



Integrity Home Inspection

Your Home is Our Priority

Inspection Report

Prepared for:

Jane Doe

John Doe

Property Address:

ABC Street

Main Street, USA



Integrity Home Inspection

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Date:	Time: 12:53 PM	Report ID: test report
Property: adsfds	Customer: John & Jane Doe	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN)= I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP)= This item, component or unit is not in this home or building.

Repair or Replace (RR)= The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

2 Story

Age Of Home:

Over 10 Years

Home Faces:

East

Client Is Present:

Yes

Radon Report:

No

Termite Report:

No

Water Report:

No

Weather:

Cloudy

Temperature:

Over 65

Rain in last 3 days:

No



Integrity Home Inspection
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Repair Replace Summary

Customer

John Doe

Jane Doe

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.1 FLASHINGS

Inspected, Repair or Replace



The metal flashing at the front of home (below right bedroom window) has pulled away from brick veneer. Recommend securing and caulking against brick veneer.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected



The metal cap on top of the chimney is inverted. This area may result in rain water pooling. Deterioration and staining of siding may occur over time. Recommend repair as needed.

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace



(1) Due to lack of rain I am unable to determine if underground drain lines will function properly.





(2) The downspout(s) needs reconnecting to existing drain line at the front left corner of home and right corner (facing rear). It is typical for ground drain lines to settle within the first three years of back fill on new construction. However this problem needs correcting to prevent erosion. A qualified person should remedy as needed.

2. Exterior


2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

-  (1) The trim board beneath the rear exterior sliding door is starting to deteriorate/softening and needs caulking on the right side. Replacement not needed at this time
-  (2) There are 2 small gaps in siding at the rear of home. Often the siding can be slid down to close gaps. This is a small repair.





2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

-  Paver patio has settled toward home. This is typical with age and as settlement occurs. This area may pool water. Recommend leveling as needed.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)



Inspected, Repair or Replace

-  (1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
-  (2) Some of the shrubbery is in contact with the exterior of the house. This is not recommended as it traps moisture around the exterior of the house and attracts wood destroying insects. A six to eight inch clearance is recommended. Recommend improvement as needed.
-  (3) There is a neutral slope around the exterior of home. Typical standards require a minimum of 1 inch per foot slope away from the home for the first 6 feet. Typically with most houses and drainage methods this does not tend to be a problem, although it should alert you to the possibility that future improvement may be needed. No deterioration or previous pooling signs were noted. It is recommended to monitor and if water does not appear to drain away from the foundation a qualified professional should improve as needed.
-  (4) The asphalt drive at the front of home has some light deterioration/spider cracks. Recommend cracks be filled and a sealant coat be added to minimize further damage and extend useful life.

4. Interiors






4.5 BATHROOM

Inspected, Repair or Replace

-  (1) The caulking at the master bath sink backsplash is failing in areas. A proper seal is recommended to minimize water intrusion behind sink. Recommend repair as needed.
-  (2) The grout in the guest bath is failing in areas. This could lead to moisture intrusion if not sealed properly. A qualified professional should repair as needed.


4.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  (1) One window is cloudy (lost seal) at the dining room (upper transom). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.
-  (2) Two windows are damaged at spring linkage at the kitchen (left of dishwasher). A repair may be needed. A qualified professional should remedy as needed.
-  (3) Three windows are cloudy (lost seal) at the family room (upper sashes, west wall). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.
-  (4) Two windows are cloudy (lost seal) at the master bedroom (both upper sashes). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.
-  (5) One window is cloudy (lost seal) at the 1st guest bedroom on the right (left top sash). In order to correct the


cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.

4. Interiors


-  (6) One window is cloudy (lost seal) at the guest bedroom on left (top sash). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.

5. Structural Components

5.1 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) Inspected, Repair or Replace


-  White efflorescence (powder substance) and discolored (damp) block on wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint, proper ventilation and moisture barrier (floor) could be applied to the interior side of the block if necessary. Efflorescence/dampness is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

5.2 WALLS (Structural) Inspected




-  (2) Small crack in the foundation on the exterior should be sealed at the rear of the house.

6. Plumbing System


6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS Inspected, Repair or Replace

-  The plumbing waste line drains slowly at the master bath sink (left side). A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. Recommend repair as needed.


6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES Inspected, Repair or Replace

-  (1) The water supply line in the crawlspace below master bath appears to have leaked and resealed itself at the elbow connection. Some staining has occurred on the joist. Recommend monitor and repair as needed.
-  (2) The water supply line in the crawlspace for exterior water spigot appears to have leaked and resealed itself at the cvpc/copper connection. Recommend monitor and repair as needed.
-  (3) Dampness found at point where main water line enters foundation. This may be due to cut out block and water seeping in from lack of proper grade at front of home. This is not a significant issue at this time. Recommend monitoring this area and repair if needed.


