

Improvements made:

Roof collars @ vent pipes replaced October 2023. Per Kunsman, roof has 10 years of life left.

Heat Pump serviced October 2023. Per ICS, "everything is ok"

Family Room door – in process of getting an estimate for replacement



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RESIDENTIAL REPORT

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Allentown, PA 18103

Creighton Faust
SEPTEMBER 20, 2023



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SUMMARY

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- 🔧 3.3.1 Roof - Flashings: Vent Collar Flashings Separated/Damaged
- 🔧 3.4.1 Roof - Chimney: Chimney Cap/Screen
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- ⚠️ 7.7.1 Electrical - Smoke Detectors: Missing Smoke Detectors
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-  11.2.1 Interior, Doors, Windows, Stairways - Walls: Stains were tested and Dry
-  11.3.1 Interior, Doors, Windows, Stairways - Ceilings: Mildew/Bio-Growth
-  11.5.1 Interior, Doors, Windows, Stairways - Doors: Damaged Door(s)
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-  14.2.1 Pool - Deck/Coping: Concrete Apron/Sidewalk Cracks
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-  14.4.1 Pool - Pool Pumps: Gurgling Pipes
-  14.5.1 Pool - Filter/Pressure Gauge & Bleeder Valve: Filter Leaking
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-  14.7.1 Pool - Enclosure: Gate Not Self Closing
-  14.7.2 Pool - Enclosure: Gate Latch Release Not Child Safe
-  14.7.3 Pool - Enclosure: No Alarm from Dwelling to Pool
-  14.7.4 Pool - Enclosure: Fence Damaged
-  15.3.1 Attic, Insulation & Ventilation - Bath Exhaust Systems: Fan Not Operational

1: INSPECTION DETAILS

Information

Building Style

Single-Family

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Temperature (approximate)

74 Fahrenheit (F)

Weather Conditions

Clear

General Information

Congratulations on purchasing your new home and thank you for choosing **CDA Inspection Services, LLC** to perform your home inspection.

Purchasing a home can be a stressful process. A home inspection is supposed to give you peace of mind, but can sometimes have the opposite effect. You will be asked to absorb a lot of information in a short period of time. This often includes a written report, photographs, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax, don't stress.

Most of your inspection will be maintenance items, major items, safety concerns, system or component life expectancy and minor imperfections. Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Don't kill your deal over minor deficiencies. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or minor items.

Please carefully read the entire Inspection Report, including the summary located at the end of the report. This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.

The report(s) will not be released until the Pre-Inspection Agreement is signed and all fees are paid to CDA Inspection Services, LLC.

INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with our Pre-Inspection Agreement and the current Standards of Practice and Code of Ethics of the Inter-National Association of Certified Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy of the Standards is included in your report.

SCOPE:

This inspection complies and reflects with the provision of Act 114, Section 75, known as the PA Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components at the time of inspection with a focus on safety and function, not current building or municipality codes. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. Any negotiated evaluations or repairs should be completed prior to closing, we recommend a final walk-through immediately before closing to check the condition of the property.

No warranty, guarantee, or insurance by CDA Inspection Services, LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No invasive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

We are not licensed structural engineers or other professionals whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions 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 property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

This home inspection is not a compliance inspection or certification of any kind. It is an inspection of the condition of the home **at the time of the inspection**. This inspection does not cover items or conditions that may only be discovered by invasive methods. No removal of materials or dismantling of systems shall be performed during this inspection. This is not a technically exhaustive inspection. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. A verbal consultation or property education with the inspector, preferably at the time of the inspection is considered a mandatory part of this inspection. If you choose not to consult or be present at the time of the inspection with the inspector, CDA Inspection Services, LLC cannot be held liable for your understanding or misunderstanding of this reports contents. We have not verified that any required permits were obtained for the construction, remodeling or system upgrades of this building. You should verify that all necessary permits were obtained and inspections performed by contacting the local municipal authority.

NOTICE TO THIRD PARTIES OR OTHER PURCHASERS:

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advised against any reliance on this report. We

recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report.

COMMENT CATEGORY DEFINITIONS

Maintenance | Service | Repair:

Maintenance items, suggested upgrades and do-it-yourself maintenance/repairs will fall into this category. These items are generally considered lower cost repairs and items that should be addressed. If not addressed, these items may ultimately lead to Major Concerns if left neglected for extended periods of time.

Major Concerns:

These items are specific issues with a system or component of a residential property that is not functional or may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These items are often imminent or may be very difficult or expensive to remedy and/or may lead to even more expensive repairs in the future if not addressed. All defects should be repaired.

Safety Concern:

This category is composed of immediate safety concerns or defects that could cause personal injury. This also includes systems or components that pose an unreasonable risk to people or property. Many safety defects mentioned should be considered as upgrades to the property to improve safety. The fact that a safety component is missing does not necessarily insinuate a defect is present. We recommend that you read the entire Inspection report, including the InterNACHI SOP and the limitations tabs to fully assess the findings of the inspection. Please call us for any clarifications or further questions.

PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a full member in good standing of the National Association of Certified Home Inspectors (InterNACHI), www.nachi.org. Member #18032609. Certified Professional Inspector (CPI). We will conduct a home inspection of the previously mentioned property in accordance with the (InterNACHI) Code of Ethics and Standards of Practice and the Home Inspection Agreement. We are in compliance with the Pennsylvania Home Inspection Law. We carry all the state-required insurance.

Report Updating:

We reserve the right to update the home inspection report for up 72 hours after the report has been sent.

2: ORIENTATION DETAILS

Information

General Information

Included Photos:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

Location References:

