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## RESIDENTIAL INSPECTION

1234 Main Street  
Washington, KS 66968

Buyer Name  
09/05/2022 9:00AM



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THANK YOU! Thank you for choosing us to perform this General Home Inspection. We always endeavor to do our best to ensure that both the home and your investment in it are safe!

#### INSPECTION LIMITATIONS

The Inspection is Visual

The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify potential safety hazards and defects in home systems and their major, readily visible components.

#### SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the International Association of Certified Home Inspectors. The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

#### NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a huge variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones.

To have the same level of expertise, library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those systems is not possible for a home inspector.

The General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits, compliance with structure setback regulations, or other issues requiring special research.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the

General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at <https://www.nachi.org/sop.htm>.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

#### Not Pass/fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

#### READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

#### REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

DO A FINAL WALKTHROUGH! Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

NOTICE TO THIRD PARTIES This report is the joint property of the Inspection company that created it and the Client for whom it was prepared. Unauthorized transfer of this report to any third parties or subsequent buyers is not permitted and may place those in violation, or those who improperly depend on the information contained herein in jeopardy. This report and supporting inspection were performed according to a written agreement that limits its scope and the manner in which it may be used.

Unauthorized recipients are advised to not rely on the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

## SUMMARY

96

ITEMS INSPECTED

15

MINOR  
CONCERN/MAINTENANCE  
NEEDED

43

MODERATE  
CONCERN/REPAIR

19

SERIOUS CONCERN/ACTION  
NEEDED

- 🔧 2.2.1 Homesite - Natural Hazards: Located near an agricultural area
- 🔧 3.1.1 Roof - Roof Structure Ext. : Low spots
- 🔧 3.2.1 Roof - Underlayment: Improper overlap: eve flashing
- 🔧 3.5.1 Roof - Vents: Combustion vent: cap hail damage
- ⊖ 3.5.2 Roof - Vents: Flashing: penetration, improper- QC
- ⊖ 3.5.3 Roof - Vents: Plumbing vent: height, too low- QC
- ⊖ 3.6.1 Roof - Chimney: Cricket: none, > 30", OK
- ⊖ 3.6.2 Roof - Chimney: Flashing: counter-flashing, bad install- QC
- 🔧 3.8.1 Roof - Asphalt Shingles: Damage: workmen, minor
- ⊖ 3.8.2 Roof - Asphalt Shingles: Fastening: fasteners visible
- 🔧 3.8.3 Roof - Asphalt Shingles: Fastening: underdriven, protruding, a few
- ⊖ 4.1.1 Exterior - Grounds: Grading: negative grade- expansive soil
- ⊖ 4.2.1 Exterior - Driveway: Cracks: significant cracks > 1/4"
- ⊖ 4.2.2 Exterior - Driveway: Settling: moderate, compaction settling, complete
- ⊖ 4.3.1 Exterior - Door/Window Exteriors: Doors: lintel corroded- QC
- ⊖ 4.3.2 Exterior - Door/Window Exteriors: Doors: sealant needs maintenance- QC
- ⊖ 4.4.1 Exterior - Wall Exteriors: Dryer exhaust duct: discharge cover, no damper- QC
- 🔧 4.4.2 Exterior - Wall Exteriors: Weathering- commensurate with age
- 🔧 4.5.1 Exterior - Exterior Trim: Exterior trim: installation poor
- 🔧 4.5.2 Exterior - Exterior Trim: Window trim: installation poor, all
- ⊖ 4.5.3 Exterior - Exterior Trim: Window trim: sealant needed- QC
- ⊖ 5.2.1 Structure - Floor Structure: Framing: floor framing damaged- QC
- ⊖ 6.3.1 Attic - Attic/Roof Structure Ventilation: Bathroom exhaust fan duct terminates in attic- QC
- 🔧 6.5.1 Attic - Conventional Roof Framing: Debris in attic
- ⊖ 6.5.2 Attic - Conventional Roof Framing: Roof framing: old practices typical
- ⊖ 6.9.1 Attic - Attic Electrical, Plumbing and HVAC: Electrical: wires improperly terminated, off- QC

- 🔧 7.2.1 Electrical - Service Panel: Interior: corrosion, minor- QC
- ⚠️ 7.2.2 Electrical - Service Panel: Interior: dirty- QC
- 🚫 7.7.1 Electrical - Main pannel: Amperage rating: 100 amps, marginal
- ⚠️ 7.7.2 Electrical - Main pannel: Cable clamps missing QC
- 🚫 7.7.3 Electrical - Main pannel: Inadequate working clearance
- 🚫 7.7.4 Electrical - Main pannel: Interior: corrosion- QC
- ⚠️ 7.7.5 Electrical - Main pannel: Interior: paint overspray- QC
- ⚠️ 7.7.6 Electrical - Main pannel: Numerous defects- QC
- 🚫 7.7.7 Electrical - Main pannel: OCPD: double-tapped breaker- QC
- 🚫 7.7.8 Electrical - Main pannel: OCPD: GFCI, none installed
- ⚠️ 7.7.9 Electrical - Main pannel: Wiring: multiple neutrals under one screw- Physicist
- ⚠️ 7.7.10 Electrical - Main pannel: Wiring: wire termination improper- QC
- ⚠️ 7.8.1 Electrical - Sub-Panel: Clamps/grommets/bushings missing- QC
- ⚠️ 7.8.2 Electrical - Sub-Panel: Label: circuit directory, obsolete markings- QC
- ⚠️ 7.8.3 Electrical - Sub-Panel: OCPD: breaker double-tap- QC
- 🚫 7.8.4 Electrical - Sub-Panel: OCPD: no GFCI- install GFCI breakers
- ⚠️ 7.8.5 Electrical - Sub-Panel: Wiring: damaged- QC
- ⚠️ 7.8.6 Electrical - Sub-Panel: Wiring: termination improper - QC
- ⚠️
- 7.9.1 Electrical - Sub-Panel Grounding & Bonding: Equipment grounding: ground & neutrals terminate together- QC
- 🚫 7.10.1 Electrical - Branch Circuits: AFCI: none installed (modern stds.)
- 🚫 7.10.2 Electrical - Branch Circuits: Exterior receptacles: weather protected- No GFCI
- 🚫 7.10.3 Electrical - Branch Circuits: GFCI: none installed- QC (long)
- 🚫 8.1.1 Garage - Overhead Doors: Deterioration: severe- QC
- ⚠️ 8.1.2 Garage - Overhead Doors: Door springs: no containment cable- QC
- ⚠️ 8.1.3 Garage - Overhead Doors: Ends of useful lives- QC
- 🚫 8.1.4 Garage - Overhead Doors: Paint peeling- QC
- 🚫 8.1.5 Garage - Overhead Doors: Sweep damaged/missing- QC
- 🔧 8.2.1 Garage - Automatic Opener: Atomatic opener: older than 12 years
- 🚫 8.2.2 Garage - Automatic Opener: Automatic opener: inoperable- QC
- 🚫 8.3.1 Garage - Floors, Walls, & Ceiling: Ceiling fire barrier: holes in ceiling, adjoining living space- QC
- 🚫 8.4.1 Garage - Conventional Doors: Door to exterior: binds at jamb: difficult to close- QC
- 🚫 8.5.1 Garage - Garage Electrical: Freezer receptacle, non-GFCI
- 🚫 9.1.1 HVAC - Furnace & Humidifier : Backdrafting: corrosion- QC
- ⚠️ 9.1.2 HVAC - Furnace & Humidifier : Clearance to combustibles: B-vent< 1" - QC
- ⚠️ 9.1.3 HVAC - Furnace & Humidifier : Combustion chamber: burners, dirty, rusty- QC
- ⚠️ 9.1.4 HVAC - Furnace & Humidifier : Combustion chamber: burners, flame color poor- QC
- 🚫 9.1.5 HVAC - Furnace & Humidifier : Combustion chamber: white powder, condensation- QC
- 🚫 9.1.6 HVAC - Furnace & Humidifier : Condensation: corrosion inside furnace- QC
- ⚠️ 9.1.7 HVAC - Furnace & Humidifier : Service recommended- QC

- ⊖ 9.2.1 HVAC - Cooling: AC: old, functional, past design life
- ⊖ 9.2.2 HVAC - Cooling: AC refrigerant Lines: damaged or missing insulation
- ⚠ 10.3.1 Plumbing - Water Heater: Gas: combustion exhaust gas water heater, vent inadequate clearance from combustibles- QC
- ⊖ 10.3.2 Plumbing - Water Heater: Gas water heater: fuel supply, no drip leg- QC
- 🔧 10.3.3 Plumbing - Water Heater: Past leakage, OK
- ⊖ 10.3.4 Plumbing - Water Heater: Water heater past design life
- ⊖ 11.13.1 Kitchen - Electrical: Receptacles: GFCI protection, none installed- QC
- 🔧 11.16.1 Kitchen - Walls: Drywall, poor installation
- ⊖ 12.2.1 Interior - Floors: Wood floors: gaps, poor installation (loc)
- 🔧 12.4.1 Interior - Ceilings: Damage/deterioration: minor
- ⊖ 12.12.1 Interior - Interior Trim: Interior trim: missing- QC (loc)
- ⊖ 12.13.1 Interior - Bedroom: AFCI receptacles: none installed (BR)



# 1: INSPECTION DETAILS

1.1	Attendees
1.2	Animals onsite

## Information

**Attendees: Attendees**  
Client

**Attendees: Portion Attended by Occupant**  
Entire

**Approximate Temperature at the Inspection**  
90s F, 80s F

**Weather, 2 days prior to the Inspection**  
Overcast with occasional light rain

**Weather at the Inspection**  
Sunny, Clear

**Weather-related Property Condition**  
Damp from recent rain

**Utilities: all utilities on**

All utilities were on at the time of the inspection.

**Animals onsite: Dog: no problem**

A dog was present at the property during the inspection, but was not a hindrance to the inspection.

## 2: HOMESITE

2.1	Inspection/Site Details
2.2	Natural Hazards

### Information

**Inspection/Site Details:**                      **Inspection/Site Details: Lot Slope**  
**Approximate year of construction**    Moderate slope  
 1963

### Limitations

Inspection/Site Details

#### **DETACHED STRUCTURES NOT INSPECTED**

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition. Consider having these structures inspected by a qualified inspector for safety reasons.

Inspection/Site Details

#### **INSPECTED IN CONTEXT**

Older home are inspected in the context of the time period during which they were built. Homes are not required to be updated to comply with newly enacted building codes and older homes typically reflect building practices that were locally common at the time they were built. Although the general home inspection does not include identification of building code violations, it is an inspection for system and major component deficiencies and safety issues regardless of home age.

### Deficiencies

2.2.1 Natural Hazards

#### **LOCATED NEAR AN AGRICULTURAL AREA**



Minor Concern/Maintenance needed

The home was located near an active agricultural area. Some of the environmental concerns with this location are:

- Airborne particulates (dust) generated by farming methods;
- Airborne chemicals such as pesticides and fertilizers, especially when spray-applied. Low-level vapors from pesticides can sometimes be present for days or weeks after initial application.

