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HOME INSPECTION

1234 Main st.
McAlester, OK 74501

Buyer Name
08/09/2022 9:00AM



Inspector

Brett Smith

State of Oklahoma licensed inspector,
#70002680. InterNACHI Certified Home
Inspector

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Agent

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SUMMARY

71

ITEMS INSPECTED

4

MAINTENANCE ITEM

20

RECOMMENDATION

1

IMMEDIATE ACTION
NEEDED

-  2.1.1 Roof - Roof Covering: Asphalt Shingles are Mossy
-  2.1.2 Roof - Roof Covering: Roofing Cement Patches
-  2.2.1 Roof - Flashing: Corroded - Minor
-  3.1.1 Chimney, Fireplace, or Stove - Masonry Chimney: Crowned Cap Was Damaged
-  4.4.1 Exterior - Vegetation, Surface Drainage & Retaining Walls: Tree Overhang
-  4.5.1 Exterior - Gutters & Downspouts: Downspout Drains Near House
-  4.5.2 Exterior - Gutters & Downspouts: Gutter Damaged
-  4.5.3 Exterior - Gutters & Downspouts: Gutter Leakage
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-  4.6.1 Exterior - Decks, Patios & Balconies: Patio Cracking - Minor
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-  4.7.2 Exterior - Electrical: Cover Loose
-  4.7.3 Exterior - Electrical: Light Fixture is Loose
-  4.8.1 Exterior - Doors: Door Does Not Close or Latch
-  4.11.1 Exterior - Eaves, Soffits & Fascia: Fascia Damaged
-  4.11.2 Exterior - Eaves, Soffits & Fascia: Fascia Rotted
-  4.11.3 Exterior - Eaves, Soffits & Fascia: Wasps Nest
-  5.4.1 Plumbing & Fuel - Hot Water Source (Heater): Double-Wall Flue Pipe Needs 1 in. Clearance
-  7.1.1 Garage - Door to Living Space: Door Not Self-Closing
-  7.3.1 Garage - Garage Door Opener: Defect at Warning Label
-  7.3.2 Garage - Garage Door Opener: Wall Button Less Than 5 ft. Off Floor
-  8.4.1 Electrical - Panelboards & Breakers: Doorbell Transformer Inside Cabinet
-  8.4.2 Electrical - Panelboards & Breakers: Double Tapped Breakers
-  9.3.1 Interior - Floors, Walls & Ceilings: Ceiling, Minor Damage
-  9.5.1 Interior - Smoke & CO Detectors: Missing Smoke Detector

1: INSPECTION DETAIL

Information

**General Inspection Info:
Occupancy**

Occupied, Furnished

**General Inspection Info: Weather
Conditions**

Sunny, Dry, Hot

**General Inspection Info: Type of
Building**

Single Family

General Inspection Info: In Attendance

Client

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

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

What Really Matters in a Home Inspection



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Your Job As a Homeowner: Read Your Book



I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. My contact information is on the back cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

Draft: Read Your Book



Watch on  YouTube

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

"Your Best Inspect", InterNACHI-Certified Professional Inspectors, can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with "Your Best Inspect" today!

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

Draft: Home Maintenance Inspection



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Buy Back Guarantee: We'll Buy Your Home Back



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...



Watch on  YouTube

We'll Buy Your Home Guarantee



Watch on  YouTube

For more information, please visit www.nachi.org/buy.

\$10,000 Honor Guarantee: Details



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

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

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

2: ROOF

Information

Roof Covering: Inspection Method

Roof

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering: Roof Type Covering

Asphalt

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



Roof Covering: Homeowner's Responsibility

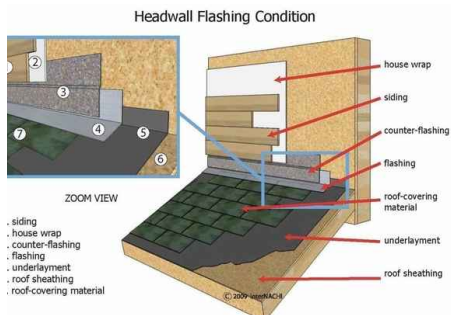
Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

