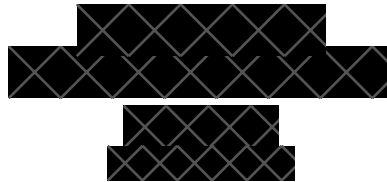




APEX TEMPLATE FOR HOME INSPECTIONS



Inspector

Todd Nellenbach

HI17753

7274854853

todd@homeinspectionsbyapex.com



Agent

Spectora User

TABLE OF CONTENTS

1: Inspection Detail	5
2: Roof	6
3: Exterior	10
4: Basement, Foundation, Crawlspace & Structure	16
5: Heating	17
6: Cooling	19
7: Plumbing	21
8: Electrical	24
9: Attic, Insulation & Ventilation	29
10: Bathrooms	32
11: Doors, Windows & Interior	34
12: Laundry	40
13: Attached Garage	42
14: Kitchen	45
15: Test	48
16: Irrigation System	49
Standards of Practice	50

SUMMARY

92

ITEMS INSPECTED

7

MINOR DEFECT

14

MAJOR DEFECT

5

MATERIAL DEFECT

Summary Text (enter here)

- ⊖ 2.6.1 Roof - Gutters & Downspouts: Gutter Damaged
- ⊖ 2.6.2 Roof - Gutters & Downspouts: Gutter Fastening Defect
- 🔧 2.6.3 Roof - Gutters & Downspouts: Downspout Detached
- ⊖ 3.2.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Fascia
- ⊖ 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
- 🔧 3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Retaining Wall Damage
- ⊖ 3.5.1 Exterior - GFCIs & Electrical: Missing GFCI
- ⚠️ 3.5.2 Exterior - GFCIs & Electrical: Electrical Defect
- 🔧 3.6.1 Exterior - Walkways & Driveways: Major Cracking at Driveway
- 🔧 3.6.2 Exterior - Walkways & Driveways: Minor Cracking at Walkway
- ⚠️ 8.1.1 Electrical - Electric Meter & Base: Tamper resistant lock broken
- ⊖ 8.7.1 Electrical - AFCIs: Missing AFCI
- ⊖
- 9.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Prior Water Penetration Observed
- ⊖
- 9.1.2 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Structural Defect in Attic
- ⊖ 9.3.1 Attic, Insulation & Ventilation - Ventilation in Attic: Bathroom fan vent
- ⚠️ 9.4.1 Attic, Insulation & Ventilation - Attic Ladder: Attic ladder unsafe
- ⊖ 10.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Improperly Exhausting
- ⚠️ 10.4.1 Bathrooms - GFCI & Electric in Bathroom: GFCI Improperly Wired
- 🔧 11.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Major Corner Cracks
- 🔧 11.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Drywall damage

-
- ⊖ 11.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Old Detectors, New Detectors Recommended
 - ⚠ 11.7.2 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing Smoke Detector
 - ⊖ 11.7.3 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing CO Detector
 - ⊖ 12.1.1 Laundry - Clothes Washer: Missing GFCI Protection in Laundry
 - ⊖ 13.4.1 Attached Garage - Electric in Garage: Missing GFCI-Protection in Garage
 - 🔧 14.10.1 Kitchen - Countertops & Cabinets: Cabinet Hinge Loose

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance

Client, Client's Agent, Home Owner

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

General Inspection Info: Window Manufacturer

PGT

No impact rated aluminum frame thermal windows

Occupancy

Occupied

Type of Building

Single Family

General Inspection Info: Occupancy

Furnished, Occupied

General Inspection Info: Type of Building

Single Family

Style

Contemporary

Weather Conditions

Clear

General Inspection Info: Weather Conditions

Sunny, Cold

In Attendance

Client, Client's Agent, Home Owner

Temperature (approximate)

58 Fahrenheit (F)

2: ROOF

Information

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.

