Inspection Report

[redacted]

Report ID

AP-736-000930

Inspection Date

[redacted]

Inspector

CP

Christopher Pasten
cpasten@clearpointhomeinspection.com
(773) 299-0105

Agent

MC

[redacted]

Client

EC

[redacted]

INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address
[redacted]

Year Built
1904

Square Footage
2000

Type of building
Multi-Family (2-flat)

Style of home
Low-Rise

Weather
Clear

Temperature
Below 60 (F)

GENERAL REPORT INTRODUCTION

Report Introduction

Listed below is a description of the categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform our client of the current condition of the property and structure that may or may not be used in negotiations between real estate professionals.

Low Priority= The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair. Items that fall into this category can frequently be addressed by a **homeowner or qualified handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Medium Priority= The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category should be addressed by a **licensed contractor of tradesman** and are not considered routine maintenance or DIY items.

High Priority= **Safety Concern/Issue**. The item, component, or system poses a risk to occupants, structure, or general habitability in or around the home. Some listed items may have been considered acceptable for the time of the structures construction, but may now pose a current risk after wear and tear or ever-changing industry standards.

Repair: The item, component or system is not functioning as intended, or needs further inspection and correction or replacement; possible damage to the item or component or failure of system may occur if not resolved/addressed. Repairs may be possible to satisfactory condition with out replacement.

Scope of the inspection: This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors) which can be found at https://www.nachi.org/sop.htm and is subject to the terms and conditions accepted upon signature of our pre-inspection agreement. The information contained in the Standards of practice will explain, that this inspection is a non-invasive or technically exhaustive, visual examination, of the visible and accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. No destructive testing or dismantling of components is performed. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not readily accessible in a competently performed inspection. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. The scope of work can be modified by the client and inspector prior to the inspection process but should be documented in the agreement that is signed.

No warranty, guarantee or insurance is expressed or implied by our company. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed **at the time of the inspection**. The report was produced exclusively for our client. Not to be used or interpreted by anyone other than our client or their representative. If you're reading this report but did not hire our company to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and items may even have already been corrected and improved. Not all defects will be identified during this inspection. Unexpected repairs that are not visible or are outside of the inspection process should be anticipated.

You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommends that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all inspections, repairs and cost estimates, be completed prior to closing or buying the property.

Thermal Scans: Infrared cameras or other equipment will be used, just like any other tool for portions of the inspection process, as determined by the inspector in his sole discretion and is always "limited in nature" as part of a home inspection and not to be construed as a full thermal scan and report. Typically our company scans the electrical panel, outlets, ceilings and walls.

TABLE OF CONTENT

COMMENT KEY OR DEFINITION OF RECOMMENDATIONS

#	Image	Name	Description
1.		Inspected(I)	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.
2.		Not Inspected(N)	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.
3.		Absent(A)	This item, component or unit is not in this home or building and I am unable to determine if it is needed.
4.		Repair/Replace(R)	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.
5.		High	
6.		Medium	
7.		Low	
8.		Repair or Replace	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.
9.		Safety Issues	

REPAIR OR REPLACE

2. Grounds

2.2.1 Damage and/or Deteriorated Deck Support Footing

Medium

Comment Location : REAR

At the time of inspection, one or more deck support footings were visibly cracked and/or deteriorated. I recommend repair or replacement by a professional contractor before further erosion occurs.




8. Bathroom 1st Unit

8.3.1 Inoperable bathroom fan

Low

Comment Location : BASEMENT BATHROOM

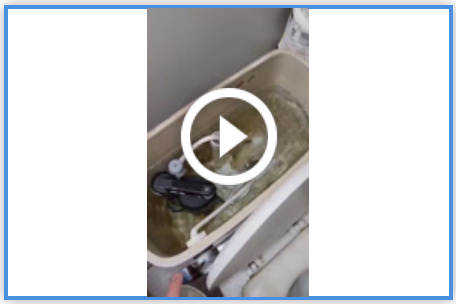
The bathroom fan was not operable or responding to the switch. I recommend repair or replacement as needed by a professional electrical contractor.

8.6.1 Broken flush chain

Low

Comment Location : 1ST FLOOR BATHROOM

At the time of the inspection, the toilet will not flush properly because the flush chain is broken and needs repair or replacement.



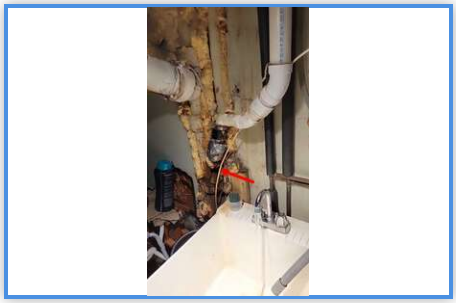
10. Plumbing

10.4.2 Active Drain Leak

Medium

Comment Location : 1ST FLOOR BATHROOM

The inspector found one or more active drain leaks. We recommend that the affected drains be repaired as needed by a professional contractor.



12. Heating 2nd Unit

12.9.1 Filter collapsed

Low

Comment Location : MECHANICAL ROOM

The cartridge filter is filthy and has collapsed. The filter needs replacing to one with a rigid frame. A qualified person should replace as needed.

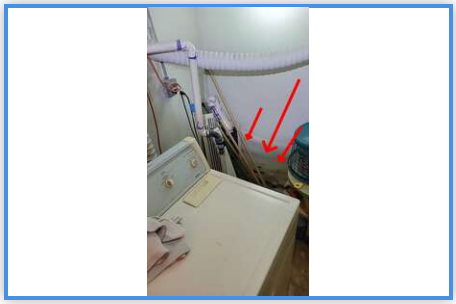
18. Basement/Crawl Space/Foundation

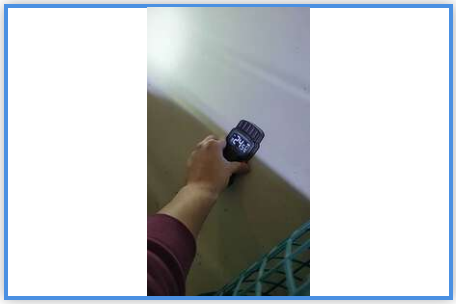
18.5.1 Water intrusion

High

Comment Location : LAUNDRY ROOM

One or more visible sign(s) of water intrusion were present at the time of inspection. I am unable to determine extent or how often it may occur. If not corrected, a wet basement can lead to costly issues such as foundation problems, mold and deterioration of floor system. A qualified water infiltration specialist should further investigate and repair as needed. (See 18.5.2 for cause of moisture intrusion)





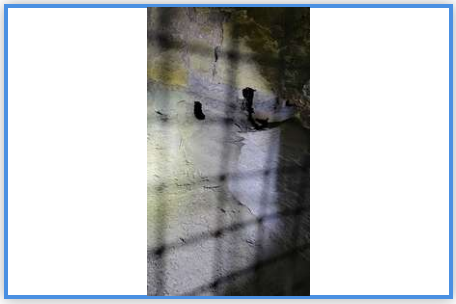
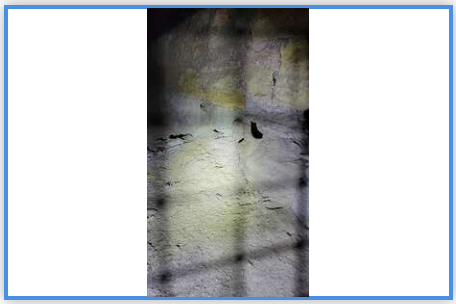
18.5.2 Damaged stone rubble foundation

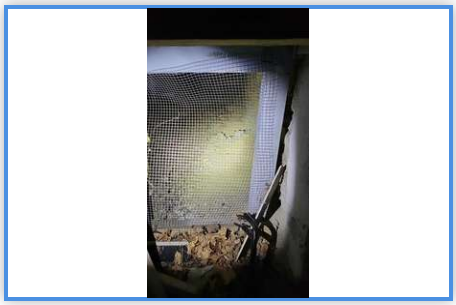
High

Comment Location : REAR RIGHT CORNER

There were damaged area found on the stone rubble foundation. The Inspector recommends that the affected area(s) is evaluated and repaired, as needed, by a professional contractor.



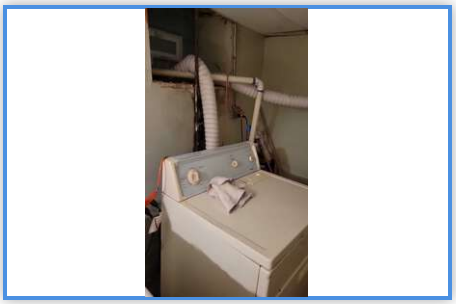
19. Laundry 1st Unit

19.4.1 Broke/Disconnected Vent

Low

Comment Location : LAUNDRY ROOM

The clothes dryer exhaust duct is broken or disconnected in one or more places. Clothes dryers produce large amounts of moisture, lint, which is highly flammable, and trace amounts of carbon monoxide which should not enter structure interiors. Damage to building components may result. A qualified person should evaluate and make permanent repairs as necessary.

20. Rodent/Insects

20.1.1 Rodent feces found

Medium

Comment Location : MECHANICAL ROOM

One or more areas had rodent feces visible. We recommend that a pest control company be called out to exterminate the rodents.

20.2.1 Cockroach

Medium

Comment Location : 1ST FLOOR KITCHEN

One or more signs, or a live cockroach were found at the time of inspection. I recommend a qualified pest control contractor further evaluate and exterminate as needed for health reasons.

SAFETY ISSUES

2. Grounds

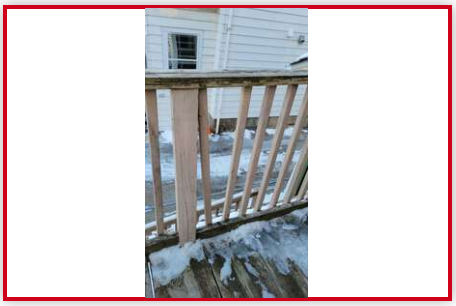
2.4.1 Stairs/Handrails/Guardrails(Multiple Defects)

Low

Comment Location : REAR

1. GUARDRAIL GAPS (MORE THAN 4")
Guardrail(s) had gaps that were too large. Spacing larger than 4" can allow small children or pets to fall through. As a minimum, you should be aware of this safety concern. I recommend a qualified contractor repair or replace the guardrails as needed to meet current standards.

2. GUARDRAIL LOOSE
Guardrails in one or more areas were loose and need reinforcement. This may be a safety hazard if guardrails cannot hold the weight of a person leaning on them. I recommend the affected areas be repaired or replaced as needed by a professional contractor.



5. Garage

5.6.1 Garage Outlet (No GFCI)

Low

Comment Location : GARAGE

One or more garage receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A licensed electrician should replace all garage outlets for GFCI receptacles or add GFCI circuit breaker(s) as needed.