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

Flashing: Wall Intersections

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



Flashing Details



Flashing: Eaves and Gables

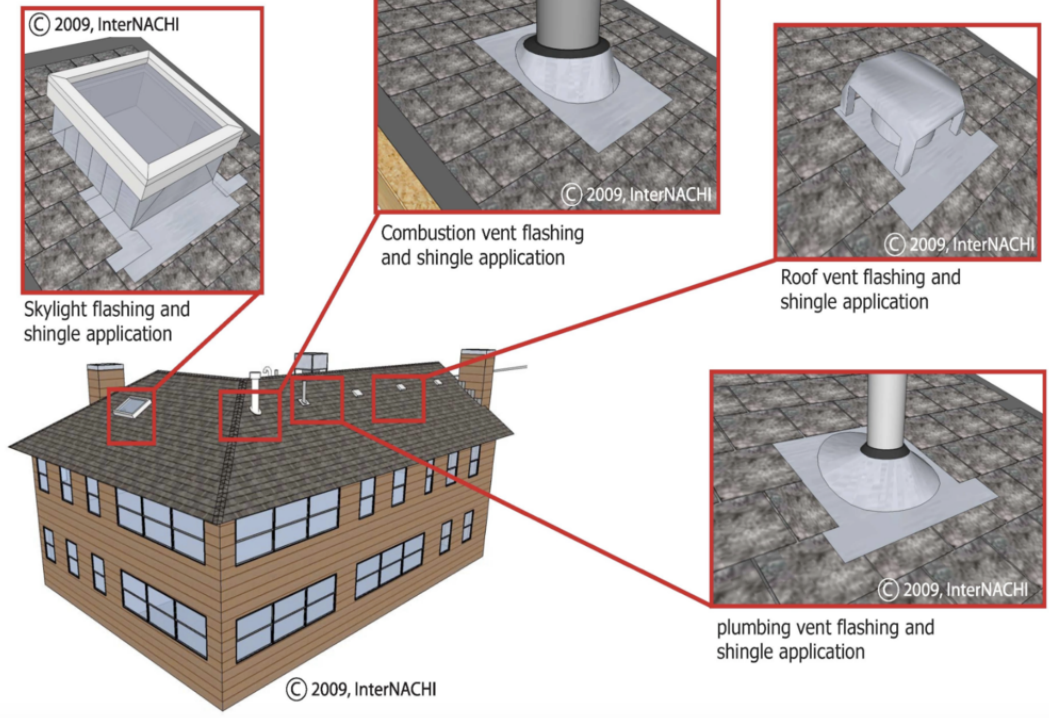
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Flue Gas Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the flue gas vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.



Skylight: Skylight Was Inspected

Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around the skylight free of debris and to monitor it for evidence of water leaks during heavy rains and/or winter snow melts.

From outside, watch the glazing for cracks or breaks, loosening of the flashing, and rusting or decaying frames. Skylights should be checked from the interior, too. Don't be surprised if your skylight develops a leak.



Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

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

Flue Gas Vent Pipes

UNABLE TO REACH ALL THE FLUE GAS VENT PIPES

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

Observations

2.1.1 Roof Covering

ASPHALT SHINGLES ARE MOSSY

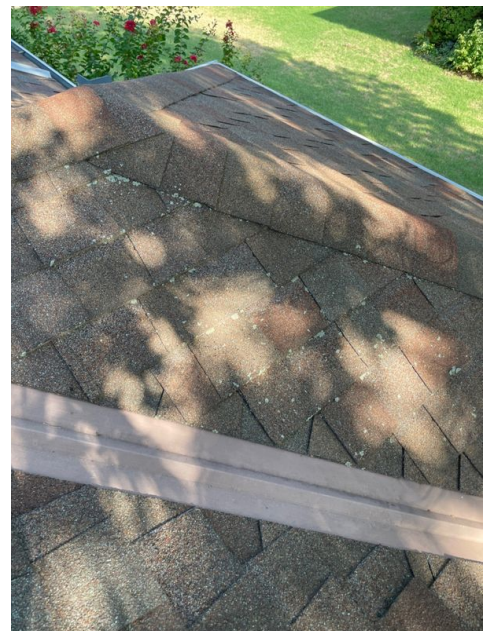


Maintenance Item

Mossy shingles are common to north-facing roof slopes and sections overhung by trees. The best fix is prevention: Cutting back branches and periodically clearing debris off the roof will help.

Recommendation

Recommended DIY Project



2.1.2 Roof Covering

ROOFING CEMENT PATCHES

 Maintenance Item

Just an FYI, patching usually suggests a homeowner who has found leaks and is trying to buy a few more years by patching obvious cracks and nail pops.

Recommendation

Recommended DIY Project



2.2.1 Flashing

CORRODED - MINOR

 Recommendation

Roof flashing showed signs of corrosion, but seemed to not be a major defect. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.

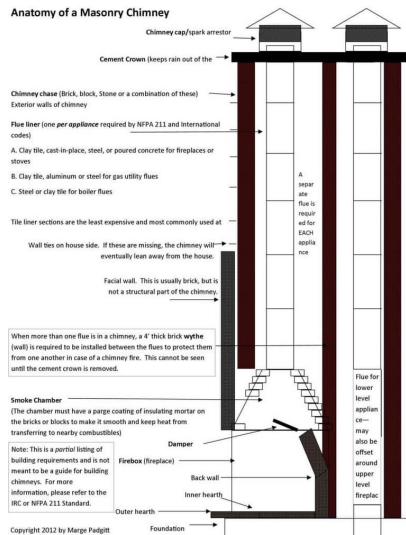


3: CHIMNEY, FIREPLACE, OR STOVE

Information

Masonry Chimney: Masonry Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.

