



YOUR HOME INSPECTION REPORT

1234 Main Street
Maplewood, NJ 07040

Buyer Name
03/14/2024 9:00AM



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SUMMARY



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10.7.1 HEAT PUMP (Heating And Cooling) - AIR FILTER/RETURN PLENUM: Filter(s): Dirty



11.5.1 ELECTRICAL - DISTRIBUTION PANEL(S): Cover: Missing Screws



11.5.2 ELECTRICAL - DISTRIBUTION PANEL(S): Interior: dirty



11.7.1 ELECTRICAL - OVERCURRENT PROTECTION DEVICES (OCPD): Neutral Wire Used As Hot Wire



11.8.1 ELECTRICAL - BRANCH WIRING : Electrical Box(es): Improper Cover



11.8.2 ELECTRICAL - BRANCH WIRING : Electrical Box(es): Missing Cover



11.8.3 ELECTRICAL - BRANCH WIRING : Wiring: terminations improper- energized wires



11.10.1 ELECTRICAL - SUB-PANEL(S): Interior: dirty



11.12.1 ELECTRICAL - SWITCHES, LIGHTS: Switch Plate(s): Missing



12.1.1 PLUMBING - WATER SUPPLY PIPES: Copper: Localized Patina (Pinhole Leaks?)



12.1.2 PLUMBING - WATER SUPPLY PIPES: Copper: Patina Present on Pipes



12.1.3 PLUMBING - WATER SUPPLY PIPES: Water Pipe(s): Corrosion Present



12.1.4 PLUMBING - WATER SUPPLY PIPES: Water Valve(s): Rust/Corrosion



14.1.1 FOUNDATION, STRUCTURAL ELEMENTS, SUBSTRUCTURE - FOUNDATION: Open Seams Between Masonry



14.2.1 FOUNDATION, STRUCTURAL ELEMENTS, SUBSTRUCTURE - BASEMENT: Sump Pump/Pit: Present



14.4.1 FOUNDATION, STRUCTURAL ELEMENTS, SUBSTRUCTURE - FLOOR STRUCTURE: Floor joist cut



14.4.2 FOUNDATION, STRUCTURAL ELEMENTS, SUBSTRUCTURE - FLOOR STRUCTURE: Joist(s): Cut/Notched (Unconventional Modifications)

1: INSPECTION INFORMATION

Information

Inspection Type Standard Home Inspection, Wood Destroying Insect Inspection (WDI), Sewer Scope, Mold Testing, Radon Testing, Oil Tank Scan	Applicable Standards of Practice Home Inspector Advisory Committee	Type of Building Single-Family
Construction Year (Pulled From Online Sources) 1908	In Attendance Client(s), Buyer's Agent	Occupancy Occupied
Weather Conditions Clear	Ground Condition Dry	Precipitation in the Last 48 hrs? No
Temperature at the Time of Inspection 40-50 Degrees	Utilities All On	

Structure Orientation

For this inspection, the front of the structure refers to the portion shown in the cover photo above. References to the left or right of the structure should be understood as standing in the front yard, facing the front of the structure.

Inspection Overview

Rooney Home Inspections adheres to applicable Standards of Practice, inspecting accessible systems and components as outlined. Comments exceeding standards are provided for informational purposes. Exceeding standards occurs based on experience or evidence. Any such comments recommend further evaluation and repairs by relevant tradespeople.

This report highlights non-functioning, deficient, or unsafe elements. Repairs, replacements, or evaluations recommended should be assessed during the contingency period. The inspection reveals visible, accessible defects at the time and does not predict latent or concealed issues.

Comment Key: Definitions

- This report places deficiencies into three categories; **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items**.
- Significant Defects** - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.
- Marginal Defects** - Items categorized as safety hazards or having functional/installation-related deficiencies require repairs or replacement to ensure optimal performance and avoid future problems. These items should be addressed by Qualified Contractor before the end of your contingency period.
- Minor Defects/Maintenance Items** - This categorization covers items needing minor repairs for improved functionality, recurring maintenance, recommended upgrades, and important information.

The categorizations provided are based on my professional judgment and observation at the time of inspection. It's important to note that items designated as "Minor defects" or "Marginal Defects" still require attention, despite their categorization. The recommendations outlined in each comment are more crucial than the categorization itself. Your own perceptions and opinions about the defects may differ, and you should consider their importance in your purchasing decision. Neglecting repairs and maintenance can escalate minor issues to more serious ones.

Other designations include:

Limitations - Items or components that have inspection limitations such as visibility or accessibility issues, being shut-off, etc. Refer to the corresponding comment for details. Consider follow-up evaluations before the end of your inspection contingency period, if desired.

Exclusions - Items or component that are excluded from the inspection due to being outside the scope, inaccessible, or for other reasons. Refer to the corresponding comment for details. Consider follow-up evaluations before the end of your inspection contingency period, if desired

Safety Concerns - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

Aged -The item, system, or component is nearing, at, or past its typical service life but may still function to some extent at the time of inspection. Anticipate major repairs or replacement, especially for items at or beyond their expected lifespan. Costs for such repairs or replacements can be significant, such as HVAC systems, water heaters, plumbing pipes, aged wiring, and electrical panels.

Other Notes: Important Info

Inaccessible Areas: Certain areas or items mentioned in the report may have been inaccessible or only partly accessible. I cannot guarantee conditions concealed in these areas. Access for inspection may reveal reportable conditions or hidden damage previously unseen.

Qualitative vs. Quantitative: This inspection is qualitative, not quantitative. Deficiencies in multiple or similar parts of a system will be noted qualitatively. Quantitative counts of deficient parts will not be provided, as the full extent of deficiency requires evaluation by a repairing contractor.

Repairs vs. Upgrades: Recommendations in this report align with current safety and building standards. Some suggestions may not have been required during the home's construction but are advised for safety and performance. Additional upgrades beyond those mentioned may also be beneficial and should be evaluated by qualified tradespeople.

Component Life Expectancy: Components may be deemed deficiency-free at inspection but could fail due to age or lack of maintenance. Such potential failures cannot always be determined during inspection.

Photographs: The provided photos serve for informational purposes only and may not capture every instance of a defect.

Kindly acknowledge receipt of this report. I am available to address any questions or provide further clarification. Failure to acknowledge implies understanding of the report's contents.

Cracking, Settlement, and Movement (CSM) Information

CSM - Acronym for "Cracking, Settlement, and Movement".

IMPORTANT - Interior and/or exterior wall cracks are reported based on their visual condition at the time of inspection only. I cannot provide a professional opinion on severity, cause, or recent activity.

Settlement and movement of a home can lead to wall cracking. These stress the walls, causing cracks due to uneven pressure, worsened by soil destabilization. Typical cracking may occur within the first five years after construction due to soil settlement or other factors.

I assess cracks based on conditions like lateral displacement, width, tapering, and visible settlement. Cracks outside normal tolerances require further evaluation by a Structural Engineer. All cracks should be sealed to prevent moisture infiltration.

Consulting with the seller about the history of cracks is recommended. Only a Structural Engineer can determine the true severity and cause of cracks.

Recommended Contractors Information

CONTRACTORS/FURTHER EVALUATION Information - It is HIGHLY recommended that licensed and/or qualified professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. Rooney Home Inspections **does not** perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The terms "Qualified Professional," "Qualified Person," "Certified Person," "Certified Professional," "Licensed Professional," and/or "Licensed Person" refer to individuals, companies, or contractors licensed and/or certified in the relevant field. Recommendations for evaluation or repairs by such professionals may uncover additional issues due to their invasive nature. Items listed in this report for assessment by experts should not be interpreted as a comprehensive or exhaustive list of problems or concerns.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, as well as repair methods, provided in this report are offered as a professional courtesy to enhance your understanding of the home's condition. These insights are based solely on visual inspection and represent my opinion. However, contractors or other licensed

and/or qualified professionals will have the final say regarding the causes of damage/deficiencies and the most suitable repair methods, as their evaluations may involve invasive procedures.

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Inspection Status Grid Information

In each section, an inspection status grid shows if items, systems, or areas were inspected, not inspected, not present, or had observations. "Inspected" means the item was present, inspected, and had no issues. "Not Inspected" items were present but couldn't be assessed due to limitations, explained in the "Limitations" section. "Not Present" items were absent. "Observations" detail noted issues. "Not Applicable" refers to items not following the inspection process.

Limitations

GENERAL INFO

ACTIVE LEAKS OR SIGNS OF PAST MOISTURE INFILTRATION PRESENT

When leaks or signs of moisture infiltration are detected, hidden damage may be present. It's highly recommended to have invasive evaluations conducted by qualified contractors to assess the true extent of damage and determine accurate repair costs.

IMPORTANT INFORMATION

ITEMS NOT INSPECTED AND OTHER LIMITATIONS

Some items are not inspected during a home inspection, including but not limited to: fences, gates, pools, spas, outbuildings, detached structures, refrigerators, washers, dryers, storm doors, storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarms, smoke and carbon dioxide detectors, intercom systems, and any item not permanently attached to the home. Additionally, drop ceiling tiles are not removed due to potential damage, and subterranean systems such as sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks are excluded.

Water and gas shut-off valves are not operated, and unplugged or shut-off components are not turned on for evaluation to avoid liability for damages. The inspection does not report on repair causes, correction methods, costs, recalled appliances, property suitability for specialized use, code compliance, market value, purchase advisability, insurability, unobserved components, system strength, or efficiency calculations.

The inspector does not enter areas that may damage the property or its components, operate shut-down or inoperable systems, disturb insulation or obstructed items, or assess the installation of stucco and EIFS. Additionally, environmental concerns such as asbestos, lead, radon, mold, wood-destroying insects, pesticides, treated lumber, Chinese drywall, mercury, or carbon monoxide are not addressed in the inspection.

IMPORTANT INFORMATION

PERSONAL BELONGINGS INFORMATION

If personal belongings are present during the inspection, they will not be moved or altered. These items can obstruct the visual inspection of various areas, such as wall and floor surfaces, receptacles, air registers, closets, cabinet floors and walls, and under-sink plumbing. The inspection is limited to visible areas only, as furniture will not be moved, rugs will not be lifted, and cabinet and closet storage will not be rearranged for accessibility. It's recommended to assess these areas for defects during your final walk-through or after the belongings have been removed. If any concerns arise during the walk-through, feel free to contact me.

IMPORTANT INFORMATION

DETACHED STRUCTURES AND/OR ITEM(S) PRESENT

Detached structures and items on this property, including garages, carports, and associated electrical components, were not inspected as per the Standards of Practice and the inspection agreement. This may include detached patios, decks, retaining walls, fireplaces, pools, and related electrical equipment. Comments on these items are for courtesy only and may not cover all deficiencies. It is advisable to have a qualified individual evaluate these structures and items before the inspection contingency period ends.

IMPORTANT INFORMATION

SPECIALTY TOOLS INFORMATION

This report may include images of specialty tools, testers, meters, etc., used during the inspection. However, quantitative readings will not be provided. While readings may appear in photos, they shouldn't be solely relied upon as they can vary due to different conditions on different days.

IMPORTANT INFORMATION

OLDER HOME INFORMATION 50+

For homes over 50 years old, it's crucial to anticipate future repairs or replacements due to aging components. These homes were not built to modern standards, so inspections focus on functionality rather than compliance. Inspections do not assess code compliance, and older homes may have concealed issues. Consulting with professionals for further evaluations is recommended to understand how the home can be enhanced. While efforts are made to identify concerns, it's impossible to uncover every defect, especially in older structures. Concealed issues are exempt from evaluation.

2: UTILITY SHUTOFF LOCATIONS

Information

Picture Of Water Shut Off

Basement, Front Right



Water Shut Off

Picture Of Main Electrical Disconnect(s)

Ext. Right, Int. Basement



Ext. Right Disconnect



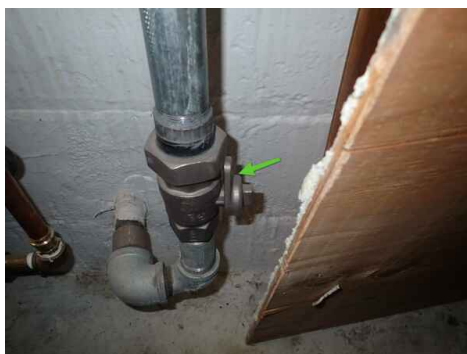
Int. Basement Disconnect

Picture Of Gas Shut Off

Basement, Front Right



Gas Shut Off



Gas Shut Off

3: GROUNDS

		IN	NI	NP	Obs	NA
3.1	GRADING/LOT DRAINAGE	X			X	
3.2	DRIVEWAY AND WALKWAY CONDITION	X				
3.3	VEGETATION OBSERVATIONS	X			X	
3.4	STAIRS	X			X	
3.5	GUARDRAILS, STAIR RAILS, & HANDRAILS	X			X	

IN = InspectedNI = Not InspectedNP = Not PresentObs = ObservationsNA = Not Applicable

Information

DRIVEWAY AND WALKWAY

CONDITION: Driveway Material

Asphalt


DRIVEWAY AND WALKWAY

CONDITION: Walkway Material

Concrete

DRIVEWAY AND WALKWAY

CONDITION: Picture(s) Of Driveway



STAIRS: Stair(s) Material

Brick, Concrete, Stone

GUARDRAILS, STAIR RAILS, & HANDRAILS: Guardrail, Stair Rail & Handrail Material

Metal

Hardscape/Flatwork Cracking Information

Exterior hardscapes and flatwork were inspected for cracking and signs of movement or settlement. Cracks are categorized as minor, moderate, or significant based on their appearance during the inspection. Repair decisions are left to the client. Cracking can result from various factors, including improper preparation of the support, concrete mix issues, or soil erosion. Neglected cracks may worsen over time, necessitating evaluation and repairs by a qualified contractor.

