



Email: [regalhomeinspection@yahoo.com](mailto:regalhomeinspection@yahoo.com)

Phone: (770) 530-3811

Inspector: Lance Webster

# Property Inspection Report

Client(s): **Sample Report**

Property address: **123 Any Road**

**My Town, US 10000**

Inspection date: **Wednesday, October 22, 2014**

This report published on Wednesday, October 01, 2014 8:26:51 AM EDT

**This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

## General Information

Report number: 20140922

Time started: 10:45

**Time finished:** 12:45  
**Present during inspection:** Client  
**Client present for discussion at end of inspection:** Yes  
**Weather conditions during inspection:** Dry (no rain), Sunny  
**Temperature during inspection:** Warm  
**Inspection fee:** 325.00  
**Payment method:** Check, Invoiced  
**Type of building:** Single family  
**Buildings inspected:** One house  
**Number of residential units inspected:** 1  
**Age of main building:** 27 years  
**Source for main building age:** Client  
**Front of building faces:** East  
**Main entrance faces:** East  
**Occupied:** No

---

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Driveway material:** Poured in place concrete

- 
- 1)   One or more large trees on the property may be likely to fall on the structure, and are a potential safety hazard. Recommend consulting with a qualified arborist to determine if tree(s) need to be removed and/or pruned.
- 
- 2)   One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.
- 
- 3)   Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs. Recommend that a qualified contractor replace or repair handrails per standard building practices.
- 
- 4)   Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Recommend that a qualified contractor repair or replace guardrails per standard building practices.
- 
- 5)   One or more handrails had no "returns" installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.
- 
- 6)   One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.
- Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: [http://edis.ifas.ufl.edu/BODY\\_AE079](http://edis.ifas.ufl.edu/BODY_AE079)
- 
- 7)  This property is clad with composition wood fiber siding. Many brands of this type of siding by different manufacturers are known to deteriorate and/or fail prematurely due to moisture penetration. Failure is typically visible in the form of swelling, cracking and delamination, especially at the bottom edges. A qualified contractor should evaluate and replace siding as necessary, and/or seal and

repaint as necessary

- 8)  The driveway is sloped towards the structure or has one or more low spots where drain(s) should be installed. A qualified contractor should evaluate and install drains and drain lines where necessary.
- 9)  One or more gutters are missing. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.
- 10)  One or more crawl space vent screens are missing. Animals such as vermin or pets may enter the crawl space and nest, die and/or leave feces and urine. A qualified contractor should install screens where missing using screen material such as "hardware cloth" with 1/4 inch minimum gaps.
- 11)  Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground

**Apparent wall structure:** Wood frame

**Wall covering:** Masonite Louisiana Pacific

- 12)  Gaps exist at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.
- 13)  One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future.
- 14)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.
- 15)  Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.
- 16)  Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.
- 17)  Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.

## Crawl Space

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns,

beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

**Crawl space inspection method:** Viewed from hatch(es)

**Pier or support post material:** Concrete

**Beam material:** Solid wood

**Floor structure above:** Solid wood joists

**Insulation material underneath floor above:** Fiberglass roll or batt

**Vapor barrier present:** Yes

18)  The vapor barrier needs repair. Exposed soil was found in some areas. This is a conducive condition for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil. A qualified contractor should make repairs as necessary so no exposed soil exists. Standard building practices require the following:

The soil below the vapor barrier should be smooth and free from sharp objects.

Seams should overlap a minimum of 12 inches.

The vapor barrier should lap up onto the foundation side walls.

Better building practices require that:

Seams and protrusions should be sealed with a pressure sensitive tape.

The vapor barrier should be caulked and attached tightly to the foundation side walls. For example, with furring strips and masonry nails.

19)  Insulation under the floor in the crawlspace is damaged, deteriorated, or has fallen down. A qualified contractor should make repairs as necessary to restore the insulation to its original rating.

20)  Water supply pipes are uninsulated. Recommend insulating pipes as necessary for better energy efficiency and to prevent water pipes from freezing.

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Viewed from ground with binoculars

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Apparent number of layers of roof surface material:** One

21)  Two sections of roof surfaces are sloped towards each other. Debris such as leaves or needles are more likely to accumulate in this area than rest of the roof. Leaks may occur as a result. Recommend monitoring such areas for accumulated debris in the future and cleaning as necessary.

22)  Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.

23)  Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and

organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.

---

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

24)  The attic access hatch was inaccessible due to stored items, debris, or the hatch being permanently closed. The inspector was unable to evaluate the attic, and it's excluded from this inspection. Recommend moving items or modifying hatch(es) as necessary to allow periodic evaluation of attic spaces.

