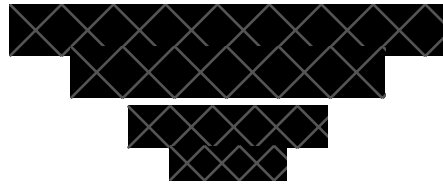




APEX TEMPLATE FOR HOME INSPECTIONS



Inspector

Todd Nellenbach

HI17753

7274854853

todd@homeinspectionsbyapex.com

TABLE OF CONTENTS

1: Inspection Detail	5
2: Roof	6
3: Exterior	13
4: Heating	30
5: Cooling	32
6: Plumbing	35
7: Electrical	38
8: Attic, Insulation & Ventilation	42
9: Bathrooms	44
10: Doors, Windows & Interior	50
11: Laundry	55
12: Attached Garage	57
13: Kitchen	62
14: Test	65
Standards of Practice	66

SUMMARY



ITEMS INSPECTED



MINOR DEFECT



MAJOR DEFECT



MATERIAL DEFECT

Summary Text (enter here)

- ⚠ 2.1.1 Roof - Roof Covering: Cracked Roof-Covering Material
 - ⚠ 2.1.2 Roof - Roof Covering: Exposed Fasteners
 - ⚠ 2.1.3 Roof - Roof Covering: Material Defect Observed
 - ⚠ 2.1.4 Roof - Roof Covering: Roof Structural Defect Observed
 - ⚠ 2.1.5 Roof - Roof Covering: Old System
 - ⚠ 2.2.1 Roof - Flashing: Loose Counter Flashing
 - 🔧 2.3.1 Roof - Roof Drainage Systems: Debris
 - ⊖ 2.3.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
 - ⊖ 2.3.3 Roof - Roof Drainage Systems: Gutter appears under sized and runs short of house
 - 🔧 2.5.1 Roof - Gutters & Downspouts: Debris in Gutters
 - ⊖ 3.2.1 Exterior - Eaves, Soffits & Fascia: Paint Surface in Poor Condition
 - ⊖ 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
 - ⊖ 3.3.2 Exterior - Wall-Covering, Flashing & Trim: Cracking - Minor
 - ⊖ 3.5.1 Exterior - GFCIs & Electrical: Missing GFCI
 - ⊖ 3.5.2 Exterior - GFCIs & Electrical: Electrical Defect
 - ⊖ 3.6.1 Exterior - Walkways & Driveways: Minor Cracking at Driveway
 - 🔧 3.7.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Worn Out Surfaces
 - ⊖ 3.8.1 Exterior - Windows: Cracked Windowpane
 - 🔧 3.8.2 Exterior - Windows: Missing Window Screen
 - ⊖ 3.9.1 Exterior - Exterior Doors: Wood Rot at Door
 - 🔧 3.9.2 Exterior - Exterior Doors: Door Hardware Damaged
 - ⊖ 3.9.3 Exterior - Exterior Doors: Slider Door Defect
 - ⊖ 3.9.4 Exterior - Exterior Doors: Weather seal damage
-

-
- ⊖ 7.4.1 Electrical - Electrical Wiring: Improper Wiring
 - ⚠ 7.5.1 Electrical - Panelboards & Breakers: Doubled Hot Conductors
 - 🔧 8.2.1 Attic, Insulation & Ventilation - Insulation in Attic: Insulation Compressed by Steps
 - ⊖ 8.2.2 Attic, Insulation & Ventilation - Insulation in Attic: Additional Insulation Recommended
 - ⊖ 8.3.1 Attic, Insulation & Ventilation - Ventilation in Attic: Attic Ventilation Insufficient
 - ⚠ 9.2.1 Bathrooms - Sinks, Tubs & Showers: Active Water Leak
 - ⊖ 9.2.2 Bathrooms - Sinks, Tubs & Showers: Loose Fixture
 - ⊖ 9.2.3 Bathrooms - Sinks, Tubs & Showers: Damaged Tiles in Shower
 - ⊖ 9.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Improperly Exhausting
 - ⊖ 9.4.1 Bathrooms - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
 - ⊖ 10.2.1 Doors, Windows & Interior - Windows: Moisture at Window
 - 🔧 10.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Cover Plates Missing or Damaged
 - ⊖ 10.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Moisture Damage
 - ⊖ 10.5.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Old Detectors, New Detectors Recommended
 - ⊖ 10.5.2 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Major Defect
 - ⊖ 11.1.1 Laundry - Clothes Washer: Stand Pipe Defect
 - ⊖ 11.3.1 Laundry - Laundry Room, Electric, and Tub: Missing GFCI Protection
 - 🔧 12.2.1 Attached Garage - Garage Vehicle Door: Weather Stripping at Garage Door in Poor Condition
 - ⊖ 12.2.2 Attached Garage - Garage Vehicle Door: Damage to Garage Door
 - 🔧 12.3.1 Attached Garage - Garage Vehicle Door Opener: Defect at Warning Label
 - ⊖ 12.3.2 Attached Garage - Garage Vehicle Door Opener: Non-Contact Auto-Reverse Failed
 - ⊖ 12.4.1 Attached Garage - Electric in Garage: Missing GFCI-Protection in Garage
 - ⚠ 12.5.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Door Was Not Self-Closing
 - ⊖ 13.2.1 Kitchen - GFCI: Missing GFCI Protection

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance

Client

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

Unknown

General Inspection Info: Occupancy

Occupied

General Inspection Info: Weather Conditions

Sunny, Warm

General Inspection Info: Type of Building

Single Family

In Attendance

Client

Occupancy

Occupied

Temperature (approximate)

72 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Dry, Warm

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

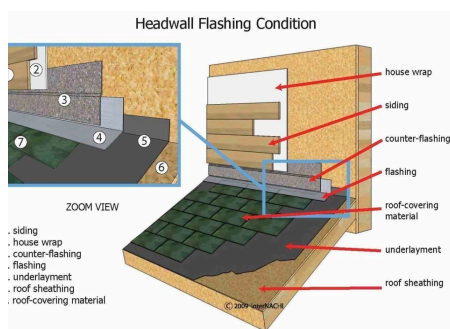
Roof

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.

Flashing: Wall Intersections

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



Flashing 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.

Roof Drainage Systems: Gutter

Material

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

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.

