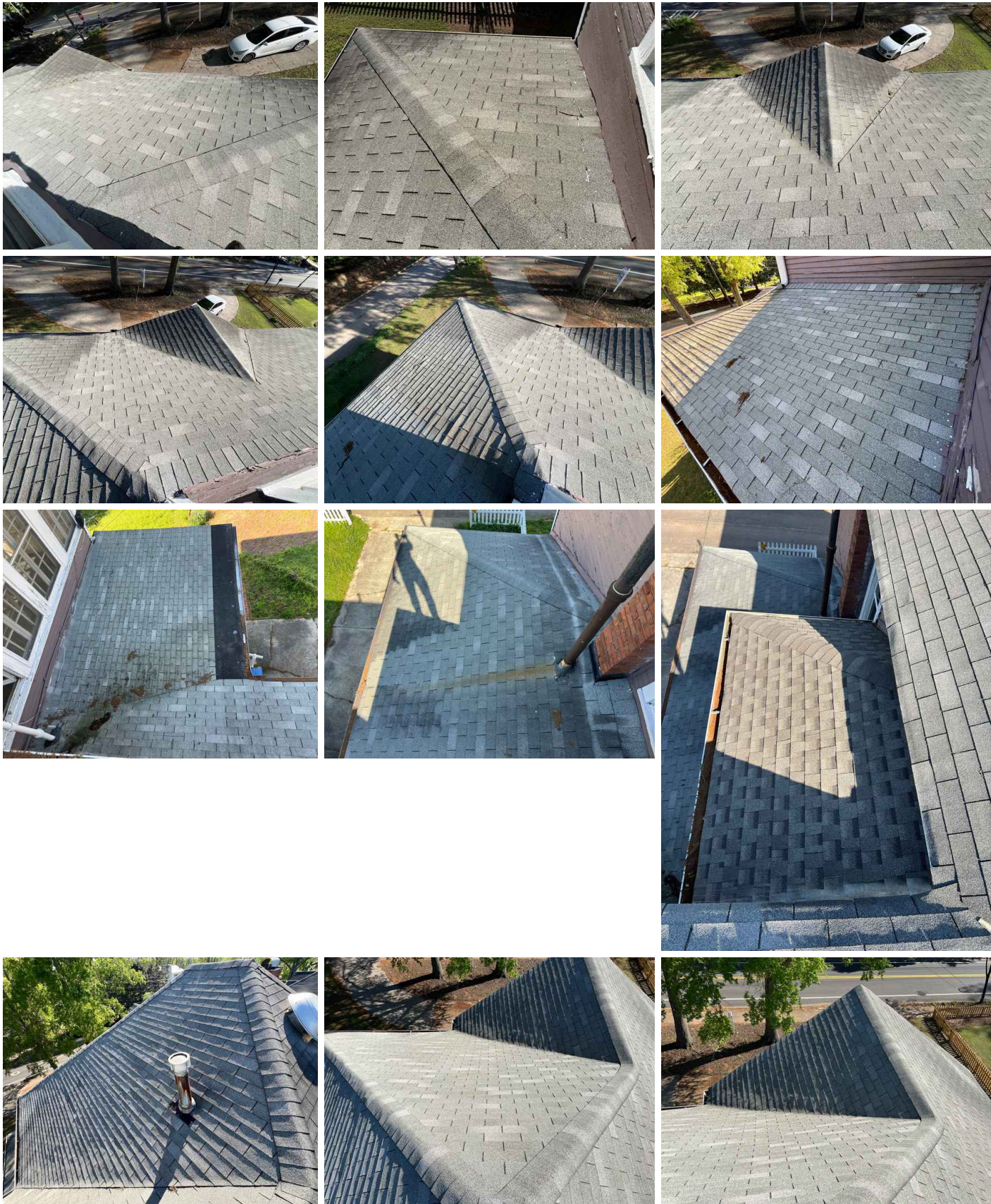
Asphalt

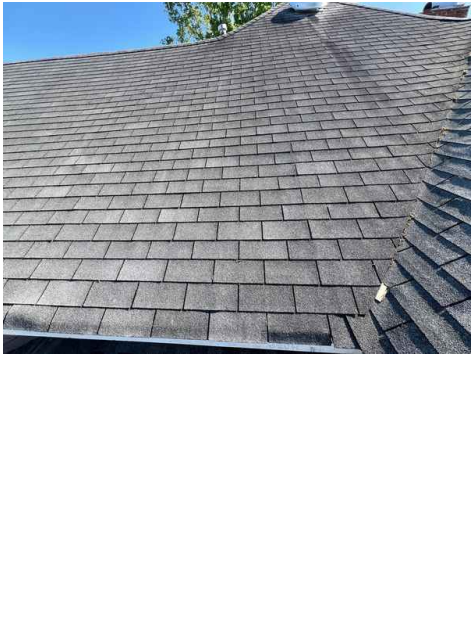
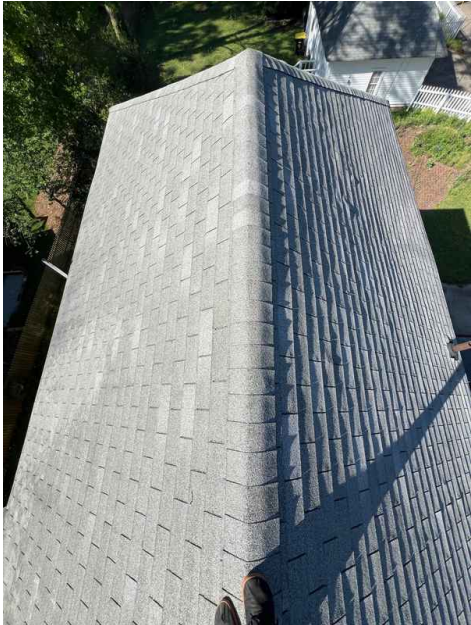
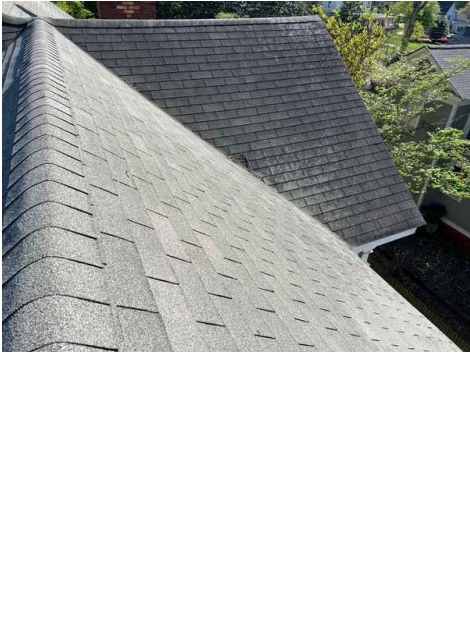
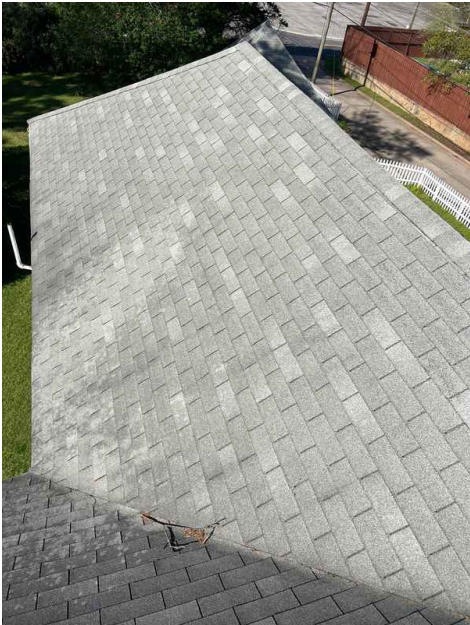
While inspecting the property, I have identified the type of roof-covering material that is currently installed. However, it is important to note that this inspection does not guarantee that the roof will not leak in the future. Even a roof that appears to be in good condition during the inspection can still experience leaks under certain circumstances. Therefore, we cannot take responsibility for any potential roof leaks that may occur in the future, and this inspection should not be interpreted as a warranty or guarantee of the roof system

Roof Covering: Roof Was Inspected

Roof

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

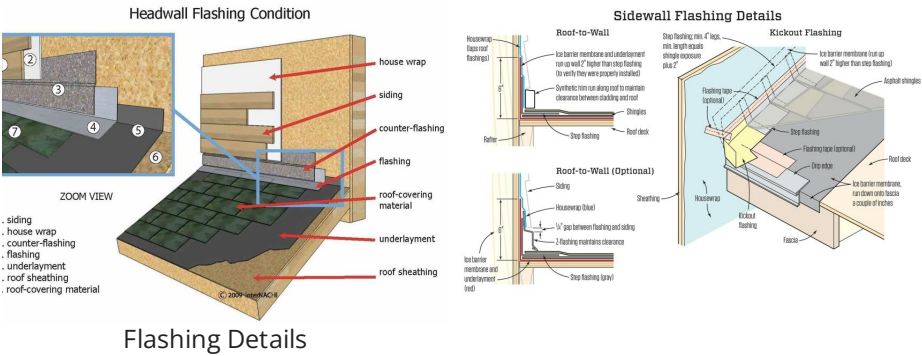






Flashing: Wall Intersections

Checking for flashing where the roof covering meets a wall or siding material is important in preventing water intrusion. Proper step and counter flashing should be installed in these areas to prevent water from seeping through. However, it's important to note that this inspection is not an exhaustive inspection of all flashing areas.



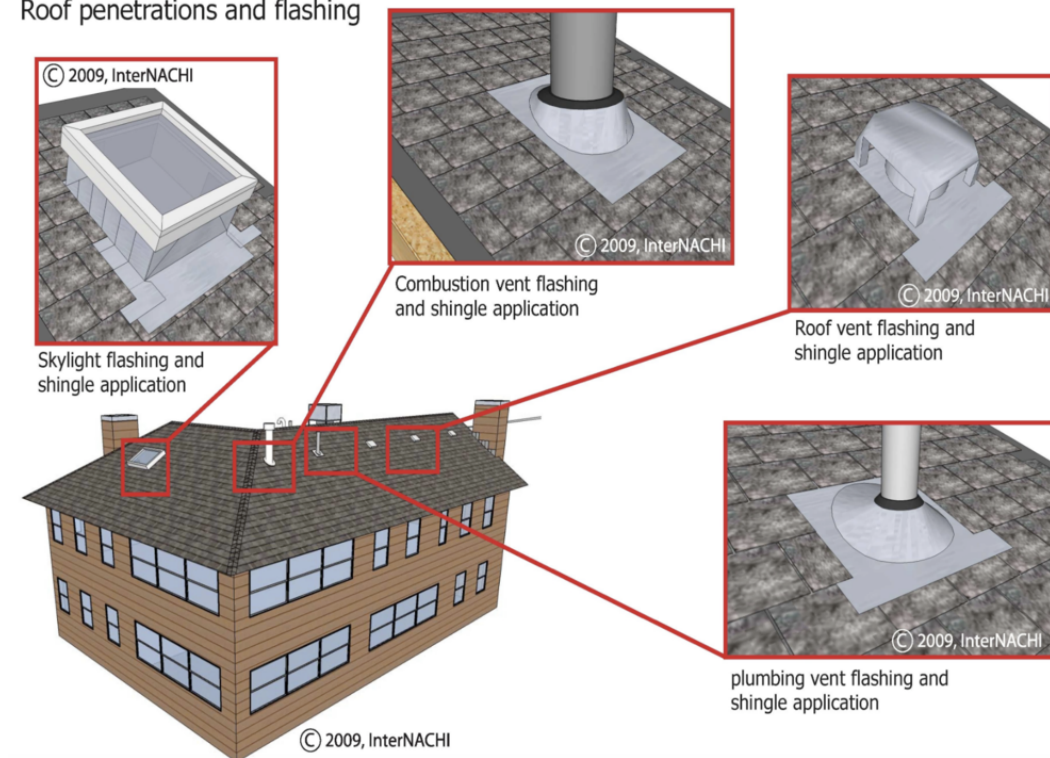
Flashing Details

Roof Penetrations: Homeowner's Responsibility

It is essential to regularly monitor the flashing around plumbing vent pipes that pass through your roof surface, especially during the fall season. Over time, the flashing can deteriorate and become damaged, which can lead to water leaks and potential damage to your property. By conducting regular inspections and addressing any issues with the flashing promptly, you can help prevent costly repairs and extend the life of your roof. If you notice any signs of deterioration, it is recommended that you contact a professional roofer to assess the situation and provide any necessary repairs or replacement of the flashing.

Be sure that the plumbing vent pipes do not get covered by debris.

Roof penetrations and flashing



Roof Penetrations: Roof Penetrations Inspected

Inspecting the roof penetrations that pass through the roof covering is important as they play a critical role in the proper functioning of a home's plumbing and venting systems. The presence of watertight flashing around the vent pipes helps to prevent water intrusion into the home, which can cause significant damage over time. I observed the presence of such flashing during the inspection.



Gutters & Downspouts: Homeowner's Responsibility

As a responsible homeowner, it is essential to regularly monitor the gutters on your property to ensure that they are functioning correctly both during and after a rainstorm. This will help prevent water damage to your property, including your roof and foundation. Some key things to look out for include loose parts, sagging gutter ends, and water leaks. Additionally, it is crucial to make sure that rainwater is being diverted at least three feet away from your house and foundation to prevent water intrusion and potential foundation damage. By taking these simple steps, you can ensure that your gutters are functioning correctly and protecting your property from water damage. If you notice any issues with your gutters, it is recommended that you contact a professional to assess the situation and provide any necessary repairs or replacements.

Gutters & Downspouts: Gutters and Downspouts Were Inspected

During my inspection of the gutters, I checked the overall general condition and look for indications of major defects. While it is not always possible to inspect every inch of every gutter, I did my best to ensure that the gutters were functioning correctly and protecting your property from water damage.

In addition to a regular inspection, it is recommended that homeowners monitor their gutters during heavy rain (without lightning) to ensure that they are catching rainwater and directing it towards downspouts that discharge the water away from the house foundation. This will help prevent water intrusion and potential foundation damage. If you notice any issues during heavy rain, such as overflowing gutters or water not being directed properly, it is recommended that you contact a professional to assess the situation and provide any necessary repairs or replacements. By taking these steps, you can help ensure that your gutters are functioning effectively and protecting your property from water damage.



Limitations

Flashing

DIFFICULT TO SEE EVERY FLASHING

Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Recommendations

2.1.1 Roof Covering

VULNERABLE AREA

A vulnerable area was observed where the roofing meets the wall, which can allow water intrusion if left unaddressed. I recommend having a qualified roofing professional evaluate the area and perform any necessary corrections, such as installing proper flashing or sealing, to prevent potential moisture-related damage.

 Minor Defect



2.2.1 Flashing



Minor Defect

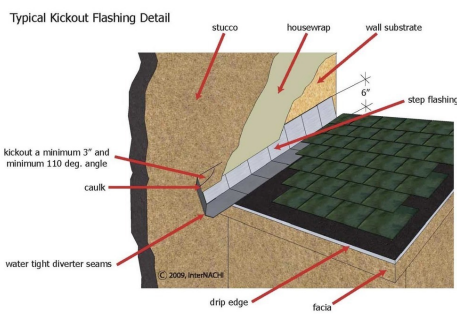
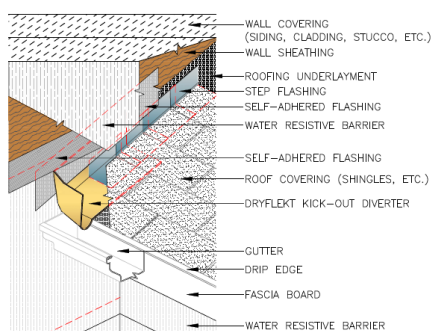
MISSING KICKOUT FLASHING

During my inspection, I noted the absence of kickout flashing at the roof-to-wall intersection. Kickout flashing is an important component in directing water away from the house and preventing water damage to the underlying structure. Its absence can lead to hidden moisture intrusion and other water-related issues that may not be visible during a visual-only inspection.