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

3: ROOF

Information

Inspection Method

Drone View, Viewed from the edge at various areas, Ladder

Material

Asphalt

General Condition

Serviceable

Pitched Roof Asphalt Shingles: Approximate Roof Age

8-15

Roof Drainage Systems: Gutter Material

Aluminum

Roof Drainage Systems: Gutter Guards

None

Flashings: Material

Metal

Chimney: Access

Viewed with Drone, Viewed From Ground

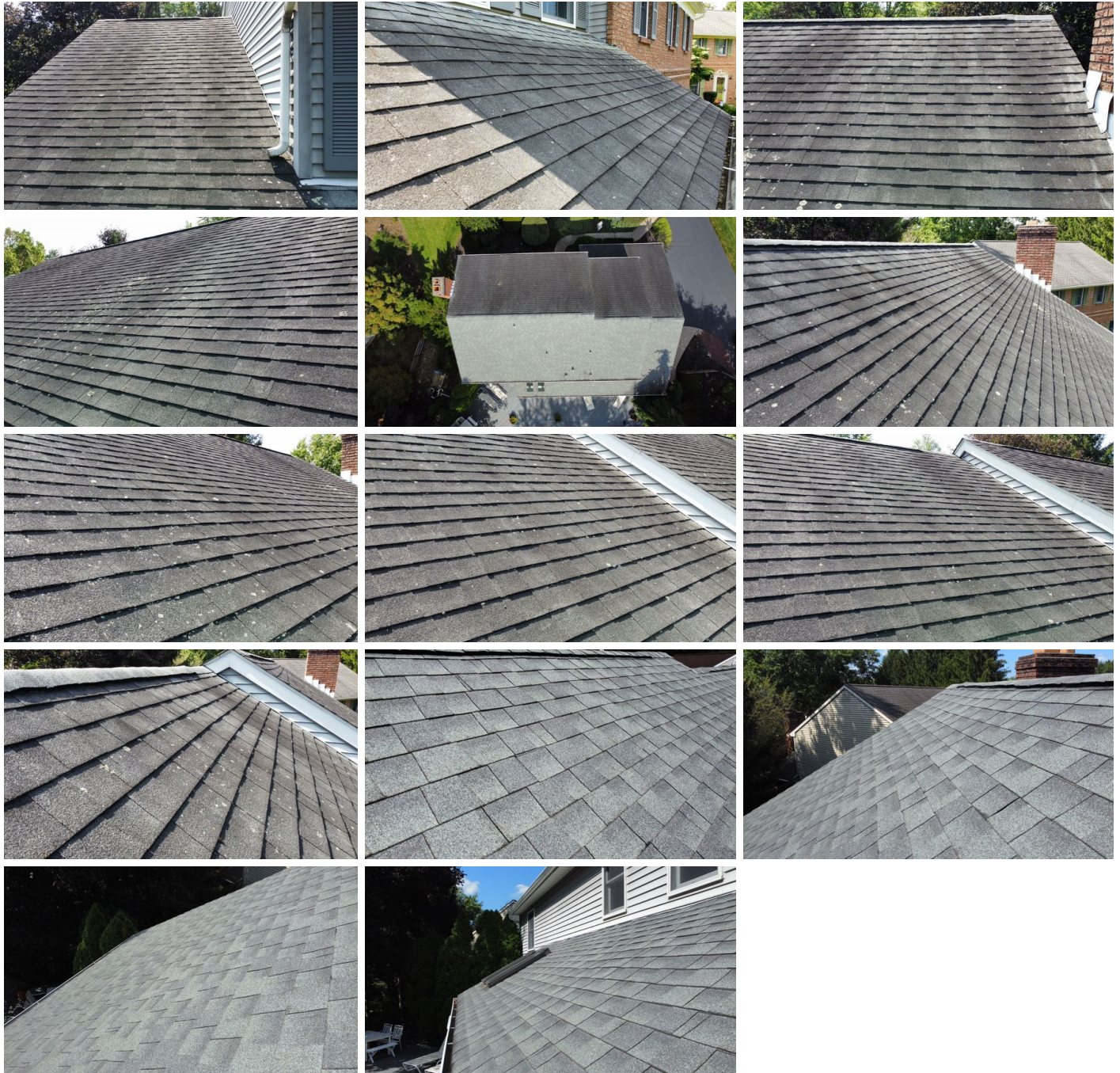
Chimney: Chimney Material

Brick

General Information

We evaluated the roof in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI) which includes the visible and accessible roof covering, drainage systems, flashings, skylights, chimneys and roof penetrations. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Our inspection is not considered a certification of the roof for insurability. Consider reaching out to your insurance provider prior to closing for insurability verification.



Roof Drainage Systems: Upper Roof Discharges onto Lower Roof

The upper downspouts are discharging onto the lower roof. This may cause premature wear to the roofing material. You may consider extending the downspouts to the lower gutter.



Chimney: Chimney Location Gable End



Chimney: Level II Chimney Inspection

(2) Fireplace Chimneys

We recommend a level II chimney inspection prior to closing. A level 2 chimney inspection is conducted by running a specialized inspection camera through the interior of the fireplace and chimney to inspect for concealed damage to the flue liner, as well as the inspection of the exterior of the chimney.

Limitations

General

STEEP PITCH

Direct access to the roof is limited due to the steep pitch of the roof. The roof was evaluated at the edge of the roof and or with the use of binoculars/drone.

Chimney

VIEWED WITH DRONE

Due to unsafe conditions a drone was used to view the chimney.

Deficiencies

3.2.1 Roof Drainage Systems



Maintenance / Service / Repair

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. You should install downspout extensions to drain at least 6 feet from the foundation.



3.3.1 Flashings



Maintenance / Service / Repair

VENT COLLAR FLASHINGS SEPARATED/DAMAGED

The vent collar flashings are separated or worn and may be leaking. This could lead to further damage. You should have the flashings repaired or replaced.



3.4.1 Chimney



Maintenance / Service / Repair

CHIMNEY CAP/SCREEN

The chimney stainless steel cap & screen are missing at the top of the flue. The stainless steel cap and screen are designed to keep moisture and animals/birds from entering the flue area. You should have one installed.

Recommendation

Contact a qualified professional.



3.4.2 Chimney



Maintenance / Service / Repair

CHIMNEY CROWN CRACKED OR DETERIORATED

The masonry cap or crown is cracked or deteriorated. This can allow water to penetrate and damage the structure. The cap should be repaired or replaced as needed.

Recommendation

Contact a qualified professional.



4: EXTERIOR

Information

Walkways, Stoops, Steps, Patios & Driveways: Driveway

Material(s)

Asphalt

Walkways, Stoops, Steps, Patios & Driveways: Walkway

Material(s)

Concrete

Walkways, Stoops, Steps, Patios & Driveways: Stoop Material

Concrete

Walkways, Stoops, Steps, Patios & Driveways: Step Material

Concrete, Wood

Soffit & Facia: Soffit Material

Aluminum

Soffit & Facia: Fascia Material

Metal

Siding: Siding Material

Aluminum, Brick Veneer

Trim: Trim

Wood

Exterior Doors: Exterior Entry Door(s)

Metal, Storm Doors, Overhead Garage Doors, Wood

Windows: Materials

Vinyl Clad Wood Framed

Decks, Balconies, Porches & Steps: Material(s)

Concrete, Wood

General Information

We evaluated the exterior in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI) which includes the visible and accessible claddings, flashings, doors, drainage, and surrounding grounds which may have an adverse affect on the building. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.



Decks, Balconies, Porches & Steps: Attachment Type(s)

Deck, Stoop



Vegetation, Grading & Drainage: Fencing

There is a perimeter fence on the property. Evaluation of fences and property installation lines are beyond the scope of this inspection.



Limitations

Decks, Balconies, Porches & Steps

GROUND CLEARANCE

The deck is close to the ground for access or a complete visual inspection. Therefore we were unable to access the underside of the deck for hidden deficiencies. Undiscovered defects may exist.

Decks, Balconies, Porches & Steps

DECK/BALCONY - FOOTINGS NOT VISIBLE

There are no visible concrete footings beneath the support columns. You should contact a qualified contractor or deck builder to ensure the structure has proper concrete footings.

Decks, Balconies, Porches & Steps

EVALUATION OF LEDGER BOARD CONNECTION TO BUILDING LIMITED

Evaluation of ledger board visually limited.

Vegetation, Grading & Drainage

MULCH OR STONE AROUND THE PERIMETER

There is mulch or stone around the perimeter at some areas. Due to this type of cover we were unable to view for proper grade height at the time of this inspection.

Deficiencies

4.1.1 Walkways, Stoops, Steps, Patios & Driveways



Safety Defects

WALKS UNEVEN

The walks are uneven at a few small areas. This is a safety concern-trip hazard, suggest making repairs to create an even and level surface.



4.1.2 Walkways, Stoops, Steps, Patios & Driveways



Maintenance / Service / Repair

DRIVEWAY CRACKING

Cracking was observed. Recommend monitoring and/or have contractor patch/seal.



4.1.3 Walkways, Stoops, Steps, Patios & Driveways



Maintenance / Service / Repair

WALKWAYS SLOPED TOWARDS THE BUILDING

FRONT WALK

Walkways are draining towards the building. This may allow water to enter the basement area. You should have a qualified contractor further evaluate and repair or replace the concrete. Note: At the very least you should seal between the walkway and foundation with an appropriate sealing material.

Recommendation

Contact a qualified professional.



4.3.1 Siding



Maintenance / Service / Repair

LOOSE SIDING

RIGHT SIDE

The siding is loose at various areas. Loose siding can allow moisture or insects to enter. The siding provides important weather protection. The siding should be repaired or replaced.

Recommendation

Contact a qualified professional.



4.3.2 Siding



Maintenance / Service / Repair

DAMAGED AND/OR DETERIORATED SIDING

GARAGE SIDE OF HOUSE

The siding is damaged and/or deteriorated at areas. Siding is the protection for the building and any damage or deterioration could allow moisture and weather intrusion, causing further damage and expense. The siding material should be repaired or replaced as needed to make a weather-tight envelope for the building.

Recommendation

Contact a qualified professional.



