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RESIDENTIAL REPORT P2P

Sample Report

2023



Inspector

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Agent

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1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Style

Ranch

Temperature (approximate)

29 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the seller's disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

2: ROOF

Information

Roof Structure: Material

OSB

Roof Structure: Type

Hip

Gutters & Downspouts: Gutter Material

Aluminum

Skylights, Chimneys & Other Roof**Penetrations:** ✓ Masonry**Chimney Exterior Was Inspected**

The chimney exterior was inspected during my home inspection.

Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

✓ Roof Was Inspected

Ladder

We attempted to inspect the roof from various locations and methods, including from the ground, a ladder, and/or a drone.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Structure: ✓ **Roof Structure Was Inspected**

I inspected the roof structure looking for possible future ponding areas, sagging, thin sheathing, and other issues that could possibly compromise the roof's integrity.

Coverings: Type of Roof-Covering Described

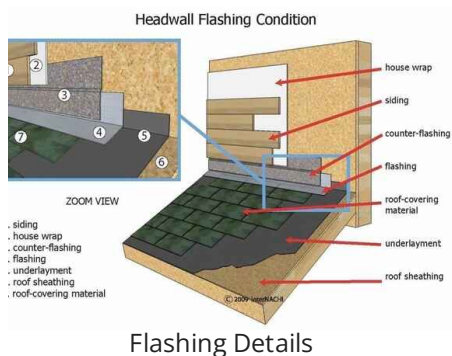
Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing: ✓ Eaves and Gables Were Inspected

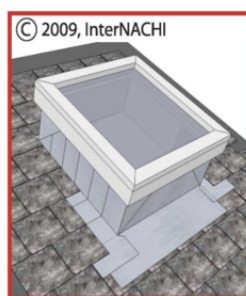
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

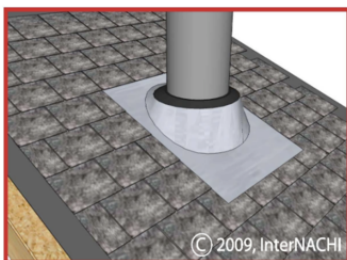
Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

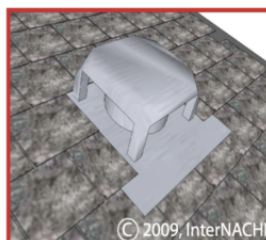
Roof penetrations and flashing



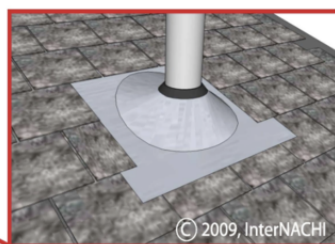
Skylight flashing and shingle application



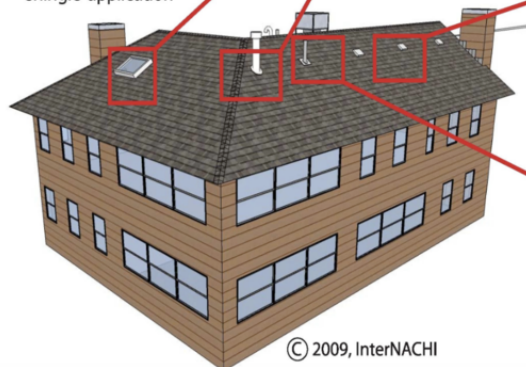
Combustion vent flashing and shingle application



Roof vent flashing and shingle application



plumbing vent flashing and shingle application



Plumbing Vent Pipes: ✓ Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: ✓ **Gutters & Downspouts Were Inspected**

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Skylights, Chimneys & Other Roof Penetrations: ✓ **Masonry Chimney Flashing Was Inspected**

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

Skylights, Chimneys & Other Roof Penetrations: ✓ **Masonry Chimney Hood or Cap Installed**

A hood or cap was installed at the masonry chimney. Good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.