Information about these hazards is widely available on the internet.

Recommendation

Contact a qualified professional.

# 3: ROOF

3.1	Roof Structure Ext.
3.2	Underlayment
3.3	Roof Drainage System
3.4	Flashing
3.5	Vents
3.6	Chimney
3.7	ROOF REFERENCE
3.8	Asphalt Shingles

## Information

### Roof Configuration

Gable and hip

### Roof pitch, 4:12

The roof pitch (angle of slope) was approximately 4:12

### Roof inspection method

walked and viewed from ladder  
The inspector viewed the roof using this method.

### Walked the roof

The Inspector inspected the roof and its components by walking on the roof.

### Underlayment: Type of Underlayment

#15 black felt

### Roof Drainage System: Drainage system materials

seamless aluminum

### Flashing : Flashing Material

Aluminum

### Chimney: Crown Material

Concrete

### Asphalt Shingles: Type of Fastening

Roofing nails

### Asphalt Shingles: Type of Shingle

3-Tab

### Asphalt Shingles: Type of Valley

Closed valley

### Roof Structure Ext. : What's inspected?

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

## Roof Drainage System: Gutters & downspouts

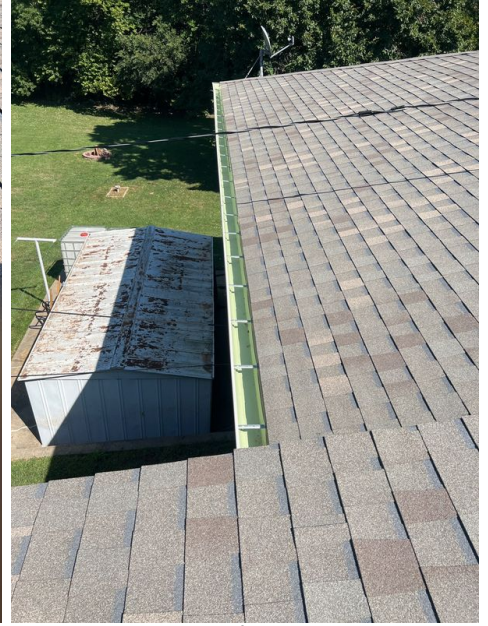
The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.



West



North



Northeast



South

## Roof Drainage System: What is inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

**Flashing : General description**

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations such as vents;
- Electrical masts;
- Chimneys;
- Mechanical equipment;
- Patio cover attachment points;
- Around skylights;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).



**Chimney: Crown: concrete**

West

The chimney crown was constructed using concrete. Concrete is very durable and concrete crowns typically have a longer service life than the more common mortar crowns.

**Chimney: Crown: OK**

The Inspector observed no deficiencies in the condition of the chimney crown.

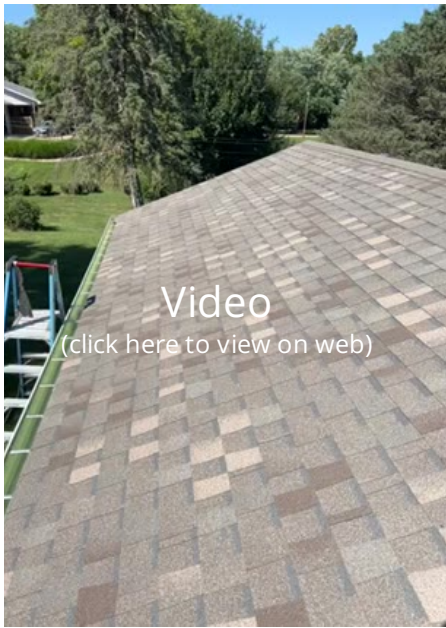
**ROOF REFERENCE: Asphalt Shingle Reference**

To follow the link, click it, and then click the icon on the left:

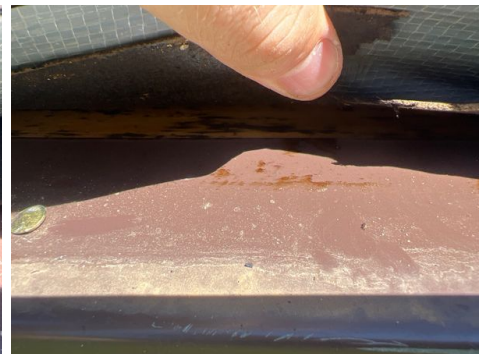
- [Asphalt Shingle Inspection Checklist](#)
- [How to Check Bonding](#)
- [Craze-cracking](#)
- [Batch Problems](#)
- [Blisters VS Hail Damage](#)
- [Granule Loss](#)
- [Biological Growth](#)
- [Diagnosing Wind Damage](#)
- [Voiding the Manufacturer's Warranty](#)
- [Factors Affecting Shingle Aging](#)
- [Controlling Ice Dam Growth](#)
- [Shingle Performance Comparison](#)
- [Field Guide for Inspecting Asphalt Shingles](#), Kenton Shepard, \$14.99

**Asphalt Shingles: Installation: raked OK**

Asphalt shingles on this roof were installed with joints aligned vertically at alternate courses. This installation method is called racking. Although incorrect or not recommended for many types of shingles, this installation is correct for the types of shingles installed on this roof.

**Asphalt Shingles: Substrate**

1 layer

**Asphalt Shingles: Substrate: 1 layer**

The roof had one layer of asphalt shingles installed at the time of the inspection.

### Asphalt Shingles: Valleys: conventional cut

The valleys were installed in a conventional manner with shingles from one slope overlapping the valley, and shingles on the adjoining slope cut in a line slightly offset from- and parallel to- the valley centerline.



### Asphalt Shingles: Warranties: check with seller

Shingle condition indicated that the shingle warranty may not yet have expired. Confirmation would require documentation. Shingles may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Time limits for notifying the shingle manufacture of the sale of the home may exist. You should read the terms of any warranty carefully to determine whether any action is necessary by you, or by the seller, for the warranty to remain in effect.

## Limitations

Underlayment

### **DISCLAIMER: EDGES VISIBLE ONLY**

The underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only at representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.



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Chimney

### **FLUE: DISCLAIMER**

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

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Chimney

### **FLUE: INACCESSIBLE, NOT INSPECTED- QC**

The chimney flue was inaccessible without special equipment and was not inspected. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

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Asphalt Shingles

### **FASTENING: DISCLAIMER**

The Inspector did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to asphalt connect asphalt shingles to the roof were not visible. At the time of the inspection the shingle sealant strips were fully bonded. Because a fully bonded roof is the most important factor in the wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. The Inspector observed no outward indication of fastener deficiencies.

## **Deficiencies**

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3.1.1 Roof Structure Ext.

### **LOW SPOTS**

Localized depressions (low areas) were visible in various areas of the roof exterior. This condition should not affect roof performance.

Recommendation

Contact a qualified roofing professional.



Minor Concern/Maintenance needed



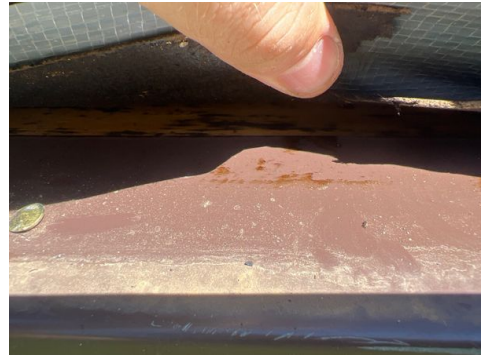
3.2.1 Underlayment

 Minor Concern/Maintenance needed

**IMPROPER OVERLAP:  
EVE FLASHING**

At the roof eaves, roof edge flashing overlapped roof underlayment. This condition may result in decay of the lower edge of roof sheathing. Installation standards dictate that felt underlayment should overlap the edge flashing at eaves.

Recommendation  
Recommend monitoring.



3.5.1 Vents

 Minor Concern/Maintenance needed

**COMBUSTION VENT:  
CAP HAIL DAMAGE**

Caps of combustion exhaust vents on the roof exhibited denting typical of hail damage. This will not affect the ability of the vent caps perform as designed.

3.5.2 Vents

 Moderate Concern/Repair

**FLASHING: PENETRATION,  
IMPROPER- QC**

One or more vent penetrations were incorrectly flashing at the time of the inspection. This condition increases the chance of roof leakage at these areas. The Inspector recommends correction by a qualified roofing contractor.

Recommendation  
Contact a qualified roofing professional.



## 3.5.3 Vents

 Moderate Concern/Repair**PLUMBING VENT: HEIGHT, TOO LOW- QC**

A plumbing vent pipe serving the drain, waste and vent system had inadequate clearance above the roof. To help ensure that they perform according to their design, plumbing vent pipes should terminate a minimum of 6 inches above the roof or above the level of anticipated snow accumulation. The Inspector recommends correction by a qualified plumbing contractor. Any necessary roof repairs should be made by a qualified roofing contractor.

## Recommendation

Contact a qualified professional.



## 3.6.1 Chimney

 Moderate Concern/Repair**CRICKET: NONE, > 30", OK**

The chimney had no cricket. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches or more in width (measured parallel to the eaves). This chimney measured more than 30 inches in width. The Inspector observed no problems that appeared to be associated with this condition.

## Recommendation

Contact a qualified professional.

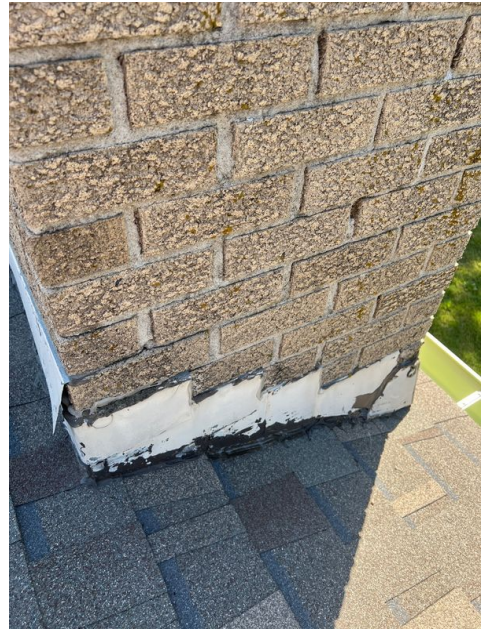
## 3.6.2 Chimney

 Moderate Concern/Repair**FLASHING: COUNTER-FLASHING, BAD INSTALL- QC**

Counter-flashing designed to work in conjunction with flashing where the chimney penetrated the roof was poorly installed. This condition may allow moisture intrusion with the potential to cause decay of the roof sheathing or framing, microbial growth, or damage to other home materials. The Inspector recommends correction by a qualified roofing contractor.

## Recommendation

Contact a qualified roofing professional.



