



Inspection Report

[Redacted]

Report ID

[Redacted]

Inspection Date

[Redacted]

Inspector

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

Agent

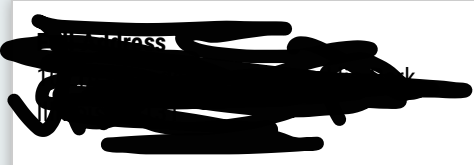


Client



# INTRODUCTION

## PROPERTY & INSPECTION INFORMATION

	<b>Year Built</b> 1951	<b>Square Footage</b> 800
<b>Number of Units</b> 1 Unit	<b>Parties present (inspection attendance)</b> Buyer, Buyer's Agent	<b>Type of building</b> Single Family Detached (1 story)
<b>Style of home</b> Cape Cod	<b>Home faces</b> South	<b>Weather</b> Cloudy
<b>Temperature</b> Below 60 (F)		

Listed below is a description of the categories used throughout the report to help understand the severity of an item. Any items listed in the below categories may be based on the inspector's 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 in 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 or 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 structure's 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 without 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 recommend 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.

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## 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

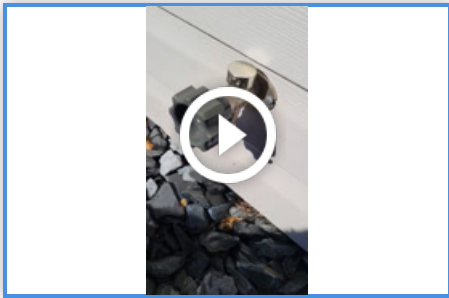
## 3. Exterior

## 3.9.1 Leaking exterior faucet

Low

**Comment Location :** FRONT

At the time of inspection, an exterior faucet was leaking constantly allowing water to accumulate next to the foundation. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



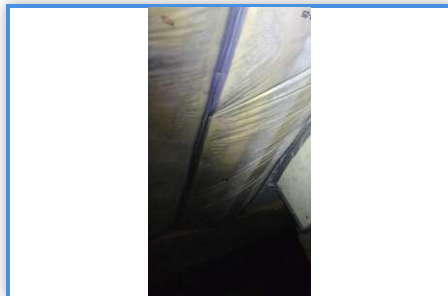
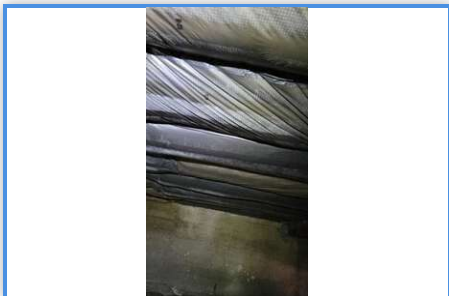
## 13. Basement/Crawl Space/Foundation

## 13.2.1 Plastic Cover

Low

**Comment Location :** CRAWLSPACE

A plastic membrane was used to hold in blown-in insulation in the floors of the home which may cause moisture to accumulate causing mold. The Inspector recommends replacing the plastic with a "vapor-permeable" membrane that will allow moisture vapor to pass through by a professional contractor.



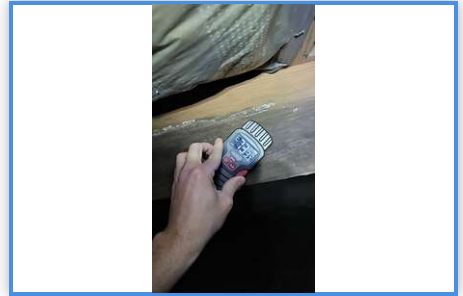
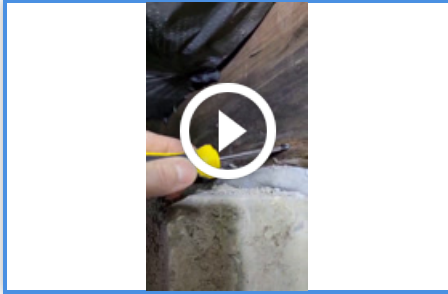
**Comment Location :** CRAWLSPACE

**1. DAMAGED WOOD (ACTIVE LEAKS)**

The homes wooden beam had water damage in areas from an active leak. The leak will need to be found and fixed by a plumbing contractor.

**2. WOOD BEAM (DAMAGED/ROTTED)**

The wood beam had areas that were damaged sagging, or rotted. I recommend that the beam be evaluated and repaired as needed by a professional contractor.



**Comment Location :** RIGHT SIDE FACING FRONT

One or more areas of the exterior foundation walls had minor cracks visible. These cracks can be sealed and monitored to prevent further erosion from water intrusion. A contractor can seal these cracks with foundation approved sealant products.



Location: RIGHT SIDE FACING FRONT



Location: LEFT SIDE FACING FRONT



Location: CRAWLSPACE



Location: CRAWLSPACE





## 8. Plumbing

### 8.5.1 Meter/Shut-off (No Protection)

  Medium

**Comment Location :** RIGHT SIDE FACING FRONT

The gas meter and/or shut-off valve was located where it was subject to damage from vehicles. This is a potential explosion and fire hazard. I recommend a qualified contractor install a protective barrier per current standards.

Note: Some gas service providers will install protection at no charge.



### 8.5.2 Gas Line Corroded

  Low

**Comment Location :** CRAWLSPACE

Some gas supply lines appeared to be rusted and/or deteriorated. I recommend repairs as needed by a qualified licensed plumbing contractor.