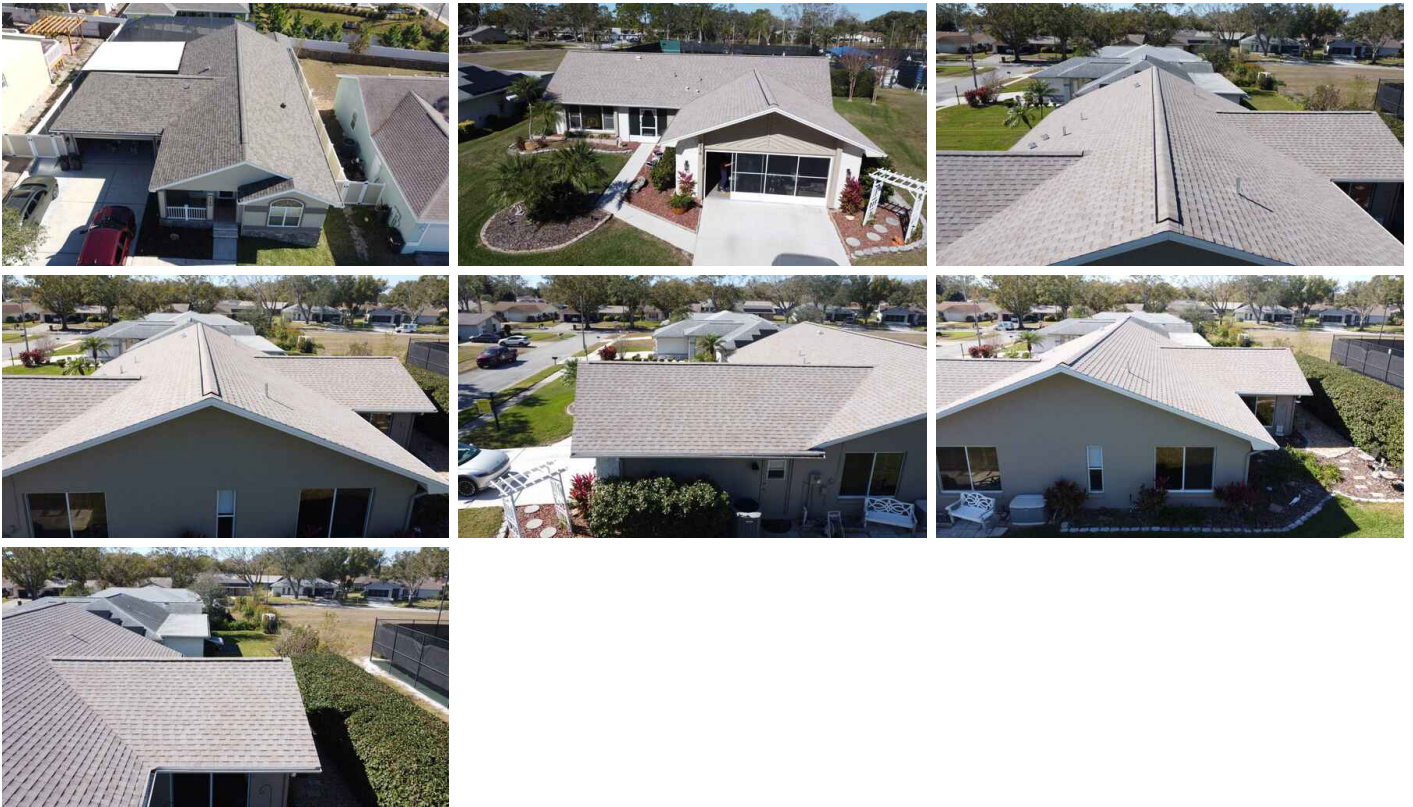
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

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

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



Roof Covering: Roof Was Inspected

Ground, Drone

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

Roof Covering: Roof information

The roof covering was replaced under permit # EBP -24-16072 and inspected on 10/17/2024.

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.

Coverings: Inspection Method

Ground, Binoculars, Drone

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum, Seamless Aluminum

Gutters & Downspouts: Homeowner's Responsibility

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

Gutters & Downspouts: Gutters Were Inspected

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

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

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 accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

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

Recommendations

2.6.1 Gutters & Downspouts

Major Defect

GUTTER DAMAGED

I observed damage to the gutter. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor



2.6.2 Gutters & Downspouts

Major Defect

GUTTER FASTENING DEFECT

I observed indications of a defect at the gutter fastening at numerous locations around the house

Recommendation

Contact a qualified gutter contractor



2.6.3 Gutters & Downspouts

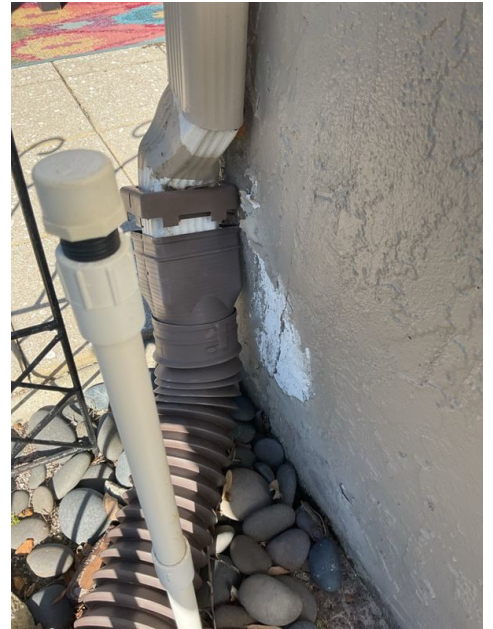
DOWNSPOUT DETACHED

 Minor Defect

I observed indications of a disconnected and detached downspout pipe. Easy fix.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

General: Homeowner's Responsibility

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

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

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

General: Exterior Was Inspected

I inspected the exterior of the house.

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

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

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

Masonry, Stucco

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.