Recommendations

2.1.1 Roof Covering

CRACKED ROOF-COVERING MATERIAL

I observed cracked and damaged shingles. Prone to leaking. Correction and further evaluation by a professional roofer is recommended.

Recommendation

Contact a qualified roofing professional.



Material Defect



2.1.2 Roof Covering

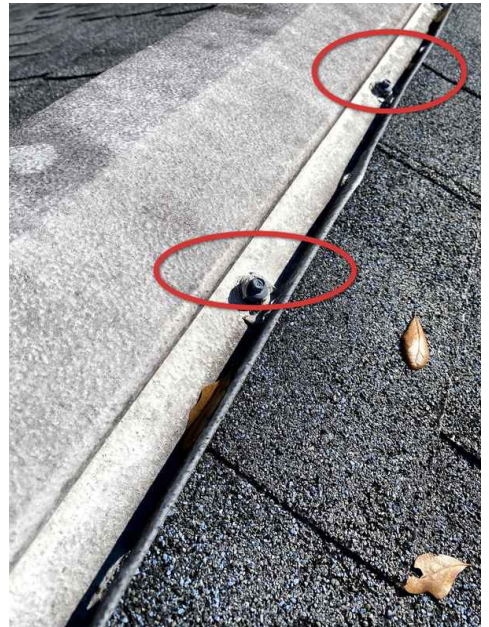
EXPOSED FASTENERS

 Material Defect

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Recommendation

Contact a qualified roofing professional.



2.1.3 Roof Covering

MATERIAL DEFECT OBSERVED

 Material Defect

Material Defect. A material defect was observed. According to the [InterNACHI Home Inspection Standards of Practice](#), a material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

The shingles are lifting in several areas and the roof decking is weak and soft in the front half of the house.

Recommendation

Contact a qualified professional.



2.1.4 Roof Covering

 Material Defect

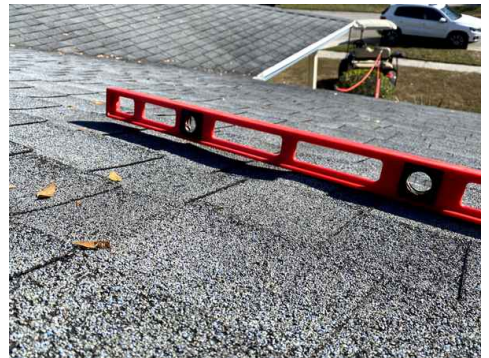
ROOF STRUCTURAL DEFECT OBSERVED

From a readily accessible area, I observed a major structural defect related to the general roof structure. Major defect. Correction and further evaluation is recommended.

There is major sagging at the eaves on both sides of the residence and the front half of the roof decking is soft and spongy when walked on.

Recommendation

Contact a qualified roofing professional.



2.1.5 Roof Covering

 Material 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.

2.2.1 Flashing

 Material Defect

LOOSE COUNTER FLASHING

I observed loose counter flashing. Counter flashing overs the step flashing areas. Loose flashing can cause roof leaks in these areas. All flashing is supposed to be water-tight or designed to divert water away from certain areas.

Recommendation

Contact a qualified roofing professional.



Loses flashing



Loses flashing

2.3.1 Roof Drainage Systems

 Minor Defect

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.3.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

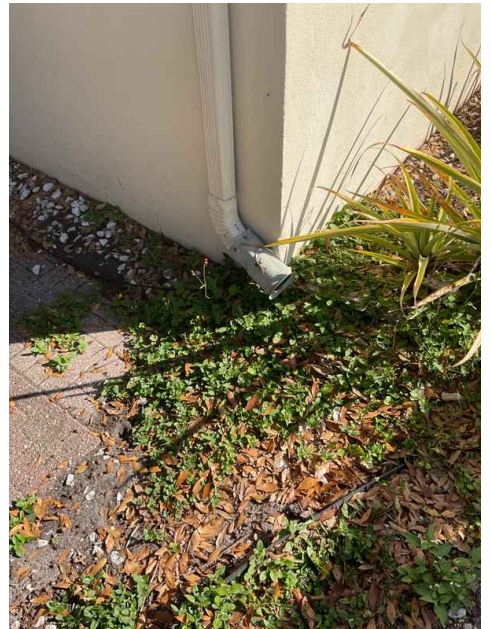
Major Defect

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.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.3.3 Roof Drainage Systems

GUTTER APPEARS UNDER SIZED AND RUNS SHORT OF HOUSE

Major Defect



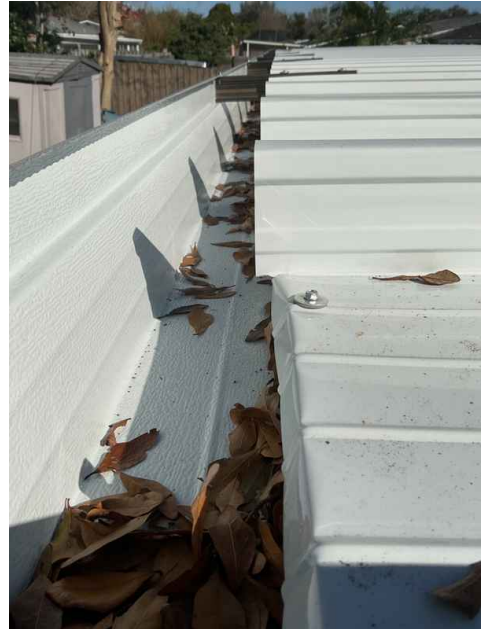
2.5.1 Gutters & Downspouts

DEBRIS IN GUTTERS

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation

Contact a qualified gutter contractor





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.

