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BEN GROMICKO'S TEMPLATE FOR HOME INSPECTIONS

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01/18/2026

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This is the inspection report written for the visual-only inspection conducted at the time of the scheduled inspection. Parts of this report may have been written during or after the inspection process. Please don't rely on its content to make informed decisions. Fully informed decisions are based upon attending the inspection with the inspector while asking your questions and addressing your concerns, and reading the entire report, the Home Inspection Agreement, Home Inspection Standards of Practice, and the home maintenance book.

SUMMARY

74
ITEMS INSPECTED

5
MINOR DEFECT

9
MAJOR DEFECT

This is a summary of the inspection report. Please don't rely on its content to make informed decisions. Fully informed decisions are based upon attending the inspection with the inspector while asking your questions and addressing your concerns, and reading the entire report, the Home Inspection Agreement, Home Inspection Standards of Practice, and the home maintenance book.

1: INSPECTION DETAIL

Information

General Inspection Info: Weather Conditions
Snow, Cold

General Inspection Info: Type of Building
Single Family

General Inspection Info: Occupancy
Vacant

General Inspection Info: In Attendance
Client

I prefer to have my client follow me during their inspection so that we can discuss concerns and I can answer all questions.

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 CPI® 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 sellers 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: Read Your Book

I have provided you with a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information on the book's inside cover, so that you can always contact me.

We're neighbors!

So, feel free to reach out whenever you have a house question or issue. Before you hire a contractor, please let me help you understand what's going on with your house problem that you may be experiencing. I will provide you with an unbiased opinion.

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.

Details

InterNACHI is so certain of the integrity of our members that we back them up with our **$10,000 Honor Guarantee.**

InterNACHI will pay up to $10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

2: ROOF

Information

Roof Inspected According to Standards

Ground

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

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 impossible to detect a leak except as it is occurring or by exhaustive water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof and include comprehensive roof coverage in your home insurance policy.

According to the InterNACHI® Home Inspection Standards of Practice, the inspector shall inspect, from ground level or the eaves, the roof-covering materials, gutters, downspouts, vents, flashing, skylights, chimney, and other roof penetrations, as well as the general structure of the roof from readily accessible panels, doors, or stairs. The inspector shall describe the type of roof-covering materials observed. Additionally, the inspector shall report any observed indications of active roof leaks as in need of correction.

Roof Covering: 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 Covering: Type of Roof-Covering Described

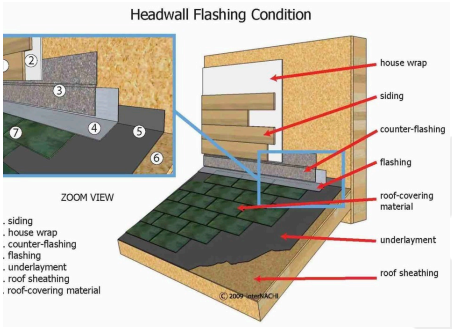
Asphalt

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

Roof systems are designed to be water-resistant, not waterproof. A home 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 for the roof system.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall, siding material, or other roof penetrations. Step and counter flashing should be installed in these locations. I looked into these areas. This was not an exhaustive inspection of all flashing areas.



Flashing Details

Flashing: Eaves and Gables

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.

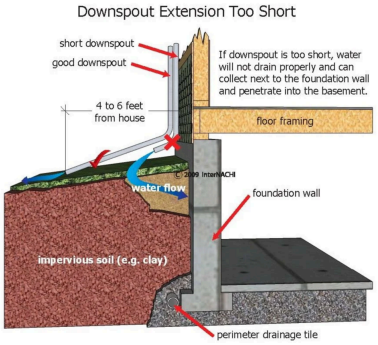
Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

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: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. However, 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 heavy rain (without lightening) is recommended. In general, the gutters should catch rainwater and direct the water towards downspouts that discharge the water away from the house foundation.



Other Roof Penetrations: Skylights

At the time of inspection, the inspector was not able to determine if the skylights are properly flashed and sealed. Recommend a qualified professional assess.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or available during a home inspection, including underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE SAFELY

According to the InterNACHI® Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as a courtesy only, I attempted to walk upon the roof surface but could not do so safely. It was not safe. It was not readily accessible. This was a restriction to my inspection of the roof system. You may consider hiring a professional roofer with a lift to check your roof system.

Roof Covering

SNOW COVERING THE ROOF

There was snow covering the roof surface. This was an inspection restriction. I was unable to observe everything that I needed to see because of the snow. I recommend further evaluation at a later date when the snow has melted.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

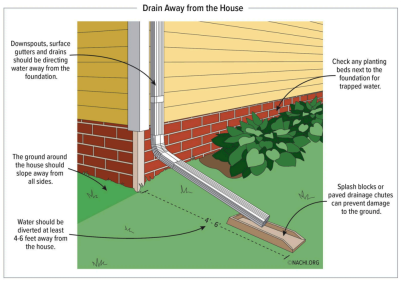
Recommendations

2.4.1 Gutters & Downspouts

DOWNSPOUTS DRAIN NEAR HOUSE

Major Defect

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.