---

## Garage or Carport

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

25)   One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

26)   One or more wall and/or ceiling surfaces between the attached garage and interior living spaces have gaps, holes, or missing or inadequate surface materials. These surfaces are intended to prevent vehicle fumes from entering living spaces, and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.

27)   One or more handrails are not continuous for the entire length of the flight of stairs. This is a safety hazard. Handrails should be continuous, and extend the full length of flights of stairs. A qualified contractor should evaluate and repair as necessary.

28)   The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<http://www.reporthost.com/?AGFR>

29)   The wall-mounted control for one or more automatic garage vehicle door openers was less than 5 feet off the floor, or within reach of children. This is a safety hazard. Children should not be able to operate automatic garage vehicle door openers. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children. For more information on garage door safety issues, visit:

<http://www.reporthost.com/?NRGD>

---

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or

change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Primary service type:** Underground

**Service voltage (volts):** 120-240

**Estimated service amperage:** 150

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Copper-clad aluminum

**Main disconnect rating (amps):** 150

**System ground:** Concrete encased electrode

**Location of main service panel #A:** Garage

**Location of main disconnect:** Breaker at top of main service panel

**Smoke alarms installed:** No, recommend install

30)  This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

## Plumbing / Fuel Systems

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Water service:** Public

**Location of main water shut-off:** Garage Front left side of driveway.

**Supply pipe material:** Copper

**Drain pipe material:** Plastic

**Waste pipe material:** Plastic

**Vent pipe material:** Plastic

**Condition of fuel system:** Not determined (gas service off or no fuel oil)

**Location of main fuel shut-off valve:** At gas meter Right side of the house.

31)  The clothes dryer exhaust duct is broken or disconnected in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Damage to building components may result. A qualified contractor should evaluate and make permanent repairs as necessary. For more information, visit <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 40

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Garage

- 32)   The water heater in the garage is installed so flames and/or sources of spark are less than 18 inches above the floor. Standard building practices require that the open flame or source of spark for appliances in a garage be located at least 18 inches above the floor. Fuel vapors from vehicles, storage containers or other sources are heavier than air and may ignite when exposed to pilot lights, sparks or open flames. This is a safety hazard. A qualified heating and cooling contractor should evaluate and make repairs and/or modifications as necessary.
- 33)   The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.
- 34)   The water heater's local gas shut-off was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."
- 35)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.
- 36)  The water heater was turned off at the time of the inspection. For example, circuit breaker turned off, gas supply turned off or pilot light turned off. The inspector was unable to fully evaluate the water heater.

**Heating, Ventilation and Air Condition (HVAC)**

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Last service date of primary heat source:** Unknown.

**Forced air heating system fuel type:** Natural gas

**Location of forced air furnace:** Garage

**Location for forced air filter(s):** At base of air handler

**Cooling system and/or heat pump fuel type:** Electric

- 37)   Significant amounts of debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. Recommend having a qualified contractor clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit: <http://www.epa.gov/iaq/pubs/airduct.html>
- 38)   The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.
- 39)   Insulation on one or more heating/cooling ducts in unconditioned spaces is damaged and/or deteriorated. A qualified contractor should evaluate and replace insulation and/or ducts as necessary and as per standard building practices.
- 40)   The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the

last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed annually in the future.

- 
- 41)  Air handler filter(s) are dirty and should be replaced now. They should be checked monthly in the future and replaced as necessary.
- 
- 42)  The heating system was not fully evaluated because the local gas shut-off was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).
- 
- 43)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.
- 
- 44)  The furnace was shut off at the time of the inspection. For example, the gas supply was shut off, the pilot light was out, and/or the electric supply was turned off. As a result, the inspector was unable to fully evaluate this unit.

## Fireplaces, Stoves, Chimneys and Flues

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Wood-burning fireplace type:** Masonry with metal liner