3.8.1 Asphalt Shingles

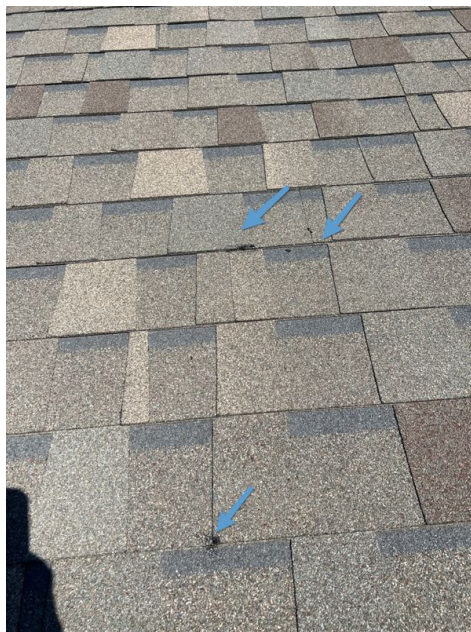
**DAMAGE: WORKMEN, MINOR**

 Minor Concern/Maintenance needed

Minor damage to the asphalt shingle roof appeared to be the result of careless workmen. It will not affect the ability of the shingles to perform as designed or affect their lifespan.



West



West



Northwest

3.8.2 Asphalt Shingles

**FASTENING: FASTENERS VISIBLE**

 Moderate Concern/Repair

Some asphalt shingles on the roof had fasteners visible. Exposed fasteners are considered by shingle manufacturers to be temporary repairs. This condition is typical of efforts to prevent wind damage to poorly-bonded shingles.

Recommendation

Contact a qualified professional.



Southeast

3.8.3 Asphalt Shingles

 Minor Concern/Maintenance needed

**FASTENING:  
UNDERDRIVEN, PROTRUDING, A FEW**

A few fasteners were protruding through the overlying shingles. This is typically caused when an installer uses a pneumatic nail gun with the air pressure adjusted too low. Damaged shingles should be replaced and the underlying shingles should be refastened.



# 4: EXTERIOR

4.1	Grounds
4.2	Driveway
4.3	Door/Window Exteriors
4.4	Wall Exteriors
4.5	Exterior Trim

## Information

**Driveway: Driveway Surface**  
Concrete

**Exterior Trim: Trim Material**  
Same as siding



**Wall Exteriors: Mostly OK**

The Inspector observed few deficiencies in the condition of the exterior walls. Notable exceptions will be listed in this report.

## Limitations

Door/Window Exteriors

### UPPER LEVEL WINDOWS

The exterior of upper level windows could not be viewed as closely as windows at ground level.

Wall Exteriors

### DISCLAIMER

Inspection of wall exteriors includes identification of deficiencies that are readily visible. The Inspector disclaims identification of deficiencies hidden from view inside the wall assembly.

## Deficiencies

4.1.1 Grounds

**GRADING: NEGATIVE GRADE-  
EXPANSIVE SOIL**

 Moderate Concern/Repair

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Because the home was in an area that may contain expansive soil, these areas should be re-graded to improve drainage near the foundation and help reduce the risk of foundation damage. 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.

Recommendation

Contact a qualified fencing contractor



4.2.1 Driveway

**CRACKS: SIGNIFICANT CRACKS > 1/4"**

Moderate Concern/Repair

Significant cracks in the driveway should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.

4.2.2 Driveway

**SETTLING: MODERATE, COMPACTION SETTling, COMPLETE**

Moderate Concern/Repair

Moderate settling of soil beneath the driveway has created a trip hazard.



4.3.1 Door/Window Exteriors

**DOORS: LINTEL CORRODED- QC**

Moderate Concern/Repair

The lintel above an exterior door was visibly corroded. This condition may damage the brick and will eventually structurally weaken the lintel. You should consult with a qualified contractor to gain an idea of options and costs for repair or replacement of any affected lintels. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified masonry professional.



4.3.2 Door/Window Exteriors

Moderate Concern/Repair

**DOORS: SEALANT NEEDS MAINTENANCE- QC**

Sealant around door exteriors was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. Work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

4.4.1 Wall Exteriors

Moderate Concern/Repair

**DRYER EXHAUST DUCT: DISCHARGE COVER, NO DAMPER- QC**

The dryer exhaust duct was not equipped with a backdraft damper. This condition may allow pests to enter the vent, where they may create obstructions with nesting materials, a potential fire hazard. A proper backdraft damper should be installed by a qualified contractor.



Recommendation

Contact a qualified professional.

4.4.2 Wall Exteriors

Minor Concern/Maintenance needed

**WEATHERING- COMMENSURATE WITH AGE**

The exterior walls exhibited weathering, wear, and deterioration commensurate with the age of the home.

4.5.1 Exterior Trim

Minor Concern/Maintenance needed

**EXTERIOR TRIM: INSTALLATION POOR**

Exterior trim was generally poorly installed.

4.5.2 Exterior Trim

Minor Concern/Maintenance needed

**WINDOW TRIM: INSTALLATION POOR, ALL**

Window trim was generally poorly installed.



4.5.3 Exterior Trim

 Moderate Concern/Repair

**WINDOW TRIM: SEALANT NEEDED- QC**

Window trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

Recommendation

Contact a qualified professional.



# 5: STRUCTURE

5.1	Foundation
5.2	Floor Structure
5.3	Slab-on-Grade

## Information

**Foundation: Foundation Configuration**

Basement, Crawlspace

**Foundation: Foundation Wall Material**

Concrete, Concrete masonry unit (CMU)

**Floor Structure: Floor Sheathing**

Plywood

**Floor Structure: Floor Structure Support Beams**

Steel I-beam, Wood beam

**Floor Structure: Intermediate Support**

Concrete masonry unit (CMU) piers

**Floor Structure: Joist Material**

Conventional wood joists

**Floor Structure: Perimeter Bearing**

Top of foundation wall

**Floor Structure: Thermal Insulation**

fiberglass batt

## Limitations

Foundation

**CONCRETE FOUND. WALLS: HIDDEN, INSULATION**

Most of the poured concrete foundation walls were hidden from view. Their inspection was limited to visible areas only.

Foundation

**FOOTING: NOT VISIBLE**

The footings were not visible.

Floor Structure

**GENERAL CONDITION**

## Deficiencies

5.2.1 Floor Structure

**FRAMING: FLOOR FRAMING DAMAGED- QC**

 Moderate Concern/Repair

Damaged framing visible in the utility room should be repaired by a qualified contractor.

Recommendation

Contact a qualified carpenter.

# 6: ATTIC

6.1	Attic Access
6.2	Attic Conditions
6.3	Attic/Roof Structure Ventilation
6.4	Thermal Insulation
6.5	Conventional Roof Framing
6.6	Roof Trusses
6.7	Sheathing
6.8	Roof fasteners & Hardware
6.9	Attic Electrical, Plumbing and HVAC
6.10	Radiant Barrier

## Information

**Attic Access: Access Hatch Location**

Master bedroom closet, Halway bathroom closet

**Attic Access: Attic access: direct entry**

The Inspector evaluated the attic by entering the attic space.

**Attic/Roof Structure Ventilation: Attic Ventilation Method**

Soffit vents, Roof vents

**Attic/Roof Structure Ventilation: Roof Structure Ventilation**

Roof vents

**Attic/Roof Structure Ventilation: Whole-house Fan Location**

Main floor hallway

**Thermal Insulation: Application Type**

Attic inside the thermal envelope

**Thermal Insulation: Insulation Average Depth**

11-16 inches

**Thermal Insulation: Thermal Insulation Type**

Fiberglass batt

**Conventional Roof Framing: Roof Framing Method**

Conventional framing

**Sheathing: Roof Sheathing**

**Material**

3/4-inch plywood

## Limitations

Attic/Roof Structure Ventilation

**VENTILATION DISCLAIMER, YEAR-ROUND CONDITIONS**

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.

## Deficiencies

## 6.3.1 Attic/Roof Structure Ventilation

 Moderate Concern/Repair**BATHROOM EXHAUST FAN DUCT TERMINATES IN ATTIC- QC**

Exhaust fan ducts from one or more bathrooms discharge into the attic space. Any such fan should discharge to the home exterior because the high moisture content of discharge air may cause the development of microbial growth like mold. This duct should be extended by a qualified contractor to discharge bathroom air to the home exterior.

## Recommendation

Contact a qualified professional.

## 6.5.1 Conventional Roof Framing

 Minor Concern/Maintenance needed**DEBRIS IN ATTIC**

Debris visible in the attic should be removed.

## 6.5.2 Conventional Roof Framing

 Moderate Concern/Repair**ROOF FRAMING: OLD PRACTICES TYPICAL**

Methods and materials used in the roof framing, while not acceptable by modern standards, were typical of methods and materials commonly used when the home was originally constructed.

## Recommendation

Contact a qualified professional.

## 6.9.1 Attic Electrical, Plumbing and HVAC

 Moderate Concern/Repair**ELECTRICAL: WIRES IMPROPERLY TERMINATED, OFF- QC**

Improperly terminated electrical wires were visible in the attic. Wires should terminate in an approved junction box with a listed cover plate installed. Although they were not energized at the time of the inspection, if they are controlled by a switch, they may have the potential to become energized, which would be a shock/electrocution hazard or potential fire danger. These wires should be examined and terminated correctly by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.

# 7: ELECTRICAL

7.1	General Condition
7.2	Service Panel
7.3	Electric Meter
7.4	Service Drop
7.5	Service Entrance Cables
7.6	Service Grounding & Bonding
7.7	Main pannel
7.8	Sub-Panel
7.9	Sub-Panel Grounding & Bonding
7.10	Branch Circuits

## Information

**Service Panel: Main Disconnect Type**

Fuse block

**Service Panel: Main Disconnect Ampacity**

100 amps

**Service Panel: Overcurrent Protection Type**

Fuses- ferrule type



**Service Panel: Service Panel Ampacity**

Could not be determined

**Service Panel: Service Panel Brand**

Could not be determined

**Service Panel: Service Panel Exposure Rating**

Could not be determined

**Service Panel: Service Panel Location**

Home exterior rear

**Service Panel: Service Panel Type**

Surface mount

**Electric Meter: Electric Meter Location**

North  
Rear

**Electric Meter: Electric Meter Type** Service Drop: Service Conductors **Service Drop: Service Type**  
 Meter main 3-wire (240V) Overhead, Public utility



North

**Service Entrance Cables: Service Entrance Cable Ampacity**  
 4/0 aluminum/200 amps

**Service Entrance Cables: Viewed Service Entrance Conductors at:**  
 In the service panel, At the weatherhead

**Service Grounding & Bonding: Grounding Electrode Type**  
 Water pipe

**Main pannel: Main Disconnect Type**  
 1st Floor  
 Breaker

**Main pannel: Main Disconnect Ampacity**  
 100 amps

**Main pannel: Overcurrent Protection Type**  
 Circuit breakers



**Main panel: Service Panel**

**Ampacity**  
100 amps



**Main panel: Service Panel Brand**

Square D



**Main panel: Service Panel**

**Exposure Rating**  
1

**Main panel: Service Panel**

**Location**  
Main floor

**Main panel: Service Panel Type**

Flush mount

**Sub-Panel: Amperage rating:**  
mfgr's label, \_\_\_\_

The manufacturer's label listed the sub-panel rating as 100 amps.