6.3 MAIN WATER SHUT-OFF DEVICE (Describe location) Inspected

-  The main shut-off is in the basement in the southeast corner below the water meter.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) Inspected

-  The CSST gas line (yellow flex) is not bonded in the basement (at ceiling). Typical standards recommend bonding of gas line. At the time this house was built this was not required although a safety precaution it should be completed. A qualified professional should remedy as needed


6.6 SUMP PUMP Inspected

-  The exterior sump pump waste line has pulled away from ground drain line. This is a small repair. A qualified person should remedy as needed.

7. Electrical System


7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Repair or Replace

-  There were several outlets not GFCI (Ground Fault Circuit Interrupt) protected in the unfinished basement wall receptacles. For safety reasons it is recommended GFCI's be installed. A qualified licensed electrician should perform repairs/improvements that involve wiring.

7.8 SMOKE DETECTORS

Inspected, Repair or Replace

-  Numerous smoke detectors are missing or need batteries replaced. This is a safety concern. Recommend remedy as needed.

7.9 CARBON MONOXIDE DETECTORS




Inspected, Repair or Replace

-  The carbon monoxide detector is missing battery at common hallway to bedrooms.

8. Heating / Central Air Conditioning


8.0 HEATING EQUIPMENT

Inspected, Repair or Replace

-  (1) The furnace is older/original (1999) and is nearing or at the end of its "average" useful life. All controls worked properly. Average life expectancy for a gas-fired furnace is 15-20 years and although this worked well it is recommended to budget for a replacement in the future. This is for your information.
-  (2) The furnace is dirty and does not appear to have been serviced lately. It is recommended to have the unit serviced and cleaned, and thereafter on an annual basis as a preventive maintenance procedure.
-  (3) The condenser line from the A/C unit shows previous signs of leaking (condensation) at the furnace. Condensation has dripped down inside the furnace. This can affect average life expectancy of the furnace. Recommend monitoring and if problem persists a qualified professional should remedy as needed.

8.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected

-  The foam sleeve on condenser line is missing in area(s) at outside unit. Missing foam on condenser line can cause energy loss and condensation. I recommend service or repair as needed.

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.

1. Roofing

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.



Styles & Materials

Roof Covering:

Architectural/Dimensional

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Vinyl siding


	IN	NI	NP	MI	RR
1.0 ROOF COVERINGS	•				
1.1 FLASHINGS	•				•
1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				
1.3 ROOF DRAINAGE SYSTEMS	•				•
	IN	NI	NP	MI	RR

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Comments:





1.1 Item 1(Picture)

 **1.1** The metal flashing at the front of home (below right bedroom window) has pulled away from brick veneer. Recommend securing and caulking against brick veneer.



1.2 Item 1(Picture)

 **1.2** The metal cap on top of the chimney is inverted. This area may result in rain water pooling. Deterioration and staining of siding may occur over time. Recommend repair as needed.


 **1.3 (1)** Due to lack of rain I am unable to determine if underground drain lines will function properly.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

 **1.3 (2)** The downspout(s) needs reconnecting to existing drain line at the front left corner of home and right corner (facing rear). It is typical for ground drain lines to settle within the first three years of back fill on new construction. However this problem needs correcting to prevent erosion. A qualified person should remedy as needed.

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.

2. 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.



Styles & Materials

Siding Style:

Lap

Siding Material:

Wood
Vinyl
BJohn veneer

Exterior Entry Doors:

Steel
VINYL

Appurtenance:

Patio

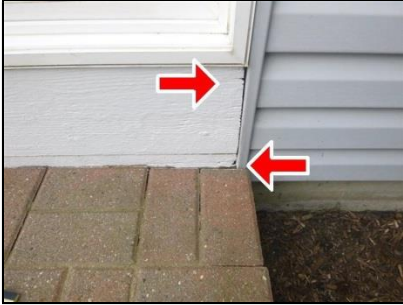
Driveway:

Asphalt


	IN	NI	NP	MI	RR
2.0 WALL CLADDING FLASHING AND TRIM	•				•
2.1 DOORS (Exterior)	•				
2.2 WINDOWS	•				
2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•				•
2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•				•
2.5 EAVES, SOFFITS AND FASCIAS	•				
2.6 SHED				•	
	IN	NI	NP	MI	RR