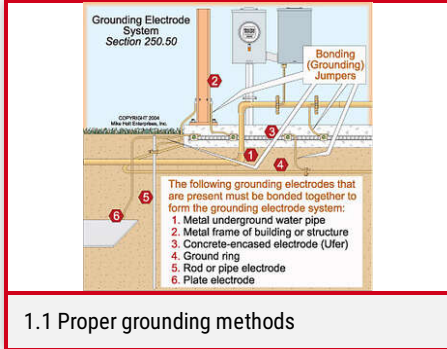
# 11. Electrical

## 11.8.1 Panel not Grounded (No visible Electrode)

Low

### Comment Location : REAR

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.





[Life Expectancy](#)



[Roof Protection](#)



[Mold Safe](#)



[Seasonal Maintenance Checklist](#)



[90 Day](#)



[RecallChek](#)



[SewerGard](#)



[Tips for Homebuyers](#)

## PROPERTY INFORMATION IMPORTANT INFORMATION

### All On

All utilities were on at the time of 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 MATERIAL

Driveway Material	Walkway Materials	Stoop type
Pavers	Pavers	Concrete
Patio type		
Concrete		

## GROUNDS SECTION REPORT



Section Items	I	N	A	R	Comments	
2.1 Patio, Patio Covers	✓				0	
2.2 Stoop	✓				0	
2.3 Driveway And Walkways Findings	✓				0	
2.4 Grading, Drainage And Vegetation Findings				✓	1	<a href="#">View Comments</a>

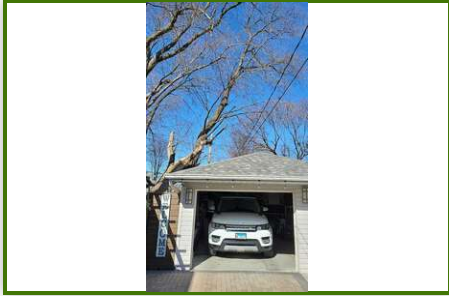
I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

## 2.4.1 Overhanging limbs (Potential for damage)

Medium

### Comment Location - GARAGE

Large trees nearby have limbs that overhang the home. These branches have a potential to damage homes during storms or high wind situations. I recommend that the tree limbs be trimmed back or removed.



## EXTERIOR SECTION STANDARD

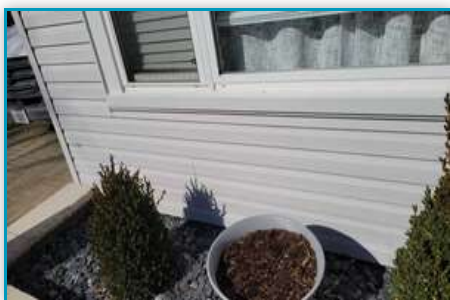
### Exterior Standards

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

Vinyl Siding

### Trim/Soffit/Fascia Material

Metal, Vinyl

### Windows and Screen Materials

Metal windows

# EXTERIOR SECTION REPORT




Section Items	I	N	A	R	Comments	
3.1 Vinyl Siding	✓				0	
3.2 Trim, Soffits, And Fascia	✓				0	
3.3 Exterior Doors	✓				0	
3.4 Exterior Windows/Shutters	✓				0	
3.5 Wall Flashing	✓				0	
3.6 Paint, Wood Finish, Or Caulking	✓				0	
3.7 Vents and Misc. Problems	✓				0	
3.8 Exterior Electrical	✓				0	
3.9 Exterior Plumbing				✓	2	<a href="#">View Comments</a>

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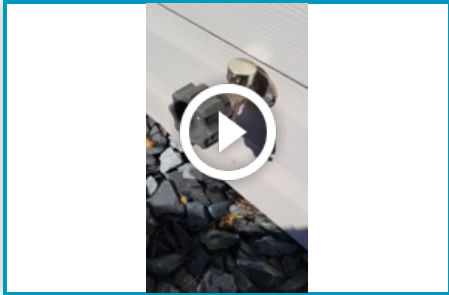


## 3.9.1 Leaking exterior faucet

Low

 Repair or Replace**Comment Location** - FRONT

At the time of inspection, an exterior faucet was leaking constantly allowing water to accumulate next to the foundation. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



## 3.9.2 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

### Ladder, ground inspection

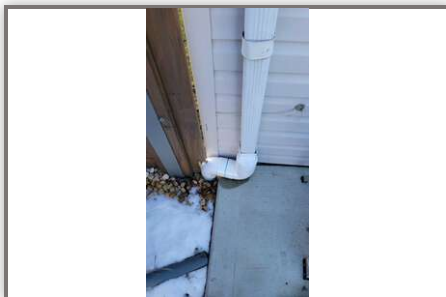
The Inspector inspected the roofing materials/components from a ladder, against roof edge and from the ground. This can be due to height or other reasons.

### Gutters appear intact no rain

Note: The gutters appear intact but due to the lack of recent rain the inspector was unable to determine if the gutters leak at seams or spills water.

### Sub-surface drains

Note: Below ground drains noted, but not tested. They are not part of this inspection due to limited visibility. I am unable to determine if the drain lines are functioning properly.



## Gutter topper system

Note: The installed gutter topper system prevents clear views of the gutter system. Home inspections are not invasive and the gutter topper system is not removed during the inspection. The interior of the gutter is not viewed in these cases.



## ROOF MATERIAL

Roof Access	Roof Style	Primary roof-covering type
Ladder At Eaves	Gable	Architectural Fiberglass Asphalt Shingle
Drainage system description	Chimney/flue material	
Gutters and downspouts installed	Metal	

## ROOF SECTION REPORT



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

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## 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.