- 
- 45)  A significant amount of creosote or burning by-products (ash, soot, etc.) was visible in one or more chimneys. This is a potential fire hazard and a sign that chimney system maintenance has been deferred. The client should be aware that the type and quality of wood burned, and the moisture content of the wood, will affect the rate at which burning by-products accumulate in the chimney. When wood-burning devices are used regularly, they should be cleaned annually at a minimum. A qualified contractor should evaluate, clean, and repair if necessary.
- 
- 46)  A significant amount of creosote (1/8 inch or more) is visible in the fireplace flue. A qualified chimney service contractor should inspect, clean, and repair if necessary now and annually in the future.
- 
- 47)  One or more fireplace or woodstove hearths are less than 18 inches deep. This is a fire hazard. At a minimum, non-combustible hearth pad(s) should be installed. Ideally the hearth(s) should be modified as necessary or installed by a qualified contractor so they are at least 18" deep.
- 
- 48)  Minor cracks, pitting and/or deterioration were found in some fireplace firebrick. However the bricks were not loose and appear to be serviceable. The clients should monitor the condition of the firebricks in the fireplace's firebox in the future. If significant deterioration occurs or if bricks become loose, then a qualified chimney service contractor should evaluate and make repairs as necessary.
- 
- 49)  No controls were found to operate one or more gas fireplaces and/or stoves. For example, a thermostat or on-off switch. These appliance were not fully evaluated. Recommend consulting with the property owner(s) as to how they operate, and/or having a gas appliance contractor evaluate and repair if necessary.

## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and

components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of sinks and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Condition of under-sink food disposal:** Required repair, replacement and/or evaluation (see comments below)

50)   One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

51)  One or more leaks were found at water supply lines. A qualified plumber should evaluate and repair as necessary.

52)  The water supply to the dishwasher appears to be inoperable. The shut-off valve may be turned off. The inspector was unable to fully evaluate the dishwasher and its drain system. The client(s) should ask the property owner(s) about this, and if necessary, a qualified plumber or appliance technician should evaluate and repair.

53)  The under-sink food disposal is inoperable. A qualified plumber or contractor should evaluate and repair or replace the food disposal as necessary.

54)  The under-sink food disposal was inoperable. Recommend that a qualified contractor repair or replace as necessary.

## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

55)   One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

56)  One or more bathrooms with a shower do not have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers.

## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

57)   One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

58)  An insufficient number of smoke alarms are installed. Additional smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

59)  Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. For more information, visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

60)  Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

61)  Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

62)  Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

63)  One or more rooms have sliding glass doors that are the only source of ventilation for outside air, and no sliding screen door is installed. Recommend installing sliding screen doors for adequate ventilation when insects are active.

64)  One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.

65)  Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

66)  No window screens were installed. Windows may not provide ventilation during months when insects are active.



**Photo X-1****Photo X-3**

There is no drainage/gutter system in place. This will allow the water to drain down to the foundation, and over time will erode and possibly cause water intrusion into the crawlspace. Recommend a licensed contractor further evaluate and install a new drainage/gutter system to prevent the possibility of future damage.

**Photo X-2**

This window shutter in the front of the house is damaged. Recommend the current owner repair and/or replace as deemed necessary.

**Photo X-4**

This is one, of several areas of siding, that has severely deteriorated. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary to prevent further damage.

**Photo X-5**

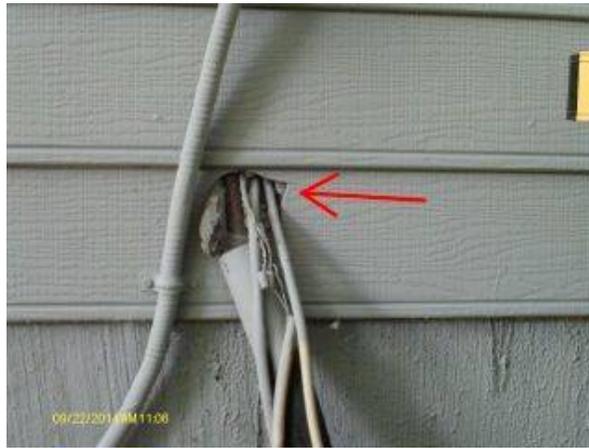
There are no screens on any of the crawlspace vents. Recommend a licensed contractor further evaluate and install said screens on all crawlspace vents to prevent insects and vermins from entering said structure.

**Photo X-6**

This is another area of siding, near the back deck, that has severely deteriorated. Recommend a licensed contractor further evaluate and remove and replace, as deemed necessary, to prevent further damage.



**Photo X-7**  
 This is one of two foundation cracks. They appear to have occurred over the 27 years, which is the age of the house. Recommend a licensed contractor further evaluate and repair as deemed necessary.



**Photo X-8**  
 This is a gap penetration at the back side of the house. Recommend a licensed contractor further evaluate and repair as deemed necessary to prevent insects and vermins from entering said structure.



**Photo X-9**  
 There are no anti-syphon adapters on any of the hose bibs. Recommend the potential buyer purchase said adapters at a home improvement store and affix to prevent backflow contamination to the potable water system.