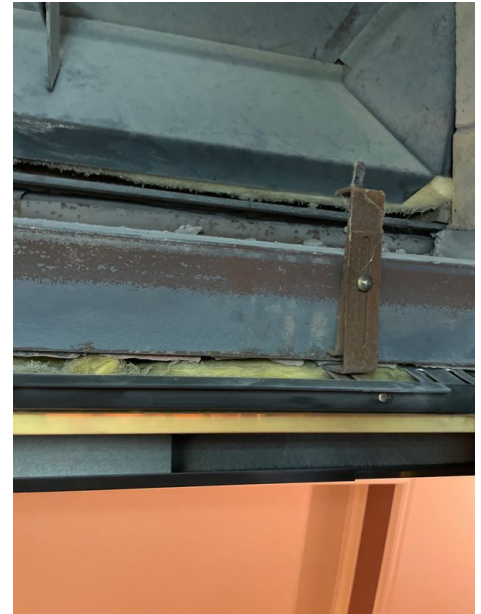


Fireplace: Type of Fireplace Masonry



Fireplace: Lintel

I observed the lintel above the fireplace opening.



Masonry Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.



Masonry Chimney: Masonry Chimney Hood or Cap Installed

A hood or cap was installed at the masonry chimney. Good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.



Fireplace: Damper Door

I inspected the fireplace damper doors by opening and closing them, if they were readily accessible and manually operable.



Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Observations

3.1.1 Masonry Chimney

CROWNED CAP WAS DAMAGED



I observed indications of damage at the chimney wash or crowned cap. This is the top of the chimney that is shaped or "crowned" to divert water away from the top of the chimney stack.

If a wash or crown on top of the chimney is not properly sloped or is extensively cracked, defective, spalled, or displays rust stains, it should be replaced. Sheet metal caps/crowns with minor rust or corrosion should be repaired, but if rust or corrosion is extensive, replacement is recommended.

Recommendation

Contact a qualified chimney contractor.



4: EXTERIOR

Information

General: Homeowner's Responsibility

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

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

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

General: Exterior Was Inspected

I inspected the exterior of the house.



Driveways & Walkways: Driveway Material

Concrete, Pavers



Porch: Porches Were Inspected

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



Gutters & Downspouts: Homeowner's Responsibility

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

Gutters & Downspouts: Gutters Were Inspected

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

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

Decks, Patios & Balconies: Decks, Porches, Patios & Balconies Were Inspected

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



Electrical: Inspected Exterior GFCIs

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



Doors: Exterior Doors Inspected

I inspected the exterior doors.



Front



Back

Windows: Windows Inspected

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



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

Brick

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

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



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

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

Limitations

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

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

Windows

INSPECTION RESTRICTED

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

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Observations

4.4.1 Vegetation, Surface Drainage & Retaining Walls



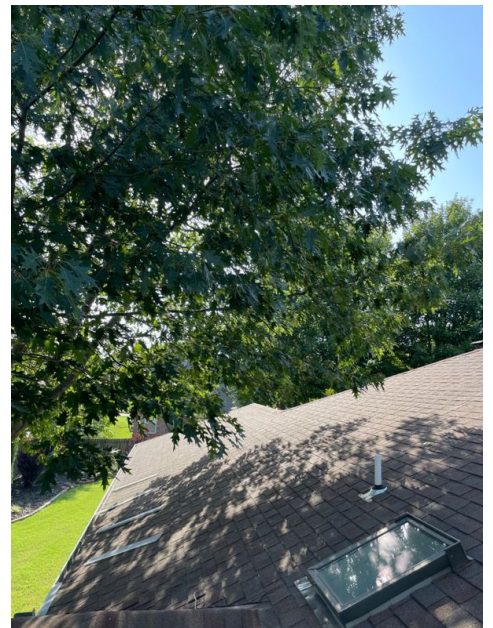
Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim the limbs back.

Recommendation

Contact a qualified tree service company.



4.5.1 Gutters & Downspouts

DOWNSPOUT DRAINS NEAR HOUSE

Recommendation

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

Recommendation

Recommended DIY Project



4.5.2 Gutters & Downspouts

GUTTER DAMAGED

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

Recommendation

Contact a qualified gutter contractor

Recommendation



4.5.3 Gutters & Downspouts

GUTTER LEAKAGE

I observed evidence of a water leak from a gutter, which could result in water not being properly collected and drained away. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor

Recommendation



Front porch

4.5.4 Gutters & Downspouts

DIVERTER BROKEN OR CRACKED

Diverted is cracked or broken, this can allow water too close to the foundation.

Recommendation

Contact a qualified professional.