General:



360 photo

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

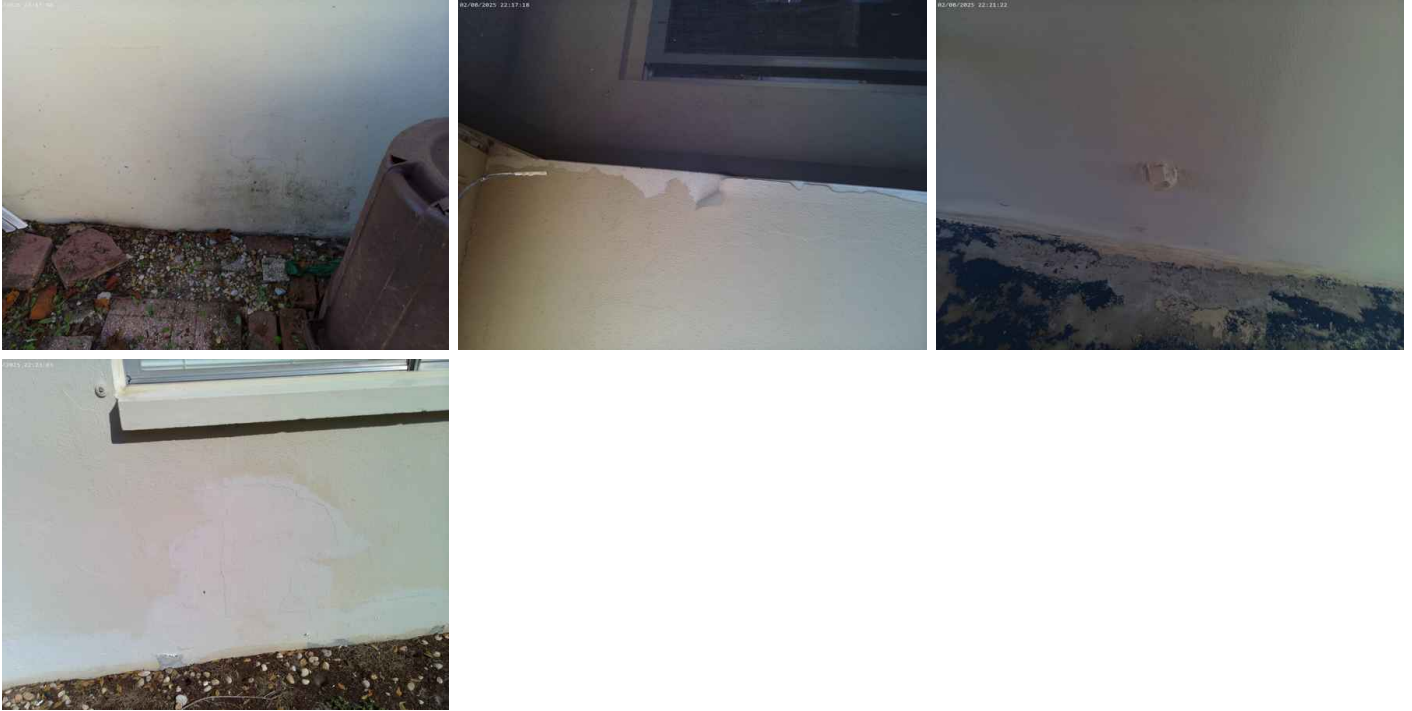
Masonry, Stucco

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.

Wall-Covering, Flashing & Trim: Worn Out Areas of Exterior Wall-Covering

I observed indications of worn out areas, delayed maintenance, or aging.



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.

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.

Porches, Patios, Decks, Balconies & 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.



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

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. 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 eaves, soffit, and fascia.

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

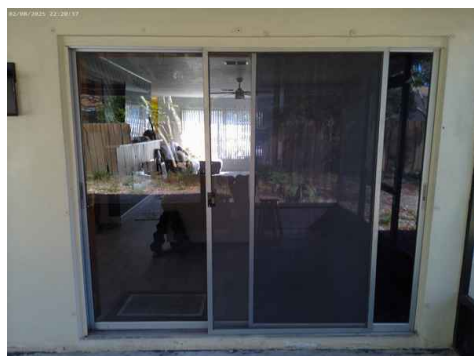
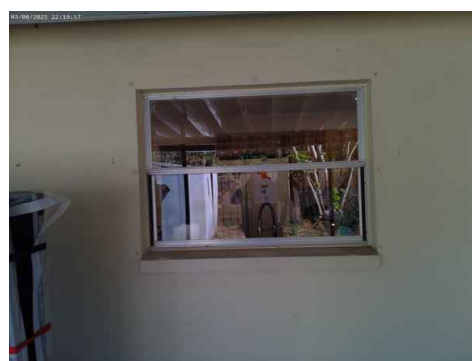
UNABLE TO INSPECT EVERYTHING

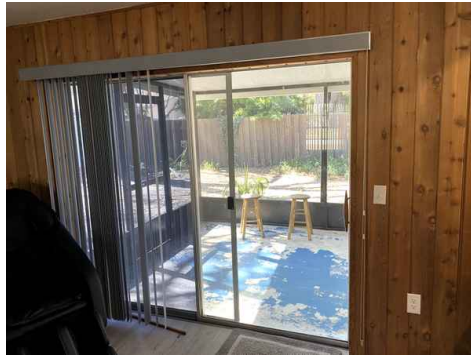
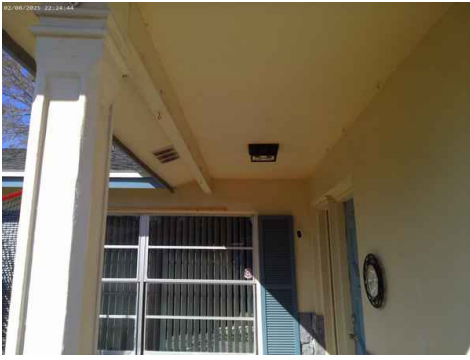
I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system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





Recommendations

3.2.1 Eaves, Soffits & Fascia

PAINT SURFACE IN POOR CONDITION

Major Defect

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas. Correction and further evaluation is recommended.

Recommendation

Contact a qualified painting contractor.



No paint on eaves was patio was replaced.