Recommendation

Recommended DIY Project

3: EXTERIOR

Information

All Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

Exterior Inspected According to Standards

I inspected the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1.

the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1.

any improper spacing between intermediate balusters, spindles and rails.

Exterior Wall-Covering Materials: Type of Wall-Covering Material Described

Vinyl

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.

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

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

Representative Number of Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Stairs, Steps, Stoops, Stairways, and Ramps: Stairs, Steps, Stoops, 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.

Porches, Patios, Decks, Balconies, and Carports: **Porches, Patios, Decks, Balconies & Carports Were Inspected**

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

Railings, Guards, and Handrails: **Railings, Guards & Handrails Were Inspected**

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

Vegetation, Surface Drainage, Retaining Walls, and Grading: **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.

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.

Limitations

Exterior Wall-Covering Materials

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Adjacent Walkways and Driveways

SNOW PREVENTED INSPECTION

At the time of inspection, the walkways were not able to be inspected due to snow covering.

Recommendations

3.1.1 Exterior Wall-Covering Materials

Major Defect

OLD OIL TANK WALL PENETRATION

There is a circular hole in the basement wall where the oil tank line penetrated the wall. When the tank was removed, the hole was not filled and just covered up with siding. This can lead to water intrusion and insect penetration.

3.2.1 Eaves, Soffits, and Fascia

Major Defect

ABSENCE OF EAVES AND SOFFIT

Without proper ventilation, through eaves and soffit, the attic, and the rest of the house does not breathe properly. This can lead to moisture buildup and mold issues.

Recommendation

Contact a qualified roofing professional.

3.3.1 Representative Number of Windows

Minor Defect

WINDOWS NEED CAULK

The exterior windows need to be caulked

Recommendation

Contact a qualified professional.

3.5.1 Flashing and Trim

Minor Defect

POOR INSTALLATION

When the house was sided, poor installation techniques were used. It was also noted that the trim around exterior protrusions from the home we���re not properly flashed.

Recommendation

Contact a qualified professional.

3.8.1 Porches, Patios, Decks, Balconies, and Carports

Major Defect

DECK - LOOSE BOARD

I observed a loose board component at the deck.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified deck contractor.

3.8.2 Porches, Patios, Decks, Balconies, and Carports

Major Defect

DECK - INADEQUATE STRUCTURAL COMPONENT

I observed a structural defect at the deck. The deck's structural condition is inadequate. This is a major defect.

Correction and further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Insulation in Foundation/Basement Area: Type of Insulation Observed
None

Ventilation in Foundation/Basement Area: Insulation Type
Batt

Type of Foundation Described
Concrete Slab on Grade

There are several types of house foundations, including:

- Slab-on-Grade: A single, poured concrete slab directly on the ground, often used in warmer climates.
- Crawl Space: A raised foundation with a small space beneath the home for access to utilities.
- Basement: A deeper foundation that provides additional living or storage space below ground level.
- Pier and Beam: Foundations supported by piers and beams, common in areas with unstable soil or flood risks.
- Pile Foundation: Deep foundations using piles driven into the ground for added stability, often in areas with weak soil.

Each type is chosen based on factors like climate, soil conditions, and building requirements.

Foundation Was Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.

Structural Components Were Inspected

Structural components were inspected according to the Home Inspection Standards of Practice.

Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation
Attic
missing insulation

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.

This house is located in a climate zone that requires an R-value of

Ventilation in Foundation/Basement Area: Ventilation Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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

Ventilation in Foundation/Basement Area: Attic Insulation Thickness
Attic
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.

This house is located in a climate zone that requires an R-value of

Limitations

General

INSPECTION WAS RESTRICTED

Snow

The inspection of this system of the house was restricted, and the visual-only inspection was limited.

Foundation

BASEMENT FINISHED

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.

Foundation

MINOR CRACK

REAR OF PROPERTY

A minor shift crack was noticed in the backyard on the foundation. A qualified professional should evaluate this and seal it so no further water penetration or insects can enter the home.

Foundation

EFFLORESCENCE

BASEMENT

At the time of inspection, it was noted that there was a fluorescence in the basement in the room where the electrical panel used to be. It also appears that the basement has had water issues in the past. It is also noted that there is an installed dehumidifier in the general vicinity.

Recommendations

4.1.1 Insulation in Foundation/Basement Area

Major Defect

GENERAL ABSENCE OF INSULATION

I observed indications of the general absence of insulation in the foundation area.

Recommendation

Contact a qualified insulation contractor.