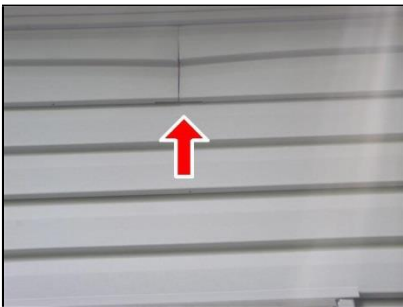
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Comments:

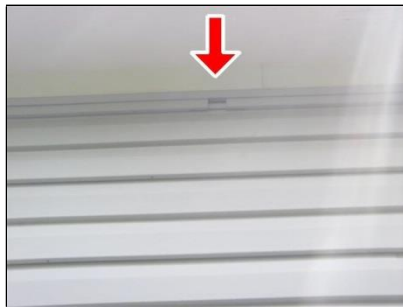


2.0 Item 1(Picture)


 **2.0** (1) The trim board beneath the rear exterior sliding door is starting to deteriorate/softening and needs caulking on the right side. Replacement not needed at this time



2.0 Item 2(Picture)





2.0 Item 3(Picture)

 **2.0** (2) There are 2 small gaps in siding at the rear of home. Often the siding can be slid down to close gaps. This is a small repair.



2.3 Item 1(Picture)

 **2.3** Paver patio has settled toward home. This is typical with age and as settlement occurs. This area may pool water. Recommend leveling as needed.


 **2.4** (1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)


 **2.4 (2)** Some of the shrubbery is in contact with the exterior of the house. This is not recommended as it traps moisture around the exterior of the house and attracts wood destroying insects. A six to eight inch clearance is recommended. Recommend improvement as needed.



2.4 Item 3(Picture)



2.4 Item 4(Picture)


 **2.4 (3)** There is a neutral slope around the exterior of home. Typical standards require a minimum of 1 inch per foot slope away from the home for the first 6 feet. Typically with most houses and drainage methods this does not tend to be a problem, although it should alert you to the possibility that future improvement may be needed. No deterioration or previous pooling signs were noted. It is recommended to monitor and if water does not appear to drain away from the foundation a qualified professional should improve as needed.



2.4 Item 5(Picture)



2.4 Item 6(Picture)

 **2.4 (4)** The asphalt drive at the front of home has some light deterioration/spider cracks. Recommend cracks be filled and a sealant coat be added to minimize further damage and extend useful life.

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.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LIFT-MASTER

		IN	NI	NP	MI	RR
3.0	GARAGE CEILINGS	•				
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•				
3.2	GARAGE FLOOR	•				
3.3	GARAGE DOOR (S)	•				
3.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				
3.5	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•				
		IN	NI	NP	MI	RR

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4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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 observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Wood

Interior Doors:

Hollow core

Raised panel

Window Types:

Single-hung

DUEL-PANE

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:


Laminate

SOLID SURFACE

	IN	NI	NP	MI	RR
4.0 CEILINGS	•				
4.1 WALLS	•				
4.2 FLOORS	•				
4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				
4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
4.5 BATHROOM	•				•
4.6 WINDOWS (REPRESENTATIVE NUMBER)	•				•
4.7 DOORS (REPRESENTATIVE NUMBER)	•				
	IN	NI	NP	MI	RR


IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Issue, RR= Repair or Replace


Comments:


 **4.5 (1)** The caulking at the master bath sink backsplash is failing in areas. A proper seal is recommended to minimize water intrusion behind sink. Recommend repair as needed.





4.5 Item 1(Picture)


 **4.5 (2)** The grout in the guest bath is failing in areas. This could lead to moisture intrusion if not sealed properly. A qualified professional should repair as needed.


 **4.6 (1)** One window is cloudy (lost seal) at the dining room (upper transom). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.

 **4.6 (2)** Two windows is/are damaged at spring linkage at the kitchen (left of dishwasher). A repair may be needed. A qualified professional should remedy as needed.

 **4.6 (3)** Three windows are cloudy (lost seal) at the family room (upper sashes,west wall). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.

 **4.6 (4)** Two windows are cloudy (lost seal) at the master bedroom (both upper sashes). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.

 **4.6 (5)** One window is cloudy (lost seal) at the 1st guest bedroom on the right (left top sash). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.

 **4.6 (6)** One window is cloudy (lost seal) at the guest bedroom on left (top sash). In order to correct the cloudy appearance of glass, a repair or replacement of glass pane or seal or the unit will be necessary. A qualified professional should remedy as needed.

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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 Integrity Home Inspection report.

5. 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.