4.3.3 Siding



Maintenance / Service / Repair

CAULKING AT UTILITES

Caulking is missing where the utility lines or piping enter through the exterior wall. Moisture, pests or insects intrusion is possible. These areas should be caulked with appropriate caulking material.

Recommendation

Contact a qualified professional.



4.3.4 Siding



Maintenance / Service / Repair

MILDEW/ALGAE

There are signs of a green bio-growth and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.



4.3.5 Siding



Maintenance / Service / Repair

CAULKING/GROUT AT MASONRY INTERSECTION

FRONT STOOP

The caulking or grout is missing at the intersection of the masonry and siding. These areas should be sealed to prevent moisture entry.

Recommendation

Contact a qualified professional.



4.4.1 Trim

ROTTED TRIM

BACK RIGHT AND LEFT DOOR

The trim is rotted. This can allow moisture to further penetrate and damage the substrate or building materials. The trim should be repaired or replaced.

Recommendation

Contact a qualified professional.



Maintenance / Service / Repair



4.4.2 Trim

DENTED GARAGE TRIM



Maintenance / Service / Repair

The trim is dented or damaged at the garage. You may consider repair or replacement.

Recommendation

Contact a qualified professional.



4.5.1 Exterior Doors

DAMAGED DOOR

BACK LEFT DOOR

The door is damaged. You should consider repair or replacement.

Recommendation

Contact a qualified professional.



Major Items



4.7.1 Decks, Balconies, Porches & Steps



Maintenance / Service / Repair

LEDGER FLASHING MISSING

There does not appear to be adequate ledger flashing at the ledger board connection to the building. Flashing is necessary to prevent moisture penetration into the structure and or the ledger board rotting at the building connection. Proper flashing should be installed at the ledger board.

Recommendation

Contact a qualified professional.



4.8.1 Vegetation, Grading & Drainage

LOW GRADE


Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. You should consider contacting a qualified landscaper to regrade so water flows away from the foundation.



Maintenance / Service / Repair



4.8.2 Vegetation, Grading & Drainage

 Maintenance / Service / Repair

HIGH GRADING

The grading is high at areas. This can allow moisture or insect penetration. The ground should be at least 2 to 3 inches below the siding or top of the foundation.

Recommendation

Contact a qualified professional.



4.8.3 Vegetation, Grading & Drainage

 Maintenance / Service / Repair

DEBRIS IN WINDOW WELL


There is debris in the window well. These areas should be kept clean to allow for proper drainage.

Recommendation

Contact a qualified professional.



4.8.4 Vegetation, Grading & Drainage

 Maintenance / Service / Repair

LARGE TREES CLOSE TO THE FOUNDATION

There are large trees close to the dwelling. The roots from these trees could affect the foundation. You should consider further evaluation by a qualified tree specialist.

Recommendation

Contact a qualified professional.



4.8.5 Vegetation, Grading & Drainage

 Maintenance / Service / Repair

LEANING TREE

One or more of the trees are leaning. Consider removal.

Recommendation

Contact a qualified professional.



4.9.1 Pest Indications

CARPENTER ANT BODIES PRESENT

 Maintenance / Service / Repair

Carpenter ant bodies were found. You should treat for carpenter ants as a preventative measure.

Recommendation

Contact a qualified professional.



5: STRUCTURE

Information

Inspection Method

Basement Entered, Attic Entered

Foundation: Foundation Type

Basement

Foundation: Material(s)

Concrete

Floor Structure: Material

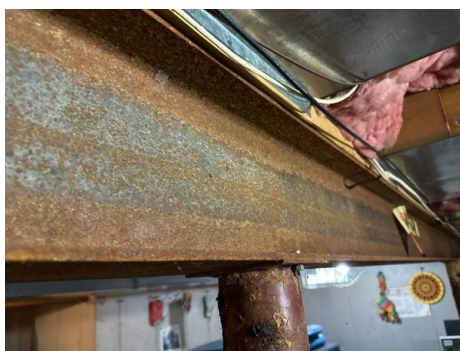
Dimensional Wood

Floor Structure: Beam Material

Steel I-Beams

Floor Structure: Column Material

Steel



Floor Structure:

Basement/Crawlspace Floor

Concrete

Wall Structure: Material

Conventional Wood

Ceiling Structure: Material

Dimensional Framing Lumber

Roof Structure: Material

Dimensional Lumber

General Information

We have evaluated the structural system of the building in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes the inspection of the visible and accessible foundation, floor, wall, ceiling and roof structure of the building.

Limitations

General

RESTRICTIONS

Stored Items, Insulated Ceilings

Foundation

STORED ITEMS

Access to some areas was restricted due to stored items making it difficult, unsafe or impossible to inspect. Lack of full access limited our ability to inspect for hidden damages.

Wall Structure

LIMITED ACCESS

The ability to inspect this area was limited due to limited access or unsafe conditions. Lack of access restricted the ability to inspect for hidden damage or unsafe conditions at the time of this inspection.

Ceiling Structure


LIMITED ACCESS

There was limited access to this area. Therefore we were unable to inspect for hidden damage or unsafe conditions.

Deficiencies

5.2.1 Floor Structure

TYPICAL SETTLEMENT CRACKING

 Maintenance / Service / Repair

There is typical settlement cracking in the basement concrete floor.

Recommendation

Contact a qualified professional.



6: BASEMENT & CRAWLSPACE

Information

Inspection Method

Entered and Inspected

Sump Pump(s): Sump Location

Sump Pit without Pump



Ventilation: Ventilation Type

Basement

Operable Windows

Insulation: Insulated Area(s)

Ceiling, Rim Joist

General Information

All basements or crawlspace areas are susceptible to moisture infiltration at some time or under certain circumstances. Most basement or crawlspace water problems are the result of poor water control measures at the exterior of the building. Please refer to the exterior portion of this report for more information. You should consider operating a dehumidifier.



Egress: Egress

Emergency egress is provided to the exterior by a walkout door, bulkhead (bilco) door, or egress window(s). You should contact the local city or municipal authority for all egress requirements.

Radon: General Information

No Radon System Present

Radon Mitigation General Information Description:

Radon is a naturally occurring radioactive soil gas. This invisible, odorless and tasteless gas is able to travel through the soil and enter buildings. Exposure to radon gas is the leading cause of lung cancer in non-smokers and increases the risk of lung cancer in smokers. You should have your home's indoor air tested at least every two years to determine the amount of radon gas present. If the radon concentration is 4.0 pCi/L or greater, you should have a radon mitigation system installed to reduce the level below 4.0 pCi/L. Go to www.dep.state.pa.us/brp/Radon_Division/Radon_Homepage.htm. You should request a copy of any radon tests performed on this house and retest the house if it has not been tested within the past two years.

Limitations

General

ACCESS RESTRICTIONS

Stored items

Deficiencies

6.2.1 Egress

 Safety Defects

NO EGRESS

There is no emergency egress exit present in the basement. This is a safety concern. If you are intending to use this as a bedroom or an apartment emergency egress must be provided. You may consider contacting the city or township for more information.

Recommendation

Contact a qualified professional.

6.5.1 Moisture

 Maintenance / Service / Repair

EFFLORESCENCE

Efflorescence noted on the wall surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.