Vegetation, Surface Drainage, Retaining Walls & 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.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Windows: Windows Inspected

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

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

Limitations

Wall-Covering, Flashing & Trim

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.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI 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.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

3.2.1 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT FASCIA

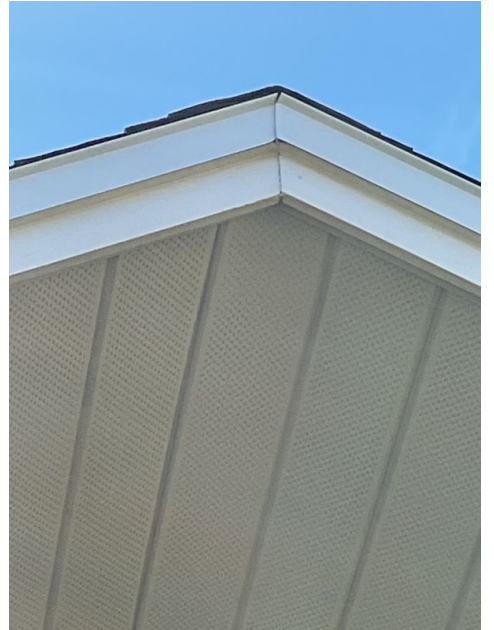
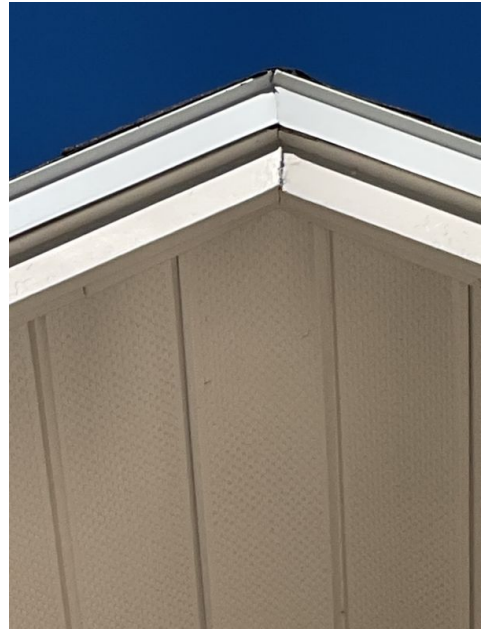
 Major Defect

I observed indications that one or more areas of the fascia were damaged.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



3.3.1 Wall-Covering, Flashing & Trim

Major Defect

DAMAGED WALL-COVERING MATERIAL

I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Minor Defect

RETAINING WALL DAMAGE

I observed a raised planter box along the front of the home. This could lead to water intrusion along this wall if this area gets too much water. Recommend monitoring

Recommendation

Contact a qualified landscaping contractor



3.5.1 GFCIs & Electrical

Major Defect

MISSING GFCI

EXTERIOR OF HOME

I observed indications that a GFCI is missing in an area that is required to keep people safe. Not up to modern safety practices.

Recommendation

Contact a qualified electrical contractor.

3.5.2 GFCIs & Electrical

Material Defect

ELECTRICAL DEFECT

I observed indications of an electrical defect at the exterior. The outlet to the right of the patio is inoperative and loose. Recommend an electrical contractor replace and update with gfci and determine why it does not have power.

Recommendation

Contact a qualified electrical contractor.



3.6.1 Walkways & Driveways

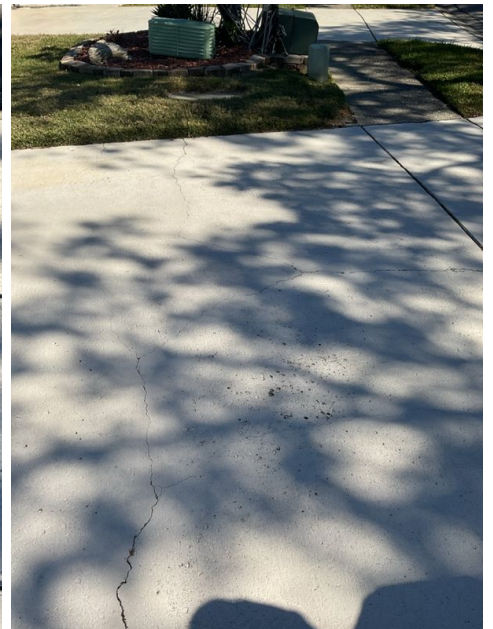
MAJOR CRACKING AT DRIVEWAY

I observed indications of major cracking at the driveway.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified concrete contractor.



3.6.2 Walkways & Driveways

MINOR CRACKING AT WALKWAY

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.



Recommendation
Contact a handyman or DIY project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Homeowner's Responsibility

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

Basement: Structural Components Were Inspected

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

Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Under-Floor Crawlspace: Structural Components Inspected

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

5: HEATING

Information

Heating System Information: Homeowner's Responsibility

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

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

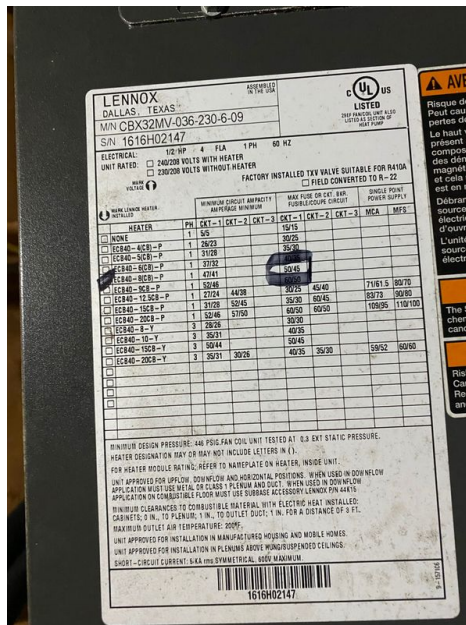
Heating System Information: Energy Source

Electric, Heat Pump

2 ton Lennox system air handler in the attic inside primary bedroom closet



Condenser



Air Handler

Heating System Information:

Heating Method

Heat Pump System

Thermostat and Normal Operating Controls: Thermostat Location

Hall way



Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection. Located in the attic next to the air handler unit.