GRADING/LOT DRAINAGE: Grading / Drainage Overview

The area surrounding the structure was checked to ensure proper drainage. It's advised that the soil slopes away from the foundation with a 6-inch drop in elevation over the first 10 feet (5% grade). If achieving this grade is not possible, swales or drains should be used to manage rainwater runoff. Any flat or low areas near the structure should be filled and sloped away to prevent moisture infiltration.

GRADING/LOT DRAINAGE: Hard Grade Information

Hard grade surfaces (asphalt or concrete) in contact with the structure were inspected to determine that they were installed and sloped in a manner to allow rainwater to adequately drain away from the structure. These surfaces are recommended to slope away from the foundation, with 1/4" drop p/foot to achieve a 2% grade. When the 2% grade can not be achieved, drains should be used as needed to properly manage rainwater runoff.

DRIVEWAY AND WALKWAY CONDITION: Sealed/Patched Crack(s) Present

There was cracking present on the referenced area that has been sealed, patched, and/or repaired previously. This sealant is recommended to be re-applied or maintained periodically as needed. I recommend consulting with the seller(s) as to how long the cracks have been present and if they have had any activity associated with them. If they are a concern, I recommend consulting a concrete repair contractor.

Limitations

GRADING/LOT DRAINAGE

GRADING LIMITATIONS

The grading and lot drainage performance are subject to the conditions at the time of inspection, with no guarantee of future performance. Issues may arise with heavy rain or weather changes that were not visible during the inspection. Downspout and gutter leakage, undetectable in dry weather, can affect soil moisture around the foundation. Inspection of moisture infiltration is limited to visible conditions and past evidence. Consulting with sellers and reviewing the Sellers Disclosure for any previous moisture issues is recommended.

GRADING/LOT DRAINAGE

FULL VIEW OF GRADING OBSCURED BY VEGETATION

Due to the presence of vegetation around the home, a complete inspection of the grading was not possible as the vegetation obscured the view, limiting the assessment.

DRIVEWAY AND WALKWAY CONDITION

DRIVEWAY/WALKWAY INFORMATION

The driveways and walkways were inspected primarily for their impact on the home's structure. Visible deficiencies such as cracking, displacement, or damage are reported as a courtesy. Comments regarding concrete, asphalt, or masonry surfaces may not cover all issues, as the inspection focuses on their effect on the structure according to the Standards of Practice.

VEGETATION OBSERVATIONS

VEGETATION GENERAL LIMITATIONS

Vegetation observations during a home inspection are subject to several limitations. Seasonal variations can mask underlying issues, like invasive roots or hidden pests. Rapid plant growth can quickly render previously manageable vegetation problematic. Identifying invasive species or pests may require specialized knowledge or testing. Adverse weather conditions may hinder thorough assessment. Inspectors typically lack specialized expertise in horticulture or arboriculture. Issues with neighboring properties' vegetation are beyond the inspection's scope. Predicting future growth patterns can be challenging. Vegetation conditions may change post-inspection due to homeowner maintenance or landscaping alterations. Limited access to densely vegetated areas may hinder thorough evaluation.

VEGETATION OBSERVATIONS

ADJACENT PROPERTIES

Issues with vegetation on neighboring properties may affect the home but are beyond the scope of a standard home inspection.

GUARDRAILS, STAIR RAILS, & HANDRAILS

WEATHERING AND AGING

Exterior guardrails, stair rails, and/or handrails are exposed to the elements, leading to natural wear and aging. A single inspection may not capture the long-term effects of weathering, especially if the inspection occurs during favorable weather conditions.

GUARDRAILS, STAIR RAILS, & HANDRAILS

OCCUPANT OVERLOAD

Changes in usage or alterations to the structure may affect the load-bearing capacity of exterior guardrails, stair rails, and/or handrails and these changes might occur after the inspection.

Observations

3.1.1 GRADING/LOT DRAINAGE

 Marginal Defect

FLAT GRADING PRESENT

PERIMETER OF THE HOME

The exterior grading was relatively flat in the referenced area(s). The soil is recommended to slope away from the structure, with a 6 inch drop in elevation, in the first 10 feet away (5% grade). Evaluation of the grading in this area with repairs made as needed to allow for proper drainage and rainwater runoff is recommended by a grading contractor or other qualified person. Be advised that this may mean that some of the vegetation will have to be removed.

Recommendation
Contact a qualified grading contractor.



3.3.1 VEGETATION OBSERVATIONS

VEGETATION: AGAINST/NEAR THE HOME

PERIMETER OF HOME

There was vegetation in contact with, or in close proximity to the home in areas. Pruning or removal of any plants within 1-2 feet of the home is recommended to be conducted by a qualified person to eliminate pathways of wood-destroying insects and allow moisture to adequately dry behind these areas after rainfall events.

Recommendation

Contact a qualified landscaping contractor

 Minor Defect, Maintenance Item



3.4.1 STAIRS

CEMENT COATING ON STAIRS IS CRACKED AND DAMAGED

REAR

The cracked cement coating on the stairs poses a tripping hazard and may render them unusable over time. Sealing the cracks is advised to prevent further damage. Properly filling cracks in the masonry is crucial to prevent water intrusion and further cracking. A qualified mason should inspect for hidden issues, and repairs should be done by a qualified contractor.

Recommendation

Contact a qualified masonry professional.

 Marginal Defect



3.4.2 STAIRS

MASONRY STAIRS: DEFICIENCIES

FRONT

The masonry stairs exhibit missing mortar, cracking, and loose bricks, which can worsen with water infiltration and freezing. Over time, this deterioration poses a safety hazard, potentially rendering the stairs unusable. Repair or replacement of cracked bricks and filling of cracks and gaps are advised. These repairs should be conducted by a qualified masonry contractor as needed.

Recommendation

Contact a qualified masonry professional.

 Significant Defect



3.5.1 GUARDRAILS, STAIR RAILS, & HANDRAILS

IRON RAILING RUSTED AT POINT OF ATTACHMENT TO STAIR(S)

FRONT, REAR

Rusted iron handrails, when attached to masonry, can cause the masonry to crack and deteriorate over time due to the expansion of the rusting metal. To prevent this deterioration, it is highly recommended to paint and/or seal the iron handrails to inhibit rust formation and protect the masonry. Additionally, contacting a qualified professional is advised to repair and/or replace the rusted handrails and address any damage to the masonry.

Recommendation

Contact a qualified masonry professional.

 Marginal Defect



Front



Front



Rear

3.5.2 GUARDRAILS, STAIR RAILS, & HANDRAILS

GUARDRAIL: HEIGHT LESS THAN 36"

REAR

The guardrail had a height lower than 36 inches. Current standards require guardrails to be at least 36 inches in height for safety. Safety upgrades or modifications are recommended to be performed as needed by a qualified person to achieve the proper height.

Recommendation

Contact a qualified deck contractor.

 Significant Defect



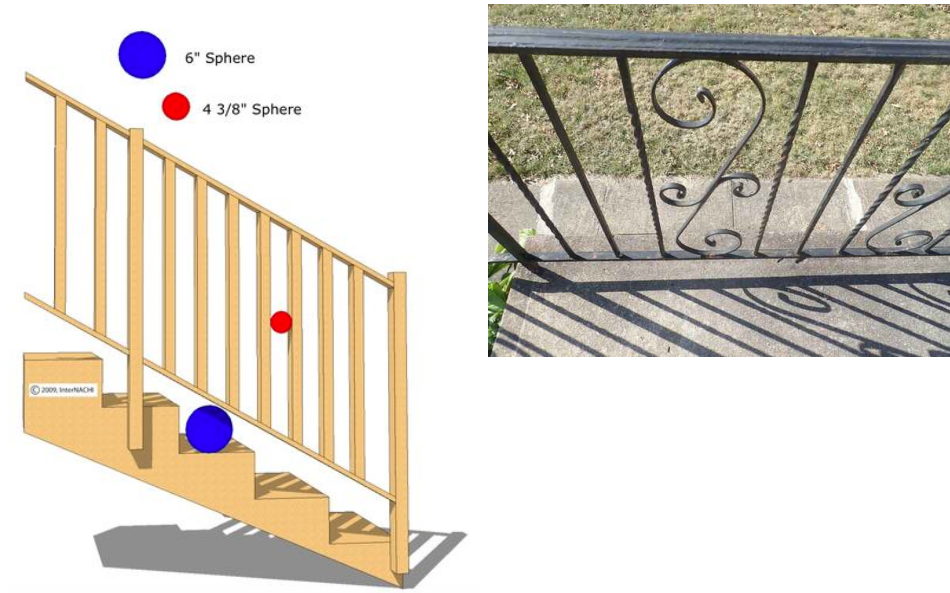
3.5.3 GUARDRAILS, STAIR RAILS, & HANDRAILS

 Marginal Defect**STAIR RAILING: SPACING EXCEEDED**

The railing for the stairs had spacing that would allow the passage of a 4 3/8 inch sphere through the balusters, and/or the passage of a 6 inch sphere below them. Current safety standards require that spheres of the referenced sizes should not pass through the referenced areas. Safety upgrades or repairs as needed for safety is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



4: EXTERIOR

		IN	NI	NP	Obs	NA
4.1	WINDOW EXTERIORS	X			X	
4.2	EXTERIOR DOORS	X			X	
4.3	FLASHINGS	X				
4.4	PARGE COAT	X				
4.5	ALUMINUM SIDING	X			X	
4.6	EXTERIOR FOUNDATION WALL	X			X	

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

Siding	EXTERIOR DOORS: Exterior
Aluminum	Door(s) Material
	Wood

PARGE COAT: Parge coat installed

A parge coat covered the foundation exterior surface. Parge coats are layers of mortar-like material applied with a trowel and designed to harden, cover and protect the exterior surface of the foundation wall.

Limitations

GENERAL INFO

REPRESENTATIVE NUMBER INSPECTED

The Standards of Practice state that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e., cladding, windows, overhangs, etc.). We try to ensure that all portions are inspected, but the height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

GENERAL INFO

DISCLAIMER

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

GENERAL INFO

UPPER LEVEL SURFACES

Due to their height from the ground, the upper-level exterior surfaces and details of the sections of the home were physically inaccessible for thorough review. Conditions may be present which I was unable to physically inspect.

WINDOW EXTERIORS

UPPER LEVEL WINDOWS

Inspecting the exterior of upper-level windows is limited due to safety constraints and the inherent difficulty in closely examining the windows in question. This restriction may impact the inspector's ability to identify issues that could be more easily observed at ground-level windows.

WINDOW EXTERIORS

WINDOW SCREENS INFORMATION

Window screens are not required to be reported on during a home inspection and their presence and/or condition is excluded from this inspection. If the window screens are of concern, it is recommended that you consult with the seller(s) as to their presence and condition.

WINDOW EXTERIORS

WOOD MOULDING NOT VISIBLE

The wood moulding of the windows was clad/wrapped in flashing, and therefore was not visible for inspection. The condition of the wood behind the cladding is excluded from this inspection.

EXTERIOR DOORS

HANDLESET INFORMATION

Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to their misalignment with the door only, preventing them from latching or locking properly.

FLASHINGS

FLASHING LIMITATIONS

Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place.

EXTERIOR FOUNDATION WALL

OVERGROWN VEGETATION

Dense vegetation surrounding the exterior foundation wall may obstruct access and visibility, limiting the ability to conduct a thorough inspection.

EXTERIOR FOUNDATION WALL

INACCESSIBLE AREAS

Certain areas of the exterior foundation wall may be inaccessible due to landscaping features, structures, or barriers, preventing a comprehensive inspection.

EXTERIOR FOUNDATION WALL

STRUCTURAL OBSTRUCTIONS

Structural features such as siding, decks, porches, or attached structures may obstruct access to sections of the exterior foundation wall, preventing a full inspection.

EXTERIOR FOUNDATION WALL

BELOW GRADE NOT VISIBLE

Below grade portions of the exterior foundation wall cannot be inspected due to their inaccessibility. As a result, potential issues or defects in these areas may remain undetected.

