Inspection Report

SAMPLE NAME

Property Address:
Your Address
City Minnesota

Closer Look Home Inspectors, L.L.C.

Lisa Marie

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General Info

Property Address
Your Address
City Minnesota

Date of Inspection
8/27/2020

Report ID
sample-report

Customer(s)
SAMPLE NAME

Time of Inspection
08:30 AM

Real Estate Agent

Inspection Details

Standards of Practice:
InterNACHI International Association of Certified Home Inspectors

Type of building::
Single Family

Attending the Inspection::
Buyer

Approximate Age:

Occupancy::

Dog present::
No Dog Present, No Cat Present

Weather during the Inspection::
Clear

Snow / Rain precipitation in last 3 days::
No

Ground/Soil surface condition:
Dry

Temperature during inspection::
Over 65 (F) = 18 (C)

Water Quality Test::
No - We do not preform water testing

Radon Test:
No - At this time we do not preform radon testing

Mold Test:
No

Thermostat Setting on Arrival:
ON - AC

Thermostat Temperature on Arrival:
73

Thermostat Location:
Upstairs, Hallway

Furnace/Boiler Setting on Departure:
Returned to default settings, YES

Sewer Scope:
NO - We Do Not Preform Sewer or Plumbing Camera Scope, Recommend Further Evaluation By A Qualfied Plumber

Home free of chipping or peeling paint:
Windows/trim in areas needed to be repainted, Areas of the home need to be re-painted

Odor Present at Time of Inspection:
No

Chemical / Meth Residue Testing:
No - Our Company Does Not Provide This Service

Comment Key & Definitions

Comment Key or Definitions

PLEASE READ THIS AGREEMENT CAREFULLY. THIS IS A LEGALLY BINDING CONTRACT BETWEEN CLOSER LOOK HOME INSPECTORS, LLC. AND THE ABOVE STATED CLIENT(S).

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

Satisfactory (S) = Components are satisfactorily performing its intended function. I visually observed these item(s), component(s) or unit(s) and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. Item is typical for age.

Marginal (M) = Attention should be given. These item(s), component(s) or unit(s) need routine maintenance that is important for every home's upkeep. Continuing to check up on the exterior, appliances, heating and cooling, plumbing, security, and electrical systems will help reduce breakdowns, save money, and keep your home looking and performing in its best condition. A qualified contractor should further evaluate and correct any and all conditions needed. These item(s), component(s) or unit(s) may lead to further costly problems if not corrected.

UNSATISFACTORY (UN) = Item is not adequately performing its intended function and/or has an UNSAFE Condition. These item(s), component(s) or unit(s) are not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. You should obtain a cost estimate for correction(s) before the end of your inspection deadline.

General Maintenance Item (GM) All home require maintenance. These item(s), component(s) or unit(s) may lead to further costly problems if not corrected. You may wish to obtain cost estimate(s) for correction(s), repair(s) or further evaluation as needed by a qualified professional. Determining the exact cause or future condition goes beyond the scope of a home inspection.

Not Applicable (NA) = These item(s), component(s) or unit(s) are not in this home or building.

Not Visible (NV) = Item was not located or was not visible for inspection. A qualified professional or contractor should further evaluate this finding.

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector before the inspection process. An inspection is not technically exhaustive and doe not imply that every defect was found. Latent, concealed, or inaccessible defects and problems are excluded from this inspection. Floor coverings, furniture, and larger and/or fragile personal belongings are not disturbed during the inspection. The equipment and appliances included in this inspection are tested for response to normal controls only, when possible. The equipment and appliances included in this inspection are not dismantled, other than normal service panels which can be freely and easily removed.

The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Work performed without the required building inspections designed to ensure compliance with applicable safety codes may contain hidden defects and significant safety hazards. Locating hidden defects may require invasive techniques. The application of invasive techniques exceeds the scope of the General Home Inspection. You should ask the seller for documentation showing that work on or in the home was performed with the proper permits and building inspections.

This is not an FHA inspection, however, the inspector will try to make comments on common FHA standards. These standards can often change. An FHA inspector will note any deficiencies in the property that don't meet their minimum standards. Once the flaws or defects are fixed, the FHA loan can go forward. Under contingency clauses in real estate, the seller can make the repairs to bring the property up to standards. Although they're not obligated to, the FHA loan won't go through without the property passing the FHA inspection. I am not able to determine if the future buyer will be an FHA buyer.

This Home Inspection does not address the possible presence of radon gas in the home or the water, lead paint, asbestos, toxic or flammable chemicals, mold or mildew, or other harmful or environmentally unsafe substances. The possible presence of such items should be identified by a specialist in the detection of these substances. An Inspection of private was disposable systems (such as septic systems) are not included in this Home Inspection. Also, this report does not include an inspection for wood-destroying insects and/or pests. Specialists in these fields should be contacted if these Inspections are desired.

The Client agrees that, should Closer Look Home Inspectors, LLC. be found liable for any loss or damages resulting from failure to perform any of the company's obligations, including but not limited to negligence, breach of contract, or any other legal theory or cause of action, the liability of the Closer Look Home Inspectors, LLC. shall be limited solely and exclusively to the fee paid for The Inspection.

The client agrees that the fee payable to Closer Look Home Inspectors, LLC. for this Inspection is based strictly upon the value of time involved in conducting The Inspection and preparing the Report. The fee is unrelated to the costs of repairing or correcting any defects in the residence. The Client agrees that the fee is to be paid by the agreed time to Closer Look Home Inspectors, LLC. whether or not the subject property is purchased by The Client. Closer Look Home Inspectors, LLC. assumes no liability for the cost of repairing, or replacing any reported or unreported defect or deficiency in the residence, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature. The Inspection and Report are conducted and prepared for the sole, confidential and exclusive use of The Client. The Inspector assumes no liability to third parties in connection with this Inspection and written report.

THE INSPECTION AND REPORT ARE NOT INTENDED, OR TO BE USED, AS A GUARANTEE, WARRANTY, EXPRESSED OR IMPLIED, OR ANY INSURANCE POLICY, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITIONS OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM AND SHOULD NOT BE RELIED UPON AS SUCH. THE INSPECTION AND REPORT ARE ALSO NOT CERTIFICATIONS, NOR IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR USE OF ANY KIND.

Areas of the home were blocked by sellers personal belongings. Moving belongings goes beyond the scope of a home inspection. I recommend asking seller to move belonging and further inspect as needed by a qualified person. We can return for an additional fee to re-inspect areas of the home that were restricted at time of inspection.

Homes more than 10 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

1. Roof

The inspector shall inspect from ground level or the eaves:

- the roof-covering materials;
- the gutters;
- the downspouts;
- the vents, flashing, skylights, chimney, and other roof penetrations; and
- the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to:

- walk on any roof surface.
- predict the service life expectancy.
- inspect underground downspout diverter drainage pipes.
- remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- move insulation.
- inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
- walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
- perform a water test.
- warrant or certify the roof.
- confirm proper fastening or installation of any roof-covering material.

Inspector recommends further evaluation by a qualified roofing contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Roof Covering:
Asphalt Shingle

Drainage Stystem:
Gutters and downspouts installed

Viewed Roof From:
Top of ladder

Roof Covering Age:
Unknown - Further investigation/evaluation needed
Recommend confirming age of roof or obtaining paperwork from seller

Items

1.0 Asphalt Composition Shingle

(1) Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer’s installation requirements that may or may not apply to similar-looking shingles made by other manufacturers. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed, and fasteners that cannot be inspected without breaking the bonds of adhesive strips that are the most important component in shingle resistance to wind damage. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper asphalt shingle installation.

The Inspector’s comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, and other deficiencies that develop with time, exposure to weather and circumstances. Accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

- Determining remaining lifespan of shingles goes beyond the scope of a home inspection. You may wish to ask seller about age of roof or have a qualified roofing contractor provide remaining life span of roof.

(2) At the time of the inspection, asphalt composition shingles covering the roof general deterioration commensurate with the age of the roof.

1.1 Roof Structure Exterior

1.2 Roof Flashing

1.3 Roof Drainage System

(1) Recommend monitoring gutters during heavy rainfall and correcting as needed by a qualified person or professional.

Not able to determine if leaks exists due to lack of heavy rain.

1.4 Exhaust & Combustion Vents

1.5 Chimney

Inspector was not able to fully inspect the chimney and evaluations were completed from the ground level. Further evaluation of chimney and its supporting components should be completed at first opportunity. Inspector disclaims knowledge of the condition of the chimney.

Proper maintenance can significantly increase life span.

Section Photos

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.0 Item 5(Picture)

1.0 Item 6(Picture)

1.1 Item 1(Picture)

1.3 Item 1(Picture)

1.3 Item 2(Picture)

1.4 Item 1(Picture)

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

2. Exterior

The inspector shall inspect:

- the exterior wall-covering materials;
- the eaves, soffits and fascia;
- a representative number of windows;
- all exterior doors;
- flashing and trim;
- adjacent walkways and driveways;
- stairs, steps, stoops, stairways and ramps;
- porches, patios, decks, balconies and carports;
- railings, guards and handrails; and
- vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

The inspector is not required to:

- inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- inspect or identify geological, geotechnical, hydrological or soil conditions.
- inspect recreational facilities or playground equipment.
- inspect seawalls, break walls or docks.
- inspect erosion-control or earth-stabilization measures.
- inspect for safety-type glass.
- inspect underground utilities.
- inspect underground items.
- inspect sprinkler system
- inspect wells or springs.
- inspect solar, wind or geothermal systems.
- inspect swimming pools or spas.
- inspect wastewater treatment systems, septic systems or cesspools.
- inspect irrigation or sprinkler systems.
- inspect drainfields or dry wells.
- determine the integrity of multiple-pane window glazing or thermal window seals.

<u>Inspector recommends further evaluation by a qualified roofing contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.</u>

Styles & Materials

Wall Covering:
Wood

Window Material::
Vinyl
Wood

Exterior Doors:
Metal

Walkway Materials:
Concrete

Driveway Material:
Concrete

Appurtenance:
Attached Garage

Chimney Material::

Additional Structures::
None

Deck Attachment:

Items

2.0 Exterior Siding

2.3 Exterior Trim, Soffits, and Fascia

(1) You should be aware that windows, door openings, and trim be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion. Sealant around exterior trim in areas was cracked/damaged, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified person.

2.4 Window Exteriors

2.5 Walkway(s) / Driveway(s) / Stair(s)

(1) Cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding ¼ inch should be patched with an appropriate sealant by a qualified person to avoid continued damage to the walkway surface from freezing moisture.

- Settlement observed in areas at driveway, walkway and exterior stairs (front of home).
- If settlement continues a qualified contractor should further evaluate and correct as needed.
- Reducing moisture in the nearby area may reduce chance of future settlement.
- Monitor nearby gutters and trim vegetation to reduce moisture in the nearby area.

(2)

- Wooden components in contact with ground

2.6 General Grounds

The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that area(s) of the home have re-grading to improve drainage near the foundation.

2.7 Deck, Balcony, Porch or Carport

2.8 Door Exteriors

(1) Replace weather stripping and door sweeps to increase energy efficiency, general maintenance item.

You should consider replacement or re-keying of locks for added security as desired.

2.9 Exterior Wall Penetrations

Exterior penetrations should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified person as needed on a regular maintenance schedule.

2.13 Stone / Brick

Section Photos

2.0 Item 1(Picture) loose

2.3 Item 1(Picture)

2.3 Item 2(Picture)

2.4 Item 1(Picture) rear of home, under deck

2.4 Item 2(Picture)

2.4 Item 3(Picture)

2.4 Item 4(Picture)

2.5 Item 1(Picture) front of home

2.5 Item 2(Picture) front of home

2.5 Item 3(Picture) rear of home

2.5 Item 4(Picture)

2.5 Item 5(Picture)

2.5 Item 6(Picture)

2.7 Item 1(Picture)

2.7 Item 2(Picture)

2.7 Item 3(Picture)

2.7 Item 4(Picture) loose

2.7 Item 5(Picture)

2.7 Item 6(Picture)

2.7 Item 7(Picture)

2.7 Item 8(Picture)

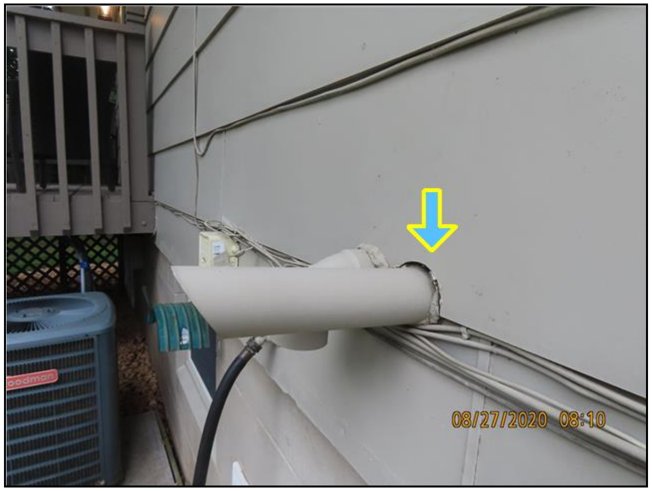
2.7 Item 9(Picture)

2.8 Item 1(Picture)

2.8 Item 2(Picture)

2.8 Item 3(Picture)

2.9 Item 1(Picture)



2.9 Item 2(Picture)

2.13 Item 1(Picture) front left corner of home (garage wall)

2.13 Item 2(Picture) front of home

3. Garage

The inspector shall inspect:

- garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector is not required to:

- inspect or operate equipment housed in the garage, except as otherwise noted.
- verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
  -

Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Garage Door Type:	Vehicle Door Automatic Reverse::
Two Automatic	Installed and operating correctly

Items

3.0 Vehicle Doors

(1) Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

3.1 Structural Walls - Interior & Exterior

(2) Areas of the garage were blocked by sellers personal belongings. Inspector did not move or inspect behind objects. Inspector recommends asking seller to move personal belonging and further inspect behind objects as needed by a qualified person. We can return for an additional fee to re-inspect areas of the home that were restricted at time of inspection.

3.2 Interior Surfaces - Walls & Ceiling

(1) Small (localized) stains observed at the garage ceiling where dry at time of inspection. Determining future or intermittent moisture goes beyond the scope of a home inspection. Determining exact cause goes beyond the scope of a home inspection however may be related to high humidity. You may wish to ask seller about buy contractor confirm to ensure dry conditions exist year round

(2)

- Nearby downspout (gutter system) may be likely source. Recommend extending downspout as needed.
- Monitor landscape for pooling water. Installation of plastic vapor barrier may reduce moisture in the area. General maintenance item.
- Reducing moisture may reduce chance of settlement cracking and deterioration to nearby components.

3.3 Conventional Doors

Comments: General Maintenance Item

(1) Small amount of paint at garage door should be replaced. This is a general maintenance item to increase lifespan of nearby components.

3.4 Floors

Comments: Satisfactory

Common cracks (¼-inch or less) were visible in the garage floor at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the garage floor surface from freezing moisture.

