

Inspection Report

Sample Report

Property Address:

Your Address

City Minnesota



Closer Look Home Inspectors, LLC

Lisa Marie

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General Info

Property Address Your Address City Minnesota	Date of Inspection 8/21/2020	Report ID sample
Customer(s) Sample Report	Time of Inspection 10:00 AM	Real Estate Agent Susan Bezdicek CB Burnet Lakeville

Inspection Details

Standards of Practice: InterNACHI International Association of Certified Home Inspectors	Type of building:: Single Family	Attending the Inspection:: Buyer
Approximate Age: Over 10 Years	Occupancy:: The home was occupied	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 - Declined, No	Thermostat Setting on Arrival: ON - AC	Thermostat Temperature on Arrival: 71
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
Additional Structure: Yes, However not inspected	Home free of chipping or peeling paint: Yes	Chemical / Meth Residue Testing: No - Our Company Does Not Provide This Service

Comment Key & Definitions

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 System:

Gutters and downspouts installed

Viewed Roof From:

Top of ladder

Roof Covering Age:

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.

(3) Shingles had moderate wear and tear commensurate with age. - Discoloration is an indication of age or possible high moisture levels. - Inspector observed localized areas that appear to have lifted or curling shingles. These are likely entrance points for moisture. Recommend further evaluation Long-term proper maintenance may increase lifespan. You may wish to have a qualified roofing contractor provide remaining lifespan as well as options and cost for long-term replacement.

1.1 Roof Structure Exterior

Comments: Satisfactory

1.3 Roof Drainage System

Comments: General Maintenance Item

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.

- Gutters appear to drip and/or spill in areas. - Gaps between gutters and fascia may cause water to drip or spill - Gutters in areas appeared to have corrosion or may leak in areas This is indication that general maintenance will be needed.

1.4 Exhaust & Combustion Vents

Comments: Satisfactory

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.

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

Wall Covering:

Vinyl Siding

Window Material::

Vinyl

Exterior Doors:

Metal

Walkway Materials:

Concrete

Driveway Material:

Asphalt

Appurtenance:

Attached Garage

Chimney Material::

Additional Structures::

Deck Attachment:

Items

2.0 Exterior Siding

Comments: Satisfactory

Light chips or cracks should be sealed and maintained yearly by a qualified person to reduce moisture or insects from entering home.

2.3 Exterior Trim, Soffits, and Fascia

Comments: General Maintenance Item

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

(1) Missing screens observed at exterior windows. Counting missing screens versus windows goes beyond the scope of a home inspection. You may wish to ask seller about this finding.

(2) Signs of high moisture levels at exterior windows from indication of green algae. Inspector recommends clean up with general detergent or soap. If source continues a qualified professional should further evaluate and correct as needed.

2.5 Driveway**2.6 Walkways**

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

2.7 General Grounds

The ground should slope away from the home a minimum of 1/4-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.

2.8 Deck, Balcony, Porch or Carport**2.9 Door Exteriors**

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.

2.10 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.

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:

Two Manual

Vehicle Door Automatic Reverse::

Installed and operating correctly

Items

3.0 Vehicle Doors

Comments: Satisfactory

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

Comments: Satisfactory, Not Visible

(1) Areas of the garage were blocked by sellers personal belongings. I did not move or inspect behind objects. I recommend asking seller to move belonging and further inspect behind objects. We can return for an additional fee to re-inspect areas of the home that were restricted at time of inspection.

(2) Inspector observed what appeared to be a settlement crack at the exterior garage foundation wall. Determining future movement goes beyond the scope of a home inspection. Reducing moisture in the nearby area may decrease chance of further settlement. This is indication of general maintenance. If settlement continues action should be taken to correct. Satisfactory at time of inspection.

3.2 Interior Surfaces - Walls & Ceiling

Comments: Satisfactory

3.3 Conventional Doors

Comments: Satisfactory

3.4 Floors

Comments: Satisfactory

(1) The garage floor had common shrinkage cracks. These cracks are not a structural concern. Recommend further evaluation once all personal items have been moved. Partial inspection only.

(2) 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: Satisfactory

3.6 Stairs/Steps to Living Space

Comments: Satisfactory

Section Photos



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(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 Hollow Core

Floor Covering Materials::

Carpet
Sheet Vinyl

Radon::

Not Tested

Smoke/CO Detectors::

Smoke detectors installed

Windows Free of Peeling Paint:

Yes

Windows Free of Moisture/Deterioration:

General wear and tear
Missing window screens and/or not installed

Window Glazing::

Double-pane

Windows Free of Moisture/Deterioration or Damage:

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

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

4.3 Walls & Ceilings

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

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

Doors in the home showed general minor deterioration commensurate with the age of the home.