7: ELECTRICAL

Information

Service Entrance Conductors:
Service Entrance
Underground

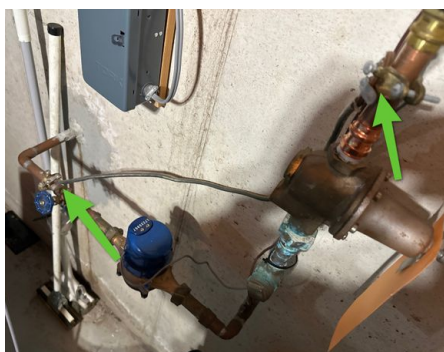


Service Entrance Conductors:
Electrical Service Conductors
Aluminum

Grounding & Bonding: Service
Grounding Location
Plumbing supply line



Grounding & Bonding: Bonding
Water meter bonded



Main & Subpanels & Main
Overcurrent Device: Main
Disconnect Location
Inside the Main Panel



Main & Subpanels & Main
Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels & Main
Overcurrent Device: Panel
Capacity
200 AMP



Main & Subpanels & Main
Overcurrent Device: Sub Panel
Location
Pool Equipment

Branch Wiring Circuits: Wiring
Method
Non Metallic

Branch Wiring Circuits: Branch**Wire Type**

Copper

Branch Wiring Circuits: Branch**Wire/Major Appliances**

Stranded Aluminum

Lighting Fixtures, Switches &**Receptacles: Receptacle Type**

3-prong

GFCI/AFCI: GFCI Location

Exterior, Bathrooms, Garage

GFCI/AFCI: GFCI Outlets**Operational**

Operational

The GFCI outlets were tested and functional at the time of this inspection.

GFCI/AFCI: Arc Fault Circuit**Interrupters**

Not Present

Smoke Detectors: Smoke Alarm**Location**

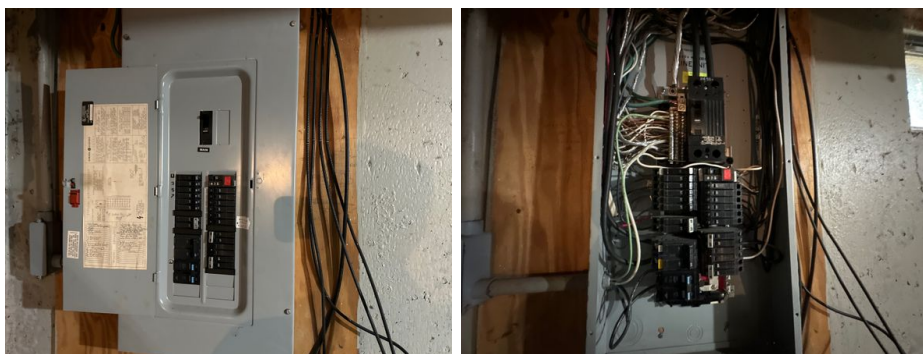
Basement, 1st Floor, 2nd Floor

General Information

We evaluated the electrical system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI) which includes identifying the type and capacity of the service and evaluating panels, grounding, overload protection, wiring, and a representative number of switches, receptacles and light fixtures. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Main & Subpanels & Main Overcurrent Device: Main Panel Location(s)

Basement

**Lighting Fixtures, Switches & Receptacles: General Information**

Wiring devices, such as lighting fixtures, switches and receptacles, provide access to electrical power throughout the building. To be safe, they must be installed properly and replaced when worn. Ground fault and arc fault protection should be provided in all locations required by current codes. Smoke detectors should be provided on every level of the building including the basement, and in each sleeping area. Smoke detectors should be replaced about every 10 years. Carbon monoxide detectors should be provided on every level of the building including the basement and should be replaced about every 6 years. Exterior metal components should be grounded to the earth. A representative number of installed lighting fixtures, switches and receptacles were inspected, in accordance with InterNACHI standards. If problems were noted, you should have a qualified electrician check all similar devices, since similar problems may exist in other devices.

Lighting Fixtures, Switches & Receptacles: Hi Hat Recessed Light Fixtures

"Hi Hat" recessed light fixtures are used in this building. Reflector-type lamps should be used in recessed fixtures to reduce heat buildup. Never use lamps of greater wattage than permitted by the manufacturer.

GFCI/AFCI: General Information

Ground Fault Circuit Interrupters are safety devices designed to help prevent injury to people caused by electric shock. They are currently required to be used in locations such as kitchens, wet bars, bathrooms, unfinished basements, crawl spaces, garages, accessory buildings, and outdoors. Older buildings, built before these requirements took effect, may not have this protection in all of these locations. It is relatively inexpensive to add this protection. Critical equipment such as refrigerators, freezers, security systems, garage door openers, sump pumps, sewage ejector pumps and alarms, should not be powered by GFCI's because the equipment will not operate if the GFCI trips.

An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. AFCI's are currently required at outlets on branch circuits for bedrooms, closets, dens, dining rooms, family rooms, hallways, kitchens, laundry areas, libraries, living rooms, parlors, recreation rooms, and sun rooms.

Smoke Detectors: Smoke Alarm Upgrade

RECOMMENDED SAFETY UPGRADE: Recommended that ALL ionization alarms regardless of age be replaced with Photoelectric smoke alarms. Extensive research clearly shows that photoelectric smoke alarms are far more reliable in most real world fire scenarios. Nearly 95% of the smoke alarms installed in US residences are IONIZATION alarms. Ionization alarms are approved smoke alarms and DO comply with the legal requirements for transfer in MOST jurisdictions. However, research shows that ionization alarms RESPOND TOO SLOWLY to the smoldering/ smoke fires responsible for most residential fire deaths. Ionization alarms are also notorious for nuisance tripping from cooking, shower steam, etc. Ionization alarms will fail to adequately warn occupants about 55% of the time. With photoelectric alarms the occupants will receive sufficient warning about 96% of the time. Ionization technology alarms pose a significant life safety risk. Combination alarms are not recommended.

Deficiencies

7.1.1 Service Entrance Conductors



Maintenance / Service / Repair

CAULK NEEDED METER BOX

Caulk is needed at the meter box to prevent water intrusion.

Recommendation

Contact a qualified professional.



7.6.1 GFCI/AFCI

GFCI OUTLET(S) MISSING

KITCHEN, LAUNDRY

GFCI outlet(s) missing at recommended area(s). You should have GFCI outlets installed to avoid possible injury.

Recommendation

Contact a qualified professional.



Safety Defects



7.6.2 GFCI/AFCI

RECEPTACLES NOT WEATHERPROOF WHEN IN USE



The exterior covers may not be fully weather proof when in use or missing covers. You should have the covers updated to the current standard.

Recommendation

Contact a qualified professional.



7.7.1 Smoke Detectors

MISSING SMOKE DETECTORS



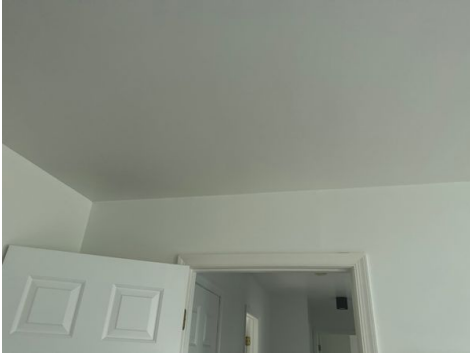
ALL BEDROOMS

Some smoke detectors were missing at the time of this inspection. This is a safety concern. Smoke alarms should be installed at all appropriate locations according to current safety standards.

Recommendation

Contact a qualified professional.





7.8.1 Carbon Monoxide Detectors

CARBON MONOXIDE MISSING

2ND FLOOR HALLWAY

Carbon monoxide detectors were missing at bedroom areas. This is a safety concern. Carbon monoxide detectors should be installed according to current safety standards.

Recommendation

Contact a qualified professional.