The garage floor had spalling visible. Spalling is the detachment of flakes from the concrete surface. Spalling can have a number of causes, but is an aesthetic concern, not a structural concern. This is a maintenance issue only.

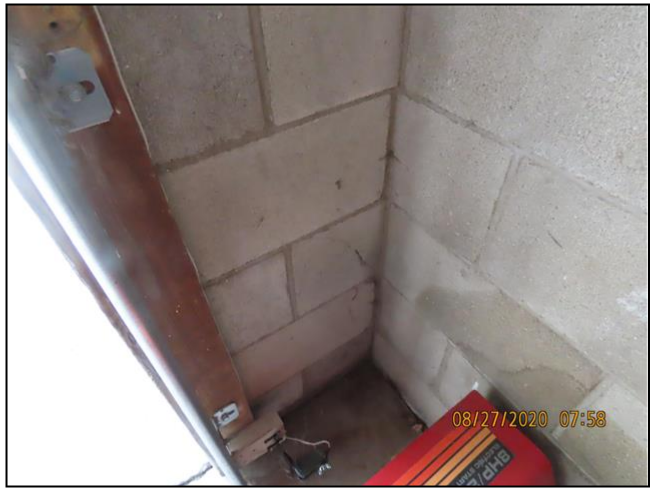
3.5 Fire Separation

Comments: Marginal

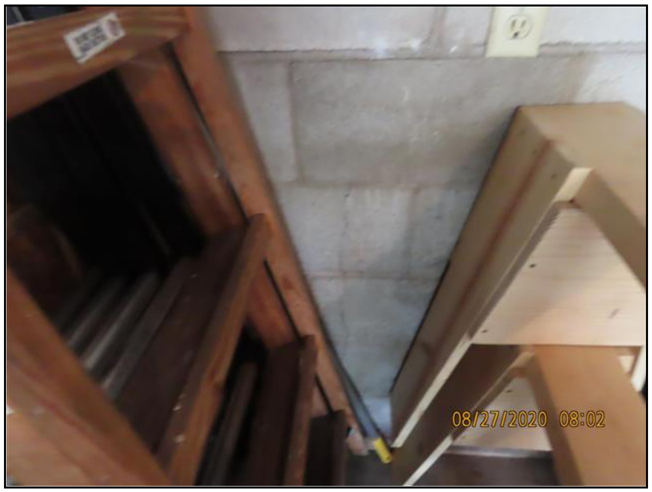
The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. You are not required to update unless required by local jurisdiction or by your loan type. This is considered a safety general maintenance update. Parts can be ordered for under $50

Section Photos

3.0 Item 1(Picture)



3.1 Item 1(Picture) front left corner of home (garage wall, interior)

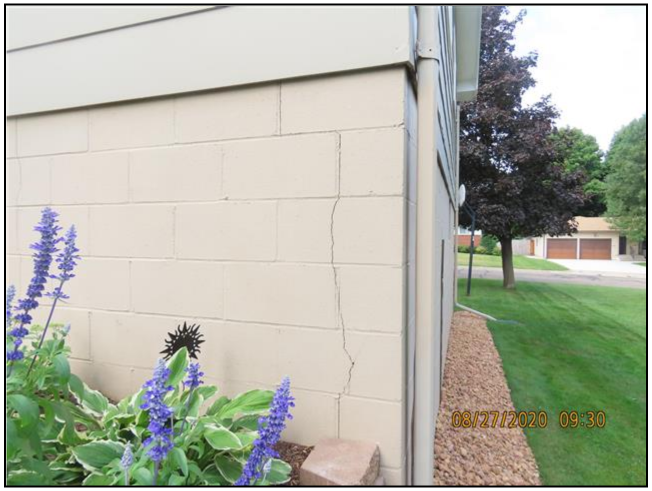


3.1 Item 2(Picture)

3.1 Item 3(Picture)

3.1 Item 4(Picture)

3.1 Item 5(Picture)



3.1 Item 6(Picture)

3.2 Item 1(Picture)

3.2 Item 2(Picture) front left corner of home (garage wall, interior)

3.2 Item 3(Picture) white power on garage walls

3.2 Item 4(Picture)

3.5 Item 1(Picture)

Garage doors should have the following warning labels:

- A spring warning label attached to the spring assembly
- A general warning label attached to the back of the door panel
- A warning label near the wall control button

Two warning labels attached to the door in the vicinity of the bottom of the bottom corner brackets. Some newer doors have tamper-resistance bottom corner brackets do not require these warnings.

4. Interior

The inspector shall inspect:

- a representative number of doors and windows by opening and closing them;
- floors, walls and ceilings;
- stairs, steps, landings, stairways and ramps;
- railings, guards and handrails; and

The inspector is not required to:

- inspect paint, wallpaper, window treatments or finish treatments.
- inspect floor coverings or carpeting.
- inspect central vacuum systems.
- inspect for safety glazing.
- inspect security systems or components.
- evaluate the fastening of islands, counter-tops, cabinets, sink tops or fixtures.
- move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- move suspended-ceiling tiles.
- inspect or move any household appliances.
- operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- inspect microwave ovens or test leakage from microwave ovens.
- operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- inspect elevators.
- inspect remote controls.
- inspect appliances.
- inspect items not permanently installed.
- discover firewall compromises.
- inspect pools, spas or fountains.
- determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- determine the structural integrity or leakage of pools or spas.

Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Ceiling and Wall Materials:
Gypsum

Interior Doors::
Wood

Floor Covering Materials::
Carpet
Wood

Tile
Viny Tile
Area Rugs

Radon::
Not Tested

Smoke/CO Detectors::
Smoke detectors installed
Add/Relocate Carbon Monoxide Detector(s)

Windows Free of Peeling Paint:

Windows Free of Moisture/Deterioration:
No - Further evaluation needed
General wear and tear
Wood rot observed in area(s) at/near windows - Further evaluation needed

Window Glazing::
Single-pane
Double-pane

Items

4.0 Smoke Detectors

Be sure to check smoke alarms for proper function after moving in. You should check the detector indicator lights occasionally to be sure that each detector has power.

Inspector recommends a minimum of one (1) working smoke alarm located on each level of a dwelling as well as located in the vicinity of each sleeping room.

4.1 Carbon Monoxide Detectors

Be sure to check carbon monoxide alarms for proper function after moving in.

Inspector recommends a working carbon monoxide alarm be located a maximum of 10 ft outside of each sleeping area (room).

4.2 Floors

(1) Floors at the interior of the home exhibited general weathering commensurate with its age.

4.3 Walls & Ceilings

(1) Walls in the home showed general minor deterioration commensurate with the age of the home.

- Cracks in areas at interior of home appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern. Determining future settlement goes beyond the scope of a home inspection.

4.4 Miscellaneous Components

(1) The home interior showed general wear and deterioration commensurate with its age. You should obtain cost estimates from qualified professionals for any and all repairs before the end of your inspection deadline.

4.5 Doors

(1) Doors in the home showed general wear and tear commensurate with the age of the home.

- Inspector recommends removal of personal items behind doors and in closets. Moving personal items goes beyond the scope of an inspection. Inspector disclaims knowledge of areas that were not visible.

- Cosmetic damages in area(s), holes

(2) interior closet doors missing in areas

4.6 Interior Trim

Comments: Satisfactory

Trim at the interior of the home exhibited general wear and tear commensurate with its age.

4.7 Windows

(2) some windows difficult to operate

Section Photos

4.2 Item 1(Picture) kitchen, not completely level

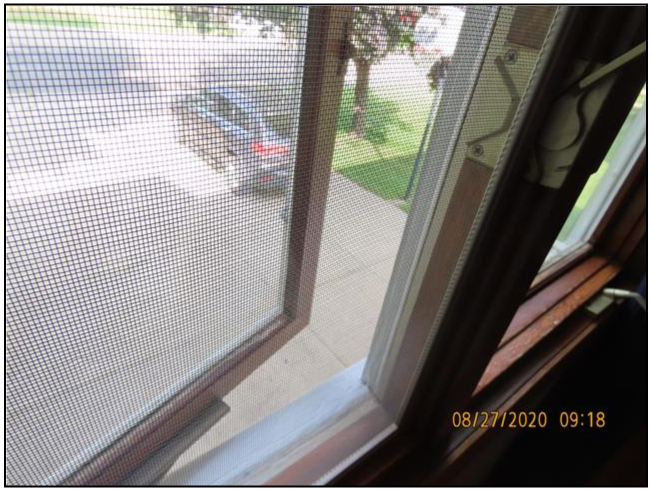
4.3 Item 1(Picture)

4.3 Item 2(Picture)

4.4 Item 1(Picture)

4.7 Item 1(Picture) basement laundry room

4.7 Item 2(Picture)



4.7 Item 3(Picture)

4.7 Item 4(Picture)

5. Structural Components

The inspector shall inspect:

- the foundation;
- the basement;
- the crawlspace; and
- structural components.

The inspector is not required to:

- enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- move stored items or debris.
- operate sump pumps with inaccessible floats.
- identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- provide any engineering or architectural service.
- report on the adequacy of any structural system or component.
  -
  - Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Foundation Configuration::
Finished basement

Foundation Method/Materials::
Concrete Masonry Unit (CMU) foundation walls

Ceiling Structure:
Wood
Mostly Not Visible, Not Inspected

Floor Structure:
Concrete

Columns or Piers:
Wood
Steel

Egress Windows:
Walk Out Basement

Items

5.0 Exterior Foundation Wall

5.1 Floor Structure

The floor joists had areas of light stains appeared to be connected with plumbing fixture leakage. At the time of the inspection, the moisture meter showed no elevated moisture levels in framing at these areas, indicating that leaking plumbing fixtures have been repaired. Recommend asking seller about this condition and monitoring for future leaks.

5.2 Foundation

(1) The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

5.3 General Structure

Because the General Home Inspection is a visual inspection, inspection of the basement concrete floor slab, walls and floor structure is limited by the fact that most of these components were hidden beneath floor covering materials or behind finished walls. The Inspectors comments are limited to only those portions of foundation that could be viewed directly.

5.4 Basement

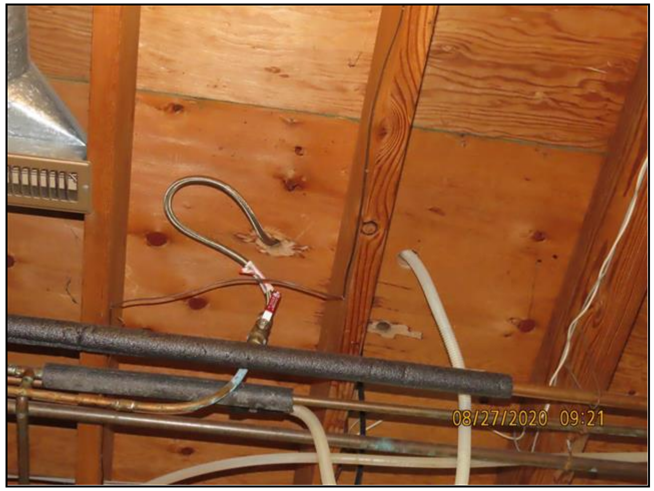
5.5 Crawlspace

5.8 Misc. Items

5.9 Exterior Wall Construction

Section Photos

5.0 Item 1(Picture)



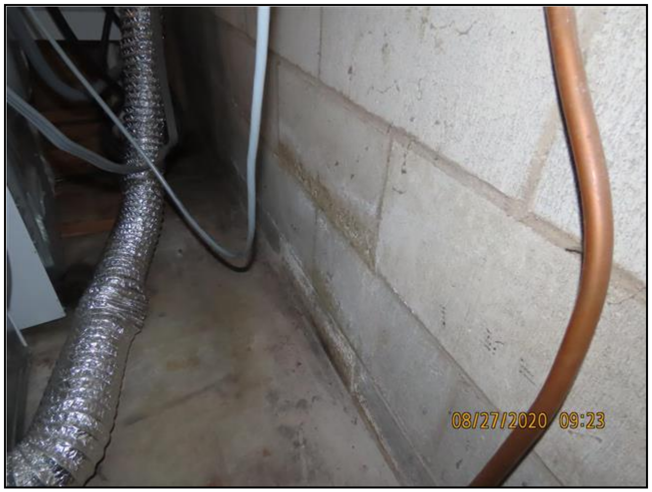
5.1 Item 1(Picture)

5.2 Item 1(Picture)

5.4 Item 1(Picture) basement bathroom wall (localized area)

5.4 Item 2(Picture)

5.4 Item 3(Picture) utility room



5.4 Item 4(Picture)

5.5 Item 1(Picture)

Cracking related to soil/foundation movement indicates the potential for present or future. Determining future cracking or movement goes beyond the scope of an inspection. A qualified contractor should further evaluate any cracks or concerns.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Work done without a building permit and and the accompanying inspections of structural, plumbing, electrical, and general safety conditions may contain hazardous defects that are not readily visible. You should ask the seller for documentation showing that work in the basement was approved by local building inspectors.

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection for an additional fee.

Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies.

6. Plumbing System

The inspector shall inspect:

- the main water supply shut-off valve;
- the main fuel supply shut-off valve;
- the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- interior water supply, including all fixtures and faucets, by running the water;
- all toilets for proper operation by flushing;
- all sinks, tubs and showers for functional drainage;
- the drain, waste and vent system; and
- drainage sump pumps with accessible floats.

The inspector is not required to:

- light or ignite pilot flames.
- measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- 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.
- determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- determine the water quality, potability or reliability of the water supply or source.
- open sealed plumbing access panels.
- inspect clothes washing machines or their connections.
- operate any valve.
- test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- 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.
- determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- determine whether there are sufficient clean-outs for effective cleaning of drains.
    -
    - **Non-permitted plumbing may contain hidden defects. You should ask the seller for documentation showing that plumbing was installed with the necessary permits and inspections.**
- inspect wastewater treatment systems.
- inspect water treatment systems or water filters.
- inspect water storage tanks, pressure pumps, or bladder tanks.
- evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- evaluate or determine the adequacy of combustion air.
- test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
- inspect or test for gas or fuel leaks, or indications thereof.

Inspector recommends further evaluation by a qualified professional or plumber to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Water Supply Source::
Public Water Supply

Main Water Supply Pipe::
Copper

Water Distribution Pipes::
Copper

Sewage System Type::
Public

Drain Waste and Vent Pipe Materials::
Polyvinyl Chloride (PVC)
Metal

Water Heater Fuel Type:
Gas

Water Heater Manufacturer:
Reliance

Water Heater Tank Capacity:
40 gallons

Sump Pump::
None - not inspected
Not Located

Type of Gas::
Natural Gas

Gas Pipe Material::
Black Steel

Water Treatment Systems/Filters::
Water Softener (not inspected)

Functional Flow:
All plumbing fixtures appeared to have functional flow

Functional Drainage::
All plumbing fixtures appeared to have had functional drainage

Gas Shut off Valve Located & Has Label:
Recommend a qualified person properly tag/label

Water Shut off Valve Located & Has Label:
Recommend a qualified person properly tag/label

Items

6.0 Exterior Plumbing Supply

No backflow anti-siphon device on exterior water spigot(s). Corrections needed by a qualified plumber. This is not a code inspection. You may wish to check with city code to determine if this update/modernization is required.