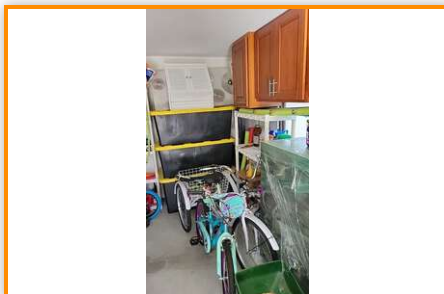
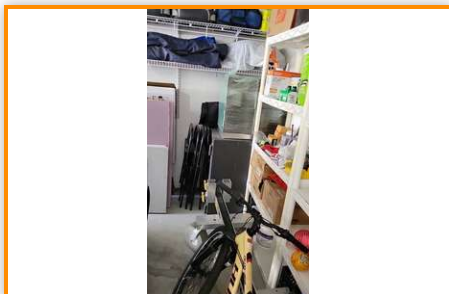
Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate 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

Floor type(s)	Garage/Carport Type Size	Auto-Opener Manufacturer
Concrete	Detached garage, Two car garage	Not visible
Number of Automatic Openers	Ceiling type(s)	Wall type(s)
1	Drywall, Exposed framing	Drywall

# GARAGE SECTION REPORT



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

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## COMMENTS

### 5.2.1 Floor, typical cracks

Low

#### Comment Location - GARAGE

There were typical cracks identified throughout the garage floor. It is recommended to seal these cracks to prevent water penetration and expansion.



## KITCHEN SECTION STANDARD

### Kitchen Standards

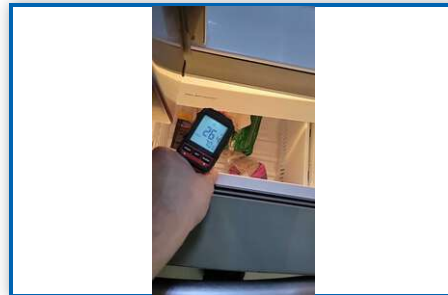
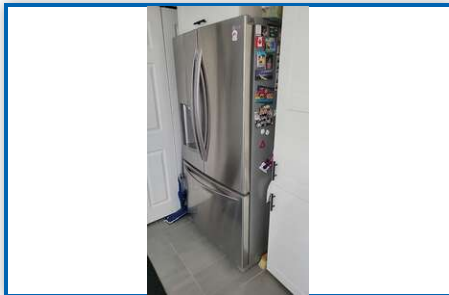
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal, Ventilation equipment or range hood, and Permanently installed 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 LIMITATION

### Do not test fridge

#### Comment Location - KITCHEN

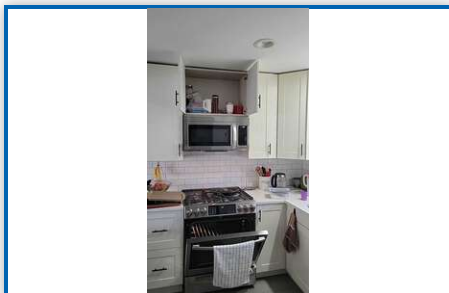
Note: Refrigerators are not inspected nor are the icemaker lines inspected. If there is a refrigerator installed in the home at the time of inspection we do not move the refrigerator to inspect behind it. By moving the refrigerator it may cause damage to the floor, icemaker line and/or the refrigerator 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

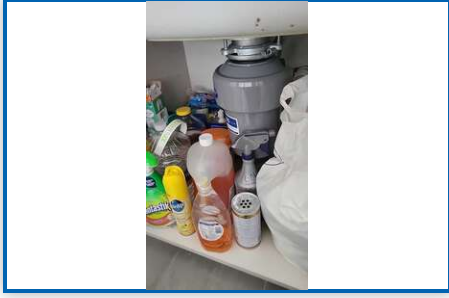
The built-in microwave oven was not tested or operated for function at the time of inspection. Running a microwave with nothing in it may cause damage to unit. This is for your information.



## Stored Items

### Comment Location - KITCHEN

There are stored items under the sink areas limiting viewing of plumbing connections and all other appliances installed under the sink area.



## Water Filter System

### Comment Location - KITCHEN

Note: Water Filter Systems are outside the scope of this home inspection company. They are not part of this report. You may wish to ask the seller when the filter was last replaced and how often it is replaced.



# KITCHEN MATERIAL

Countertop	Cabinetry	Exhaust Vent Type(s)
Granite	Wood	Internal via the microwave
Dishwasher Type(s)		
None Installed		

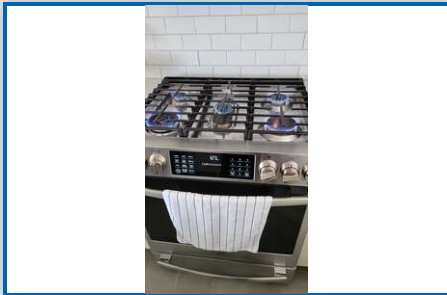
## 6.3 Kitchen Sink Type(s)

Stainless Steel



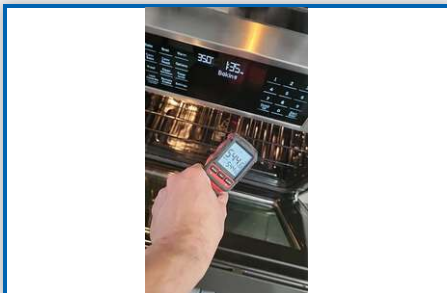
## 6.4 Cook Top/Range Type(s)

Gas



## 6.5 Oven Type #1

Gas Free Standing Range





# KITCHEN SECTION REPORT



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

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## BATHROOM 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 IMPORTANT INFORMATION

### Important Bathroom Information

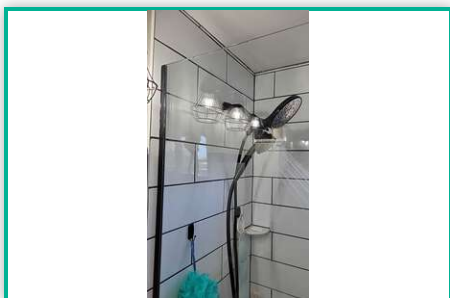
#### Comment Location - HALLWAY BATHROOM