I recommend a qualified professional to assess the situation and make necessary corrections to prevent further damage. If left unaddressed, this issue could potentially become a more serious and costly problem.

Recommendation

Contact a qualified roofing professional.



2.3.1 Roof Penetrations



Minor Defect

VENT PIPE FLASHING MATERIAL WAS CRACKED

The rubber membrane flashing material around the vent pipe appears to be damaged and cracked. This could lead to potential water damage in the future. I recommend that further evaluation is conducted by a professional to determine the extent of the damage and to make the necessary corrections to prevent any further deterioration or water penetration.



Recommendation

Contact a qualified roofing professional.

2.3.2 Roof Penetrations



Minor Defect

DEFECT AT PIPE

A deteriorating vent pipe was observed on the roof. This can be a potential source of water intrusion and may compromise the integrity of the roofing system. I recommend seeking the expertise of a qualified roofing contractor to assess the condition of the vent pipe, determine the extent of deterioration, and perform any necessary repairs or replacements to prevent further damage and ensure proper ventilation.

Recommendation

Contact a qualified professional.



2.3.3 Roof Penetrations

SEAL

During the inspection, it was noticed that the sealant around the vent flashing was showing signs of deterioration. This could potentially lead to water intrusion and further damage. I recommend re-sealing the vent flashing to prevent any further deterioration and water intrusion. It's important to address this issue as soon as possible to avoid any potential damage to the roof and to maintain its integrity.

Recommendation

Contact a qualified professional.



Minor Defect



2.4.1 Gutters & Downspouts

DOWNSPOUTS DRAINS TOO CLOSE TO HOME

During my inspection, I noticed that one or more downspouts are draining too close to your home's foundation. This can cause excessive moisture in the soil around the foundation or structural components, leading to potential damage. To prevent this, it is recommended to adjust the downspout extensions to drain at least four feet from the home. This is a simple project that a handy homeowner can also do to help protect their property from potential damage. By taking these steps, you can help ensure that your home's foundation remains stable and protected from excess moisture.

Recommendation

Contact a handyman or DIY project



Minor Defect



3: CHIMNEY, FIREPLACE, OR STOVE

Information

Masonry Chimney: Masonry Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.



Masonry Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.



Recommendations

3.1.1 Masonry Chimney
CHIMNEY RAIN CAP DEFECT

 Minor Defect

The chimney rain cap was observed being held in place by bricks, which is not a secure installation method and may pose a hazard during strong winds or storms. I recommend having a qualified professional evaluate the setup and install a properly secured rain cap to ensure safety and prevent potential damage or injury.

Recommendation

Contact a qualified chimney contractor.



3.1.2 Masonry Chimney

FURTHER EVALUATION

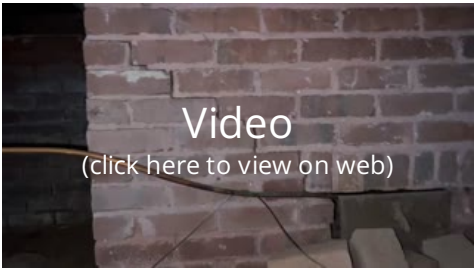
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Major Defect

Cracks were observed at the base of the chimney, which may indicate potential structural concerns that could lead to further degradation if not addressed. I recommend having a qualified professional evaluate the chimney to assess the extent of the damage and perform any necessary repairs. Prompt correction will help maintain the structural integrity and safety of the chimney.

Recommendation

Contact a qualified chimney contractor.



4: EXTERIOR

Information

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

General: Homeowner's Responsibility

As a homeowner, it's important to monitor the condition and weathertightness of your home's exterior. This is because the sun, wind, rain and temperature changes can cause gradual deterioration and aging of the materials. To keep your home in good condition, it's recommended that you regularly check the condition of all exterior materials and look for developing patterns of damage or deterioration. During heavy rainstorms, you can observe the performance of your roof, downspouts and grading, and check the drainage patterns of your entire property. Make sure that the ground around your house slopes slightly away from all sides, and that downspouts, surface gutters and drains are directing water away from the foundation. By monitoring and maintaining your home's exterior, you can help protect your property from potential water damage and other issues.

General: Exterior Was Inspected

During my inspection, I assessed the exterior of the house to identify any potential issues or defects that could impact the safety, functionality, or value of the property.

The exterior of a home is a critical component in protecting the structure from weather, pests, and other potential hazards. As such, it is important to regularly inspect and maintain the exterior to ensure that it is in good condition and functioning properly.

During the inspection, I evaluated the condition of the roofing, siding, windows, doors, and any other exterior components, looking for signs of damage, wear and tear, or other potential issues. Any identified issues should be addressed promptly to prevent more extensive damage or safety hazards.





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

Wood

The exterior of your home is constantly exposed to the elements, which can cause wear and tear over time. It's important to monitor the condition of the exterior wall-covering materials and look for any developing patterns of damage or deterioration.

Regular maintenance and monitoring of the exterior can help prevent potential weather-related damage and costly repairs down the line. Addressing any identified issues early on can help maintain the integrity of the building envelope and ensure that the home remains safe, functional, and in good condition.

GFCIs & Electrical: Inspected GFCIs and Electrical

During my inspection, I utilized a GFCI tester to assess ground-fault circuit interrupter (GFCI) receptacles and circuit breakers that I observed and deemed to be GFCIs. I made every effort to test these components where possible, in order to ensure that they are functioning properly and providing the necessary level of electrical safety.



Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I recommend that you regularly check the condition of all exterior structures, as well as any attached railings, guardrails or handrails. Look for any signs of damage, rot or decay, and make repairs as needed. It's important to ensure that these structures are safe and structurally sound for regular use.





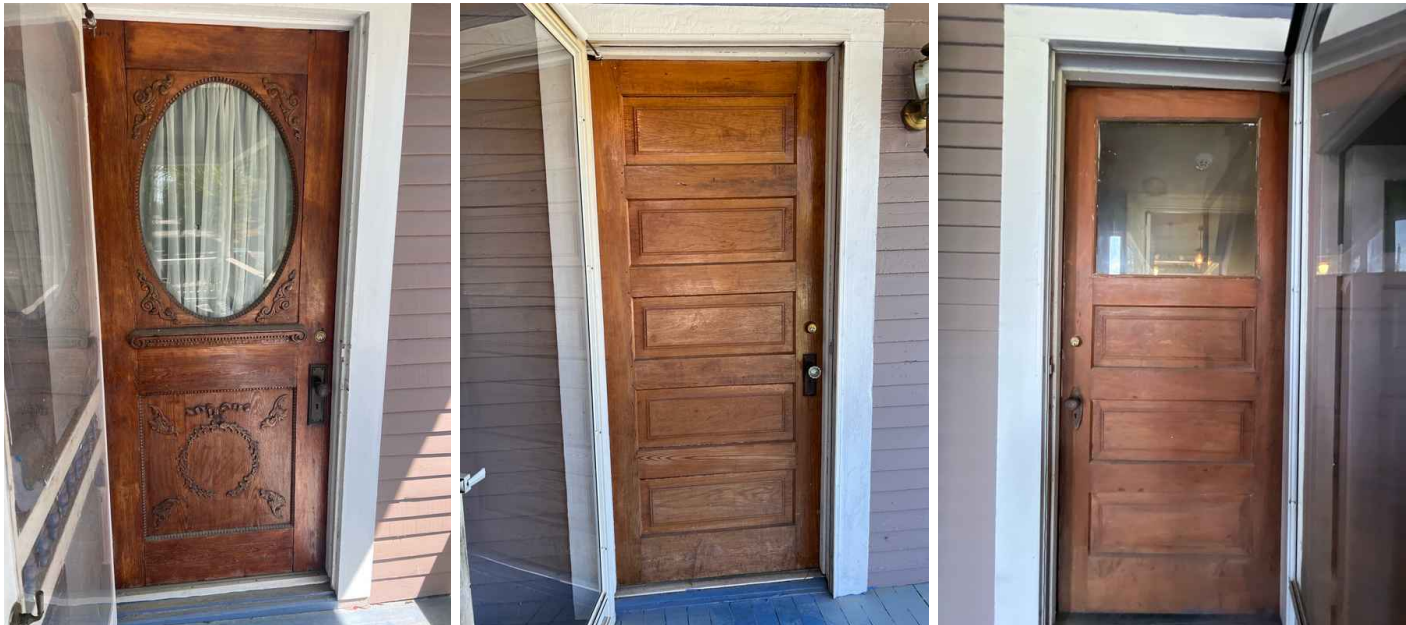
Windows: Windows Inspected

As part of the inspection, I conducted a visual examination of the exterior windows in order to assess their condition and identify any visible defects or issues. This examination may have included checking for signs of damage or deterioration, such as cracks, gaps, or rot, as well as evaluating the general state of the window frames, glass panes, and any accompanying hardware such as screens, locks, or latches. It is important to note that my inspection was limited to a visual examination only, and I cannot guarantee the functioning or performance of the windows beyond what was observable during the inspection.



Exterior Doors: Exterior Doors Inspected

As part of the inspection, I assessed the condition of the exterior doors in order to evaluate their overall performance and safety. This inspection may have included checking for signs of damage, such as cracks or warping, as well as evaluating the operation of the door, including its hinges, locks, and any accompanying hardware such as doorknobs or deadbolts. It is important to note that my inspection was limited to a visual examination only, and I cannot guarantee the functioning or performance of the doors beyond what was observable during the inspection.



Recommendations

4.2.1 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT FASCIA

 Minor Defect

Minor damage was observed at the fascia, which, if left unaddressed, could lead to further deterioration over time. I recommend having a professional evaluate the fascia and perform repairs or replacement as needed to maintain its condition.

Recommendation

Contact a qualified professional.



4.3.1 Wall-Covering, Flashing & Trim

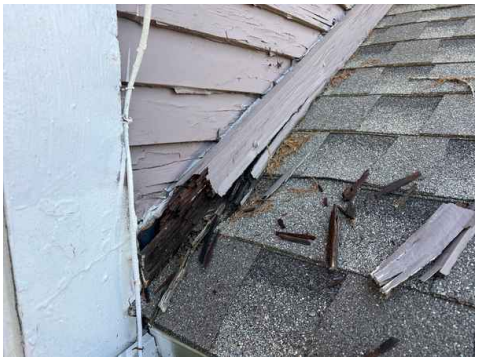
DAMAGED WALL-COVERING MATERIAL

 Major Defect

Damage was observed on the wall covering material. It is recommended to address these issues by repairing or replacing the damaged areas. This will help prevent further deterioration and maintain the aesthetic appeal of the walls. Consulting with a professional contractor or handyman can ensure proper repair techniques are employed and restore the wall's integrity.

Recommendation

Contact a qualified professional.





4.3.2 Wall-Covering, Flashing & Trim

PAINT DETERIORATING
THROUGHOUT

Paint deterioration was observed on the exterior of the home, which can expose underlying materials to moisture and environmental damage. I recommend having a qualified professional evaluate the affected areas and perform necessary repainting or touch-ups to protect the structure and maintain the home's appearance.

Recommendation

Contact a qualified painting contractor.

 Minor Defect



4.4.1 GFCIs & Electrical

MISSING GFCI

A ground fault circuit interrupter (GFCI) is missing from an exterior location where it's required to keep people safe. I would recommend consulting a qualified electrician to assess the situation and install a GFCI where necessary to ensure the safety of individuals

Recommendation

Contact a qualified electrician

 Minor Defect



4.4.2 GFCIs & Electrical

COVER PLATE DEFECT

 Minor Defect

A damaged cover plate was observed on an outlet, which may pose a minor electrical safety concern. I recommend replacing the cover plate to ensure proper protection and maintain a safe and finished appearance.

Recommendation

Contact a handyman or DIY project



4.4.3 GFCIs & Electrical

EXPOSED WIRING



Minor Defect

Exposed wiring was observed at an exterior fixture, which poses a potential risk of electrical damage or accidental electrocution, especially in wet conditions. I recommend having a licensed electrician evaluate and correct the issue to ensure the fixture is properly secured and weatherproofed. Prompt attention will help maintain electrical safety and code compliance.

Recommendation

Contact a qualified electrician



4.4.4 GFCIs & Electrical

HOT/NEUTRAL REVERSED



Minor Defect

The outlet was observed with incorrect wiring, which may lead to electrical malfunction or potential safety hazards. I recommend having a licensed electrician evaluate the outlet and perform any necessary corrections to ensure proper wiring, safe operation, and compliance with electrical standards. Prompt action can help prevent potential damage or risks.

Recommendation

Contact a qualified electrician



4.4.5 GFCIs & Electrical

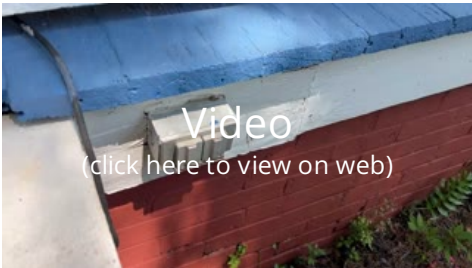
IMPROVE/CORRECT

 Minor Defect

The outlets were observed installed incorrectly, which may allow water intrusion and pose a potential electrical hazard. I recommend having a licensed electrician evaluate the installation and make necessary corrections to ensure the outlets are properly sealed and weather-protected.

Recommendation

Contact a qualified electrician



4.5.1 Porches, Patios, Decks, Balconies & Carports

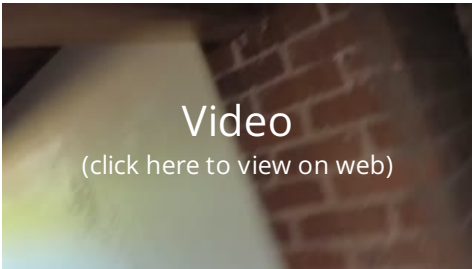
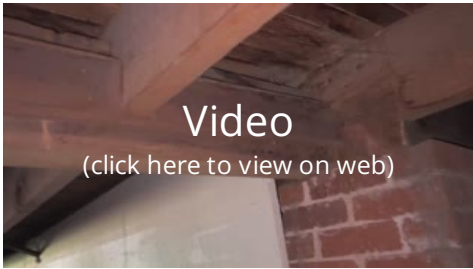
FURTHER EVALUATION

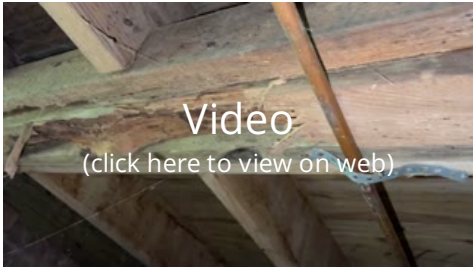
 Material Defect

Several of the beams observed under the front porch showed signs of extensive pest or rot damage, which may compromise the structural stability of the porch. I recommend having a qualified professional evaluate the affected areas and perform any necessary repairs or replacements to prevent potential structural movement or failure. Prompt action will help maintain safety and prevent further deterioration.

Recommendation

Contact a qualified deck contractor.





4.6.1 Windows

Major Defect

WOOD ROT AND DETERIORATION AT WINDOW

Rot damage was observed at the window, which may lead to further deterioration and potential water intrusion if left unaddressed. I recommend having a qualified professional evaluate the extent of the damage and perform necessary repairs or replacements to restore proper sealing and protect the surrounding materials.

Recommendation

Contact a qualified window repair/installation contractor.



4.7.1 Exterior Doors

Minor Defect

DAMAGED GLASS

Damaged glass was observed at the door, which may pose a safety risk and reduce energy efficiency. I recommend having a qualified professional evaluate the condition and perform necessary repairs or replacement to restore both safety and functionality.