4.6 Interior Trim

Trim at the interior of the home exhibited general weathering commensurate with its age. - photo, upstairs living room

4.7 Windows

Section Photos



4.6 Item 1(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

<p>Foundation Configuration:: Finished basement</p>	<p>Foundation Method/Materials:: Concrete Masonry Unit (CMU) foundation walls</p>	<p>Ceiling Structure: Wood Mostly Not Visible, Not Inspected</p>
<p>Floor Structure: Concrete Mostly Not Visible, Not Inspected</p>	<p>Columns or Piers: Supporting Walls</p>	<p>Egress Windows: Yes</p>

Items

5.0 Exterior Foundation Wall

5.1 Floor Structure

5.2 Foundation

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

5.8 Misc. Items

5.9 Exterior Wall Construction

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

<p>Water Supply Source:: Public Water Supply</p>	<p>Main Water Supply Pipe:: Copper</p>	<p>Water Distribution Pipes:: Copper</p>
<p>Sewage System Type:: Public</p>	<p>Drain Waste and Vent Pipe Materials:: Polyvinyl Chloride (PVC) Mostly Not Visible</p>	<p>Water Heater Fuel Type: Gas</p>
<p>Water Heater Manufacturer: Rheem</p>	<p>Water Heater Tank Capacity: 40 gallons</p>	<p>Sump Pump:: Not Inspected - Personal belongings block access</p>
<p>Type of Gas:: Natural Gas</p>	<p>Gas Pipe Material:: Black Steel Copper</p>	<p>Water Treatment Systems/Filters:: Water Softener (not inspected)</p>
<p>Functional Flow: All plumbing fixtures appeared to have functional flow</p>	<p>Functional Drainage:: Not all plumbing fixtures had functional drainage - Further evaluation needed</p>	<p>Gas Shut off Valve Located & Has Label: This componet should be tagged or have a label</p>
<p>Water Shut off Valve Located & Has Label: Recommend a qualified person properly tag/label</p>		

Items

6.0 Exterior Plumbing Supply

6.1 Source of Water

6.2 Water Supply, Distribution

6.3 Water Heater

The EPA (Environmental Protection Agency) recommends setting your water heater at 120 degrees to prevent burns.

- Current water temp
- Water heater Manufacture date: 2009:

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

Water heaters can be expected to last as long as the listed warranty. The water heater was past its warranty and may need to be replaced soon.

The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction by a qualified plumbing or HVAC contractor.

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

The home had a sump pump installed in a pit in the basement floor. Sump pumps are installed to prevent rising groundwater from entering the home. Sump pumps should be tested on an annual basis to ensure that they are in working order. Pumps have a filter that should be cleaned during routine maintenance. The inspector recommends that the sump pump be serviced annually to ensure that it is operable when it is needed.

6.5 Water Treatment Systems

We do not inspect water treatment systems or water softeners.

6.7 Sewage and DWV Systems

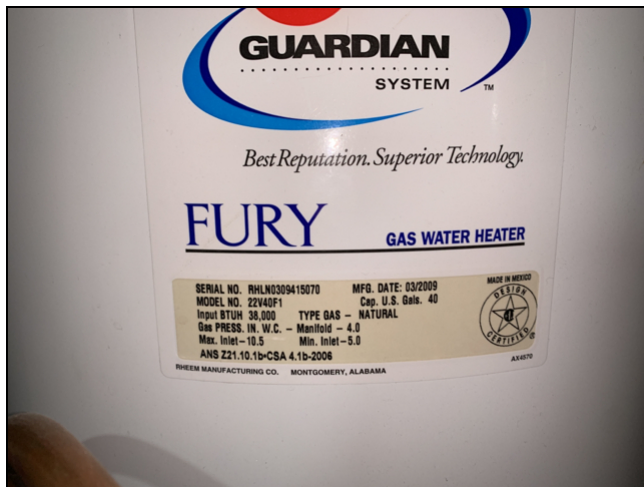
Inspector strongly recommends before the end of your inspection deadline to have a qualified plumber provide a sewer scope of the homes waste system (from home to road) to ensure this system is in proper working order. This system was not inspected and inspector disclaims knowledge. You should ask your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

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



6.3 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.