8: PLUMBING & FUEL STORAGE/DISTRIBUTION SYSTEMS

Information

Main Water Shut-off Device:

Location

Basement



Main Water Shut-off Device:

Check Valve/ Pressure Regulator

Pressure Regulator



Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water Supply

Material

Copper

Drain, Waste, & Vent Systems:

Material

PVC

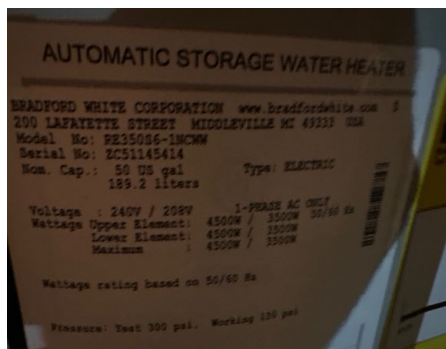
Hot Water Systems: Location

Basement



Hot Water Systems: Age

< 1



Hot Water Systems: Power

Source/Type

Electric

Hot Water Systems: Capacity

50 gallons

General Information

We evaluated the plumbing system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes the supply, drain, waste and vent piping systems, the water heating equipment with any associated vent systems, and below grade drainage systems. Shut off, relief and pressure regulating valves were located but not operated. I did not operate these valves during this inspection because there is a chance that the valve, when turned on after a long period of not being operated, will not shut off completely. You should have these valves tested or evaluated by a plumber initially so that a repair professional will be available if there are problems. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Water Source

Public

The supply system is responsible for providing fresh, potable water to the building in the quantities required for drinking, washing and cooking. We evaluated this system by operating every faucet and observing its flow while one or more other faucets are operated simultaneously. This is known as "functional flow" and is a subjective evaluation. You should know that leaks will inevitably occur; usually relative in severity to the age of the system. The water supply to the building is either public or private. It is beyond the scope of this inspection to verify the source of water to the property. We did not evaluate the supply system beyond the foundation wall during this inspection.

Water Supply, Distribution Systems & Fixtures: Lead/Solder

The solder at the piping connections may contain lead when homes were constructed before 1988. Lead is a health hazard. You should consider testing the water periodically to be sure there is no presence of lead.

Sinks/Tubs/Showers/Toilets: General Information

We evaluated the bathroom areas in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI) which includes the plumbing fixtures, countertops and a representative number of installed cabinets. I do not inspect clothes washers, clothes dryers, refrigerators, or any portable appliances. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Sinks/Tubs/Showers/Toilets: Serviceable

The interior plumbing components were operated and found to be in serviceable condition at the time of this inspection unless noted below.

Hot Water Systems: Manufacturer

Bradford & White

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 125 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Hot Water Systems: Functional

The water heating system was tested at various areas. The hot water heating system was functional at the time of this inspection.



Hot Water Systems: TPR Drain Valve

Present

TPR Valves and Discharge Piping. Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. ... The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank.

Hose Bibs: Type

Frost Free, Functional



Deficiencies

8.2.1 Water Supply, Distribution Systems & Fixtures



Maintenance / Service / Repair

CORRODED VALVES/FITTINGS AND/OR PIPES

Some of the water supply valves, fittings and/or pipes are corroded. Recommend to have a qualified plumber further evaluate and follow their recommendations.

Recommendation

Contact a qualified professional.



8.4.1 Sinks/Tubs/Showers/Toilets



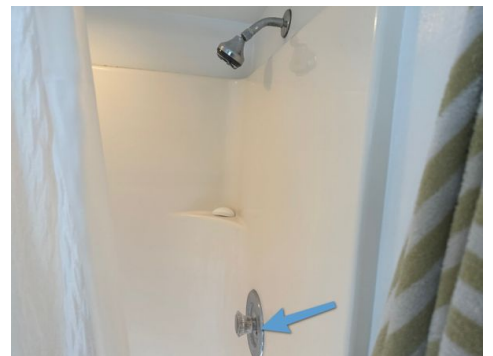
Maintenance / Service / Repair

LOOSE FIXTURE

The plumbing fixture is loose.

Recommendation

Contact a qualified professional.



8.4.2 Sinks/Tubs/Showers/Toilets



Maintenance / Service / Repair

POPUP TUB DRAIN NOT WORKING/MISSING

2ND FLOOR HALLWAY BATHROOM

The tub drain popup is not working or is missing. This should be repaired or replaced.

Recommendation

Contact a qualified professional.



8.4.3 Sinks/Tubs/showers/Toilets



Maintenance / Service / Repair

TUB DIVERTER LEAKS

2ND FLOOR HALLWAY BATHROOM

The diverter at the tub is allowing water to flow through the spout instead of directing it to the shower head. The diverter should be repaired or replaced for proper or designated flow location.

Recommendation

Contact a qualified professional.



8.5.1 Hot Water Systems



Safety Defects

TPR DRAIN LINE DIAMETER TOO SMALL

The diameter on the drain line is smaller than the fitting. This is a safety concern. An undersized drain line could hamper the valve from discharging correctly. The correct sized diameter drain line matching the diameter of the TPR valve should be installed.

Recommendation

Contact a qualified professional.



9: HEATING/COOLING

Information

Heat Pump: Brand
Goodman



Heat Pump: Age
12



Heat Pump: Tonage
3 Ton

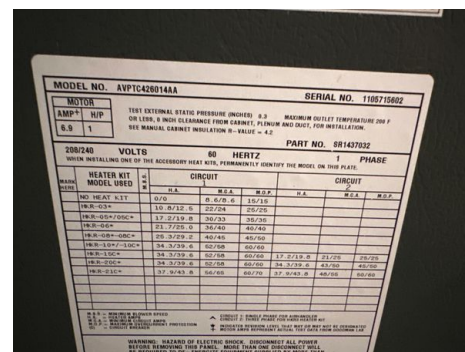
Heat Pump: Supplemental Heat
Electrical Coil Located inside the Unit



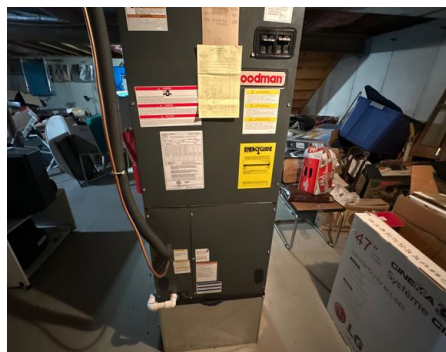
Normal Operating Controls:
Thermostat Functional
Functional



Interior A/C Unit/Handler: Age
12



Interior A/C Unit/Handler: Location
Basement



Interior A/C Unit/Handler: Condensate Drainage Type/Location
Below Floor Slab



Distribution System : Type
Central

Distribution System : Duct/Materials
Metal

Air Filter(s): Type
Reusable

Air Filter(s): Location

Indoor Unit

**General Information**

We evaluated the heating & cooling system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes identifying the heating and cooling methods and energy sources, and inspecting the installed heating and cooling equipment and vent system. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Accessory items such as humidifiers, dehumidifiers, electronic air filters and solar heating systems are beyond the scope of this inspection.

Heat Pumps & Air conditioners have an average of 12-15 years of service life. Systems should be professionally serviced every 2 to 3 years. Air conditioner filters should be cleaned or replaced monthly to maintain efficiency. Service contracts are available from heating contractors or utility companies. **Note:** Please refer to this you tube site for heat Pump Information. <https://youtu.be/QykwWs3L1W8>

Typical service life of a furnace gas or fuel fired system can be expected to last between 15 and 20 years. This average varies, of course, based on the quality of the unit, how it's used and whether it has been properly maintained. The system should be periodically serviced according to the manufactures instructions by a qualified certified HVAC contractor.

Heat Pump: Operating/Testing Mode

Cooling and Emergency Heating Modes

Outdoor temperatures will dictate which mode the system is evaluated in. Below 65 degrees we do not operate the system in accordance to InterNACHI Standards of practice in the cooling mode. Due to incorrect split degree difference between the air supply and return registers. Damage may also occur when operating below 65 degrees.

Heat Pump: Heat Pump Functional

Functioned when tested

The heat pump was tested and appeared to be functional at the time of this inspection.

Interior A/C Unit/Handler: A/C Functional

The air conditioning was operated and appeared serviceable at the time of this inspection. Temperature were tested at various areas.

Interior A/C Unit/Handler: Functional Temperature Split

14 to 22 Degrees


The cooling system was operated and found to be functional. The above listed temperature value representing the temperature split across the cooling coil, which is the difference between the supply air temperature and return air temperature. This is typical of a system operating properly. Periodic maintenance including servicing by a professional is recommended to ensure optimal performance.