De **ciencies**

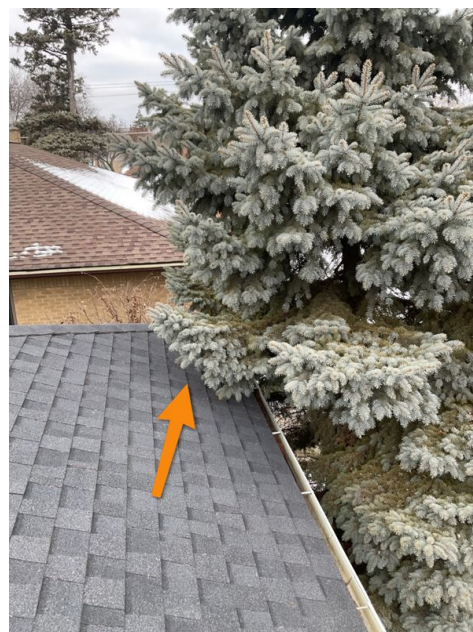
2.2.1 Coverings

TREE TOO CLOSE

I observed indications that a tree and or tree branch were overhanging the roof and maybe in contact with it.

Recommendation

Contact a qualified tree service company.



2.5.1 Gutters & Downspouts

GUTTER DOWNSPOUT - DAMAGED

NORTHWEST NORTHEAST

The gutter downspout is damaged & needs repair.

FIX: Replace damaged downspouts.

Recommendation

Contact a qualified roofing professional.



2.5.2 Gutters & Downspouts

GUTTER DOWNSPOUT - INADEQUATE

The gutter downspout should discharge water at least 36" away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.

FIX: Install downspout

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

✓ Exterior Was Inspected

I inspected the exterior of the house.

Wall Covering, Flashing. & Trim: ✓ Wall Covering Was Inspected

I performed a visual inspection of the wall covering.

✓ Exterior Doors: Exterior Entry Door

Steel

Exterior Doors: ✓ Exterior Doors Inspected

I inspected the exterior doors.

Decks, Balconies, Carports & Porches: Appurtenance

Covered Porch

Decks, Balconies, Carports & Porches: Material

Concrete

Walkways & Driveways: Driveway Material

Concrete

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: ✓ Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall Covering, Flashing. & Trim: Type of Wall-Covering Material Described

Brick

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Windows: ✓ Windows Were Inspected

I inspected the windows from the exterior of the property, although some may have been missed because they were difficult to see.

GFCIs & Electrical: ✓ Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Vegetation, Grading, Drainage & Retaining Walls: ✓ Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

Railings, Guards & Handrails: ✓ Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Decks, Balconies, Carports & Porches: ✓ Porches, Patios, Decks, & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Stairs, Steps, Ramps: ✓ Stairs, Steps, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Walkways & Driveways: ✓ Driveways & Walkways Were Inspected

Driveways, Porches, & Walkways were inspected visually as described in the SOP.

Deiciencies

3.4.1 Exterior Doors

DOOR DEADBOLT DOES NOT LATCH

SIDE DOOR

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.

FIX: Recommend a licensed carpenter to move the strike-plate in order to catch the dead bolt.

Estimated Cost (including labor): Generally, it will cost **\$50-\$100 per hour** for a licensed carpenter. A job like this should take no more than 1 hour.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

FIX: 1. Spread loose-fill soil along the perimeter of the home experiencing grading issues. 2. compact soil so it's on a slight angle going away from the foundation.

Doing this creates somewhat of a ramp for water to travel away from the homes foundation.

Estimated Cost (including labor): Generally, it will cost **\$20-\$50 per hour** for a landscaper. This job should take no more than 5 hours.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Infrared, Visual

Type

Basement

Foundation: Type of Basement

Foundation Described

Brick

Above Floor Structure: ✓

Basement/Slab On

Grade/Crawlspace Floor Was

Inspected

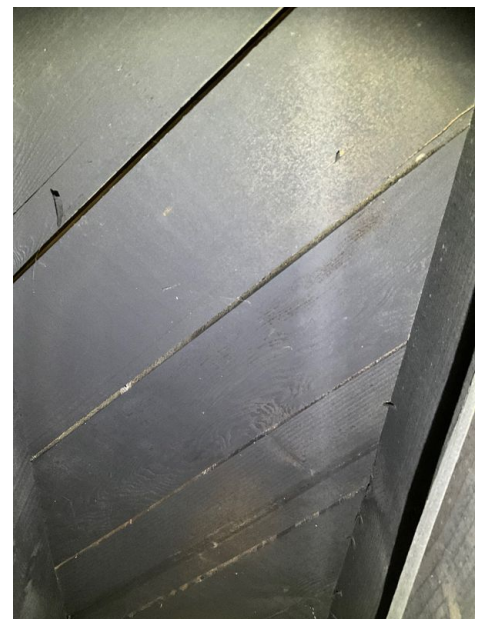
Concrete

Above Floor Structure: Material

Wood Beams

Above Floor Structure: Sub-floor

Plank



Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Foundation: ✓ Foundation Was Inspected