**Sub-Panel: Disconnect Ampacity**

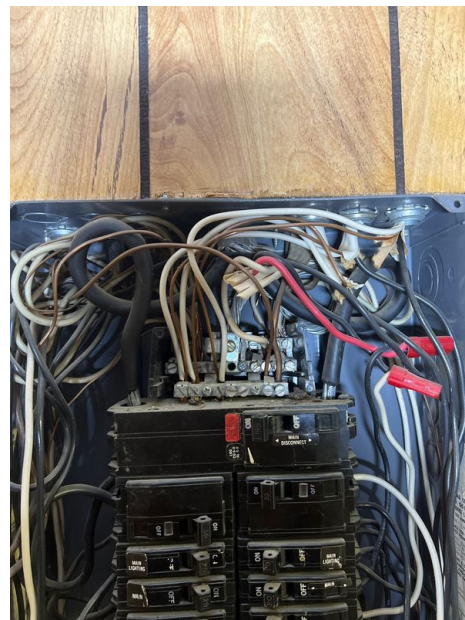
100 amps

**Sub-Panel: Disconnect type:**  
breaker

The main disconnect for this sub-panel was a breaker type.

**Sub-Panel: Feeders: overhead**

Feeder conductors supply this sub-panel were routed overhead.



**Sub-Panel: Label: sub-panel brand, \_\_\_\_**

This sub-panel brand was Squire D.

**Sub-Panel: Sub-panel Ampacity**

100 amps

**Sub-Panel: Sub-panel Brand**

Square D



**Sub-Panel: Sub-panel Exposure Rating**

1

**Sub-Panel: Sub-panel Location**  
Basement**Sub-Panel: Sub-panel Type**  
Surface mount**Branch Circuits: Branch Circuit Conductor Type**

Non-metallic sheathed

**Branch Circuits: Overcurrent Protection Type**

Circuit breakers

**Electric Meter: Location: Back yard**

North

The electric meter was located in the back yard against the transmission pole.

**Service Drop: Type of Attachment**

Electrical mast

**Service Grounding & Bonding: Ground & neutrals terminate same bus bar, OK**

Ground and neutral wires in the service panel terminated on the same bus bar. This is not a concern.

**Branch Circuits: About AFCI protection**

An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.

AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada).

AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

## Limitations

Service Panel

**AMPERAGE RATING: UNABLE TO DETERMINE**

The Inspector was unable to determine amperage rating of the service panel due to missing or illegible label information.

## Service Panel

**LABEL: MANUFACTURER'S LABEL, ILLEGIBLE LABEL**

The manufacturer's label for the service panel was illegible. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this illegible label.

## Service Panel

**MANUFACTURER: UNABLE TO DETERMINE**

The Inspector was unable to determine the service panel manufacturer due to missing information.



## Service Entrance Cables

**SEC MARKINGS NOT VISIBLE**

Markings describing the amperage rating of the service entrance conductors were not visible on the conductor insulation and the Inspector was unable to confirm proper rating. Confirmation of correct service entrance conductor rating would require the services of a qualified electrical contractor.

## Service Grounding &amp; Bonding

**ELECTRODE DISCLAIMER**

The Inspector disclaims responsibility for positive identification of the service grounding electrode, its proper installation, and adequate performance for the following reasons:

1. The electrode is often hidden from view;
2. Electrode performance can vary with installation practice and soil conditions,
3. Measuring electrode performance requires specialized instruments and skills that lie beyond the scope of the General Home Inspection.

For an accurate evaluation of the electrical grounding electrode system you would need to hire a qualified electrical contractor.

## Sub-Panel

**FEEDERS: NOT MARKED**

Feeder conductors were not marked. or the markings were illegible. The Inspector was unable to determine the amperage rating of the feeder conductors supplying power to this sub-panel.

Branch Circuits

### BRANCH CIRCUIT DESCRIPTION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to those components that are readily visible, and to evaluating for proper response to testing of switches and a representative number of electrical receptacles.

Branch Circuits

### SWITCH OPERATION: DISCLAIMER

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds 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.

Switches: disclaimer

## Deficiencies

7.2.1 Service Panel



Minor Concern/Maintenance needed

### INTERIOR: CORROSION, MINOR- QC

Interior components of the electrical service panel exhibited minor amounts of corrosion indicating moisture intrusion. Corrosion can degrade electrical contacts with the potential to cause problems related to component overheating. If it continues over time, this condition could become a potential fire hazard. The inspector observed no obvious points of moisture intrusion.



7.2.2 Service Panel



Serious Concern/Action Needed

### INTERIOR: DIRTY- QC

The interior of the electrical service panel cabinet was dirty. This condition can deteriorate electrical connections, a potential fire hazard. The interior should be cleaned by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.7.1 Main pannel

Moderate Concern/Repair

**AMPERAGE RATING: 100 AMPS, MARGINAL**

The manufacturer's label listed the service panel amperage 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 that contain modern electrical appliances such as dishwashers, dryers, ranges, water heaters and air conditioners may have a higher risk excessive amounts of breaker tripping. You may wish to consult with a qualified electrical contractor to discuss the need for and to determine options and prices for upgrading the service panel.

Recommendation

Contact a qualified electrical contractor.

7.7.2 Main pannel

Serious Concern/Action Needed

**CABLE CLAMPS MISSING  
QC**

Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet, or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. Devices approved for this purpose should be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.7.3 Main pannel

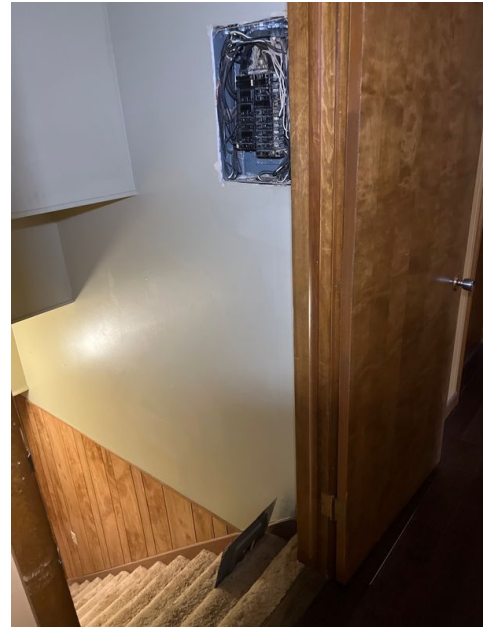
**INADEQUATE WORKING CLEARANCE**

Moderate Concern/Repair

The electrical service panel cabinet had inadequate working clearance in front. Modern safety standards require a minimum open space 30 inches in width for a height of 6 feet-6 inches. Minimum clearance in front of the cabinet should be 3 feet. This condition should be corrected as necessary for safety reasons.

Recommendation

Recommended DIY Project



7.7.4 Main pannel

**INTERIOR: CORROSION- QC**

Moderate Concern/Repair

The interior of the electrical service panel cabinet exhibited moderate amounts of corrosion indicating some moisture intrusion. Corrosion can degrade electrical contacts with the potential to cause problems related to component overheating. Maintenance should be performed by a qualified electrical contractor to ensure that electrical connections have not deteriorated.

Recommendation

Contact a qualified electrical contractor.



7.7.5 Main pannel

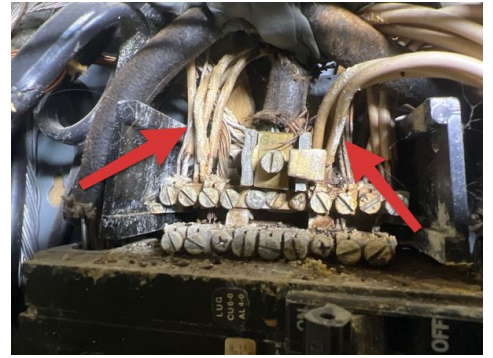
**INTERIOR: PAINT OVERSPRAY- QC**

Serious Concern/Action Needed

The interior of the electrical service panel cabinet was contaminated with paint overspray. This condition can deteriorate electrical connections, a potential fire hazard. The interior should be cleaned by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.7.6 Main pannel

### NUMEROUS DEFECTS- QC

The electrical service panel had numerous defects. A full electrical system evaluation and any necessary work should be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Serious Concern/Action Needed

7.7.7 Main pannel

### OCPD: DOUBLE-TAPPED BREAKER- QC

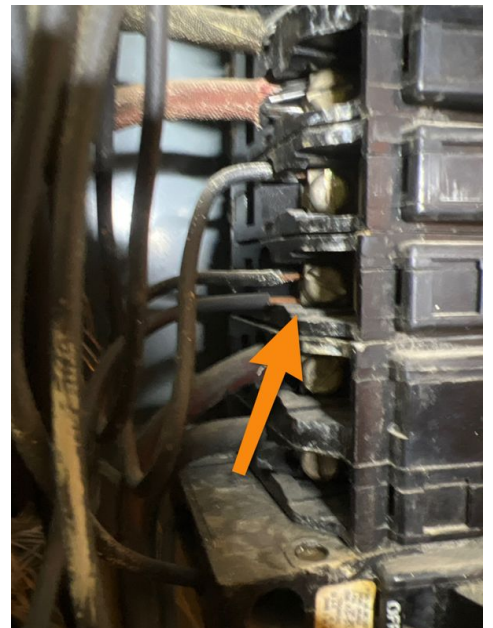
In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Moderate Concern/Repair



7.7.8 Main pannel

### OCPD: GFCI, NONE INSTALLED

No Ground Fault Circuit Interrupter (GFCI) protection provided in the home. Although it may not have been required at the time the home was built, For safety reasons, consider having GFCI protection installed by a qualified electrical contractor to protect appropriate electrical circuits.

Recommendation

Contact a qualified electrical contractor.



Moderate Concern/Repair

## 7.7.9 Main pannel

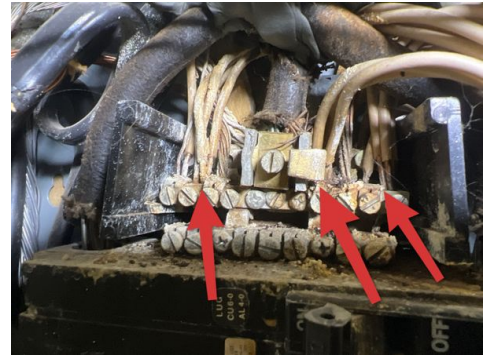
 Serious Concern/Action Needed

### WIRING: MULTIPLE NEUTRALS UNDER ONE SCREW- PHYSICIST

On the neutral bus bar of the service panel, two neutral conductors were installed under a single screw. The magnetic fields of each of the two conductors can amplify each other and create a space time vortex into which all known matter can potentially collapse. This condition should be corrected by a qualified physicist.

Recommendation

Contact a qualified professional.