 Recommendation



South

4.6.1 Decks, Patios & Balconies

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



4.7.1 Electrical

GFCI DEFECT

I observed indications of a defect at a GFCI. Would not trip.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



Patio

4.7.2 Electrical

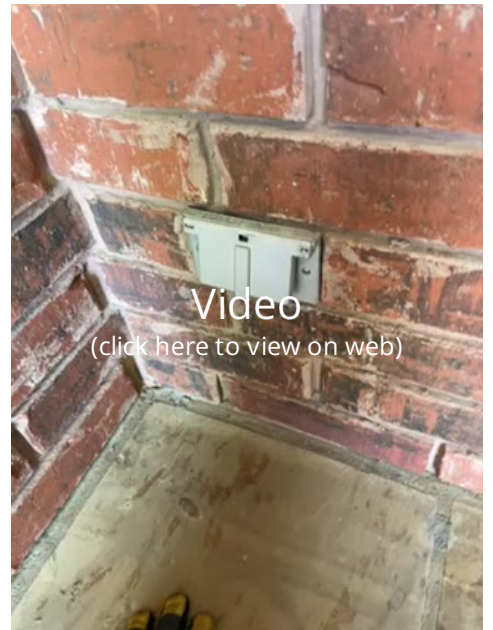
COVER LOOSE

Cover is loose, should be tight.

Recommendation

Contact a qualified professional.

 Recommendation



4.7.3 Electrical

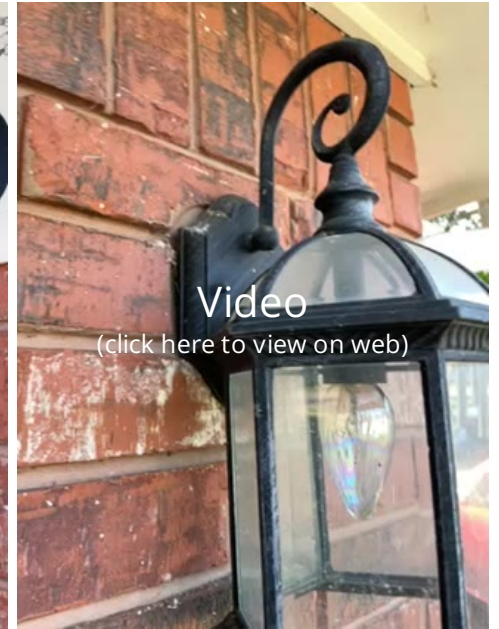
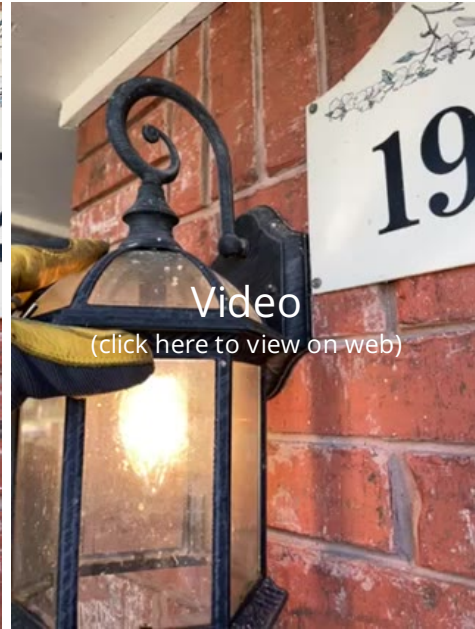
LIGHT FIXTURE IS LOOSE

Light fixture is loose, this should be tightened to prevent water intrusion.

Recommendation

Contact a qualified professional.

 Recommendation



Front

4.8.1 Doors

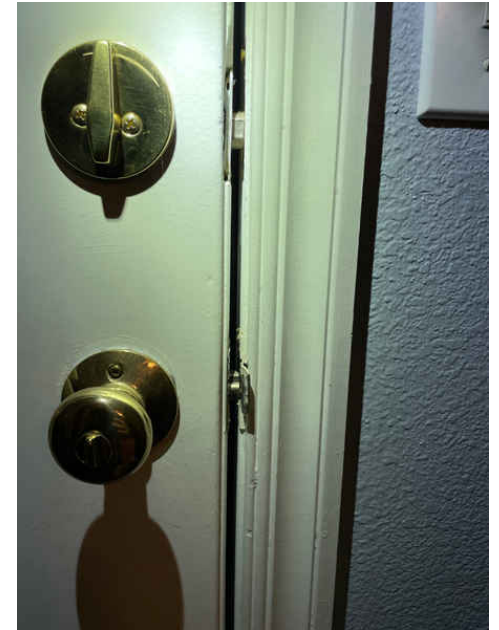
DOOR DOES NOT CLOSE OR LATCH

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified door repair/installation contractor.



Master Bedroom

4.11.1 Eaves, Soffits & Fascia

FASCIA DAMAGED

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

Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.





Backyard

4.11.2 Eaves, Soffits & Fascia

 Recommendation

FASCIA ROTTED

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Backyard

4.11.3 Eaves, Soffits & Fascia

 Recommendation

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

Recommendation

Contact a qualified pest control specialist.