Limitations

Heating System Information

HEATING SYSTEM INACCESSIBLE

The heating system was restricted due to the location of the air handler in the attic. there was limited room to photograph or inspect the unit safety.

6: COOLING

Information

Cooling System Information: Homeowner's Responsibility

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

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

Thermostat and Normal Operating Controls: Thermostat Location
Hallway

Thermostat and Normal Operating Controls: Service Switch Inspected

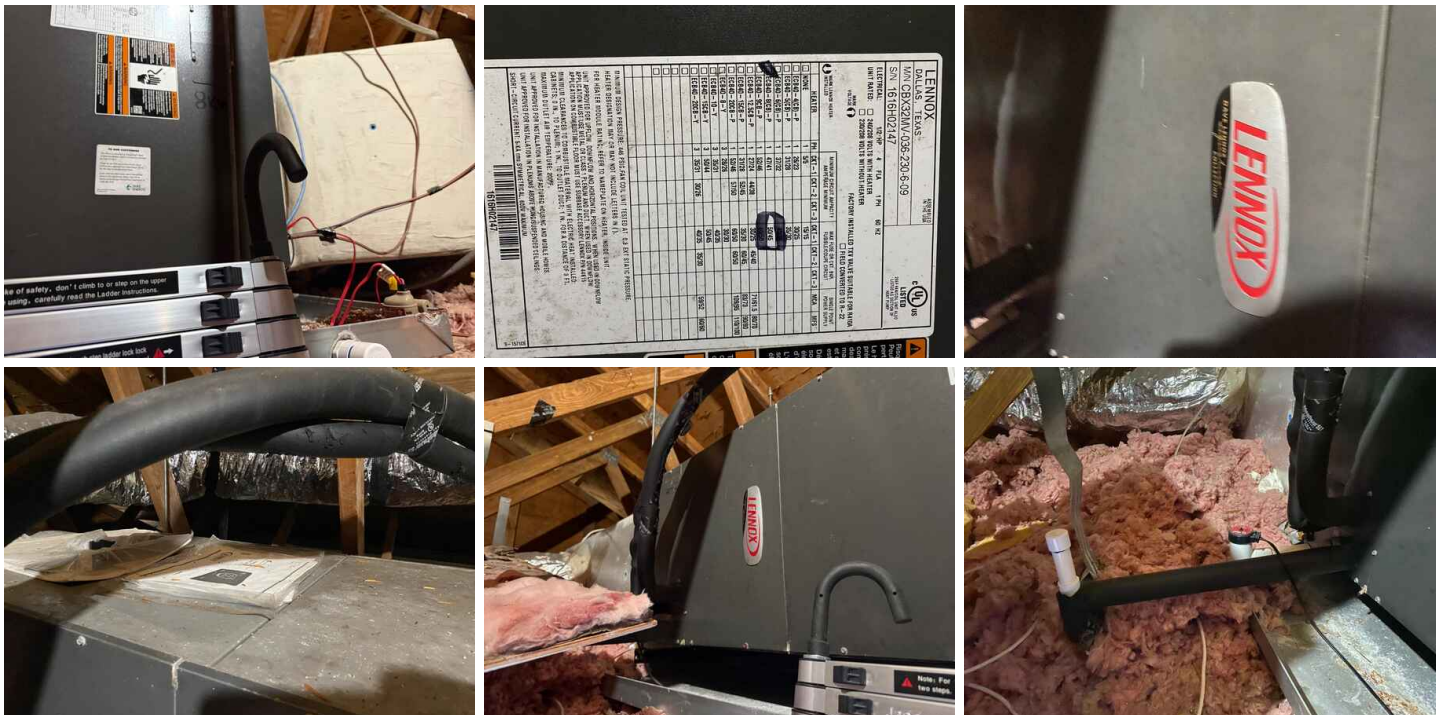
I observed a service switch. I inspected it. It worked when I used it during my inspection.

Limitations

Cooling System Information

COOLING SYSTEM INACCESSIBLE

The heating system was inaccessible. The inspection was restricted and limited due to its location in the attic making it difficult to inspect and photograph.





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.

7: PLUMBING

Information

Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Outside of House



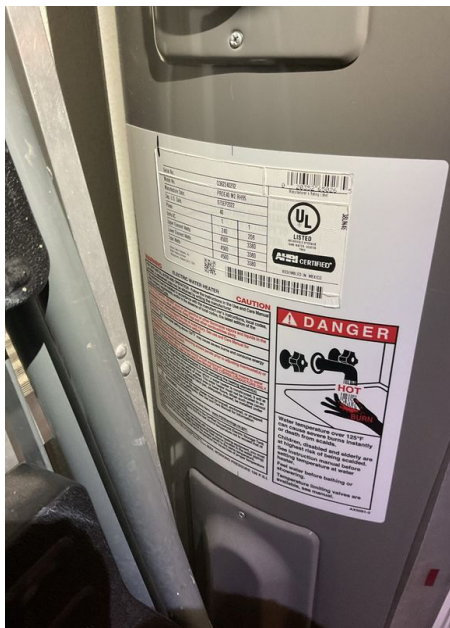
Water Supply : Water Supply Is Public

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.



Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).



Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

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

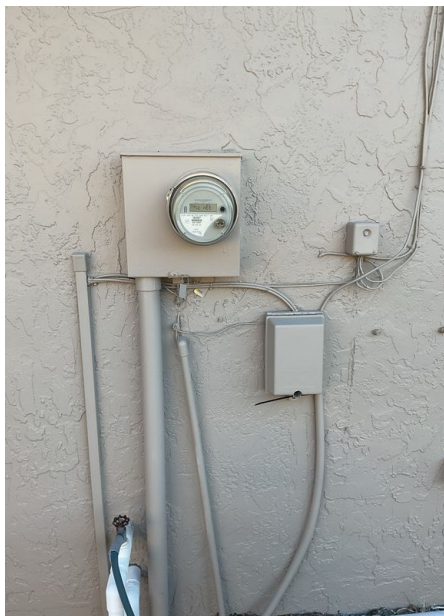
The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

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

I inspected the electrical service-entrance conductors.

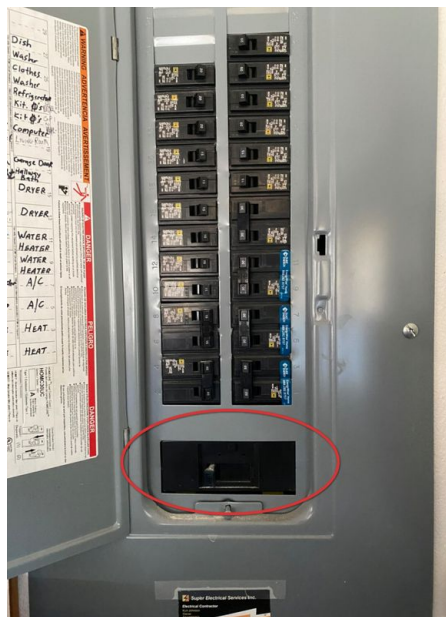
Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

**Main Service Disconnect:
Inspected Main Service
Disconnect**

I inspected the electrical main service disconnect.



Main Service Disconnect: Main Disconnect Rating, If Labeled

150

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

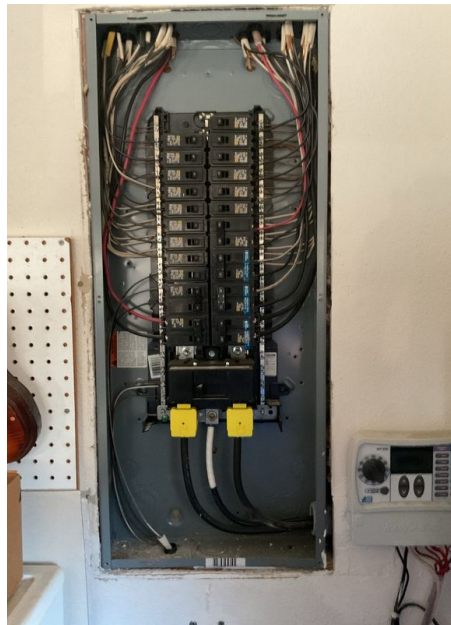


**Electrical Wiring: Type of Wiring,
If Visible**

NM-B (Romex)

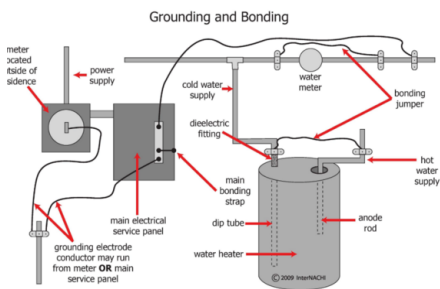
Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



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.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding 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 grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI 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.

Recommendations

8.1.1 Electric Meter & Base

TAMPER RESISTANT LOCK BROKEN

Contact electronic company to replace

Recommendation

Contact a qualified professional.

 Material Defect



MISSING AFCI

I observed indications that an AFCI is missing in an area that is required to keep the house safe. This house is not equipped with AFCI Breakers. Recommend upgrading as needed

Recommendation

Contact a qualified electrical contractor.

9: ATTIC, INSULATION & VENTILATION

Information

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: Type of Insulation Observed

Fiberglass

Insulation in Attic: Approximate Average Depth of Insulation

6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

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

9.1.1 Structural Components & Observations in Attic
PRIOR WATER PENETRATION OBSERVED



I observed indications that sometime in the past there was water penetration or intrusion into the attic. Water marks were observed. This area did not show signs of active leaks and there was no moisture present. Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



9.1.2 Structural Components & Observations in Attic

Major Defect

STRUCTURAL DEFECT IN ATTIC

I observed a major structural defect in the attic. Edge and corner of sheathing for roof at ridge vent damaged and broken.