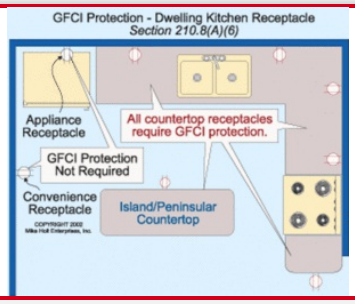
6. Kitchen 1st Unit

6.1.1 No GFCI (required)

Low

Comment Location : KITCHEN

Kitchen electrical outlets were operable at the time of the inspection but no Ground Fault Circuit Interrupter (GFCI) protection were installed. GFCI protection should be installed for outlets within 6 feet of plumbing fixtures or on kitchen counters, as they were required in kitchens starting in 1987 by the NEC. Recommended this be done by a professional electrical contractor.



1.1 GFCI placement illustration

10. Plumbing

10.5.1 Meter gas pipe corrosion

Low

Comment Location : RIGHT SIDE FACING FRONT

The gas meter had one or more areas that were corroded. In time this can cause gas leaks. We recommend that the affected areas be repaired as needed by a the gas company.

12. Heating 2nd Unit

12.6.1 Duct Work Issues(Multiple Defects)

High

Comment Location : MECHANICAL ROOM

1. ASBESTOS TAPE
The tape used on the furnace supply duct may contain asbestos, which is a known carcinogen. Laboratory testing can confirm asbestos presence.

2. RUST IN OR ON DUCTWORK
One or more ducts had visible corrosion. One possible cause may be from condensation. I recommend repair or replacement as needed by a qualified HVAC contractor.



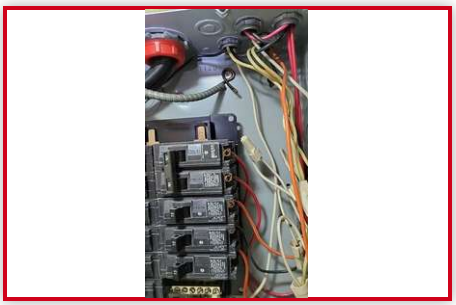

15. Electrical

15.8.2 Missing bonding screw (Both Panels)

Medium

Comment Location : BASEMENT

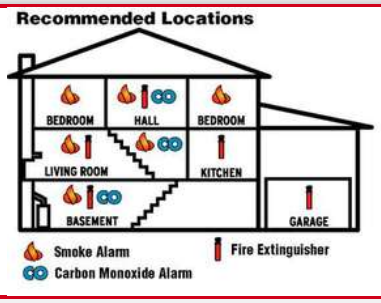
The panel neutral bus bar was missing it's green bonding screw or equivalent area identified on the installation method on manufactures data plate. I recommend the bonding screw be installed as required by a professional electrical contractor.

15.9.1 Smoke/CO Detector Missing

Low

Smoke and carbon monoxide alarms were missing and/or not installed in one or more locations. Smoke and CO alarms should be installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). I recommend installing photoelectric type combination alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, calfire.ca.gov recommends installing smoke detectors in each bedroom for increased safety. Click here for more information.



1.1 Placement Illustration

16. Interior 1st Unit

16.1.1 Microbial Growth

High

Comment Location : BASEMENT

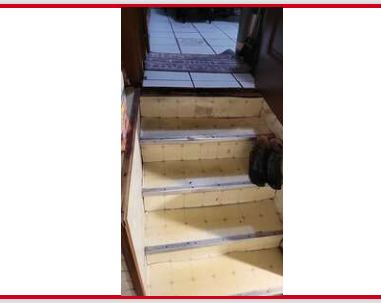
Microbial like growth or a musty odor was found at one or more locations. We did not test the substance through a lab so proper verification was not made. Growth is normally caused by moist conditions, plumbing or roof/exterior moisture issues, and issues with improper ventilation. I recommend that after the areas are verified as mold, the source of moisture should be found and the mitigation done by a professional contractor.

16.7.1 Handrails Missing

Low

Comment Location : REAR

Staircase had no handrails. This is a safety hazard. I recommend a qualified handyman install a handrail per current standards.



16.7.2 Guardrail Climbable

Low

Comment Location : BASEMENT

One ore more guardrails installed were climbable. The balusters were installed vertically instead of horizontally. This method is used in new construction quite frequently because is looks fabulous. As a result kids are able to climb the railings rendering them unsafe. We recommend that the guardrails be altered for safety.

16.7.3 Staircase Headroom (No Clearance)

Low

Comment Location : BASEMENT

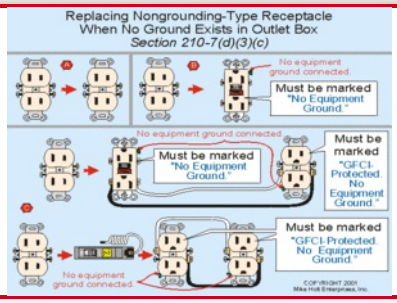
The stairs to basement had no headroom. Clearance was less than 6 feet 6 inches. This is difficult to correct but at the very least, client should be aware to prevent injury.

16.10.1 2 Prong Outlets (Open Ground)

Low

Comment Location : KITCHEN

2 prong outlets rather than 3 prong grounded outlets were installed in one or more areas. These outlets are un-grounded and considered unsafe. There appliances that require a ground like computers or refrigerators as as example. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the outlets. It is also industry standard for outlets to be replaced with GFCI protection as a repair, to use grounded appliances with them. I recommend a professional electrical contractor be hired to repair the affected outlets as needed.



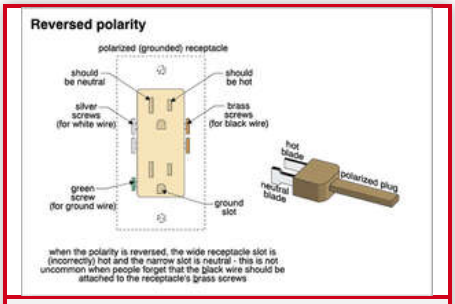
1.1 Repair Method

16.10.2 Electrical Receptacles(Multiple Defects)

Low

1. OUTLET (HOT NEUTRAL REVERSE)
One or more electrical outlets had reversed polarity wiring (hot and neutral wires.) This is a possible shock concern and electrical issues are a hazard until corrected. Repairs involving wiring should be performed by a licensed electrical contractor.

2. COVER PLATE (LOOSE/MISSING/DAMAGED)
One or more outlet cover plates were missing, loose and/or damaged at the time of inspection. I recommend that the affected cover plates be replaced for safety.



2.1 Hot Nuetral Reverse

Location: BEDROOM

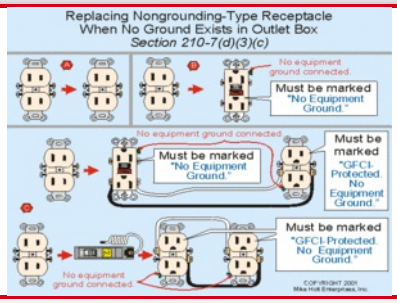
Location: LIVING ROOM

16.10.3 3 Prong Outlet (Ungrounded)

Low

Comment Location : BEDROOM

3 prong outlets were installed in one or more areas and tested as open ground. This is a safety concern because metal appliances can become energized in the event of an over current situation and be damaged. With no ground wire to carry away the electricity a person can get shocked. I recommend the affected outlets be updated or repaired as needed. The installation of a GFCI protected circuit with is an accepted repair, or the installation of a ground wire back to the panel bus bar. There are other repair options but the evaluation and recommendation for repair should be made by a professional electrical contractor.



3.1 Repair Method

17. Interior 2nd Unit

17.6.1 Keyed Inside

Low

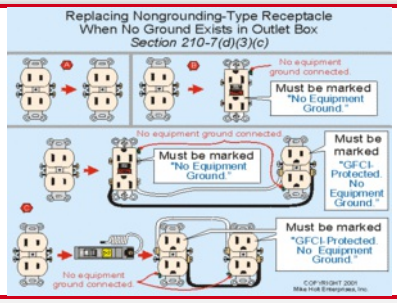
Comment Location : FRONT ENTRY DOOR

An interior door had double-cylinder deadbolt lock installed, where a key is required to open it from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed if key is misplaced. I recommend replacing the hardware to one where a handle is installed on the interior side.

17.10.1 3 Prong Outlet (Ungrounded)

Low

3 prong outlets were installed in one or more areas and tested as open ground. This is a safety concern because metal appliances can become energized in the event of an over current situation and be damaged. With no ground wire to carry away the electricity a person can get shocked. I recommend the affected outlets be updated or repaired as needed. The installation of a GFCI protected circuit with is an accepted repair, or the installation of a ground wire back to the panel bus bar. There are other repair options but the evaluation and recommendation for repair should be made by a professional electrical contractor.

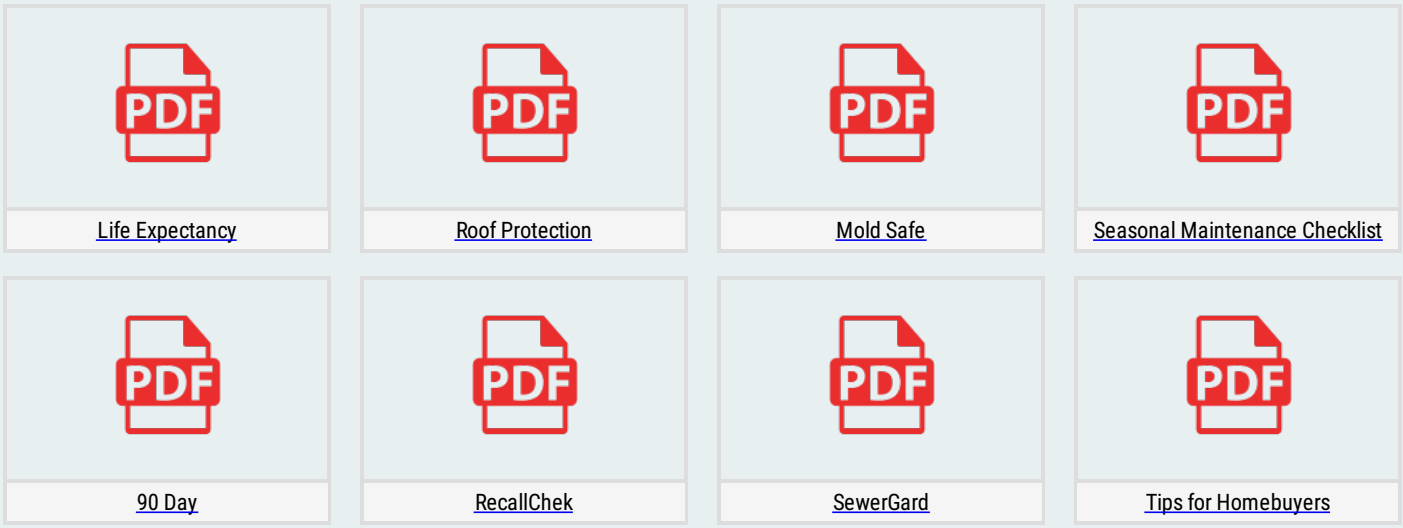


1.1 Repair Method

Location: BEDROOM

Location: BEDROOM

Location: KITCHEN


PDF
Life Expectancy
PDF
Roof Protection
PDF
Mold Safe
PDF
Seasonal Maintenance Checklist
PDF
90 Day
PDF
RecallChek
PDF
SewerGard
PDF
Tips for Homebuyers

PROPERTY INFORMATION IMPORTANT INFORMATION

All On

All utilities were on at the time of inspection.