Observations

4.1.1 WINDOW EXTERIORS

 Minor Defect, Maintenance Item

UNSEALED GAPS ON WINDOW TRIM

SEVERAL WINDOWS

A number of windows exhibited gaps and open seams resulting from poor installation or maintenance of windows can allow water and insects to infiltrate the home. Water seepage can damage insulation, sheathing, and other components. Hidden damage may become substantial if repairs are delayed. Gaps and seams at and around window trim should be sealed with caulk and maintained annually. Consult a licensed contractor to evaluate and repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Left



Right



Rear

4.2.1 EXTERIOR DOORS

DEADBOLT: DOUBLE-KEYED

REAR

A door to the exterior had a deadbolt that required a key for operation from the inside. Such deadbolts are unsafe as they may slow or prevent exit during an emergency. This deadbolt should be replaced with one that operates from the inside with a lever.

Recommendation

Contact a qualified handyman.



Marginal Defect



4.2.2 EXTERIOR DOORS

DOORS: PAINT PEELING

Doors had peeling paint and needed maintenance to help maintain their expected long-term service life. Work should be performed by a qualified contractor.

Recommendation

Contact a qualified painting contractor.



Marginal Defect

4.2.3 EXTERIOR DOORS

WOOD: WEATHERED WOOD

FRONT, RIGHT SIDE

Weathered wood was present on components of the referenced door(s). Repairs to any damaged wood and prep and painting of these areas as needed is recommended to be performed by a qualified professional.

Recommendation

Contact a qualified professional.



Minor Defect, Maintenance Item



4.4.1 PARGE COAT

PARGE COAT: DETERIORATION MINOR

A parge coat covered the foundation exterior surface. Parge coats are layers of mortar-like material applied with a trowel and designed to harden, cover and protect the exterior surface of the foundation wall.

Recommendation

Contact a qualified professional.



Marginal Defect

4.5.1 ALUMINUM SIDING

ALUMINIUM SIDING IS NOT GROUNDED

 Significant Defect

The aluminum siding lacks grounding, posing a risk of becoming energized in the event of a lightning strike or malfunctioning electrical components within the siding. A licensed electrician should be called to further evaluate and install proper grounding for the siding.

Recommendation

Contact a qualified electrical contractor.

4.6.1 EXTERIOR FOUNDATION WALL

PAINT DETERIORATED ON MASONRY

 Marginal Defect

RIGHT SIDE

The deteriorated paint on the exterior portion of the foundation wall compromises its protective function against the elements and water intrusion, posing risks of premature masonry deterioration and water infiltration. Contact a qualified professional for prepping and repainting these areas is recommended. Additionally, considering the application of a "Parge Coating," a thin layer of cement, is recommended for enhanced masonry protection. Contacting a masonry contractor for the application of a parge coating is recommended if desired.



Recommendation

Contact a qualified professional.

5: ROOF

		IN	NI	NP	Obs	NA
5.1	ROOF REFERENCE					
5.2	ROOF STRUCTURE	X				
5.3	SOFFITS/FASCIA	X			X	
5.4	UNDERLAYMENT		X			
5.5	VENTS/ROOF PROTRUSIONS	X				
5.6	ROOF FLASHINGS	X				
5.7	GUTTERS/DOWNSPOUTS	X			X	
5.8	CHIMNEY	X			X	

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

Roof Configuration Dutch Gable and Hip	Roof Covering Material Architectural Asphalt	Roofing Material Age Estimation First Third Of Life
Design Life Of Roofing Material 20 to 25 years	Roof Slope Steep	Picture(s) Of Roof 
Inspection Method Aerial Drone	SOFFITS/FASCIA: Soffit Material Aluminum Soffit	SOFFITS/FASCIA: Fascia Material Aluminum-Clad Fascia
UNDERLAYMENT: Type of Underlayment Could Not Determine	VENTS/ROOF PROTRUSIONS: Roof Protrusion Type(s) Plumbing Stack Vent(s), Exhaust Vents	ROOF FLASHINGS: Flashing Material Metal
GUTTERS/DOWNSPOUTS: Drainage system materials aluminum	CHIMNEY: Chimney Material Brick	CHIMNEY: Chimney Flashing Material Aluminum
CHIMNEY: Crown Material Mortar		

ROOF STRUCTURE : Roof Structure Information

This section provides information, comments, and/or observations about the roof structure, this may include, but is not limited to, the roof's structural integrity, decking or sheathing, design, and general components of the roofing system not addressed elsewhere in the 'Roof' section."

SOFFITS/FASCIA: Soffit Information

A soffit is the underside of a roof overhang, providing protection to the underlying structure from weather and pests. It often incorporates vents for attic ventilation and contributes to the building's aesthetics. Soffits can be made from

various materials, such as wood, vinyl, or aluminum, and play a crucial role in maintaining proper ventilation to the attic and roofing system.

SOFFITS/FASCIA: Fascia Information

Fascia is a vertical or horizontal board located at the edge of a roof, connecting the roof to the outer walls of a building. It serves both functional and aesthetic purposes, providing a finished look to the roofline and supporting the gutter system for rainwater drainage. Fascia can be made of various materials, such as wood, vinyl, or metal, contributing to the overall appearance and protection of a structure.

ROOF FLASHINGS: General description

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion.

GUTTERS/DOWNSPOUTS: Recommend Maintaining Gutters

Regularly clear gutter channels of debris to prevent downspout clogs, which can lead to overflowing gutters, damaging roof sheathing, fascia boards, and saturating the foundation soil.

CHIMNEY: Chimney Crown Information

A chimney crown, typically made of concrete or masonry, sits atop a chimney to shield it from water and external elements. This protective cap directs water away, preserving the chimney's structure and underlying masonry. Well-designed chimney crowns are crucial for maintaining the chimney's longevity and structural integrity, guarding against weather-related deterioration.

CHIMNEY: Chimney Inspection Information

The chimney may run through the home, commonly through the attic, or it may be on the exterior of the home. For the purposes of this report, the exterior portion(s) of the chimney will be discussed here, while the interior portion will be covered in the Attic section.

Limitations

GENERAL INFO

SPECIAL LIMITATIONS PREVENTING INSPECTION

Height and Design

GENERAL INFO

ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

INSPECTION METHOD

INSPECTED BY DRONE

An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if the roof surface was able to be walked, and is considered a limited inspection. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone.



SOFFITS/FASCIA

FASCIA CLADDING OBSTRUCTS VIEW OF WOODEN MEMBERS

Fascia cladding obstructs the view of the underlying wooden members, hindering a complete assessment. While visible areas have been inspected, concealed portions are inaccessible. Therefore, the report may not cover all potential issues related to the obscured wooden members.

UNDERLAYMENT

DISCLAIMER: COMPLETELY HIDDEN

The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

ROOF FLASHINGS

ROOF FLASHING LIMITATIONS

Visible flashings were inspected for significant deficiencies, including drip edge, sidewall, headwall, counter, step, etc., where applicable. However, most flashing areas are not visible due to being covered by roof or wall cladding materials. Therefore, functionality is inferred from signs of moisture intrusion on ceilings or roof decking in accessible areas.

GUTTERS/DOWNSPOUTS

DOWNSPOUTS TERMINATED BELOW GRADE

Some downspouts terminated below grade. Their connection to a drain tube could not be confirmed.

CHIMNEY

CHIMNEY: FLASHING LIMITATIONS

Inspection was limited to visible areas, including an examination of ceilings for moisture staining and roof decking in accessible attics. I recommend regular monitoring of ceilings for moisture staining.

CHIMNEY

FLUE LIMITATION

Assessment of the chimney flue's condition falls outside the scope of the General Home Inspection. While the Inspector may comment on the visible portion from the roof, a comprehensive evaluation necessitates a specialist's expertise.

Observations

5.3.1 SOFFITS/FASCIA

FASCIA CLADDING DAMAGED

RIGHT SIDE

The fascia board cladding in the referenced area(s) is damaged, compromising its role in protecting the underlying wooden members and roof structure from the elements, particularly water intrusion. It is recommended to contact a qualified roofing professional to assess for any concealed damages and address the issue(s) accordingly.

Recommendation

Contact a qualified roofing professional.



Marginal Defect



5.7.1 GUTTERS/DOWNSPOUTS

DOWNSPOUTS: DISCHARGE AT BASE OF MASONRY STEPS

BACK-RIGHT

The downspout(s) at the referenced area(s) discharge at the base of masonry steps, posing a risk of masonry deterioration over time. This deterioration could lead to fall and trip hazards, potentially rendering the stairs unusable and necessitating replacement. It is recommended to divert the downspout termination point away from the steps and foundation to mitigate these risks. A qualified gutter contractor should be contacted.

Recommendation

Contact a qualified gutter contractor



Marginal Defect



5.8.1 CHIMNEY

BRICKS AND MORTAR DETERIORATION

The chimney had deteriorated bricks and mortar. This deterioration will allow water to enter the chimney, potentially causing moisture issues in the home and accelerating the deterioration of the chimney as a whole, thereby negatively impacting its functionality. It is recommended to contact a qualified chimney repair contractor to evaluate for hidden damages and make repairs as needed.

Recommendation

Contact a qualified chimney contractor.



Marginal Defect



5.8.2 CHIMNEY



Marginal Defect

EFFLORESCENCE ON BRICK

Efflorescence was present on the brick in areas. This indicates moisture intrusion into the masonry, and damage can occur as this moisture freezes and expands during winter months. It is recommended to contact a chimney repair contractor to evaluate for hidden damages and make repairs as needed.

Recommendation

Contact a qualified chimney contractor.



5.8.3 CHIMNEY



Marginal Defect

CROWN: CRACKING

The chimney crown exhibited some degree of cracking. This could permit rainwater infiltration into the masonry, which, in freezing temperatures, may lead to expansion and damage. It is recommended to contact a qualified chimney repair contractor to conduct further evaluation, assess for hidden damages, and perform any necessary repairs.

Recommendation

Contact a qualified chimney contractor.



5.8.4 CHIMNEY



Marginal Defect

CROWN: IMPROPER DESIGN

The chimney crown lacks proper design for rainwater shedding, a common issue. A proper crown should be four inches thick at the clay flue liner, tapering down as it extends to the perimeter of the chimney. Additionally, it should overhang the masonry by two inches and include a capillary break underneath to shed rainwater. Flashing should also be in place between the crown and masonry. Contact a qualified chimney repair contractor for further evaluation, assessment of hidden damages, and necessary repairs.

Recommendation

Contact a qualified chimney contractor.

5.8.5 CHIMNEY



Marginal Defect

FLASHING POORLY INSTALLED AND RELYING ON SEALANT

The chimney flashing shows signs of poor installation, evidenced by the use of sealant or mastic to address leaking issues. Proper flashing should prevent leaking without relying on such measures. Additionally, the presence of continuous counter flashing hinders proper verification of step flashing. It is recommended to contact a qualified chimney repair contractor for further evaluation, assessment of hidden damages, and necessary repairs.

Recommendation

Contact a qualified chimney contractor.



5.8.6 CHIMNEY



Minor Defect, Maintenance Item

FLUE LINER MISSING RAIN CAP, LINER POSSIBLY NOT IN USE

A flue liner was observed without the protection of a rain cap. Rain caps are crucial for shielding the flue liner from rainwater, preventing cracks, and keeping wildlife and moisture out of the chimney. It appears that this liner is no longer in use, and it was not determined if the liner has been sealed. It is recommended to have the liner further evaluated by a qualified chimney repair contractor to determine if it has been properly discontinued and sealed and to make any repairs as needed.

Recommendation

Contact a qualified chimney contractor.



6: ATTIC, ROOF STRUCTURE, & VENTILATION

		IN	NI	NP	Obs	NA
6.1	ATTIC ACCESS	X			X	
6.2	VENTILATION	X			X	
6.3	INTERIOR ROOF STRUCTURE/FRAMING	X			X	
6.4	ROOF SHEATHING/SUBSTRATE	X				
6.5	INSULATION	X			X	
6.6	EXHAUST FAN(S)	X				
6.7	PLUMBING STACK VENTS	X			X	
6.8	CHIMNEY	X			X	

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

Inspection Method Walked/Crawled Where Possible	ATTIC ACCESS: Access Location(s) Hallway (Upstairs)	ATTIC ACCESS: Access Type(s) Scuttle Hole(s)
VENTILATION: Ventilation Types Ridge Vent	INTERIOR ROOF STRUCTURE/FRAMING: Roof Structure Type Rafters / Ceiling Joists, 2x6	ROOF SHEATHING/SUBSTRATE: Roof Sheathing Material Spaced wood boards, Plywood
INSULATION: Insulation Type Fiberglass Batts	INSULATION: Insulation Amount (Average) 4 - 6"	EXHAUST FAN(S): Exhaust Fan Vent(s) Termination Point(s) Through Roof

VENTILATION: Ventilation Information

Attic ventilation was visually inspected for designated sources and signs of improper ventilation, with no measurements conducted. Proper ventilation is essential for a healthy attic, ideally with a balance of 60% from lower roof cavity ventilation and 40% from upper ventilation. Key elements include ensuring an airtight ceiling, consistent low intake soffit venting, and avoiding over-installing upper roof cavity venting to prevent heat loss. Additionally, power ventilators should be avoided as they can depressurize the attic and promote air migration from the house.