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Crawlspace: Type of Crawlspace Foundation

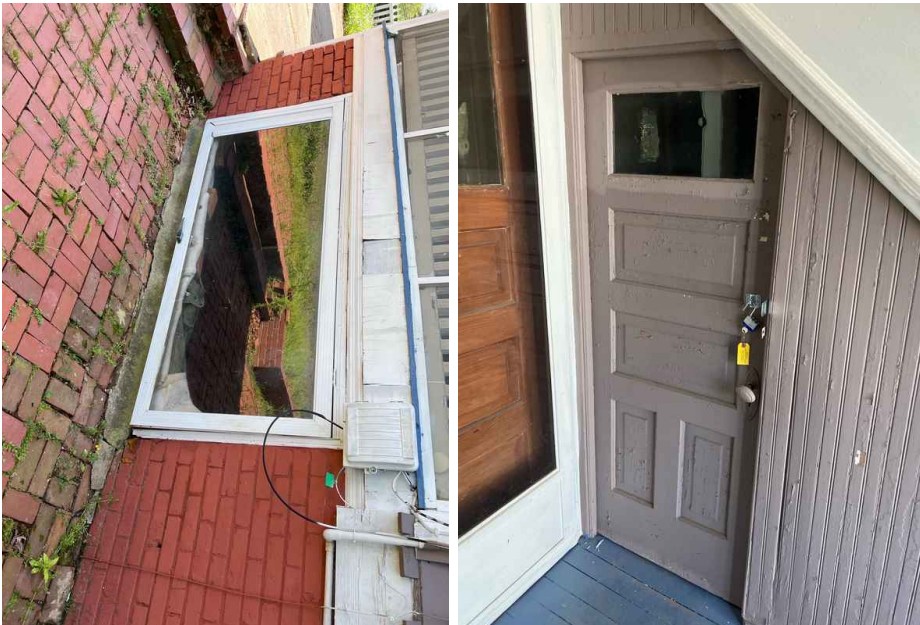
Brick

Crawlspace: Homeowner's Responsibility

Crawlspaces are prone to water intrusion, condensation, and high humidity levels, which can lead to issues such as dampness, water stains, efflorescence, and rust. These problems can be caused by a variety of sources, such as cracks in the floor or walls, backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line. It is important to regularly monitor these areas for signs of water penetration and address any issues promptly to prevent further damage.

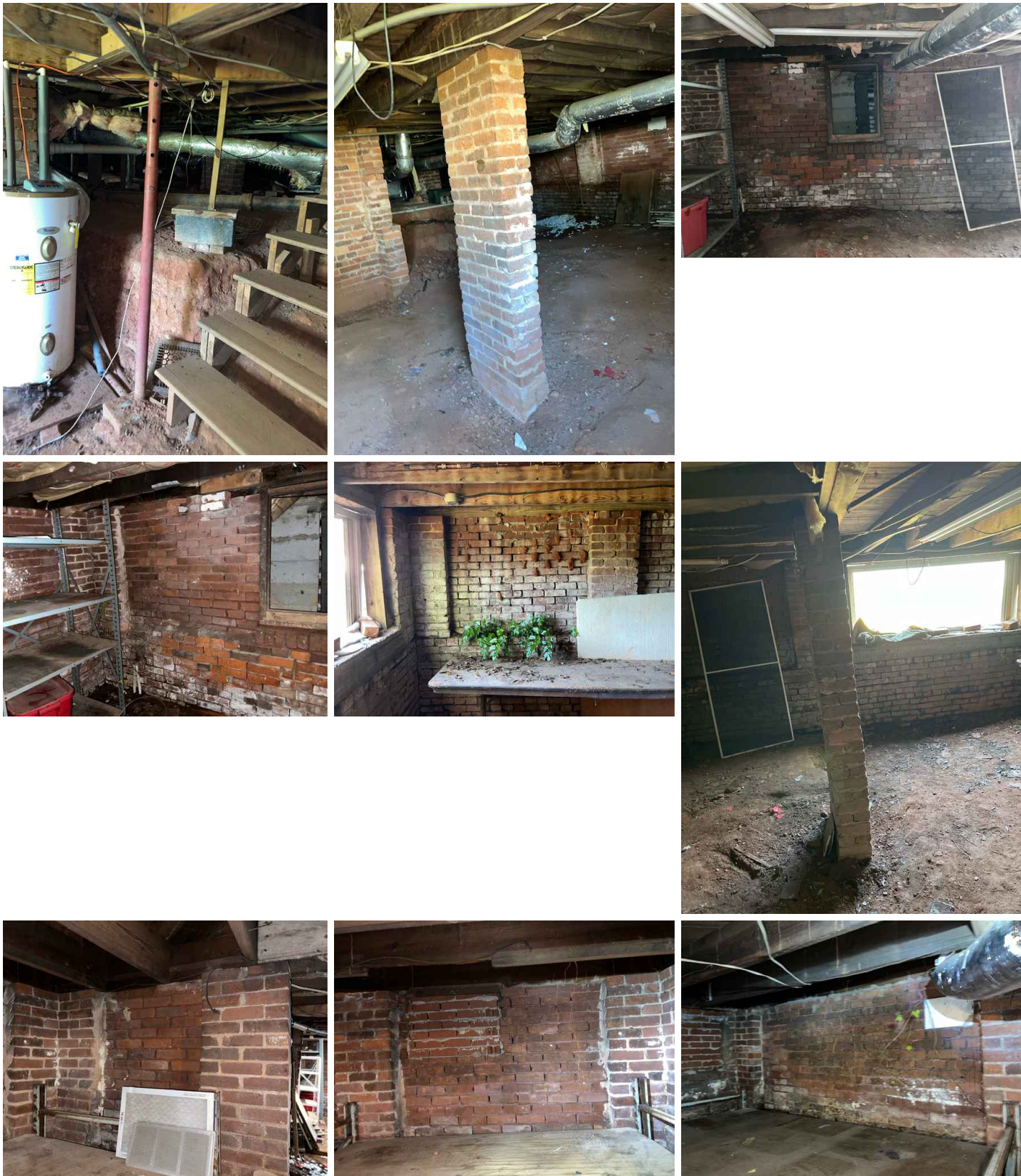
Crawlspace: Under-Floor Crawl Access Location

Exterior, Porch

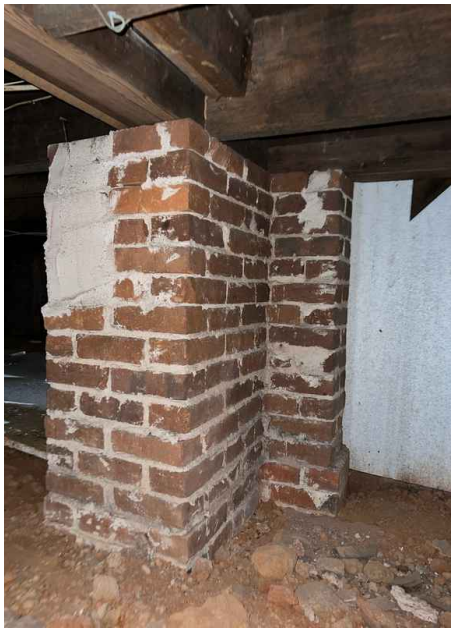


Crawlspace: Structural Components Inspected

As part of the [Home Inspection Standards of Practice](#), structural components such as floor joists were inspected to assess their overall condition and identify any visible issues or defects.







Recommendations

5.1.1 Crawlspace

**POSSIBLE FOUNDATION MOVEMENT - CRACKS**

I observed indications of possible foundation movement in the home. Cracks are not necessarily indicative of a structural defect but should be monitored regularly and patched to prevent further deterioration of the walls.

It may be necessary to seek further evaluation from a structural engineer or foundation contractor to understand the damage and if repairs to the foundation are necessary.

Recommendation

Contact a foundation contractor.





5.1.2 Crawlspace
IMPROPER NOTCH, HOLE, OR CUT

 Major Defect

I observed indications of cutting, notching and boring of framing members that may, in my opinion, present a structural or safety concern.

There are structural concerns because of this condition. Major defect.

Correction and further evaluation is recommended.

Notches in solid lumber joists, rafters and beams can not be greater than 1/6th of the member's depth, must not be longer than 1/3rd of the member depth, and must not be located in the middle 1/3rd of the span.

Notches at the ends must not exceed 1/4th the member depth.

The tension side of members 4 inches or greater in thickness must not be notched, except at the ends.

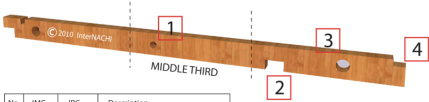
The diameter of holes bored or cut into members must not exceed 1/3rd the member depth.

Holes must not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. If the member is notched, the hole must not be closer than 2 inches to the notch.

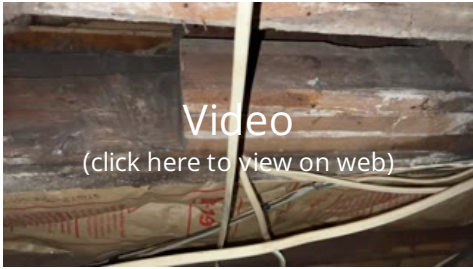
Recommendation

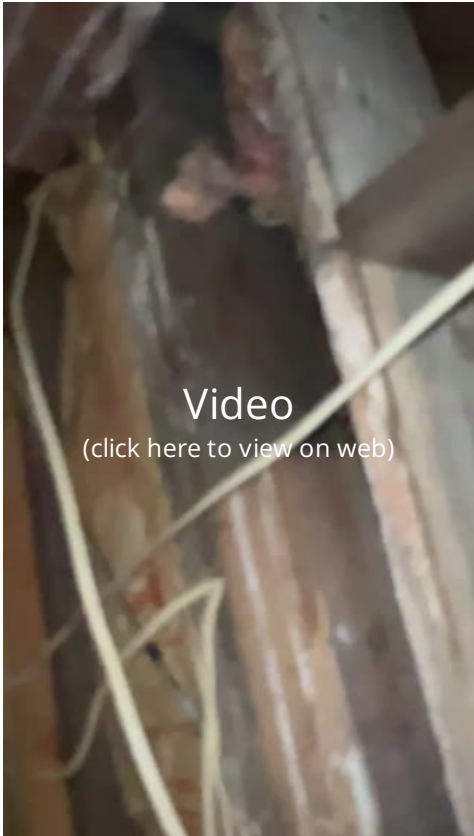
Contact a qualified professional.

NOTCHING AND DRILLING



No.	IMC	IRC	Description
1	302.3.1	R502.8.1	- Notches can not be located in the middle third of member span
2	302.3.1	R502.8.1	- Notch maximum 1/6 depth of member
3	302.3.1	R502.8.1	- No hole within 2" of top or bottom - Max diameter of hole is 1/3 depth
4	302.3.1	R502.8.1	- End notches no larger than 1/4 member depth





5.1.3 Crawlspace

WATER STAINS

 Major Defect

During the inspection, I observed water stains on the subfloor in the crawlspace. This could be an indication of a past or ongoing water intrusion issue, which may result in structural damage, mold growth, or other related problems. I recommend that a qualified professional further investigate the source and extent of the water damage and take appropriate measures to address the issue to prevent any further damage.

Recommendation
Contact a qualified professional.



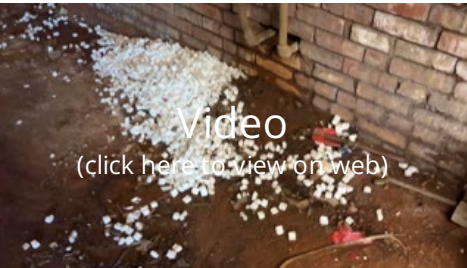
5.1.4 Crawlspace

MOISTURE IN CRAWLSPACE

 Major Defect

Moisture in the crawlspace could be a potential issue that may lead to mold growth, wood rot, or other structural problems. It is recommended to identify the source of the moisture and make necessary repairs to prevent further damage. This could involve improving drainage around the home, repairing any leaks or cracks in the foundation or walls, or installing a vapor barrier to control moisture levels.

Recommendation
Contact a qualified professional.



5.1.5 Crawlspace

PEST CONTROL SPECIALIST

 Major Defect

Pest damage was observed in the crawlspace, which may affect the structural components and overall condition of the home. I recommend having a licensed pest control specialist evaluate the extent of the infestation and perform treatment if necessary. Further assessment by a qualified contractor may also be needed to repair any damage caused.

Recommendation
Contact a qualified pest control specialist.





5.1.6 Crawlspace

PIER LEAN

 Major Defect

I observed a leaning pier in the crawlspace, which may indicate instability or settling issues. I recommend a qualified contractor evaluate and correct the pier to restore proper alignment and structural support.

Recommendation

Contact a foundation contractor.



5.1.7 Crawlspace

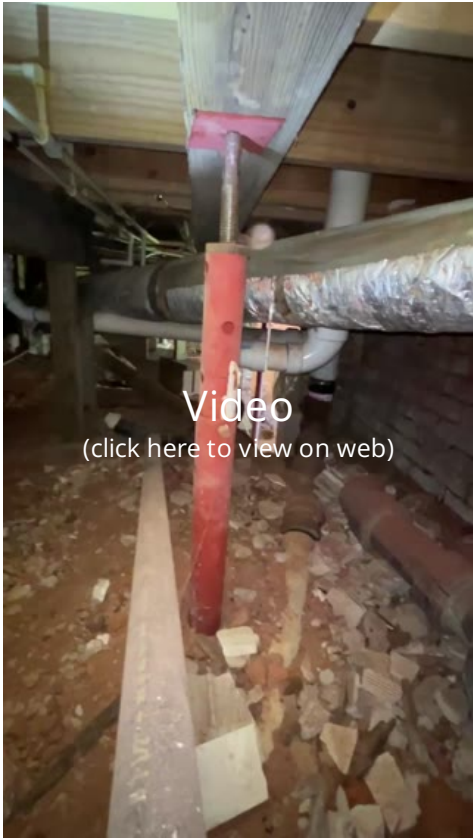
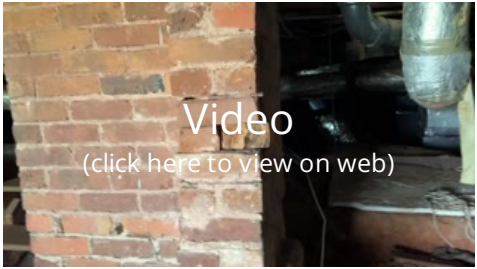
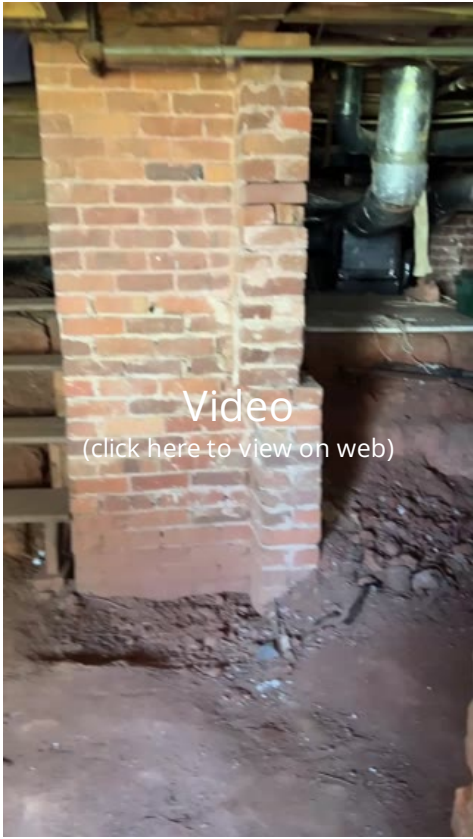
INADEQUATE SUPPORT

 Major Defect

Inadequate supports were observed in the crawlspace, which may compromise the structural stability of the home over time. I recommend having a qualified professional evaluate the current support system and implement the necessary corrections to ensure proper load distribution and long-term structural integrity.

Recommendation

Contact a foundation contractor.