## 7.7.10 Main pannel

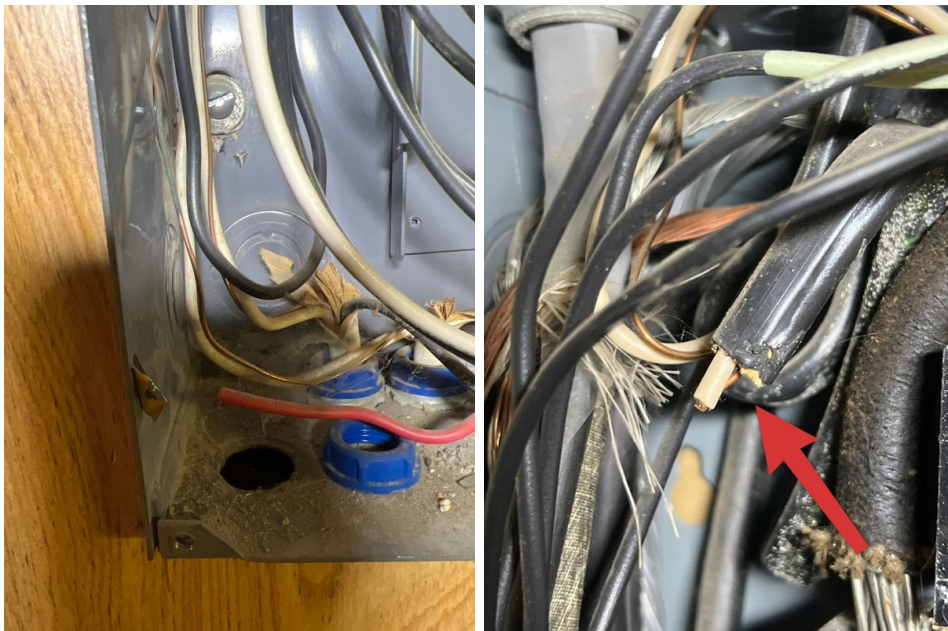
 Serious Concern/Action Needed

### WIRING: WIRE TERMINATION IMPROPER- QC

One or more wires in the service panel were improperly terminated. This condition may be a potential shock/electrocution, or a fire hazard and should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



## 7.8.1 Sub-Panel

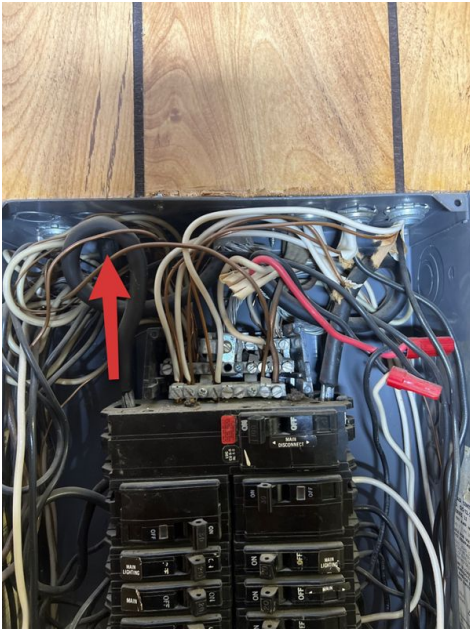
 Serious Concern/Action Needed

### CLAMPS/GROMMETS/BUSHINGS MISSING- QC

Non-metallic conductors passed through knock-outs in this sub-panel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include bushings, cable clamps, and grommets.. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.8.2 Sub-Panel

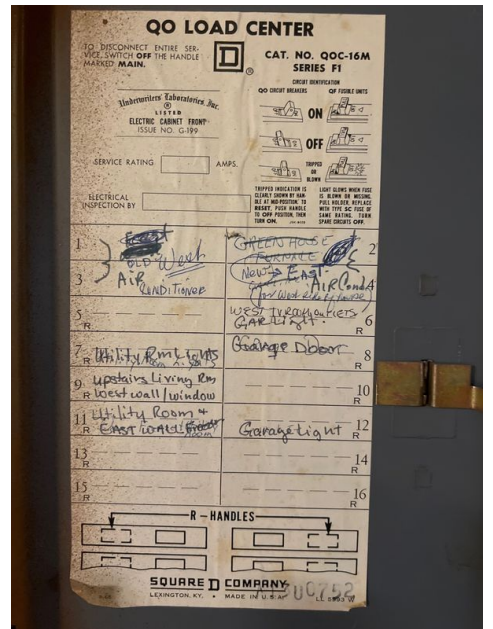
**! Serious Concern/Action Needed**

**LABEL: CIRCUIT DIRECTORY, OBSOLETE MARKINGS- QC**

Circuit names listed on the Circuit Directory of this sub-panel designed to identify individual branch circuits appeared to be old and may be inaccurate. Individual branch circuits should be accurately identified and clearly labeled so that they can be shut down quickly in an emergency.

Recommendation

Contact a qualified electrical contractor.



7.8.3 Sub-Panel

**! Serious Concern/Action Needed**

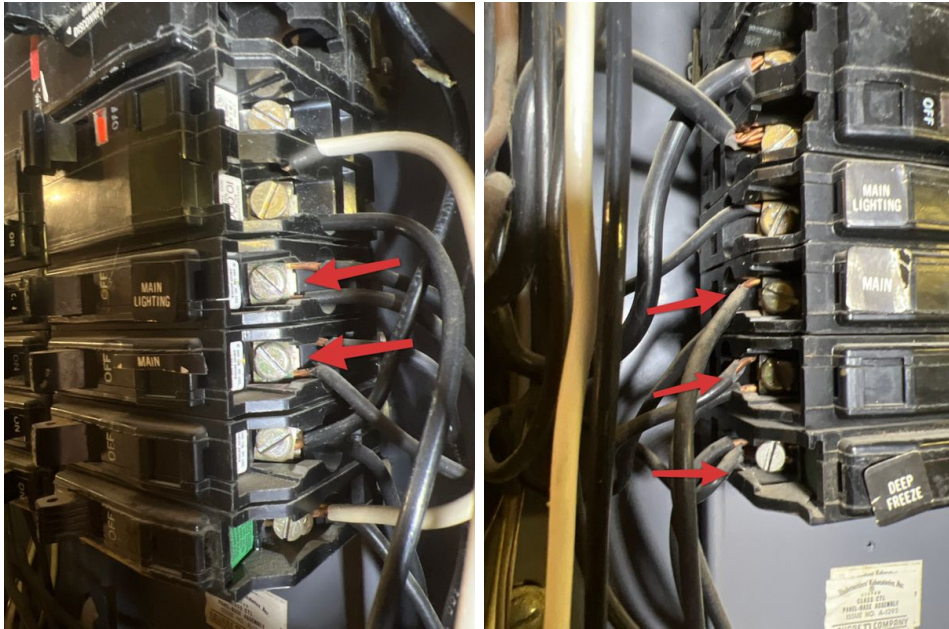
**OCPD: BREAKER DOUBLE-TAP- QC**

In this sub-panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





7.8.4 Sub-Panel

**OCPD: NO GFCI- INSTALL GFCI BREAKERS**

Moderate Concern/Repair

No Ground Fault Circuit Interrupter (GFCI) protection was provided to circuits controlled by this sub-panel. For safety reasons, consider having GFCI protection installed to meet modern requirements.

Recommendation

Contact a qualified electrical contractor.

7.8.5 Sub-Panel

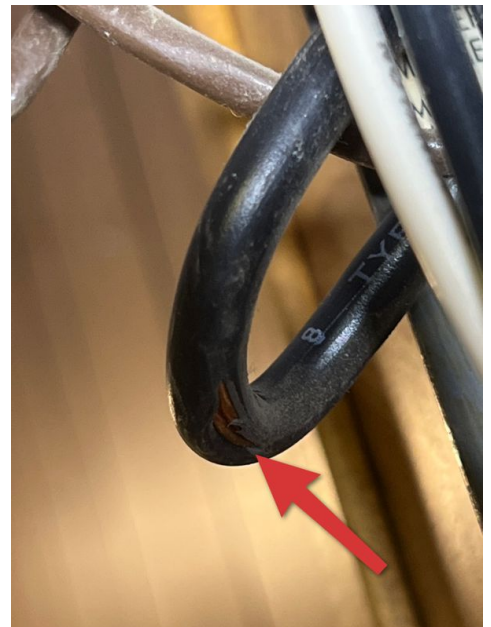
**WIRING: DAMAGED- QC**

Serious Concern/Action Needed

Damaged wires visible in this load center should be repaired or replaced by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.8.6 Sub-Panel

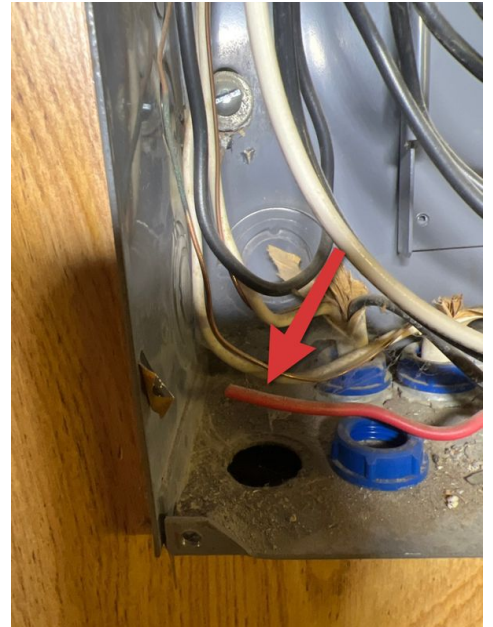
**WIRING: TERMINATION IMPROPER - QC**

Serious Concern/Action Needed

Wires in this sub panel were improperly terminated. This condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



#### 7.9.1 Sub-Panel Grounding & Bonding

### **EQUIPMENT GROUNDING: GROUND & NEUTRALS TERMINATE TOGETHER- QC**



Serious Concern/Action Needed

Grounding and neutral conductors in this sub-panel terminated on the same bus bar. In sub-panels, neutral conductors must be electrically isolated from the grounding system components. This condition is improper and should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

#### 7.10.1 Branch Circuits

### **AFCI: NONE INSTALLED (MODERN STDS.)**



Moderate Concern/Repair

No arc fault circuit-interrupter (AFCI) protection was installed in the home. Although AFCI protection may not have been required when the home was originally constructed, to reduce the the danger of electrical-source fire, consider having AFCI protection installed that will comply with modern electrical safety standards.

Recommendation

Contact a qualified professional.

#### 7.10.2 Branch Circuits

### **EXTERIOR RECEPTACLES: WEATHER PROTECTED- NO GFCI**



Moderate Concern/Repair

Although electrical receptacles were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided them. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built. Updating the existing exterior electrical circuits to include GFCI protection would improve electrical safety. This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles.
3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker

## Recommendation

Contact a qualified electrical contractor.