6.1 Source of Water

6.2 Water Supply, Distribution

6.3 Water Heater

(1) The EPA (Environmental Protection Agency) recommends setting your water heater at 120 degrees to prevent burns.
- Current water temp
- Water heater Manufacture date:

Water heaters can be expected to last as long as the listed warranty.

(2) Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.

- It may not be cost effective to install this component until the water heater is replaced.

6.4 Sump Pump

Comments: Not Applicable

6.5 Water Treatment Systems

Comments: Not Visible

We do not inspect water treatment systems or water softeners.

6.7 Sewage and DWV Systems

Comments: Not Visible

Inspector strongly recommends before the end of your inspection deadline to have a qualified plumber provide a sewer scope of the homes waste system (from home to road) to ensure this system is in proper working order. This system was not inspected and inspector disclaims knowledge. You should ask your insurance agent for costs to ensure the sewer line.

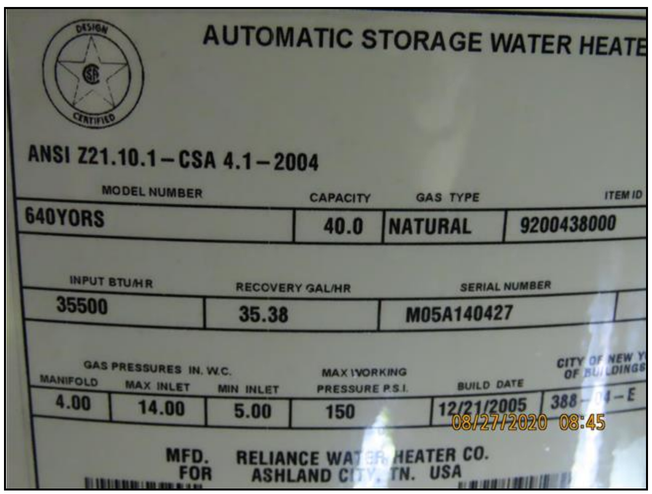
6.16 Radon Mitigation System

The home is located in an area known to produce radon. This home had no radon mitigation system installed. Radon is an odorless invisible radioactive gas which the EPA calls the second-leading cause of lung cancer in the U.S. The general area in which this home is located is known have potentially high levels of radon, although radon is very site-specific. Consider having a radon test performed to gain an understanding of average radon levels in the home. Measurement should be performed by qualified personnel familiar with radon testing protocols for real estate transactions.

Section Photos

6.0 Item 1(Picture)

6.3 Item 1(Picture)



6.3 Item 2(Picture)

A plumbing permit is generally required for replacing water heaters and underground piping, alter piping inside a wall or ceiling, or beneath a floor, and for plumbing in all new installations. Emergency repair, alteration, or replacement of freeze-damaged or leaking concealed piping, if new piping exceeds 5 feet.

7. Electrical System

The inspector shall inspect:

- the service drop;
- the overhead service conductors and attachment point;
- the service head, goose neck and drip loops;
- the service mast, service conduit and raceway;
- the electric meter and base;
- service-entrance conductors;
- the main service disconnect;
- panel boards and over-current protection devices (circuit breakers and fuses);
- service grounding and bonding;
- 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;
- all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- for the presence of smoke and carbon-monoxide detectors.

The inspector is not required to:

-
- insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
- operate electrical systems that are shut down.
- remove panel board cabinet covers or dead fronts.
- operate or re-set over-current protection devices or overload devices.
- operate or test smoke or carbon-monoxide detectors or alarms.
- inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- inspect ancillary wiring or remote-control devices.
- activate any electrical systems or branch circuits that are not energized.
- inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- verify the service ground.
- inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photo voltaic solar collectors, or battery or electrical storage facility.
- inspect spark or lightning arrestors.
- inspect or test de-icing equipment.
- conduct voltage-drop calculations.
- determine the accuracy of labeling.
- inspect exterior lighting.

What is the difference between GFCI and AFCI?

- The AFCI (Arc Fault Circuit Interrupter) protects against fires caused by arcing faults. ... The GFCI (Ground Fault Circuit Interrupter) is designed to protect people from severe or fatal electric shocks. A ground fault is an unintentional electric path diverting current to ground.

<u>Inspector recommends further evaluation by a qualified professional or electrician to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.</u>

Styles & Materials

Electrical Service Conductors::
Overhead service

Ground Fault Circuit Interruptor (GFCI) Protection::
Partial

Arc Fault Circuit Interruptor (AFCI) Protection::
Partial

Service Panel Ampacity::
100 amps

Electrical System Certified within 10 Years or Less:
No, does not appear to be - Further elaluation recommended by an electrical contractor

Wiring Methods::
Romex
Mostly Not Visible

Service Panel Manufacturer::
Eaton

Service Disconnect Type::
Circuit Breakers

Items

7.0 General Electrical System Condition

- Light at kitchen vent hood not responding
- The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.

7.1 Visible Branch Wiring

7.2 Service Panel Cabinet and Cover

Comments: Satisfactory

The service panel label listed the panel rating at 100 amps which is considered marginal by modern standards. 100 amp services were typically installed before modern appliances were common in homes. Homes with 100 amp services which contain modern electrical appliances such as dishwashers, dryers, ranges, water heaters and air conditioners may have a higher risk of overheating electrical components with the accompanying risk of fire. You may wish to consult with a qualified electrical contractor to discuss the need for and to determine options and prices for upgrading the electrical service.

Satisfactory for age of home.

7.3 Conventional Electrical Receptacles

For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.

2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.

3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.

- Kitchen does not appear to have GFCI
-

7.4 Lighting

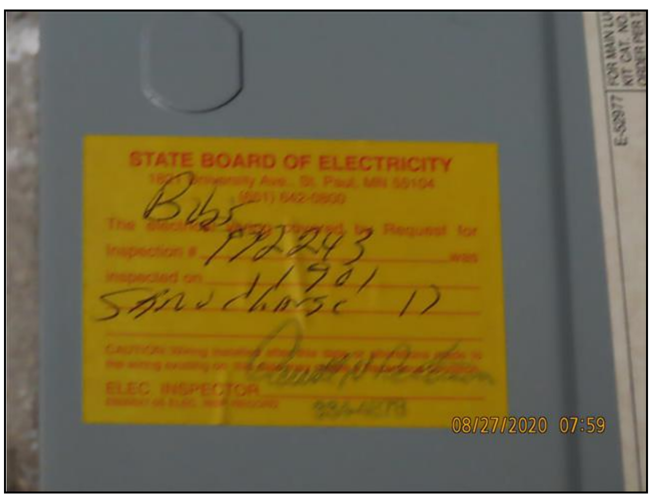
Comments: Satisfactory

7.5 Switches

Comments: Satisfactory

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

Section Photos



7.0 Item 1(Picture)

7.3 Item 1(Picture)

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

8. Heating & Air Conditioning

The inspector shall inspect:

- the heating system, using normal operating controls.
- the cooling system, using normal operating controls.

Heating System: The inspector is not required to:

- inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- inspect fuel tanks or underground or concealed fuel supply systems.
- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- light or ignite pilot flames.
- 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.
- override electronic thermostats.
- evaluate fuel quality.
- verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling System: The inspector shall report as in need of correction:

- any cooling system that did not operate; and
- if the cooling system was deemed inaccessible.

The inspector is not required to:

- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- inspect portable window units, through-wall units, or electronic air filters.
- operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- examine electrical current, coolant fluids or gases, or coolant leakage.
- **The inspector shall inspect: (if applicable)**
- 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
- clean out doors and frames.
- **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.

  - Inspector recommends further evaluation by a qualified professional or HVAC technician to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

The inspector shall inspect:

- the heating system, using normal operating controls.
- the cooling system, using normal operating controls.

Heating System: The inspector is not required to:

- inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- inspect fuel tanks or underground or concealed fuel supply systems.
- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- light or ignite pilot flames.
- 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.
- override electronic thermostats.
- evaluate fuel quality.
- verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling System: The inspector shall report as in need of correction:

- any cooling system that did not operate; and
- if the cooling system was deemed inaccessible.

The inspector is not required to:

- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- inspect portable window units, through-wall units, or electronic air filters.
- operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- examine electrical current, coolant fluids or gases, or coolant leakage.

- **The inspector shall inspect: (if applicable)**
- 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
- clean out doors and frames.
- **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.

  - Inspector recommends further evaluation by a qualified professional or HVAC technician to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Styles & Materials

Energy Source::
Gas

Heating System Type::
Gas-fired Furnace (high efficiency)

Heating System Brand::
Goodman

Air Filter::
Disposable

Heating/Cooling Ducts or Supporting Components:
Not insulated

Filter Size::
Adequate

Types of Fireplaces:
None

Cooling System Type::
Air Conditioner Unit

Cooling Equipment Energy Source::
Electricity

Cooling System Manufacturer::
Goodman

Items

8.0 Furnace

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. The Inspector recommends that you have it certified/maintained by a qualified HVAC contractor to ensure the furnace remains in its best working order.

Inspector recommends having a qualified HVAC technician clean furnace and supporting duct work to increase life span of furnace and promote healthy living conditions. General cost is $300-$500 and is considered general maintenance that should be completed ever 2-3 years.

- Determining remaining life span goes beyond the scope of a home inspection.
- The furnace appeared to be working under normal operation at time of inspection (using thermostat)
- You may wish to consider purchasing a home warranty or obtaining information about long term service plans to ensure the furnace remains in its best working order.

8.1 Fuel, Piping and Support

Humidity levels above 70%RH are known to be optimum conditions for dust mites and mould to grow. The ideal indoor humidity is between 45 to 55%RH and should always be maintained between 40 to 60%RH.

The best way to reducing humidity indoors is with a dehumidifier or a whole-house dehumidifier. However, these methods are fairly easy and use equipment you would already have at home.

Some Options may include:

- Run a dehumidifier

- Avoid activities that add moisture to the air on humid days, such as taking hot showers and boiling water on the stove

- Keeping gutters and downspouts clean, extending downspouts further from the house, watering plants only when needed and sloping soil away from foundations to keep water from pooling

- Line dry clothes outdoors

- Crack a window open

- Install vent fans in kitchen

8.2 Thermostat

8.3 Filter condition

Recommend replacement as needed on a regular schedule as recommended by manufacture of filter. General maintenance item.

8.4 Fireplace

Comments: Not Applicable

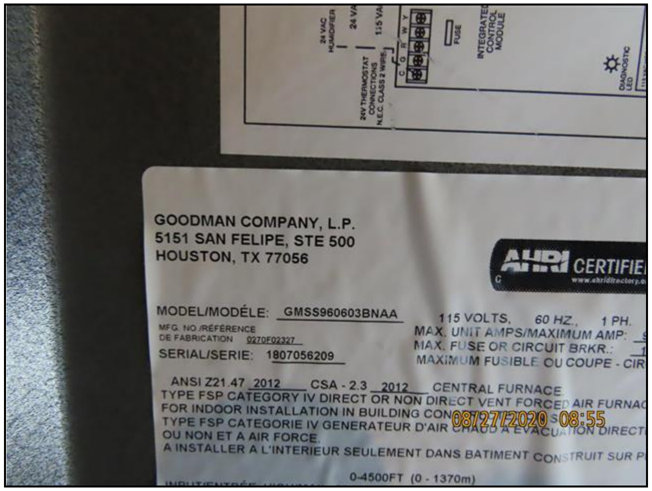
8.5 Central Air Conditioner

(1) Proper evaluation of the air conditioning unit may require invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working order before the end of your inspection deadline.

- Determining remaining life span goes beyond the scope of an inspection.
- You may wish to obtain information about home warranties or long term service plans as desired.
- Inspector is not able to determine if parts will be available if repairs are needed.

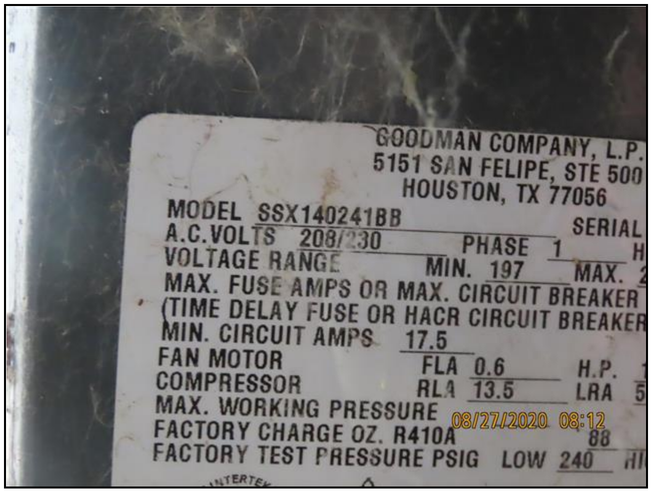
(2) Airflow to the air-conditioner condenser coils was restricted by debris on the cabinet exterior which may limit their ability to dissipate heat. All debris should be removed in order to maintain cooling system efficiency and avoid problems from overheating of the compressor.

Section Photos



8.0 Item 1(Picture)

8.3 Item 1(Picture)



8.5 Item 1(Picture)

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

9. Attic

The inspector shall inspect:

- insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector is not required to:

- 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.
- move, touch or disturb insulation.
- move, touch or disturb vapor retarders.
- break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- identify the composition or R-value of insulation material.
- activate thermostatically operated fans.
- determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- determine the adequacy of ventilation.
    -
    - Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.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Styles & Materials

Attic inspected from::
At Entry

Attic Insulation Material:
Batt

Roof Structure Ventilation::
Attic ventilation appeared sufficient

Roof structure ventilation device type::

Attic free of debris or personal belongings and was accessible:

Approximate attic thermal insulation depth::

Items

9.0 Attic Access

(1) The attic inspection was limited to evaluation from the access hatch. The Inspector disclaims responsibility for inspection of portions of the attic not readily accessible or viewable from the attic access hatch.

9.1 Roof Framing

9.2 Roof Sheathing

9.3 Roof Structure Ventilation

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

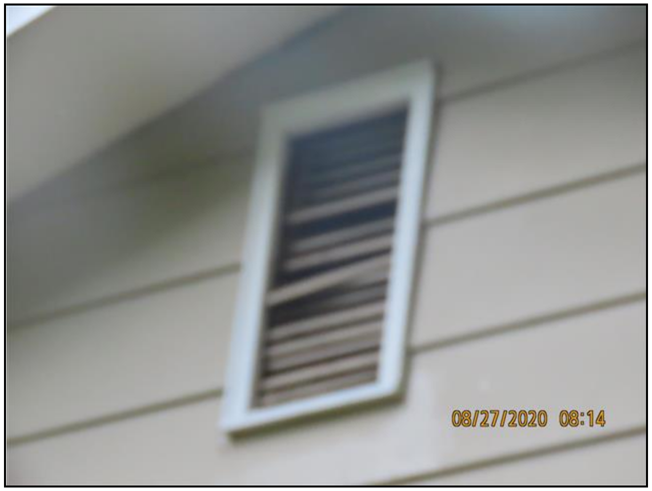
9.4 Attic Electrical

9.8 Misc Attic Conditions (leakage, debris, etc.)

9.9 Attic Thermal Envelope

To reduce energy consumption and heating/cooling costs and to improve comfort levels, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.