4.1.2 Insulation in Foundation/Basement Area

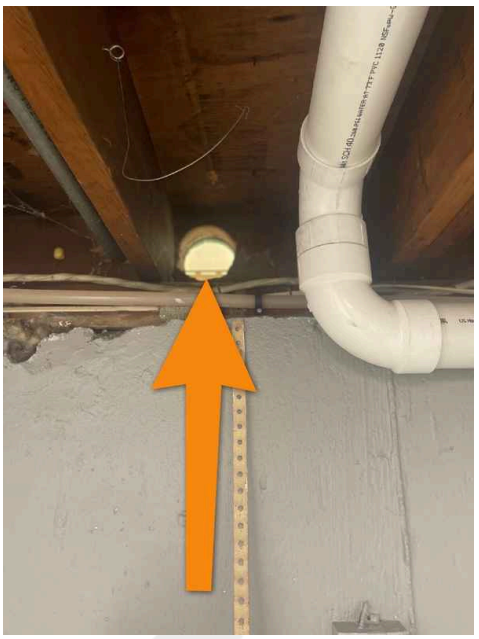
Major Defect

OIL TANK WALL PENETRATION

As the picture shows, at one point the home was converted from oil to natural gas. When the oil tank was removed, and the supply line was taken out of the wall, the resulting hole was not patched. That hole was vinyl sided over. You can see light through that hole. This can lead to water intrusion and insects entering the house.

Recommendation

Contact a handyman or DIY project

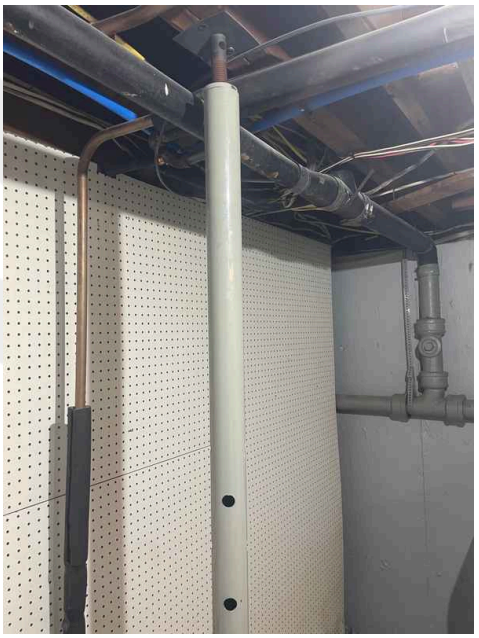


4.1.3 Insulation in Foundation/Basement Area

Minor Defect

TEMPORARY SUPPORT JACK

In the laundry room in the basement there appears to be a jack that is supporting some structural components in the ceiling. This jacket is a temporary support and it's not meant to be permanent. At the time of inspection, it appears that this jack has been here for quite a while. A qualified professional should assess the situation and determine if this jacket is still needed.



Recommendation

Contact a qualified general contractor.

4.2.1 Ventilation in Foundation/Basement Area

Major Defect

INADEQUATE VENTILATION

I observed indications of inadequate ventilation, which can cause various problems including excessive moisture, structural damage, and unhealthy conditions.

Further evaluation and correction by a qualified contractor is recommended.

Recommendation

Contact a qualified professional.

5: HEATING

Information

Heating System: Energy Source

Gas

Heating System Inspected

The heating system was inspected according to the Home Inspection Standards of Practice.

Thermostat and Normal Operating Controls: Thermostat Location

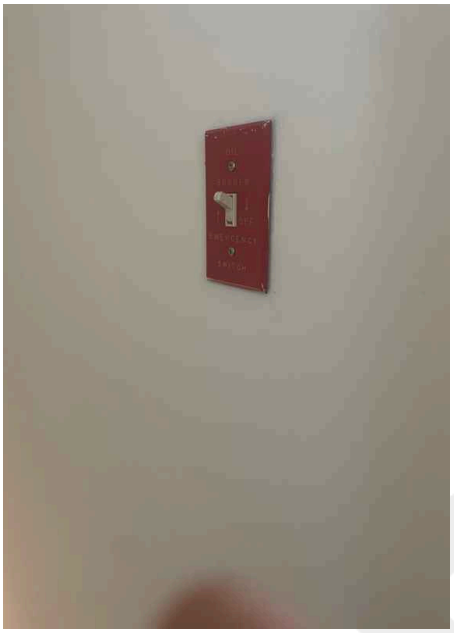
Multiple locations, Multiple thermostats

The thermostat of an HVAC system is a control device that regulates the temperature in a building by signaling the system to heat, cool, or maintain a desired temperature. It monitors indoor air temperature and adjusts the HVAC system's operation to ensure comfort and energy efficiency. Modern thermostats may also include programmable and smart features for enhanced control.