ROOF SHEATHING/SUBSTRATE: Picture(s)

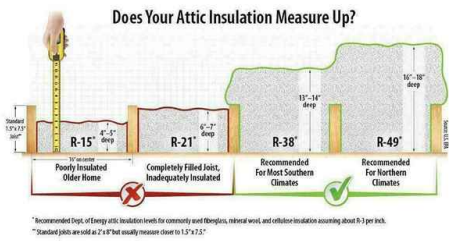
Roof sheathing is a layer of material, often plywood or OSB, placed over rafters or trusses to support roofing materials. It provides structural support and stability for the roof.



INSULATION: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10 - 17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed anywhere from 6 - 14 inches may be present.

Recommended Specifications by Insulation Type			
	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed for R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb/ft³ (kg/m³)	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb/ft² (kg/m²)	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 4" on center?	No	Yes	No
OK for 1/2" drywall, 6" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 4" on center?	Yes	Yes	Yes



INSULATION: Picture(s) Of Insulation



PLUMBING STACK VENTS: Plumbing Vent Stack Information

Attic

Plumbing stack vents play a crucial role in a building's plumbing system by allowing air to enter and exit the pipes. These vertical pipes, known as stack vents, extend from the plumbing system to the outside. They help prevent airlocks, allowing wastewater to flow smoothly. Additionally, stack vents release unpleasant odors from the drainage system outside, maintaining a balanced and effective plumbing system.



Plumbing Vent Stack

Limitations

GENERAL INFO

ACCESSIBILITY LIMITATIONS

Attics are inspected visually to the best of my ability, ensuring safety for both myself and the home. However, inspection methods are subject to factors such as accessibility, clearances, insulation levels, and stored items. The inspection is limited to visible portions only, and areas that are not visible are excluded. Hidden attic damage may exist due to physical and visual obstructions. Insulation is not disturbed for accessibility.

GENERAL INFO

ATTIC ACCESSIBILITY HINDRANCES/LIMITATIONS

HVAC Ductwork, Electrical Conductors, HVAC Unit, Walkboards Missing, Floor Boards, Insulation Covering Joists

GENERAL INFO

ACTIVE LEAKS OR SIGNS OF PAST MOISTURE INFILTRATION PRESENT

Any time leaking or indications of moisture infiltration are present; hidden damage may exist. Invasive evaluations of these areas are highly recommended to be conducted by qualified contractors to determine the true extent of damage present and to ascertain true repair costs.

INSPECTION METHOD

AREAS NOT ACCESSIBLE: INSULATION COVERAGE

Portions of the attic were not visibly accessible due to insulation covering the ceiling joist or bottom chord of the truss, making traversing this area unsafe. The items and components in this area are excluded from this inspection.

INSPECTION METHOD

FROM OPENING: HVAC UNIT

The attic area was evaluated from just inside the access opening due to the interior portion of the HVAC and ductwork preventing access. The inspection of the attic area is limited to visual portions only, hidden damage may exist in areas that were not visible from the opening.

INSPECTION METHOD

WALKED WHERE POSSIBLE: CLEARANCE, FRAMING, HVAC DUCTWORK

This attic was physically walked where possible, but areas of low clearance, framing, and HVAC ductwork limited safe accessibility to all areas. The inspection of the attic is limited to visible portions only, any areas or items not visible are excluded from this inspection.

VENTILATION

VENTILATION DISCLAIMER, YEAR-ROUND CONDITIONS

The Inspector does not confirm year-round performance of attic ventilation but will comment on its apparent adequacy as experienced during the inspection. Attic ventilation effectiveness varies depending on climate zone, homesite conditions, and weather fluctuations.

Observations

6.1.1 ATTIC ACCESS

 Marginal Defect**SCUTTLE PANEL: ALLOWING ENERGY LOSS**

The access panel contained gaps around it where conditioned air can enter the attic area. A proper access opening and/or scuttle panel is recommended to be installed by a qualified professional that can be weather-stripped and insulated for energy efficiency.

Recommendation

Contact a qualified professional.

6.2.1 VENTILATION

 Marginal Defect**CONTINUOUS RIDGE VENT ONLY**

Continuous ridge vents alone were installed to ventilate the attic space. Continuous ridge vents are exhaust vents designed to be used along with intake ventilation devices installed low in the roof. This allows cool air to enter the attic space through the lower vents to replace hot air exhausted through the ridge vents. No intake vents were installed. Without intake vents installed low in the roof, the performance of continuous ridge vents is drastically reduced. Intake vents of some type should be installed by a qualified contractor.

Recommendation

Contact a qualified roofing professional.

6.2.2 VENTILATION

 Marginal Defect**SOFFIT VENTS, NONE INSTALLED**

No soffit vents were installed. Soffit vents are installed to provide a fresh air intake that introduces air to the roof structure that is typically exhausted through other ventilation devices installed higher in the roof. Without a fresh air intakes installed low in the roof, the existing ventilation system is not very effective. Some type of ventilation devices should be installed low in the roof to improve roof structure ventilation. All work should be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.

6.3.1 INTERIOR ROOF STRUCTURE/FRAMING

 Significant Defect**RAFTER(S) SPLITTING/CRACKING**

There were a number of split/cracked rafter(s) observed in the attic. This can lead to sagging of the roof surface and compromise the integrity of the roofing system. It is recommended to contact a qualified roofing contractor to further evaluate the issues, check for hidden damages, and make repairs as needed.

Recommendation

Contact a qualified roofing professional.



6.3.2 INTERIOR ROOF STRUCTURE/FRAMING



Significant Defect

ROOF RAFTER OVER NOTCHED

Several of the roof rafters have been over notched. Roof rafters are sometimes notched, also referred to as bird-mouthing, to rest on the top plate of the wall. If these notches are cut too deeply, they risk weakening the rafter, leading to cracking and potentially compromising the roof's overall integrity. It is recommended to have a qualified roofing professional, experienced in roof framing, further evaluate the issues, check for additional and hidden problems, and make repairs as needed.

Recommendation

Contact a qualified roofing professional.



6.4.1 ROOF SHEATHING/SUBSTRATE



Marginal Defect

**SHEATHING DISCOLORATION
LEAKAGE**

The inspector observed discoloration on the roof sheathing in the attic, typically caused by roof leakage. It appears to have come from the chimney. Water intrusion and leakage can result in damage to the interior of the home and lead to microbial growth. It is crucial to identify and correct the source of the leak by a qualified roofing contractor. Additionally, they should further evaluate for hidden damages and issues and make repairs as needed.

Recommendation

Contact a qualified roofing professional.



6.5.1 INSULATION



Marginal Defect

DEPTH: 4-6"- ADD

Attic floor insulation depth averages 4 to 6 inches. Install additional insulation to comply with local energy codes.

Recommendation

Contact a qualified insulation contractor.

6.5.2 INSULATION



Marginal Defect

GAPS IN INSULATION

ATTIC

Thermal insulation in the attic was poorly-installed and had significant gaps that will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels and may contribute to ice damming of the roof during the winter. Insulation should be properly distributed to cover all portions of the attic located above the home living space. It is recommended that a qualified insulation contractor be contacted to address this issue.

Recommendation

Contact a qualified insulation contractor.

6.5.3 INSULATION

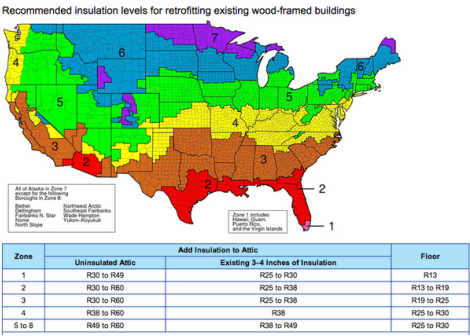
INSULATION: ADDITIONAL INSULATION RECOMMENDED

Less than the recommended amount of insulation was present in the attic. The installation of additional insulation to the attic area is recommended to be conducted for energy efficiency and comfort by an insulation contractor, as current standards recommend approximately 14"-16" of insulation to achieve an R-38 rating.

Recommendation

Contact a qualified insulation contractor.

 Marginal Defect



6.5.4 INSULATION

INSULATION: DISPLACED IN AREAS

There were areas of disturbed insulation present in the attic that has resulted in less than the recommended depth being present. This affects energy efficiency and is typically a result of installations or repairs that have taken place in these disturbed areas. The installation of additional insulation or leveling out the current insulation is recommended to be performed by an insulation contractor.

Recommendation

Contact a qualified insulation contractor.

 Marginal Defect

6.7.1 PLUMBING STACK VENTS

INDICATIONS OF LEAKING

ATTIC

There were indications of past or present leaking from the plumbing stack vent(s). An evaluation along with repairs as needed to ensure the conditions allowing for the leaking is addressed is recommended to be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.

 Marginal Defect



Sign Of Past Leak

6.8.1 CHIMNEY

CHIMNEY: INADEQUATE CLEARANCE TO COMBUSTIBLES

ATTIC

The chimney had inadequate clearance to combustible material(s). Chimneys should have at least 2" of clearance from combustibles. Repairs are recommended as needed by a qualified roofing professional to achieve the proper clearance.

Recommendation

Contact a qualified roofing professional.

 Significant Defect



6.8.2 CHIMNEY

 Marginal Defect

MASONRY: INDICATIONS OF MOISTURE

There were indications of moisture present on the masonry of the chimney. Leaks are difficult to diagnose as current without rainfall present, but indications of moisture should be viewed as active leaking until it proves itself otherwise. It is recommended to contact a qualified chimney contractor to further evaluate the issue(s), check for hidden or additional damage, and repair as needed.

Recommendation
Contact a qualified professional.



6.8.3 CHIMNEY

 Significant Defect

MASONRY: MORTAR DETERIORATION

Deteriorating mortar was observed on the chimney. Excessive mortar loss can lead to settlement or movement of the chimney. It is recommended to contact a qualified chimney contractor to further evaluate the issue(s), check for hidden or additional damage, and repair as needed.

Recommendation
Contact a qualified chimney contractor.



7: KITCHEN

		IN	NI	NP	Obs	NA
7.1	SINK(S)					
7.2	UNDERSINK PLUMBING - KITCHEN					
7.3	DISHWASHER					
7.4	RANGE					
7.5	EXHAUST FAN					
7.6	CABINETS					
7.7	COUNTERTOPS					
7.8	FLOORS					
7.9	WALLS					
7.10	CEILING					

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

Kitchen GFCI And Electrical System Notice

While the presence or absence of a GFCI in the kitchen will be specifically noted in the kitchen section, any electrical comments, including those related to GFCIs in the kitchen, will be addressed comprehensively in the 'Electrical' section of the report.

RANGE: Range Terminology Notification

A kitchen range combines a cooktop (or stovetop) and an oven into one appliance. In this report, unless specified otherwise, references to the "Range" encompass the entire appliance. Comments concerning specific components like the oven, cooktop, stove, elements, or burners refer to those particular areas or features of the Range. Any additional cooking appliances will be addressed in separate sections.

Limitations

RANGE

RANGE LIMITED INSPECTION

The General Home Inspection testing of range does not include testing of all range features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Observations

7.2.1 UNDERSINK PLUMBING - KITCHEN

DRAIN PIPES: RUST/CORROSION PRESENT

 Marginal Defect

Rust and/or corrosion was present on portions of the plumbing pipes. This is typically an indicator that the pipes are nearing the end of their useful life due to inner wall damage of the pipes. Evaluation and replacement as needed is recommended by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

8: INTERIOR AREAS AND ITEMS

		IN	NI	NP	Obs	NA
8.1	WINDOWS	X			X	
8.2	INTERIOR DOORS	X				
8.3	STAIRS, HANDRAILS, & GUARDRAILS	X			X	
8.4	WALL AND CEILING SURFACES	X				
8.5	FLOORING	X			X	
8.6	INSULATION	X			X	

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

WINDOWS: Window Frame Material Wood, Aluminum	WINDOWS: Window Glazing Type Double Paned Insulated	WINDOWS: Window Style(s) Double-hung, Hopper
INTERIOR DOORS: Interior Door Types Solid Wood	WALL AND CEILING SURFACES: Thermal Insulation, Walls Could Not Be Determined	FLOORING: General Floor Materials Wood
INSULATION: Insulation Present at Unfinished Areas No		

Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

INTERIOR DOORS: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor.

WALL AND CEILING SURFACES: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing.

WALL AND CEILING SURFACES: Normal Wear and Tear Present

The interior wall, floor, and ceiling surfaces appeared to be in satisfactory condition at visible portions, taking into consideration normal wear and tear which may include: scuffs or small holes on walls, stains on carpets or hardwood floors, gaps present at mouldings, areas in need of painting, and other imperfections. These wear and tear items are not reported on, and if a concern, should be evaluated and quoted for repairs or refinishing as desired by qualified tradespeople.