Section Photos



9.0 Item 1(Picture)

9.8 Item 1(Picture)

9.8 Item 2(Picture)

9.8 Item 3(Picture)

10. Bathroom(s)

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation.

Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Bath Vent(s):

Items

10.0 Bathtub

10.1 Toilet

10.2 Shower

10.3 Sink

10.4 Cabinets & Countertops

Cabinets/counter tops exhibited minor general wear commensurate with the age of the home.

10.5 Mortar/Sealant

In the bathrooms, sealant in areas was old and had sections of sealant were missing or were damaged. This may allow damage from moisture intrusion of the wall assembly. The Inspector recommends correction by a qualified contractor as needed.

- Sealant at main floor bathroom bathtub should be replaced.

10.6 Ventilation

Although the basement bathroom had a window, no exhaust fan was installed to exhaust moist air from bathing activities. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as corrosion and deterioration of materials, and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

Section Photos

10.5 Item 1(Picture)

11. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**
The inspector is not required to:

- operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
    -
    - Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Dishwasher brand::
Frigidair

Refrigerator::
Inspected

Refridgerator Brand::
Frigidaire

Oven/Cooktop:

Oven/Cooktop Brand::
Frigidaire

Oven/Cooktop Fuel Source:
Electric

Built-in Microwave Brand::
Frigidaire

Countertop Material::
Laminate

Cabinets::
Wood

Venting Type:
Recirculating (removable filter)

Items

11.0 Kitchen Appliances

(1) The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

(2) The kitchen appliances showed general wear and tear commensurate with age. I am not able to determine exact remaining life span(s). You may wish to consider purchasing a home warranty or obtaining information on long term service plans as desired.

(3) **Due to covid-19, high traffic area(s) in the kitchen were not fully inspected for safety of the sellers. We strongly recommend asking seller to disclose the working order of the appliances and if any warranty(s) may exist. You may wish to also ask your realtor about options and costs for home warranties.**

11.1 Refrigerator

11.3 Garbage Disposal

11.4 Dishwasher

(1) In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

(2) In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

11.5 Cooktop

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

11.6 Cabinets and Countertops

Cabinets and counters at the interior of the home exhibited general weathering commensurate with its age.

11.7 Built-in Microwave

11.8 Sink

11.9 Ventilation and/or Exhaust

Section Photos

11.8 Item 1(Picture)

The inspector is not required to:

operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

12. Laundry Room

A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

<u>Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.</u>

Styles & Materials

Laundry Room Appliances::
Dryer
Clothes washer

Dryer Power::
Electric

Dryer Vent::
Ribbed foil

Dryer 240-volt electrical receptacle::
Older 3-prong

Laundry Drain Pipe Size:
None - Drains into sink

Items

12.0 Washer and Dryer

(1) The washer and dryer were installed at time of inspection. Full inspection of washer and dryer goes beyond the scope of a standard home inspection. You should ask your realtor about home warranties. Inspector disclaims knowledge of their condition(s).

12.1 Receptacles, Switches, Connections

The former requirement of 1 1/2-inch pipe is not enough to handle the fast drainage of modern washers. As with all plumbing fixtures and appliances, a washing machine drain pipe must also contain a P-trap. Position the trap between 6 and 18 inches above the floor, with a standpipe of 18 to 30 inches above that.

- The homes waste line was 1.5" and may not meet modern standards. You may wish to obtain further information about this finding by a qualified plumber or appliance technician.

12.2 Dryer Venting

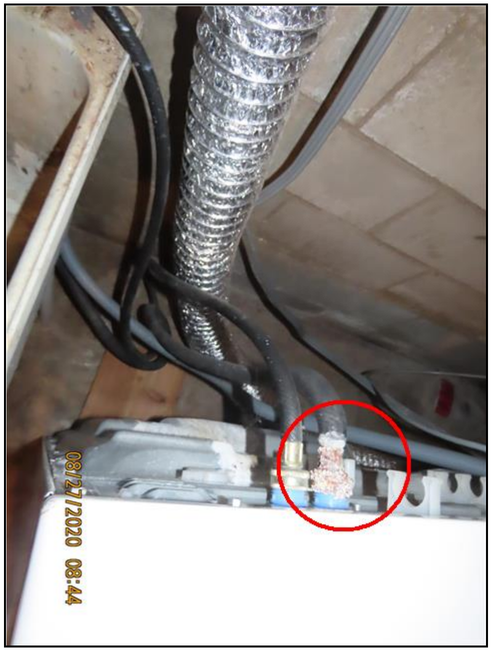
(1) A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

(2) The dryer was vented using a flexible, ribbed, foil-like vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

12.3 Sink

12.10 Misc.

Section Photos



12.0 Item 1(Picture)

12.2 Item 1(Picture)

12.3 Item 1(Picture)

14. Home Warranty Information

Items

14.0 Internachi's Buy Back Guarantee

15. Appliance Life Expectancy in Years

Items

15.0 Approximate Life Span of Component(s)

Keep in mind that the life expectancy listed below is a general guideline only. The make, model and brand and maintenance schedule may alter the overall life span.

Appliance	Life Expectancy in Years
Air-Conditioner Compressor	12-15
Asphalt, Wood Shingles/Shakes	15-40
Asphalt Composition Shingles	15-40
Asphalt Driveways	8-12
Baseboard Heating Systems	15-25
Boilers, Hot-Water or Steam	25-35
Brick and Concrete Patios	15-25
Brick and Stone Walls	100+
Built-Up Roofing, Asphalt	10-26
Central Air-Conditioning Unit	12-15
Concrete Block foundations	100+
Concrete Walks	10-20
Dishwashers	8-8
Dryers	8-14
Electric Ranges	14-18

• Electric Water Heaters	5-12
• Exhaust Fans	5-10
• Faucets	10-15
• Fences	10-15
• Floor Tile	30-40+
• Force-Air Furnaces, Heat Pumps	12-18
• Freezers, Standard	10-20
• Furnaces, Gas and Oil	15-20
• Garage Door Openers	8-12
• Garage Doors	20-25
• Garbage Disposals	8-10
• Gas Ovens	10-18
• Gas Ranges	12-20
• Gas Water Heaters	6-12
• Gravel walk	4-6
• Gutters & Downspouts	25-30
• Furnace Heat Exchanger	10-15
• Humidifiers	5-7
• Microwave Ovens	9-13
• Poured Concrete Foundations	100+

• Pumps, Sump & Well	5-12
• Refrigerators	10-18
• Rooftop Air Conditioners	14-18
• Sheet Metal	20-50
• Siding, Aluminum	20-40
• Siding, Steel	30-50
• Siding, Vinyl	30-45
• Siding, Wood	12-100
• Sinks, China	15-20
• Sinks, Enamel-Coated Cast Iron	20-30
• Sinks, Enamel-Coated Steel	5-10
• Slate Roof Tiles	40-100
• Smoke Detectors	5-10
• Sprinkler Systems	10-14
• Stucco	20-40+
• Swimming Pools	10-20
• Termite-Proofing	5-7
• Trash Compactors	6-10
• Tile	30-40+
• Washers, Clothes	12-16

• Waste Piping, Cast-Iron	50-100
• Window A/C Units	5-8
• Wooden Decks	12-20

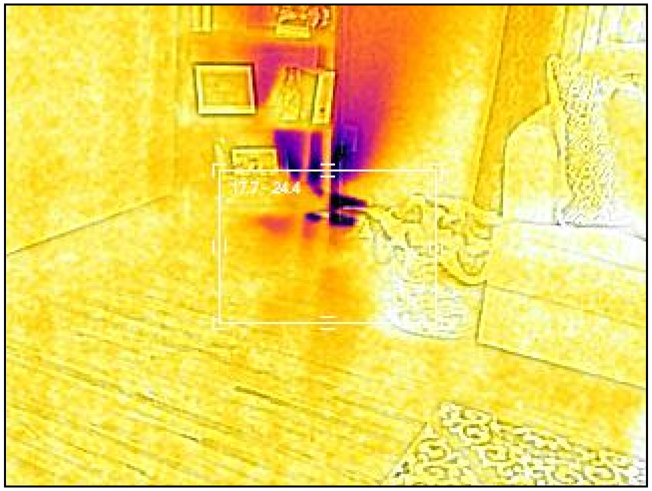
16. FLIR Thermal Images

Items

16.0 FLIR Thermal Imaging

- Water heater appeared to be in working order at time of inspection
- Furnace appeared to be in working order under normal operation, using thermostat
- Air conditioner appeared to be in working order under normal operation, using thermostat
- Refrigerator appeared to be in working order under normal operation, using thermostat
- Freezer appeared to be in working order under normal operation, using thermostat
- Oven appeared to be in working order under normal operation, using thermostat
- General energy loss at door(s) and window(s), satisfactory for age of home.
- Thermal tracking observed in some areas at upstairs level on walls and ceilings (especially along joist or stud lines), around doorways, at the outside corners of rooms. Thermal tracking indoors indicate building air movement, air leaks, and points of heat loss which increase home heating or cooling cost. Considered further evaluation to decrease chance of further darken or discoloration of components in the future.

Section Photos



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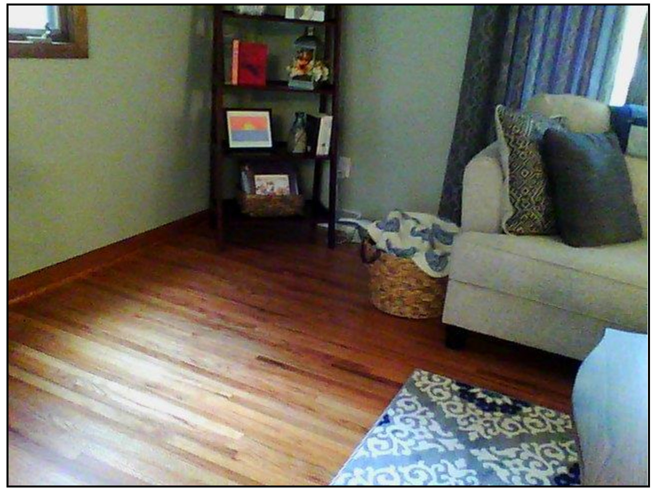
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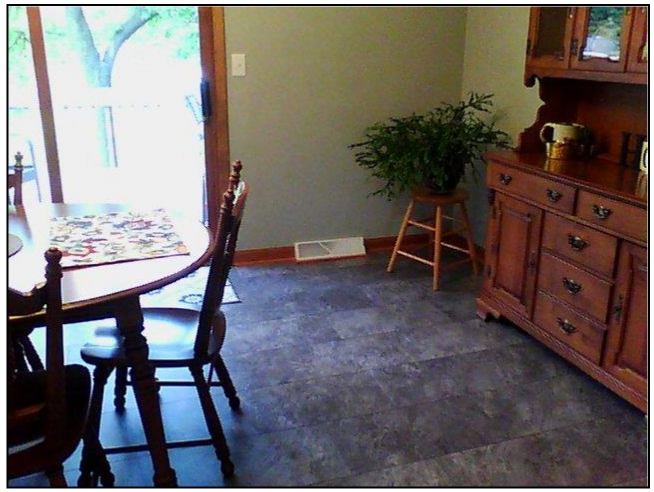
16.0 Item 3(Picture)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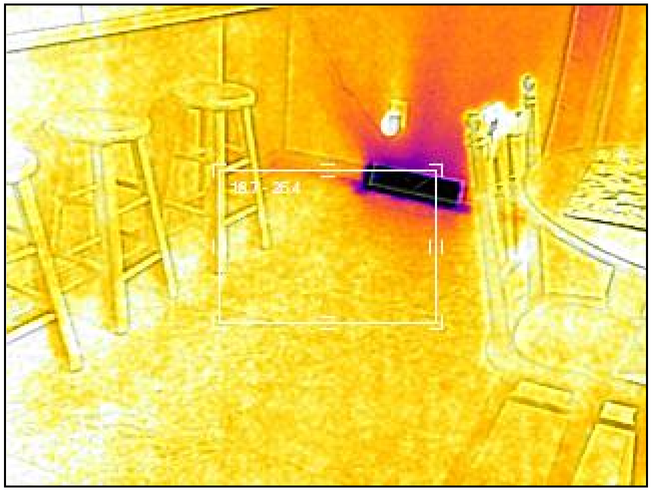

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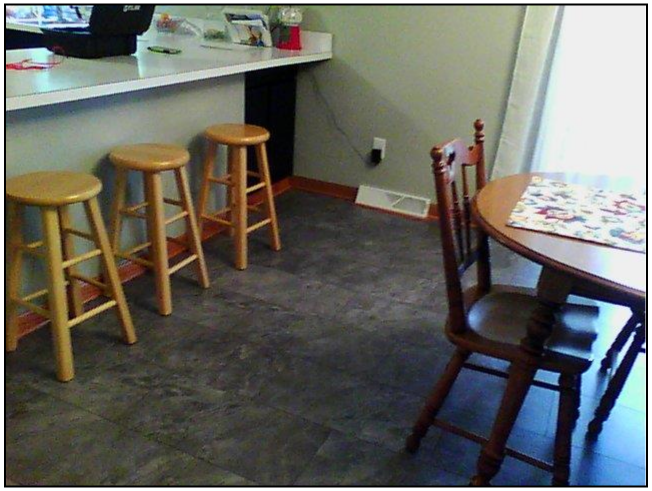
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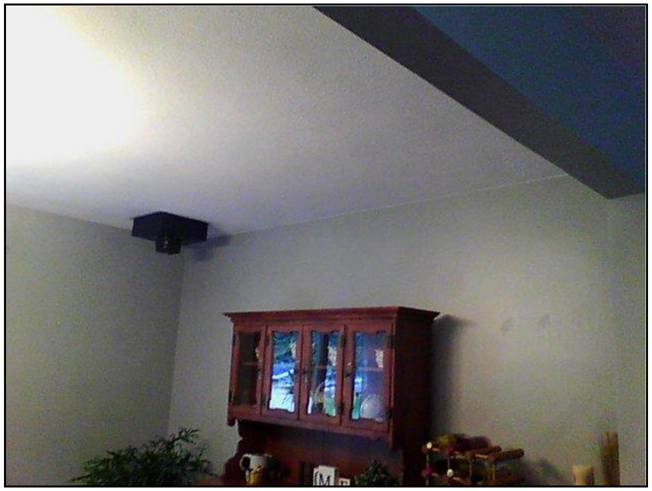
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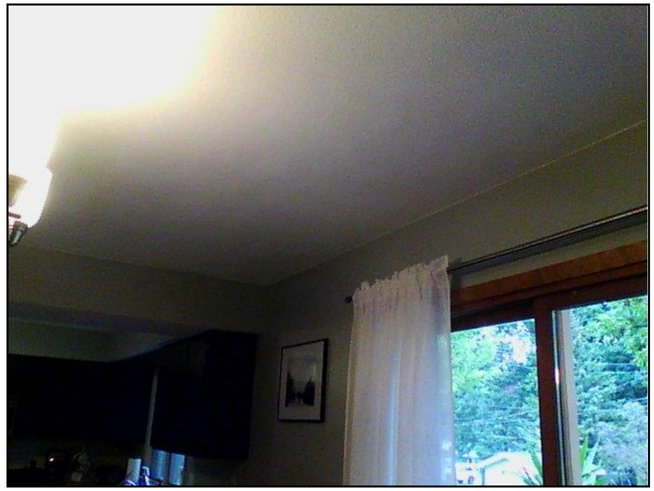