DAMAGED WALL-COVERING MATERIAL

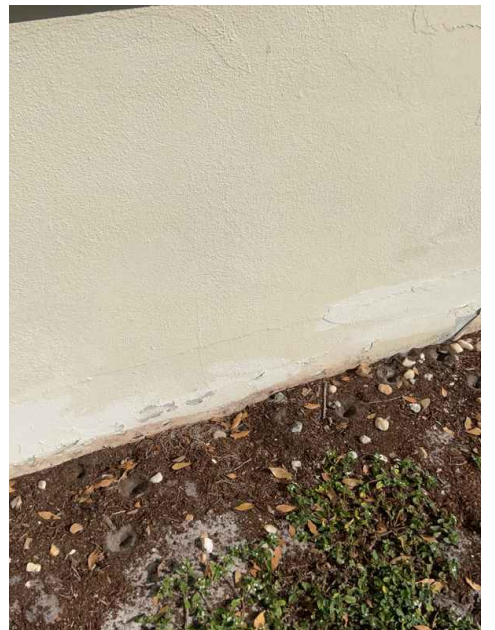
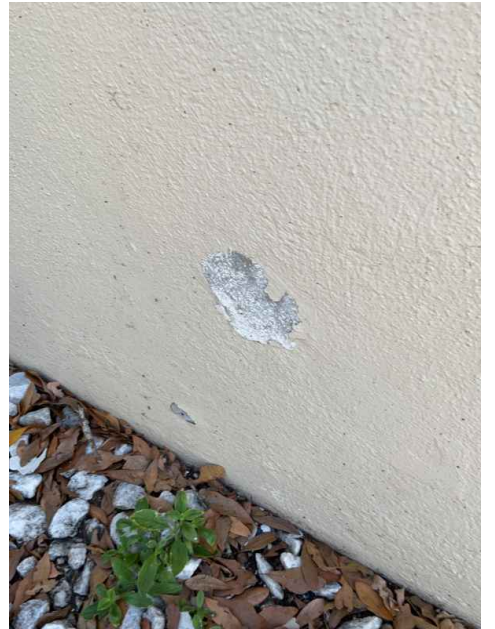
I observed indications of a defect at the exterior wall-covering material.

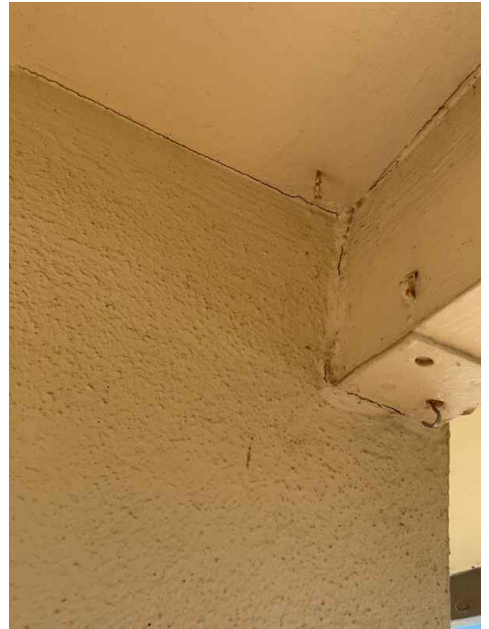
Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.







3.3.2 Wall-Covering, Flashing & Trim

CRACKING - MINOR

There are numerous cracks in the stucco some are from settling and if not repaired can lead to water infiltration.

Recommendation

Recommended DIY Project

 Major Defect



3.5.1 GFCIs & Electrical

Major Defect

MISSING GFCI

I observed indications that a GFCI is missing in an area that is required to keep people safe. none of the exterior outlets are up to current safety standards. Suggest replacing these outlets with GFCI outlets.

Recommendation

Contact a qualified electrical contractor.



3.5.2 GFCIs & Electrical

Major Defect

ELECTRICAL DEFECT

I observed indications of an electrical defect at the exterior. Missing exterior light from outside the door to the garage. The electrical box was covered by blue painter's tap which is not waterproof. Should be fixed or have a waterproof plate installed.

Recommendation

Contact a qualified electrical contractor.



3.6.1 Walkways & Driveways

MINOR CRACKING AT DRIVEWAY

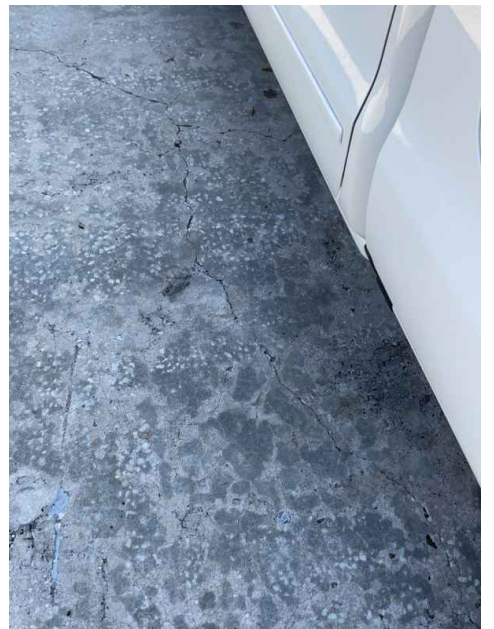
Major Defect

I observed indications of minor cracking and the upper layer of concrete has eroded exposing the aggregate in most areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified concrete contractor.





3.7.1 Porches, Patios, Decks, Balconies & Carports

WORN OUT SURFACES

 Minor Defect

I observed indications of worn out surfaces at the deck.

Recommendation

Recommended DIY Project



3.8.1 Windows

CRACKED WINDOWPANE

 Major Defect

I observed a cracked glass windowpane.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified window repair/installation contractor.



3.8.2 Windows

MISSING WINDOW SCREEN

I observed a missing window screen on all of the windows on the home.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.





3.9.1 Exterior Doors

WOOD ROT AT DOOR

GARAGE EXTERIOR DOOR

I observed wood rot at the exterior door to the garage. The door had damage in numerous areas that need to be addressed on both the door and the door jamb.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



Major Defect



3.9.2 Exterior Doors

 Minor Defect

DOOR HARDWARE DAMAGED

I observed damage at the exterior door hardware, the doorknob has been painted over and the keyhole is unusable. Correction and further evaluation is recommended.

Recommendation

Recommended DIY Project



3.9.3 Exterior Doors

 Major Defect

SLIDER DOOR DEFECT

I observed indications of a defect at the slider door. Hard to open both sliders rear of residence. Correction and further evaluation is recommended.

Recommendation

Contact a qualified door repair/installation contractor.



3.9.4 Exterior Doors

 Major Defect

WEATHER SEAL DAMAGE

the weather seal around the front door has damage, which can lead to water intrusion or energy loss.