**Photo X-10**  
 The A/C Condensing Unit platform has severely cracked, and over time will not provide a level platform for the A/C unit, thus causing unnecessary wear on the cooling fins. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary.



**Photo X-11**



**Photo X-12**

There are many large tree limbs that are overhanging the roof, and also on the roof. This is a serious safety hazard. Recommend a licensed Arborist further evaluate and remove all tree limbs at least 10 feet from the exterior structure of the house to prevent the possibility of serious damage and/or serious injury.

This section of roof shingles on the left side of the house is damaged. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary.



**Photo X-13**

There are one or more wood trim boards that have wood rot and need to be replaced. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary.



**Photo X-14**

The deck is improperly installed to the house. It is not secured with lagging bolts. Recommend a licensed contractor evaluate, and correct as deemed necessary.



**Photo X-15**

This is an area of erosion around the foundation of the house. This could potentially be a source of water leakage and damage to the foundation. Recommend a licensed contractor further evaluate and repair as deemed necessary.



**Photo X-16**

The air conditioning condenser is mounted too close to the house. There needs to be a minimum of 12 inches to allow for proper circulation of air to effectively cool the house. Recommend a licensed contractor further evaluate and repair as necessary.



**Photo X-17**  
 This area of siding has severely deteriorated and has been covered with paint. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary to prevent further damage.



**Photo X-18**  
 This fascia board is deteriorating and is a potential entry for water and water damage. Recommend a licensed contractor further evaluate and repair as deemed necessary.



**Photo X-19**  
 This gas hot water heater sitting on the garage floor needs to be raised 18 inches of the floor to prevent possible explosion from a spark and/or fuel vapor. Recommend a licensed plumber further evaluate and repair as deemed necessary to prevent serious injury and/or damage in the future.



**Photo X-20**  
 This gas supply line to the furnace is rusted and could cause leaking in the future. Recommend a licensed contractor further evaluate and repair as deemed necessary.



**Photo X-21**



**Photo X-22**

The insulation surrounding the ventilation tubing has severely deteriorated and needs to be removed and replaced. Recommend a licensed contractor further evaluate and repair as deemed necessary.

The end of this hand rail should be extended to the ground to prevent catching clothing on it. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary.



**Photo X-23**  
The guard rails have too large of a gap between them. The gap should be no larger than 4 inches. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary.

**Photo X-24**  
Many of the soffit vents are blocked with paint. This could affect proper roof ventilation, trapping moisture in the roof area. Recommend a licensed contractor further evaluate and repair and/or replace as deemed necessary.



**Photo X-25**  
This sub flooring needs to have insulation installed for proper insulation and to prevent cold spots on the floor above. Recommend a licensed contractor further evaluate and repair as deemed necessary.

**Photo X-26**  
This electrical outlet in the garage is not GFCI protected. Recommend a licensed electrician further evaluate and remove and replace with a GFCI certified outlet to prevent possible electrical shock.



**Photo X-27**  
 This is a gap penetration at the back side of the house. Recommend a licensed contractor further evaluate and repair as deemed necessary to prevent insects and vermins from entering said structure.



**Photo X-28**  
 This downspout is set too high and not centered over the tray. Rain water can collect and pool near the foundation possibly causing damage to and penetrating the foundation over time. Recommend a licensed contractor further evaluate and repair as deemed necessary.



**Photo X-29**  
 This sewer drain clean out in the ceiling of the garage is inaccessible. Recommend a licensed plumber further evaluate and repair as deemed necessary.



**Photo X-30**  
 The end of this hand rail should be closed off to the wall or extended to the floor to prevent catching clothing on it. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary.



**Photo X-31**



**Photo X-32**

This is a fire wall from the garage to a living space, this wall should have no penetrations in it. There are several breeches to this wall, it will not slow down a fire to the living space. Recommend a licensed contractor further evaluate and remove and replace as deemed necessary. This is a code violation and a safety hazard.

This mounting bracket for the light fixture in the kitchen area is loose. Recommend a licensed contractor further evaluate and repair as deemed necessary.



**Photo X-33**  
The water lines underneath the kitchen sink area are not connected properly and are leaking. Recommend a licensed plumber further evaluate and remove and replace with the correct length of hoses to prevent the possibility of future water damage.



**Photo X-34**  
This window in the Master Bedroom has a broken seal, thus causing condensation. Recommend the current owner further evaluate and remove and replace as deemed necessary.



**Photo X-35**  
The carpeting in several of the rooms have gaps where the carpet should meet the wood trim. Recommend a licensed contractor further evaluate and repair as deemed necessary.