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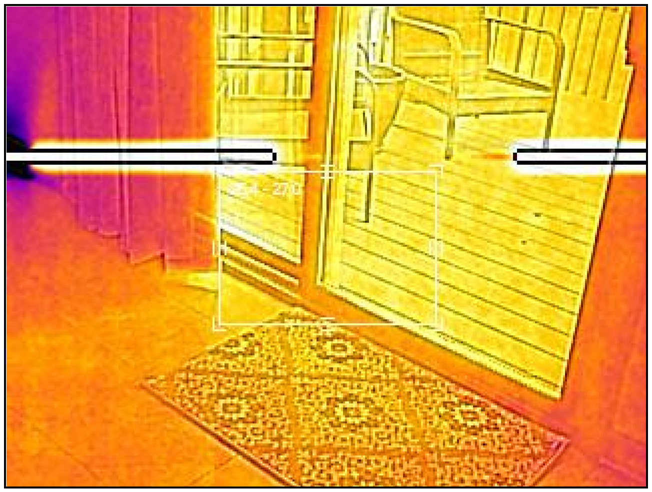

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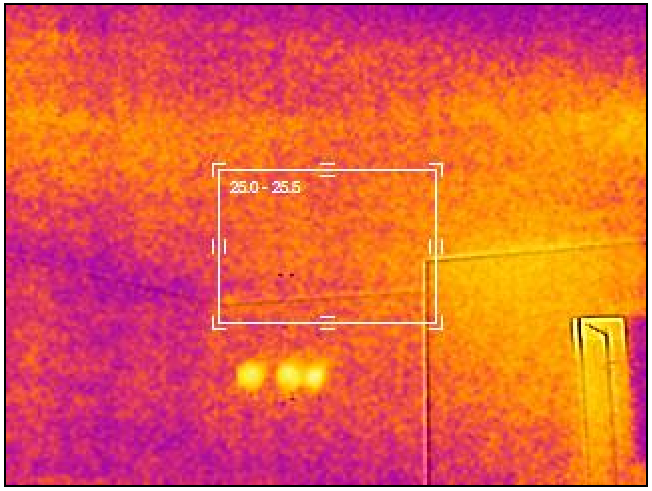
16.0 Item 12(Picture)



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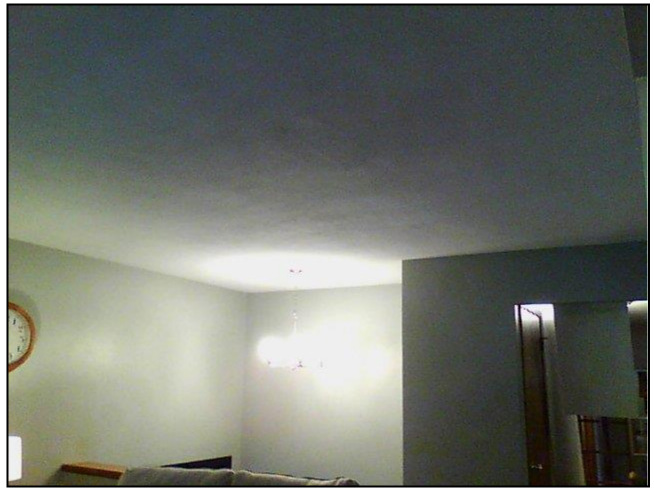

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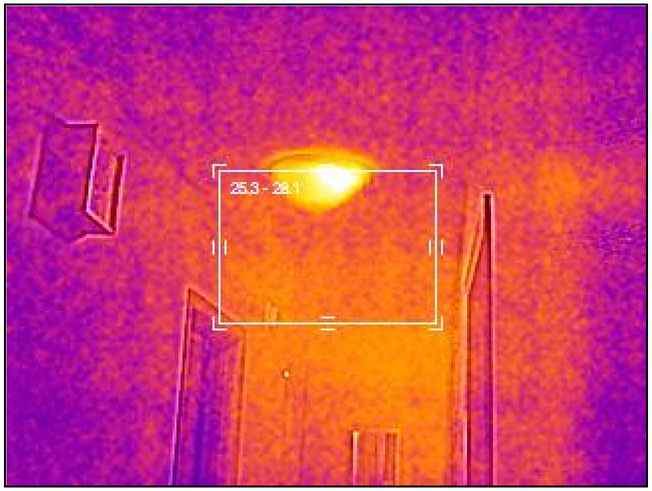
16.0 Item 15(Picture)

16.0 Item 16(Picture)

16.0 Item 17(Picture)

16.0 Item 18(Picture)



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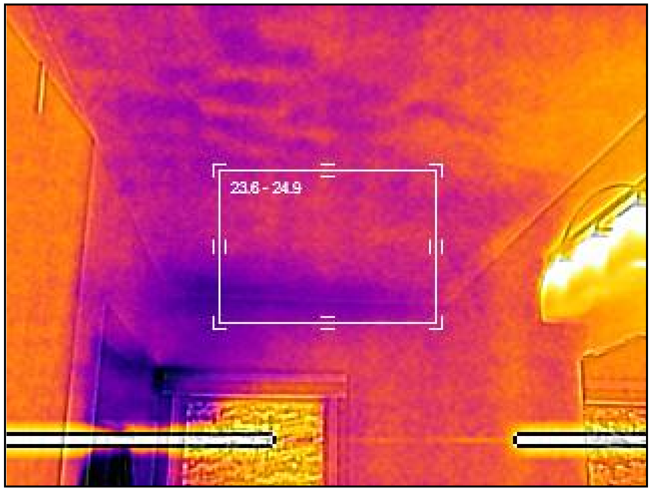

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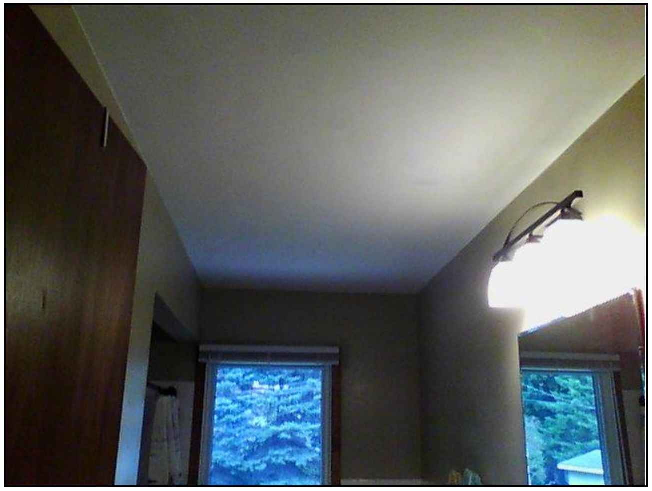
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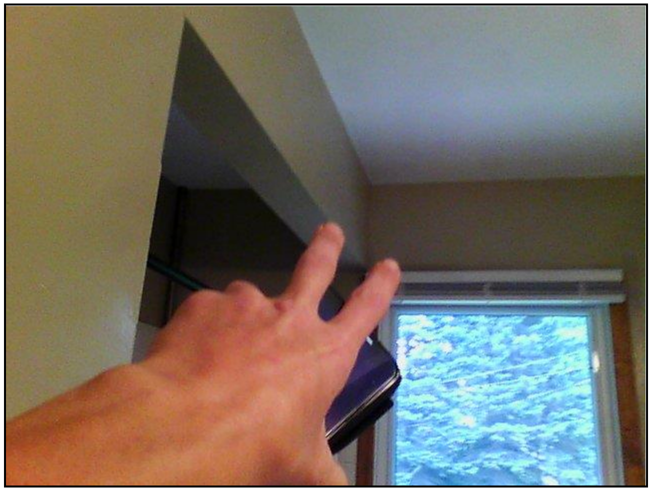
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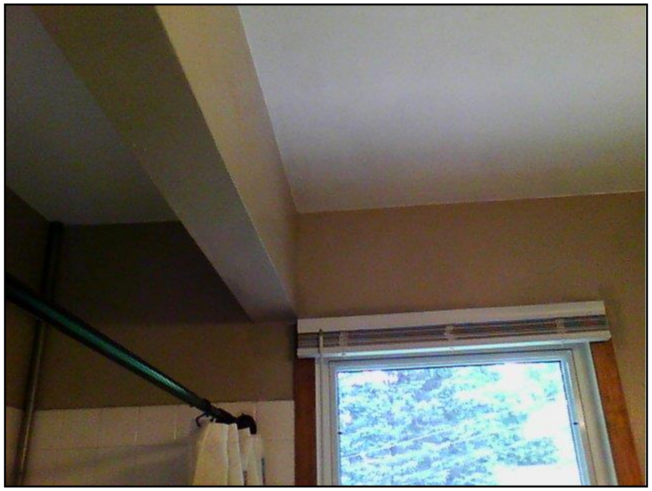

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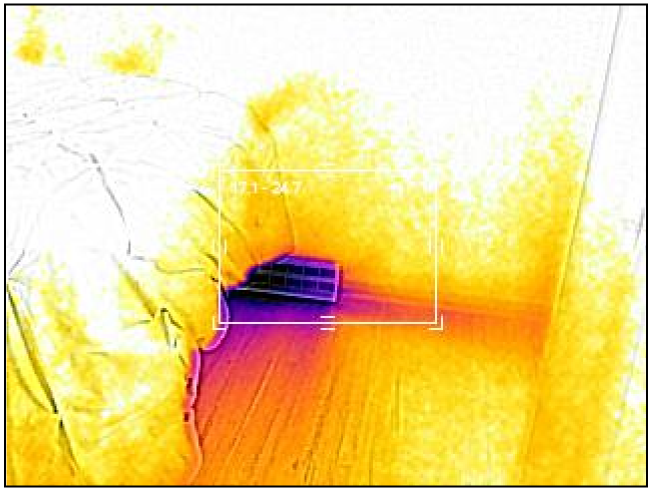

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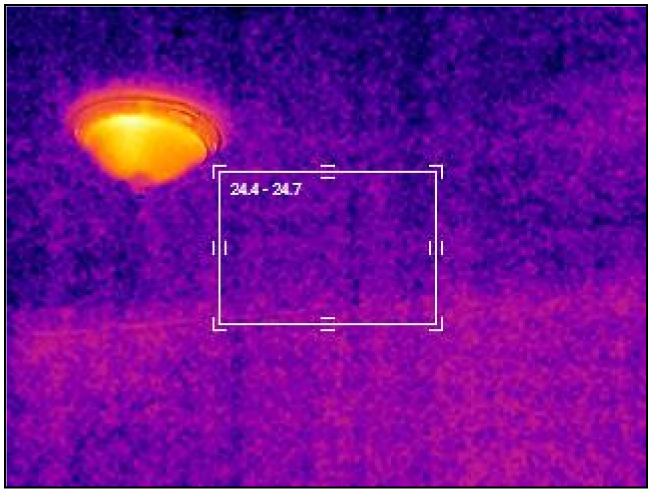

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16.0 Item 32(Picture)

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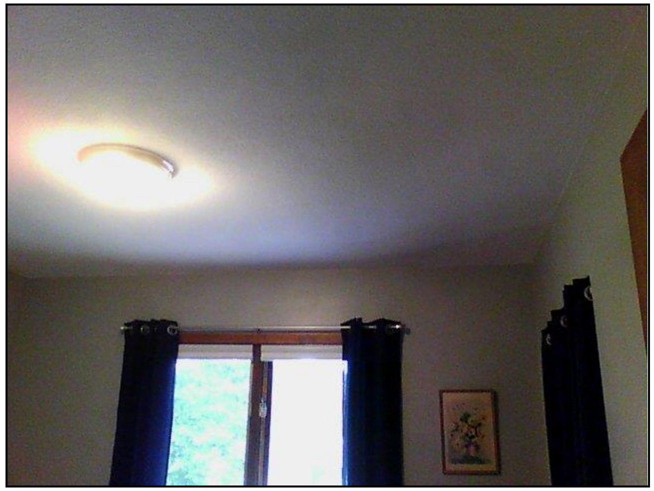

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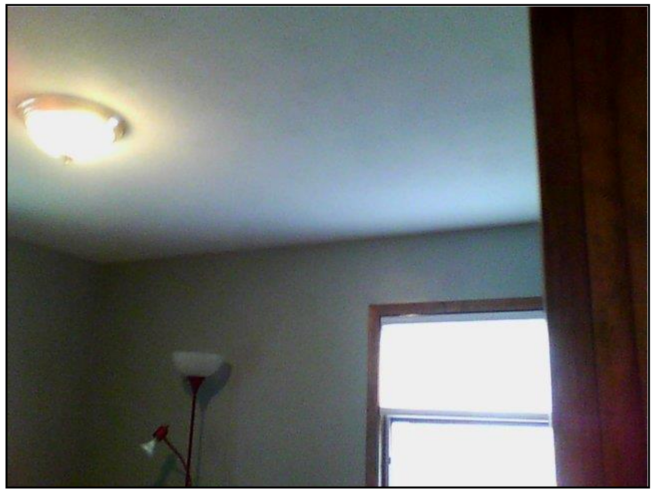

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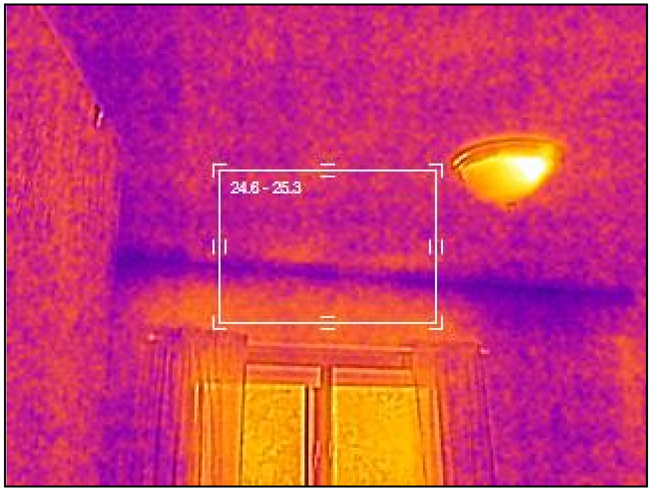