Recommendation

Recommended DIY Project



4: 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



Heating System Information:

Heating Method

Heat Pump System

**Thermostat and Normal
Operating Controls: Thermostat
Location**

Dining room



Limitations

Heating System Information

HOT TEMPERATURE RESTRICTION

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

5: 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.



Cooling System Information: Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.



**Thermostat and Normal
Operating Controls: Thermostat
Location**

Dinning Room

Dining room, First floor



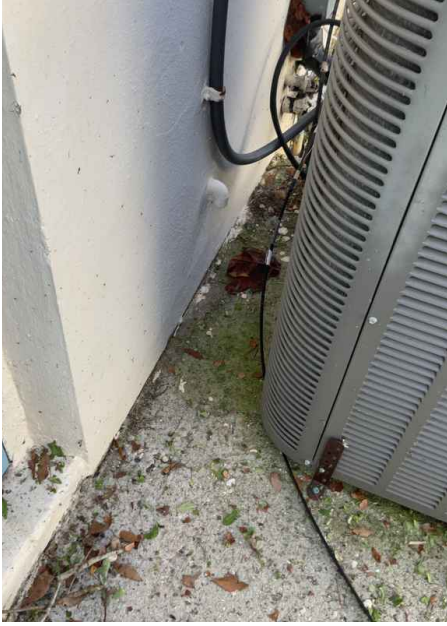
Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

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



Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.



6: 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

Next to AC Unit

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

Hot Water Source

INSPECTION RESTRICTION

The inspection of the system was restricted. I was unable to completely inspect the system.



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.

7: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



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

Garage
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

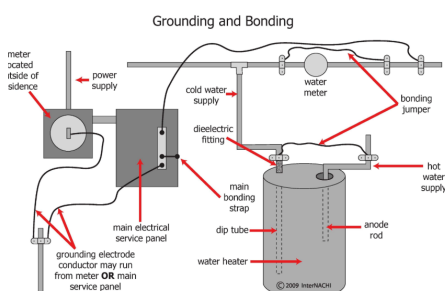
I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel 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.



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.

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.

AFCIs

UNABLE TO INSPECT EVERYTHING

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

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

7.4.1 Electrical Wiring

Major Defect

IMPROPER WIRING

I observed indications of improper wiring. Electrical hazard. There were two wires that did not have a wire nut connecting them. They did not test as live but should still have a wire nit or be removed.

Recommendation

Contact a qualified electrical contractor.



7.5.1 Panelboards & Breakers

Material Defect

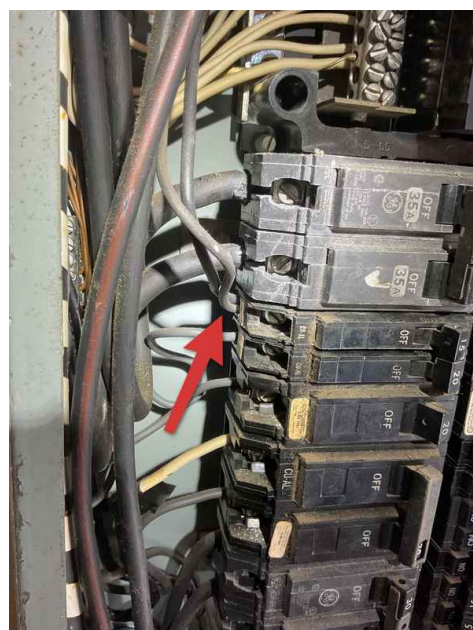
DOUBLED HOT CONDUCTORS

I observed doubled hot conductor wires connected to the same single breaker disconnect.

Each breaker should have just one conductor wire connected to it.

Recommendation

Contact a qualified electrical contractor.



8: 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

insulation thickness varied greatly, 1-3 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.

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

8.2.1 Insulation in Attic

INSULATION COMPRESSED BY STEPS



I observed indications that the insulation in the attic was stepped upon. The insulation in those areas are compressed. The insulation is not as thick and not performing as expected. Adding insulation in these areas is recommend.

Recommendation

Contact a qualified insulation contractor.

8.2.2 Insulation in Attic

 Major Defect

ADDITIONAL INSULATION RECOMMENDED

I recommend air sealing and adding insulation to the areas that need more insulation.

Recommendation

Contact a qualified insulation contractor.

8.3.1 Ventilation in Attic

 Major Defect

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommendation

Contact a qualified professional.

9: 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. 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.