Front

5: PLUMBING & FUEL

Information

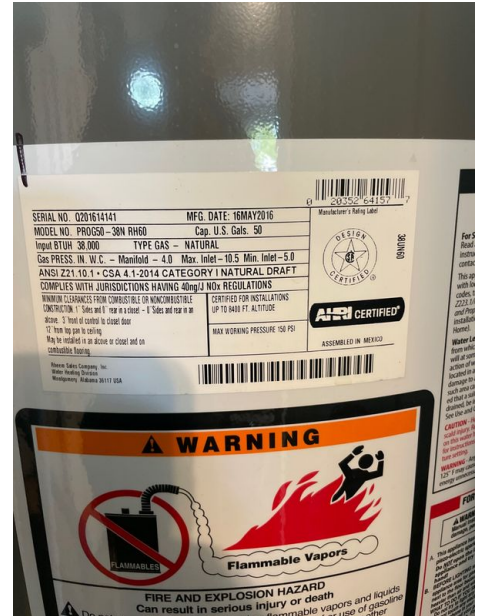
Main Water Shut-Off Valve:
Location of Main Shut-Off Valve
 Outside of House, Outside at Meter



Fuel Supply: Location of Main Shut-Off Valve
 Side of House, Outside on Gas Meter



Hot Water Source (Heater): Tank Information, Size & Age
 May 2016. 50 gallon.



Hot Water Source (Heater): Inspected TPR Valve
 I inspected the temperature and pressure relief valve.



Hot Water Source (Heater): Inspected Venting Connections
 I inspected the venting connections.



Main Water Shut-Off Valve: Homeowner's Responsibility

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



Water Supply & Distribution Systems: Water Supply Is Public

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

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

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

Water Supply & Distribution Systems: Water Pressure at Outside Faucet

Front is 68 psi. Back is 72 psi. Side is 72 psi.



Front



Hot Water Source (Heater): Type of Hot Water Source

Gas-Fired Hot Water Tank

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



Hot Water Source (Heater): Inspected Hot Water Source

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

Limitations

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Observations

5.4.1 Hot Water Source (Heater)

DOUBLE-WALL FLUE PIPE NEEDS 1 IN. CLEARANCE



There should be at least 1 in. between double-wall metal flue pipe and combustible surfaces such as wall or floor framing.

Recommendation

Contact a qualified HVAC professional.



6: BASEMENT, FOUNDATION & CRAWLSPACE

Information

Foundation: Material

Concrete Slab Foundation

Foundation: Homeowner's Responsibility

Monitor the floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. It may come through cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

7: GARAGE

Information

Garage Door: Type of Door Operation

Opener



Garage Door: Material

Insulated, Steel



Garage Door: Garage Door Panels Were Inspected

I inspected the garage door panels.

Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Door to Living Space: Door Between Garage and House Was Inspected

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

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

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



Garage Door Opener: Door Was Manually Opened and Closed

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

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

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Door Opener: Manual Release

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

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

Garage Door Opener: Non-Contact Reversal Was Inspected

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

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

Garage Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

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

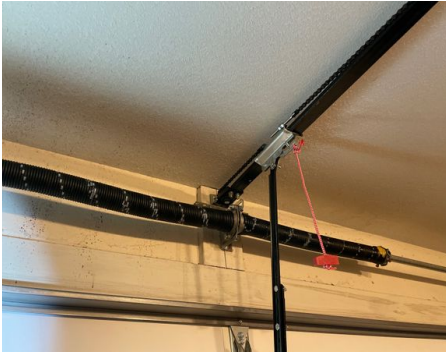
I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.



Garage Door Opener: Springs, Bracket & Hardware Were Inspected

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

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



Garage Door Opener: Spring Containment Was Inspected

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

Garage Door Opener: Wall Push Button Was Inspected

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

Electrical: Inspected a Switches, Fixtures & Receptacles

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

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

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

Limitations

Electrical

UNABLE TO INSPECT EVERYTHING

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

Observations

7.1.1 Door to Living Space

DOOR NOT SELF-CLOSING



Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

7.3.1 Garage Door Opener

DEFECT AT WARNING LABEL

There is a defect at a warning label.

The garage door should have the following warning labels:

1. a spring warning label attached to the spring assembly or the back of the door panel;
2. a general warning label attached to the back of the door panel;
3. a warning label near the wall control button; and
4. two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.

Recommendation

Contact a qualified professional.

7.3.2 Garage Door Opener

WALL BUTTON LESS THAN 5 FT. OFF FLOOR

The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children.

Recommendation

Contact a qualified garage door contractor.