Deficiencies

9.1.1 Heat Pump

EXTERIOR UNIT AT OR NEAR END OF SERVICE LIFE

 Maintenance / Service / Repair

The exterior unit is at or near the end of its life. The average service life is 12-15 years. Maintenance, repairs and/or replacement should be expected in the future.

Recommendation

Contact a qualified professional.

9.1.2 Heat Pump

DAMAGED OR MISSING REFRIGERANT LINE INSULATION

 Maintenance / Service / Repair

The refrigerant line insulation jacket is damaged or missing. This may cause a reduction in operational efficiency. The insulation jacket should be repaired or replaced.

Recommendation

Contact a qualified professional.



9.3.1 Interior A/C Unit/Handler

INTERIOR UNIT AT OR NEAR THE END OF ITS LIFE

 Maintenance / Service / Repair

The interior unit is at or near the end of its life. Maintenance, repairs and/or replacement should be expected in the future.

Recommendation

Contact a qualified professional.

10: BUILT-IN APPLIANCES, KITCHEN & LAUNDRY

Information

| | | |
|--------------------------------------|--------------------------------------|--------------------------------------|
| Range/Oven/Wall Oven/Cooktop: | Range/Oven/Wall Oven/Cooktop: | Kitchen Exhaust: Exhaust Hood |
| Range/Oven Energy Source | Anti Tip Bracket | Type |
| Electric | Present | Functional, Re-circulate |
| Laundry: Washer & Dryer | Laundry: Dryer Vent | |
| Electric Clothes Washer & Dryer | Exterior Metal | |



General Information

Visible counters with a representative number of cabinets were inspected. Unless otherwise noted, built in kitchen appliances were operated. However timers and thermostats were not tested, the dishwasher, if present, was not tested for cleaning or drying effectiveness and the oven self-cleaning cycle, if present, was not operated. Refrigerators, portable dishwashers, and portable microwave ovens were not inspected.



Range/Oven/Wall Oven/Cooktop: Functional

Functional

The range was operated and was functional at the time of this inspection. The oven was only operated or tested long enough to verify its function. It was not tested to reach any specific temperature.



Dishwasher: Functional

The dishwasher was tested in a short cycle and was functional at the time of this inspection.



Garbage Disposal: Functional

The disposal was tested and appeared to be functional at the time of this inspection.



Built-in Microwave: Functional

The microwave was tested and appeared to be in serviceable condition at the time of this inspection.

Limitations

Laundry

WASHER HOOKUPS NOT TESTED

The testing of the washer hookups are beyond the scope of the inspection. We recommend testing the hookups before closing to ensure they are working properly.

Deficiencies

10.6.1 Laundry

**MISSING DRIP PAN**

There is no drip pan present. When located on or above finished spaces you should have a drip pan installed beneath the washer to prevent possible moisture damage.

Recommendation

Contact a qualified professional.



11: INTERIOR, DOORS, WINDOWS, STAIRWAYS

Information

Walls: Wall Material

Drywall, Tile

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Carpet, Tile, Vinyl

Windows: Window Type

Double Pane, Wood, Metal

Firewall Separation: Fire

Separation Materials Garage

Drywall Walls, Drywall Ceiling,
Metal Door

General Information

We evaluated the interior in accordance with the standards of the International Association of Certified Inspectors (InterNACHI) which includes the walls, ceilings, floors, steps, stairways, railings, and a representative number of windows and interior doors. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Doors: Serviceable

The interior doors appeared to be in serviceable condition at the time of this inspection.

Windows: Serviceable

Various windows were operated and found to be in serviceable condition at the time of this inspection.

Firewall Separation: Fire Separation Area(s)

Garage

Walls, doors, ceilings, and hatches between garages and living spaces should form a continuous fire resistant barrier. Party walls separating units in multiple occupancy buildings and adjoined dwellings also should be fire resistant. These walls are commonly referred to as firewalls.

Limitations

Firewall Separation

STORED ITEMS

Firewall separation was restricted by stored items. We were unable to inspect the wall(s) at the time of this inspection.

Deficiencies

11.1.1 Steps, Stairways & Railings

NO RETURNS



No returns are present on the handrail(s). Returns are installed so that you do not catch articles of clothing or carried items on the end of the rail. This is a safety concern due to possible injury. You should consider having rail end returns installed.

Recommendation

Contact a qualified professional.



11.1.2 Steps, Stairways & Railings

OPEN BELOW HANDRAIL/GUARDRAIL

 Safety Defects

The space beneath the rail is open. This is a safety concern. Balustrade or spindles should be installed.

Recommendation

Contact a qualified professional.



11.2.1 Walls

STAINS WERE TESTED AND DRY

 Maintenance / Service / Repair

GARAGE

There were stains that were tested and appeared to be dry at the time of this inspection. This appears to be from a previous water leak that was not active. You should monitor the area(s).

Recommendation

Contact a qualified professional.



11.3.1 Ceilings

MILDEW/BIO-GROWTH

 Safety Defects

PRIMARY BATHROOM SHOWER

There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.



11.5.1 Doors

DAMAGED DOOR(S)

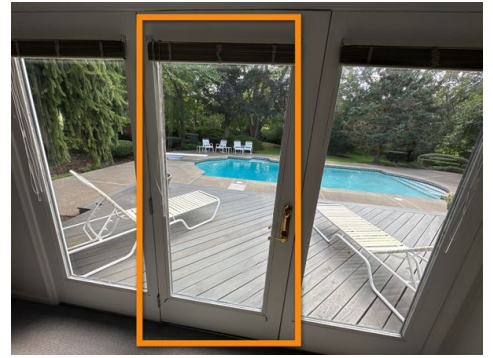
 Major Items

LIVING ROOM

The door(s) is damaged. Recommend repair or replacement.

Recommendation

Contact a qualified professional.



11.6.1 Windows

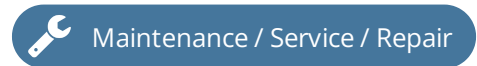
STUCK CLOSED

BAY WINDOW

One or more of the window(s) are stuck closed. All window(s) should be fully operational.

Recommendation

Contact a qualified professional.



11.6.2 Windows

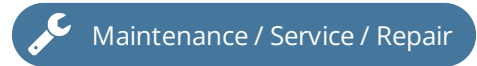
NON PROFESSIONAL WORKMANSHIP

BACK BAY WINDOW

There are signs of non professional workmanship. Repair by a qualified professional is recommended.

Recommendation

Contact a qualified professional.



12: FIREPLACES

Information

Fireplace: Fireplace Style

Masonry

Fireplace: Type

Wood

Fireplace Components: Fire Chamber Material

Brick

Fireplace: General Information

A fireplace is a carefully balanced system. To function properly, it must be designed, built and operated properly. Fire screens should always be used when burning a fire in a fireplace. Fireplaces and associated chimneys should be cleaned and serviced regularly. Fire wood should be properly seasoned to prevent build up of third degrees or "shiny" creosote which is a fire hazard and more difficult to remove during cleaning.

**Fireplace Components: Damper Discription**

Functional

A fireplace damper, usually located at the throat of a masonry chimney just above the firebox, is a device that is meant to seal your fireplace shut when not in use. This is necessary so that heated air from your home will not escape up the chimney when the fireplace is not being used.