Recommendations

9.2.1 Sinks, Tubs & Showers

ACTIVE WATER LEAK

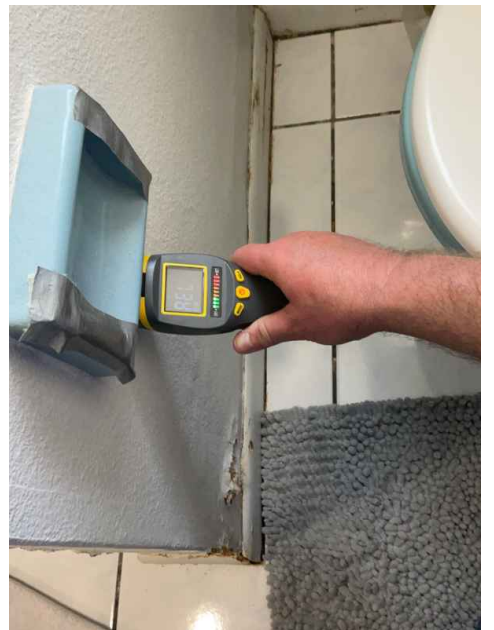
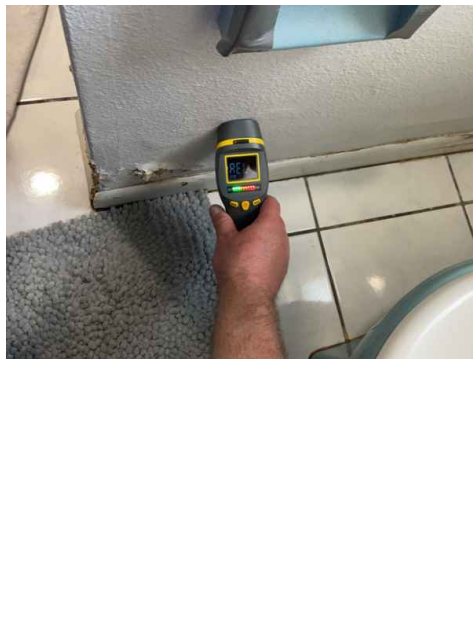
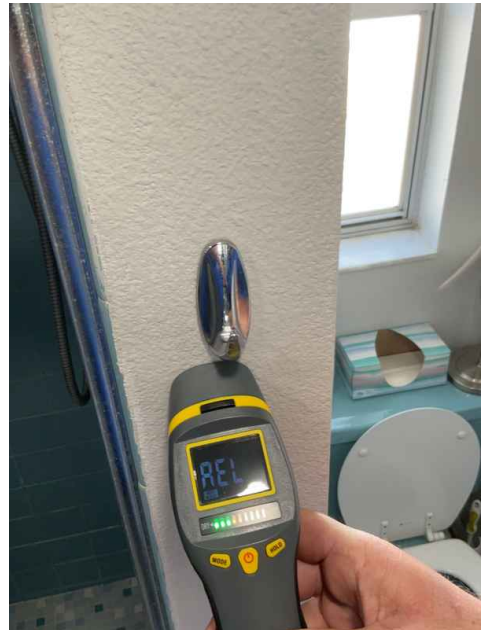
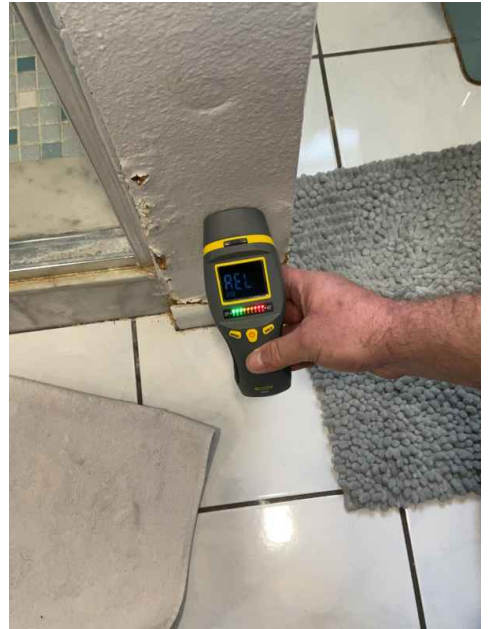


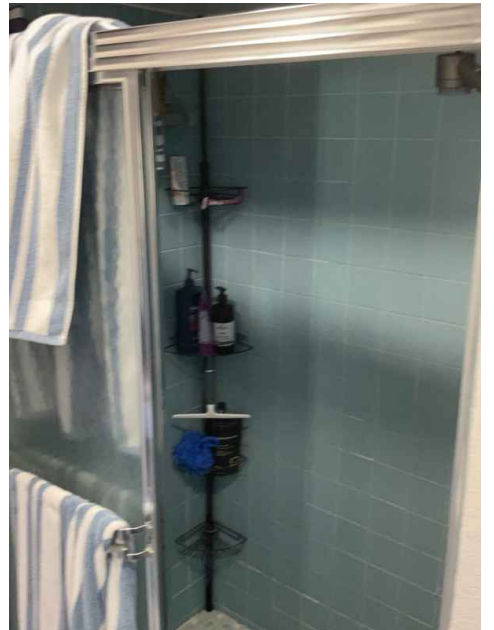
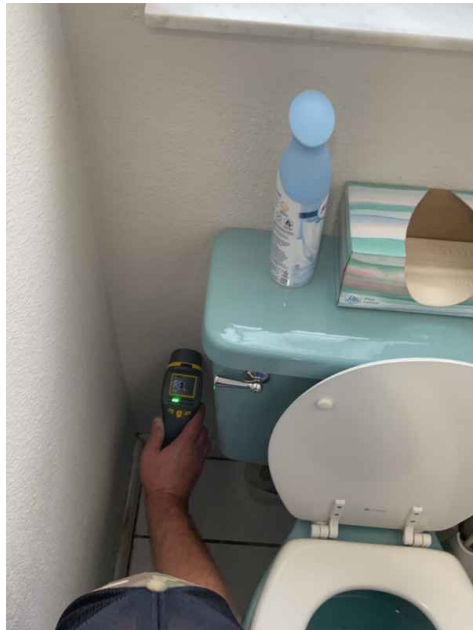
I observed indications of an active water leak. Water has leaked and caused damage to the wall and it tested high moisture 1/4 way up the entire side wall of the shower in the mater bath

Recommendation

Contact a qualified plumbing contractor.







9.2.2 Sinks, Tubs & Showers

 Major Defect

LOOSE FIXTURE

HALL BATH LOOSE

I observed indications that the fixture is loose. Not secure. Not installed properly. Loose.

Recommendation

Contact a qualified plumbing contractor.



Hallway bath

9.2.3 Sinks, Tubs & Showers

 Major Defect

DAMAGED TILES IN SHOWER

I observed damaged tiles in the bathroom shower.

Recommendation

Contact a qualified general contractor.



„ Master



Master



Master



9.3.1 Bathroom Exhaust Fan / Window

IMPROPERLY EXHAUSTING

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:

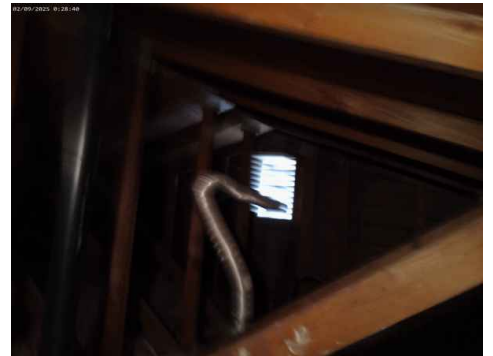
- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.

Recommendation

Contact a qualified general contractor.



Major Defect



9.4.1 GFCI & Electric in Bathroom

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition.

Recommendation

Contact a qualified electrical contractor.



Major Defect



10: 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.

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.