Recommendation

Contact a qualified carpenter.



9.3.1 Ventilation in Attic

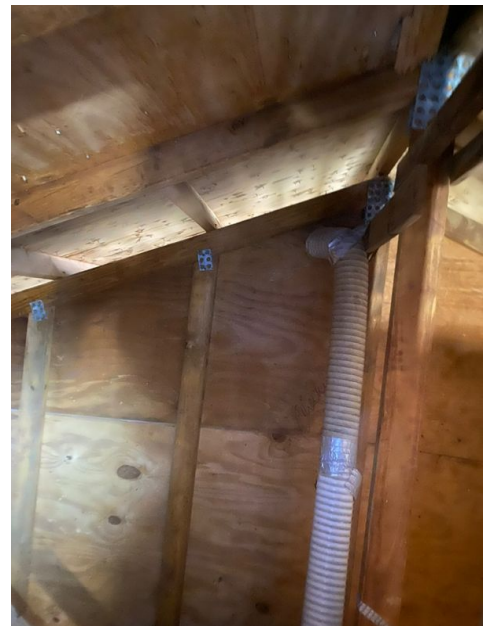
Major Defect

BATHROOM FAN VENT

The bathroom fan vents into the attic and should terminate outside. I suggest this be addressed by a contractor

Recommendation

Contact a qualified professional.



9.4.1 Attic Ladder

Material Defect

ATTIC LADDER UNSAFE

The attic ladder in the garage is not properly set to meet the floor at the right angle and is hazardous. Recommend replacing

Recommendation

Contact a qualified professional.



10: BATHROOMS

Information

Bathroom Toilets: Toilets

Inspected

I flushed all of the toilets.

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.

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.

Recommendations

10.3.1 Bathroom Exhaust Fan / Window

IMPROPERLY EXHAUSTING

PRIMARY BATHROOM

I observed that the bathroom fan is improperly exhausting air from the bathroom.

Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.

Recommendation

Contact a qualified general contractor.



10.4.1 GFCI & Electric in Bathroom

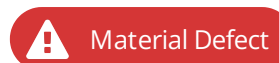
GFCI IMPROPERLY WIRED

IN HALLWAY BATHROOM

I observed a defect at the GFCI in the bathroom. tests as not having a ground and will not trip when tested.

Recommendation

Contact a qualified electrical contractor.



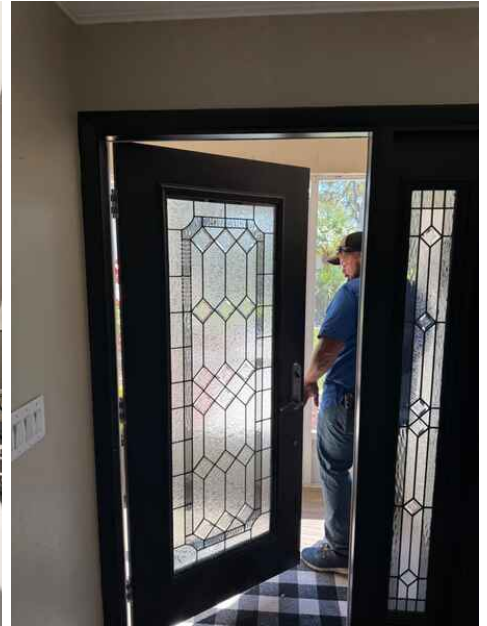


11: DOORS, WINDOWS & INTERIOR

Information

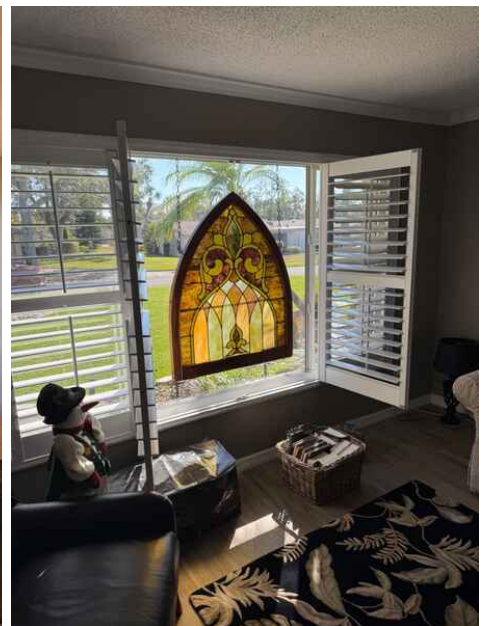
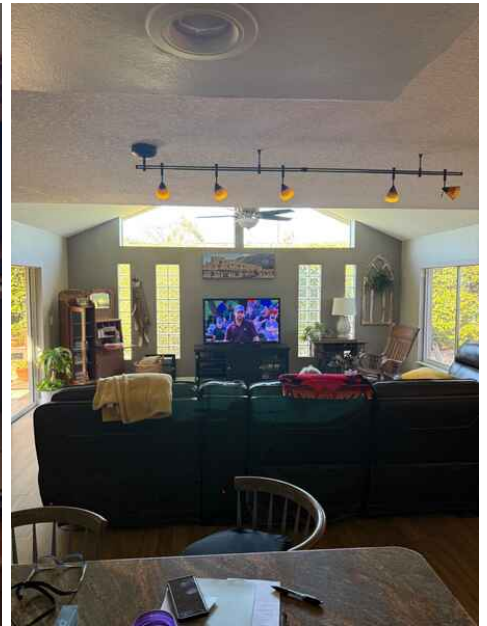
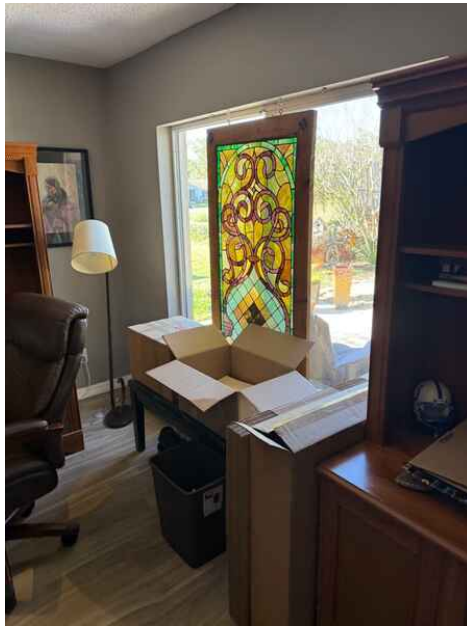
Doors: Doors Inspected