13: ATTACHED GARAGE

Information

Access

Entered & Inspected

Floor: Floor Material

Concrete

Garage Door: Material

Insulated Metal

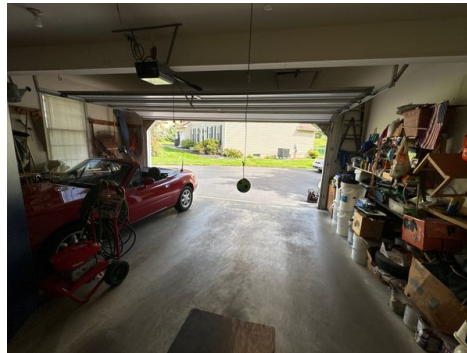
Garage Door Opener: Auto

Reverse Functional

Reverse with a (2x4)

General Information

The garage door is often the largest and heaviest moving component in the building. The garage door, lock, and springs must be adjusted properly by a qualified garage door technician for safe operation. Garage doors without automatic openers are tested by opening, closing and locking the doors. If garage door openers are present, I test the internal entrapment protection system by placing a 2 x 4 on the floor and closing the door onto the block. If the opener has an external entrapment protection system (automatic reverse devices) such as electric eyes, are tested by breaking the light beam while the door is closing. Openers which fail to reverse during either of these tests are identified as unsafe. To avoid injury, you should have a qualified garage door technician repair or replace any defective components promptly, rather than attempting to do it yourself.



Ceiling: General Information

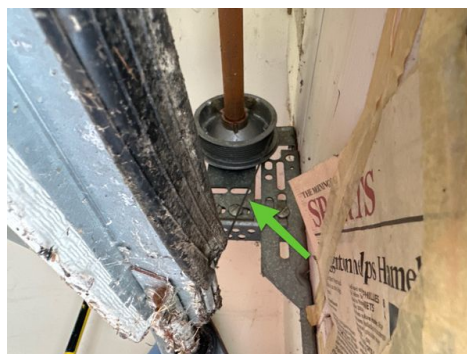
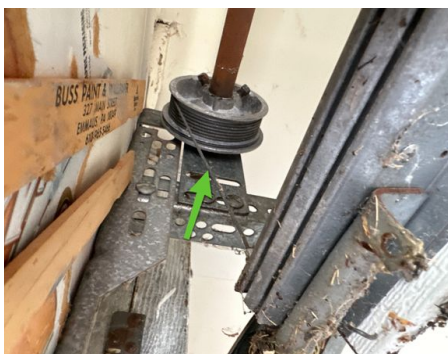
Unless otherwise noted, the ceilings appeared to be in serviceable condition at the time of this inspection.

Walls : General Information

Unless otherwise noted, the walls appeared to be in serviceable condition at the time of this inspection.

Garage Door: Safety Cables

Present



Limitations

General

STORED ITEMS

Full access to the garage was restricted by stored items. Therefore we were unable to completely inspect for damage or hidden damage.

Deficiencies

13.2.1 Floor



Maintenance / Service / Repair

TYPICAL SETTLEMENT CRACKS

Typical settlement cracks were visible in the garage floor. The floor appeared serviceable at the time of this inspection.



13.2.2 Floor



Maintenance / Service / Repair

STAINING

Garage floor shows visible staining from oil/grease. You should clean the areas with a degreaser or cleaning solution.



13.5.1 Garage Door Opener



Safety Defects

MISSING SENSORS

There were no electronic eye sensors present. You should have these installed for external entrapment protection.

Recommendation

Contact a qualified professional.



14: POOL

Information

Pool Body: Pool Body Type
In/Ground Gunite/Plaster

Pool Body: Drain Type/Present
Single Drain Standard Cover

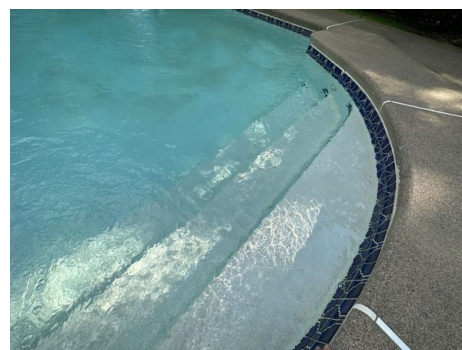
Deck/Coping: Apron/Sidewalk Type
Concrete Apron



Deck/Coping: Coping Materials
Concrete Coping

Deck/Coping: Serviceable
The apron or sidewalk appeared serviceable at the time of this inspection.

Ladder/Rails & Diving/Sliding Boards: Pool Egress Steps



Filter/Pressure Gauge & Bleeder Valve: Pressure Gauge Functional

The pressure gauge was present and functional.



Electrical: Breaker Location
Exterior at Equipment



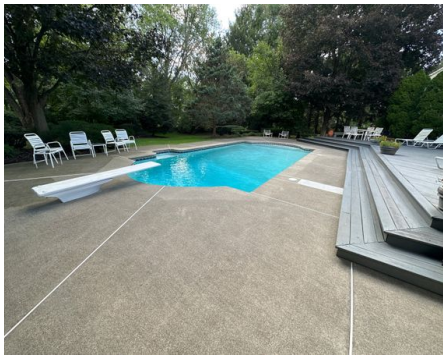
Electrical: Wire Type
Plastic Conduit

Electrical: GFCI Outlets Present/Functional At Pool Equipment



General Information

A basic visual pool inspection has been performed. Non visual below grade components could not be tested or evaluated. Supply and return line water flow or suction to the pump and its components is not in the realm of this inspection. If further evaluation is necessary, you should contact a qualified pool specialist.



Pool Body: General Overview

We have visually observed the type and the condition of the pool. A complete inspection of a pool body is beyond the scope of this inspection. Leaks, below grade suction, supply and return lines, drains and other defects which were not discovered by this limited observation, may exist. You may wish to having a qualified pool company throughly evaluate for you.

Deck/Coping: Tile Condition

Multiple Missing Tiles

**Ladder/Rails & Diving/Sliding Boards: Diving & Sliding Boards**

Diving Board Present

Note: Diving and sliding boards are beyond the scope of this inspection. If further evaluation is required you should contact a qualified pool specialist.

**Ladder/Rails & Diving/Sliding Boards: Diving Board Present**

There is a diving board present. Some insurance companies will charge more for a diving board. Removing the diving board and adding a diving stone can help reduce your insurance cost.

Pool Pumps: Pump(s) Present and Functional

The pool pump(s) was present and functional at the time of this inspection.

**Filter/Pressure Gauge & Bleeder Valve: General Filter Information**

The pool filter is designed to remove particles of dust, debris, algae, etc. that are constantly entering the water. If the filter is not properly maintained or doesn't operate long enough each day, these wastes will build up in the water and place an additional burden on the chemicals. You should backwash or replace the filter (depending on the type of filter used) according to the manufacturer's guidelines.

Filter/Pressure Gauge & Bleeder Valve: Filter Type

Diatomaceous Earth Filter, Skimmer Baskets



Filter/Pressure Gauge & Bleeder Valve: Bleeder Valve Present

The bleeder valve was present and appeared to be functional at the time of this inspection.



Electrical: General Electrical Pool Information

The electrical wiring and equipment associated with pools must be professionally installed in accordance with local and national codes to ensure safety. I have inspected the electrical system for safety and proper function. This inspection is not intended to determine compliance with applicable codes. You should have a properly qualified electrician or code official review this installation for code compliance.

Electrical: Underwater Light/Present/Functional

The underwater light was tested and appeared to be functional at the time of this inspection.



Electrical: Grounding/Bonding Present

The pool equipment appeared to be correctly grounded/bonded at the time of this inspection.



Enclosure: General Enclosure Information

The pool area should be enclosed by a barrier to keep unsupervised children out of the pool. Generally, the barrier should be at least 4 feet high. The space between the bottom of the barrier and the ground should be no more than 2 inches. Openings in the barrier should not allow passage of a 4 inch sphere. Gates and doors which allow access to the pool area should be self-closing and self-latching and should open away from the pool. The latch release mechanism should be at least 54" above the ground or should be equipped with an audible alarm.