OLDER HOMES

This home is older than 90 years and this is considered while inspecting. It is common to have areas that no longer comply with current code. This is not a newer home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for local or jurisdictional code compliance. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not evaluate or approve the repair. It is common to see old plumbing or mixed materials. The home also has had multiple siding and roof changes. Older homes typically had lead base paint that is above and beyond the scope of our inspection. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists, or, it may still need further attention. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage from wood destroying insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity, existing treatment, and possible hidden damage. This home inspection report does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

PROPERTY INFORMATION LIMITATION

House occupancy - Yes

Note: Yes, the home was occupied at the time of inspection. When a home is occupied furniture, clothing, and other stored items obstruct the view and access to walls, receptacle outlets, under sinks and sometimes windows. All areas that could be accessed were inspected at the time of inspection. The report will note if areas were inaccessible.

GROUNDS SECTION STANDARD

Grounds Standards

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior of foundation or exterior walls. The inspector cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from this report. The Inspector does not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home you should contact a qualified professional for evaluation of them before closing on the home.

GROUNDS LIMITATION

Snow covered

Note: Unable to fully view the driveway and or walkway due to snow covering the ground. Visibility was very limited at the time of inspection.

GROUNDS MATERIAL

Driveway Material	Walkway Materials	Deck Type
Concrete	Concrete	Wood decking / Wood framing

Stoop type	Patio type
Concrete	Concrete

GROUNDS SECTION REPORT

Section Items	I	N	A	R	Comments	
2.1 Patio, Patio Covers	✓				0	
2.2 Deck Findings	✓				1	View Comments
2.3 Stoop	✓				0	
2.4 Stairs/Handrails/Guardrails				✓	1	View Comments
2.5 Driveway And Walkways Findings				✓	1	View Comments
2.6 Grading, Drainage And Vegetation Findings	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

2.2.1 Damage and/or Deteriorated Deck Support Footing

Medium

Repair or Replace

Comment Location - REAR

At the time of inspection, one or more deck support footings were visibly cracked and/or deteriorated. I recommend repair or replacement by a professional contractor before further erosion occurs.

2.4.1 Stairs/Handrails/Guardrails(Multiple Defects)

Low

Safety Issues

Comment Location - REAR

1. GUARDRAIL GAPS (MORE THAN 4")
Guardrail(s) had gaps that were too large. Spacing larger than 4" can allow small children or pets to fall through. As a minimum, you should be aware of this safety concern. I recommend a qualified contractor repair or replace the guardrails as needed to meet current standards.

2. GUARDRAIL LOOSE
Guardrails in one or more areas were loose and need reinforcement. This may be a safety hazard if guardrails cannot hold the weight of a person leaning on them. I recommend the affected areas be repaired or replaced as needed by a professional contractor.


2.5.1 Cracks and spalling (Concrete driveway/walkway)

Low

Comment Location - LEFT SIDE FACING FRONT

Common cracks and/or areas with spalling were visible in the driveway/walkway Cracks result from damage to concrete or settlement/heaving due to moisture below the slab. Spalling results from chemical use or poor conditions when the concrete was poured. If these cracks are not sealed, and the spalling is not patched, the areas will continue to get worse over time and result in further damage or deterioration. You can have a qualified contractor repair as needed, or refer to the DIY videos attached.




EXTERIOR SECTION STANDARD

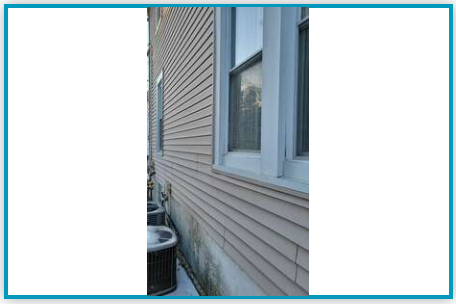
Exterior Standards

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. 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.

EXTERIOR IMPORTANT INFORMATION

Vinyl Siding

Vinyl siding is plastic exterior cladding for a house, used for decoration and weatherproofing, as an alternative to traditional wood siding or other materials such as aluminum or fiber cement siding. It is an engineered product, manufactured primarily from polyvinyl chloride, or PVC, resin, giving vinyl siding its name.Approximately 80 percent of its weight is PVC resin, with the remaining 20 percent being composed of other ingredients that establish color, opacity, gloss, impact resistance, flexibility, and durability. It is the most commonly installed exterior cladding for residential construction in the United States and Canada.



EXTERIOR MATERIAL

Siding Material	Trim/Soffit/Fascia Material	Windows and Screen Materials
Vinyl Siding	Wood, Vinyl	Vinyl Windows

EXTERIOR SECTION REPORT

Section Items	I	N	A	R	Comments	
3.1 Trim, Soffits, And Fascia				✓	1	View Comments
3.2 Exterior Doors	✓				0	
3.3 Exterior Windows/Shutters	✓				0	
3.4 Wall Flashing	✓				0	
3.5 Paint, Wood Finish, Or Caulking				✓	1	View Comments
3.6 Vents and Misc. Problems	✓				0	
3.7 Exterior Electrical	✓				0	
3.8 Exterior Plumbing				✓	1	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

3.1.1 Damaged trim

Medium

Comment Location - GARAGE

The trim on this home was, cracked, deteriorated or damaged. I recommend the affected area(s) be evaluated and repaired or replaced as needed, by a professional contractor, to seal out moisture. Should you consider doing the repair yourself, see the DIY linked video to assist you in your decision.

3.5.1 Paint failing some areas

Low

Comment Location - REAR

At the time of inspection, paint or stain in some areas was failing (e.g. peeling, faded, worn, thinning.) Siding and trim with a failing finish can be further damaged by moisture. I recommend that the failing paint/stain area(s) be prepped (e.g. clean, scrape, sand, prime, caulk) and repainted or re-stained as needed by a qualified person after any siding or trim repairs are completed.





3.8.1 No anti-siphon device

Low

Comment Location - REAR

There were no anti-siphon devices installed on the exterior hose bibs. These are needed to help the pipe from freezing if a hose is attached and to prevent water from siphoning back into the house should the end of a hose be left in a pool of water. These can be purchased at most local hardware stores and screwed onto the hose bib.

ROOF SECTION STANDARD

Roof Standards

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.

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.

ROOF LIMITATION

Snow on roof (Limited inspection)

At the time of inspection, snow covered the roof. The roof may have hidden defects covered by the snow.



ROOF MATERIAL

Roof Access	Roof Style	Drainage system description
Not Inspected (snow covered or wet at time of inspection), Drone	Gable	Gutters and downspouts installed

Chimney/flue material
Brick

4.3 Primary roof-covering type

Architectural Fiberglass Asphalt Shingle



ROOF SECTION REPORT

Section Items	I	N	A	R	Comments	
4.1 Chimney at Roof				✓	1	View Comments
4.2 Roof Flashing				✓	1	View Comments
4.3 Roof Vents	✓				0	
4.4 Plumbing and Combustion Vents	✓				0	
4.5 Asphalt Composition Shingle	✓				0	
4.6 Roof Drainage Components				✓	2	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

4.1.1 No raincap

Medium

At the time of inspection, no metal rain cap was installed. A rain cap will help eliminate animals and moisture from entering the flue, as well as stop downdrafts. I recommend installation as needed by a professional contractor.

4.2.1 Corroded roof flashing (Minor)

Low

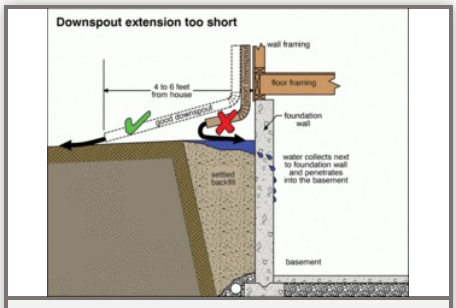
Comment Location - REAR

There were one or more areas of the metal roof flashing had minor corrosion. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor, to prevent moisture damage from areas corroded through.

4.6.1 Downspout Extension (Short/None/Missing)

Low

One or more downspouts were missing or too short around this the home, allowing roof drainage to discharge next to the foundation which can lead to further erosion, settlement, or water intrusion in these areas. I recommend proper extensions be installed by a qualified person.



1.1 Proper Extension Illustration

4.6.2 Gutters (Some Missing)

Medium

Comment Location - GARAGE

Roof drainage system is missing. Runoff can cause deterioration to fascia, roof edge and siding, water damage/intrusion, as well as foundation related problems. I recommend installation of gutters by a qualified contractor.

GARAGE SECTION STANDARD

Garage Standards

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage . 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.

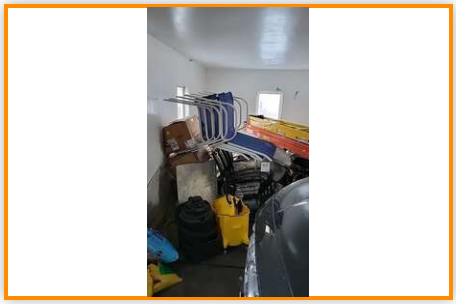
Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

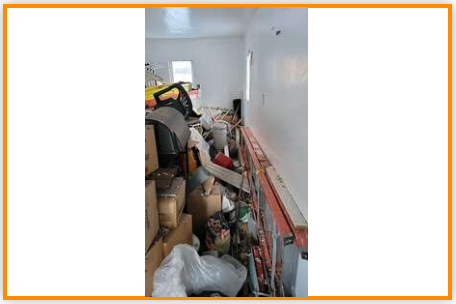
GARAGE LIMITATION

Garage walls-stored items

Comment Location - GARAGE

Note: The garage was not fully visible due to stored items. The viewing of the foundation and/or framing/drywall was not possible. There is no way to determine if there is wood destroying insect activity or damage to the foundation and/or drywall.





GARAGE MATERIAL

Garage/Carport Type Size	Number of Automatic Openers	Ceiling type(s)
Detached garage, Two car garage	1	Drywall

Wall type(s)	Floor type(s)
Fully finished drywall	Concrete

GARAGE SECTION REPORT

Section Items	I	N	A	R	Comments	
5.1 Door Issues (To Interior)	✓				0	
5.2 Floors				✓	1	View Comments
5.3 Walls	✓				0	
5.4 Ceiling	✓				0	
5.5 Vehicle Doors/Operators/Switch	✓				0	
5.6 Garage Electrical				✓	1	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

5.2.1 Grarage Floor (Spalling)

Low

Comment Location - GARAGE

Spalling was visible on areas of the garage floor. Spalling is a deterioration of weak concrete floor in the form of flakes from the concrete surface, that may have happened from a number of causes.

5.6.1 Garage Outlet (No GFCI)

Low

Safety Issues

Comment Location - GARAGE

One or more garage receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A licensed electrician should replace all garage outlets for GFCI receptacles or add GFCI circuit breaker(s) as needed.

KITCHEN 1ST UNIT SECTION STANDARD

Kitchen Standards

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. 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.