By walking the interior & exterior of the property, I performed a visual-only inspection of the foundation. I was looking for any cracking, efflorescence, microbial growth, and anything else that may compromise the structural integrity of the foundation.

Basement: ✓ Basement Was Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Wall Structure: ✓ Basement Walls Were Inspected

Using an infrared camera, I performed a visual-only inspection of the basement walls. I was looking for any cracking, efflorescence, microbial growth, moisture, and anything else that may compromise the structural integrity of the foundation.

Ceiling Structure: ✓ Basement Ceiling Was Inspected

Although, its impossible to see every inch of the basement ceiling, using my flashlight & infrared camera, I inspected the basement ceiling looking for moisture, microbial growth, and/or anything out of the ordinary.

Ceiling Structure: ✓ Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Sump Pump: Sump Pump Installed

I observed a sump pump was installed in the house.

Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home.

Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water buildup under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back-flows, and other problems.

Lack of a back-up sump pump, which can be quickly installed in the event the first pump fails, can lead to serious water damage and property loss. This is especially important if the sump pump is relied upon to maintain a dry basement, or if the house is located in an area of seasonally high groundwater. Sump failure can cause extensive water damage and the loss of valuable personal belongings.

Limitations

Sump Pump

UNABLE TO TURN ON SUMP PUMP

Because of the style of sump-pump installed, I was unable to turn on and inspect the sump pump. This was an inspection restriction.

I recommend next time there is heavy downpour monitor the sump-pump and make sure it turns on. Listen to any out of the ordinary sounds.

This was an inspection restriction.

De ciencias

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

NORTHWEST

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Cracks wider than an eighth of an inch should be sealed to help keep moisture, water, soil smells, and radon gas from seeping through the basement floor.

[Here is an informational article](#) on foundation cracks.

FIX: Recommend monitoring for more serious shifting/displacement.



5: HEATING

Information

Heating System Information :

Manufacturer

Lennox



Heating System Information :

Energy Source

Natural Gas

Heating System Information :

Heat Type

Forced Air

Normal Operating Controls -

Thermostat : Thermostat

Location

First floor



Ductwork : Ductwork

Non-insulated

Ductwork : Ductwork Was Inspected

The ductwork protruding from the heating system was inspected.



Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Heating System Information : Age

01/01/2017

- A well-maintained furnace can last at least **15-20 years**.
- Completing maintenance like changing the air filter and being diligent with repairs can extend its life even longer.



Flame Quality : Flame Quality Was Inspected

The flame quality was inspected. The color and quality of the flame is a tell tale sign of how the heating equipment is operating.

Flame Quality : Flame Color

Blue - Fuel to air ratio is correct

- The flame of any natural-gas appliance should be BLUE in color (with maybe a little yellow at the very tip of the flame).
- If the flame is either ORANGE or YELLOW, the gas is not combusting efficiently, and it's a sure sign that your heater needs adjustment or repair.



Presence of Heat Source in Every Room: Presence Of Heat Source In Every Room

I will attempt to determine if each room has a heat source, but I may not be able to find every duct register.

De ciencias

5.1.1 Heating System Information

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 1-6 months, depending on filter type.