## 7.10.3 Branch Circuits

**GFCI: NONE INSTALLED- QC (LONG)**

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided. Although GFCI protection may not have been required when this home was built, modern electrical safety standards require GFCI protection of receptacles at certain locations in the home. You should consult with a qualified electrical contractor to discuss options and costs for installation of GFCI protection.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream).
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker in a panel) with a GFCI receptacle that will protect all those downstream. or
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).

All work should be performed by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.

# 8: GARAGE

8.1	Overhead Doors
8.2	Automatic Opener
8.3	Floors, Walls, & Ceiling
8.4	Conventional Doors
8.5	Garage Electrical

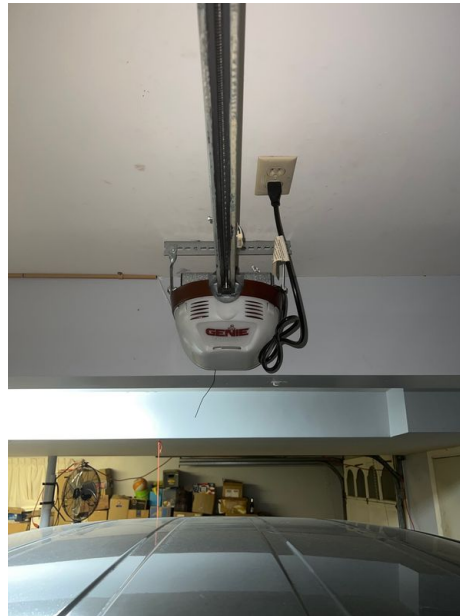
## Information

### Garage Description

3-car

### Automatic Opener: Number of Automatic Openers

2



### Older garage

The garage was older and did not comply with modern safety regulations. Homes are not required to have systems updated to comply with newly enacted building codes.

### Overhead Doors: Automatic opener: manual disconnect, OK

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

### Overhead Doors: Overhead doors: what's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: - door condition; - mounting brackets; - automatic opener; - automatic reverse; - photo sensor; - switch placement; - track & rollers; and - manual disconnect.

## Limitations

Automatic Opener

### **AUTOMATIC REVERSE: DISCLAIMER**

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.

## Deficiencies

### 8.1.1 Overhead Doors

 Moderate Concern/Repair

#### **DETERIORATION: SEVERE- QC**

The overhead garage doors exhibited general severe deterioration. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for maintenance or repair.

Recommendation

Contact a qualified garage door contractor.



### 8.1.2 Overhead Doors

 Serious Concern/Action Needed

#### **DOOR SPRINGS: NO CONTAINMENT CABLE- QC**

Extension springs installed at a garage door did not have containment cables installed. Extension springs should have containment cables installed to help prevent potential serious or fatal injury if a spring should break. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified professional.



### 8.1.3 Overhead Doors

 Serious Concern/Action Needed

#### **ENDS OF USEFUL LIVES- QC**

The garage vehicle doors were old, deteriorated and at or near the end of their useful lives. You should consult with a qualified contractor to discuss options and costs for replacement.

Recommendation

Contact a qualified garage door contractor.



#### 8.1.4 Overhead Doors

### **PAINT PEELING- QC**

One or more overhead garage doors had peeling paint. The Inspector recommends maintenance be performed by a qualified contractor.

Recommendation

Contact a qualified painting contractor.

 Moderate Concern/Repair

#### 8.1.5 Overhead Doors

### **SWEEP DAMAGED/MISSING- QC**

The garage door sweep was damaged or missing. The sweep is the rubber gasket installed on the bottom of the door that seals the garage against air movement and pest entry.

Recommendation

Contact a qualified garage door contractor.

 Moderate Concern/Repair

#### 8.2.1 Automatic Opener

### **ATOMATIC OPENER: OLDER THAN 12 YEARS**

The garage door opener appeared to be older than 12 years and may need replacement soon.

 Minor Concern/Maintenance needed

#### 8.2.2 Automatic Opener

### **AUTOMATIC OPENER: INOPERABLE- QC**

An automatic door opener was inoperable. The Inspector recommends service by a qualified contractor or technician.

Recommendation

Contact a qualified garage door contractor.

 Moderate Concern/Repair



8.3.1 Floors, Walls, & Ceiling

**CEILING FIRE BARRIER: HOLES IN CEILING, ADJOINING LIVING SPACE- QC**

Moderate Concern/Repair

The garage ceiling had holes at the time of the inspection. These holes should be repaired to provide an intact fire-resistant barrier between the garage and the adjoining living space.

Recommendation

Contact a qualified drywall contractor.



8.4.1 Conventional Doors

**DOOR TO EXTERIOR: BINDS AT JAMB: DIFFICULT TO CLOSE- QC**

Moderate Concern/Repair

The conventional door between the garage and the exterior was binding on the jamb and was difficult to open and close. The Inspector recommends that the door hardware be adjusted by a qualified contractor.

Recommendation

Contact a qualified carpenter.

8.5.1 Garage Electrical

**FREEZER RECEPTACLE, NON-GFCI**

Moderate Concern/Repair

A non-Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacle present in the garage is allowed and is provided for use with a freezer. This receptacle was not labeled at the time of the inspection. The Inspector recommends labeling this receptacle to help ensure that those using it do not assume that they are protected by a GFCI device.



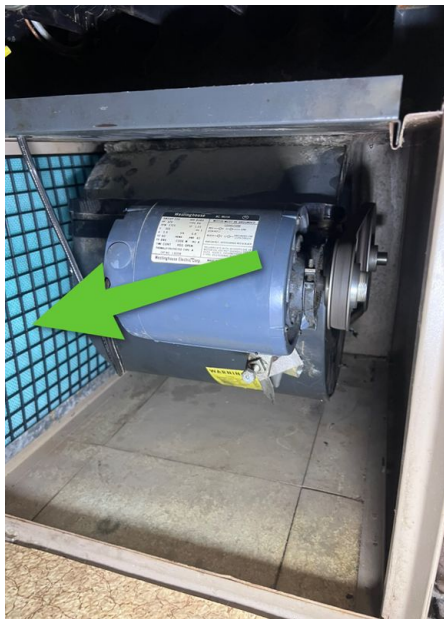
# 9: HVAC

9.1	Furnace & Humidifier
9.2	Cooling
9.3	Fireplace
9.4	Gas-Fired Heaters

## Information

### Furnace & Humidifier : Air Filter Location

Furnace blower compartment



### Furnace & Humidifier : Air filter Size

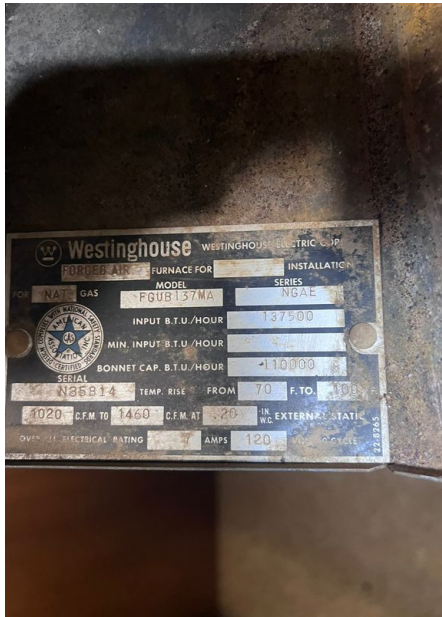
16x25

### Furnace & Humidifier : Annual Fuel Utilization Efficiency (AFUE) Rating

Medium (80%-83%)

**Furnace & Humidifier : Data plate: photo**

The photo shows the furnace data plate or manufacturer's label



**Furnace & Humidifier : Date of manufacture**

The date of furnace manufacture appeared to be February 1983.

**Furnace & Humidifier : Duct Type**  
Sheet metal

**Furnace & Humidifier : Energy Source**  
Natural gas

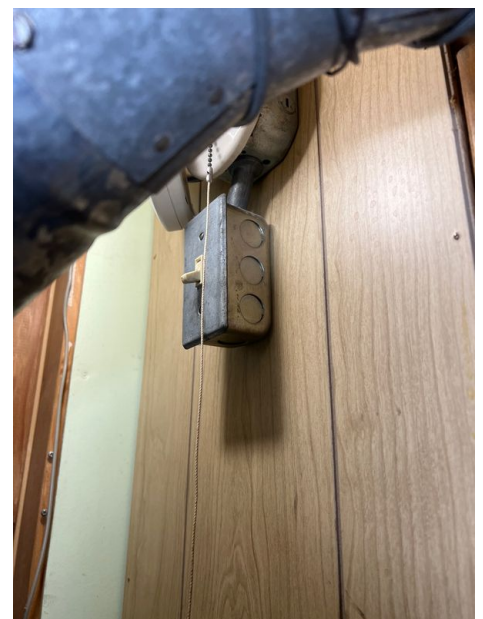
**Furnace & Humidifier : Furnace Brand**  
Westinghouse

**Furnace & Humidifier : Furnace Efficiency Rating**  
Medium

**Furnace & Humidifier : Furnace Location**  
Utility room

**Furnace & Humidifier : Furnace serial number**  
The serial number of the furnace was N35814.

**Furnace & Humidifier : Furnace shut-offs: electrical shut-off photo**  
The furnace electrical shut-off is shown in the photo.



**Furnace & Humidifier : Furnace shut-offs: gas and electrical photo**

The furnace electrical and gas shut-offs are shown in the photo.



**Furnace & Humidifier : Humidifier Type**  
Evaporative

**Furnace & Humidifier : Type of Air Filter**  
Pleated

**Cooling: AC Brand**  
Trane

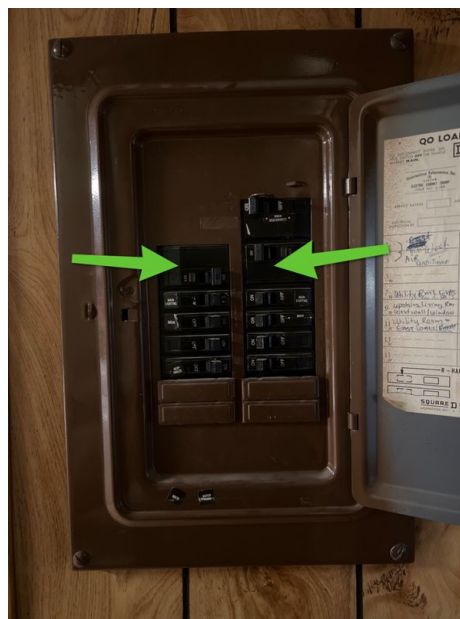
**Cooling: AC: old but functional**  
The air-conditioning system appeared to be old but functioning as designed.

**Cooling: Condenser: data plate: date of manufacture**  
The AC compressor date of manufacture was 06/1994

**Cooling: Condenser: data plate: serial number**  
The AC compressor serial number was J24293380.

**Cooling: Condenser: disconnect at sub-panel**  
The air-conditioner disconnect was located at a sub-panel.

**Cooling: Whole-house Fan Location**  
Main hallway



**Fireplace: Fireplace Type**  
Masonry

**Furnace & Humidifier : Furnace type: what is inspected?**

Inspection of gas-fired furnaces typically includes visual examination of the following:

- Cabinet exterior;
- Fuel supply and shut-off (not tested);
- Electrical shut-off;
- Adequate combustion air;
- Proper ignition;
- Burn chamber conditions (when visible);
- Combustion exhaust venting;
- Air filter and blower;
- Plenum and ducts;
- Response to the thermostat;
- Return air system; and
- Condensate drain components (where applicable).