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

I observed an emergency shut-off switch. I inspected it.

The emergency shut-off switch for the heating system is a safety device, typically a red switch, located outside the heating unit or near an entrance to the mechanical room. It allows the heating system to be quickly turned off in case of an emergency, such as a malfunction or fire. This switch is a crucial safety feature for maintenance, repairs, or emergency response.



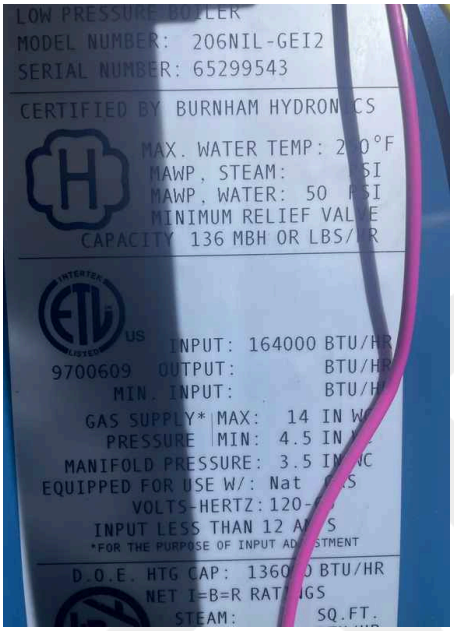
Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch for the heating system.

The service switch at an HVAC system is a local disconnect switch that allows technicians to safely shut off power to the unit during maintenance or repairs. It is also used by homeowners to turn off the system when checking or replacing the air filter. Typically located near the indoor or outdoor unit, it ensures the system is de-energized, reducing the risk of electrical hazards during maintenance tasks.

Heating System: Heating Method

Hot-Water Heating System



6: COOLING

Information

Thermostat and Normal Operating Controls: Thermostat Location
First floor

Cooling System: Energy Source
Electric

Cooling System: Cooling Method
Evaporative Cooler (Swamp)

Cooling System Information: Cooling System Inspected
The cooling system was inspected according to the Home Inspection Standards of Practice.

Limitations

Cooling System Information

COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

Cooling System Information

LABEL WORN OUT

I observed that the manufacturing label on the system was worn out and illegible. This is an indication of old age.

Recommendations

6.1.1 Cooling System Information

Minor Defect

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Recommend monitoring.

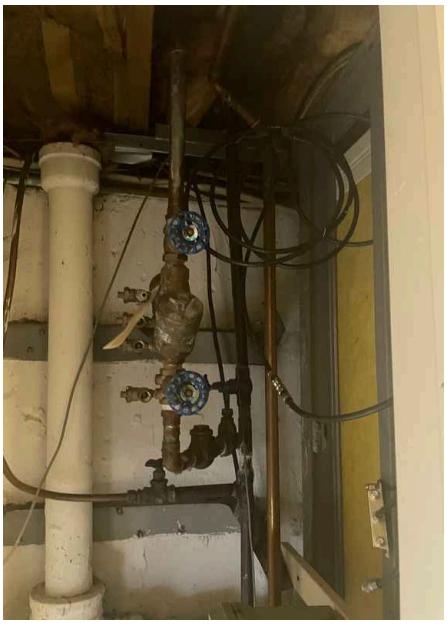
7: PLUMBING

Information

Main Water Shut-Off Valve:

Location of Main Shut-Off Valve

Basement



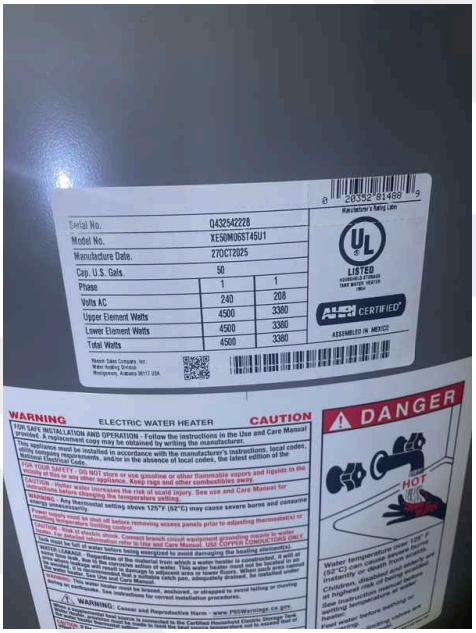
Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