6: COOLING

Information

Cooling Equipment: Location
Exterior north west

Distribution System: Configuration
Central

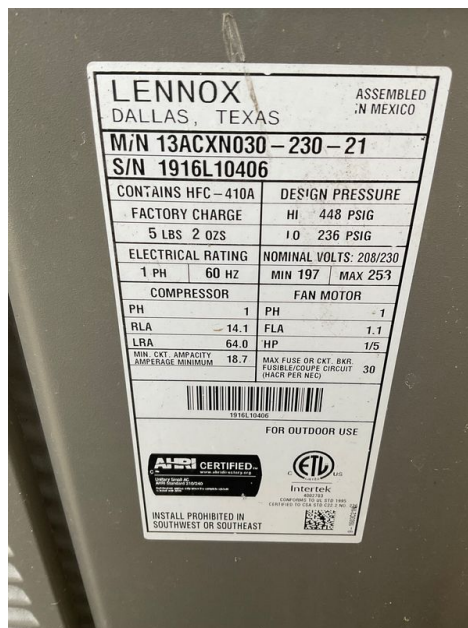
Normal Operating Controls - Thermostat : Thermostat Location
First floor

Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Cooling Equipment: Manufacturer
Lennox, Tempstat



Cooling Equipment: Age
11/01/2016

Air conditioner Units can last 10 to 15 years on average when properly maintained.

Normal Operating Controls - Thermostat : Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

Normal Operating Controls - Thermostat : Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection.

Limitations

Cooling Equipment

OUTSIDE TEMPERATURE - BELOW 60 DEGREES

The A/C unit was not tested due to an outdoor temperature below 60 degrees. 28° at time of inspection.

7: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Overhead



**Main & Subpanels, Service &
Grounding, Main Overcurrent**
Device: Panel Manufacturer
General Electric

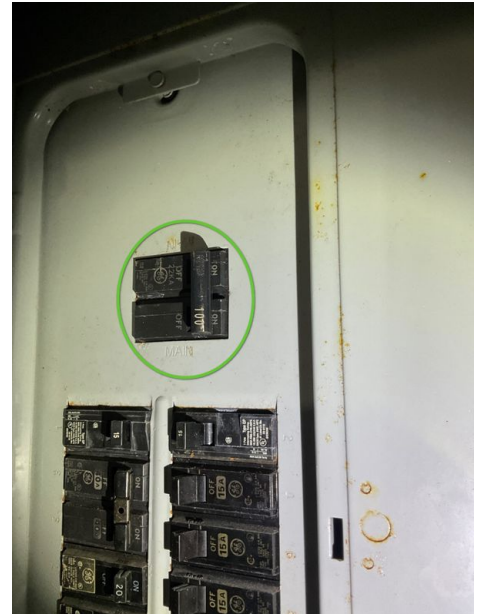
**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Romex

**Main & Subpanels, Service &
Grounding, Main Overcurrent**
Device: Main Panel Location
Basement



**Main & Subpanels, Service &
Grounding, Main Overcurrent**
Device: Panel Type
Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent**
Device: Panel Capacity
100 AMP



**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20**
AMP
Copper

De ciencias

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

WRONG SCREWS

Wrong screws that attach the dead front to the panel. Blunt tipped screws are required for electrical panels so as not to make contact with any wires and potentially poke the wire covering.

Recommendation

Contact a qualified electrical contractor.



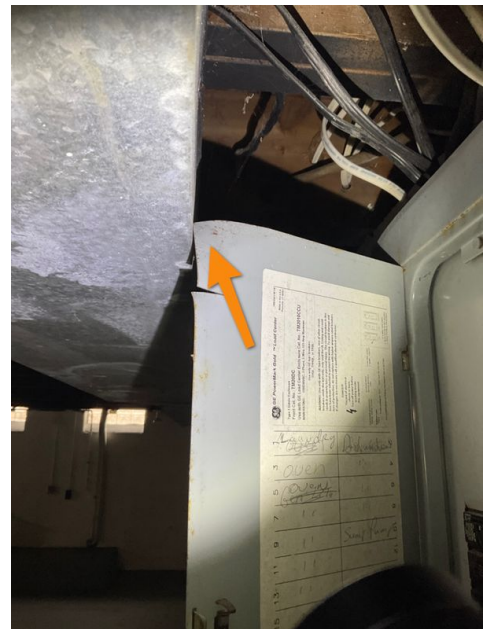
7.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

DEADFRONT COVER - DOES NOT OPEN PROPERLY

Dead front cover to the electrical panel does not open all the way.

Recommendation

Contact a qualified electrical contractor.