##### 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.



## BATHROOM MATERIAL

### Shower and Tub

Tile Surround

### Exhaust Vent

Fan w/ light

# BATHROOM SECTION REPORT



Section Items	I	N	A	R	Comments	
7.1 Electrical Receptacles	✓				0	
7.2 Switches And Lighting	✓				0	
7.3 Ventilation	✓				0	
7.4 Cabinets And Counters	✓				0	
7.5 Bathroom Sinks And Plumbing	✓				0	
7.6 Toilet	✓				0	
7.7 Bathtub And Whirlpool	✓				0	
7.8 Shower	✓				0	

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

## 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 - KITCHEN CLOSET

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 - CRAWLSPACE

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 - LEFT SIDE FACING FRONT

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



### Comment Location - KITCHEN CLOSET

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

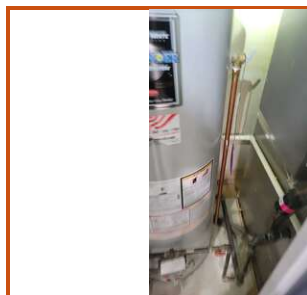
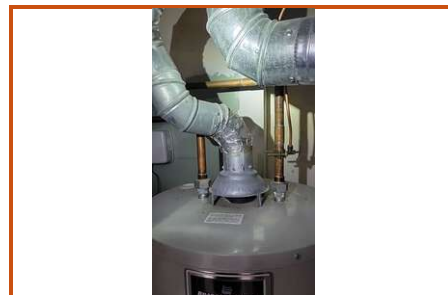
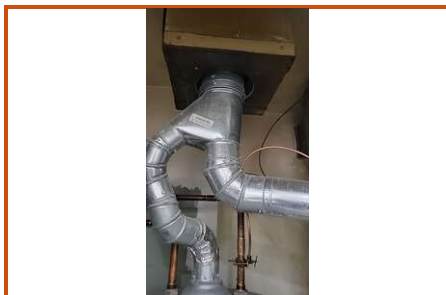
In 15 seconds at 133xB0F

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 MATERIAL

<b>Water Supply Source</b>	<b>Main Water Supply Pipe</b>	<b>Water Distribution Pipes</b>
Public Water Supply	Galvanized Steel	Copper
<b>Sewage System Type</b>	<b>Drain Waste and Vent Pipe Materials</b>	<b>Gas Pipe Material</b>
Public	Polyvinyl Chloride (PVC), Cast Iron	Black Steel
<b>Type of Gas</b>	<b>#1 Water Heater Type</b>	<b>#1 Water Heater Power Source</b>
Natural Gas	Tank (conventional)	Gas
<b>#1 Water Heater Capacity</b>	<b>#1 Water Heater Location</b>	<b>#1 Water Heater Manufacturer</b>
40 gallons	Kitchen closet	Bradford White Corporation
<b>#1 Water Heater Age</b>	<b>Sump Pump</b>	<b>Sewage Ejector</b>
2017	None found	None Found

## PLUMBING SECTION REPORT



Section Items	I	N	A	R	Comments	
8.1 Gas Water Heater	✓				0	
8.2 Combustion Air Vents	✓				0	
8.3 Water Supply and Distribution				✓	1	<a href="#">View Comments</a>
8.4 Sewage and DWV Systems				✓	1	<a href="#">View Comments</a>
8.5 Gas System Components				✓	2	<a href="#">View Comments</a>
8.6 Sump Pump				✓	0	

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

## 8.3.1 Corroded wet joints

Low

Joints on copper tubing for water supply were corroded in one or more area(s). The corrosion may be cosmetic and can possibly be cleaned by rubbing on a vinegar and baking soda mixture paste and letting sit for 10 minutes. Pipes can then be cleaned with water and soap. If corrosion remains, pipes may be thinned and become leaky over time. Consider replacement using a qualified plumbing contractor.



Location: BATHROOM



Location: KITCHEN

## 8.4.1 Corrosion on Pipe (Monitor)

Medium

### Comment Location - CRAWLSPACE

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.





### 8.5.1 Meter/Shut-off (No Protection)

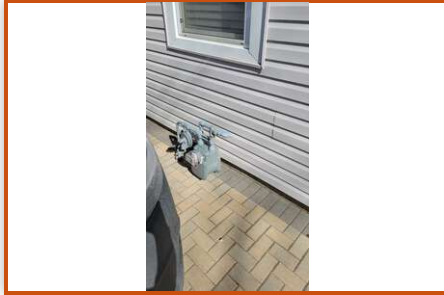
Medium

#### Safety Issues

##### **Comment Location** - RIGHT SIDE FACING FRONT

The gas meter and/or shut-off valve was located where it was subject to damage from vehicles. This is a potential explosion and fire hazard. I recommend a qualified contractor install a protective barrier per current standards.

Note: Some gas service providers will install protection at no charge.



### 8.5.2 Gas Line Corroded

Low

#### Safety Issues

##### **Comment Location** - CRAWLSPACE

Some gas supply lines appeared to be rusted and/or deteriorated. I recommend repairs as needed by a qualified licensed plumbing contractor.