Limitations

GENERAL INFO

PERSONAL BELONGINGS

The presence of personal belongings limits the inspection of interior areas, systems, and components. Areas, systems, and/or components obscured by belongings are excluded from the report. Moving belongings is beyond the inspection scope. Prior to the final walkthrough, removal of belongings is recommended for a re-inspection of obscured areas, systems, and/or components.

WINDOWS

GLASS SEAL FAILURE LIMITATIONS

Reporting on double pane glass seal failure is not required by the Standards of Practice and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

WINDOWS

SOME WINDOWS NOT OPERATED: HEIGHT

Some windows may not be operated due to their height. The functionality of these windows are excluded from this inspection.

WINDOWS

WINDOWS INFORMATION

The windows were inspected by operating a representative number. Their operation was tested, along with looking for damage, broken glass, failed seals, etc.

WALL AND CEILING SURFACES

CRACKS AND MOVEMENT LIMITATIONS

Wall cracks are reported on by their presence and visual condition as existing at the time of the inspection only. I can not render a professional opinion as to a crack's severity, cause, whether it has been recently active, or if further movement may occur, as this would require invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Cracks on walls will be reported as either being within normal tolerances or outside of normal tolerances as they appeared at the time of inspection.

- Cracks reported as being within normal tolerances contained a crack width of less than 1/4", contained no lateral displacement, and/or had no tapering of the crack width present.
- Cracks reported as being outside of normal tolerances may have contained a crack width 1/4" or larger, contained lateral displacement, was horizontal in orientation, and/or had a tapering crack width. Cracks outside of normal tolerances will always be recommended to be evaluated by a Structural engineer.

Although cracks may be listed as being within normal tolerances, this observation only applies to their appearance at the time of inspection. Furthermore, a crack within normal tolerances may have been in the same condition for years with no activity or may be newly formed and still active. I recommend consulting with the seller(s) about the history, including recent activity, of any cracking present on the walls. **Only a structural engineer can determine a crack's cause and true severity and they should be consulted to acquire more information regarding any referenced cracks.**

Any references to cracks on walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

WALL AND CEILING SURFACES

COSMETIC DEFICIENCIES TO SURFACE(S)

Cosmetic deficiencies were present to wall, floor, and/or ceiling surfaces and are typically not reported on. If these cosmetic deficiencies are a concern, an evaluation and repairs as needed should be conducted by qualified tradespeople.

FLOORING

FLOORS OBSCURED FROM FULL INSPECTION

The inspection of floors is hindered by the presence of rugs and other floor coverings. Areas covered by these items are excluded from the inspection report. Moving belongings is beyond the scope of the inspection. It is recommended to remove floor coverings before the final walkthrough to allow for a re-inspection of obscured areas.

FLOORING

MOVEMENT/SETTLEMENT: FLOOR STRUCTURE NOT VISIBLE

SECOND FLOOR, KITCHEN, FIRST FLOOR

There were indications of settlement/movement throughout the referenced area(s) of the home which may include; sloping floors, cracks on interior walls and/or ceilings, visible drywall joints, visible drywall tape, and/or door openings that were out of square, etc. The floor structure and/or foundation or portions of these items were not visible to try and ascertain a cause. Further evaluation of the settlement/movement is recommended to be conducted by a qualified contractor. *****Please read the Indications of Movement/Settlement Limitations at the top of this section of the report.***

INSULATION

CONCEALED INSULATION BEHIND WALLS, CEILINGS AND FINISHED SURFACES

Inspecting insulation in a home is limited as a significant portion is hidden behind finishing materials on walls and ceilings. This makes it challenging to visually assess its condition and adequacy. While visible insulation in accessible areas can be examined during a standard inspection, the overall evaluation is constrained by the inaccessible nature of insulation behind finished surfaces.

Observations

8.1.1 WINDOWS

 Marginal Defect

DIFFICULT TO OPERATE

FIRST FLOOR OFFICE, LEFT & CENTER WINDOW

The window(s) in the referenced area(s) are difficult to open and close. This could stem from lack of maintenance, poor installation, or movement of the home causing the window opening to shift, pinching the sash and impeding smooth operation. It is recommended to contact a qualified window contractor to further evaluate the issue(s), check for hidden or additional damage, and repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.



Left



Center

8.1.2 WINDOWS

GLASS: BROKEN GLASS PRESENT

LIVING ROOM

Broken glass was present on the referenced window(s). Replacement of the glass or window as needed is recommended to be performed by a window company or glazing contractor.

Recommendation

Contact a qualified window repair/installation contractor.

 Marginal Defect



8.1.3 WINDOWS

GLASS: SEAL FAILURE

BEDROOM 3

Seal failure was observed in window glass, causing moisture and/or debris between the panes. This reduces energy efficiency and visibility. Some windows may not immediately show signs due to desiccant absorbing moisture. Future weather conditions may reveal more failed seals. It is recommended to contact a qualified window repair/installation contractor.

Recommendation

Contact a qualified window repair/installation contractor.

 Marginal Defect



8.1.4 WINDOWS

HARDWARE: LOCKS/LATCHES NOT FUNCTIONING PROPERLY

 Marginal Defect

LIVING ROOM, CENTER AND LEFT WINDOWS

There were window(s) present in the referenced area(s) that were not latching and/or locking properly, posing a safety risk as they could be opened from outside or by a child inside. It is recommended to contact a qualified window contractor to repair or replace any damage hardware.

Recommendation

Contact a qualified window repair/installation contractor.



Center



Left

8.3.1 STAIRS, HANDRAILS, & GUARDRAILS

HANDRAIL: MISSING

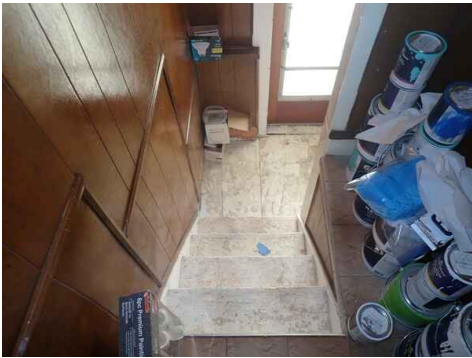
 Marginal Defect

BASEMENT

There was no handrail installed on the basement stairs. A continuous handrail that extends from a point directly above the top stair tread to a point directly below the bottom stair tread is recommended to be installed by a qualified person for safety.

Recommendation

Contact a qualified general contractor.



8.3.2 STAIRS, HANDRAILS, & GUARDRAILS

HANDRAIL: NOT CONTINUOUS

Marginal Defect

A handrail at this stairway did not comply with modern safety standards that require that handrails be continuous over the full length of the flight of stairs from top riser to bottom riser. Consider having the handrail altered or replaced for safety reasons.

Recommendation

Contact a qualified carpenter.



8.5.1 FLOORING

FLOOR(S): NOT LEVEL (FLOOR STRUCTURE NOT VISIBLE UNDERNEATH)

Marginal Defect

THROUGHOUT THE HOME

The floor was settled, sunken, and/or sloping at the referenced area(s) and the floor structure was not visible under these area(s) to inspect. An evaluation of the sagging is recommended to be performed by a general contractor or structural engineer with repairs made as needed, if needed.

Recommendation

Contact a qualified structural engineer.

8.5.2 FLOORING

HARDWOOD: AGED

Marginal Defect

The hardwood was aged and as a result contained area(s) of deficiencies which may include, but are not limited to: faded hardwood, staining, marring and scratching, cosmetic blemishes and/or damage, etc. A review of the floors is recommended to be conducted by a flooring contractor to obtain refinishing or replacement costs as desired.

Recommendation

Contact a qualified flooring contractor

8.6.1 INSULATION

INSULATION: MISSING IN AREAS

Marginal Defect

BASEMENT

Insulation was not present between all of the floor joists. Current energy standards recommend for insulation to be installed between the floor joists for energy efficiency when living areas are overhead. The installation of insulation is recommended to be performed by an insulation contractor at any missing areas.

Recommendation

Contact a qualified insulation contractor.



9: UPSTAIRS HALLWAY BATHROOM

		IN	NI	NP	Obs	NA
9.1	MIRROR(S)	X				
9.2	VENTILATION	X				
9.3	SINK(S)	X			X	
9.4	UNDERSINK PLUMBING - BATHROOM	X			X	
9.5	BATHTUB(S)	X			X	
9.6	SHOWER(S)	X				
9.7	TOILET(S)	X				
9.8	CABINETS	X				
9.9	FLOORS	X				
9.10	CEILINGS	X				
9.11	WALLS	X			X	
9.12	DOORS	X				
9.13	ELECTRICAL	X				
9.14	VANITY	X				
9.15	WINDOW(S)	X			X	

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

Bathroom Configuration

Full Bathroom

SINK(S): Picture(s) Of Sink(s)

Upstairs Hallway



UNDERSINK PLUMBING - BATHROOM: Picture(s) Of Under Sink Plumbing - Bathroom

VENTILATION: Bathroom Ventilation

Exhaust fan

UNDERSINK PLUMBING - BATHROOM: Under Sink Plumbing Material

PVC, Braided Metal Lines

BATHTUB(S): Picture(s) Of Bathtub(s)

Upstairs Hallway Bathroom

VENTILATION: Bathroom Vent Fan Termination

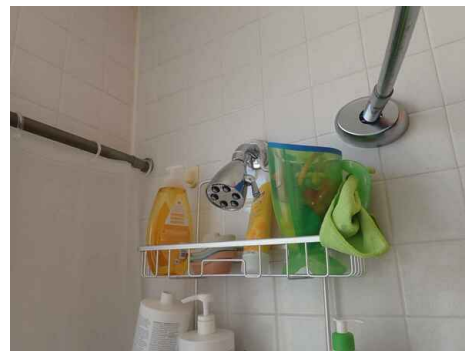
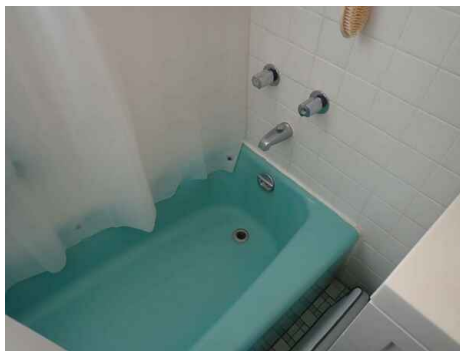
Roof

UNDERSINK PLUMBING - BATHROOM: Undersink Plumbing Visibly Obstructed

Yes* see limitations below

SHOWER(S): Picture(s) Of Shower(s)

Upstairs Bathroom Hallway



Shower Head

TOILET(S): Toilet type(s)
Conventional

TOILET(S): Picture(s) Of Toilet(s)



CABINETS: Bathroom Cabinet Material
Wood

FLOORS: Bathroom Floor Material(s)
Tile

ELECTRICAL: Functioning GFCI Present
Yes, Tested

VANITY: See Comment In "Walls" Section

VENTILATION: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months.

BATHTUB(S): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself.

SHOWER(S): Shower Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects.

CEILINGS: Bathroom Ceiling Notice

Comments in this section refer exclusively to the bathroom ceiling. Any remarks regarding the ceiling elsewhere in the home will be addressed in the "Interior Area" section within the "Wall and Ceiling Surfaces" subsection, unless otherwise noted.

CEILINGS: Bathroom Ceiling Material

Drywall

Bathroom walls in this section refer to the walls that are not within the shower and/or bathtub. They specifically pertain to the walls outside of the shower and/or bathtub. Please be aware that the presence of wall coverings and/or finishing materials, including but not limited to paint and wallpaper, may impede the identification of the wall material.

WALLS: Bathroom Walls Notice

Comments in this section refer exclusively to the bathroom walls. Any remarks regarding walls elsewhere in the home will be addressed in the "Interior Area" section within the "Wall and Ceiling Surfaces" subsection, unless otherwise noted.

WALLS: Bathroom Wall Material**Drywall**

Bathroom walls in this section refer to the walls that are not within the shower and/or bathtub. They specifically pertain to the walls outside of the shower and/or bathtub. Please be aware that the presence of wall coverings and/or finishing materials, including but not limited to paint and wallpaper, may impede the identification of the wall material.

DOORS: Bathroom Door Notice

Comments in this section refer exclusively to the bathroom doors. Any remarks regarding doors elsewhere in the home will be addressed in the "Interior Area" section within the "Interior Doors" subsection, unless otherwise noted.

ELECTRICAL: Bathroom Electrical Notice

Comments in this section refer exclusively to the electrical components in the bathroom. Any remarks regarding the electrical system and/or components elsewhere in the home will be addressed in the "Electrical section, unless otherwise noted.

VANITY: Vanity Information

A bathroom vanity countertop serves functional and aesthetic purposes, accommodating the sink and enhancing the bathroom's design. It comes in various materials, styles, and colors. In this report, "vanity" refers specifically to the countertop, while any cabinet-related issues are addressed in the bathroom cabinet section.