7.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

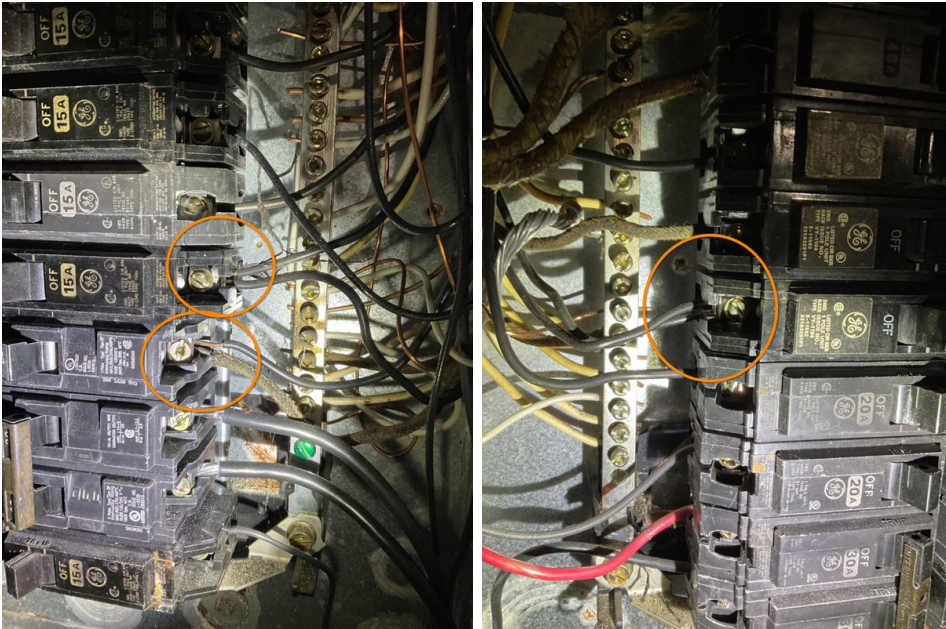
DOUBLE TAPPED BREAKERS

There are three breakers with double tapped breakers. This is when two or more wires are on one breaker. Only one wire is designated per breaker. Recommend licensed electrician to evaluate and repair.

FIX: Recommend a licensed electrician to asses & repair the wiring and other components of the panel.

Recommendation

Contact a qualified electrical contractor.



7.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

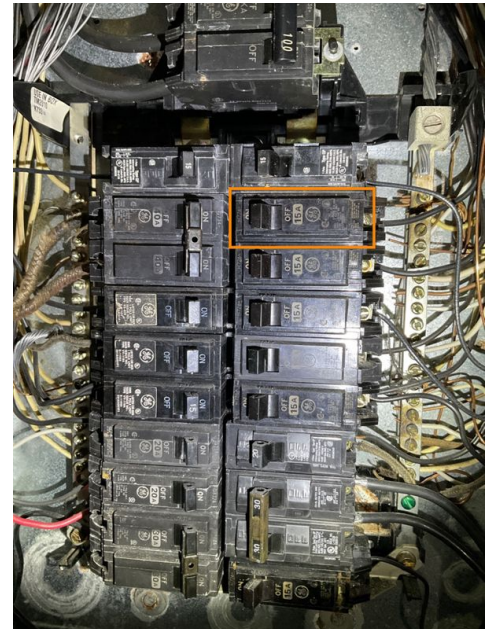
LOOSE BREAKER

#4 Breaker is loose.

FIX: Recommend licensed electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



7.5.1 Lighting Fixtures, Switches & Receptacles

RECEPTACLES - NO POWER

BASEMENT EAST, BASEMENT WEST, BASEMENT SOUTH

There's no power going to most if not all receptacles in the basement.

FIX: Evaluation/repair is recommended.

Recommendation

Contact a qualified electrical contractor.



7.5.2 Lighting Fixtures, Switches & Receptacles

RECEPTACLE - OPEN GROUND

BASEMENT NORTH, 1ST FLOOR SOUTHWEST, 1ST FLOOR EAST/WEST

One or more of the receptacles were observed to have an open ground connection.

FIX: Evaluation/repair is recommended.

Recommendation

Contact a qualified electrical contractor.