KITCHEN 1ST UNIT LIMITATION

Do not test fridge

Comment Location - KITCHEN

Note: Refrigerators are not inspected nor are the icemaker lines inspected. If there is a refrigerator installed in the home at the time of inspection we do not move the refrigerator to inspect behind it. By moving the refrigerator it may cause damage to the floor, icemaker line and/or the refrigerator itself. If you wish to know its overall condition you should consult a qualified appliance repairman for review prior to closing.

Microwave Not inspected

Comment Location - KITCHEN

The built-in microwave oven was not tested or operated for function at the time of inspection. Running a microwave with nothing in it may cause damage to unit. This is for your information.

KITCHEN 1ST UNIT MATERIAL

Countertop	Cabinetry	Oven Type #1
Laminate	Wood	Gas Free Standing Range

Exhaust Vent Type(s)	Dishwasher Type(s)
None Installed	None Installed

6.3 Kitchen Sink Type(s)

Stainless Steel

6.4 Cook Top/Range Type(s)

Gas

KITCHEN 1ST UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
6.1 Kitchen Outlets				✓	1	View Comments
6.2 Switches And Lighting	✓				0	
6.3 Cabinets And Counters	✓				0	
6.4 Range Hood				✓	1	View Comments
6.5 Garbage Disposal			✓		0	
6.6 Dishwasher			✓		0	
6.7 Microwave		✓			0	
6.8 Refrigerator				✓	1	View Comments
6.9 Fixtures, Plumbing, And Drains				✓	1	View Comments
6.10 Range And Cook Tops	✓				0	
6.11 Oven(s)	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

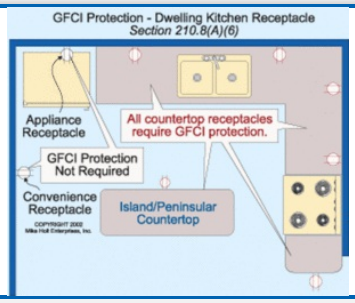
6.1.1 No GFCI (required)

Low

Safety Issues

Comment Location - KITCHEN

Kitchen electrical outlets were operable at the time of the inspection but no Ground Fault Circuit Interrupter (GFCI) protection were installed. GFCI protection should be installed for outlets within 6 feet of plumbing fixtures or on kitchen counters, as they were required in kitchens starting in 1987 by the NEC. Recommended this be done by a professional electrical contractor.



1.1 GFCI placement illustration

6.4.1 Range hood light - Inoperable

Medium

Comment Location - KITCHEN

The range hood light did not respond when it was tested. We recommend replacing the bulb and then retesting the unit. If it does not respond it will need to repaired by a professional appliance repairman.

6.8.1 Ice maker inoperable/not Connected

Low

Comment Location - KITCHEN

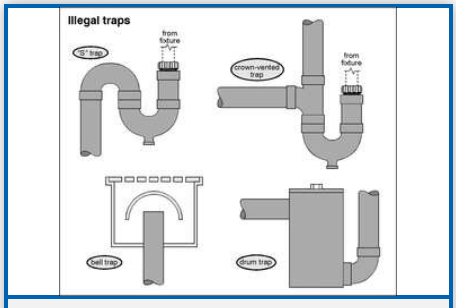
At the time of the inspection, the Icemaker was inoperable or had no water connection.

6.9.1 S-trap (Kitchen sink)

Medium

Comment Location - KITCHEN

The kitchen sink drain uses an s-trap rather than a vented p-trap. Water seals (the water lying in the bottom of the u-shaped pipe) may be lost when discharges occur in the system, resulting in sewer gases entering the structure. Recommend having a professional plumber evaluate and replace s-traps with vented p-traps.



1.1 Illegal traps

KITCHEN 2ND UNIT SECTION STANDARD

Kitchen Standards

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. 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.

KITCHEN 2ND UNIT LIMITATION

Do not test fridge

Comment Location - KITCHEN

Note: Refrigerators are not inspected nor are the icemaker lines inspected. If there is a refrigerator installed in the home at the time of inspection we do not move the refrigerator to inspect behind it. By moving the refrigerator it may cause damage to the floor, icemaker line and/or the refrigerator itself. If you wish to know its overall condition you should consult a qualified appliance repairman for review prior to closing.

Microwave Not inspected

Comment Location - KITCHEN

The built-in microwave oven was not tested or operated for function at the time of inspection. Running a microwave with nothing in it may cause damage to unit. This is for your information.

KITCHEN 2ND UNIT MATERIAL

Countertop	Cabinetry	Exhaust Vent Type(s)
Laminate	Wood	None Installed

Dishwasher Type(s)
None Installed

7.3 Kitchen Sink Type(s)

Stainless Steel

7.4 Cook Top/Range Type(s)

Gas

7.5 Oven Type #1

Gas Free Standing Range

KITCHEN 2ND UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
7.1 Kitchen Outlets	✓				0	
7.2 Switches And Lighting	✓				0	
7.3 Cabinets And Counters	✓				0	
7.4 Range Hood				✓	1	View Comments
7.5 Garbage Disposal			✓		0	
7.6 Dishwasher			✓		0	
7.7 Microwave		✓			0	
7.8 Refrigerator		✓			0	
7.9 Fixtures, Plumbing, And Drains				✓	1	View Comments
7.10 Range And Cook Tops	✓				0	
7.11 Oven(s)	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

7.4.1 No exhaust system for gas range (EPA)

Medium

Comment Location - KITCHEN

The homes gas range did not have an exterior vent for the range hood or exhaust system installed. The EPA recommends gas ranges vented regardless of local building codes allowing ranges to have no venting. I recommend installation of a range hood, or microwave with a bult in exhaust system by a qualified person.

7.9.1 Slow drain

Low

Comment Location - KITCHEN

At the time of inspection, the kitchen sink was slow to drain. The cause of a slow drain can range from a cleaning at trap to problems down line. I recommend further inspection and correction as needed by a qualified plumbing contractor.

BATHROOM 1ST UNIT SECTION STANDARD

Bathroom Standards

In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior -Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

BATHROOM 1ST UNIT IMPORTANT INFORMATION

Important Bathroom Information

Comment Location - BATHROOM

1. TILE SHOWER
Note: When the tub/shower surround in the home is tile it will require continual maintenance around the perimeter of enclosure. The grout sealant is a typical part of home maintenance and should be resealed every 6 months to a year to prevent water penetration or concealed damage behind walls and under floors.

2. SHOWER DOOR INSTALLED
Note: This shower is equipped with a glass shower door. Shower doors need regular adjustment and sealing to be sure that they are water tight. Be sure to adjust/inspect your door several times a year once you move in. Do not hang your towels along the top edge of the door as this can cause undue stress on the door.

Location: 1ST FLOOR BATHROOM

Location: BASEMENT BATHROOM

BATHROOM 1ST UNIT LIMITATION

Tub Overflow not tested

Tub overflows are not tested at the time of inspection. I am unable to determine if the overflow is connected properly in the wall. If the overflow line is not connected properly, testing them can cause damage to the property.

Location: 1ST FLOOR BATHROOM

Location: BASEMENT BATHROOM

BATHROOM 1ST UNIT MATERIAL

Exhaust Vent	Shower and Tub
Fan only	Tile Surround

BATHROOM 1ST UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
8.1 Electrical Receptacles	✓				0	
8.2 Switches And Lighting				✓	1	View Comments
8.3 Ventilation				✓	1	View Comments
8.4 Cabinets And Counters	✓				0	
8.5 Bathroom Sinks And Plumbing				✓	1	View Comments
8.6 Toilet				✓	1	View Comments
8.7 Bathtub And Whirlpool	✓				0	
8.8 Shower	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

8.2.1 Burnt out bathroom light bulbs

Low

Comment Location - BATHROOM

At the time of inspection, one or more light bulbs were burnt out our missing. It is recommended to replace the bulb(s) and testing the light fixture. If after replacement and the light bulb fails, consider evaluation by a professional electrical contractor.

8.3.1 Inoperable bathroom fan

Low

Repair or Replace

Comment Location - BASEMENT BATHROOM

The bathroom fan was not operable or responding to the switch. I recommend repair or replacement as needed by a professional electrical contractor.

8.5.1 Poor sink stopper operation

Low

Comment Location - BASEMENT BATHROOM

At the time of inspection, the bathroom sink stopper did not function correctly when the sink was full of water and then drained. I recommend the stopper be repaired or replaced as needed by a qualified person.

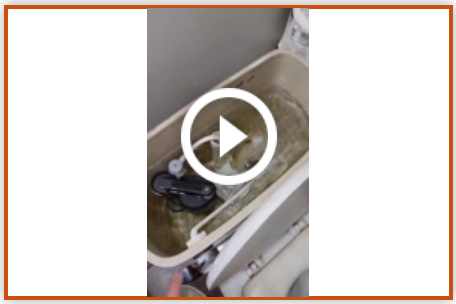
8.6.1 Broken flush chain

Low

Repair or Replace

Comment Location - 1ST FLOOR BATHROOM

At the time of the inspection, the toilet will not flush properly because the flush chain is broken and needs repair or replacement.



BATHROOM 2ND UNIT SECTION STANDARD

Bathroom Standards

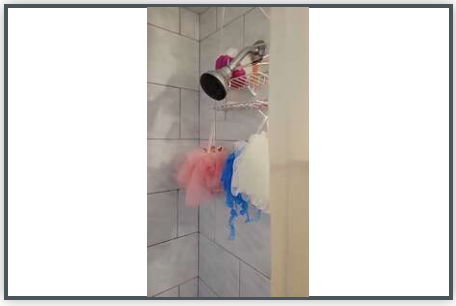
In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior -Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

BATHROOM 2ND UNIT IMPORTANT INFORMATION

Tile shower

Comment Location - BATHROOM

Note: When the tub/shower surround in the home is tile it will require continual maintenance around the perimeter of enclosure. The grout sealant is a typical part of home maintenance and should be resealed every 6 months to a year to prevent water penetration or concealed damage behind walls and under floors.

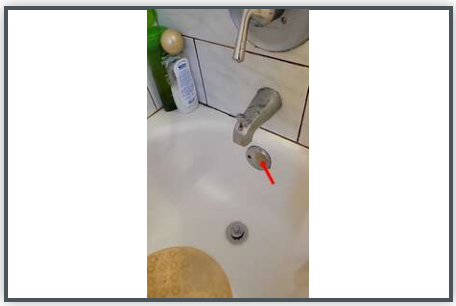


BATHROOM 2ND UNIT LIMITATION

Tub Overflow not tested

Comment Location - BATHROOM

Tub overflows are not tested at the time of inspection. I am unable to determine if the overflow is connected properly in the wall. If the overflow line is not connected properly, testing them can cause damage to the property.



BATHROOM 2ND UNIT MATERIAL

Shower and Tub	Exhaust Vent
Tile Surround	Fan w/ light

BATHROOM 2ND UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
9.1 Electrical Receptacles	✓				0	
9.2 Switches And Lighting	✓				0	
9.3 Ventilation	✓				0	
9.4 Cabinets And Counters	✓				0	
9.5 Bathroom Sinks And Plumbing	✓				0	
9.6 Toilet				✓	1	View Comments
9.7 Bathtub And Whirlpool	✓				0	
9.8 Shower	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

9.6.1 Runs continuously

Low

Comment Location - BATHROOM

The toilet did not stop running when it was flushed. This will keep running and draining water leaving you with higher water bills. We recommend that the fill valve be repaired or replaced by a plumbing contractor.