8: ELECTRICAL

Information

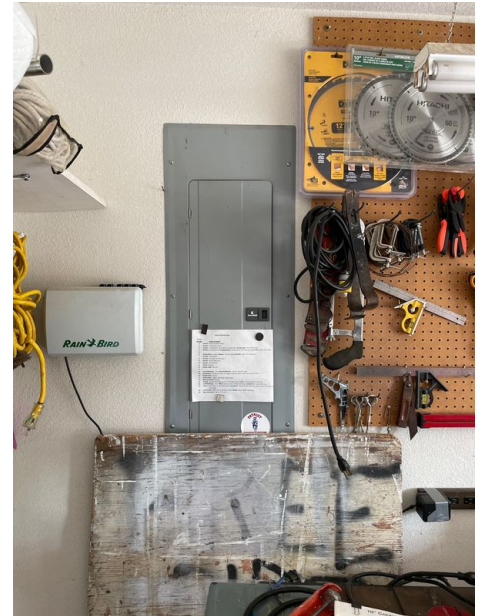
Service Entrance Conductors:
Electrical Service Conductors
Below Ground, 120 Volts



Electric Meter & Base: Inspected
the Electric Meter & Base
I inspected the electrical electric
meter and base.



Panelboards & Breakers: Main
Panel Location
Garage



Panelboards & Breakers: Panel
Capacity
200 AMP



Panelboards & Breakers: Panel
Type
Circuit Breaker

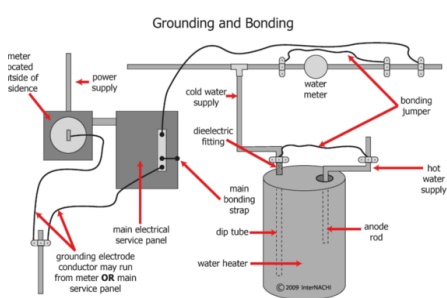
Panelboards & Breakers: Panel
Manufacturer
Challenger

Panelboards & Breakers: Sub**Panel Location**

None

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.

**Panelboards & Breakers: Homeowner's Responsibility**

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

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

Panelboards & Breakers: Inspected Main Panelboard & Breakers

Garage

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

Limitations

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

Observations

8.4.1 Panelboards & Breakers

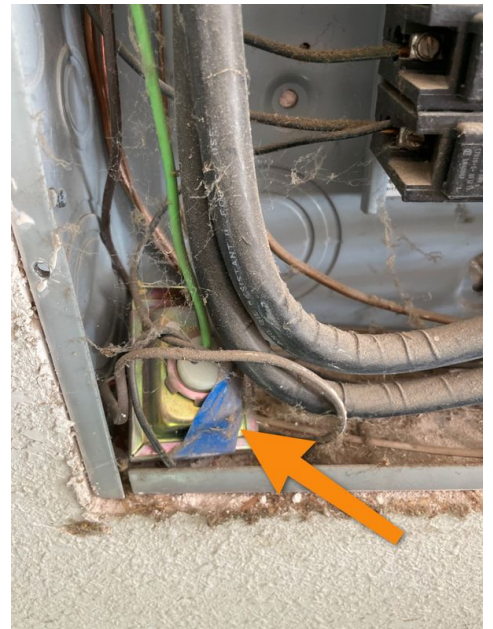
DOORBELL TRANSFORMER INSIDE CABINET

Recommendation

I observed that the doorbell transformer was installed within the cabinet, which is not permitted.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Panelboards & Breakers

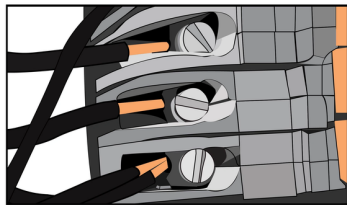
DOUBLE TAPPED BREAKERS

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

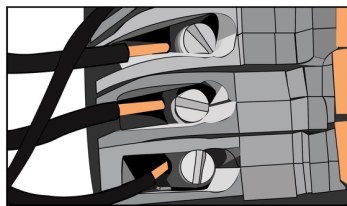
Each breaker should have just one conductor wire connected to it.

 Recommendation

Double-Tapped Breakers



Don't 



Do 

© InterNACHI

Recommendation
Contact a qualified electrical contractor.