7.5.3 Lighting Fixtures, Switches & Receptacles

RECEPTACLE - OPEN NEUTRAL CONNECTION

BASEMENT WEST

One or more of the receptacles were observed to have an open neutral connection.

FIX: Evaluation/repair is recommended.

Recommendation

Contact a qualified electrical contractor.



8: PLUMBING

Information

Filters

None

Water Heater: Capacity

40 Gallons

Water Heater: Location

Basement



Water Heater: Power Source/Type **Main Water Shut-off Device:**

Gas

Location

Basement

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Galvanized



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Water Heater: Age

2017-01-01T05:00:00.000Z

- Water heaters generally last **10-15 years**.
- There are many factors that affect a water heater's life expectancy. In addition to its age and whether it receives regular maintenance, the quality of the water and the levels of regular usage also affect the water heater lifespan.



Water Heater: Manufacturer

Premier Plus

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Sump Pump: Location

Basement



Limitations

Water Heater

WATER HEATER - OFF

I could not inspect the operation of the water heater at this time. The water heater was turned off and unresponsive and did not ignite.

FIX: Recommend a licensed plumber to asses & repair the issue.



9: INTERIOR, DOORS, & WINDOWS

Information

Windows: Window Manufacturer
Kaufmann



Windows: Window Type
Double-hung



Walls: Wall Material
Paneling

Ceilings: Ceiling Material
Gypsum Board, Plaster

Countertops & Cabinets:
Cabinetry
Wood



Countertops & Cabinets:
Countertop Material
Granite



Floors: Floor Coverings

Carpet, Engineered Wood, Tile



Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Deiciencies

9.4.1 Walls

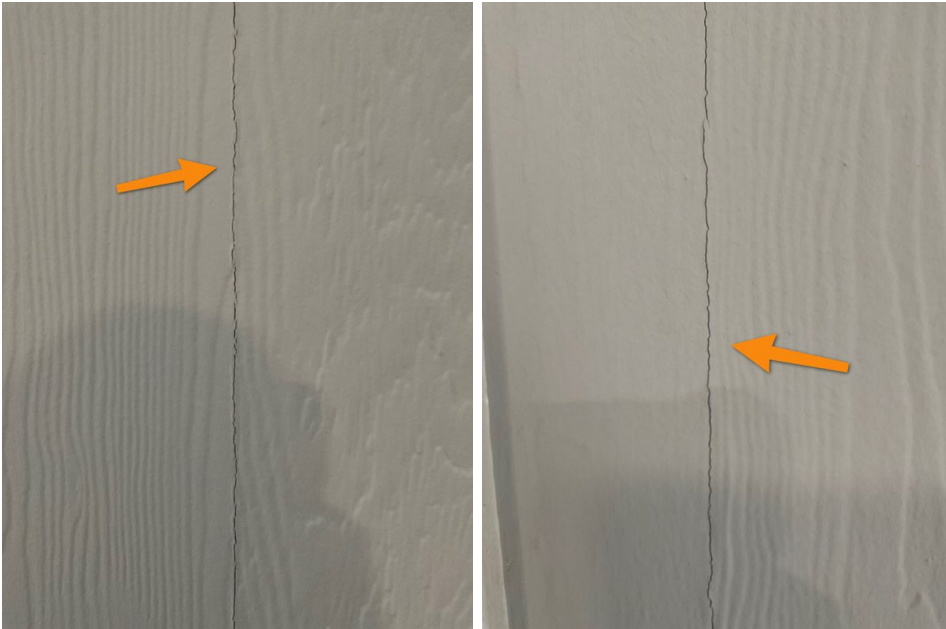
INTERIOR WALLS - CRACKS OBSERVED

Interior wall cracks were observed. This can be caused by a number of things, including shrinkage during cold and warming months, improper mudding compound used, and house settling.

FIX: Recommend a general contractor to mud, sand, & paint.

Recommendation

Recommended DIY Project



9.6.1 Presence of Smoke and CO Detectors

SMOKE DETECTOR DID NOT TEST FUNCTIONAL

I observed indications that a smoke detector did not test functional. I pushed the test button, but it did not test as expected.

Recommendation

Contact a qualified professional.