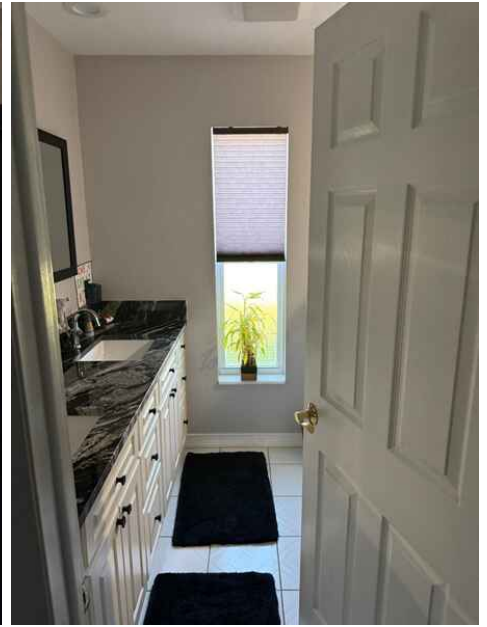
I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.



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](#).

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.

Recommendations

11.4.1 Floors, Walls, Ceilings

MAJOR CORNER CRACKS

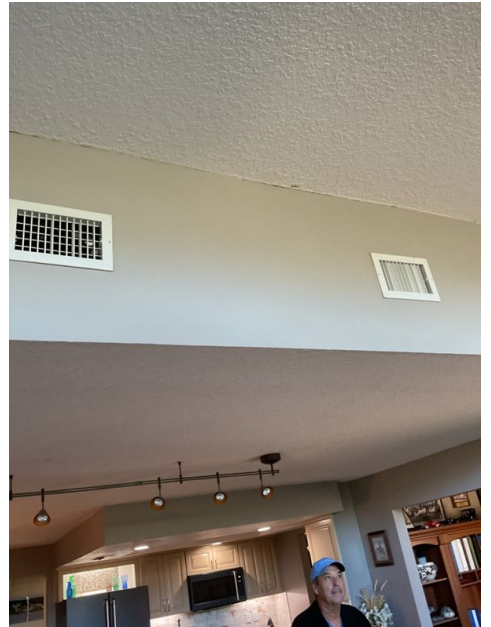
I observed along the ceiling in the living room.

Recommendation

Contact a qualified structural engineer.



Minor Defect



11.4.2 Floors, Walls, Ceilings

DRYWALL DAMAGE

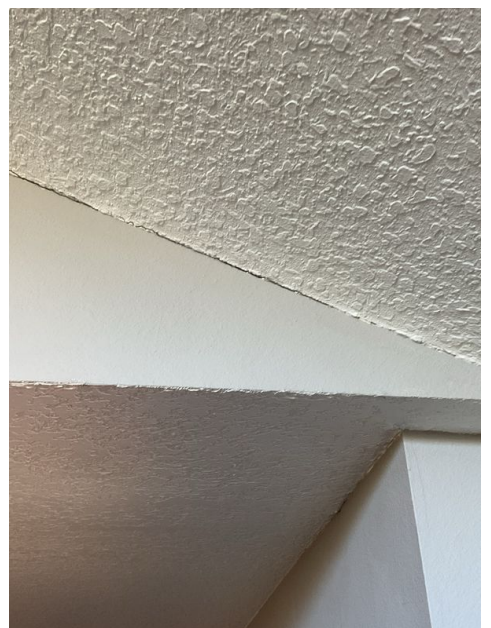
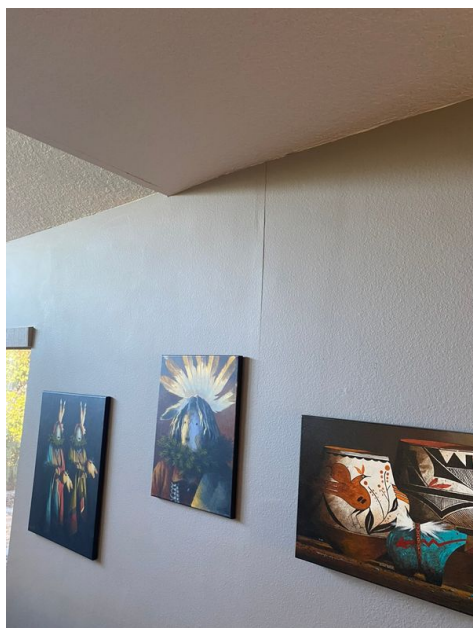
There is misc drywall damage around the house.