9: INTERIOR

Information

Windows: Window Type

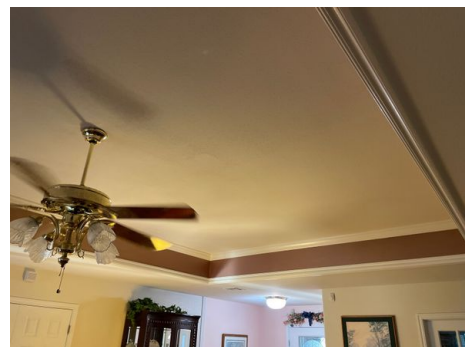
Single-hung, Thermal

Windows: Window Manufacturer

Unknown

Floors, Walls & Ceilings: Ceiling Material

Gypsum Board

**Floors, Walls & Ceilings: Wall Material**

Drywall, Wallpaper

Doors: Doors Inspected

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

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

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

Floors, Walls & Ceilings: Floor Coverings

Carpet, Laminate, Tile

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

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

Electrical: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

**Smoke & CO Detectors: Smoke Detector**

According to the National Fire Protection Association (NFPA), smoke alarms should be installed on every level of your home, including the basement. Fire detectors should also be installed inside of every bedroom and outside of each sleeping area. For example, a two-story home with three bedrooms should have at least seven smoke alarms. Never install a smoke alarm within 3 feet of a ceiling fan or air duct, or within 10 feet of the kitchen stove. Never remove a smoke alarm's batteries or take it down. Homes that have a set number of hardwired alarms can still place additional battery-operated smoke alarms throughout the house. There is no such thing as having too many smoke alarms in your home! Just make sure fire detectors are properly placed in each area.

Smoke & CO Detectors: Carbon Monoxide Detector

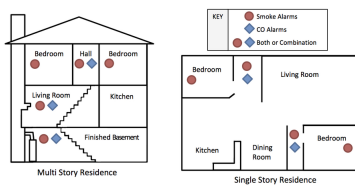
Carbon monoxide alarms are required in newly constructed or renovated one and two-family dwellings containing a carbon-based-fueled appliance or device that produces by-products of combustion or an attached garage. Carbon monoxide alarms are required in new and existing multi-family dwellings, dormitories, hotels, and motels containing a carbon-based-fueled appliance or device that produces by-products of combustion or an attached garage. Carbon monoxide alarms in newly constructed or renovated dwellings are required to be hardwired with a battery back-up, interconnected, and UL-listed.

Smoke & CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

There should be a CO detector on every level of your house. Carbon monoxide detectors are required in all homes with fuel-burning appliances, heaters, or attached garages.



Limitations

Electrical

UNABLE TO INSPECT EVERYTHING

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

Smoke & CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Observations

9.3.1 Floors, Walls & Ceilings

CEILING, MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



Recommendation



9.5.1 Smoke & CO Detectors

MISSING SMOKE DETECTOR

 Recommendation

I observed indications of a missing smoke detector. Hazard. Each sleeping room should have a smoke detector.

Recommendation

Contact a qualified professional.

10: KITCHEN

Information

Countertops & Cabinets:
Countertop Material
Concrete, Corian



Countertops & Cabinets:
Cabinetry
Wood



Plumbing: Drain Size
1 1/2"

Plumbing: Drain Material
PVC



Range/Oven/Cooktop:
Range/Oven Energy Source
Electric



Range/Oven/Cooktop:
Range/Oven Brand
Amana

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

**Range/Oven/Cooktop: Oven
Temperature Check**

350 sets at 355

Oven set to 350, tested at-

**Dishwasher: Brand
Samsung**



**Refrigerator: Brand
Samsung**

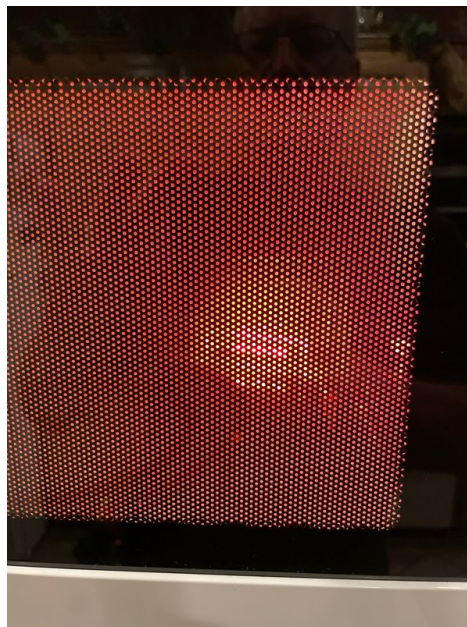
**Refrigerator: Freezer
Temperature**
0 degree

**Refrigerator: Refrigerator
Temperature**
39 degree

Plumbing: Ran Water at Sink(s)

I ran water at all kitchen sinks. I inspected for deficiencies in the water supply.

**Built-in Microwave: Brand
Samsung**



11: BATHROOM

Information

**Countertops & Cabinets:
Countertop Material**
Corian



**Countertops & Cabinets:
Cabinetry**
Metal

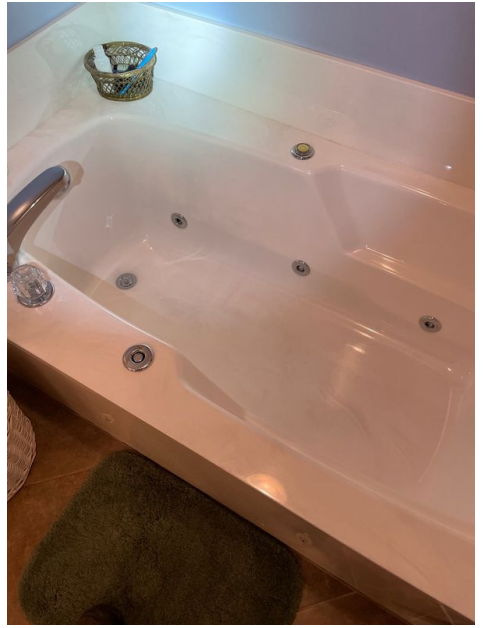


Toilet: Toilets Inspected
I flushed all of the toilets.