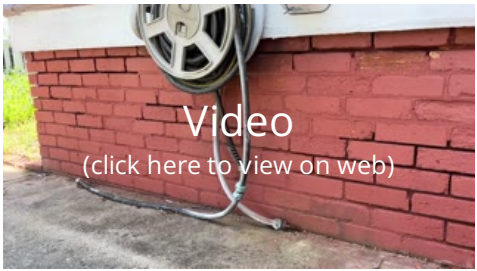


Missing Ledger Strip

5.1.8 Crawlspace
MORTAR DETERIORATION

 Major Defect

Mortar deterioration was observed on the foundation walls of the home, which may lead to moisture intrusion, structural movement, or further deterioration if not addressed. I recommend having a qualified professional evaluate the affected areas and perform necessary repairs to maintain the integrity and stability of the foundation.



6: HEATING

Information

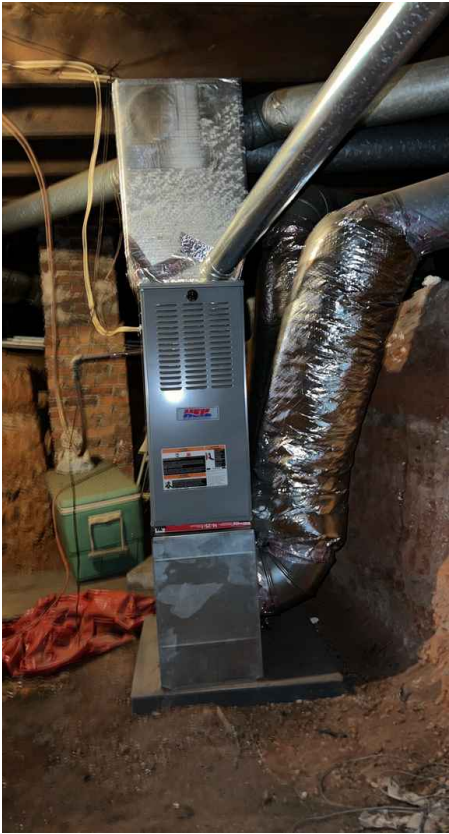
Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system.

Regular inspections and maintenance can help identify potential issues before they become major problems and improve the system's energy efficiency. An HVAC professional can provide a detailed evaluation of the interior components of the system, certify the function and operating life of the appliance, and make any necessary repairs or adjustments.

Regular maintenance such as changing filters should be done to extend the life and function of the appliance.





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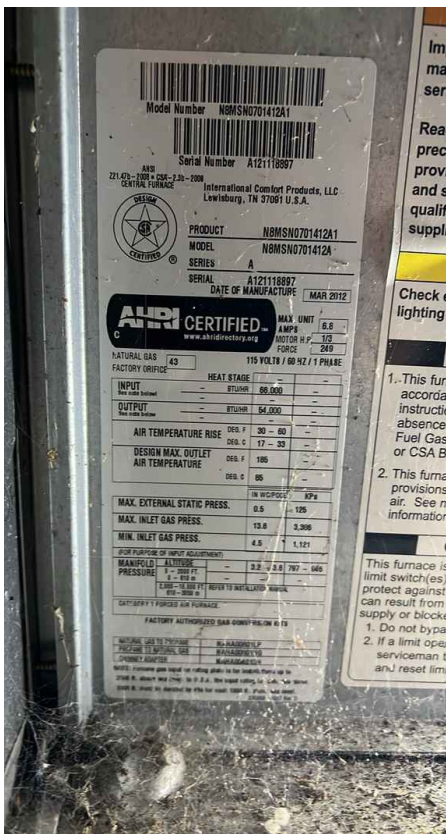
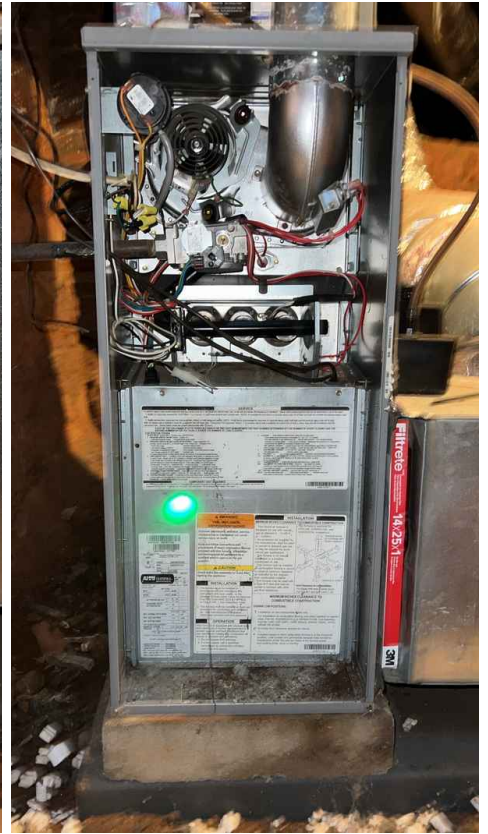
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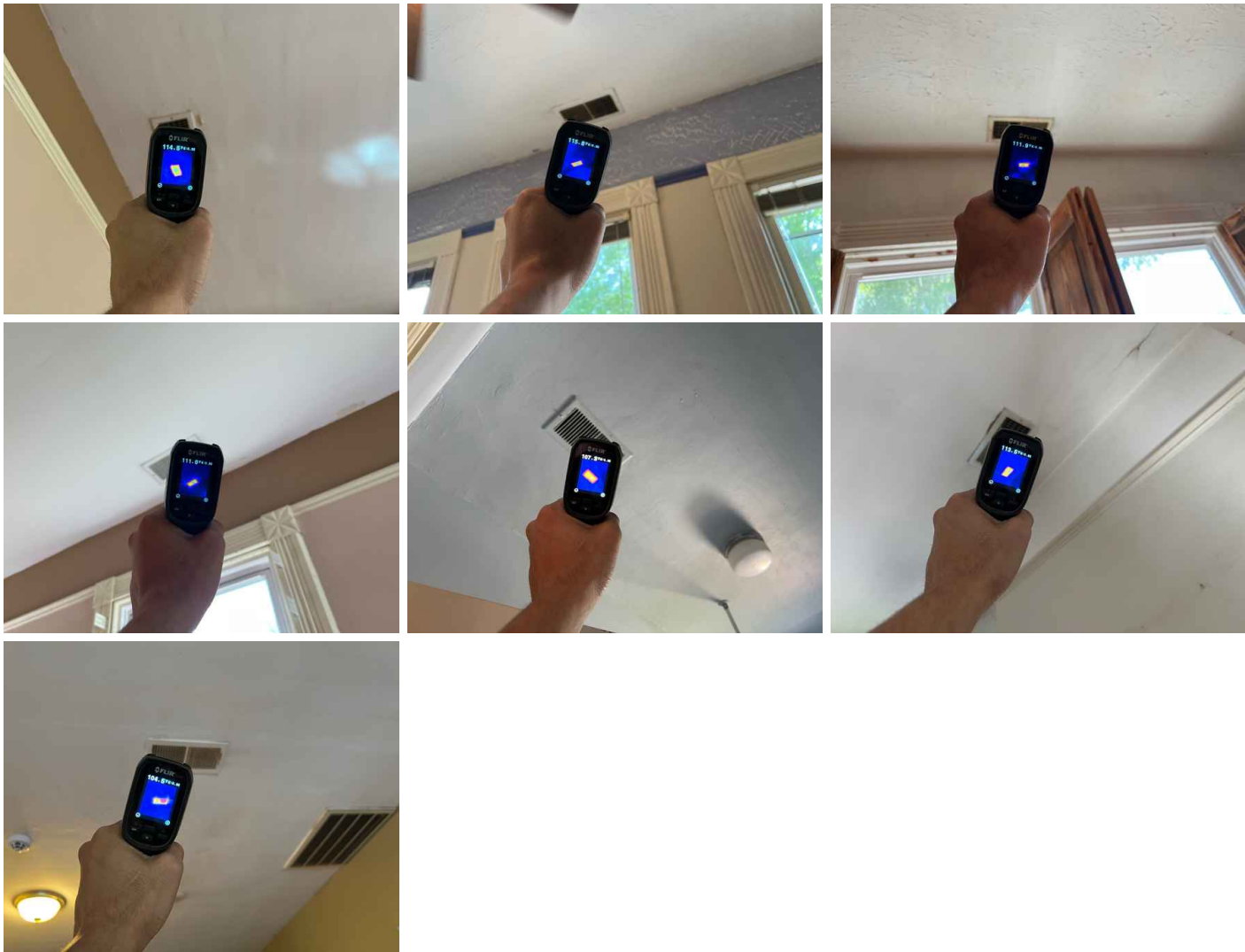
Heating System Information: Energy Source
Gas



Heating System Information: 1st Floor Heating System



Heating System Information: 2nd Floor Heating System



Recommendations

6.1.1 Heating System Information

VENT DEFECT

 Minor Defect

The furnace vent was observed to be disconnected and damaged, which can pose safety risk such as improper venting of combustion gases. I recommend having a licensed HVAC professional evaluate the system and perform the necessary corrections to ensure safe and efficient operation. Prompt action is important to prevent potential health and safety hazards.

Recommendation
Contact a qualified HVAC professional.



7: COOLING

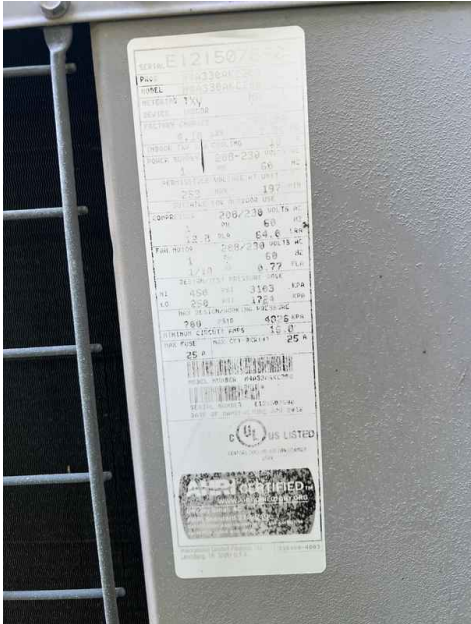
Information

Cooling System Information: Homeowner's Responsibility

I inspected the cooling system using normal operating controls and checked for material defects. However, to ensure the continued safe and efficient operation of the system, it is recommended to have annual inspections and servicing done by a qualified HVAC professional.

Regular inspections and maintenance can help identify potential issues before they become major problems and improve the system's energy efficiency. An HVAC professional can provide a detailed evaluation of the interior components of the system, certify the function and operating life of the appliance, and make any necessary repairs or adjustments.

By properly maintaining the cooling system and keeping up with routine maintenance, you can help extend its lifespan and ensure that your home remains comfortable and safe.





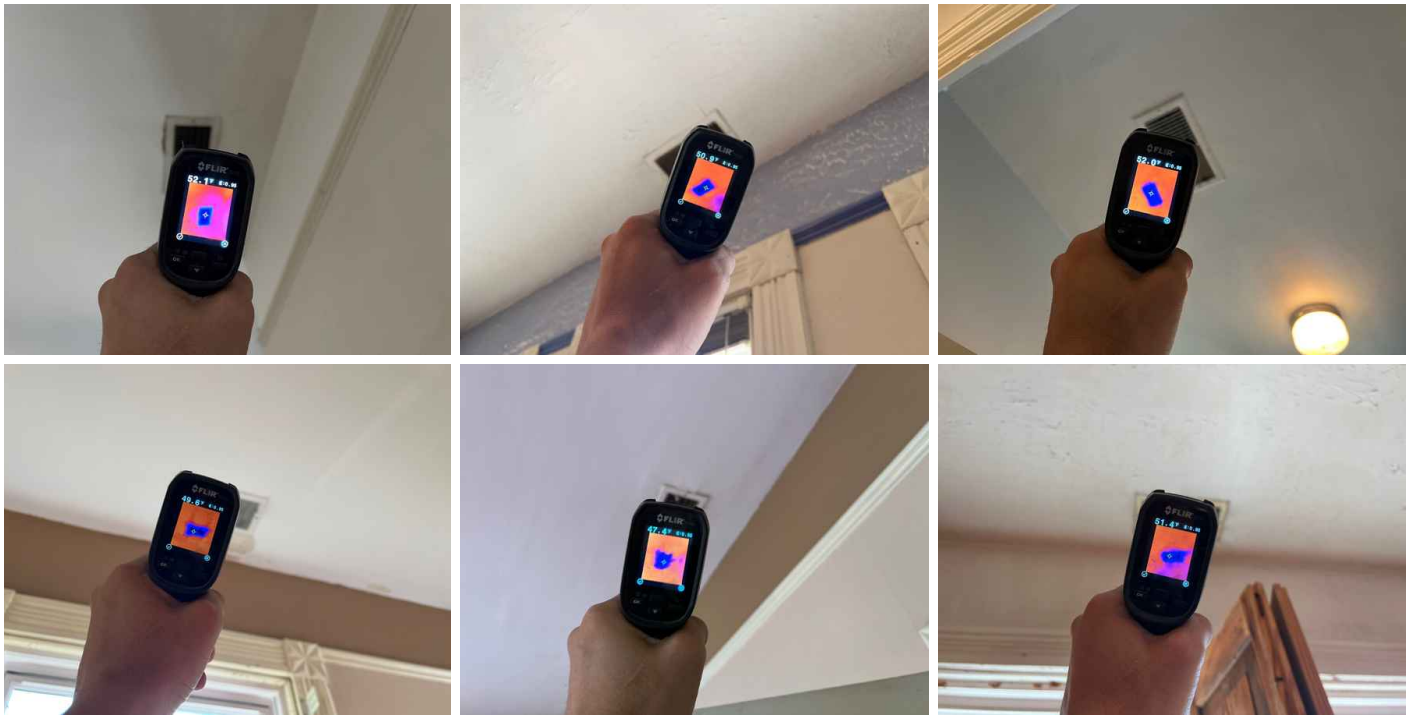
Cooling System Information: Service Disconnect Inspected

As part of my inspection, I noticed that there was a service disconnect located within sight of the cooling system. This is an important safety feature that allows for the quick and easy shut-off of power to the cooling system in the event of an emergency or during routine maintenance.

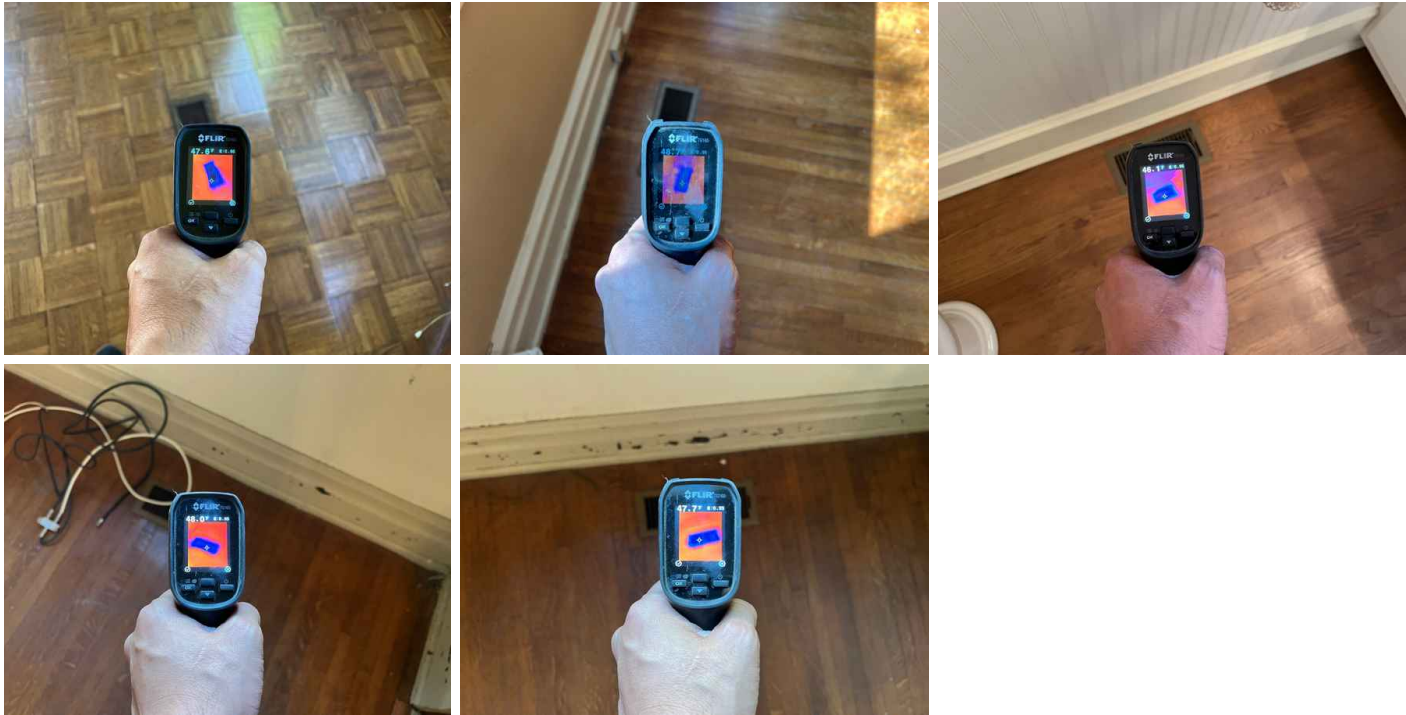
Having a service disconnect within sight of the cooling system also ensures that anyone working on the system can easily and safely disconnect power to the unit. This can help prevent accidents or injuries and keep your home and family safe.