Limitations

GENERAL INFO**TUB AND SHOWER DRAIN INFORMATION**

Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected looking for indications of leaks.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

GENERAL INFO**TUB AND SINK OVERFLOW LIMITATIONS**

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

UNDERSINK PLUMBING - BATHROOM**PERSONAL BELONGINGS UNDER SINK(S)**

Stored items were found in the undersink cabinet(s), potentially obstructing visual access to plumbing components and cabinet surfaces. Inspection of these areas was limited to visible portions only. It's advisable to remove personal belongings before closing and conduct a re-inspection to ensure no obscured issues are present.

SHOWER(S)

PERSONAL BELONGINGS AND/OR BATHMAT PRESENT

The shower/bath contained personal belongings and/or a bathmat, and these item(s) were not moved for full visual accessibility of the shower floor for sanitary reasons. I recommend ensuring with the seller(s) before the end of your inspection contingency period that these item(s) were not covering damage to the tub.

SHOWER(S)

PLUMBING ACCESS PANELS NOT PRESENT

Plumbing access panels were not present for the tub/shower distribution pipes.

TOILET(S)

TOILET(S) INFORMATION

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. Toilets are not tested for their attachment to the closet flange/anchor bolts as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.

FLOORS

OBSCURED FROM VISUAL INSPECTION

The presence of floor coverings obstructs a comprehensive inspection of the floors, and it is not within the scope of a home inspection to remove or relocate them. Consequently, any potential issues obscured by floor coverings are exempt from the inspection process. However, it's advisable to remove personal belongings before closing and conduct a re-inspection to ensure no obscured issues are present.

Observations

9.3.1 SINK(S)

SINK OVERFLOW NOT INSTALLED

UPSTAIRS BATHROOM

The sink in this bathroom had no overflow safety feature installed. This bathroom will flood if the sink drain should become blocked while water is running. It is recommended that a licensed plumber be contacted to add an overflow feature or replace the sink with a sink that has an overflow feature.

Recommendation

Contact a qualified plumbing contractor.

 Marginal Defect



9.4.1 UNDERSINK PLUMBING - BATHROOM

 Minor Defect, Maintenance Item

DRAIN PIPES: FLEX DRAIN PIPE PRESENT

UPSTAIRS HALLWAY

A flex drain pipe was present. Flex drain pipes are not recommended as they may clog more often and affect water drain flow. Current standards call for smooth walled drain pipes only. Replacement of the flex pipe(s) is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



9.5.1 BATHTUB(S)

TUB CAST RUSTED

UPSTAIRS HALLWAY BATHROOM

The cast tub shows signs of rust, which could lead to eventual leaks. It's crucial to seal the affected area to prevent further rusting and damage. An evaluation by a licensed plumber is recommended, with repairs or replacement of the tub as necessary.

Recommendation

Contact a qualified plumbing contractor.

 Marginal Defect



9.11.1 WALLS

STAINING ON WALL UNDER SINK

UPSTAIR HALLWAY BATHROOM

Evidence of past water damage is observed on the wall behind the sink cabinet, indicating an old issue that may have been addressed since the initial incident. The staining pattern and location suggest inadequate sealing of the sink top to the wall. Proper sealing with caulk or approved sealant is essential. It's recommended to monitor the area for any signs of active or future water damage. If signs of water damage persist, contacting a licensed plumber for repair or replacement is advisable.

Recommendation

Contact a qualified plumbing contractor.

 Marginal Defect



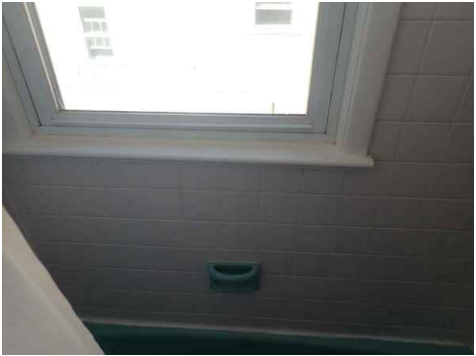
Old Water Stains

9.15.1 WINDOW(S)

 Marginal Defect

WOODEN WINDOW PRESENT IN SHOWER/TUB AREA

A wooden window in the shower/tub area poses moisture-related risks, including water damage and mold growth. Proper sealing is essential for structural integrity. Regular maintenance and consideration of alternative materials like vinyl or fiberglass are advisable for durability. It's recommended to consult a qualified window repair and installation contractor to assess for hidden damage and repair or replace the window.



Recommendation

Contact a qualified window repair/installation contractor.

10: HEAT PUMP (HEATING AND COOLING)

		IN	NI	NP	Obs	NA
10.1	HEAT PUMP	X				
10.2	THERMOSTAT(S)	X				
10.3	HVAC SUPPLY REGISTERS	X				
10.4	AUXILIARY DRAIN PAN					
10.5	CONDENSATE DRAIN PIPE	X			X	
10.6	DUCTS	X				
10.7	AIR FILTER/RETURN PLENUM	X				

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

HEAT PUMP: Configuration Of Heat Pump

Split System

HEAT PUMP: Interior Unit(s) Location

Attic

HEAT PUMP: Exterior Unit Manufacturer

Bosch

HEAT PUMP: Picture(s) Of Interior Heat Pump Unit

Attic



Air Handler/Evaporator Unit

HEAT PUMP: Heat Pump Energy Source

Electric

HEAT PUMP: Manufacturer

Bosch, Unique

HEAT PUMP: Exterior Unit Max Circuit Breaker Amperage

45amps

HEAT PUMP: Picture(s) Of Exterior Heat Pump Unit(s)

Left-Side Rear



Condenser

HEAT PUMP: Exterior Unit Location

Left side of home

HEAT PUMP: Interior Unit Manufacturer

Unique

HEAT PUMP: Exterior Unit Overcurrent Protection Amperage

30 amps

THERMOSTAT(S): Thermostat Location(s)

Hallway (Main Level)

AUXILIARY DRAIN PAN: Picture(s) Of Auxiliary Drain Pan

AUXILIARY DRAIN PAN: Picture(s) Of Auxiliary Drain Pan Drainage Pipe

CONDENSATE DRAIN PIPE: Condensate Drain Termination Point

Back Left Of Home

CONDENSATE DRAIN PIPE: Picture(s) Of Condensate Drain Line

AIR FILTER/RETURN PLENUM: Filter Location(s)

Hallway (Upstairs)

AIR FILTER/RETURN PLENUM: Filter Size

14 X 25



HEAT PUMP: Heat Pump Information

A heat pump system operates by transferring heat between indoor and outdoor environments, serving as both a heating and cooling system. It can be configured as a split system or a packaged unit. In a split system, components are divided into indoor and outdoor units connected by refrigerant lines. In a packaged unit, all components, including the heat pump, are housed together.

HEAT PUMP: Manufacture Year

2022

The typical life expectancy of exterior units is approximately 13-15 years.

HEAT PUMP: Average Life Span

The average lifespan of a heat pump system is typically around 15 years. However, with proper maintenance and care, some systems can last up to 20 years or more. The actual lifespan can be influenced by factors such as the quality of the unit, usage patterns, installation practices, and environmental conditions. Regular maintenance and timely repairs can contribute to the longevity and efficient operation of a heat pump system.

HEAT PUMP: Interior Unit Manufacture Year

2022

The typical life expectancy of exterior units is approximately 13-15 years.

HEAT PUMP: Exterior Unit Manufacture Year

2022

The typical life expectancy of exterior units is approximately 13-15 years.

HEAT PUMP: Picture Of Int. Data Plate

The photo shows the data plate information for the interior portion of the heat pump.



HEAT PUMP: Picture Of Ext. Data Plate

The photo shows the data plate information for the exterior portion of the heat pump.



AUXILIARY DRAIN PAN: Auxiliary Drain Pan Information

These pans may contain a float switch to sense when the pan fills with water, shutting the unit off, or may contain a drain pipe that will allow any accumulated water to drain to the exterior.

AIR FILTER/RETURN PLENUM: Filter Information

Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform, as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Limitations

HEAT PUMP

IF TEMPERATURE IS BELOW 65 DEGREES THE AC UNIT WILL NOT BE TESTED 2

If the temperature is below 65 degrees the AC function will not be tested. The oil that lubricates the compressor is a heavier weight designed for use in summer weather, and this oil thickens in colder temperatures, and can't provide the proper protection for the compressor in cooler temperatures. The AC function shouldn't be initiated until the temperature rises to over 65 degrees, for several days. Therefore the cooling function of the unit is excluded from this inspection. I recommend consulting with the sellers in regards to the unit's past cooling performance, obtaining maintenance records, and if a concern that it wasn't able to be tested, having an HVAC contractor to evaluate the system.

HEAT PUMP

AIR PURIFIERS/ELECTRIC AIR CLEANERS NOT INSPECTED

The inspection of air purifiers and electric air cleaners is beyond the scope of a home inspection and such units are excluded from this inspection.

THERMOSTAT(S)

NOT ALL FUNCTIONS WILL BE TESTED

Not all of the thermostats functions and controls will be tested during this home inspection. It is strongly recommended to refer to the manufacturer's manual for a complete understanding of the thermostat's features and functions.

HVAC SUPPLY REGISTERS

REPRESENTATIVE NUMBER CHECKED

A representative sample of accessible HVAC registers were inspected for conditioned air supply. However, some registers may have been hidden or inaccessible. Full inspection of every register exceeds the scope of this home inspection.

AUXILIARY DRAIN PAN

DRAIN PAN FLOAT AND OVERFLOW PIPE

Drain pans may contain a float switch to sense when the pan fills with water, shutting the unit off, or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are outside the scope of a home inspections and are excluded from the report.

CONDENSATE DRAIN PIPE

DRAIN PIPE INFORMATION

Drainage pipe(s) may passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection.

DUCTS

DUCTWORK INFORMATION: CEILING COVERINGS

Most portions of the ductwork were not visible due to ceiling coverings in the basement.

Observations

10.5.1 CONDENSATE DRAIN PIPE

CONDENSATE DRAIN: TERMINATED NEAR FOUNDATION

BACK LEFT OF HOME

The condensate drain pipe or tubing terminated at or near the foundation of the home. This can allow water to saturate the soil in this area, possibly entering back into or under the structure. Extending the drain, away from the foundation, is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.

 Marginal Defect



10.7.1 AIR FILTER/RETURN PLENUM

 Minor Defect, Maintenance Item

FILTER(S): DIRTY

UPSTAIRS HALLWAY

The air filter was dirty. Replacement of the filter is recommended to be performed ASAP, as a dirty filter puts additional strain on interior HVAC unit(s), can shorten the unit's life, and affect the efficiency of the unit.

Recommendation

Recommended DIY Project



Change Filter

11: ELECTRICAL

		IN	NI	NP	Obs	NA
11.1	SERVICE ENTRANCE CONDUCTOR (SEC)	X				
11.2	ELECTRICAL SERVICE PANEL	X				
11.3	ELECTRIC METER	X				
11.4	MAIN SERVICE DISCONNECT	X				
11.5	DISTRIBUTION PANEL(S)	X			X	
11.6	GROUNDING AND BONDING	X				
11.7	OVERCURRENT PROTECTION DEVICES (OCPD)	X			X	
11.8	BRANCH WIRING	X			X	
11.9	RECEPTACLES	X				
11.10	SUB-PANEL(S)	X			X	
11.11	SUB-PANEL GROUNDING AND BONDING	X				
11.12	SWITCHES, LIGHTS	X			X	

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

Voltage

120/240v

SERVICE ENTRANCE CONDUCTOR

(SEC): Service Entrance Type

Overhead Service Drop

SERVICE ENTRANCE CONDUCTOR

(SEC): Service Entrance Conductor

(SEC) Material

Aluminum

ELECTRICAL SERVICE PANEL:

Picture(s)

Right-Side



Service Panel

ELECTRIC METER: Picture(s)

Right-Side



Electrical Meter

MAIN SERVICE DISCONNECT: Type

Breaker

MAIN SERVICE DISCONNECT:

Disconnect Ampacity

200 amps

GROUNDING AND BONDING:

Grounding Electrode Type

Driven rod

GROUNDING AND BONDING: Gas

Pipe Bonding Present

Yes

OVERCURRENT PROTECTION DEVICES (OCPD): Overcurrent Protection Device (OCPD) Type

GFCI Outlets, Circuit Breakers

OVERCURRENT PROTECTION DEVICES (OCPD): AFCI Breakers Present

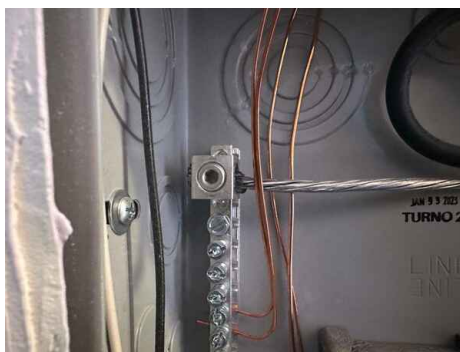
No

BRANCH WIRING : Predominant Branch Wiring Type

Copper, Armored Sheathing (BX), User Non-Metallic Sheathed Cable (NM), Romex

SUB-PANEL(S): Sub-Panel**Capacity**

60amps

SUB-PANEL GROUNDING AND**BONDING: Picture(s) Of Sub-Panel(s) Grounding & Bonding****Electrical System Terminology Notice**

For the purpose of this report, the "service panel" refers to the exterior electrical panel, while the "distribution panel" refers to the interior electrical panel. Note that the "service disconnect" refers to main overcurrent protection device (OCPD), which can be located on the exterior service panel and/or the interior distribution panel. The service disconnect allows you to shut off all power coming into the property.