PLUMBING SECTION STANDARD

Plumbing Standards

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.

PLUMBING IMPORTANT INFORMATION

Water shut off location

Comment Location - BASEMENT

The main water shut off location is in the description in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.

Sewer clean out location

Comment Location - LAUNDRY ROOM

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. It is also not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.

Main fuel shut off location

Comment Location - RIGHT SIDE FACING FRONT

The main fuel shut off is located on the gas meter. This is for your information.

Water heater info

Comment Location - MECHANICAL ROOM

Note: The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.Maintenance note: A water heater life span varies per area and there is no set maximum expected service life. In some parts it is normal to expect between 10-15 years, while in others a homeowner is fortunate if the water heater lasts 8 years. The life span of water heaters depends upon the, quality of the unit, the chemical composition of the water, the long-term water temperature settings, and the quality/ frequency of past and future maintenance.

Maintenance tips: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 130 degrees to prevent scalding. Hot Water can cause third degree burns:
In 1 second at 156xB0F
In 2 seconds at 149xB0F
In 5 seconds at 140xB0F
In 15 seconds at 133xB0F

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.
Step 1 - You will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. For newer tanks, 5 gallons should be drained from the bottom. For older tanks, you will need to shut down the gas and water supply, before draining the tank.
Step 2- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off.
Step 3- You will need to turn the water and gas valves back on, and re-light the water heater. Typically, the directions are on the side of the water heater.

PLUMBING LIMITATION

Did Not Test Shut offs

Note: We do not turn, test or operate the water main shut off valve or shut-off valves to individual fixtures. By turning the valves it may cause them to leak causing damage to the property.

Plumbing - water softner

Comment Location - BASEMENT

Note: A water softener is installed - Water softeners are not tested or inspected as they are outside the scope of this companies home inspection. It is recommended that a qualified company be contacted for a complete inspection before closing.

PLUMBING MATERIAL

Water Supply Source	Main Water Supply Pipe	Water Distribution Pipes
Public Water Supply	Copper	Copper
Sewage System Type	**Drain Waste and Vent Pipe Materials**	**Gas Pipe Material**
Public	Polyvinyl Chloride (PVC), Cast Iron	Black Steel
Type of Gas	**#1 Water Heater Type**	**#1 Water Heater Power Source**
Natural Gas	Tank (conventional)	Gas
#1 Water Heater Capacity	**#1 Water Heater Location**	**#1 Water Heater Manufacturer**
40 gallons	Mechanical room	Richmond
#1 Water Heater Age	**Sump Pump**	**Sewage Ejector**
2021	An operable sump pump was installed	None Found

PLUMBING SECTION REPORT

Section Items	I	N	A	R	Comments	
10.1 Gas Water Heater	✓				0	
10.2 Combustion Air Vents	✓				0	
10.3 Water Supply and Distribution	✓				0	
10.4 Sewage and DWV Systems				✓	2	View Comments
10.5 Gas System Components				✓	1	View Comments
10.6 Sump Pump	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

10.4.1 Corrosion on Pipe (Monitor)

Medium

Comment Location - LAUNDRY ROOM

While no leaks were found, corrosion and stains were found in one or more sections of drain and/or waste pipes. I recommend monitoring these areas in the future, and if leaks occur, have a qualified plumber evaluate and repair or replace sections of system as needed.



10.4.2 Active Drain Leak

Medium

Repair or Replace

Comment Location - 1ST FLOOR BATHROOM

The inspector found one or more active drain leaks. We recommend that the affected drains be repaired as needed by a professional contractor.



10.5.1 Meter gas pipe corrosion

Low

Safety Issues

Comment Location - RIGHT SIDE FACING FRONT

The gas meter had one or more areas that were corroded. In time this can cause gas leaks. We recommend that the affected areas be repaired as needed by a the gas company.


HEATING 1ST UNIT SECTION STANDARD

Heating Standards

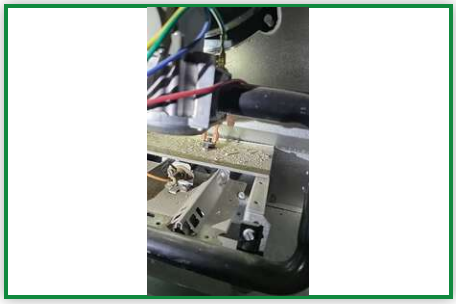
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution 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. 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.

HEATING 1ST UNIT IMPORTANT INFORMATION

Furnace use information

Comment Location - MECHANICAL ROOM

The electrical equipment disconnect was located near the furnace and acts as an emergency shut-off switch or can be used while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use. Heating systems are usually trouble-free and easy to maintain. Efficient operation is a direct result of proper and regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition.
You will need to change your filter regularly or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace routinely serviced at least once a year to ensure it is functioning as intended. If you have a humidifier, keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life expectancy.



Thermostat location

Comment Location - DINING ROOM

The thermostat location is identified in the photo below. This is for your information. To save energy, set your thermostat back at night or when you know your home will be unoccupied for an extended period of time (be mindful of different family schedules.) Savings can be as much as 1% of your heating bill for every degree lowered every 8 hours!

Filter location/info

Comment Location - MECHANICAL ROOM

See photo below for where to change your filter. Typical recommendations range depending on your needs. A filter may last 30 days for cheaper fiberglass filters, to as long as 12 months for higher-end pleated filters. These estimates assume average use and depend on the type and size of your filter. A general rule of thumb is to check your filter every 30 to 90 days and replace as needed. As your filter traps more dirt, dust, and allergens from the air, the heating unit's efficiency decreases. This is considered a normal maintenance item. Cheaper 30 day filters allow more air to flow through your unit to make the blower motor work less hard. Higher end filters are good for catching dust and allergens. The choice is yours!

HEATING 1ST UNIT LIMITATION

Note: dont inspect interior of ducts

Note: During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

HEATING 1ST UNIT MATERIAL

First Floor Heating Equipment Type	First Floor Heating System Manufacturer	First Floor Heating System Age
Forced air (furnace)	Rheem	2010
First Floor Heating Equipment Fuel Type	**First Floor System Ductwork Type(s)**	**First Floor Filter Type**
Natural Gas	Non-insulated sheet metal ductwork	Disposable
First Floor Filter Size		
16x20		

HEATING 1ST UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
11.1 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
11.2 Furnace				✓	1	View Comments
11.3 Thermal Scan (HVAC)	✓				1	View Comments
11.4 Combustion Air Vents	✓				0	
11.5 Flues and Vents for Heat Systems				✓	1	View Comments
11.6 Duct Work Issues	✓				0	
11.7 Return And Supply Registers	✓				0	
11.8 Thermostat	✓				0	
11.9 Air Filters And Tracks	✓				0	
11.10 Carbon Monoxide Levels	✓				1	View Comments

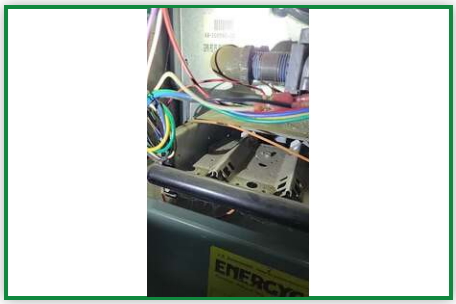
I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

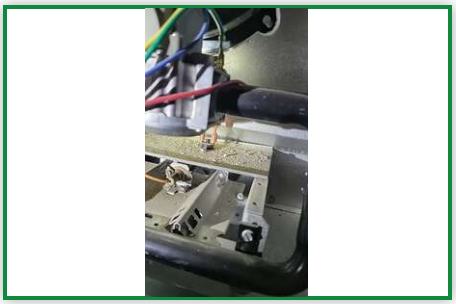
COMMENTS

11.2.1 Dirty burner assembly

Comment Location - MECHANICAL ROOM

At the time of inspection, the furnace burner assembly visibly needed cleaning. The Inspector recommends it evaluated and serviced by a professional HVAC contractor.





11.3.1 Heating ok

During the inspection we take a piece of paper and stick to the HVAC system air returns to ensure functionality. We then do a temperature read at the return to compare it to the heat or cooling being supplied to each room. There were no problems with the temperature splits, and all of the heat runs tested were functioning, unless noted in other areas in this report.



11.5.1 Furnace Flue (White powder)

Medium

Comment Location - MECHANICAL ROOM

The furnace flue or cabinet top had white powdery deposits visible, which may indicate issues with condensation because they replaced the furnace leaving the old flue or from other poor flue configurations not limited to size. I recommend evaluation and service as needed by a professional HVAC contractor.

11.10.1 Carbon Monoxide (Not present)

At the time of inspection, carbon monoxide was not detected. Levels were safe with no further recommendations. Note: Carbon monoxide detectors should be installed and monitored on a regular basis as conditions can change over time.

HEATING 2ND UNIT SECTION STANDARD

Heating Standards

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. 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.

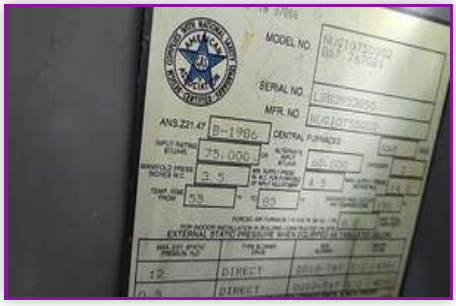
HEATING 2ND UNIT IMPORTANT INFORMATION

Furnace use information

Comment Location - MECHANICAL ROOM

The electrical equipment disconnect was located near the furnace and acts as an emergency shut-off switch or can be used while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use. Heating systems are usually trouble-free and easy to maintain. Efficient operation is a direct result of proper and regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition.
You will need to change your filter regularly or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace routinely serviced at least once a year to ensure it is functioning as intended. If you have a humidifier, keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life expectancy.





Thermostat info

This is for your information. To save energy, set your thermostat back at night or when you know your home will be unoccupied for an extended period of time (be mindful of different family schedules.) Savings can be as much as 1% of your heating bill for every degree lowered every 8 hours!

Filter location/info

Comment Location - MECHANICAL ROOM

See photo below for where to change your filter. Typical recommendations range depending on your needs. A filter may last 30 days for cheaper fiberglass filters, to as long as 12 months for higher-end pleated filters. These estimates assume average use and depend on the type and size of your filter. A general rule of thumb is to check your filter every 30 to 90 days and replace as needed. As your filter traps more dirt, dust, and allergens from the air, the heating unit's efficiency decreases. This is considered a normal maintenance item. Cheaper 30 day filters allow more air to flow through your unit to make the blower motor work less hard. Higher end filters are good for catching dust and allergens. The choice is yours!