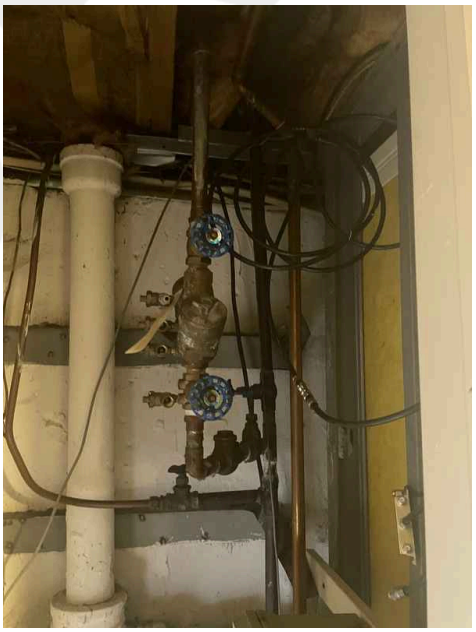
Electric Hot Water Tank

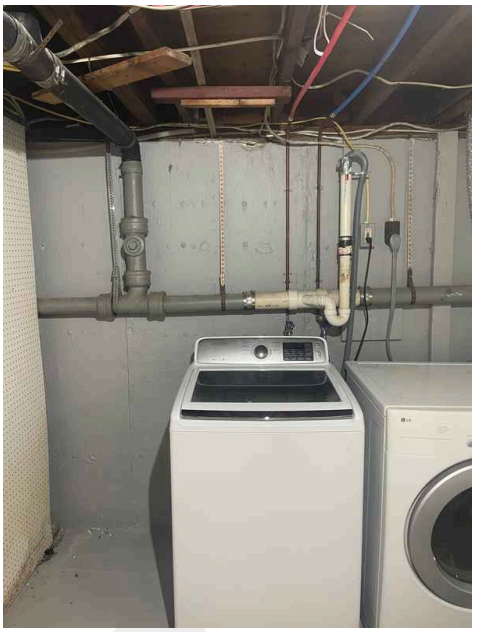
I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.



Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

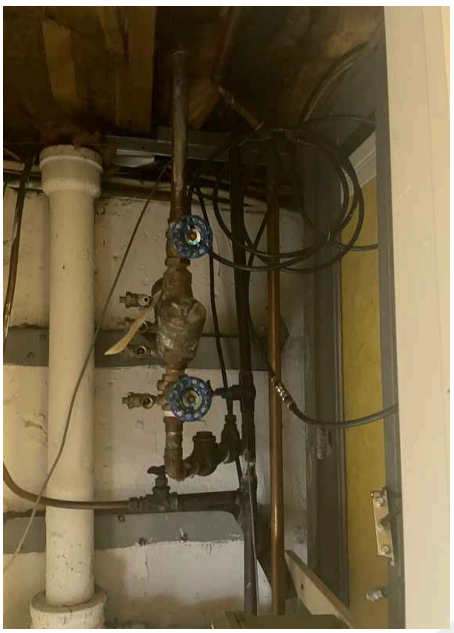
I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.





Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.



Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

7.3.1 Hot Water Source

Minor Defect

MISSING CATCH PAN UNDER TANK

I observed that the hot water tank is missing a water leak catch pan.

Recommendation

Contact a qualified professional.

8: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

Not visible. Underground

Main Service Disconnect: Inspected Main Service Disconnect

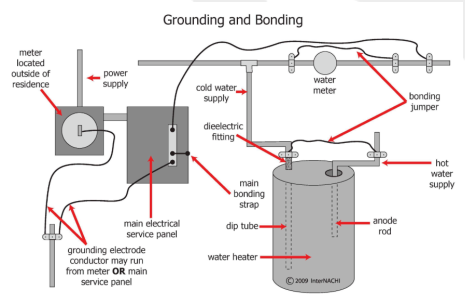
I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

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

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

9: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: **Type of Insulation Observed**

Fiberglass

Structural Components & Observations in Attic: **Structural Components Were Inspected**

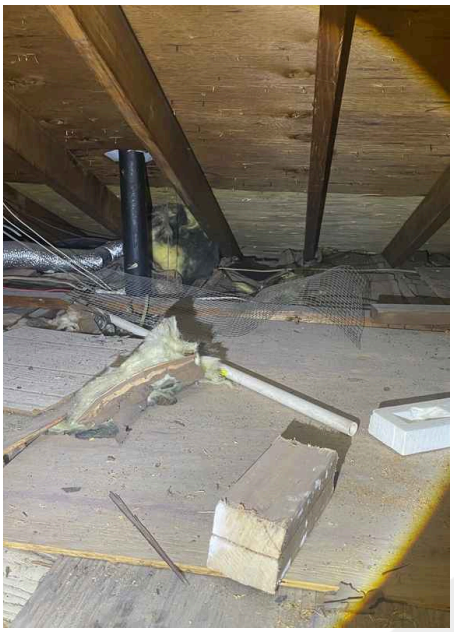
Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