Electrical Service Capacity

200amps

This represents the total amount of electricity coming to the property, measured in amperes. It's important to note that to utilize the full amperage, the corresponding main overcurrent protection device (OCPD), also referred to as the main service disconnect, must be properly sized.

SERVICE ENTRANCE CONDUCTOR (SEC): Picture(S) Of Service Entrance Conductor (SEC)

Front-Right

The electrical service mast head, as shown here, serves as the connection point between the service entrance conductors (SEC) and the building's electrical system, situated at the top of the mast. Typically, the homeowner assumes responsibility for the electrical system from this connection point into the home.

**ELECTRICAL SERVICE PANEL: Service Panel Capacity**

200amps

This represents the total amount of electricity coming to the property, measured in amperes. It's important to note that to utilize the full amperage, the corresponding main overcurrent protection device (OCPD), also referred to as the main service disconnect, must be properly sized.

MAIN SERVICE DISCONNECT: Service Disconnect Information

The service disconnect or main overcurrent protection device (OCPD), is typically located in the main distribution and/or service panel. It can be a breaker, fuse block, or kill switch, serving as the means to shut off all electrical power entering your home for safety, maintenance, or emergencies.

MAIN SERVICE DISCONNECT: Picture(s) Of Service Disconnect(s)

Ext. Right-Side, Basement Front-Right



Ext. Disconnect



Int. Disconnect

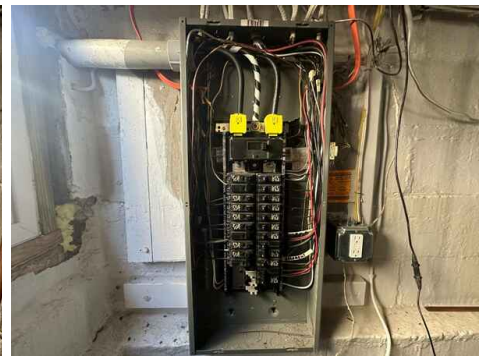
DISTRIBUTION PANEL(S): Distribution Panel Capacity

200amps

This represents the total amount of electricity coming to the property, measured in amperes. It's important to note that to utilize the full amperage, the corresponding main overcurrent protection device (OCPD), also referred to as the main service disconnect, must be properly sized.

DISTRIBUTION PANEL(S): Picture(s)

Basement, Right

**GROUNDING AND BONDING: Bonding Information**

Bonding is the practice of connecting all metal components (such as pipes and appliances) to ensure they share the same electrical potential. This helps prevent electrical shocks and enhances safety in the home.

GROUNDING AND BONDING: Equipment Grounding Conductor (EGC) Information

The Equipment Grounding Conductor (EGC) is a safety conductor in an electrical system that connects metal components, such as appliances, to the grounding system. This ensures a safe pathway for fault currents, preventing electric shocks and protecting against electrical hazards.

GROUNDING AND BONDING: Grounding Electrode Conductor (GEC) Information

The Grounding Electrode Conductor (GEC) is a wire that connects a building's electrical system to the grounding electrode, such as ground rods, creating a safe pathway for electric currents to dissipate into the ground in case of a fault, ensuring safety.

OVERCURRENT PROTECTION DEVICES (OCPD): Overcurrent Protection Information

An overcurrent protection device (OCPD) safeguards against excessive currents, interrupting or limiting current flow in a circuit to prevent damage and reduce fire risk. Examples include circuit breakers and fuses. Additionally, breakers can be equipped with the ability to sense ground and/or arc faults. Although receptacles with Ground Fault Circuit Interrupters (GFCI) and Arc Fault Circuit Interrupters (AFCI) are OCPDs, they will be addressed in the "Receptacles" section.

OVERCURRENT PROTECTION DEVICES (OCPD): AFCI Not Present

An Arc Fault Circuit Interrupter (AFCI) is a safety device designed to prevent fires by detecting unintended electrical arcs and disconnecting power before a fire starts. AFCI requirements vary by jurisdiction. AFCI breakers were not required on homes built before 2004-2008, depending on local regulations. Installing AFCI breakers is recommended for safety in bedrooms and living areas. Consult a licensed electrician for advice, as older panels may need upgrading for compatibility.

BRANCH WIRING : Branch Wiring Information

Branch wiring extends from the main distribution panel to outlets, switches, and devices, delivering power to circuits for lighting, outlets, and appliances throughout a building. Note that most branch feeders are not visible behind wall and ceiling coverings.

SUB-PANEL(S): Picture(s)

Upstairs Hall



SUB-PANEL GROUNDING AND BONDING: Sub-Panel Is Connected To The Homes Grounding System

The sub-panel is connected to the grounding system of the home through the use of a grounding conductor which runs from the sub-panel to the grounding in the distribution panel.

Limitations

GENERAL INFO

LOW VOLTAGE SYSTEMS/WIRING NOT INSPECTED

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: door bell wiring, phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

GROUNDING AND BONDING

ELECTRODE DISCLAIMER

Rooney Home Inspections disclaims responsibility for confirming effective service grounding for the following reasons:

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

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

BRANCH WIRING

BRANCH CIRCUIT DESCRIPTION

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

BRANCH WIRING

SWITCH OPERATION: DISCLAIMER

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical General Home Inspection, the functionality of all switches in the home may not be confirmed by the inspector.

RECEPTACLES

RECEPTACLE INFORMATION

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring.

RECEPTACLES

220V/240V RECEPTACLE(S) NOT TESTED

220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

SUB-PANEL GROUNDING AND BONDING

ELECTRODE DISCLAIMER

Rooney Home Inspections disclaims responsibility for confirming effective service grounding for the following reasons:

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

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

SWITCHES, LIGHTS

LIGHTS NOT TESTED

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

SWITCHES, LIGHTS

REPRESENTATIVE NUMBER CHECKED

A representative number of switches and lights were tested throughout the home.

SWITCHES, LIGHTS

SWITCH OPERATION: DISCLAIMER

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical General Home Inspection, the functionality of all switches in the home may not be confirmed by the inspector.

Observations

11.5.1 DISTRIBUTION PANEL(S)

COVER: MISSING SCREWS



Some panel cover screw(s) were missing. All panel cover screw locations are required to be utilized to adequately secure the cover to the panel. Replacement of the screws is recommended to be conducted by a qualified person.

Recommendation
Contact a qualified electrical contractor.



11.5.2 DISTRIBUTION PANEL(S)

INTERIOR: DIRTY



The electrical panel interior was dirty. This accumulation of dirt and debris can pose a fire hazard because sparking, arcing, or overheating could ignite the dust and/or debris. It is recommended that a licensed electrician be contacted to assess for hidden issues, clean and service the panel, and make the necessary corrections and/or repairs as needed.

Recommendation
Contact a qualified electrical contractor.



11.7.1 OVERCURRENT PROTECTION



Minor Defect, Maintenance Item

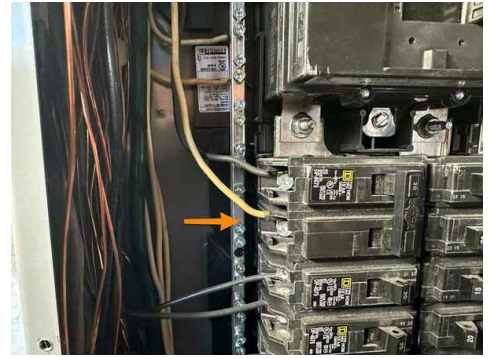
DEVICES (OCPD)

NEUTRAL WIRE USED AS HOT WIRE

White wire(s), designated for the neutral, are incorrectly connected to double pole 220V/240V breakers. Any wire not black and connected to a breaker should be marked as an ungrounded conductor, typically by coloring it black or wrapping it with black tape. Contact a licensed electrician to assess and correct the issue.

Recommendation

Contact a qualified electrical contractor.



11.8.1 BRANCH WIRING



Marginal Defect

ELECTRICAL BOX(ES): IMPROPER COVER

BASEMENT

There were junction boxes present with improper covers in the referenced area(s). This is a potential fire hazard. The installation of a UL listed cover is recommended to be installed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Paint Can Lid Used As Cover

11.8.2 BRANCH WIRING



Significant Defect

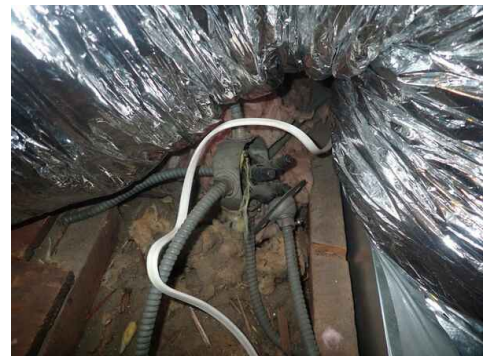
ELECTRICAL BOX(ES): MISSING COVER

ATTIC

There were electrical box(es) present without a cover. This is a potential electrocution hazard, and can be a fire hazard when the box is located near combustibles, due to the possibility of arcing. UL listed cover(s) are recommended to be installed by a licensed electrician on any and all electrical boxes in the home missing covers.

Recommendation

Contact a qualified electrical contractor.



Missing Cover

11.8.3 BRANCH WIRING



Significant Defect

**WIRING: TERMINATIONS IMPROPER-
ENERGIZED WIRES**

ATTIC

Energized electrical wires terminated outside of junction boxes. This condition is a potential electric shock/fire hazard. Wires should be terminated in an approved junction box with a listed cover installed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



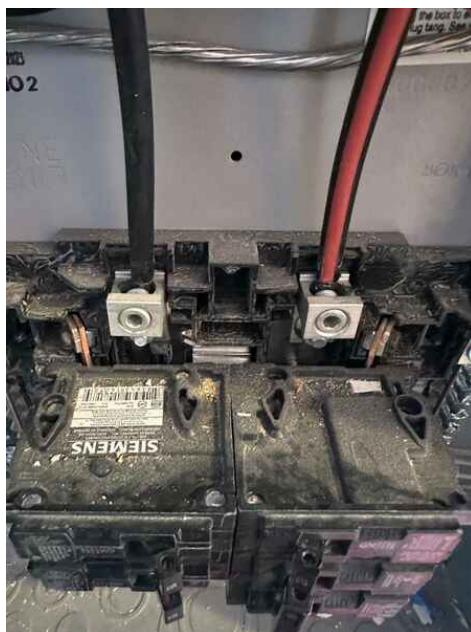
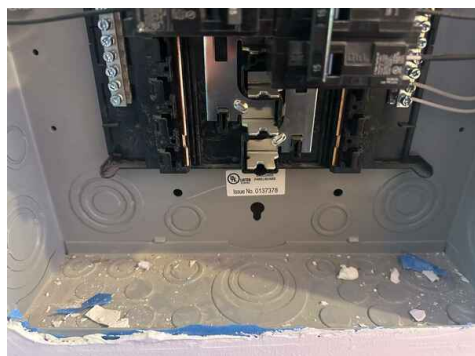
11.10.1 SUB-PANEL(S)

 Significant Defect**INTERIOR: DIRTY**

The electrical panel interior was dirty. This accumulation of dirt and debris can pose a fire hazard because sparking, arcing, or overheating could ignite the dust and/or debris. It is recommended that a licensed electrician be contacted to assess for hidden issues, clean and service the panel, and make the necessary corrections and/or repairs as needed.

Recommendation

Contact a qualified electrical contractor.



11.12.1 SWITCHES, LIGHTS

 Marginal Defect**SWITCH PLATE(S): MISSING**

BASEMENT

There were missing switch cover plate(s) present at the referenced area(s). This exposes live wiring and is a potential shock hazard. The installation of cover plates is recommended to be conducted on any switches missing plates by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



12: PLUMBING

		IN	NI	NP	Obs	NA
12.1	WATER SUPPLY PIPES	X			X	
12.2	DRAIN, WASTE, AND VENT PIPES (DWV)	X				
12.3	MAIN WATER SERVICE AND SHUTOFF	X				
12.4	MAIN CLEANOUT	X				
12.5	GAS PIPES	X				

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

WATER SUPPLY PIPES: Water Pipe Material(s) (Visible Portions)

Copper

MAIN WATER SERVICE AND SHUTOFF: Water Service Pipe Material


Copper

DRAIN, WASTE, AND VENT PIPES (DWV): DWV Material(s) (Visible Portions)

PVC, Cast Iron

MAIN WATER SERVICE AND SHUTOFF: Picture(s) Of Main Water Shutoff Valve

Basement Front-Right




Water Shutoff

DRAIN, WASTE, AND VENT PIPES (DWV): Sewer Lateral Material(s) (Visible Portions)

Cast Iron

MAIN CLEANOUT: Picture(s) Of Cleanout

Basement Back-Right



Sewer Clean Out

GAS PIPES: Main Gas Shut-off Location


Basement, Front-Right

GAS PIPES: Gas Pipe Material

Galvanized Steel

GAS PIPES: Picture(s) Of Gas Shutoff Valve(s)

Basement Front-Right



Gas Shutoff

DRAIN, WASTE, AND VENT PIPES (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. **Sewer camera inspections are recommended for any home regardless of age** due to the

sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe.