HEATING 2ND UNIT LIMITATION

Note: dont inspect interior of ducts

Note: During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

HEATING 2ND UNIT MATERIAL

First Floor Heating Equipment Type	First Floor Heating System Manufacturer	First Floor Heating System Age
Forced air (furnace)	Kenmore	1988

First Floor Heating Equipment Fuel Type	First Floor System Ductwork Type(s)	First Floor Filter Type
Natural Gas	Non-insulated sheet metal ductwork	Disposable

First Floor Filter Size
14x20, 18x18

HEATING 2ND UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
12.1 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
12.2 Furnace				✓	1	View Comments
12.3 Thermal Scan (HVAC)	✓				1	View Comments
12.4 Combustion Air Vents	✓				0	
12.5 Flues and Vents for Heat Systems	✓				0	
12.6 Duct Work Issues				✓	1	View Comments
12.7 Return And Supply Registers	✓				0	
12.8 Thermostat	✓				0	
12.9 Air Filters And Tracks				✓	1	View Comments
12.10 Carbon Monoxide Levels	✓				1	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

12.2.1 Furnace(Multiple Defects)

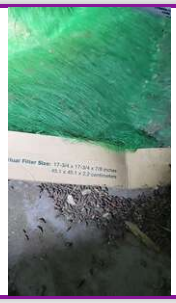
Medium

Comment Location - MECHANICAL ROOM

1. FURNACE NEAR OR PAST USEFUL LIFE
At the time of inspection, the forced air furnace appeared to be near, at or past its useful life. Most forced air furnaces have a useful life between 15-20 years. The Inspector recommends budgeting for replacement unless the decision is to not replace the furnace, having it serviced by a professional HVAC contractor and obtaining certification.

2. DIRTY BURNER ASSEMBLY
At the time of inspection, the furnace burner assembly visibly needed cleaning. The Inspector recommends it evaluated and serviced by a professional HVAC contractor.

1.1 MFD in 1988



12.3.1 Heating ok

During the inspection we take a piece of paper and stick to the HVAC system air returns to ensure functionality. We then do a temperature read at the return to compare it to the heat or cooling being supplied to each room. There were no problems with the temperature splits, and all of the heat runs tested were functioning, unless noted in other areas in this report.

12.6.1 Duct Work Issues(Multiple Defects)

High

Safety Issues

Comment Location - MECHANICAL ROOM

1. ASBESTOS TAPE
The tape used on the furnace supply duct may contain asbestos, which is a known carcinogen. Laboratory testing can confirm asbestos presence.

2. RUST IN OR ON DUCTWORK
One or more ducts had visible corrosion. One possible cause may be from condensation. I recommend repair or replacement as needed by a qualified HVAC contractor.




12.9.1 Filter collapsed

Low

Repair or Replace

Comment Location - MECHANICAL ROOM

The cartridge filter is filthy and has collapsed. The filter needs replacing to one with a rigid frame. A qualified person should replace as needed.


12.10.2 Carbon Monoxide (Not present)

At the time of inspection, carbon monoxide was not detected. Levels were safe with no further recommendations. Note: Carbon monoxide detectors should be installed and monitored on a regular basis as conditions can change over time.

COOLING 1ST UNIT SECTION STANDARD

Cooling Standards

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

COOLING 1ST UNIT IMPORTANT INFORMATION

Air Conditioner Information

Comment Location - RIGHT SIDE FACING FRONT

The air conditioner electrical disconnect was located within arms reach at the condenser unit outside. This is the shut-off that will turn the equipment off in an emergency.

Central air conditioner maintenance and precautions:
A- Properly balance the compressor fan. Consult with a licensed HVAC Contractor.
B- Keep compressor clean of shrub and debris in a 6 foot radius.
C- Keep compressor unit level.
D- Clean the cooling fins and coils each season before using system.
E- Replace filter monthly or more often if it becomes dirty.
F- Lubricate fan motor with a non-detergent motor oil.
G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed HVAC contractor for service.
H- Do not run system if exterior temperature is below 65 degrees F.
I- Have a licensed HVAC contractor check the amount of refrigerant and the possibility of leaks in the system.
J- It is recommend that drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.
K- If the house is purchased in the winter and the unit is only inspected visually, the seller should guarantee the cooling system is in working order or provide a home warranty.

COOLING 1ST UNIT LIMITATION

A/C Not Tested / Temperature Under 65 F*

Comment Location - RIGHT SIDE FACING FRONT

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature. Client should be aware of this limitation when inspecting unit in cooler temperatures.

1.1 Do not test in winter (Damage alert)

COOLING 1ST UNIT MATERIAL

Number of cooling systems (excluding window AC)	Main Floor Air Conditioning Type	Main Floor Air Conditioning System Manufacturer
One	Central, Electric system	Ameristar

Main Floor Cooling System Age	Main Floor Air Conditioning System Fuel Source
2019	Electric 220 Volt

COOLING 1ST UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
13.1 Air Conditioner Units		✓			0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COOLING 2ND UNIT SECTION STANDARD

Cooling Standards

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

COOLING 2ND UNIT IMPORTANT INFORMATION

Air Conditioner Information

Comment Location - RIGHT SIDE FACING FRONT

The air conditioner electrical disconnect was located within arms reach at the condenser unit outside. This is the shut-off that will turn the equipment off in an emergency.

Central air conditioner maintenance and precautions:
A- Properly balance the compressor fan. Consult with a licensed HVAC Contractor.
B- Keep compressor clean of shrub and debris in a 6 foot radius.
C- Keep compressor unit level.
D- Clean the cooling fins and coils each season before using system.
E- Replace filter monthly or more often if it becomes dirty.
F- Lubricate fan motor with a non-detergent motor oil.
G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed HVAC contractor for service.
H- Do not run system if exterior temperature is below 65 degrees F.
I- Have a licensed HVAC contractor check the amount of refrigerant and the possibility of leaks in the system.
J- It is recommend that drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.
K- If the house is purchased in the winter and the unit is only inspected visually, the seller should guarantee the cooling system is in working order or provide a home warranty.





COOLING 2ND UNIT LIMITATION

A/C Not Tested / Temperature Under 65 F*

Comment Location - RIGHT SIDE FACING FRONT

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature. Client should be aware of this limitation when inspecting unit in cooler temperatures.

1.1 Do not test in winter (Damage alert)

COOLING 2ND UNIT MATERIAL

Number of cooling systems (excluding window AC)	Main Floor Air Conditioning Type	Main Floor Air Conditioning System Manufacturer
One	Central, Electric system	Carrier

Main Floor Cooling System Age	Main Floor Air Conditioning System Fuel Source
1991	Electric 220 Volt

COOLING 2ND UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
14.1 Air Conditioner Units				✓	1	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

14.1.1 Older unit (Near or past useful life)

Medium

Comment Location - RIGHT SIDE FACING FRONT

The useful life for most air conditioning condensing units is estimated at 15-20 years. This unit appeared to be near, at, or past this age and/or its useful lifespan and may need replacing or significant repairs at any time. I recommend budgeting for a near future replacement.

1.1 MFD in 1991

ELECTRICAL SECTION STANDARD

Electrical Standards

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.

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.

ELECTRICAL IMPORTANT INFORMATION

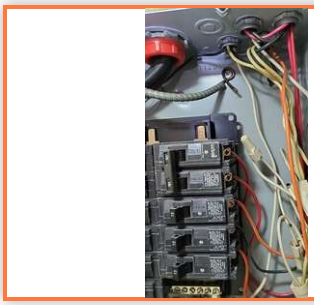
Main panel location

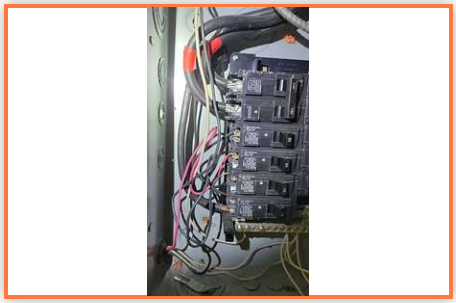
Comment Location - BASEMENT

The main electrical panel location is identified in the photo below. This is the area where you can shut off your electrical system at the main disconnect, in case of an emergency or need for service. All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) at your electrical panel including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs can be a life saving event.





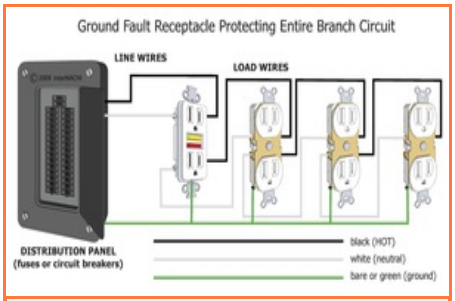






Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are suddenly applied (example: the use of a motor operated appliance or a "hotter" appliance such as a hair dryer.) If during the course of your home ownership you lose power in the kitchen, bathroom, garage or outdoor outlets, chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI. GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. Usually, the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores.) Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.



2.1 GFCI Diagram

Smoke/CO Detectors

Smoke detectors should be present/installed in every bedroom and common area. The batteries should be tested every month and replaced every year. Carbon monoxide detectors should be present/installed within 15 feet of gas-fired equipment, sleeping quarters, or at least one in every level. The batteries should be tested every month and replaced every year. Newer devices are replaced every 10 years or as needed. This is for your information.

ELECTRICAL MATERIAL

Electrical Service Conductors	Service Panel Ampacity	Service Panel Manufacturer
Overhead service, Aluminum, 120/240 volt service	100 amps	Siemens

Service Disconnect Location	Service Disconnect Type	Type of Branch Wiring
At Service Panel	Breaker	Solid Copper

Service OCPD Type	Service Grounding Electrode
Breakers	Water pipe

ELECTRICAL SECTION REPORT

Section Items	I	N	A	R	Comments	
15.1 Electric Meter Issues	✓				0	
15.2 Service Disconnect Issues	✓				0	
15.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
15.4 Main/Sub (Panel Cabinet/Cover/Labels)				✓	1	View Comments
15.5 Main Or Sub Panel Wiring	✓				0	
15.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
15.7 Visible Wiring/Junction Boxes	✓				0	
15.8 Main/Sub (Ground/Bonding System)				✓	2	View Comments
15.9 Carbon Monoxide & Smoke Detectors				✓	1	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

15.4.1 Not labeled

Low

Comment Location - BASEMENT

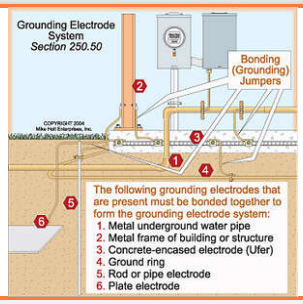
One or more service main or sub panel(s) were not labeled or designated. This makes it difficult to determine which breakers are for what.

15.8.1 Panel not Grounded (No visible Electrode)

Medium

Comment Location - RIGHT SIDE FACING FRONT

Grounding of the metal panel enclosure was not visible/missing and/or improper. Grounding is done to ensure if the metal panel enclosure becomes energized, excess current has a way to escape to ground and prevent possible shock to anyone touching the metal pan box. I recommend repairs be made by a qualified electrician.



1.1 Proper grounding methods

15.8.2 Missing bonding screw (Both Panels)

Medium

Safety Issues

Comment Location - BASEMENT

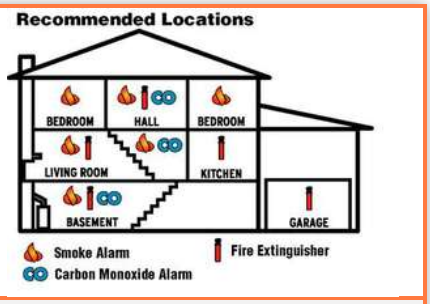
The panel neutral bus bar was missing it's green bonding screw or equivalent area identified on the installation method on manufactures data plate. I recommend the bonding screw be installed as required by a professional electrical contractor.