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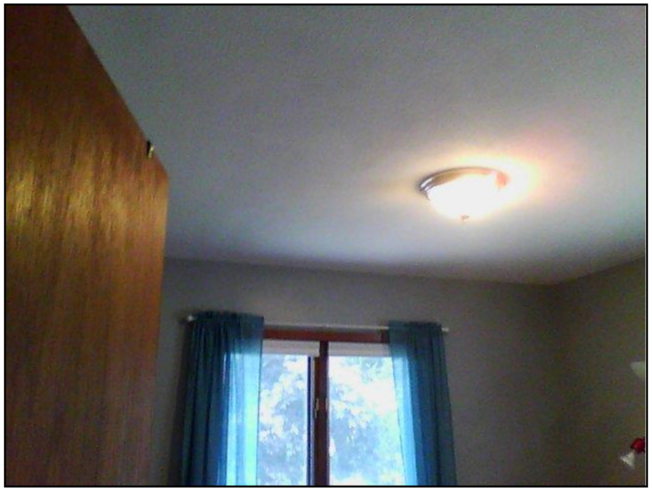

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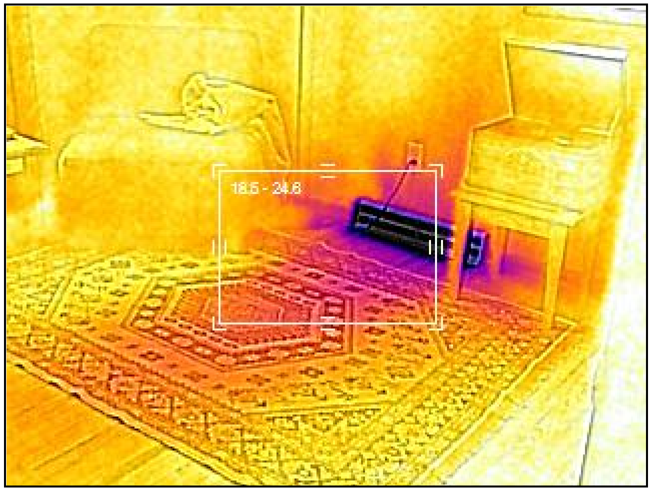

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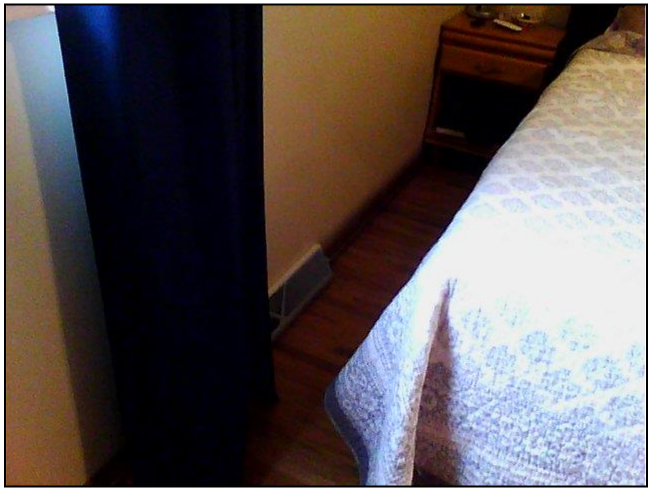
16.0 Item 40(Picture)

16.0 Item 41(Picture)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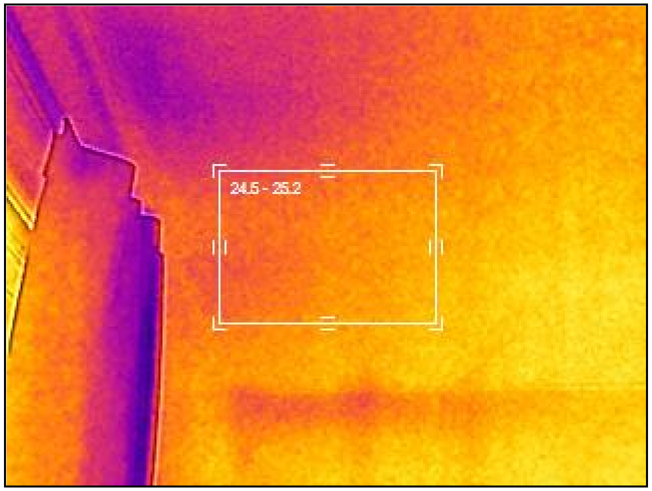

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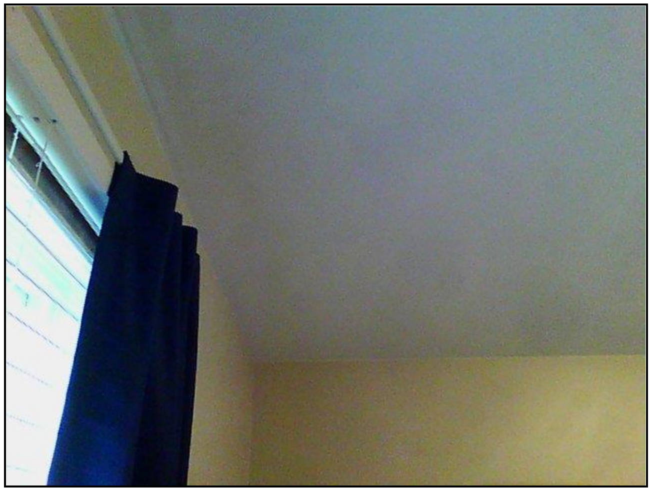
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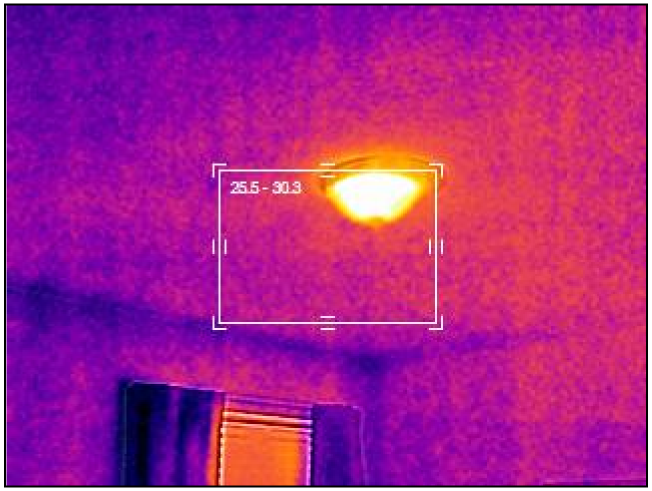
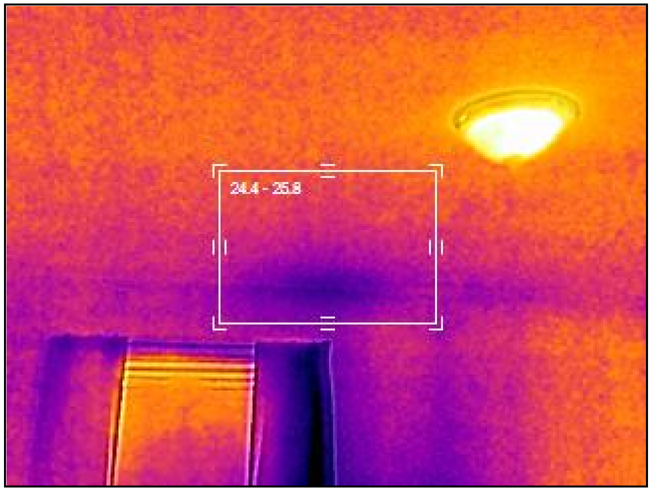


16.0 Item 45(Picture)

16.0 Item 46(Picture)



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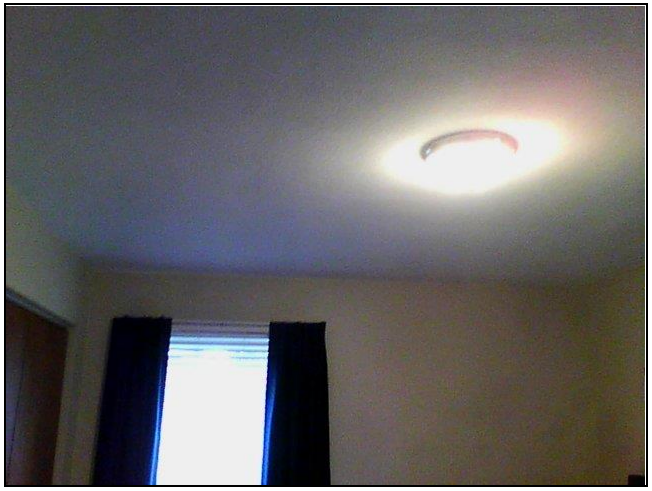

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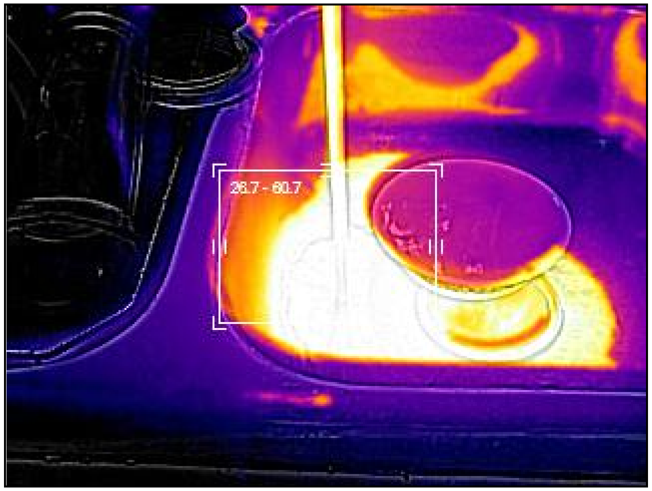
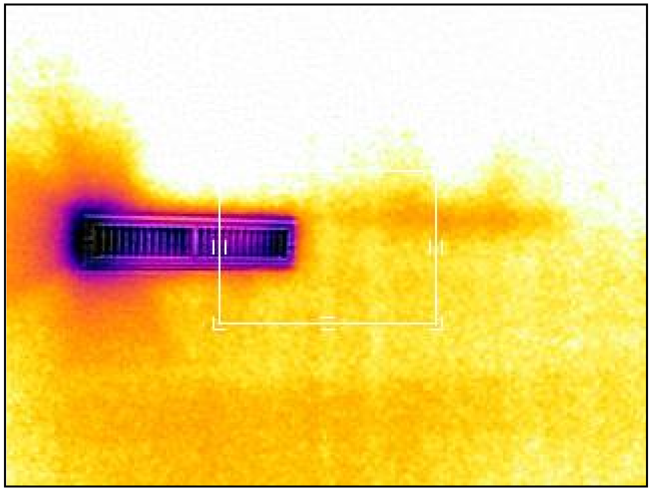


16.0 Item 49(Picture)

16.0 Item 50(Picture)



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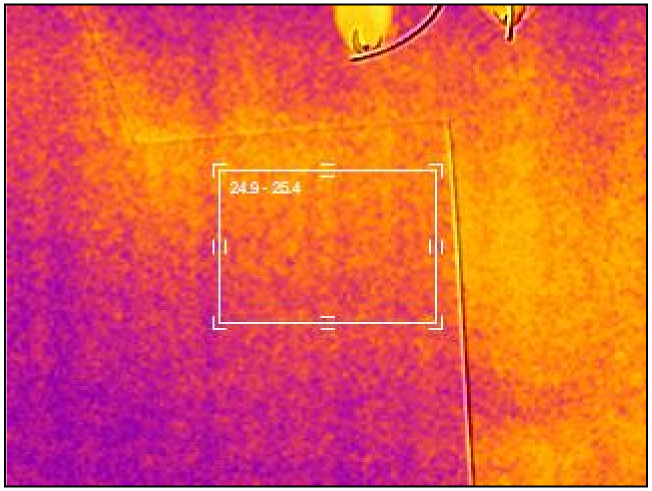
16.0 Item 52(Picture)



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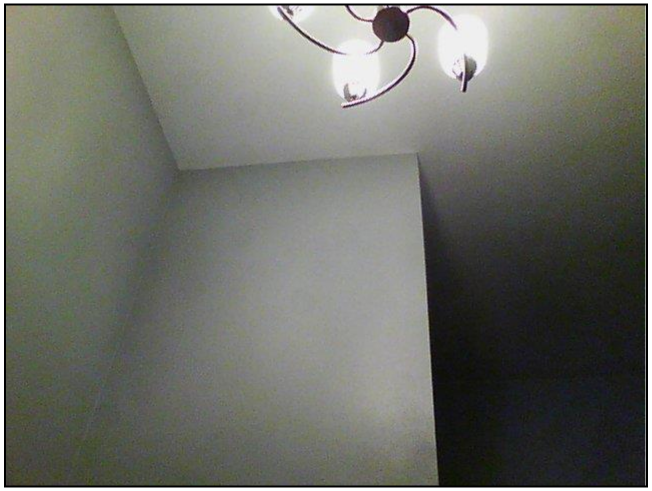
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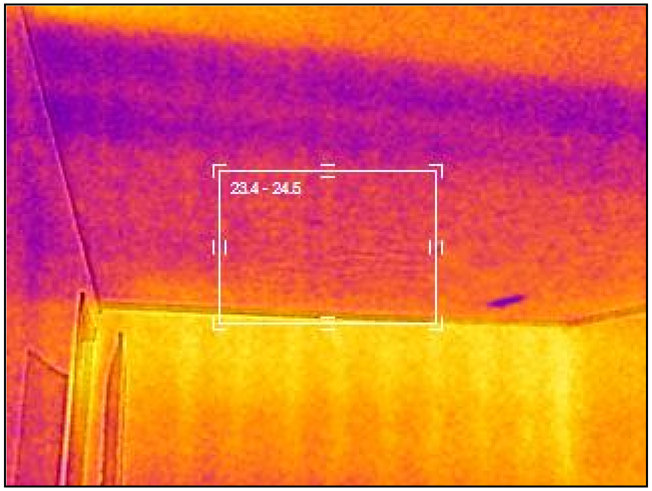
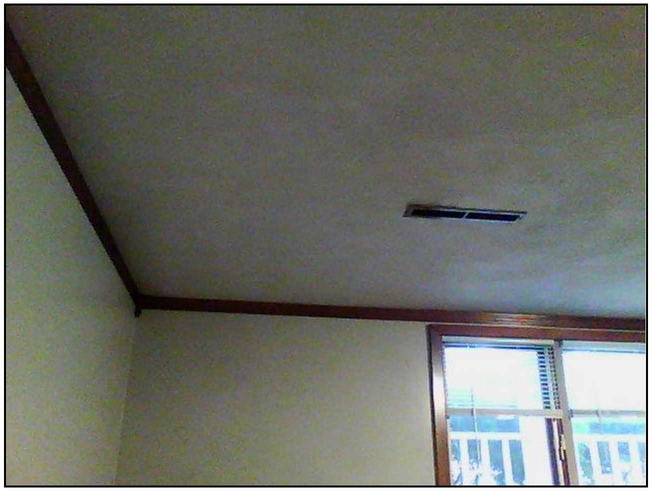