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.

Styles & Materials

Electrical Service Conductors:: Underground service	Ground Fault Circuit Interruptor (GFCI) Protection:: Partial	Arc Fault Circuit Interruptor (AFCI) Protection:: Does Not Appear to have ACFI Protection
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:: Siemens	Service Disconnect Type:: Circuit Breakers	

Items

7.0 General Electrical System Condition

Personal items we're blocking access to the main distribution panel the inspector did not remove the cover. -Did not appear to have AFCI. -Appeared to have been last inspected in 1995. - Breaker labels were difficult to read. - electrical receipt coal garage ceiling should be further evaluated.

7.1 Visible Branch Wiring

Comments: Satisfactory

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

(1) 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.

7.4 Lighting

Light bulb not responding. Recommend replacement of bulb or further evaluation as needed.

7.5 Switches

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



7.3 Item 1(Picture)



7.4 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.

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

Heating System Brand::

York

Air Filter::

Disposable

Heating/Cooling Ducts or Supporting Components:**Filter Size::****Types of Fireplaces:****Cooling System Type::****Cooling Equipment Energy Source::****Cooling System Manufacturer::****Items**

8.0 Furnace

(1) 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.

(2) Model - P2MPD12W04801C Serial - EHCM428274

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**

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

(2) At time of inspection, there was no cover on furnace filter. Inspector recommends adding metal or magnetic cover to increase energy efficiency and lifespan of furnace.

8.4 Fireplace

The gas fireplace requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

- Recommend service by a qualified contractor on a regular maintenance basis and before your first use. Find a CSIA-certified inspector near you at <http://www.csia.org/search>

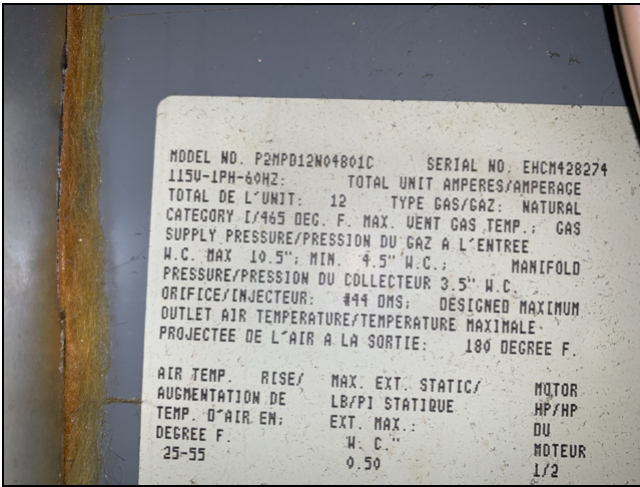
8.5 Central Air Conditioner

(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) The serial number was not visible. Inspector recommends further evaluation by qualified HVAC technician. The air conditioner may be nearing the end of its useful life span.

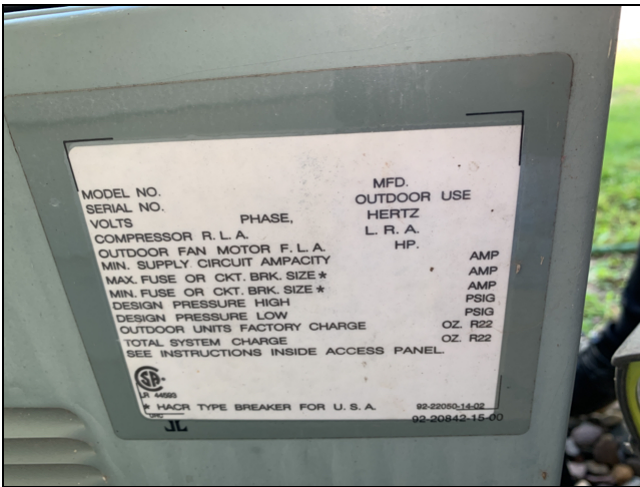
Section Photos



8.0 Item 1(Picture)



8.5 Item 1(Picture)



8.5 Item 2(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.

Styles & Materials

Attic inspected from::	Attic Insulation Material:	Roof Structure Ventilation::
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

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 eaves. 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 that are poorly designed or installed can reduce the system performance.

9.4 Attic Electrical

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.

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.