Cooling System Information: 2nd Floor Cooling System



Cooling System Information: 1st Floor Cooling System



Condensate: Condensate Discharge Confirmed

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



Condensate: Condensate Pump

A condensate pump is an essential component in HVAC systems that efficiently collects and removes the condensate water generated during the cooling process. The pump works by storing the water in a reservoir and then pumping it out through a discharge line to a suitable location.

Proper operation of the condensate pump is crucial to ensure that the cooling system is working efficiently and effectively. If the pump fails or is not functioning correctly, the collected water may overflow and cause damage to the surrounding area or the HVAC system itself.



Recommendations

7.1.1 Cooling System Information

DENSE VEGETATION

Minor Defect

I observed dense vegetation around the exterior cooling unit. Vegetation was too close to the unit, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to help improve performance.

Recommendation

Contact a handyman or DIY project



7.2.1 Condensate

CONDENSATE DISCHARGE SHOULD BE EXTENDED

 Minor Defect

During the inspection, I observed that the condensate discharge pipe is situated on the roof and the runoff can potentially cause damage. To mitigate this risk, recommend extending the pipe further away from the property.

Recommendation

Contact a handyman or DIY project



8: PLUMBING

Information

Main Water Shut-Off Valve:

Location of Main Shut-Off Valve

Crawlspace



Main Water Shut-Off Valve: Homeowner's Responsibility

Knowing the location of your main water and fuel shutoff valves is essential to responding quickly in case of an emergency. By shutting off these valves promptly, you can prevent further damage. It's also important to keep an eye out for any signs of water or plumbing leaks, such as dampness, mold growth, or discoloration. Regular maintenance and inspections by a qualified plumber can help ensure that your plumbing system is functioning correctly and efficiently, and can prevent costly repairs down the road.

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

Side of House



Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

During my inspection, I focused on identifying the main source of distributed hot water to the plumbing fixtures in the home, such as sinks, tubs, and showers. To provide a more detailed evaluation, I recommend asking the homeowner for information about the hot water equipment and its past performance.

Understanding the age, condition, and history of the hot water system can provide valuable insight into its current and future performance. The homeowner may be able to provide information about any previous issues or repairs, as well as regular maintenance or service performed on the system.

Hot Water Source: Inspected Hot Water Source

During the inspection, I thoroughly examined the hot water source and related equipment, adhering to the [Home Inspection Standards of Practice](#). This included checking the hot water heater, piping, and any other components involved in heating and distributing hot water throughout the home.



Hot Water Source: Inspected TPR Valve

As part of the inspection, I assessed the temperature and pressure relief valve in order to ensure that it is functioning properly and providing the necessary level of safety. This inspection may have included checking for signs of corrosion or damage, as well as evaluating the valve's capacity to release excess pressure and prevent potential hazards such as explosions or overheating. It is important to regularly inspect and maintain the temperature and pressure relief valve, as this component plays a critical role in maintaining the safety and functionality of the water heating system.

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

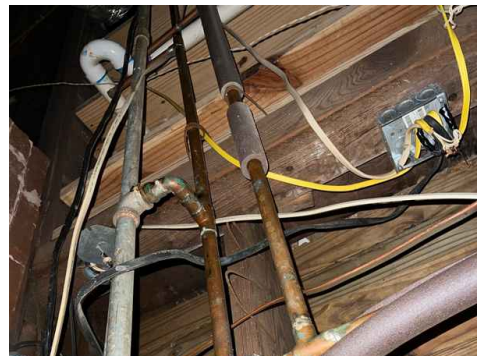
As part of the home inspection, I assessed the drain, waste, and vent pipes in the home to ensure they were functioning properly. While I made every effort to access and observe all of the pipes and components, there were some areas that were not accessible due to inspection restrictions. Therefore, it's recommended to inquire with the homeowner about any water and sewer leaks or blockages that may have occurred in the past. This information can be useful in determining whether any further inspection or repairs may be necessary.





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

As part of the home inspection, I inspected the water supply and distribution pipes (also known as plumbing pipes) to ensure they were functioning properly. However, it's important to note that not all pipes and components may be accessible or observable, which can result in inspection restrictions. In this case, certain pipes and components may have been hidden or otherwise difficult to observe. To supplement this, I recommend inquiring with the homeowner about any previous problems with the water supply or any water leaks that may have occurred in the past. This information can be useful in determining whether any further inspection or repairs may be necessary.



Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

During the home inspection, it's important to note that not all pipes and components may be accessible or observable, due to various factors such as being hidden within walls or otherwise concealed. This can result in inspection restrictions, limiting the inspector's ability to fully examine certain areas. In the case of the drain, waste, and vent pipes, most of them may be hidden within walls or other inaccessible areas, making it difficult to inspect them thoroughly. Despite these limitations, we make every effort to identify any potential issues and provide recommendations for further inspection or repairs as needed

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

During the home inspection, it's important to note that not all pipes and components may be accessible or observable due to various factors such as being hidden within walls or otherwise concealed. This can result in inspection restrictions, limiting the inspector's ability to fully examine certain areas. In the case of the water supply pipes, valves, and connections, most of them may be hidden within walls or other inaccessible areas, making it difficult to inspect them thoroughly. Despite these limitations, we make every effort to identify any potential issues and provide recommendations for further inspection or repairs as needed.

Recommendations

8.3.1 Hot Water Source

DEFECT AT TPR VALVE DISCHARGE



Minor Defect

I observed a defect at the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve should discharge to a safe exterior or drain location.

Recommendation

Contact a qualified plumbing contractor.



8.3.2 Hot Water Source

CORROSION



Major Defect

During the inspection, corrosion was observed at the hot water source. Corrosion can indicate a potential issue with the plumbing system or the hot water heater itself. It is recommended to have a professional plumber evaluate the situation to determine the cause of the corrosion and to make any necessary repairs or replacements.

Recommendation

Contact a qualified plumbing contractor.



8.5.1 Water Supply & Distribution Systems



Minor Defect

CORROSION

Corrosion was observed on piping in the crawlspace, which may indicate aging or deteriorating materials that could eventually lead to leaks or failures. I recommend having a licensed plumber evaluate the affected piping and perform any necessary repairs or replacements to ensure the integrity of the plumbing system and prevent potential water damage.

Recommendation

Contact a qualified plumbing contractor.



8.5.2 Water Supply & Distribution Systems



Major Defect

LEAK

A leak was observed at a supply pipe in the crawlspace, which may lead to moisture-related damage or reduced water efficiency if not addressed. I recommend having a licensed plumber evaluate the leak and perform the necessary repairs to restore proper function and prevent further issues. Prompt correction will help protect the home's structure and plumbing system.

Recommendation

Contact a qualified plumbing contractor.



9: BATHROOMS

Information

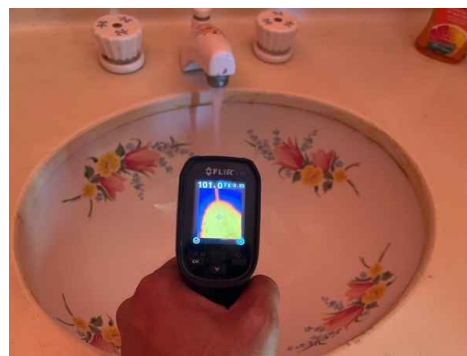
Bathroom Toilets: Toilets Inspected

As part of the inspection, I conducted a flushing test on all of the toilets in the home. This test involved flushing each toilet to evaluate its overall performance and ensure that it is functioning properly. During the test, I may have evaluated the flushing mechanism, checked for any signs of leaks or other defects, and assessed the overall condition of the toilet. It is important to confirm the proper functioning of the toilets in a home, as any issues with the plumbing system can have significant implications for the home's overall functionality and safety.



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

I made sure to run water at all bathroom sinks, bathtubs, and showers to check for any potential deficiencies in the water supply system. To assess the functional flow, I observed the water flow in two fixtures being operated simultaneously. This is an important step in the inspection process as it allows me to identify any potential issues with water pressure, volume, or flow rate, which could indicate underlying problems in the plumbing system. If any deficiencies were identified, I would provide recommendations for further inspection or repair to ensure that the water supply system is functioning properly.





Cabinetry, Ceiling, Walls & Floor: Inspected

During the inspection, I visually examined the readily visible surfaces of the floors, walls, and ceilings in the bathroom. This inspection allowed me to identify any material defects, such as cracks, water damage, or other issues that could impact the structural integrity or safety of the home. As part of this inspection, I followed the [Home Inspection Standards of Practice](#), and examined these surfaces for any potential issues that may need to be addressed by the homeowner or a professional contractor. It is important to thoroughly inspect the floors, walls, and ceilings in a home to ensure that they are functioning properly and safely, and to identify any issues that may need to be addressed to maintain the home's structural integrity and safety.





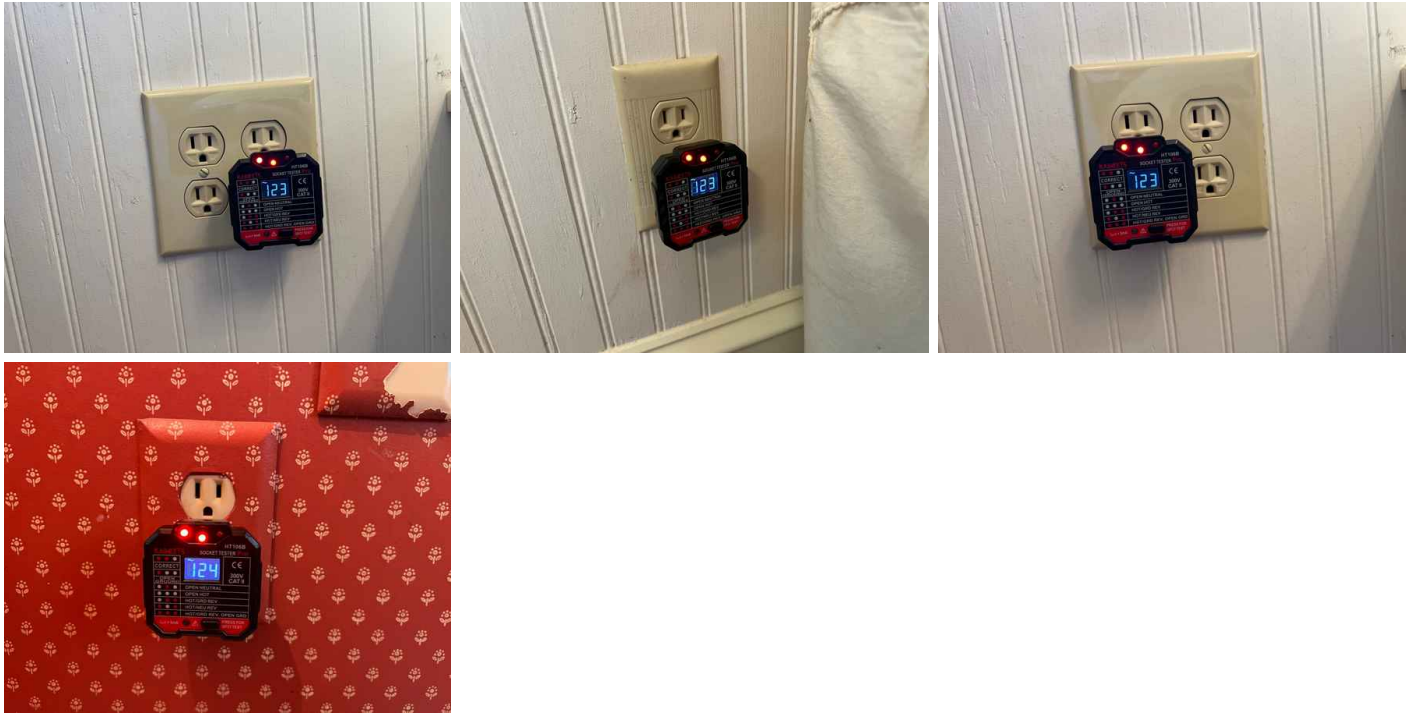
Door: Inspected

During the inspection, I followed the Home Inspection Standards of Practice and assessed the bathroom doors by opening and closing them. This inspection allowed me to evaluate the doors' overall performance, functionality, and safety, and to identify any potential issues such as damaged or improperly installed doors, as well as issues with accompanying hardware such as hinges, locks, or doorknobs. It is important to inspect the doors in a home to ensure that they are functioning safely and properly, and to identify any issues that may need to be addressed.



GFCI & Electric in Bathroom: GFCI-Protection Tested

I tested the GFCI-protection of the receptacle(s) near the bathroom sink to ensure they are properly functioning. GFCI protection is a crucial safety feature in the bathroom, as it protects against electric shock in wet areas. It is important to ensure that all receptacles in the bathroom are GFCI protected and that they are tested regularly to ensure they are working correctly.



Windows: Inspected



Recommendations

9.1.1 Bathroom Toilets
STAIN AROUND BASE
1ST FLOOR BATHROOM

 Major Defect

A stain was observed at the base of the toilet, which may indicate a potential leak or an issue with the toilet seal or connection that needs to be addressed. I recommend having a qualified professional evaluate the area to determine the cause and perform any necessary repairs. Prompt correction can help prevent water damage and ensure the toilet functions properly.

Recommendation
Contact a qualified plumbing contractor.



9.2.1 Sinks, Tubs & Showers

 Minor Defect

TUB DRAINING SLOWLY

1ST FLOOR BATHROOM

A slow-draining tub can indicate a clog or other issue in the plumbing system. It is recommended to evaluate the drain to identify the cause and correct it to restore full drainage function. Potential solutions include using a plunger, a drain snake, or chemical drain cleaners. If these methods do not resolve the issue, a professional plumber may be needed to inspect and fix the problem.

Recommendation
Contact a qualified plumbing contractor.