## HEATING 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.

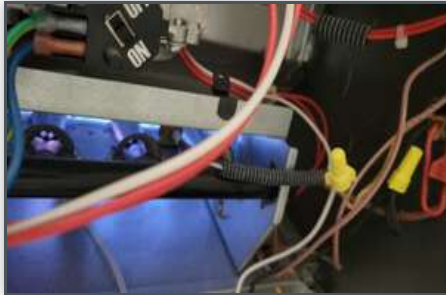
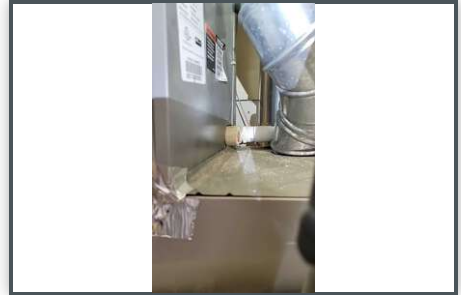
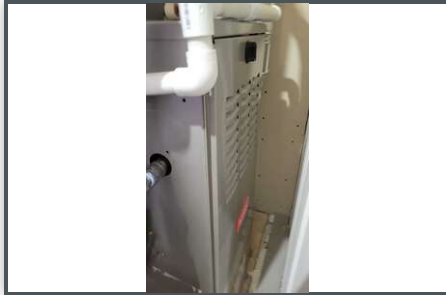
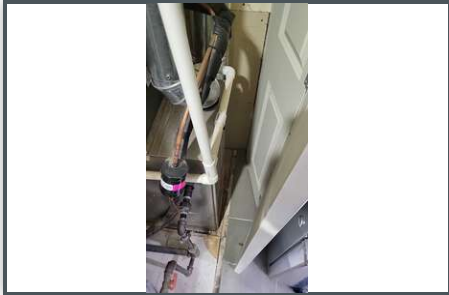
# HEATING IMPORTANT INFORMATION

## Furnace use information

### Comment Location - KITCHEN CLOSET

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 - LIVING ROOM

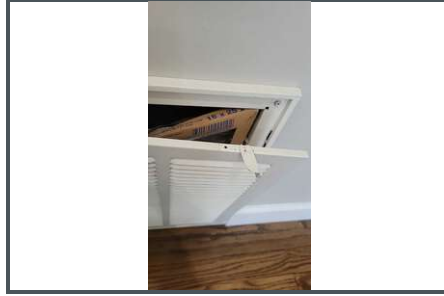
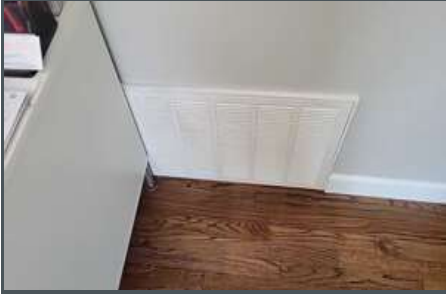
The thermostat location is identified in the photo below. This is for your information. To save energy, set your thermostat back at night or when you know your home will be unoccupied for an extended period of time (be mindful of different family schedules.) Savings can be as much as 1% of your heating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



## Filter location/info

### Comment Location - LIVING 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 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 MATERIAL

<b>First Floor Heating Equipment Type</b>	<b>First Floor Heating System Manufacturer</b>	<b>First Floor Heating System Age</b>
Forced air (furnace)	Bryant	2020
<b>First Floor Heating Equipment Fuel Type</b>	<b>First Floor System Ductwork Type(s)</b>	<b>First Floor Filter Type</b>
Natural Gas	Unable to view	Disposable
<b>First Floor Filter Size</b>		
16x25		



Section Items	I	N	A	R	Comments	
9.1 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
9.2 Furnace				✓	1	<a href="#">View Comments</a>
9.3 Thermal Scan (HVAC)	✓				1	<a href="#">View Comments</a>
9.4 Combustion Air Vents	✓				0	
9.5 Flues and Vents for Heat Systems				✓	1	<a href="#">View Comments</a>
9.6 Duct Work Issues					0	
9.7 Return And Supply Registers	✓				0	
9.8 Thermostat	✓				0	
9.9 Air Filters And Tracks	✓				0	
9.10 Carbon Monoxide Levels	✓				1	<a href="#">View Comments</a>

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

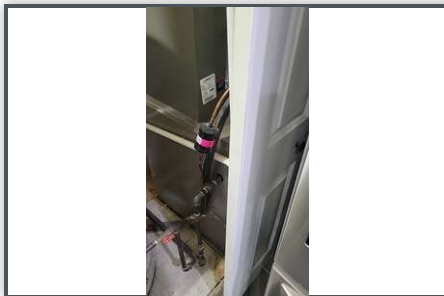
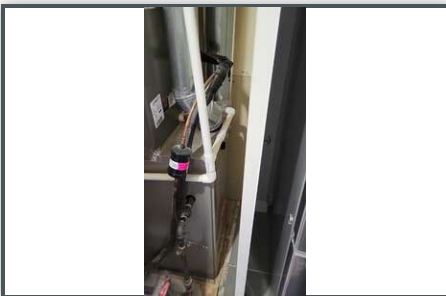
## COMMENTS

### 9.2.1 No furnace working space

■ Low

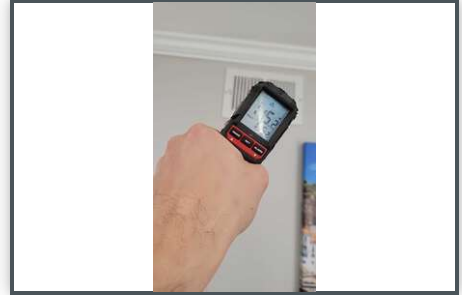
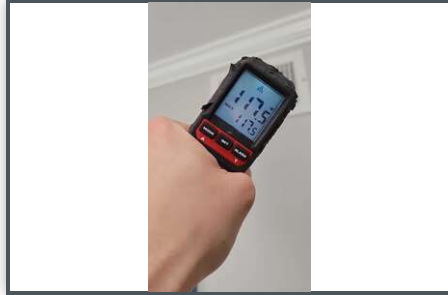
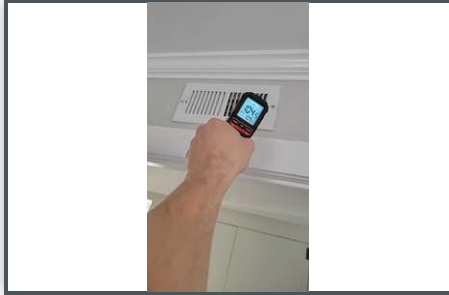
#### Comment Location - KITCHEN CLOSET

The furnace did not have sufficient clearance in front of the control side of the furnace for servicing. I recommend verification of manufacturer specifications and correction as desired.