9.6.2 Presence of Smoke and CO Detectors

MISSING CO DETECTOR

I observed indications of a missing carbon monoxide detector. Hazard.

Recommendation

Contact a qualified professional.

10: BATHROOMS

Information

Bathroom Toilets: ✓ Toilets Inspected

I flushed all of the toilets And checked their structural integrity.

Heat Source in Bathroom: ✓ Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Door: ✓ Door Tested

Door was opened, shut, and locked to test functionality.



Sinks, Tubs & Showers: ✓ Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

GFCI & Electric in Bathroom: ✓ GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



Deficiencies

10.1.1 Bathroom Toilets

DEFECT AT FLUSHING MECHANISM

FULL BATHROOM

I observed indications of a defect at the flushing mechanism in the toilet tank. Specifically, the handle would stick when flushed.

FIX: Recommend the handle mechanism be replaced.

Recommendation

Recommended DIY Project



10.2.1 Sinks, Tubs & Showers

TUB STOPPER DEFECT

FULL BATHROOM

I observed that the tub stopper does not work.

Recommendation

Contact a qualified plumbing contractor.



10.2.2 Sinks, Tubs & Showers

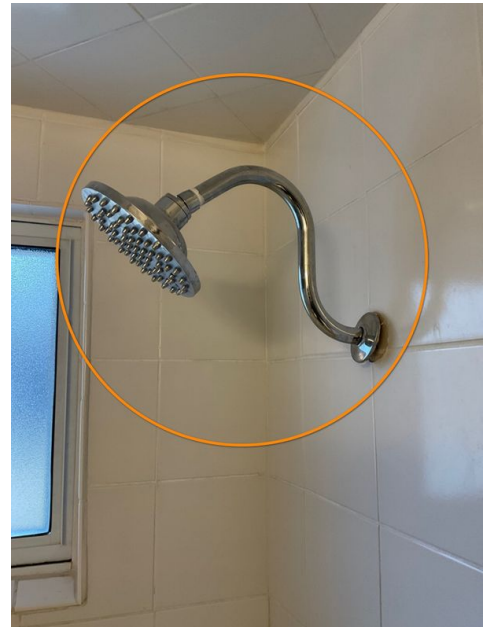
SHOWER HEAD LOOSE

FULL BATHROOM

I observed that the shower head is loose.

Recommendation

Recommended DIY Project



10.3.1 Bathroom Exhaust Fan / Window

MISSING FAN

FULL BATHROOM

I observed that the bathroom does not have a mechanical exhaust fan installed.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

Recommendation

Contact a qualified general contractor.

11: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type Batt	Ventilation in Attic: Ventilation Type Attic Fan, Slant-Back Roof Louver	Exhaust Systems: Exhaust Fans None
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✓ **Structural Components Were Inspected**

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Attic Insulation: Approximate Average Depth of Insulation

1-3 inches

Determining how much insulation should be installed in a house depends upon where a home is located. Proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

The recommended amount of insulation for Michigan attics is **10"-14"**.



Ventilation in Attic: ✓ Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

De ciencias

11.1.1 Attic Insulation

INSULATION - INSUFFICIENT

ATTIC





Watch on  YouTube

Insulation depth is inadequate.

FIX: Recommend a qualified attic insulation contractor assess & install additional insulation. **10"-14"** is the desired thickness.

Estimated Cost (including labor): Generally, it costs **\$1-\$1.50 per sq. ft.** to insulate an attic with blown-in insulation.

Recommendation

Contact a qualified insulation contractor.

12: LAUNDRY

Information

Clothes Dryer: Dryer Power Source

Basement
220 Electric



Clothes Dryer: Dryer Vent Metal (Flex)



13: KITCHEN

Information

Kitchen Sink: ✓ Ran Water at Kitchen Sink

I ran water at the kitchen sink.

GFCI: ✓ GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Countertops & Cabinets: ✓ Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: ✓ Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

STANDARDS OF PRACTICE

Roof

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

Exterior

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

Basement, Foundation, Crawlspace & Structure

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

Heating

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

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical

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

Plumbing

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

Interior, Doors, & Windows

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the

concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Bathrooms

The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Attic, Insulation & Ventilation

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

Laundry

The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.