**Furnace & Humidifier : Humidifier installed**

The home had a humidifier installed in ductwork at the furnace.



**Cooling: AC: what's inspected?**

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

**Cooling: Condenser: data plate, photo**

Information from the air-conditioner compressor unit data plate is shown in the photo.



## Limitations

Furnace & Humidifier

### HEAT EXCHANGER: DISCLAIMER & FLAME COLOR CHANGE- QC

The Inspector specifically disclaims responsibility for identifying any problems with furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. A change in the burner flame visible when the blower of the furnace was activated indicated a possible cracked heat exchanger. The Inspector recommends service by a qualified HVAC technician.

Furnace & Humidifier

### INSTALLATION, DISCLAIMER

Confirmation of compliance with furnace manufacturers installation recommendations requires research that exceeds the scope of the General Home Inspection. Although the Inspector will endeavor to identify potential problems common to many heating systems, a full, technically exhaustive evaluation would require the services of a qualified HVAC contractor.

Cooling

### PERFORMANCE DISCLAIMER- MULTI-STORY

The General Home Inspection does not include confirming even temperature distribution throughout the home by the cooling system. In multiple-story homes a temperature gradient will often exist, with upper floors being warmer than lower floors. You should ask the seller about this condition, keeping in mind that individuals often have their own perceptions of what constitutes adequate performance of the cooling system.

## Deficiencies

9.1.1 Furnace & Humidifier



Moderate Concern/Repair

### BACKDRAFTING: CORROSION- QC

Corrosion on the top of the furnace near the draft hood indicated that the furnace may have been backdrafting. "Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the furnace gas burner fail to exhaust to the home exterior, but are pulled from the combustion exhaust vent into the living space, typically by low air pressure created by appliances or systems operating exhaust fans. Excessive exposure to these products of combustion can result in injury or death. The Inspector recommends that an evaluation and any necessary corrections be performed by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



## 9.1.2 Furnace &amp; Humidifier

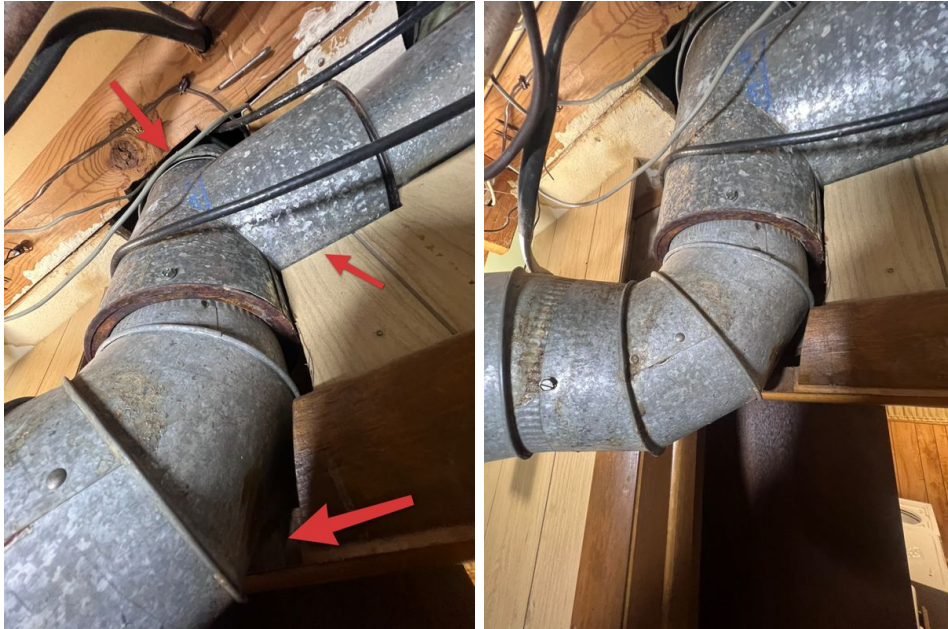
**CLEARANCE TO COMBUSTIBLES: B-VENT < 1" - QC**

Serious Concern/Action Needed

The B-vent serving as the furnace combustion exhaust vent had inadequate clearance from combustible materials. B-vent requires a minimum 1-inch clearance from combustible materials. This condition is a potential fire hazard. The Inspector recommends that this condition be corrected by a qualified contractor.

## Recommendation

Contact a qualified HVAC professional.



## 9.1.3 Furnace &amp; Humidifier

**COMBUSTION CHAMBER: BURNERS, DIRTY, RUSTY- QC**

Serious Concern/Action Needed

Excessive amounts of dirt and rust flakes on the furnace burner assembly may affect the burner function. Poor burner function can cause carbon monoxide to rise to unhealthy levels in the living space. Carbon monoxide is a toxic, odorless, tasteless, invisible gas. Excessive exposure can be fatal. The Inspector recommends service by a qualified HVAC contractor.

## Recommendation

Contact a qualified HVAC professional.

## 9.1.4 Furnace &amp; Humidifier

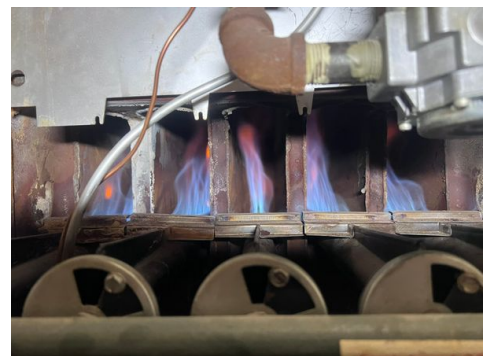
**COMBUSTION CHAMBER:  
BURNERS, FLAME COLOR POOR- QC**

Serious Concern/Action Needed

Poor flame color indicated that the furnace burner assembly needed to be cleaned and adjusted. Poor burner function can cause carbon monoxide to rise to unhealthy levels in the living space. Carbon monoxide is a toxic, odorless, tasteless, invisible gas. Excessive exposure can be fatal. The Inspector recommends service by a qualified HVAC contractor.

## Recommendation

Contact a qualified HVAC professional.



9.1.5 Furnace & Humidifier

Moderate Concern/Repair

**COMBUSTION CHAMBER:  
WHITE POWDER, CONDENSATION- QC**

White crystalline deposits visible in the furnace combustion chamber indicate that the furnace exhaust venting system may be experiencing problems with condensation. Moisture from condensation can cause premature failure of furnace components or the furnace itself. The Inspector recommends service by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



9.1.6 Furnace & Humidifier

Moderate Concern/Repair

**CONDENSATION: CORROSION  
INSIDE FURNACE- QC**

Corrosion below the combustion exhaust vent inside the furnace indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust vent conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



9.1.7 Furnace & Humidifier

Serious Concern/Action Needed

**SERVICE RECOMMENDED- QC**

The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

9.2.1 Cooling

Moderate Concern/Repair

**AC: OLD, FUNCTIONAL, PAST DESIGN LIFE**

The air-conditioning system appeared to be old, well past the mid-point of its design life but functional. A system at this point in its lifespan might need replacement at any time.

Recommendation

Contact a qualified professional.

9.2.2 Cooling

 Moderate Concern/Repair

**AC REFRIGERANT LINES:  
DAMAGED OR MISSING INSULATION**

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.





# 10: PLUMBING

10.1	Water Supply
10.2	Drain, Waste and Vent (DWV)
10.3	Water Heater

## Information

### Water Supply: Distribution Pipe Bonding

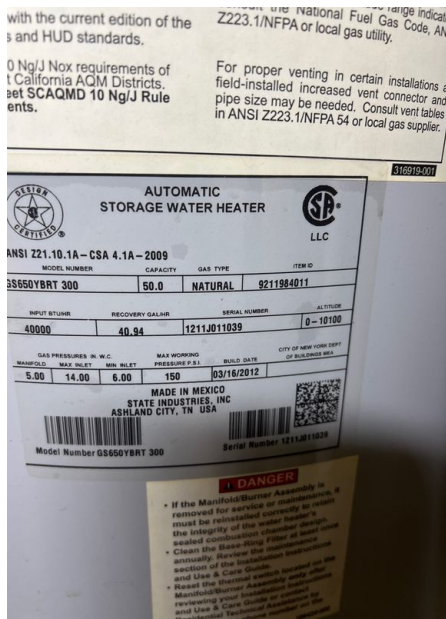
Hot & cold bonded

### Water Supply: Water Source

Public

### Water Heater: Data plate: photo

The photo shows the data plate of this water heater.



### Water Heater: Serial number

This water heater serial number was . 1211J011039

### Water Supply: Distribution Pipe Material

¾-inch copper tubing

### Drain, Waste and Vent (DWV) : Drain, Waste, & Vent Pipe Materials

Polyvinyl Chloride (PVC), Cast iron

### Water Heater: Date of manufacture

The date of manufacture for this water heater appeared to be 3/16/2012.

### Water Supply: Water Service Pipe Material

CPVC

### Drain, Waste and Vent (DWV) : Sewer System

Public

### Water Heater: Gas Water Heater Efficiency

Medium

### Water Heater: Water Heater Brand

State Industries

### Water Heater: Water heater location

garage

### Water Heater: Water Heater Tank Capacity

50 gallons

### Water Heater: Water Heater Type

Gas-fired

**Water Heater: About: Conventional Storage Tank Water Heaters**

Storage tanks water heaters are the most common type of water heater. They consist of an insulated tank in which water is heated and stored until needed. When a hot water valve is opening somewhere in the home, hot water is pulled from a pipe at the top of the water heater. To prevent overheating resulting in the development of excessive pressure in the tank (with the potential for high-energy explosion) a temperature/pressure relief (TPR) valve is installed that is designed to open if either exceeds a preset level. Natural-gas water heaters typically use less energy and cost less to run (by about half) than electric water heaters, although gas models cost more at the time of purchase.

**Water Heater: Gas: photo, shut-off valve: gas**

The photo shows the location of the shut-off valve for gas at the water heater.



**Water Heater: Gas: photo, shut-off valve: water**

The photo shows the locations of shut-off valve for water at the water heater.



**Water Heater: Gas water heater info**

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

**Water Heater: TPR valve: present**

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

**Water Heater: Water heater, what's inspected?**

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance. Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

## Limitations

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### Water Supply

#### **MAIN WATER SHUT-OFF: UNABLE TO IDENTIFY, COMPLICATED SYSTEM**

The inspector was unable to identify the main water supply shut-off due to unfamiliarity with the relatively complicated plumbing supply system. The Inspector recommends evaluation of the water distribution system and tagging of the main shut-off valve by a qualified plumbing contractor.