Styles & Materials

Foundation:

- Masonry block
- Poured concrete

Wall Structure:

- Wood

Roof Structure:

- Engineered wood trusses
- 2 X 4 Rafters
- Sheathing

Attic info:

- Scuttle hole

Method used to observe Crawlspace:

- Crawled

STRUCTURAL SUPPORT:

- Steel lally columns
- Steel I-Beam

Roof-Type:

- Hip

Floor Structure:

- 2 X 10
- Wood joists

Ceiling Structure:

- 2X4
- Not visible

Method used to observe attic:

- From entry

	IN	NI	NP	MI	RR
5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				•
5.1 WALLS (Structural)	•				
5.2 COLUMNS OR PIERS	•				
5.3 FLOORS (Structural)	•				
5.4 CEILINGS (structural)	•				
5.5 ROOF STRUCTURE AND ATTIC	•				
	IN	NI	NP	MI	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, MI= Maintenance Issue, RR= Repair or Replace

Comments:



5.0 Item 1(Picture)

🏠 5.0 White efflorescence (powder substance) and discolored (damp) block on wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint, proper ventilation and moisture barrier (floor) could be applied to the interior side of the block if necessary. Efflorescence/dampness is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



5.1 Item 1(Picture)

🏠 5.1 (2) Small crack in the foundation on the exterior should be sealed at the rear of the house.

 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 qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. 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.



Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Black hose

Plumbing Water Distribution (inside home):

CPVC

Washer Drain Size:

Not visible

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)


Manufacturer:

STATE

	IN	NI	NP	MI	RR
6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				•
6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				•
6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				
6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)	•				
6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•				
6.5 MAIN FUEL SHUT OFF (Describe Location)	•				
6.6 SUMP PUMP	•				
	IN	NI	NP	MI	RR


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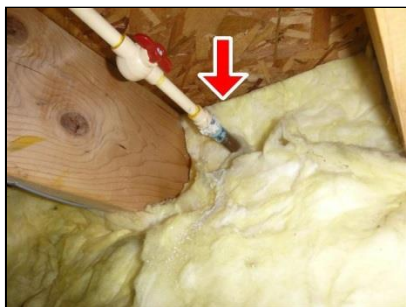
Comments:

 **6.0** The plumbing waste line drains slowly at the master bath sink (left side). A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. Recommend repair as needed.




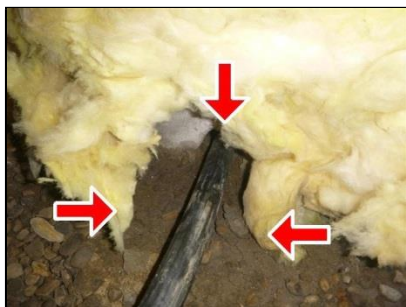
6.1 Item 1(Picture)

 **6.1 (1)** The water supply line in the crawlspace below master bath appears to have leaked and resealed itself at the elbow connection. Some staining has occurred on the joist. Recommend monitor and repair as needed.





6.1 Item 2(Picture)

 **6.1 (2)** The water supply line in the crawlspace for exterior water spigot appears to have leaked and resealed itself at the cvpc/copper connection. Recommend monitor and repair as needed.



6.1 Item 3(Picture)

 **6.1 (3)** Dampness found at point where main water line enters foundation. This may be due to cut out block and water seeping in from lack of proper grade at front of home. This is not a significant issue at this time. Recommend monitoring this area and repair if needed.

 **6.3** The main shut-off is in the basement in the southeast corner below the water meter.

6.4 The CSST gas line (yellow flex) is not bonded in the basement (at ceiling). Typical standards recommend bonding of gas line. At the time this house was built this was not required although a safety precaution it should be completed. A qualified professional should remedy as needed

6.5 The main fuel shut off is at gas meter outside.



6.6 Item 1(Picture)

6.6 The exterior sump pump waste line has pulled away from ground drain line. This is a small repair. A qualified person should remedy as needed.

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.

7. 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.



Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

150 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper


Wiring Methods:

Romex

	IN	NI	NP	MI	RR
7.0 SERVICE ENTRANCE CONDUCTORS	•				
7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				
7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				•
7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•				
7.6 ATTIC WIRING		•			
7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
7.8 SMOKE DETECTORS	•				•
7.9 CARBON MONOXIDE DETECTORS	•				•
	IN	NI	NP	MI	RR


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Comments:

 **7.4** There were several outlets not GFCI (Ground Fault Circuit Interrupt) protected in the unfinished basement wall receptacles. For safety reasons it is recommended GFCI's be installed. A qualified licensed electrician should perform repairs/improvements that involve wiring.