### 9.3.1 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.



### 9.5.1 Furnace Flue (Corrosion)

Low

#### Comment Location - ATTIC

The furnace flue had corrosion indicating it may have an issue causing condensation. I recommend the flue be repaired or replaced as needed by a qualified HVAC contractor.



### 9.10.1 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.

## COOLING 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 IMPORTANT INFORMATION

### Air Conditioner Information

#### Comment Location - REAR

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.

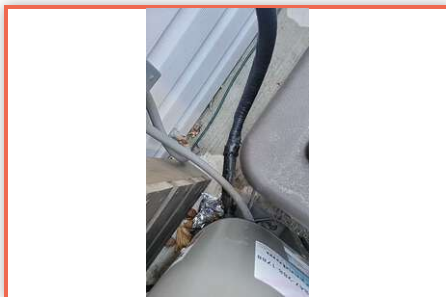
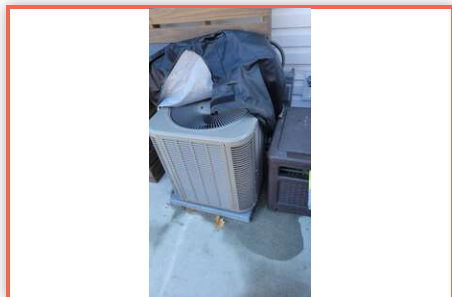
G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed HVAC contractor for service.

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 LIMITATION

### A/C Not Tested / Temperature Under 65 F\*

#### Comment Location - REAR

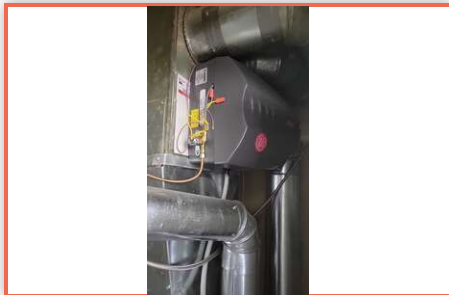
The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will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



### Humidifier Installed

#### Comment Location - KITCHEN CLOSET

Note: There is a humidifier installed that can add comfort to the home during the heating season. These units are not inspected as they are outside the scope of this companies home inspection. Most units will require service annually.



## COOLING MATERIAL

<b>Number of cooling systems (excluding window AC)</b>	<b>Main Floor Air Conditioning Type</b>	<b>Main Floor Air Conditioning System Manufacturer</b>
One	Central, Electric system	Lennox
<b>Main Floor Cooling System Age</b>	<b>Main Floor Air Conditioning System Fuel Source</b>	
2017	Electric 220 Volt	



# COOLING SECTION REPORT



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

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

## 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.

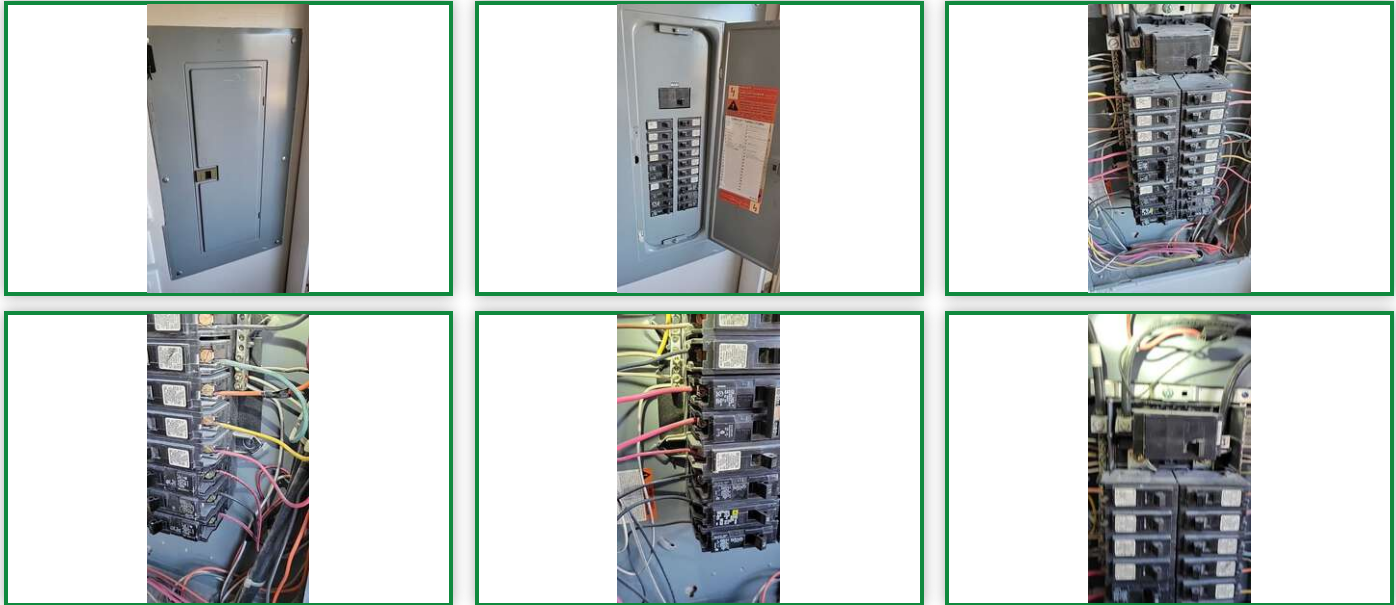
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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