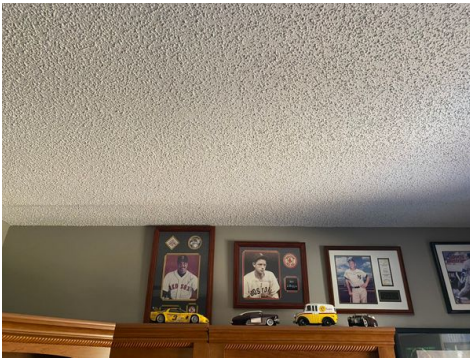
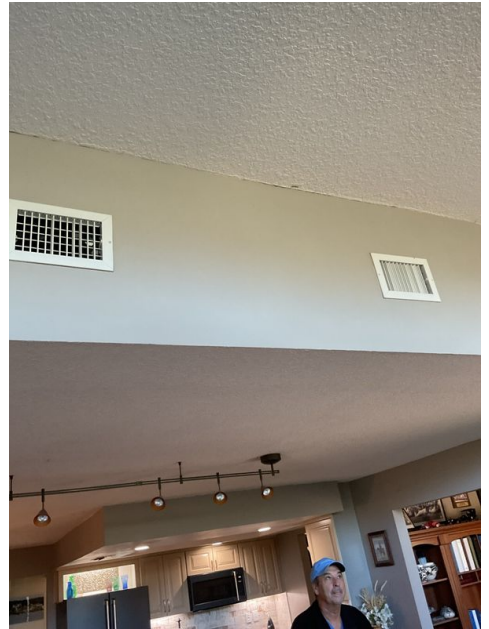
Recommendation

Contact a qualified professional.



Minor Defect





11.7.1 Presence of Smoke and CO Detectors

Major Defect

OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.

Recommendation

Contact a qualified professional.



In hallway by laundry room

11.7.2 Presence of Smoke and CO Detectors

Material Defect

MISSING SMOKE DETECTOR

I observed indications of a missing smoke detector. Hazard.

Recommendation

Contact a qualified professional.

11.7.3 Presence of Smoke and CO Detectors

MISSING CO DETECTOR

 Major Defect

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

Recommendation

Contact a qualified professional.

12: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

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

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.

Laundry Room, Electric, and Tub

LAUNDRY TUB

I could not inspect the laundry tub as it has numerous items on top of it.



Recommendations

12.1.1 Clothes Washer

MISSING GFCI PROTECTION IN LAUNDRY



I observed missing GFCI protection for all receptacle outlets in the laundry, as it is required by standards.

Recommendation

Contact a qualified electrical contractor.



13: ATTACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door: Garage screen door

The garage door has a sliding screen door system that appeared to be in good working order.



Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener:

Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Vehicle Door Opener: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

Garage Vehicle Door Opener: Bottom Bracket Label Was Inspected

I observed two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

Limitations

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.



Recommendations

13.4.1 Electric in Garage

MISSING GFCI-PROTECTION IN GARAGE

Major Defect

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines. Not up to current safety standards

Recommendation

Contact a qualified electrical contractor.

14: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink and tested the garbage disposal.

GFCI: GFCI Tested

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

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.



Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.



Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.



Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside.



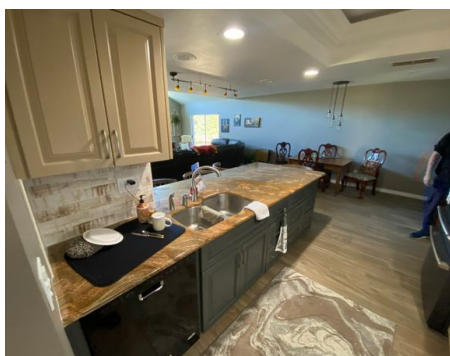
Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.



Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



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

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

Recommendations

14.10.1 Countertops & Cabinets

CABINET HINGE LOOSE

CABINET OVER MICROWAVE

I observed a loose cabinet door and hinge.

Recommendation

Recommended DIY Project





15: TEST

16: IRRIGATION SYSTEM

Information

Control Panel Location: Location of Control Panel

The control panel is located in the garage.

Well pump not tested: Well Pump

The well pump was not inspected as it is outside of the scope of a home inspection.



Limitations

Control Panel Location

IRRIGATION SYSTEM NOT OPERATION

General

IRRIGATION SYSTEM NOT INSPECTED

The irrigation system is outside of the scope of a general home inspection.

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.

Attached Garage

The inspector shall inspect:

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.

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.