7.6 Attic wiring not visible.

7.7 The main panel box is located in the basement along the north wall.

 **7.8** Numerous smoke detectors are missing or need batteries replaced. This is a safety concern. Recommend remedy as needed.



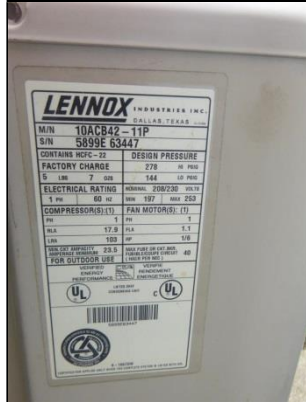
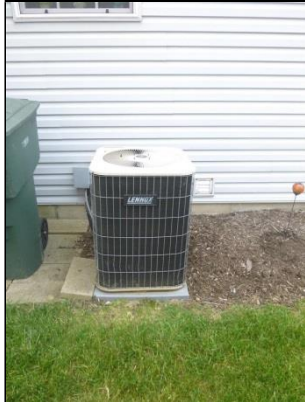
7.9 Item 1(Picture)

 **7.9** The carbon monoxide detector is missing battery at common hallway to bedrooms.

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.

8. Heating / Central Air Conditioning

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.



Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Heat System Brand:

LENNOX

FURNACE MANUFACTURE DATE:

1999

Ductwork:

Non-insulated

Filter Type:

Disposable

Filter Size:

16x25

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

LENNOX

Number of AC Only Units:

One

Size of Unit:

3 1/2 TON


A/C MANUFACTURE DATE:


1999

	IN	NI	NP	MI	RR
8.0 HEATING EQUIPMENT	•				•
8.1 NORMAL OPERATING CONTROLS	•				
8.2 AUTOMATIC SAFETY CONTROLS	•				
8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				
8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				•	
8.7 GAS/LP FIRELOGS AND FIREPLACES		•			
8.8 COOLING AND AIR HANDLER EQUIPMENT	•				
8.9 NORMAL OPERATING CONTROLS	•				
8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				
	IN	NI	NP	MI	RR

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Comments:

 **8.0 (1)** The furnace is older/original (1999) and is nearing or at the end of its "average" useful life. All controls worked properly. Average life expectancy for a gas-fired furnace is 15-20 years and although this worked well it is recommended to budget for a replacement in the future. This is for your information.


 **8.0 (2)** The furnace is dirty and does not appear to have been serviced lately. It is recommended to have the unit serviced and cleaned, and thereafter on an annual basis as a preventive maintenance procedure.



8.0 Item 1(Picture)




8.0 Item 2(Picture)

 **8.0 (3)** The condenser line from the A/C unit shows previous signs of leaking (condensation) at the furnace. Condensation has dripped down inside the furnace. This can affect average life expectancy of the furnace. Recommend monitoring and if problem persists a qualified professional should remedy as needed.



8.8 Item 1(Picture)

 **8.8** The foam sleeve on condenser line is missing in area(s) at outside unit. Missing foam on condenser line can cause energy loss and condensation. I recommend service or repair as needed.

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.

9. Insulation and Ventilation

The home inspector shall observe: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: insulation in unfinished spaces; and absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: move insulation where readily visible evidence indicates the need to do so; and move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation:

Blown
Fiberglass
BATT FIBERGLASS

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only
Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

	IN	NI	NP	MI	RR
9.0 INSULATION IN ATTIC	•				
9.1 INSULATION UNDER FLOOR SYSTEM			•		
9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS	•				
9.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•				
9.4 VENTING SYSTEMS (Kitchens, baths and laundry)	•				
9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•		
	IN	NI	NP	MI	RR

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Comments:

9.0 Recommend adding insulation to side attics.

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

10. Built-In Kitchen Appliances

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; or refrigeration units. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

MAYTAG

Range/Oven:

WHIRLPOOL

Refrigerator:

MAYTAG

Exhaust/Range hood:

NONE

Built in Microwave:

KENMORE

Disposer Brand:

EMERSON

Trash Compactors:

NONE

	IN	NI	NP	MI	RR
10.0 DISHWASHER	•				
10.1 RANGES/OVENS/COOKTOPS	•				
10.2 REFRIGERATOR	•				
10.3 RANGE HOOD				•	
10.4 MICROWAVE COOKING EQUIPMENT	•				
10.5 FOOD WASTE DISPOSER	•				
10.6 TRASH COMPACTOR				•	
	IN	NI	NP	MI	RR

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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.