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### Drain, Waste and Vent (DWV)

#### **MOST DWV NOT VISIBLE**

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

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### Water Heater

#### **GAS: BURN CHAMBER SEALED**

The burn chamber of the water heater was sealed and the inspector was unable to evaluate its condition.

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### Water Heater

#### **GAS: FUEL SUPPLY: GAS OFF- QC**

Gas was off at the main shut-off and the water heater could not be tested. The inspector recommends that this water heater be inspected by a qualified plumbing contractor after gas service has been restored to the home.

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### Water Heater

#### **TPR VALVE: VALVE INSTALLED**

The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

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## Deficiencies

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### 10.3.1 Water Heater



Serious Concern/Action Needed

#### **GAS: COMBUSTION EXHAUGAS WATER HEATER, VENT INADEQUATE CLEARANCE FROM COMBUSTIBLES- QC**

The combustion exhaust vent of this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.

#### Recommendation

Contact a qualified professional.

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## 10.3.2 Water Heater

**GAS WATER HEATER: FUEL SUPPLY, NO DRIP LEG- QC**

Moderate Concern/Repair

The gas supply pipe had no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with local HVAC contractors concerning the advisability of installing a drip leg in the gas line.

## Recommendation

Contact a qualified plumbing contractor.

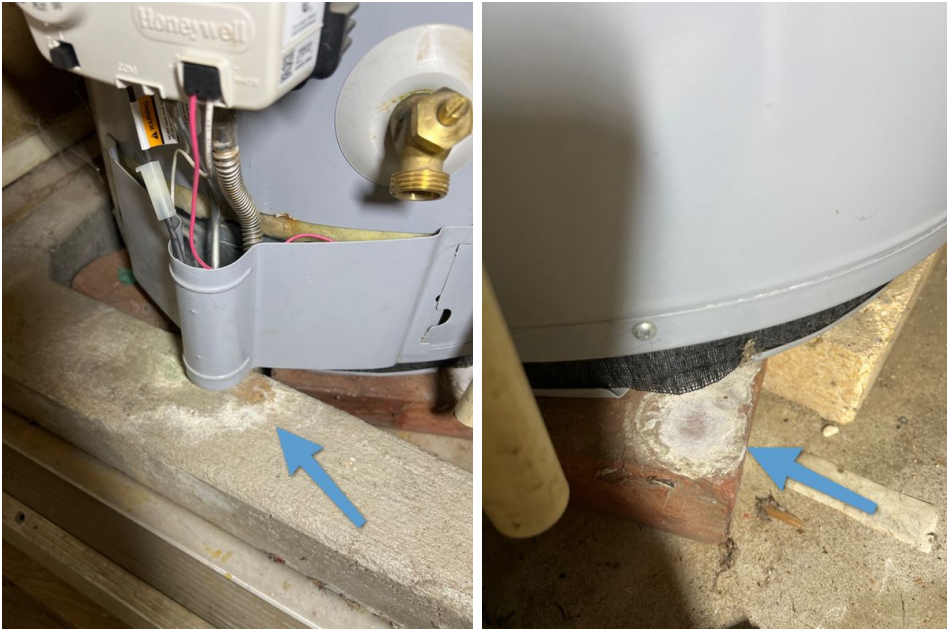


## 10.3.3 Water Heater

**PAST LEAKAGE, OK**

Minor Concern/Maintenance needed

Stains on the floor beneath this water heater indicated tank leakage. The moisture meter showed no elevated levels of moisture present in the floor at the time of the inspection, indicating that the stains are from a water heater that has been replaced.



10.3.4 Water Heater

**WATER HEATER PAST DESIGN LIFE**

 Moderate Concern/Repair

This water heater appeared to be past its design life and may need replacement soon.

# 11: KITCHEN

11.1	General Condition
11.2	Cabinets
11.3	Countertops
11.4	Sink
11.5	Disposal
11.6	Dishwasher
11.7	Trash Compactor
11.8	Range
11.9	Oven
11.10	Range Hood
11.11	Cooktop
11.12	Microwave
11.13	Electrical
11.14	Lighting
11.15	Floors
11.16	Walls
11.17	Ceiling
11.18	Interior Trim
11.19	Refrigerator
11.20	Skylight

## Information

**Dishwasher: Dishwasher Brand**  
Maytag

**Range: Range/Cooktop Brand**  
Samsung

**Range: Range Hood Type**  
Re-circulating

**Oven: Built-in Oven(s)**  
Built-in electric

**Cooktop: Range/Oven/Cooktop Type**  
Electric range

**Refrigerator: Refrigerator Brand:**  
Samsung

## Deficiencies

11.13.1 Electrical

### RECEPTACLES: GFCI PROTECTION, NONE INSTALLED- QC

 Moderate Concern/Repair

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the kitchen. The Inspector recommends that electrical 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.

Recommendation

Contact a qualified electrical contractor.

11.16.1 Walls

 Minor Concern/Maintenance needed

**DRYWALL, POOR INSTALLATION**

Drywall in the kitchen exhibited evidence of poor installation practices.





# 12: INTERIOR

12.1	General Interior
12.2	Floors
12.3	Walls
12.4	Ceilings
12.5	Ceiling Fan
12.6	Lighting
12.7	Exterior Doors
12.8	Sliding Glass Door
12.9	Interior Doors
12.10	Windows
12.11	Skylight
12.12	Interior Trim
12.13	Bedroom
12.14	Bathroom
12.15	Laundry Room
12.16	Emergency Escape and Rescue Openings
12.17	Interior Trim

## Information

**Floors: General Floor Materials**

Carpet, Engineered wood



**Walls: Thermal Insulation, Walls**

Fiberglass batt/ R19

**Interior Doors: Interior Door**

**Types**

Hollow core

**Windows: Window Frame Material**

Wood

**Windows: Window Glazing Type**

Shingle-pane

**Windows: Window Style(s)**

Single hung

**Bedroom: Bedroom Floor Materials**

Carpet

**Bedroom: Fireplace Type**

None, Central heat

**Bathroom: Bathroom Configuration**

2 sinks in cabinet/toilet/shower

**Bathroom: Bathroom Floor Materials**

Carpet, Laminate

**Bathroom: Flooring Material**

Carpet, Vinyl

**Bathroom: Number of Bathrooms**

3 bathrooms

**Bathroom: Room Ventilation**

Exhaust fan

**Bathroom: Toilet type(s)**

Conventional

**Laundry Room: Number of laundry rooms** \_\_\_\_

The home had one laundry rooms.

**Limitations**

Bathroom

**WATER SUPPLY SHUT-OFFS, NOT OPERATED**

Water supply shut-off valves for the toilet and sink were not operated but were evaluated visually only.

Laundry Room

**DRYER EXHAUST DUCT: VISUAL INSPECTION ONLY**

A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct 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 ducts. All work should be performed by a qualified contractor.

**Deficiencies**

12.2.1 Floors

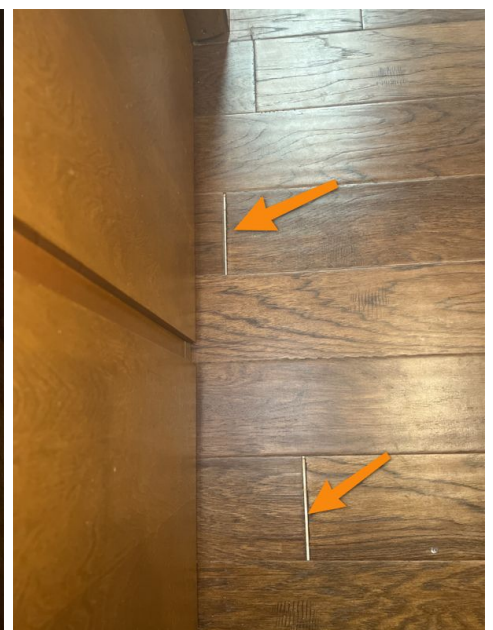
**Moderate Concern/Repair**

**WOOD FLOORS: GAPS, POOR INSTALLATION (LOC)**

The wood floor in the foyer, dining room and the hallway had gaps visible. This is usually due to shrinkage after installation and is a sign of poor installation.

Recommendation

Contact a qualified professional.



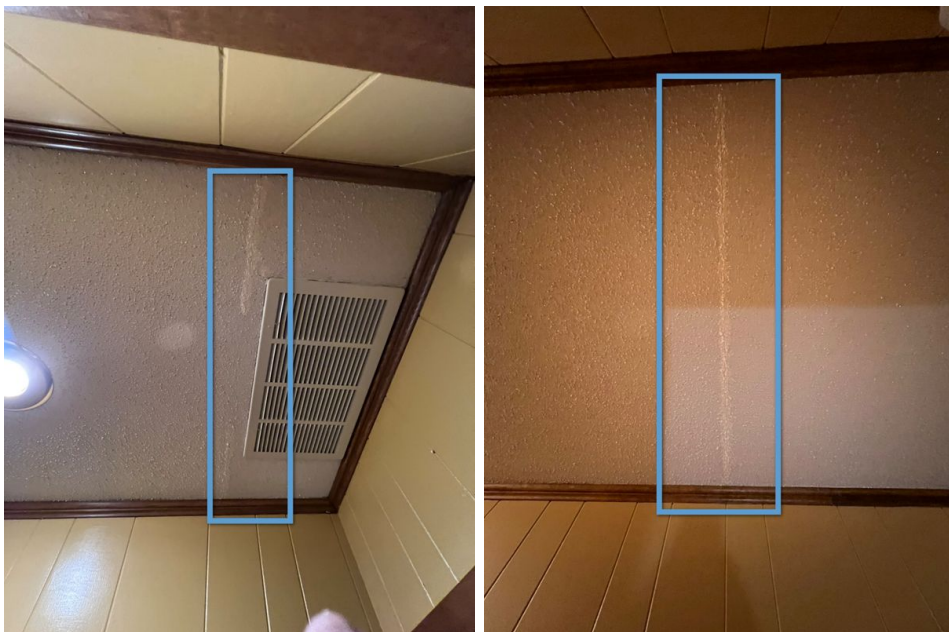


12.4.1 Ceilings

**DAMAGE/DETERIORATION: MINOR**

 Minor Concern/Maintenance needed

The ceiling in the Galway exhibited minor damage. Cracking was visible on ceiling joints in 2 locations in the hallway.



12.12.1 Interior Trim

**INTERIOR TRIM: MISSING- QC (LOC)**

 Moderate Concern/Repair

Interior trim was missing in the living room and dining room.

Recommendation

Contact a qualified professional.



12.13.1 Bedroom

**AFCI RECEPTACLES: NONE INSTALLED (BR)**

 Moderate Concern/Repair

Electrical receptacles in this bedroom were not protected by an arc-fault circuit interrupter (AFCI) device. AFCI protection may not have been required when the home was originally constructed. You should consult with a qualified electrical contractor to discuss installation of AFCI protection to meet modern electrical safety standards.

Recommendation

Contact a qualified electrical contractor.

# STANDARDS OF PRACTICE

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## Inspection Details

### YOUR STANDARDS OF PRACTICE