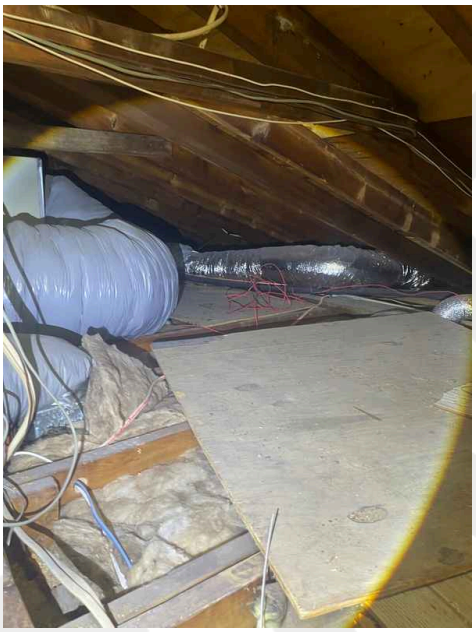
Insulation in Attic: Insulation Was Inspected

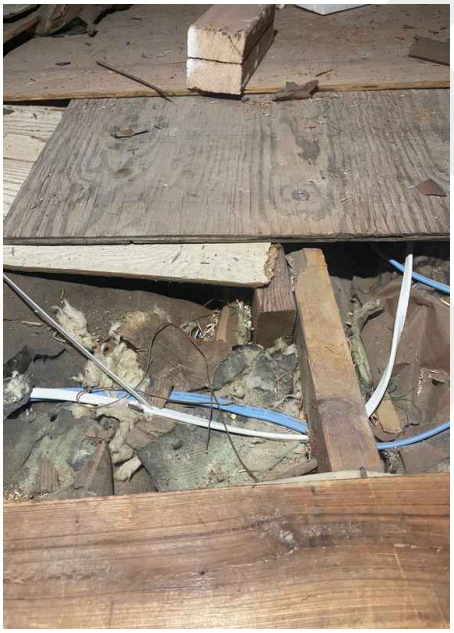
During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.





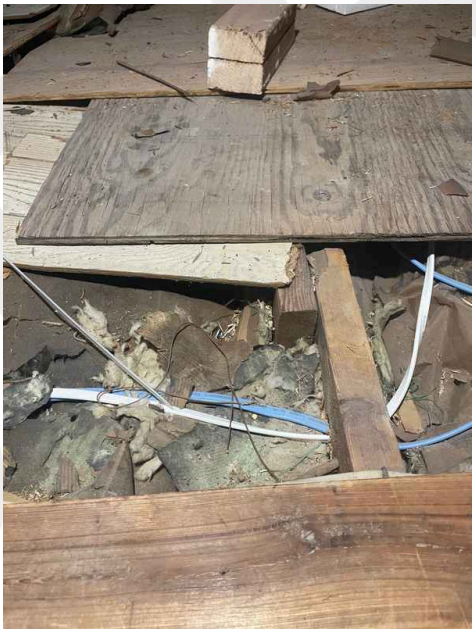


Insulation in Attic: Approximate Average Depth of Insulation

Attic

1-3 inches

At the time of inspection, the full attics insulation was not visible. The areas that were visible, showed that they were original to the house. It is recommended that a qualified professional come and assess the current or value of the attic and make the appropriate recommendations..



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.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Recommendations

9.3.1 Ventilation in Attic

Major Defect

GENERAL ABSENCE OF VENTILATION

I observed indications of the general absence of ventilation in the unfinished attic area.

Recommendation

Contact a qualified insulation contractor.

10: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

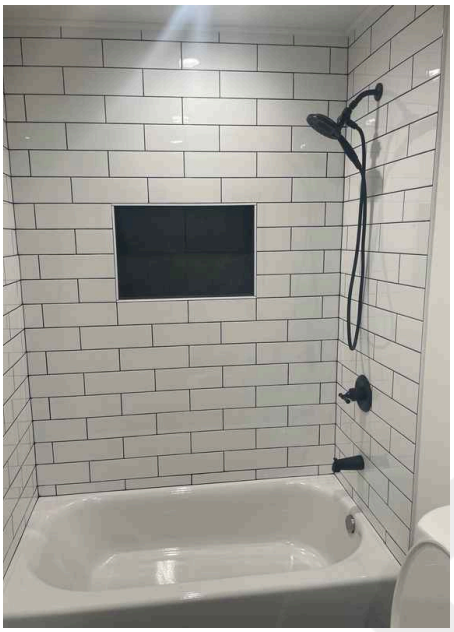
I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