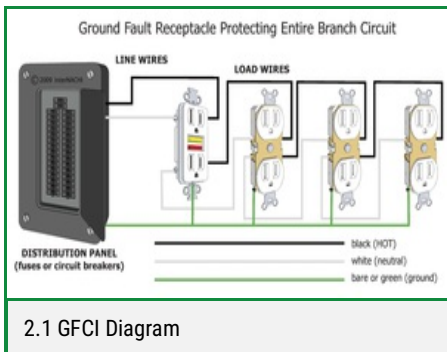
### Comment Location - KITCHEN

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

<b>Electrical Service Conductors</b>	<b>Service Panel Ampacity</b>	<b>Service Panel Manufacturer</b>
Overhead service, Copper, 120/240 volt service	100 amps	Square D
<b>Service Disconnect Location</b>	<b>Service Disconnect Type</b>	<b>Type of Branch Wiring</b>
At Service Panel	Breaker	Vinyl-coated, Solid Copper, Stranded Copper
<b>Service OCPD Type</b>	<b>Service Grounding Electrode</b>	
Breakers	Water pipe	

## ELECTRICAL SECTION REPORT



Section Items	I	N	A	R	Comments	
11.1 Electric Meter Issues	✓				0	
11.2 Service Disconnect Issues	✓				0	
11.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
11.4 Main/Sub (Panel Cabinet/Cover/Labels)	✓				0	
11.5 Main Or Sub Panel Wiring	✓				0	
11.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
11.7 Visible Wiring/Junction Boxes	✓				0	
11.8 Main/Sub (Ground/Bonding System)				✓	1	<a href="#">View Comments</a>
11.9 Carbon Monoxide & Smoke Detectors	✓				0	

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## 11.8.1 Panel not Grounded (No visible Electrode)

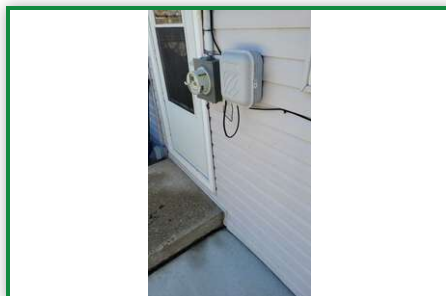
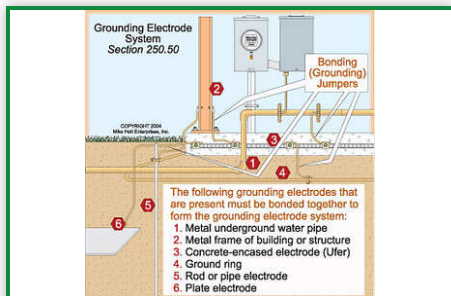
Low



### Safety Issues

#### Comment Location - REAR

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

## INTERIOR SECTION STANDARD

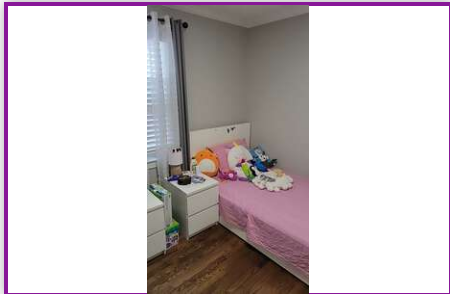
### Interior Standards

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 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 MATERIAL

<b>Walls and Ceilings</b>	<b>Floor Covering Materials</b>	<b>Interior Doors</b>
Drywall	Hardwood	Wood Raised Panel
<b>Window Material</b>	<b>Window Glazing</b>	<b>Window Operation</b>
Vinyl	Double-pane	Double-hung



Section Items	I	N	A	R	Comments	
12.1 Thermal Scan (Ceiling and walls)	✓				1	<a href="#">View Comments</a>
12.2 Floor Issues	✓				0	
12.3 Walls Issues	✓				0	
12.4 Ceilings Issues	✓				0	
12.5 Windows and Skylights	✓				0	
12.6 Doors	✓				0	
12.7 Interior Stairs	✓				0	
12.8 Lighting/Ceiling Fans	✓				0	
12.9 Switches	✓				0	
12.10 Electrical Receptacles	✓				0	

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## COMMENTS

### 12.1.1 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.

## 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 MATERIAL

<b>Crawl space access location</b>	<b>Method used to inspect crawl space/basement</b>	<b>Foundation wall type(s)</b>
Rear of home	Combo: Walked when heights allowed and crawled lower sections. A flashlight, moisture meter and probing tool were used.	Poured concrete
<b>Girder types</b>	<b>Floor joist types</b>	<b>Post/Column/Pier types</b>
Wood	Wood	CMU - concrete masonry units

## BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT



Section Items	I	N	A	R	Comments	
13.1 Framing, Ceiling, Joists, And Sub Floor	✓				0	
13.2 Insulation, Ventilation, And Vapor Retarders				✓	1	<a href="#">View Comments</a>
13.3 Basement And Crawlspace Electrical	✓				0	
13.4 Columns, Piers And Beams				✓	1	<a href="#">View Comments</a>
13.5 Foundation				✓	1	<a href="#">View Comments</a>
13.6 Slab-on-Grade	✓				0	

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## 13.2.1 Plastic Cover

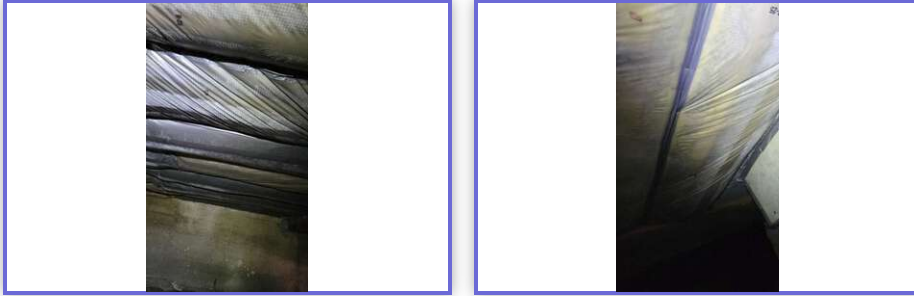
Low



Repair or Replace

**Comment Location** - CRAWLSPACE

A plastic membrane was used to hold in blown-in insulation in the floors of the home which may cause moisture to accumulate causing mold. The Inspector recommends replacing the plastic with a "vapor-permeable" membrane that will allow moisture vapor to pass through by a professional contractor.