9.3.1 Cabinetry, Ceiling, Walls & Floor

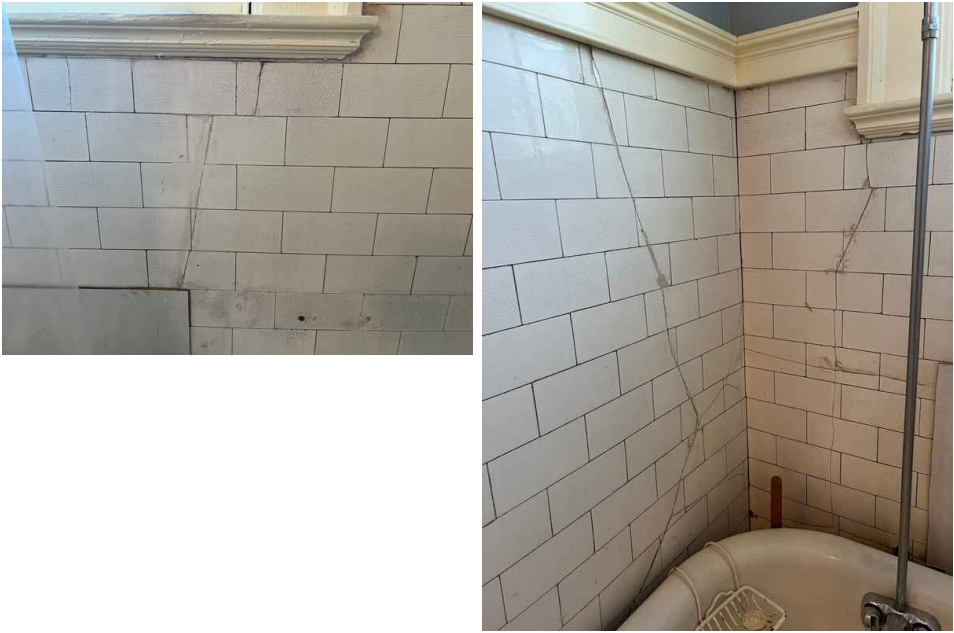
 Minor Defect

WALL DAMAGE

2ND FLOOR BATHROOM

I observed damage at the bathroom ceiling.

Recommendation
Contact a handyman or DIY project



9.3.2 Cabinetry, Ceiling, Walls & Floor

STAIN

1ST FLOOR BATHROOM

 Major Defect

The presence of a water stain on the bathroom ceiling is an indication of a potential water leak or moisture issue. It is recommended to have a professional evaluate and make repairs as necessary. The seller should also disclose any known issues related to the water stain to ensure transparency.

Recommendation
Contact a qualified professional.



9.3.3 Cabinetry, Ceiling, Walls & Floor

REPAIR NOTED



Minor Defect

During the home inspection, a patched area was observed on the ceiling. It's recommended to ask the owners about the nature of this repair to understand any past issues or maintenance work.

Recommendation

Contact a qualified professional.



9.5.1 GFCI & Electric in Bathroom

RECEPTACLE IS NOT GFCI PROTECTED



Minor Defect

1ST FLOOR BATHROOM, 2ND FLOOR BATHROOM

During the inspection, I have detected that the receptacle in the bathroom is not functioning as a GFCI (Ground Fault Circuit Interrupter) protected outlet. This is a safety concern that requires prompt attention to avoid potential electrical hazards, especially in areas exposed to water.

Recommendation

Contact a qualified electrician



10: ELECTRICAL

Information

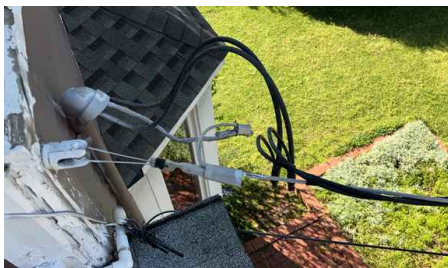
Electric Meter & Base: Inspected the Electric Meter & Base

During the home inspection, I thoroughly inspected the electrical meter and base. This included checking for proper installation and ensuring that the components were functioning properly. Any deficiencies or safety hazards identified during the inspection would be noted in the report, and recommendations would be made for further inspection or repair by a licensed electrician if necessary. It's important to ensure that the electrical meter and base are in good condition to prevent any potential safety hazards or electrical issues in the future.



Service-Entrance Conductors: Inspected Service-Entrance Conductors

The electrical service-entrance conductors are responsible for providing power from the utility company's service line to your home's electrical panel. During the inspection, I visually examined these conductors to ensure they were properly installed, protected, and free from damage or wear.



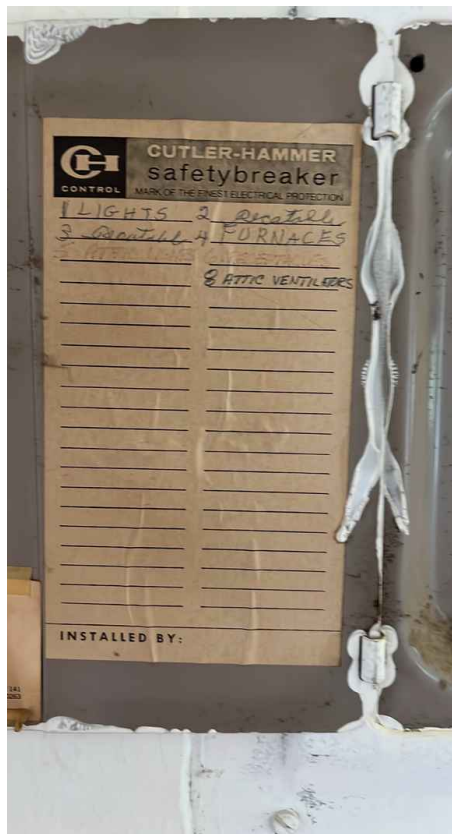
Panelboards & Breakers: Inspected Main Panelboard & Breakers

During the inspection, I conducted a comprehensive examination of the electrical panelboards and over-current protection devices, such as circuit breakers and fuses. This inspection allowed me to identify any potential issues with the electrical system, such as overloaded circuits or damaged breakers, that could impact the safety or functionality of the home. Additionally, I checked for proper labeling and clear access to the panelboards to ensure they are easily accessible and safe for maintenance.



Panelboards & Breakers: Inspected Subpanel & Breakers

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



Main Service Disconnect: Homeowner's Responsibility

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

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

Main Service Disconnect: Inspected Main Service Disconnect

As part of the inspection, I examined the electrical main service disconnect in order to evaluate its condition and ensure that it is functioning properly. This inspection may have included checking for signs of damage or deterioration, evaluating the condition of any accompanying wiring or components, and assessing the overall safety of the system. It is important to ensure that the main service disconnect is functioning properly, as this component plays a critical role in controlling the flow of electricity to the home and preventing potential hazards such as electrical fires or shocks.

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

The service panel is the central distribution point that connects the service wire or service drop (the main wire coming from the outside into the house) to the exit wires that split off and service different parts of the house. These exit wires are called branch circuits or branch wire circuits.



Limitations

Panelboards & Breakers

BREAKER(S) IN OFF POSITION

I observed a breaker in the "off" position prior to inspecting the electrical panel. Recommend asking the homeowner what this breaker is connected to, and why it is off.



Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

During my visual home inspection, I encountered limitations in my ability to fully assess the electrical wiring system. It should be noted that a significant portion of the wiring is concealed within walls and therefore beyond the scope of a visual inspection. However, based on my observations and any accessible components of the electrical system, I can provide an assessment and recommend further evaluation by a licensed electrician for a comprehensive inspection. This will ensure that the electrical system meets safety standards and is functioning as intended.

Recommendations

10.3.1 Panelboards & Breakers

OPEN BREAKER KNOCKOUT (FILLER PLATE MISSING)

Minor Defect

The observation of an unused circuit-breaker panel opening without a filler plate is a safety concern as it poses a hazard. If someone were to inadvertently insert their finger or an object into the opening and make contact with live electrical components, it could have severe consequences. It is highly recommended to install a proper filler plate at the electrical panel cover to eliminate this safety risk. This should be done by a licensed electrician to ensure it is done correctly and in compliance with electrical safety standards.

Recommendation

Contact a qualified electrician



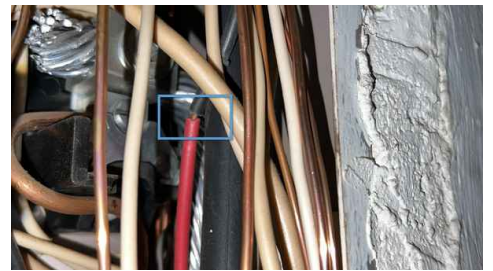
10.3.2 Panelboards & Breakers

EXPOSED WIRING

Exposed wiring was noted in the electrical panel, which poses a potential electrical hazard. I recommend having a licensed electrician evaluate and correct the issue to ensure the wiring is properly insulated and safe. Addressing this promptly will help prevent electrical hazards and ensure the system meets safety standards.

Recommendation

Contact a qualified electrician

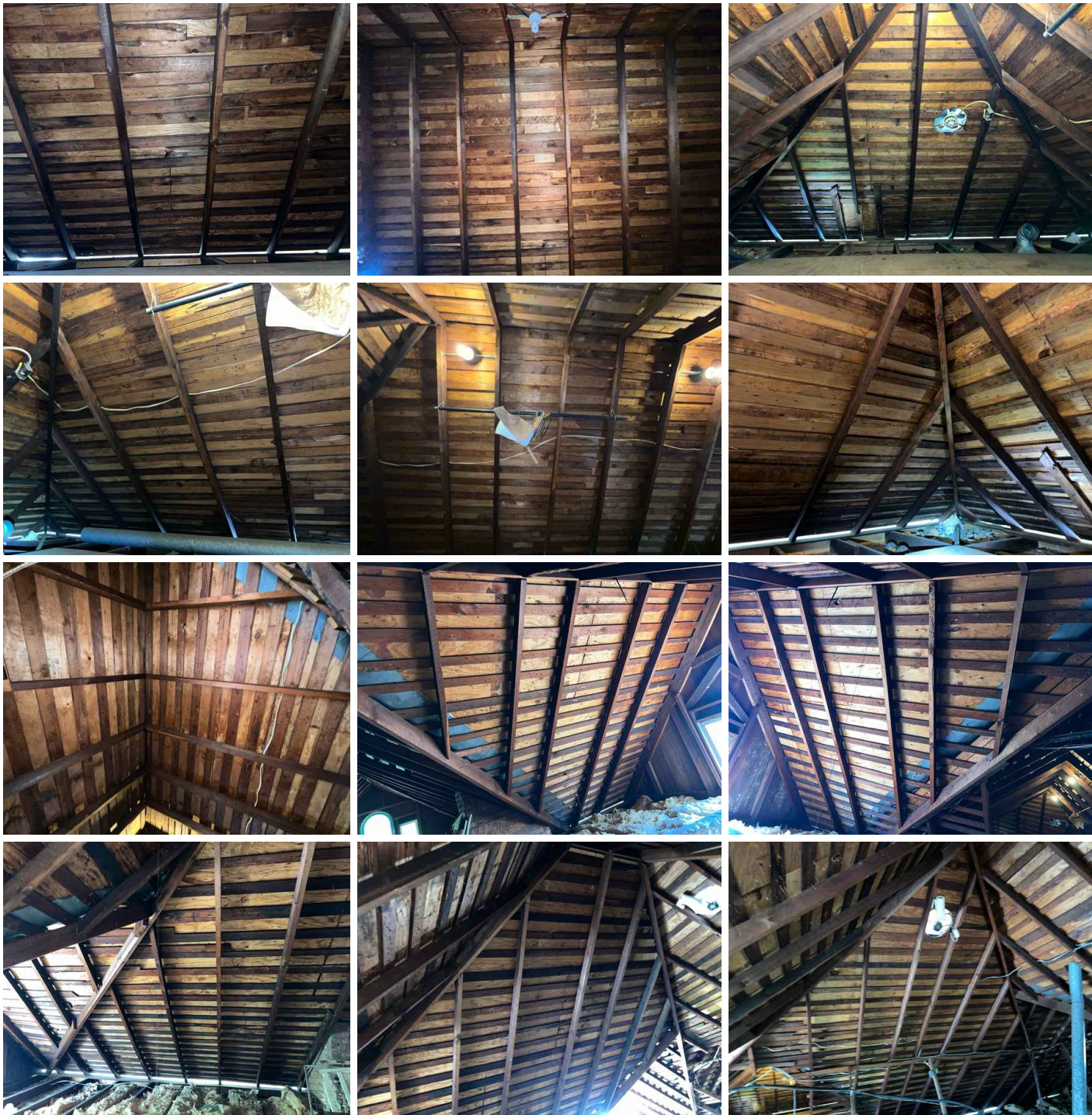


11: ATTIC, INSULATION & VENTILATION

Information

Structural Components & Observations in Attic: Structural Components Were Inspected

As per the [Home Inspection Standards of Practice](#), a thorough inspection of the structural components was conducted from the attic space. This includes an evaluation of load-bearing walls, beams, columns, and other critical elements that contribute to the overall stability and safety of the property. Any deficiencies or areas of concern would have been identified and documented in the inspection report, along with recommendations for remediation if necessary. It is important to note that the inspection was limited to accessible areas and components, and any concealed or inaccessible areas were not inspected.





Insulation in Attic: Insulation Was Inspected

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

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

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



Ventilation in Attic: Ventilation Inspected

As part of the home inspection, I conducted a thorough assessment of ventilation in unfinished spaces, such as attics, crawlspaces, and foundation areas. Additionally, I evaluated any existing mechanical exhaust systems. Adequate ventilation is crucial to maintain healthy indoor air quality, prevent moisture buildup, and mitigate the risk of mold growth and other structural issues.



Limitations

Insulation in Attic

LIMITATION



Recommendations

11.1.1 Structural Components & Observations in Attic

Major Defect

WATER PENETRATION OBSERVED

I observed water marks in the attic, indicating that water penetration or intrusion may have occurred. Water intrusion can cause damage to the home's structural components, insulation, and electrical systems, as well as contribute to the growth of mold and mildew. I recommend having a licensed roofing contractor evaluate the source of the water intrusion and recommend any necessary repairs or maintenance..

Recommendation

Contact a qualified roofing professional.





11.1.2 Structural Components & Observations in Attic

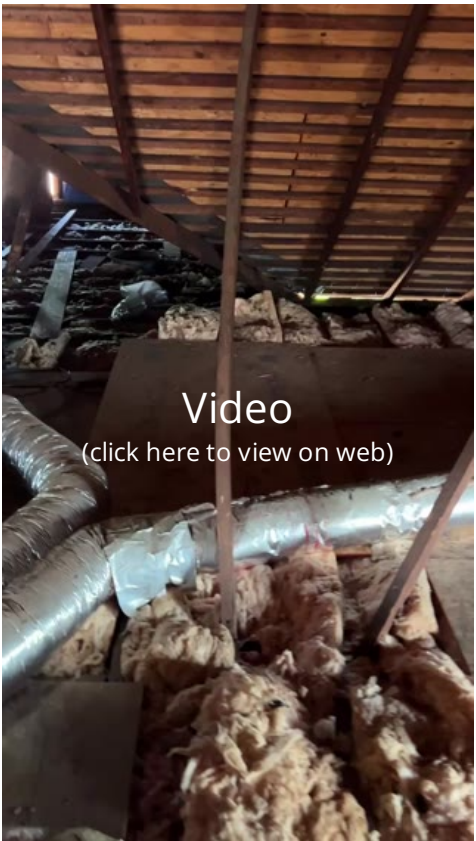
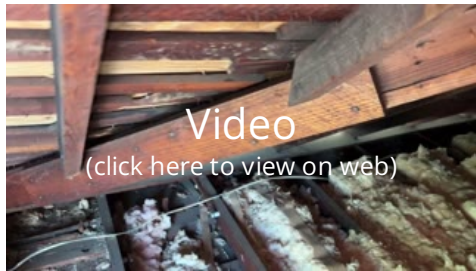
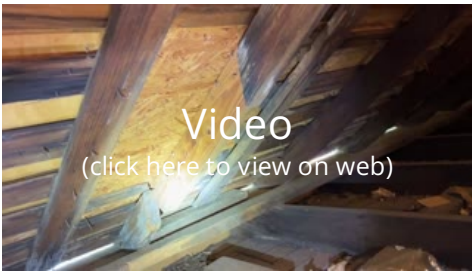
 Major Defect

STRUCTURAL DEFECT IN ATTIC

During the inspection, a structural defect was observed in the attic where the rafter showed signs of damage or deterioration. It is recommended to consult a professional roofing contractor to further evaluate the condition and extent of the damage. Prompt repairs or replacements should be undertaken to ensure the structural integrity of the roof and prevent any further deterioration or potential hazards.