MAIN CLEANOUT: Cleanout definition

A plumbing cleanout is an access point in a home's pipe system for clearing clogs or blockages. It typically has a removable plug for easy access without major disassembly. Cleanout locations are specified by building standards, though older homes may have fewer of them.

Limitations

GENERAL INFO

MOST PLUMBING NOT VISIBLE

Due to a completely finished basement portions of the plumbing which may include: the water distribution pipes, the water service pipe, the drain and waste pipes, and/or the sewer/septic lateral were not visible and their condition is excluded from this inspection.

GENERAL INFO

SHUTOFF VALVES NOT OPERATED

Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

Observations

12.1.1 WATER SUPPLY PIPES

COPPER: LOCALIZED PATINA (PINHOLE LEAKS?)



Marginal Defect

There were localized areas of patina (copper oxidization) present on the copper distribution pipes. While common in the areas of fittings due to the flux that seals the fittings, areas of patina in other areas is typically indicative of pinhole leaks or other deficiencies. Evaluation, and repairs or replacement of the water pipes as needed, is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

12.1.2 WATER SUPPLY PIPES

COPPER: PATINA PRESENT ON PIPES



Marginal Defect

The referenced area(s) of the copper water distribution pipes were covered by patina. This is typically associated with excess moisture in the area, excess flux used at fittings, and/or pinhole leaks. An evaluation of the pipes is recommended to be conducted by a licensed plumber, as patina is basically "rust" or oxidation on copper and may affect the integrity of the pipe walls.

Recommendation

Contact a qualified plumbing contractor.

12.1.3 WATER SUPPLY PIPES



Marginal Defect

WATER PIPE(S): CORROSION PRESENT

BASEMENT

Corrosion and patina on water distribution pipes and fittings suggest past or present leaks, risking pipe integrity and potential leaks. Contact a licensed plumber for evaluation, hidden damage assessment, and repairs to prevent further deterioration and ensure proper plumbing function.

Recommendation

Contact a qualified plumbing contractor.



12.1.4 WATER SUPPLY PIPES



Marginal Defect

WATER VALVE(S): RUST/CORROSION

BASEMENT

Rust and/or corrosion build-up on the referenced water valve(s) may indicate past or present leaks, signifying that the valve could be nearing the end of its useful life and potentially leading to leaks. It's advisable to have a licensed plumber evaluate the situation, assess for hidden damage, and perform necessary repairs or replacement to prevent further deterioration, maintain proper plumbing function and prevent future leaks.

Recommendation

Contact a qualified plumbing contractor.



Washer Valves

13: WATER HEATER

		IN	NI	NP	Obs	NA
13.1	WATER HEATER	X				
13.2	COMBUSTION CHAMBER		X			
13.3	VENTING	X				
13.4	GAS PIPE	X				
13.5	TPR VALVE	X				
13.6	TPRV DISCHARGE PIPE	X				
13.7	WATER PIPES	X				

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

WATER HEATER: Water Heater Energy Source/Type

Gas-fired

WATER HEATER: Age Of Unit

1 Year

WATER HEATER: Water Heater Tank Capacity

50 gallons

WATER HEATER: Picture(s) Of Data Plate



WATER HEATER: Water Heater Brand

A. O. Smith

WATER HEATER: Picture(s) Of Water Heater



VENTING: Vent Material

Stainless Steel

VENTING: Venting Type

Gravity Vent

VENTING: Vent Termination Point

Chimney

GAS PIPE: Gas pipe material (interior installation)

Black steel

GAS PIPE: Type of Gas

Natural gas

TPR VALVE: Picture(s) Of TPR Valve



TPRV DISCHARGE PIPE: TPRV Discharge Tube Material

CPVC

WATER PIPES: Picture(s) Of Water Shut Off Valves

Basement



Water Shutoff Valve

WATER HEATER: Water Temp Information

The recommended maximum faucet temperature is 120°F to prevent scalding, but for bacteria control, water heater tank temperatures should be 135-140°F. Use a tempering valve to balance temperatures safely or adjust faucet controls, but be cautious as pure hot water can exceed 120°F, posing a scalding risk.

WATER HEATER: Average Life Span: Gas Fired Tanked Water Heater

Gas fired tanked water heaters typically last around 10 to 15 years. Regular maintenance, such as flushing the tank to remove sediment, can help extend their lifespan.

TPR VALVE: Temperature and Pressure Relief Valve (TPR) Info

A TPR (Temperature and Pressure Relief) valve is a vital safety component on water heaters. It releases excess pressure and high temperatures to prevent tank failure. If there's a malfunction or pressure buildup, the TPR valve opens, directing hot water and steam safely outside the system.

WATER PIPES: Expansion Tank Present

An expansion tank was present. Expansion tanks are used to protect the water heater and water pipes in the home. When water is heated in the water heater it expands, with an expansion tank in place, this 'expanded' hot water has somewhere to go, instead of putting pressure on the tank and water distribution pipes in the home.

Limitations

COMBUSTION CHAMBER

COMBUSTION CHAMBER NOT ACCESSIBLE

The combustion chamber was not accessible/visible.

TPR VALVE

TPR VALVE INFORMATION

The water heater was inspected for the presence of a TPR valve. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches an internal pressure over 150psi, or the water temperature exceeds 210 degrees.

14: FOUNDATION, STRUCTURAL ELEMENTS, SUBSTRUCTURE

		IN	NI	NP	Obs	NA
14.1	FOUNDATION	X			X	
14.2	BASEMENT	X			X	
14.3	WALL FRAMING		X			
14.4	FLOOR STRUCTURE	X			X	

IN = Inspected NI = Not Inspected NP = Not Present Obs = Observations NA = Not Applicable

Information

FOUNDATION: Foundation Type Basement	FOUNDATION: Foundation Wall Material Concrete Masonry Units(CMU)	BASEMENT: Basement Floor Material Concrete slab
WALL FRAMING: Wall Framing Material Wood Framing	WALL FRAMING: Wall Sheathing Material Not Visible, Covered By Finishing Material	FLOOR STRUCTURE: Subfloor Material Tongue and Groove
FLOOR STRUCTURE: Floor Joist Materials Wood Floor Joists	FLOOR STRUCTURE: Main Floor Beam(s) Material(s) Wood built-up beam: nailed	FLOOR STRUCTURE: Floor Structure Support Type Steel Columns
FLOOR STRUCTURE: Perimeter Bearing Top of foundation wall	FLOOR STRUCTURE: Floor Insulation Type(s) None installed	

FOUNDATION: Foundation Information

There are a number of different ways a home's foundation can be constructed. In this report, the 'Foundation' section will provide observations and comments on the structural elements, such as walls, footings, structural flooring, ect. Additional comments and observations specific to the type of foundation will be provided in the following section.

WALL FRAMING: Wall Framing Info

Wall framing is the assembly of framing members, including sheathing, studs, and sill plates, to construct the primary framework of a home. It offers support for floors, walls, and the roof, ensuring the structure's overall strength and stability. It is important to note that many of these elements may not be visible during the inspection.

Limitations

FOUNDATION

ACTIVE LEAKS OR SIGNS OF PAST MOISTURE INFILTRATION PRESENT

Any time leaking or indications of moisture infiltration are present; hidden damage may exist. Invasive evaluations of these areas are highly recommended to be conducted by qualified contractors to determine the true extent of damage present and to ascertain true repair costs.

FOUNDATION

FOUNDATION WALLS PAINTED WITH MASONRY SEALANT PAINT

The foundation walls have been painted with a masonry sealant paint. This is typically done to try and lower humidity in the basement area and to prevent moisture infiltration. Addressing the source of the moisture on the exterior is much preferred as masonry sealers will only mask the problems. Due to this "paint" indications of moisture infiltration and cracking on the foundation walls may be visually concealed and are excluded from this inspection. It is recommended to consult with the sellers as to why the walls were painted.

FOUNDATION

MOISTURE INFILTRATION INFORMATION: AREAS BELOW GRADE

Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. Only conditions as they existed at the time of inspection can be reported on, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. It is highly recommended to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

FOUNDATION

VISUAL LIMITATIONS INFORMATION

The inspection of the foundation area is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

FOUNDATION

CRACKS AND MOVEMENT

Wall cracks are reported based on their presence and visual condition at the time of inspection. I cannot provide a professional opinion on severity, cause, recent activity, or potential future movement without invasive inspections, which is beyond the scope of this home inspection.

WALL FRAMING

VISUAL LIMITATIONS

Not all wall framing will be visible during the inspection due to the presence of finishing materials like drywall, wallpaper, paint, ceiling materials, ect. Only readily observable elements will be inspected and reported on. The inspector will not make guesses about the type or condition of hidden materials.

WALL FRAMING

ACTIVE LEAKS OR SIGNS OF PAST MOISTURE INFILTRATION PRESENT

Any time leaking or indications of moisture infiltration are present; hidden damage may exist. Invasive evaluations of these areas are highly recommended to be conducted by qualified contractors to determine the true extent of damage present and to ascertain true repair costs.

WALL FRAMING

FRAMING COVERED BY FINISHING MATERIAL

The full extent of the house framing could not be observed entirely due to the presence of finishing materials. The condition of these hidden components are excluded from this inspection.

WALL FRAMING

SHEATHING COVERED BY FINISHING MATERIAL

The full extent of the house sheathing could not be observed entirely due to the presence of finishing materials. The condition of these hidden components are excluded from this inspection.

FLOOR STRUCTURE

ACTIVE LEAKS OR SIGNS OF PAST MOISTURE INFILTRATION PRESENT

Any time leaking or indications of moisture infiltration are present; hidden damage may exist. Invasive evaluations of these areas are highly recommended to be conducted by qualified contractors to determine the true extent of damage present and to ascertain true repair costs.

FLOOR STRUCTURE

FLOOR STRUCTURE: PORTIONS NOT VISIBLE

Portions of the framing were not visible due to the referenced obstructions above. The possibility of reportable deficiencies exists in areas that were not visible/accessible.

Observations

14.1.1 FOUNDATION

OPEN SEAMS BETWEEN MASONRY

BASEMENT BACK-RIGHT

!

Significant Defect

Open seams between masonry can let water into the structure or basement. Chronic moisture or high humidity in poorly ventilated areas like basements can harm framing and promote possible fungal growth. A qualified masonry contractor should inspect for hidden damage and make any needed repairs.

Recommendation

Contact a qualified masonry professional.



14.2.1 BASEMENT

SUMP PUMP/PIT: PRESENT

BASEMENT FRONT-LEFT

The presence of a sump pump indicates potential past water issues. The seller should be contacted to determine the extent and history of water intrusion. Excess moisture can foster mold growth, impacting indoor air quality and structural integrity. If water infiltration is confirmed, consulting a professional waterproofing contractor is advised for evaluation and repairs.

Recommendation

Contact a qualified waterproofing contractor



Marginal Defect



14.4.1 FLOOR STRUCTURE

FLOOR JOIST CUT

BASEMENT BACK-RIGHT

A floor structure joist has been cut. However, the cut joist has been left without proper support. This compromises the structural integrity of the floor system and poses a safety risk. Without adequate support, there is a potential for sagging floors, which can lead to uneven surfaces and structural instability. Additionally, damaged floor joists can affect the overall integrity of the floor system, potentially resulting in costly repairs and safety hazards. It is recommended to contact a qualified carpentry contractor experienced in structural repairs. They should further assess the issue to look for hidden damages and make repairs as needed to ensure the stability and safety of the floor structure.

Recommendation

Contact a qualified carpenter.



Marginal Defect



14.4.2 FLOOR STRUCTURE

JOIST(S): CUT/NOTCHED (UNCONVENTIONAL MODIFICATIONS)

There were floor joist(s) present that were cut, notched, or moved, and the load was attempted to be transferred to adjacent joists, when this is done the adjacent parallel joists would typically need to be doubled up and nailed on schedule to carry the additional load. The perpendicular member(s) were also not bearing on at least 1.5 inches of support (joist hangers). An evaluation of these area(s) with repairs made as needed is recommended to be performed by a qualified contractor familiar with floor structure framing.

Recommendation

Contact a qualified professional.



Marginal Defect