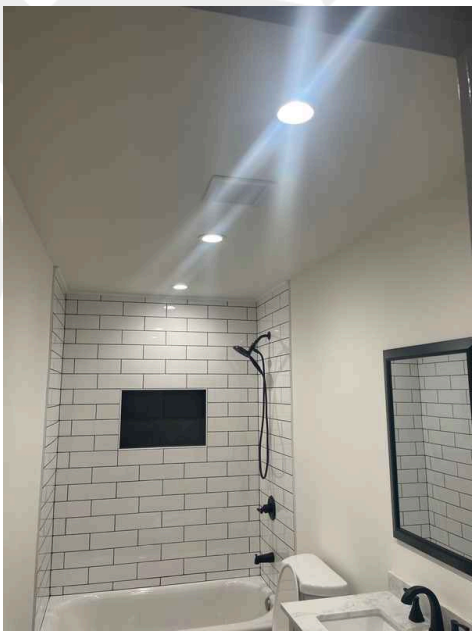
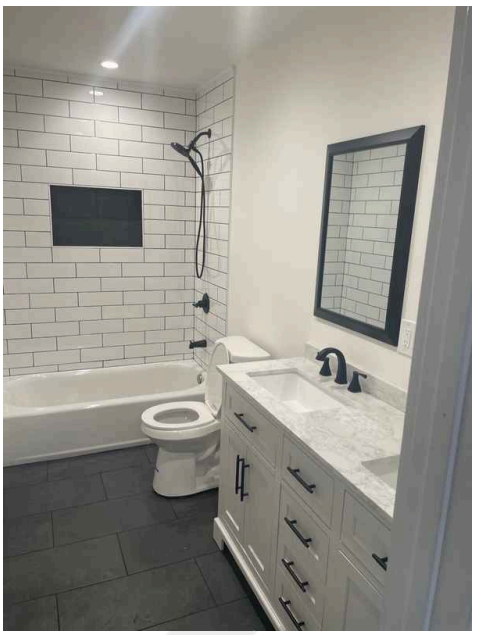
I inspected the heat source in the bathroom (register/baseboard).

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.





Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

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.

Cabinetry, Ceiling, Walls & Floor: New cabinets

At the time of inspection, it appears the bathroom has been completely renovated

Limitations

Bathroom Exhaust Fan / Window

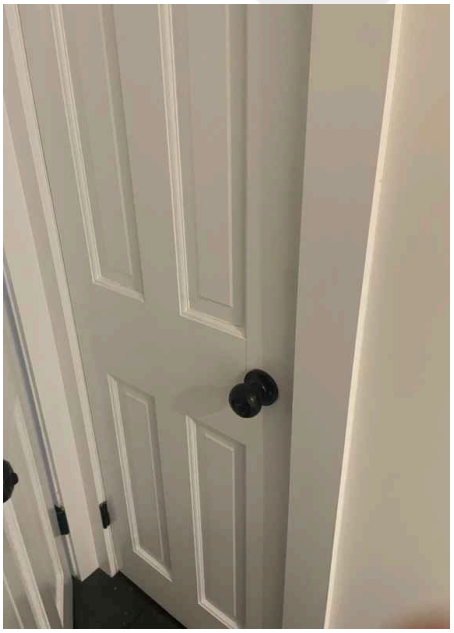
LACK OF BATHROOM VENTILATION ON 1ST FLOOR

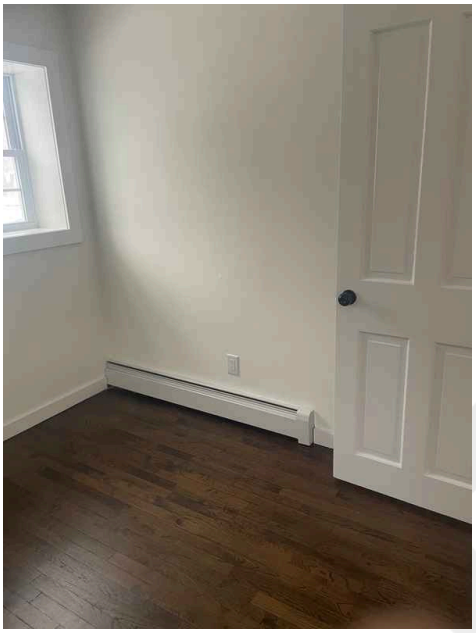
11: DOORS, WINDOWS & INTERIOR

Information

Doors: **Doors Inspected**

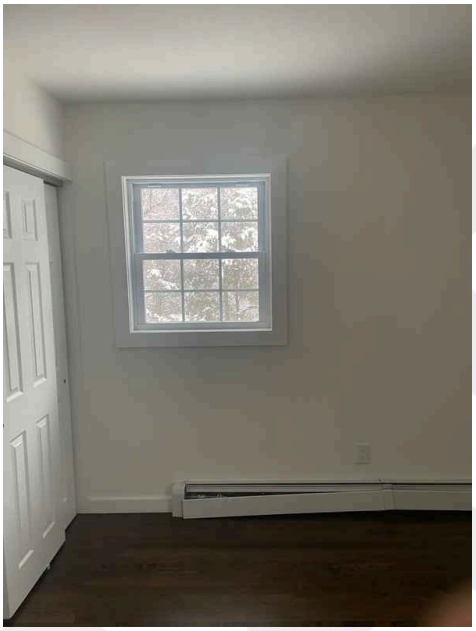
I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