16.0 Item 55(Picture)


16.0 Item 56(Picture)

16.0 Item 57(Picture)



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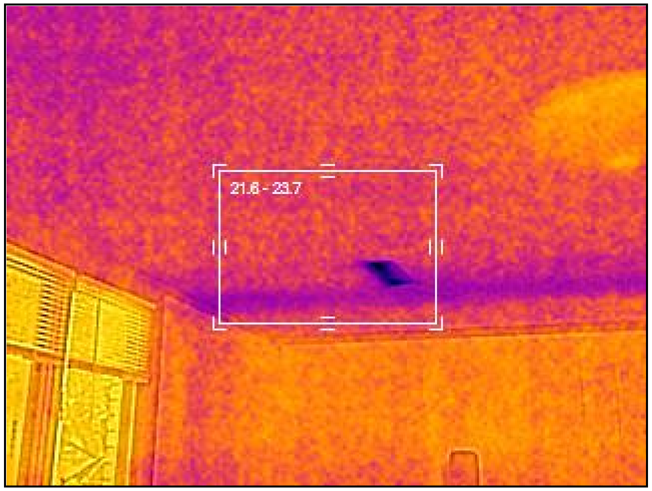

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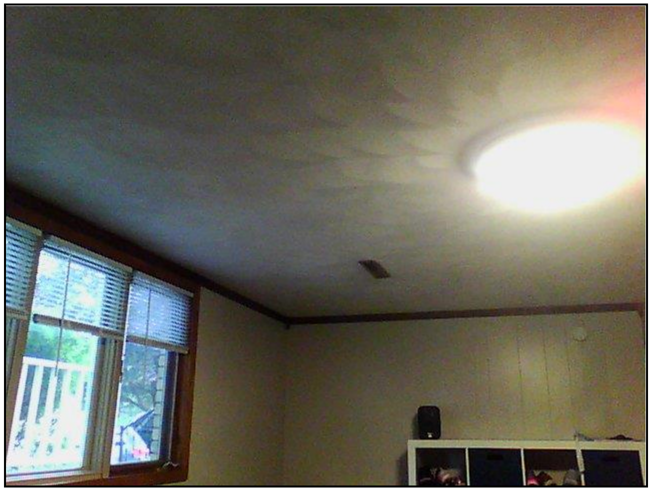
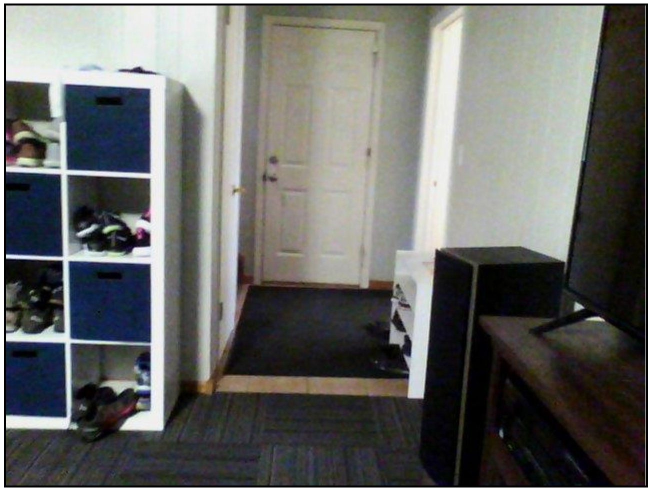
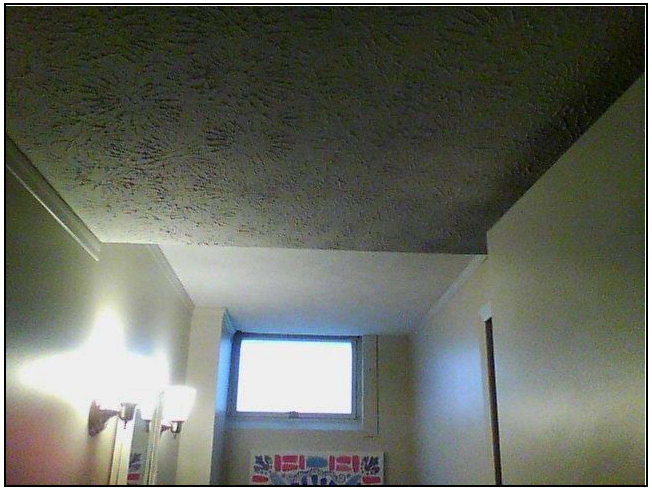


16.0 Item 60(Picture)

16.0 Item 61(Picture)


16.0 Item 62(Picture)

16.0 Item 63(Picture)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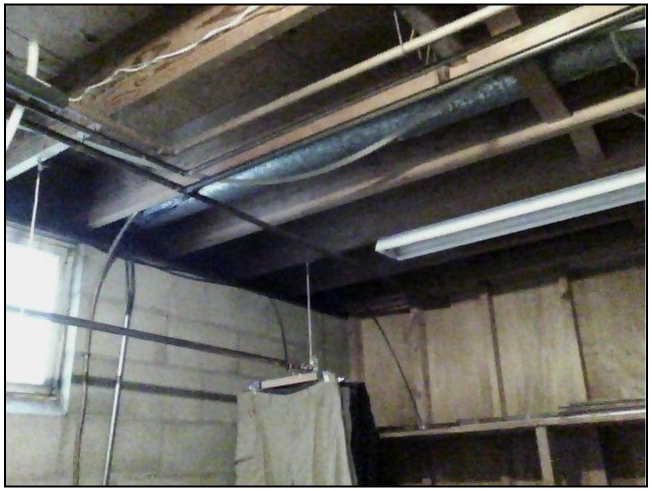


16.0 Item 66(Picture)

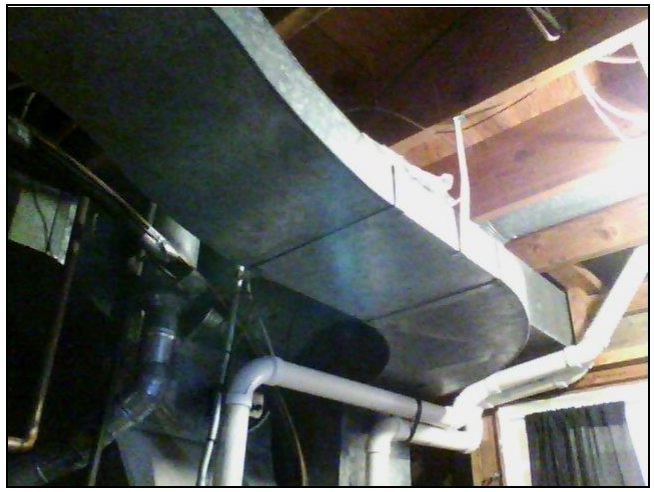
16.0 Item 67(Picture)

16.0 Item 68(Picture)

16.0 Item 69(Picture)

16.0 Item 70(Picture)

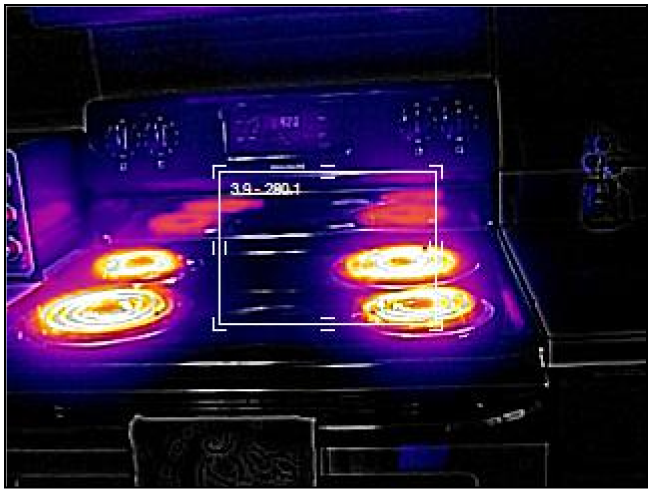
16.0 Item 71(Picture)



16.0 Item 72(Picture)

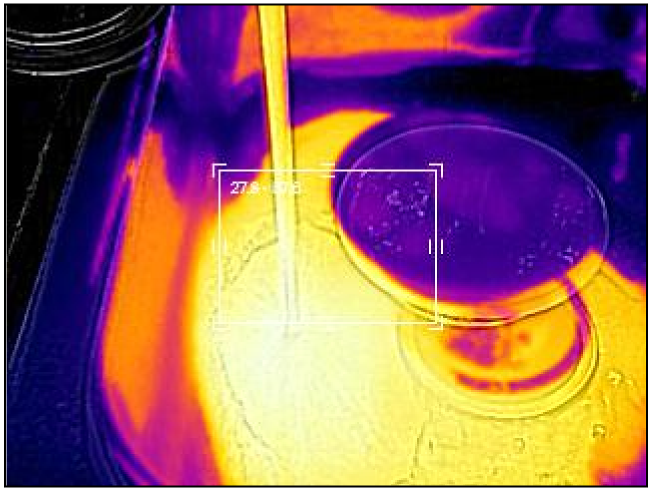
16.0 Item 73(Picture)

16.0 Item 74(Picture)



16.0 Item 75(Picture)

16.0 Item 76(Picture)



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16.0 Item 78(Picture)

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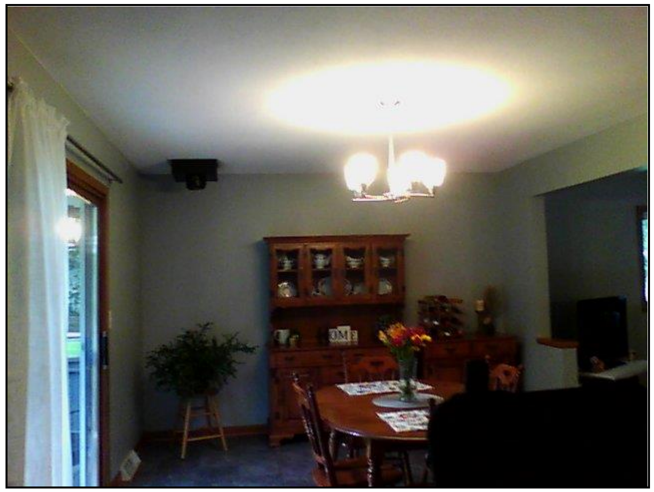

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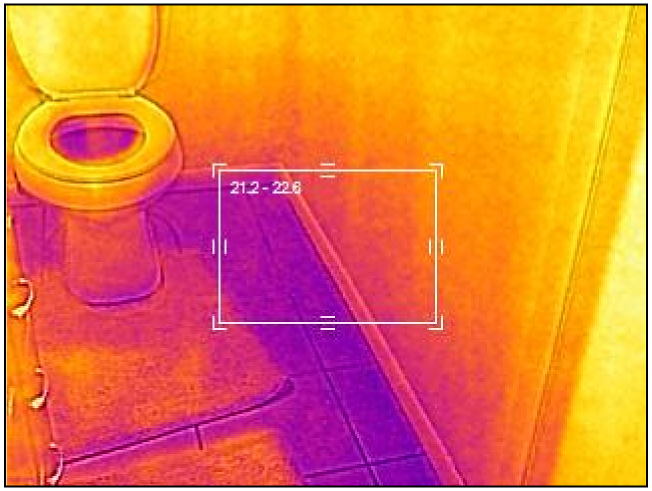

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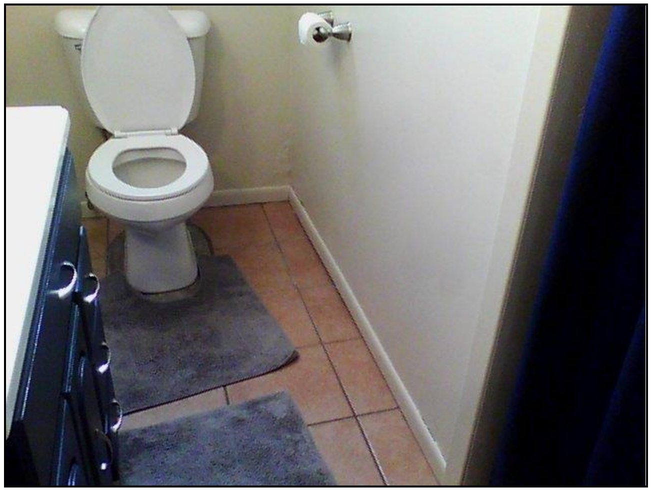
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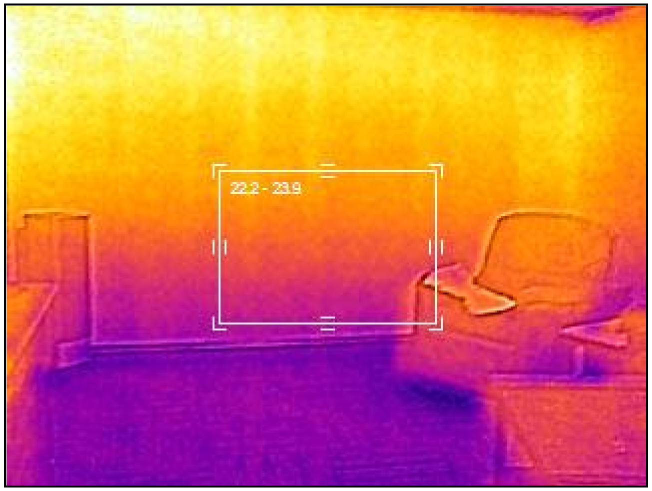
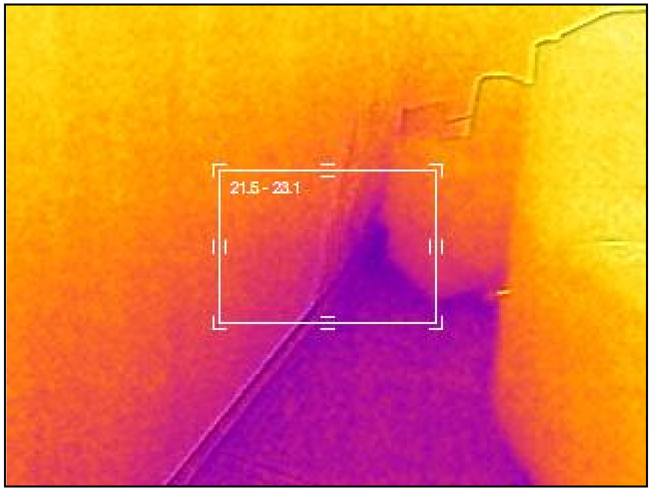
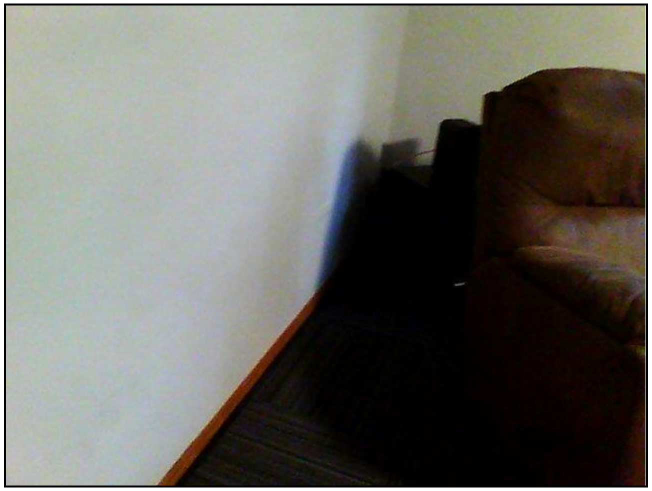