Recommendations

10.2.1 Windows

MOISTURE AT WINDOW

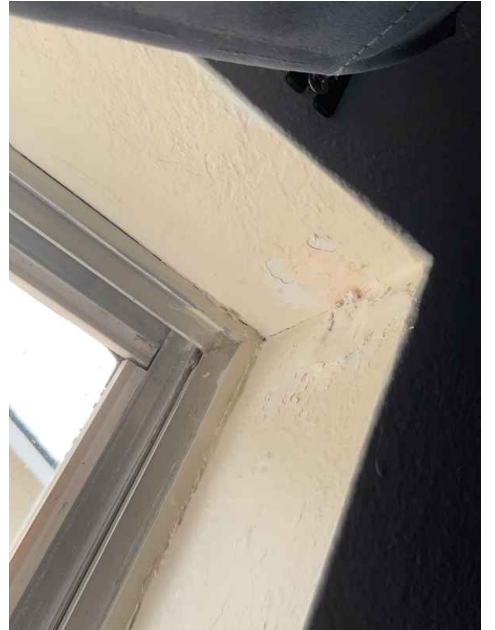
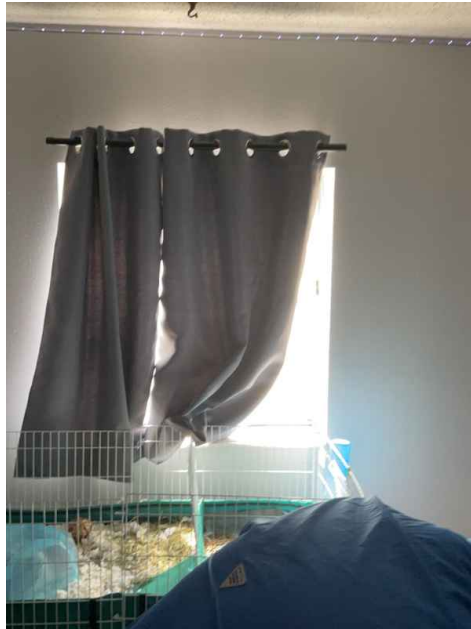
REAR BEDROOM

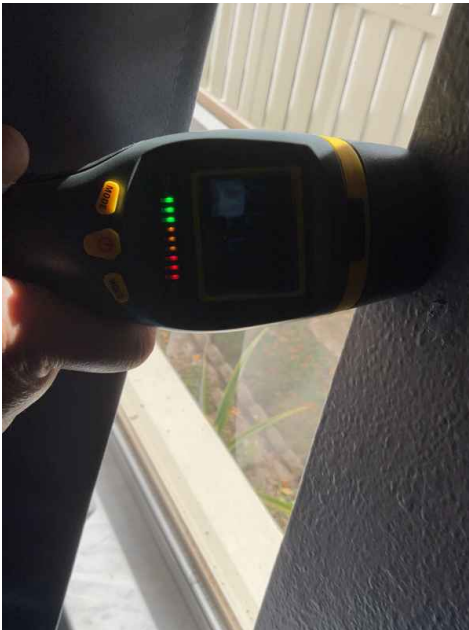
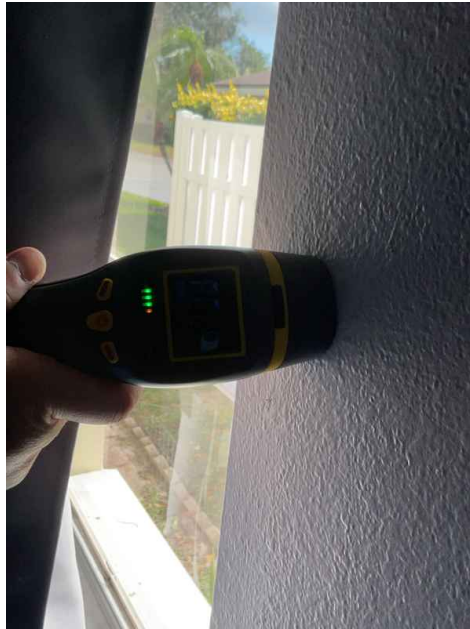
I observed indications of excessive moisture or water intrusion at a window. Further evaluation is recommended.

Recommendation

Contact a qualified window repair/installation contractor.







10.3.1 Switches, Fixtures & Receptacles

COVER PLATES MISSING OR DAMAGED

I observed one or more wall receptacles with a missing or damaged cover plate.

Recommendation

Contact a qualified electrical contractor.





10.4.1 Floors, Walls, Ceilings

Major Defect

MOISTURE DAMAGE

Stains on the ceiling visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation. This spot tested negative for moisture on a moisture meter.

Recommendation

Contact a qualified professional.



10.5.1 Presence of Smoke and CO Detectors

Major Defect

OLD DETECTORS, NEW DETECTORS RECOMMENDED

HALL WAY BETWEEN BATHROOM AND BEDROOM

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.



 Major Defect

MAJOR DEFECT

I observed indications of a major defect during the inspection. Major defect Smoke detector by garage door is not working when tested. Correction and further evaluation is recommended.

Recommendation

Contact a qualified electrical contractor.



11: LAUNDRY

Information

Laundry Room, Electric, and Tub: Laundry Tub



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.



Recommendations

11.1.1 Clothes Washer

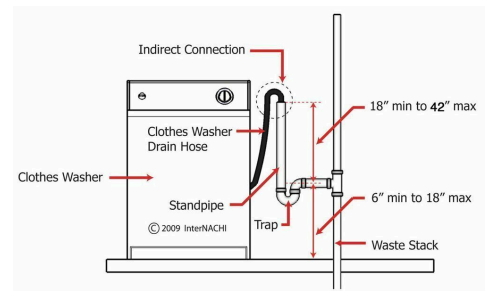
STAND PIPE DEFECT

Major Defect

I observed a defect at the standpipe at the clothes washer. This issue could cause problems with the clothes washer when its draining and venting.

Recommendation

Contact a qualified plumbing contractor.



Standpipe Configuration

11.3.1 Laundry Room, Electric, and Tub

MISSING GFCI PROTECTION

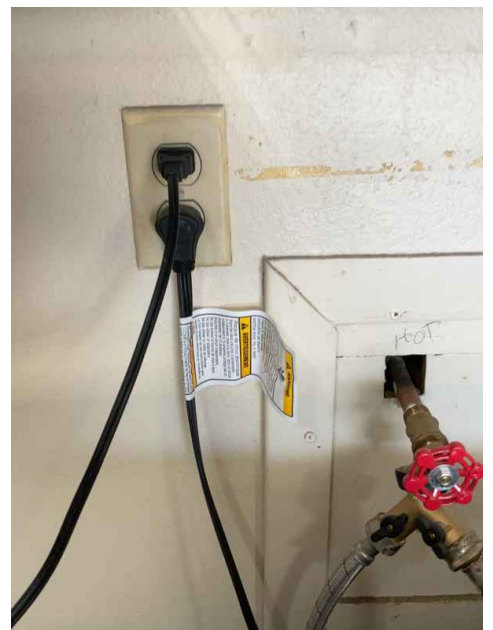
Major Defect

I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A)(10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.