Enclosure: Barrier Fence

Present



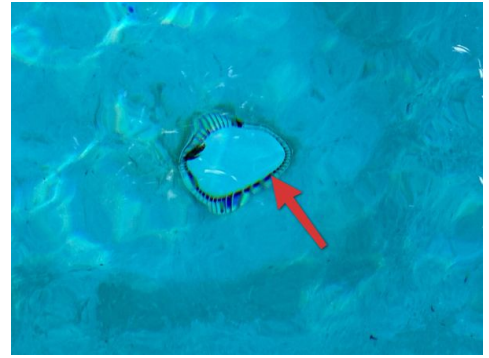
Deficiencies

14.1.1 Pool Body

SINGLE DRAIN (SHOULD BE VIRGINIA BAKER COVER)

 Safety Defects

The pool is a single drain pool. Modern pools require multiple drains so that entrapment is less likely. This cover should I add a minimum be upgraded to a Virginia Baker cover. This helps reduce the chance of entrapment however, someone’s hair could still get entangled in it.



Recommendation

Contact a qualified professional.

14.2.1 Deck/Coping

CONCRETE APRON/SIDEWALK CRACKS

 Maintenance / Service / Repair

There are cracks in the concrete apron or sidewalk. These should be sealed with the appropriate material.

Recommendation

Contact a qualified professional.



14.2.2 Deck/Coping

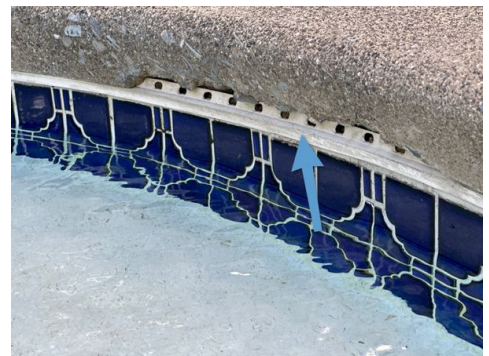
CRACKS/DAMAGE AT CONCRETE COPING

 Maintenance / Service / Repair

Cracks and or damage is present at the concrete coping. These areas should be sealed with the appropriate material.

Recommendation

Contact a qualified professional.



14.2.3 Deck/Coping

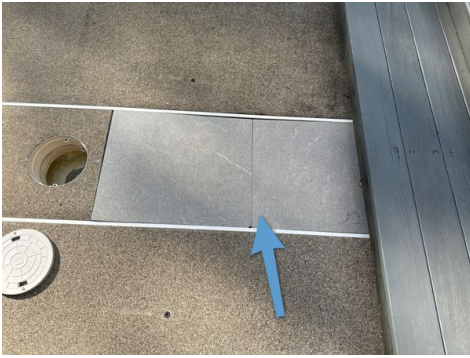
PREVIOUS REPAIR

 Maintenance / Service / Repair

A previous repair was made to the concrete apron.

Recommendation

Contact a qualified professional.



14.4.1 Pool Pumps

GURGLING PIPES

The pipes are gurgling. This is typically caused by air being pulled in on the suction side of the pool. This could cause the pump to eventually burn up.

Recommendation

Contact a qualified professional.



14.5.1 Filter/Pressure Gauge & Bleeder Valve

FILTER LEAKING

There was active leakage at the filter. This can hamper the pool pressure. This should be further evaluated for repair or replacement.

Recommendation

Contact a qualified professional.



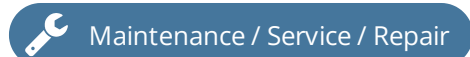
14.5.2 Filter/Pressure Gauge & Bleeder Valve

GURGLING FILTER

The filter is gurgling. This is due to air being trapped in the filter. This can indicate that the Pump is pulling air in through a seal at the pump or a valve. This should be addressed so that the pump does not burn up.

Recommendation

Contact a qualified professional.



14.7.1 Enclosure

GATE NOT SELF CLOSING

The gate(s) did not have self closing hinges for protection. This is a safety concern. All gates should have self closing hinges.

Recommendation

Contact a qualified professional.



14.7.2 Enclosure

GATE LATCH RELEASE NOT CHILD SAFE

The gate release is less than 54 inches. This is a safety concern. This should be corrected to meet current safety standards for small children.

Recommendation

Contact a qualified professional.



14.7.3 Enclosure

NO ALARM FROM DWELLING TO POOL

There is not a functional alarm from the house to the indoor pool. Installation of an alarm should be considered as a safety precautionary measure.

Recommendation

Contact a qualified professional.



14.7.4 Enclosure

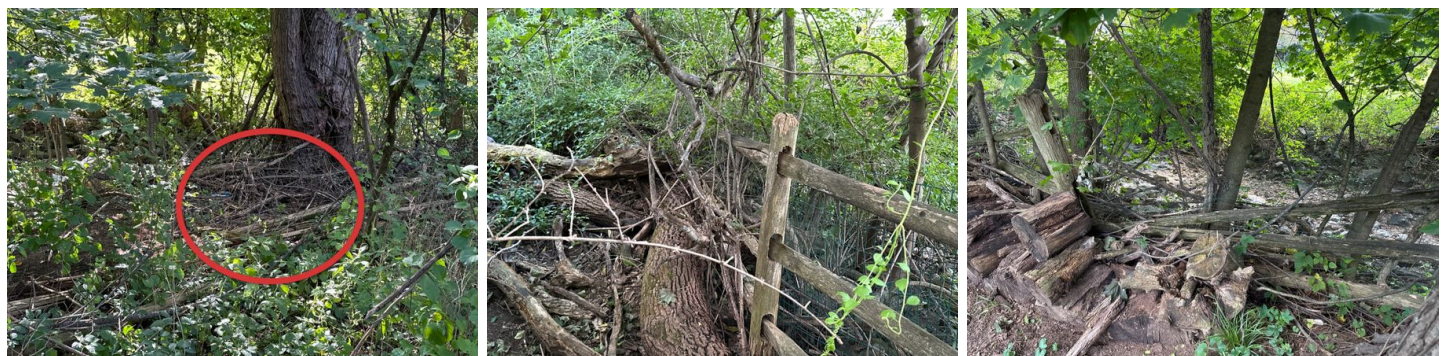
FENCE DAMAGED

BACK YARD

Damage is present at the fence. Repair is recommended.

Recommendation

Contact a qualified professional.





15: ATTIC, INSULATION & VENTILATION

Information

Attic Access

Partially Entered & Inspected,
Ceiling Hatch

Attic Insulation: Insulation Type

Loose-fill

Attic Insulation: Insulation Depth

>14 inches

Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Ridge
Vents

**Bath Exhaust Systems: Exhaust
Fans**

Present and Functional



General Information

Buildings often have an attic area below the roof and above the living space. Attics are sometimes accessible through a flight of stairs or pull down stairs however in most cases the attic is accessible through a "scuttle" located in a closet or in rare cases through a roof hatch. The amount of useful space in the attic depends upon the type of roof construction. Roofs that are constructed with rafters may provide significant areas of open storage. Roofs that are supported by pre-fabricated trusses offer little, if any usable space. Your primary interest in the attic should be in the ceiling insulation and in the means of ventilating the attic.



Limitations

General

STORED ITEMS

Stored items prevented full access to the attic area. This may have prevented defects or water penetration at the time of this inspection. You should enter this area and evaluate the conditions during your final walk through.

General

RESTRICTED BY INSULATION

Access to the attic was restricted due to insulation.

Deficiencies

15.3.1 Bath Exhaust Systems

FAN NOT OPERATIONAL

1ST FLOOR BATHROOM

Fan in bathroom not operational at the time of inspection. Repair or replacement recommended.

Recommendation

Contact a qualified professional.



Maintenance / Service / Repair



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Basement & Crawlspace

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall

describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing & Fuel Storage/Distribution Systems

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Heating/Cooling

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Built-in Appliances, Kitchen & Laundry

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Interior, Doors, Windows, Stairways

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Fireplaces

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of any installation.

Inspect automatic fuel-fed devices. Inspect combustion and/or make-up air devices.

Inspect heat-distribution assists, whether gravity-controlled or fan-assisted. Ignite or extinguish fires. Determine the adequacy of drafts or draft characteristics.

Move fireplace inserts, stoves or firebox contents. Perform a smoke test. Dismantle or remove any component.

Perform a National Fire Protection Association (NFPA)-style inspection. Perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.