## 13.4.1 Columns, Piers And Beams(Multiple Defects)

High



Repair or Replace

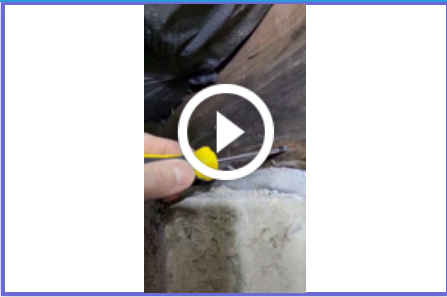
**Comment Location** - CRAWLSPACE


## 1. DAMAGED WOOD (ACTIVE LEAKS)

The homes wooden beam had water damage in areas from an active leak. The leak will need to be found and fixed by a plumbing contractor.

## 2. WOOD BEAM (DAMAGED/ROTTED)

The wood beam had areas that were damaged sagging, or rotted. I recommend that the beam be evaluated and repaired as needed by a professional contractor.



 Repair or Replace

**Comment Location** - RIGHT SIDE FACING FRONT

One or more areas of the exterior foundation walls had minor cracks visible. These cracks can be sealed and monitored to prevent further erosion from water intrusion. A contractor can seal these cracks with foundation approved sealant products.



Location: RIGHT SIDE FACING FRONT



Location: LEFT SIDE FACING FRONT



Location: CRAWLSPACE



Location: CRAWLSPACE

## LAUNDRY 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 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



### Stacked Washer Dryer (Cannot See Behind)

#### Comment Location - LAUNDRY ROOM

The washer and dryer were stacked at the time of inspection. This creates a limitation to inspection of supply lines, electrical service, and the dryer vent.



# LAUNDRY MATERIAL

<b>Dryer Power</b>	<b>Cloths Dryer Vent Material</b>	<b>Washer Drain Size</b>
Not visible	Not visible	Not visible
<b>Appliances Present</b>		
Washer, Dryer		

# LAUNDRY SECTION REPORT



Section Items	I	N	A	R	Comments	
14.1 Laundry Switches		✓			0	
14.2 Laundry Lighting	✓				0	
14.3 Laundry Plumbing & Sinks		✓			0	
14.4 Laundry Dryer Venting		✓			0	
14.5 Washer And Dryer		✓			0	
14.6 Laundry Outlets		✓			0	



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## ATTIC SECTION STANDARD

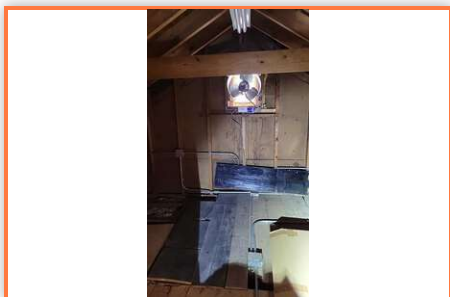
### Attic Standards

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 - Too cold to test fan

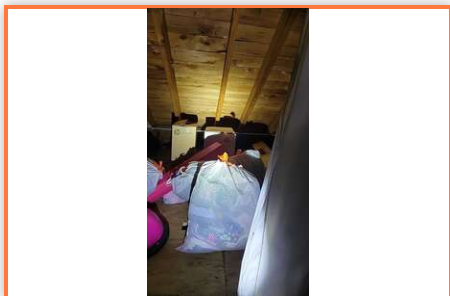
Note: Unable to test the attic power fan at the time of inspection. The power fan is controlled by a thermostat and the temperature at the time of inspection was below the thermostats lowest setting.



### Attic - Stored items

#### Comment Location - ATTIC

Stored items in the attic limited viewing of the attic to the access area or limited floored areas of the attic only.



## ATTIC MATERIAL

<b>Attic Access Location</b>	<b>Method Used To Observe The Attic</b>	<b>Roof Structure</b>
Kitchen	Pull down staircase	Rafters
<b>Attic Insulation Type</b>	<b>Attic Ventilation System</b>	
Blown, Batt, Fiberglass, Rockwool	Gable Vents, Thermostatically Controlled Fan, Roof vents	

## ATTIC SECTION REPORT



Section Items	I	N	A	R	Comments	
15.1 Roof Rafters/Stick Built (In Attic)	✓				0	
15.2 Truss Roof Framing (In Attic)	✓				0	
15.3 Roof Sheathing (In Attic)	✓				0	
15.4 Attic Ventilation	✓				0	
15.5 Attic Insulation				✓	1	<a href="#">View Comments</a>
15.6 Attic Electrical					0	
15.7 Attic Plumbing					0	
15.8 Attic Side Wall Issues					0	
15.9 Attic Ducts/Fan Termination/Flues	✓				0	

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## COMMENTS

### 15.5.1 Missing or substandard levels of insulation

Low

#### Comment Location - ATTIC

At the time of inspection, one or more areas of the attic insulation was compacted or uneven/missing/substandard, which may result in heating and cooling costs to be higher due to reduced energy efficiency. I recommend the affected area(s) be evaluated and repaired or replaced as needed by a professional roofing contractor, per standard building practices (typical R-38.)



## 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**