10.6 Ventilation

11. Kitchen and Built-in Appliances

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:: Present, not inspected	Refrigerator:: Inspected	Refrigerator Ice & Water:
Oven/Cooktop: Inspected	Oven/Cooktop Fuel Source: Electric	Built-in Microwave Brand:: Inspected - satisfactory
Countertop Material:: Laminate	Cabinets:: Wood	Venting Type: Recirculating (removable filter)

Items

11.0 Kitchen Appliances

Comments: Satisfactory

- (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

Comments: Unsatisfactory

The kitchen garbage disposal was not working at time of inspection. The inspection recommends repair or replacement by a qualified person as needed. - see item 11.7 for more information.

11.4 Dishwasher

Comments: Not Visible

11.5 Cooktop

Comments: Satisfactory

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

Comments: Satisfactory

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

11.7 Built-in Microwave

Comments: Satisfactory

11.8 Sink

Comments: Unsatisfactory

(1) Hardware at the kitchen sink appear to have an active leak, when the water source was turned on. This is an indication maintenance or replacement is likely.

(2) The kitchen sink did not appear to be properly draining. Inspector recommends a qualified person or plumber further evaluate this finding to ensure proper conditions exist. Determining an exact cause goes beyond the scope of a home inspection. - see item 11.2 for more information.

11.9 Ventilation and/or Exhaust

Comments: Satisfactory

Section Photos



11.8 Item 1(Picture)



11.8 Item 2(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.

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

Laundry Room Appliances::

Dryer
Clothes washer

Dryer Power::

Electric

Dryer Vent::

Metal

Dryer 240-volt electrical receptacle::

Older 3-prong

Laundry Drain Pipe Size:

None - Drains into sink

Items

12.0 Washer and Dryer

Comments: Not Visible

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

Comments: Satisfactory

The washing machine waste pipe trained to the laundry room sink. This does not meet modern standards however you are not required to update unless remodeling occurs. This is for your information only.

12.2 Dryer Venting

Comments: Satisfactory

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.

12.3 Sink

Comments: Unsatisfactory

(1) Inspector observed what appeared to be an Active leak at the laundry room sink, when water source was turned off. This may be related to damaged hardware. Inspector recommends general maintenance, replacement of hardware is likely.

(2) Missing or damaged hardware should be replaced as needed. This is a maintenance item.

Section Photos



12.3 Item 1(Picture)



12.3 Item 2(Picture)

13. Photo Locker

Items

13.0 Additional Photos of Property

14. Home Warranty Information

Items

14.0 Internachi's Buy Back Guarantee

<https://www.nachi.org/buyback-guarantees/verify/BB10IQ-1R5-YQ9686>

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.

General Summary

Closer Look Home Inspectors, LLC

Customer
Sample Report

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

3.1 Structural Walls - Interior & Exterior

Satisfactory, Not Visible

(1) Areas of the garage were blocked by sellers personal belongings. I did not move or inspect behind objects. I recommend asking seller to move belonging and further inspect behind objects. We can return for an additional fee to re-inspect areas of the home that were restricted at time of inspection.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

(2) Inspector observed what appeared to be a settlement crack at the exterior garage foundation wall. Determining future movement goes beyond the scope of a home inspection. Reducing moisture in the nearby area may decrease chance of further settlement. This is indication of general maintenance. If settlement continues action should be taken to correct. Satisfactory at time of inspection.



3.1 Item 3(Picture)

11. Kitchen and Built-in Appliances

11.3 Garbage Disposal

Unsatisfactory

The kitchen garbage disposal was not working at time of inspection. The inspection recommends repair or replacement by a qualified person as needed. - see item 11.7 for more information.

11.4 Dishwasher

Not Visible

11.8 Sink

Unsatisfactory

(1) Hardware at the kitchen sink appear to have an active leak, when the water source was turned on. This is an indication maintenance or replacement is likely.



11.8 Item 1(Picture)

(2) The kitchen sink did not appear to be properly draining. Inspector recommends a qualified person or plumber further evaluate this finding to ensure proper conditions exist. Determining an exact cause goes beyond the scope of a home inspection. - see item 11.2 for more information.



11.8 Item 2(Picture)

12. Laundry Room

12.0 Washer and Dryer

Not Visible

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).

12.3 Sink

Unsatisfactory

(1) Inspector observed what appeared to be an Active leak at the laundry room sink, when water source was turned off. This may be related to damaged hardware. Inspector recommends general maintenance, replacement of hardware is likely.



12.3 Item 1(Picture)

(2) Missing or damaged hardware should be replaced as needed. This is a maintenance item.



12.3 Item 2(Picture)

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.

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