15.9.1 Smoke/CO Detector Missing

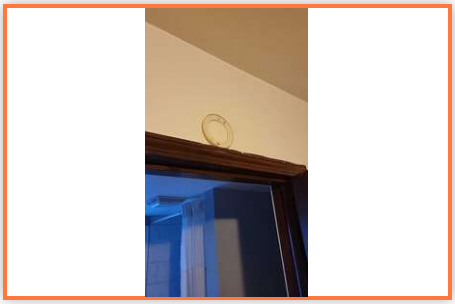
Low

Safety Issues

Smoke and carbon monoxide alarms were missing and/or not installed in one or more locations. Smoke and CO alarms should be installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). I recommend installing photoelectric type combination alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, calfire.ca.gov recommends installing smoke detectors in each bedroom for increased safety. Click here for more information.



1.1 Placement Illustration



INTERIOR 1ST UNIT SECTION STANDARD

Interior Standards

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.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 inspection report.

INTERIOR 1ST UNIT IMPORTANT INFORMATION

Possible lead or asbestos

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as needed, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

INTERIOR 1ST UNIT LIMITATION

Interior Viewing Limitations

Note: Stored items, furniture, and or rugs prevent a full viewing of outlets, windows, walls surfaces and floor surfaces. The inspection report applies to only accessible surfaces only.

INTERIOR 1ST UNIT MATERIAL

Walls and Ceilings	Floor Covering Materials	Interior Doors
Drywall	Carpet, Tile	Wood Raised Panel
Window Material	**Window Glazing**	**Window Operation**
Vinyl	Double-pane	Double-hung, Sliding

INTERIOR 1ST UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
16.1 Asbestos/Lead/Mold				✓	1	View Comments
16.2 Thermal Scan (Ceiling and walls)	✓				0	
16.3 Floor Issues	✓				0	
16.4 Ceilings Issues	✓				0	
16.5 Windows and Skylights	✓				0	
16.6 Doors		✓			0	
16.7 Interior Stairs				✓	3	View Comments
16.8 Lighting/Ceiling Fans	✓				0	
16.9 Switches	✓				0	
16.10 Electrical Receptacles				✓	3	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

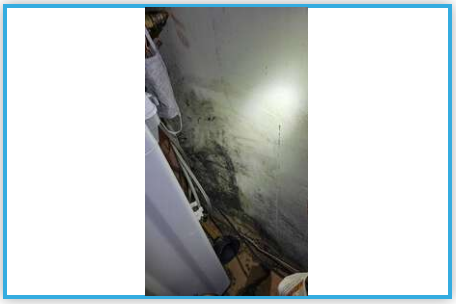
16.1.1 Microbial Growth

High

Safety Issues

Comment Location - BASEMENT

Microbial like growth or a musty odor was found at one or more locations. We did not test the substance through a lab so proper verification was not made. Growth is normally caused by moist conditions, plumbing or roof/exterior moisture issues, and issues with improper ventilation. I recommend that after the areas are verified as mold, the source of moisture should be found and the mitigation done by a professional contractor.



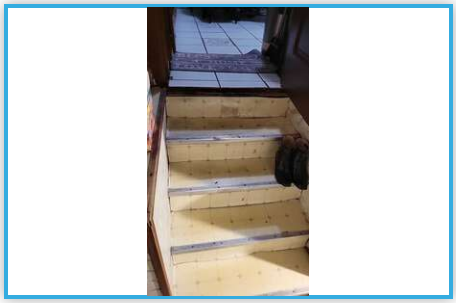
16.7.1 Handrails Missing

Low

Safety Issues

Comment Location - REAR

Staircase had no handrails. This is a safety hazard. I recommend a qualified handyman install a handrail per current standards.



16.7.2 Guardrail Climbable

Low

Safety Issues

Comment Location - BASEMENT

One ore more guardrails installed were climbable. The balusters were installed vertically instead of horizontally. This method is used in new construction quite frequently because is looks fabulous. As a result kids are able to climb the railings rendering them unsafe. We recommend that the guardrails be altered for safety.

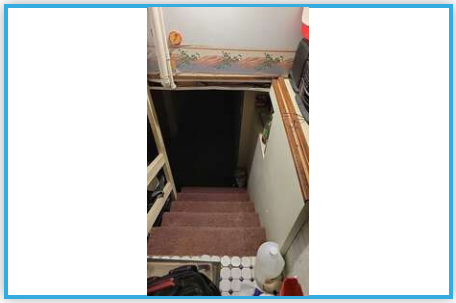
16.7.3 Staircase Headroom (No Clearance)

Low

Safety Issues

Comment Location - BASEMENT

The stairs to basement had no headroom. Clearance was less than 6 feet 6 inches. This is difficult to correct but at the very least, client should be aware to prevent injury.



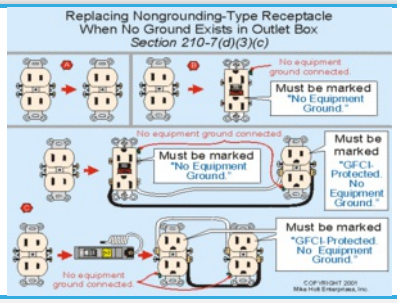
16.10.1 2 Prong Outlets (Open Ground)

Low

Safety Issues

Comment Location - KITCHEN

2 prong outlets rather than 3 prong grounded outlets were installed in one or more areas. These outlets are un-grounded and considered unsafe. There appliances that require a ground like computers or refrigerators as as example. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the outlets. It is also industry standard for outlets to be replaced with GFCI protection as a repair, to use grounded appliances with them. I recommend a professional electrical contractor be hired to repair the affected outlets as needed.



1.1 Repair Method

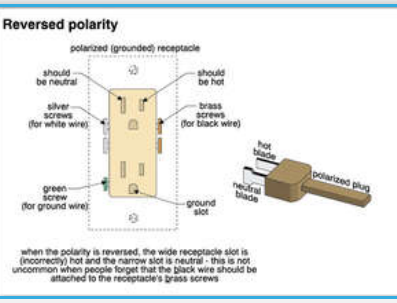
16.10.2 Electrical Receptacles(Multiple Defects)

Low

Safety Issues

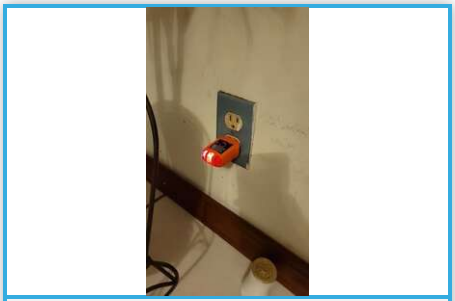
1. OUTLET (HOT NEUTRAL REVERSE)
One or more electrical outlets had reversed polarity wiring (hot and neutral wires.) This is a possible shock concern and electrical issues are a hazard until corrected. Repairs involving wiring should be performed by a licensed electrical contractor.

2. COVER PLATE (LOOSE/MISSING/DAMAGED)
One or more outlet cover plates were missing, loose and/or damaged at the time of inspection. I recommend that the affected cover plates be replaced for safety.



2.1 Hot Nuetral Reverse

Location: BEDROOM



Location: LIVING ROOM

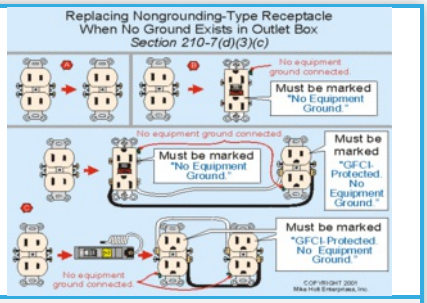
16.10.3 3 Prong Outlet (Ungrounded)

Low

Safety Issues

Comment Location - BEDROOM

3 prong outlets were installed in one or more areas and tested as open ground. This is a safety concern because metal appliances can become energized in the event of an over current situation and be damaged. With no ground wire to carry away the electricity a person can get shocked. I recommend the affected outlets be updated or repaired as needed. The installation of a GFCI protected circuit with is an accepted repair, or the installation of a ground wire back to the panel bus bar. There are other repair options but the evaluation and recommendation for repair should be made by a professional electrical contractor.



3.1 Repair Method

INTERIOR 2ND UNIT SECTION STANDARD

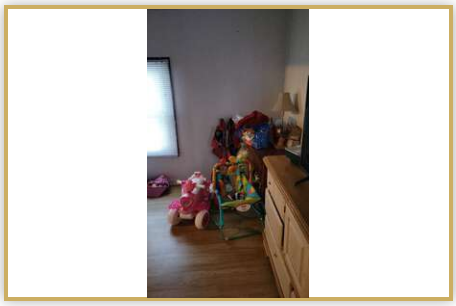
Interior Standards

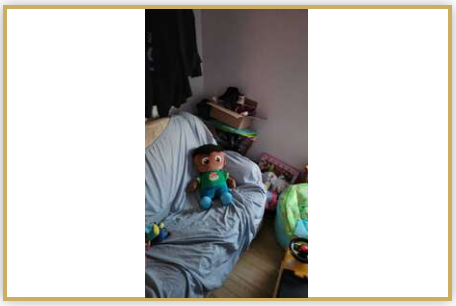
The home inspector shall observe: Walls, ceiling, and floors, Steps, stairways, balconies, and railings, Counters and a representative number of installed cabinets, and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors, 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.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 inspection report.

INTERIOR 2ND UNIT LIMITATION

Interior Viewing Limitations

Note: Stored items, furniture, and or rugs prevent a full viewing of outlets, windows, walls surfaces and floor surfaces. The inspection report applies to only accessible surfaces only.





INTERIOR 2ND UNIT MATERIAL

Walls and Ceilings	Floor Covering Materials	Interior Doors
Drywall	Vinyl	Wood Raised Panel
Window Material	**Window Glazing**	**Window Operation**
Vinyl	Double-pane	Single-hung

INTERIOR 2ND UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
17.1 Thermal Scan (Ceiling and walls)	✓				1	View Comments
17.2 Floor Issues	✓				0	
17.3 Walls Issues	✓				0	
17.4 Ceilings Issues				✓	1	View Comments
17.5 Windows and Skylights	✓				0	
17.6 Doors				✓	1	View Comments
17.7 Interior Stairs	✓				0	
17.8 Lighting/Ceiling Fans	✓				0	
17.9 Switches	✓				0	
17.10 Electrical Receptacles				✓	1	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

17.1.2 No moisture noted (Ceilings, walls)

We performed thermal image scanning underneath the bathrooms and various other locations throughout the home where leaks could be a problem. We take the time to run the water supply fixtures throughout the home for around 15 minutes. Even 15 minutes, does not simulate enough water, and may not reveal any problem areas. Also if there have been no current rain storms leaks may not be detected from the roof.