16.0 Item 83(Picture)


16.0 Item 84(Picture)

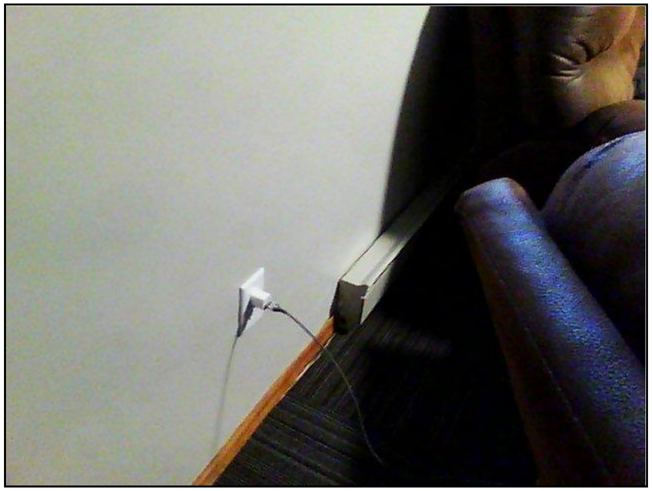


16.0 Item 85(Picture)



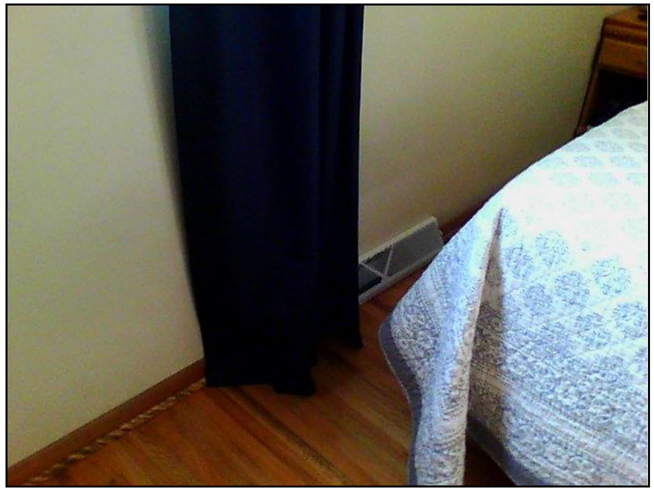
16.0 Item 86(Picture)

16.0 Item 87(Picture)



16.0 Item 88(Picture)

16.0 Item 89(Picture)



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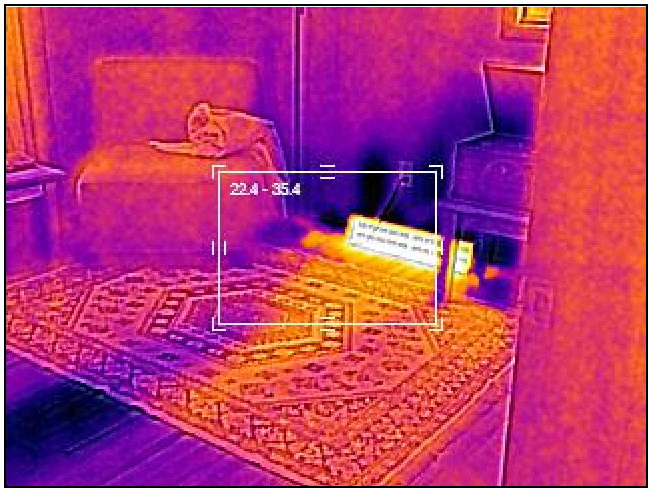

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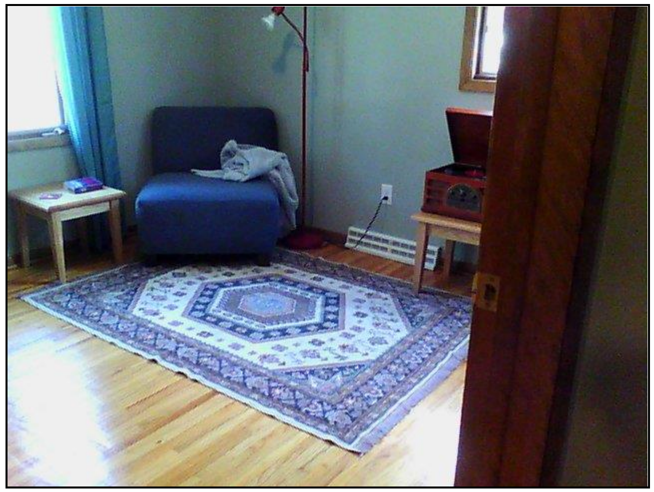
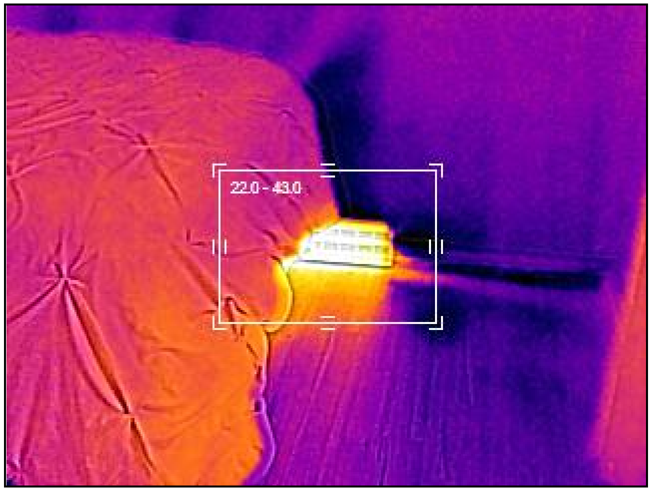
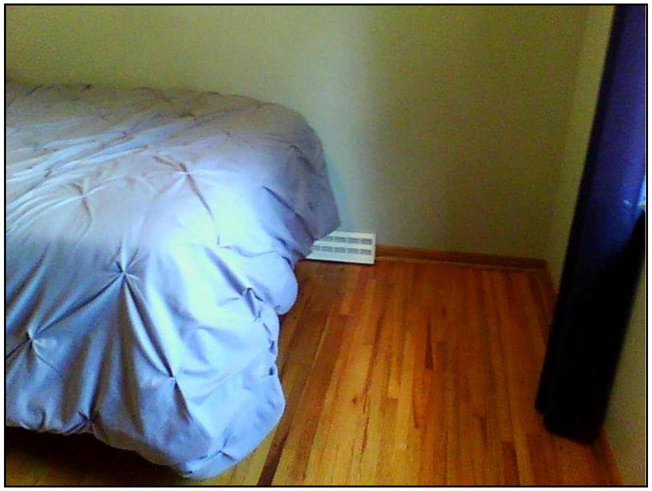


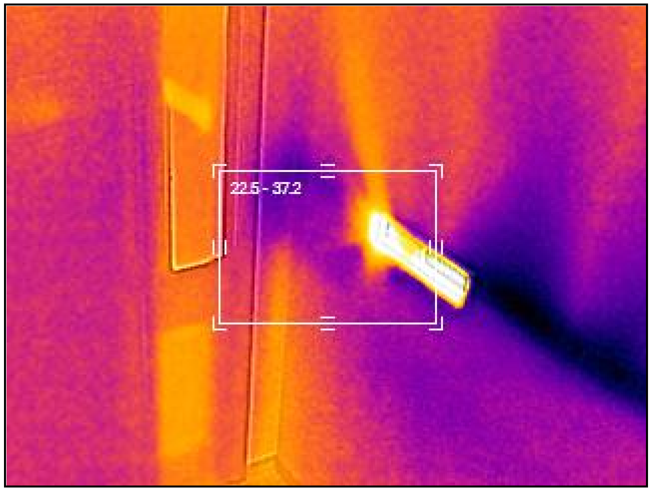
16.0 Item 92(Picture)



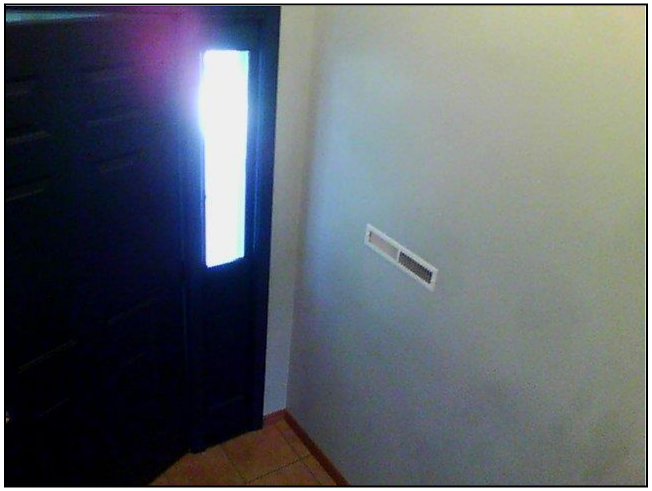
16.0 Item 93(Picture)



16.0 Item 94(Picture)

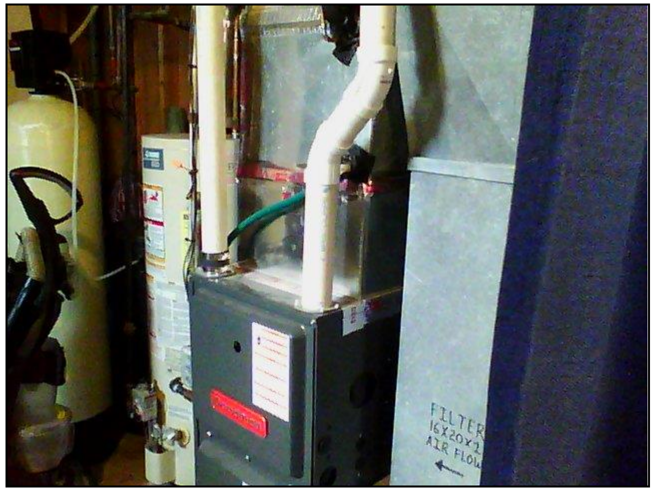


16.0 Item 95(Picture)

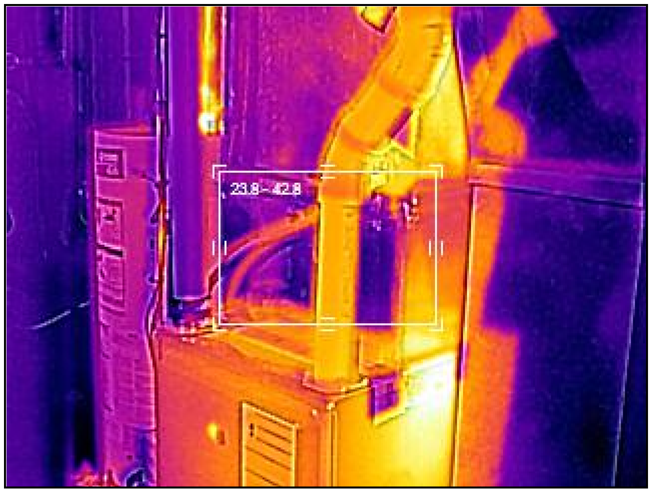


16.0 Item 96(Picture)

16.0 Item 97(Picture)

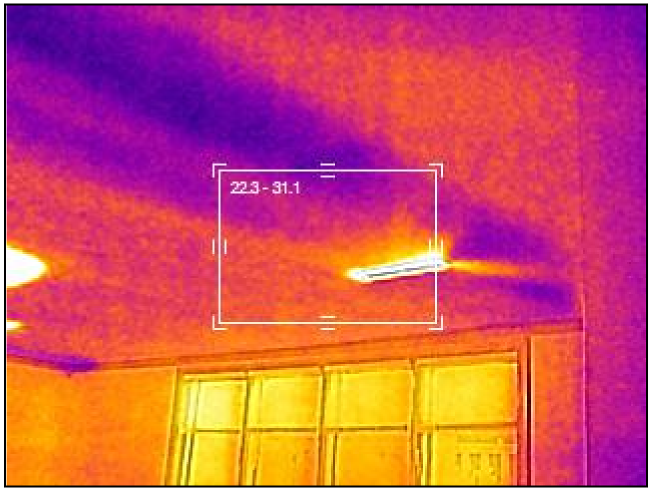


16.0 Item 98(Picture)

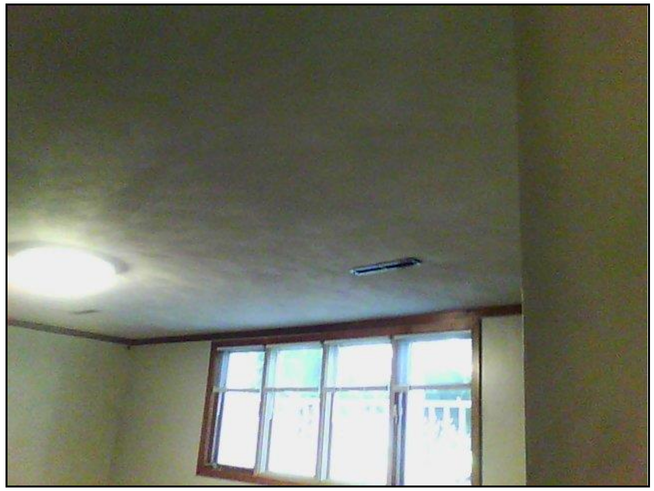


16.0 Item 99(Picture)


16.0 Item 100(Picture)



16.0 Item 101(Picture)


16.0 Item 102(Picture)

General Summary

Closer Look Home Inspectors, L.L.C.

Customer
SAMPLE NAME

Address
Your Address
City Minnesota

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

3. Garage

3.5 Fire Separation

Marginal

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. You are not required to update unless required by local jurisdiction or by your loan type. This is considered a safety general maintenance update. Parts can be ordered for under $50

3.5 Item 1(Picture)

6. Plumbing System

6.5 Water Treatment Systems

Not Visible

We do not inspect water treatment systems or water softeners.

6.7 Sewage and DWV Systems

Not Visible

Inspector strongly recommends before the end of your inspection deadline to have a qualified plumber provide a sewer scope of the homes waste system (from home to road) to ensure this system is in proper working order. This system was not inspected and inspector disclaims knowledge. You should ask your insurance agent for costs to ensure the sewer line.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer (s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.