12: 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 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: 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: 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: 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.

Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Limitations

Garage Floor

CAN'T SEE EVERYTHING

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

Recommendations

12.2.1 Garage Vehicle Door

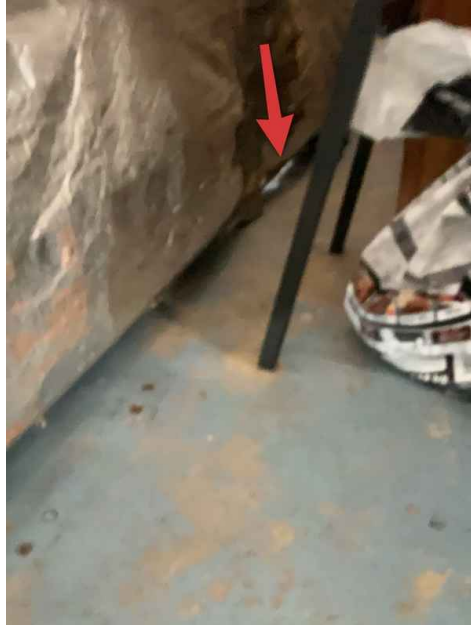
 Minor Defect

WEATHER STRIPPING AT GARAGE DOOR IN POOR CONDITION

I observed indications that the weather stripping at the garage door is in poor condition.

Recommendation

Contact a qualified garage door contractor.



12.2.2 Garage Vehicle Door

 Major Defect

DAMAGE TO GARAGE DOOR

I observed indications of damage to the garage door itself.

Recommendation

Contact a qualified garage door contractor.



12.3.1 Garage Vehicle Door Opener

Minor Defect

DEFECT AT WARNING LABEL

There is a defect at a warning label.

The garage door should have the following warning labels:

1. a spring warning label attached to the spring assembly or the back of the door panel;
2. a general warning label attached to the back of the door panel;
3. a warning label near the wall control button; and
4. 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.

Recommendation

Contact a qualified professional.

12.3.2 Garage Vehicle Door Opener

Major Defect

NON-CONTACT AUTO-REVERSE FAILED

I observed that the garage door did not automatically reverse after a non-contact auto-reverse test. This is a safety defect.

Recommendation

Contact a qualified garage door contractor.

12.4.1 Electric in Garage

Major Defect

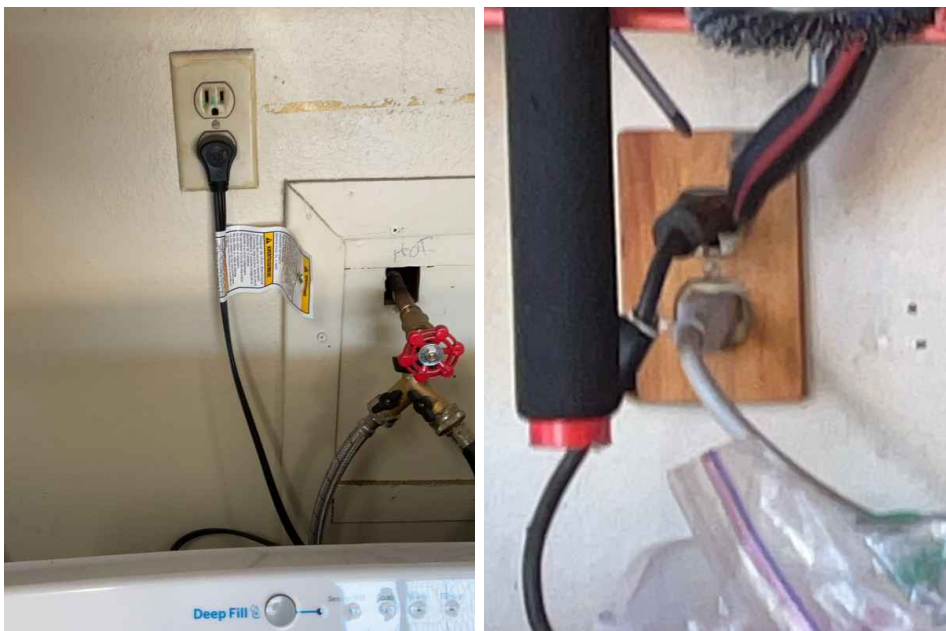
MISSING GFCI-PROTECTION IN GARAGE

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.

Recommendation

Contact a qualified electrical contractor.



12.5.1 Ceiling, Walls & Firewalls in Garage

DOOR WAS NOT SELF-CLOSING



I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard.

Recommendation

Contact a qualified general contractor.

13: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



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

13.2.1 GFCI

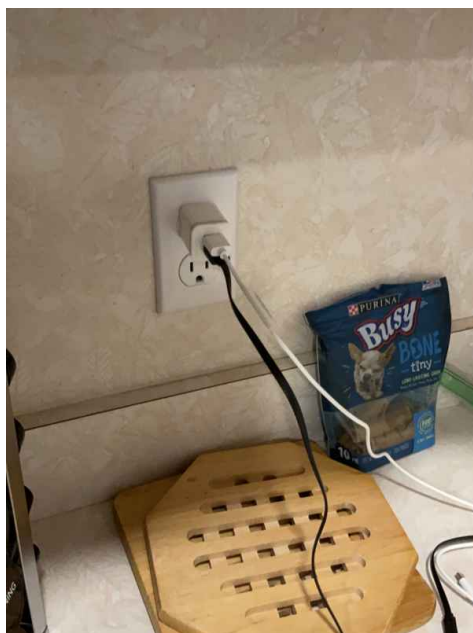
MISSING GFCI PROTECTION

Major Defect

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI-protected. Not up to current safety standards.

Recommendation

Contact a qualified electrical contractor.



14: TEST

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.

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.