17.4.1 Water Stains (Dry)

Medium

Comment Location - BEDROOM

There were stains found but no moisture detected. I recommend asking the owner about the stains.

17.6.1 Keyed Inside

Low

Safety Issues

Comment Location - FRONT ENTRY DOOR

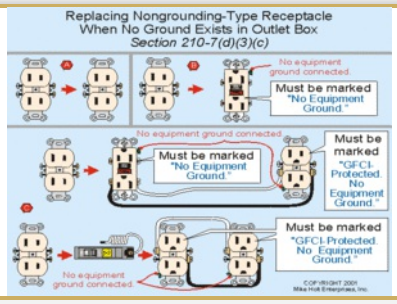
An interior door had double-cylinder deadbolt lock installed, where a key is required to open it from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed if key is misplaced. I recommend replacing the hardware to one where a handle is installed on the interior side.

17.10.1 3 Prong Outlet (Ungrounded)

Low

Safety Issues

3 prong outlets were installed in one or more areas and tested as open ground. This is a safety concern because metal appliances can become energized in the event of an over current situation and be damaged. With no ground wire to carry away the electricity a person can get shocked. I recommend the affected outlets be updated or repaired as needed. The installation of a GFCI protected circuit with is an accepted repair, or the installation of a ground wire back to the panel bus bar. There are other repair options but the evaluation and recommendation for repair should be made by a professional electrical contractor.



1.1 Repair Method

Location: BEDROOM

Location: BEDROOM

Location: KITCHEN

BASEMENT/CRAWL SPACE/FOUNDATION SECTION STANDARD

Basement Standards

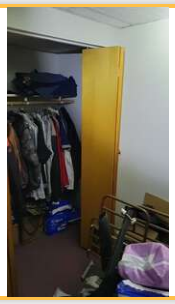
The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.
Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.
Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

BASEMENT/CRAWL SPACE/FOUNDATION LIMITATION

Basement structure not inspected (finished)

Comment Location - BASEMENT

The structural components were mostly not visible or accessible due to finished wall coverings and or ceilings in basement. I was unable to fully inspect the condition of foundation walls or framing.



BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL

Basement access location	Method used to inspect crawl space/basement	Foundation wall type(s)
Stairwell	Same as house.	Unable to view - finished basement

Girder types	Floor joist types	Post/Column/Pier types
Wood	Wood	Wood

BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT

Section Items	I	N	A	R	Comments	
18.1 Framing, Ceiling, Joists, And Sub Floor		✓			0	
18.2 Insulation, Ventilation, And Vapor Retarders		✓			0	
18.3 Basement And Crawlspace Electrical	✓				0	
18.4 Columns, Piers And Beams		✓			0	
18.5 Foundation				✓	2	View Comments
18.6 Slab-on-Grade		✓			0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

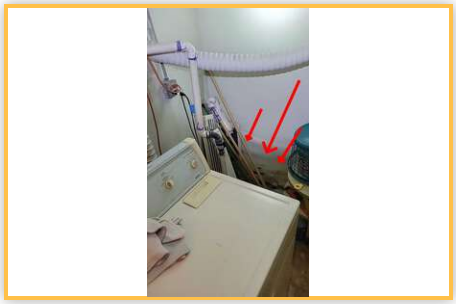
18.5.1 Water intrusion

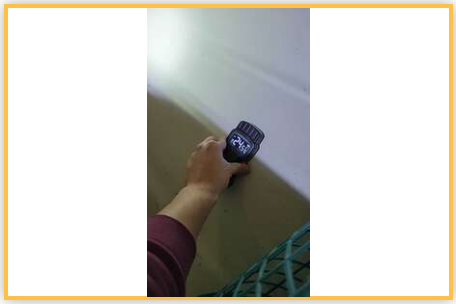
High

Repair or Replace

Comment Location - LAUNDRY ROOM

One or more visible sign(s) of water intrusion were present at the time of inspection. I am unable to determine extent or how often it may occur. If not corrected, a wet basement can lead to costly issues such as foundation problems, mold and deterioration of floor system. A qualified water infiltration specialist should further investigate and repair as needed. (See 18.5.2 for cause of moisture intrusion)





18.5.2 Damaged stone rubble foundation

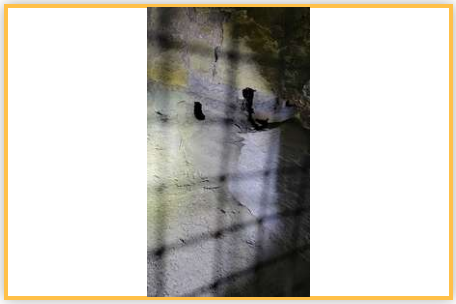
High

Repair or Replace

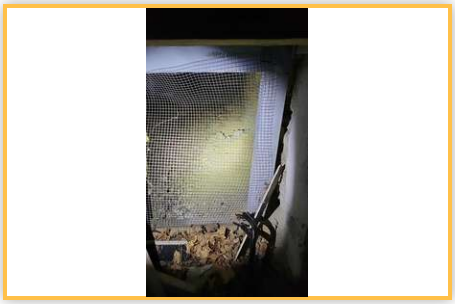
Comment Location - REAR RIGHT CORNER

There were damaged area found on the stone rubble foundation. The Inspector recommends that the affected area(s) is evaluated and repaired, as needed, by a professional contractor.









LAUNDRY 1ST UNIT SECTION STANDARD

Laundry Standards

Inspection of the laundry room typically includes examination of the following: -Switches and outlets (120-volt and 240-volt if installed) -Exhaust fan -Room heat -Dryer vent -Presence of clothes washer connections and waste pipe -Sink, faucet, drain, and Under sink plumbing -Cabinets, -Floor, wall and ceiling surfaces -Door and window condition and operation. Clothes washers are operated at the discretion of the Inspector.

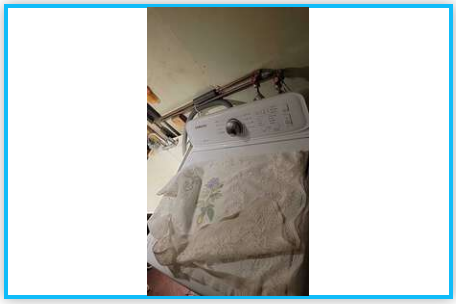
Laundry appliances are not tested at the discretion of the inspector or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property.

LAUNDRY 1ST UNIT LIMITATION

Washer - connections occupied

Comment Location - LAUNDRY ROOM

Note: The washer connections are not tested at the time of inspection. The connections and the wall around the area (when accessible or not blocked by the height of some washers) were visually inspected. There were no signs of stains or leaks noted at the time of inspection unless otherwise noted in the findings section below for further review or evaluation



Dryer - vent OK

Note: A dryer vent is provided, but the dryer vent is not tested for air flow or determined if there are clogs in the line. There is only a visual inspection preformed of what can be seen of the exterior vent and to verify that a vent is installed.

LAUNDRY 1ST UNIT MATERIAL

Dryer Power	Cloths Dryer Vent Material	Washer Drain Size
Gas	Plastic	Washer drain in laundry sink

Appliances Present
Washer, Dryer

LAUNDRY 1ST UNIT SECTION REPORT

Section Items	I	N	A	R	Comments	
19.1 Laundry Switches	✓				0	
19.2 Laundry Lighting	✓				0	
19.3 Laundry Plumbing & Sinks	✓				0	
19.4 Laundry Dryer Venting				✓	1	View Comments
19.5 Washer And Dryer	✓				0	
19.6 Laundry Outlets	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

19.4.1 Broke/Disconnected Vent

Low

Repair or Replace

Comment Location - LAUNDRY ROOM

The clothes dryer exhaust duct is broken or disconnected in one or more places. Clothes dryers produce large amounts of moisture, lint, which is highly flammable, and trace amounts of carbon monoxide which should not enter structure interiors. Damage to building components may result. A qualified person should evaluate and make permanent repairs as necessary.

RODENT/INSECTS SECTION REPORT

Section Items	I	N	A	R	Comments	
20.1 Mice/Racoons/Birds/Bats				✓	1	View Comments
20.2 Ants/Wasps/Bees/Termites/Ants				✓	1	View Comments

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

20.1.1 Rodent feces found — Medium

Repair or Replace

Comment Location - MECHANICAL ROOM

One or more areas had rodent feces visible. We recommend that a pest control company be called out to exterminate the rodents.

20.2.1 Cockroach

Medium

Repair or Replace

Comment Location - 1ST FLOOR KITCHEN

One or more signs, or a live cockroach were found at the time of inspection. I recommend a qualified pest control contractor further evaluate and exterminate as needed for health reasons.

ATTIC SECTION STANDARD

Attic Standards

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting)and, when temperature permits, the operation of any readily accessible thermostatic control; plumbing components (supply and vent pipes, bathroom vent terminations), Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan and HVAC components (drip pans, ducts, condensate and TPR discharge pipes). The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

ATTIC LIMITATION

Attic (No access hatch)

The Inspector was not able to inspect the attic space, because no entrance/hatch was found. The inspector recommends that an access be installed as needed, and the area inspected.

ATTIC MATERIAL

Attic Access Location	Method Used To Observe The Attic	Roof Structure
No Access	No Access	Not visible

Attic Insulation Type	Attic Ventialtion System
Unknown	Unable to view

ATTIC SECTION REPORT

Section Items	I	N	A	R	Comments	
21.1 Roof Rafters/Stick Built (In Attic)		✓			0	
21.2 Truss Roof Framing (In Attic)		✓			0	
21.3 Roof Sheathing (In Attic)		✓			0	
21.4 Attic Ventilation		✓			0	
21.5 Attic Insulation		✓			0	
21.6 Attic Electrical		✓			0	
21.7 Attic Plumbing		✓			0	
21.8 Attic Side Wall Issues		✓			0	
21.9 Attic Ducts/Fan Termination/Flues		✓			0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

CLOSING STATEMENT

Limitations

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 local jurisdictional 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 destroying organisms, rodents/mammals, or other 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 surrounding the property; 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.

Final Walkthrough

Final Walkthrough & Other Information

This report was written exclusively for our Client and is non-transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions or concerns. We are always attempting to improve quality of our service and our report.

The walk-through prior to closing is the time for you to re-inspect the property with or without the help of your licensed/InterNACHI certified home inspector. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the final walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to or at the closing.

The following are only recommendations for the final walk-through of your new property. Feel free to use the checklist provided on the home maintenance manual given to you at the time of inspection:

1. Use the thermostat to check the heating and cooling system is working. Air conditioners should not be checked if the temperature is below 65 degrees.

2. Verify all appliances included in the real estate contract are present and in working condition.

3. Run water at all fixtures and flush toilets.

4. Visually examine for any signs of water intrusion in basement that may have happened after the inspection or cosmetic damage that may have occurred during seller move-out.

5. Ask for all keys/remote controls to any garage door openers, fans, gas fireplaces , etc.

6. Ask seller questions about anything that was not covered during the home inspection or areas that may have been restricted at the time of the inspection..

7. Re-visit seller disclosure and ask seller about any prior/ongoing pest infestation treatment, maintenance plans for mechanical equipment, and warranties that may be transferable.

SINCERELY,

CLEAR POINT HOME INSPECTIONS, LLC