Recommendation

Contact a qualified professional.



11.2.1 Insulation in Attic

 Minor Defect

ADDITIONAL INSULATION RECOMMENDED

I identified areas lacking sufficient insulation, which could impact energy efficiency and comfort. I recommend a professional air seal these spots and add insulation as needed to enhance thermal performance and reduce energy loss.

Recommendation

Contact a qualified insulation contractor.

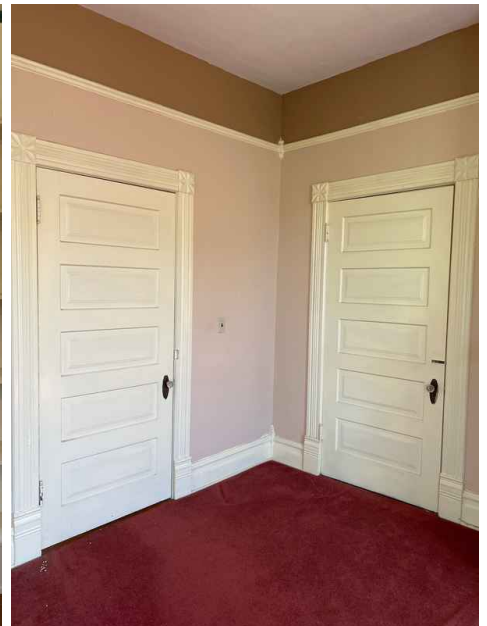


12: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

During the inspection, I followed the Home Inspection Standards of Practice and assessed a representative number of doors in the home by opening and closing them. This inspection allowed me to evaluate the doors' overall performance, functionality, and safety, and to identify any potential issues such as damaged or improperly installed doors, as well as issues with accompanying hardware such as hinges, locks, or doorknobs. It is important to inspect the doors in a home to ensure that they are functioning safely and properly, and to identify any issues that may need to be addressed.



Windows: Windows Inspected

As part of the inspection process, I followed the Home Inspection Standards of Practice and examined a representative number of windows in the home by opening and closing them. This inspection allowed me to evaluate the windows' overall performance, functionality, and safety, and to identify any potential issues such as damage, rot, or issues with the window tracks or hardware. It is important to inspect the windows in a home to ensure that they are functioning safely and properly, and to identify any issues that may need to be addressed to prevent energy loss, air infiltration, and water damage.

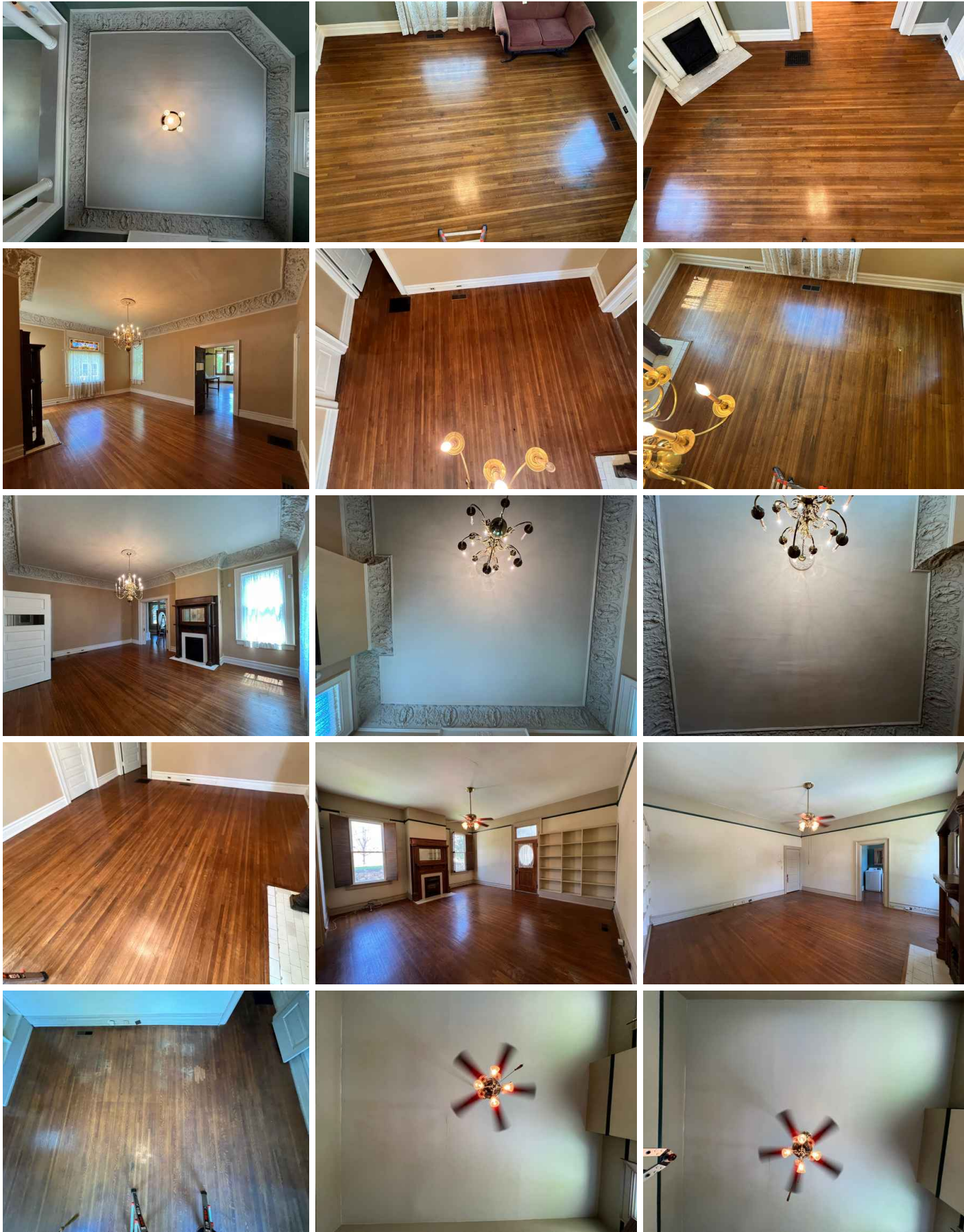




Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

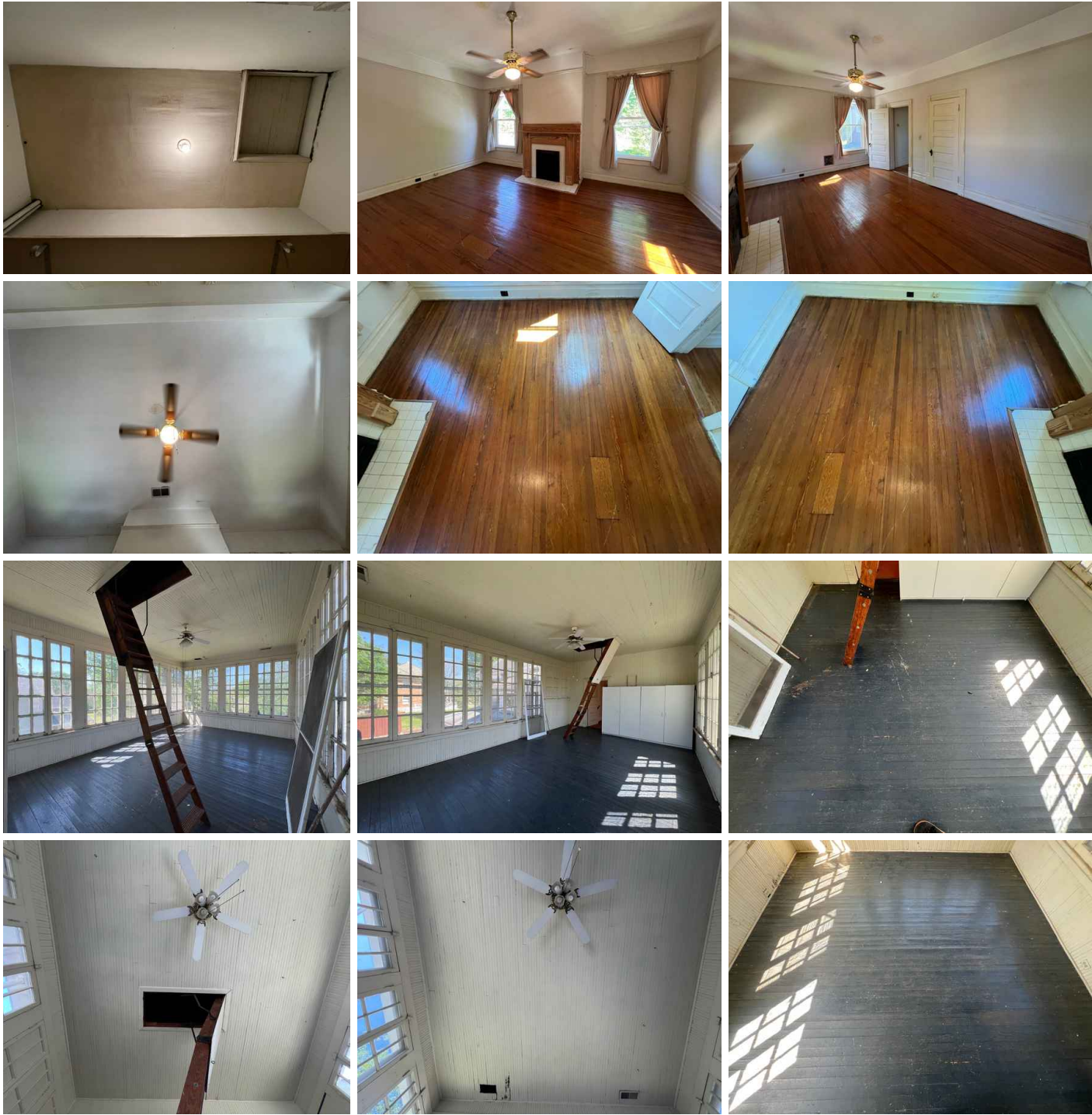
During the inspection, I visually examined the readily visible surfaces of the floors, walls, and ceilings in the home. This inspection allowed me to identify any material defects, such as cracks, water damage, or other issues that could impact the structural integrity or safety of the home. As part of this inspection, I followed the [Home Inspection Standards of Practice](#), and examined these surfaces for any potential issues that may need to be addressed by the homeowner or a professional contractor. It is important to thoroughly inspect the floors, walls, and ceilings in a home to ensure that they are functioning properly and safely, and to identify any issues that may need to be addressed to maintain the home's structural integrity and safety.











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

As part of the inspection, I made sure to evaluate a representative number of switches, lighting fixtures, and receptacles in the home. This inspection allowed me to evaluate the overall condition of the electrical system and identify any potential issues, such as improper wiring, lack of proper grounding, or inadequate circuit protection. By examining these components, I was able to ensure that the electrical system was functioning properly and to identify any potential safety hazards that may need to be addressed. It is important to inspect the switches, lighting fixtures, and receptacles in a home to ensure that the electrical system is safe and reliable, and to identify any issues that may need to be addressed.





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

I evaluated the stairs, steps, stoops, stairways, and ramps within the scope of my inspection. These structures play an important role in the safety and stability of the property, so it is crucial to assess their condition and safety.

All treads should be level and secure, and riser heights and tread depths should be as uniform as possible. To meet industry safety standards, stairs should have a maximum riser height of 7-3/4 inches and a minimum tread depth of 10 inches. These guidelines can help ensure that these structures are safe and stable for use.

If you have any concerns or questions about the condition of these structures, I recommend consulting with a qualified contractor who can provide further guidance and recommendations.



Recommendations

12.2.1 Windows

 Minor Defect

CRACKED GLASS

1ST FLOOR 2ND FLOOR

During the inspection, I observed cracked windowpane glass, which can be hazardous due to the potential for the glass to break further and potentially injure someone or allow air and water to enter the building. It's important to address this issue to ensure the safety and functionality of the window. I recommend further evaluation and replacement of the cracked windowpane glass by a qualified contractor or window specialist.

Recommendation

Contact a qualified window repair/installation contractor.





12.2.2 Windows

FOGGED / BROKEN SEAL

Fogged window was observed. This could be an indication of a failure of the window's insulation and can impact its energy efficiency and visual clarity. It is recommended to have a qualified window specialist or contractor evaluate the windows and determine the necessary repairs or replacements.

Recommendation

Contact a qualified window repair/installation contractor.

 Minor Defect



12.3.1 Floors, Walls, Ceilings

STAINS

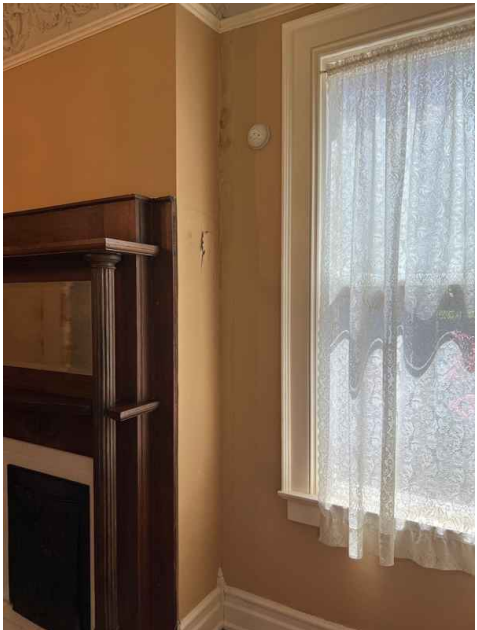
1ST FLOOR 2ND FLOOR

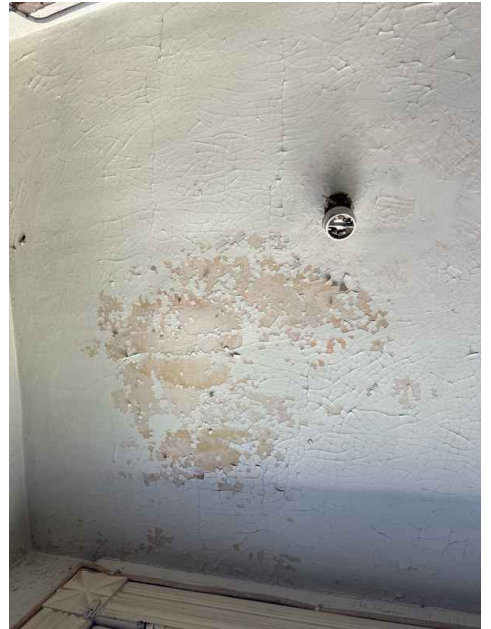
Stains were observed on the ceiling, along with elevated moisture levels, indicating possible water intrusion. If left unaddressed, this can lead to further damage and the potential for mold growth or other moisture-related issues. I recommend having a qualified professional evaluate the source of the moisture and perform necessary corrections to prevent ongoing damage and ensure a healthy indoor environment.

Recommendation

Contact a qualified professional.