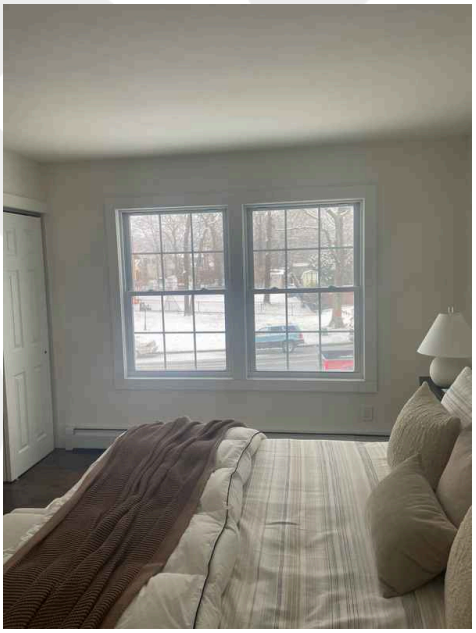


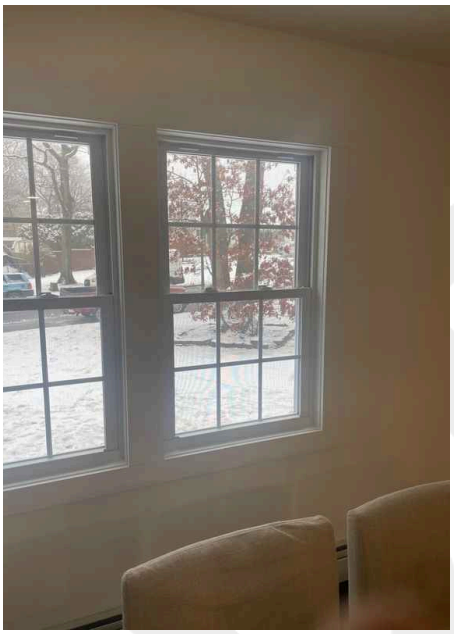


Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

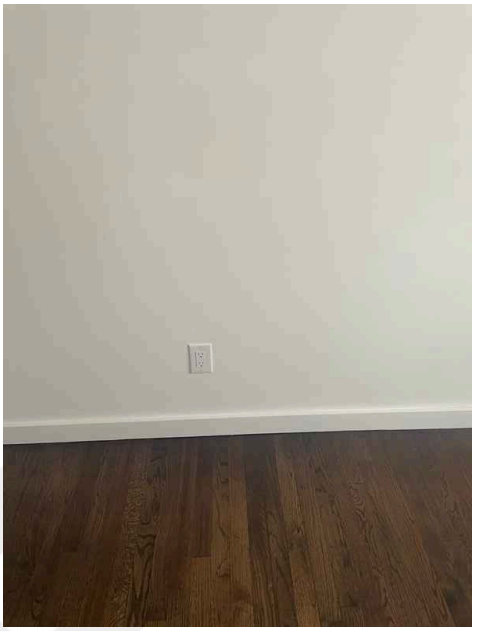



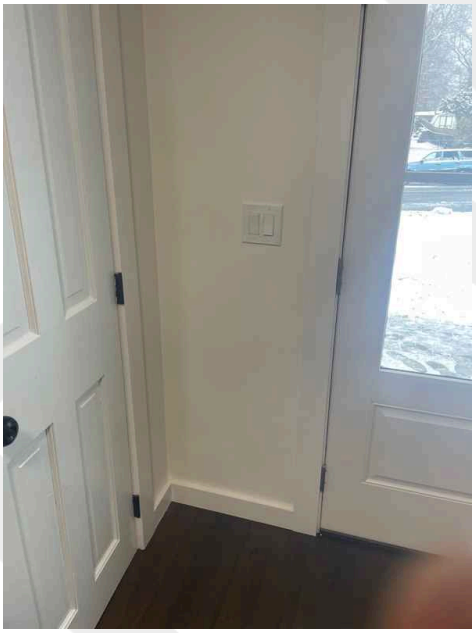



Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.







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.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, 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.

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

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

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

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

12: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

LAUNDRY

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

LAUNDRY

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

13: KITCHEN

Information

Kitchen Sink: **Ran Water at Kitchen Sink**

I ran water at the kitchen sink.

GFCI: **GFCI Tested**
Kitchen

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

STANDARDS OF PRACTICE

Inspection Detail
Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

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.

I. The inspector shall inspect from ground level or the eaves:

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

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect:

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

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

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

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;

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

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

Attic, Insulation & Ventilation

The inspector shall inspect:

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

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

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.

Doors, Windows & Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

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.