Plumbing, Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Exhaust Fan / Window: Inspected Bath Exhaust Fans

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



12: LAUNDRY

Information

Location Of Laundry Equipment
Separate Laundry Room

Clothes Washer: Brand
Laundry room
GE

Clothes Dryer: Brand
GE



Countertops & Cabinets:
Countertop Material
Concrete, Corian

Countertops & Cabinets:
Cabinetry
Wood



Limitations

Clothes Washer

DID NOT INSPECT

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

Clothes Dryer

DID NOT INSPECT

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

13: HVAC

Information

Cooling Equipment: Brand
Lennox



Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior North

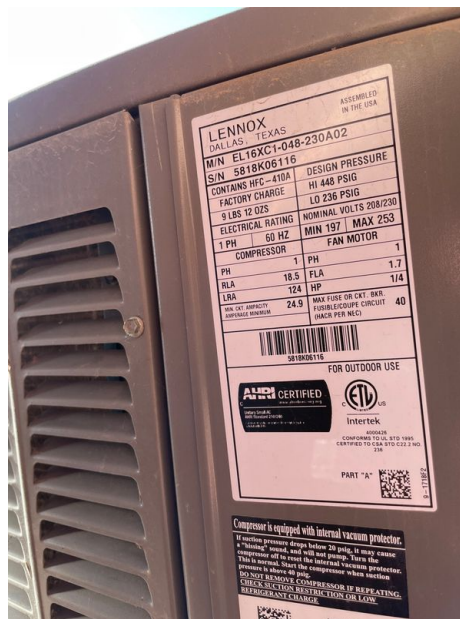
Cooling Equipment: Service Disconnect Inspected

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



Cooling Equipment: Capacity/Data Tag Information
Unit is October 2018. 4 ton unit.

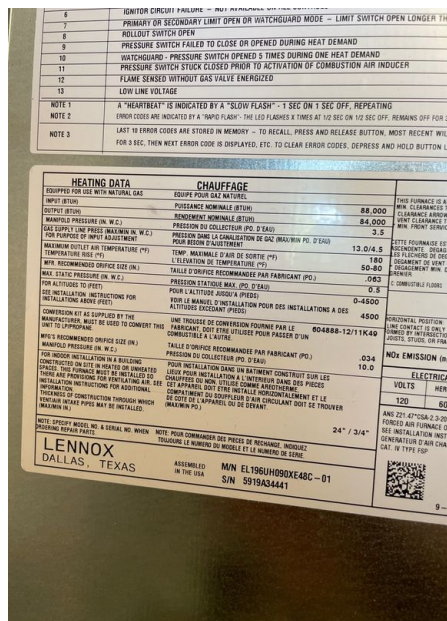
Heating Equipment: Brand
Lennox



Heating Equipment: Heat Type
Gas-Fired Heat, Forced Air

Heating Equipment: Energy Source Gas

Heating Equipment: Capacity/Data Tag Information January 2019. 88,000 btu.



Thermostat & Normal Operating Controls: Thermostat Location Living room

Distribution System: Configuration Central



Homeowner's Responsibility

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

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

Condensate: Condensate Discharge Confirmed

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



Distribution System: Ductwork Location
Attic



Distribution System: Ductwork

Insulated

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.



14: ATTIC

Information

Roof Structure & Attic: Material
OSB

Roof Structure & Attic: Type
Hip

Ventilation: Ventilation Type
Soffit Vents, Static Vents



Attic Insulation: Attic Insulation Thickness

Attic

greater than 12 inches

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

This house is located in a climate zone that, for an attic, requires an R-value of 30-60.

ENERGY STAR RECOMMENDATIONS



Zone	Attic	2x4 Walls	2x6 Walls	Floors	Crawl Spaces
7	R49-R60	R13-R15	R19-R21	R25-R30	
6					
5					
4	R38-R60			R-25	R19-R25
3	R30-R60				
2	R30-R49			R-13	R13-R19
1					



Attic Insulation: Insulation Type
Blown



STANDARDS OF PRACTICE

Inspection Detail

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

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

Plumbing & Fuel**I. The inspector shall inspect:**

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

II. The inspector shall describe:

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

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

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

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

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

II. The inspector shall describe:

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

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

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

Electrical**I. The inspector shall inspect:**

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

II. The inspector shall describe:

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

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Interior**The inspector shall inspect:**

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.