 Material Defect





12.4.1 Switches, Fixtures & Receptacles

EXPOSED WIRING

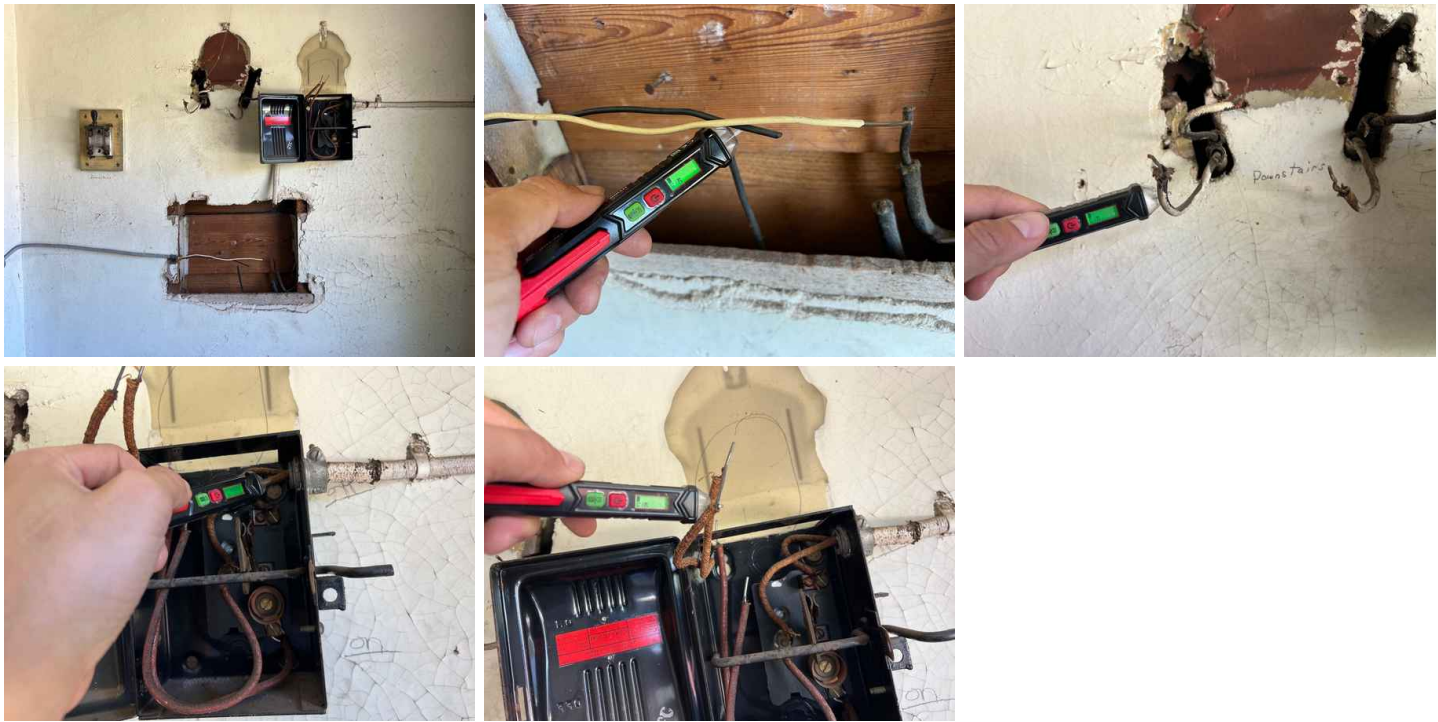
STAIRS

Exposed wiring was observed, and the wires appear to be abandoned. I recommend having a licensed electrician evaluate the wiring to confirm whether it is inactive and, if so, perform proper removal or secure termination. Addressing this will help ensure the electrical system remains safe and compliant with current standards.



Minor Defect

Recommendation
Contact a qualified electrician

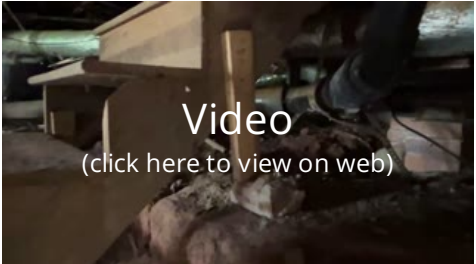


12.5.1 Stairs, Steps, Stoops, Stairways & Ramps

FURTHER EVALUATION

The stairs leading to the crawlspace are not well supported, which may pose a safety risk and lead to potential accidents or damage if not addressed. I recommend having a qualified professional evaluate the condition of the stairs and make the necessary repairs or reinforcements to ensure safe and stable access to the crawlspace.

 Major Defect



Video
(click here to view on web)

13: LAUNDRY

Information

Laundry Room, Electric, and Tub: Laundry Room



Floors, Walls and Ceiling: Inspected



Limitations

Clothes Washer

DID NOT INSPECT

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

Clothes Dryer

DID NOT INSPECT

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

Recommendations

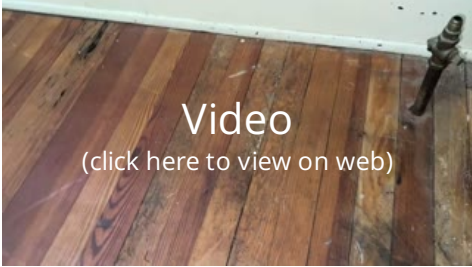
13.4.1 Floors, Walls and Ceiling

 Major Defect

PEST CONTROL

Potential pest damage was observed on the flooring, which may affect the integrity of the materials if left unaddressed. I recommend having a licensed pest control specialist evaluate the area to confirm the presence and extent of any infestation. If damage is confirmed, further evaluation and repairs by a qualified contractor may be necessary to restore the affected flooring.

Recommendation
Contact a qualified professional.



14: DETACHED GARAGE

Information

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

Wood

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

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

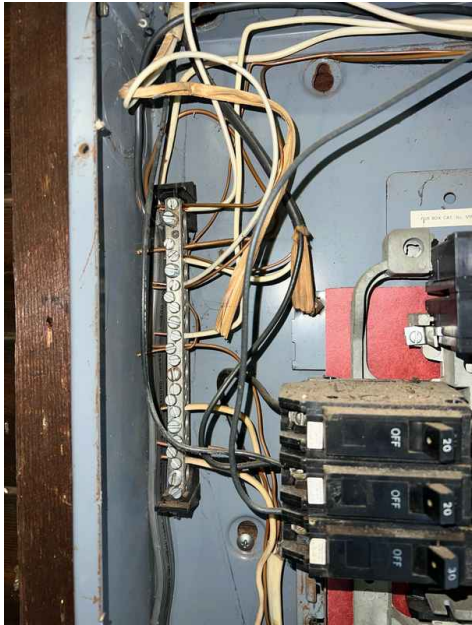
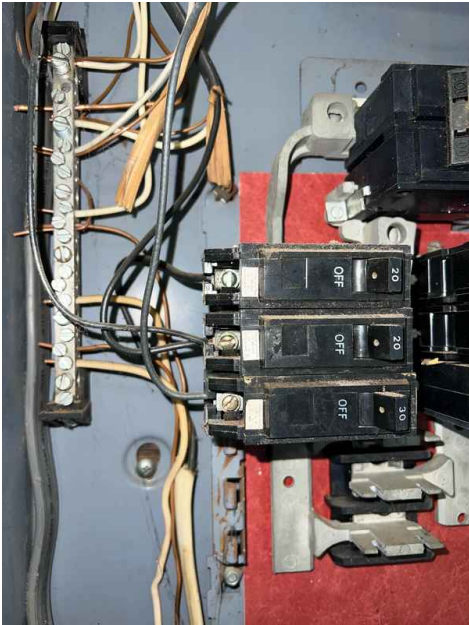
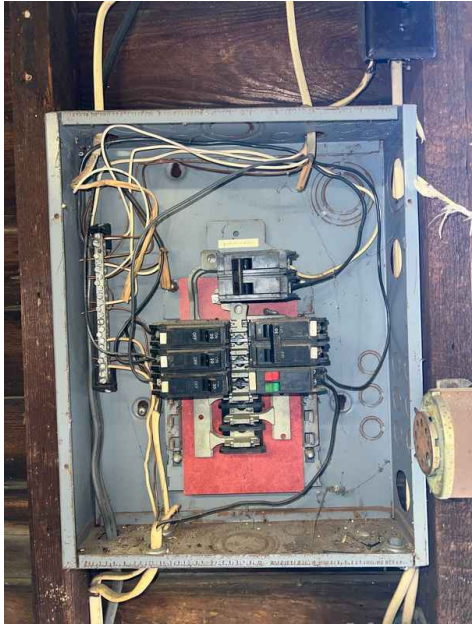


Ceiling & Walls in Garage: Garage Ceiling & Walls Were Inspected

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



Electric in the Garage: Inspected



Recommendations

14.1.1 Wall-Covering, Flashing & Trim

 Minor Defect

DAMAGED WALL-COVERING MATERIAL

Damage was observed at the exterior wall-covering material, which may lead to moisture intrusion or further deterioration if not addressed. I recommend having a qualified professional evaluate the extent of the damage and perform any necessary corrections to maintain the integrity and weather resistance of the exterior.

Recommendation
Contact a qualified professional.



14.1.2 Wall-Covering, Flashing & Trim

 Minor Defect

PEST CONTROL

Pest damage was observed at the exterior of the home, which may compromise the integrity of building materials and lead to further issues if not addressed. I recommend having a licensed pest control specialist evaluate the extent of the damage and perform necessary treatment. Additionally, a qualified contractor should assess and repair any affected areas to restore and protect the structure.

Recommendation
Contact a qualified pest control specialist.



14.3.1 Electric in the Garage

 Major Defect

AMPACITY / OVERFUSING PROBLEM

During the inspection, I found a concerning issue with the electrical system. It appears that a large-sized breaker is connected to small-gauge wire, which can create a hazard. This is known as an ampacity problem. It's important that this issue is addressed promptly by a licensed electrician to ensure that the electrical system is operating safely and efficiently.

Recommendation
Contact a qualified electrician



14.3.2 Electric in the Garage

DOUBLED HOT CONDUCTORS

Major Defect

During my inspection, I observed doubled hot conductor wires connected to the same breaker disconnect. It's important to ensure that each breaker has just one conductor wire connected to it to prevent any risk of loose connections, overheating, arcing, and potential electrical fires. Recommend further evaluation of the electrical system by a licensed electrician to ensure that all wiring is correctly and safely installed.

Recommendation

Contact a qualified electrician



15: KITCHEN

Information

GFCI & Electrical in Kitchen: Inspected



Kitchen Sink: Ran Water at Kitchen Sink

Running water at the kitchen sink during the inspection is a crucial step to assess the functionality and condition of the plumbing system. It helps identify any potential leaks, water pressure irregularities, or drainage problems that may require attention. By conducting this test, it provides valuable information about the overall performance and reliability of the kitchen plumbing.



Dishwasher: Inspected Dishwasher

As part of my home inspection, I conducted an evaluation of the dishwasher by turning it on and letting it run through a short cycle. This test is essential to ensure that the dishwasher is functioning properly, and can help identify any potential issues that may require attention.



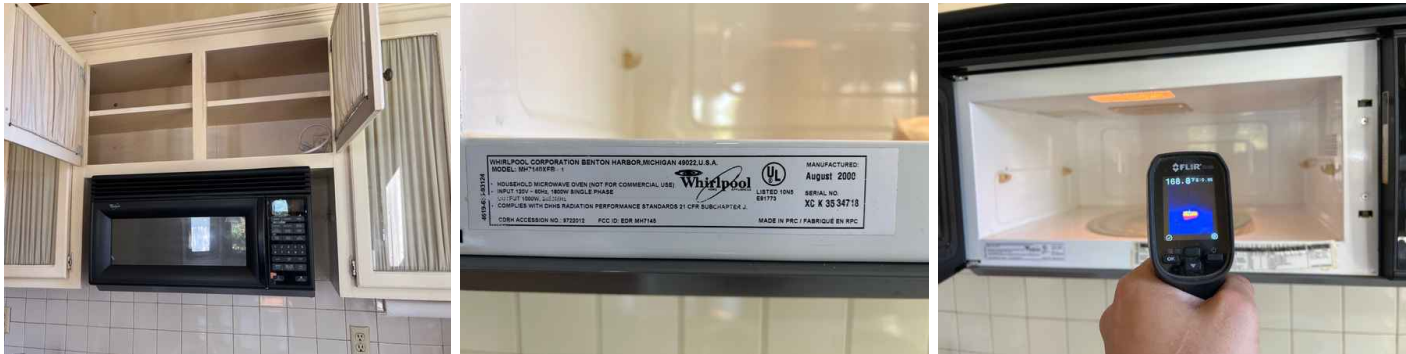
Range/Oven/Cooktop: Turned On Stove & Oven

I tested the kitchen's stove and oven by turning them on. This is an evaluation to determine whether the appliances are functioning correctly, and whether they pose any safety risks. Testing the stove and oven allowed me to check for proper ignition, heating elements, and any signs of malfunction.



Built-in Microwave: Microwave Turned On

During my home inspection, I observed that the microwave turned on. However, it is important to note that microwaves are beyond the scope of a home inspection.



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

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

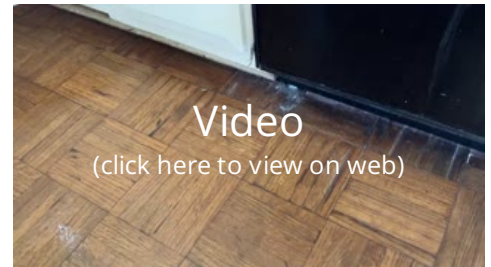


Recommendations

15.2.1 Dishwasher
FURTHER EVALUATION

 Minor Defect

It is advised to have an expert evaluate the dishwasher due to the observed water leakage during operation. This issue indicates a potential problem with the dishwasher's sealing . By engaging a professional for evaluation and necessary repairs, you can ensure proper functioning and prevent further water leakage, minimizing the risk of damage to surrounding areas and maintaining the efficiency of your dishwasher.



Recommendation

Contact a qualified professional.

15.3.1 Range/Oven/Cooktop

BURNER NOT LIGHTING



Major Defect

I observed that one or more heating elements did not turn on when operated.

Recommendation

Contact a qualified appliance repair professional.



15.4.1 Built-in Microwave

LIGHT DID NOT TURN ON



Minor Defect

During the home inspection, I observed that the light under the microwave was not functioning. This issue may be due to a burnt-out bulb, a faulty light socket, or a problem with the control board. Further evaluation and repair by a qualified technician are recommended to determine the exact cause and resolve the issue.

Recommendation

Contact a qualified appliance repair professional.



15.6.1 GFCI & Electrical in Kitchen

NOT GFCI PROTECTED



Minor Defect

It was observed that no GFCI outlet was present in the kitchen. To ensure safety, it is recommended that a licensed electrician install a GFCI outlet in the kitchen. This will provide protection against electrical shock and reduce the risk of electrical hazards.

Recommendation

Contact a qualified electrician



STANDARDS OF PRACTICE

Inspection Detail

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

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

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

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

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. The exterior wall-covering materials;
2. The eaves, soffits and fascia;
3. A representative number of windows;
4. All exterior doors;
5. Flashing and trim;
6. Adjacent walkways and driveways;
7. Stairs, steps, stoops, stairways and ramps;
8. Porches, patios, decks, balconies and carports;
9. Railings, guards and handrails; and
10. Vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. The type of exterior wall-covering materials.

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

The foundation;
The basement;
The crawlspace; and
Structural components.

II. The inspector shall describe:

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

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

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

Heating**I. The inspector shall inspect:**

1. The heating system, using normal operating controls.

II. The inspector shall describe:

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

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

1. Any heating system that did not operate; and
2. If the heating system was deemed inaccessible.

Cooling**I. The inspector shall inspect:**

1. The cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

1. Any cooling system that did not operate; and
2. If the cooling system was deemed inaccessible.

Plumbing**I. The inspector shall inspect:**

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

II. The inspector shall describe:

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

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

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

Bathrooms**The home inspector will inspect:**

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

Electrical**I. The inspector shall inspect:**

1. The service drop;
2. The overhead service conductors and attachment point;
3. The service head, gooseneck and drip loops;
4. The service mast, service conduit and raceway;
5. The electric meter and base;
6. Service-entrance conductors;
7. The main service disconnect;
8. Panelboards and over-current protection devices (circuit breakers and fuses);
9. Service grounding and bonding;
10. A representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;

11. All ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. For the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

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

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

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

Attic, Insulation & Ventilation**The inspector shall inspect:**

Insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
Ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
Mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

The type of insulation observed;

The inspector shall report as in need of correction:

The general absence of insulation or ventilation in unfinished spaces.

Doors, Windows & Interior**The inspector shall inspect:**

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

Laundry**The inspector shall inspect:**

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

Detached Garage**The inspector shall inspect:**

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

The inspector shall describe:

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

Kitchen

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

The inspector will out of courtesy only check:

The stove,
Oven,
Microwave, and
Garbage disposer.