

Inspection Report

SAMPLE REPORT

Property Address:

SAMPLE
ADDRSES



Closer Look Home Inspectors, L.L.C.

Lisa Marie

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General Info

Property Address

SAMPLE
ADDRSES

Date of Inspection

10/10/2020

Report ID

20201001-209-Tranquility-Trail

Customer(s)

SAMPLE REPORT

Time of Inspection

02:00 PM

Real Estate Agent

Jennifer Wettergren

Inspection Details

Standards of Practice:

InterNACHI International Association of
Certified Home Inspectors

Type of building::

Single Family

Attending the Inspection::

Vacant (inspector only)

Approximate Age:

New Build

Occupancy::

Un-Occupied

Dog present::

No Dog Present, No Cat Present

Weather during the Inspection::

Clear

Snow / Rain precipitation in last 3 days::

No

Ground/Soil surface condition:

Dry

Temperature during inspection::

Over 65 (F) = 18 (C)

Water Quality Test::

No - We do not preform water testing

Radon Test:

No - At this time we do not preform radon
testing

Mold Test:

Yes - Swab (Laboratory, 14 business days)

Thermostat Setting on Arrival:

ON - Furnace (heat)

Thermostat Temperature on Arrival:

64

Thermostat Location:

Main Floor, Hallway

Furnace/Boiler Setting on Departure:

Returned to default settings, YES

Sewer Scope:

NO - We Do Not Preform Sewer or Plumbing
Camera Scope

Additional Structure:

No

Home free of chipping or peeling paint:

Yes

Odor Present at Time of Inspection:

Yes - Fresh Paint Smell

Chemical / Meth Residue Testing:

No - Our Company Does Not Provide This
Service

Comment Key & Definitions

Comment Key or Definitions

PLEASE READ THIS AGREEMENT CAREFULLY. THIS IS A LEGALLY BINDING CONTRACT BETWEEN CLOSER LOOK HOME INSPECTORS, LLC. AND THE ABOVE STATED CLIENT(S).

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any marginal, unsatisfactory components, or recommendations by the inspector to

repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Satisfactory (S) = Components are satisfactorily performing its intended function. I visually observed these item(s), component(s) or unit(s) and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. Item is typical for age.

Marginal (M) = Attention should be given. These item(s), component(s) or unit(s) need routine maintenance that is important for every home's upkeep. Continuing to check up on the exterior, appliances, heating and cooling, plumbing, security, and electrical systems will help reduce breakdowns, save money, and keep your home looking and performing in its best condition. A qualified contractor should further evaluate and correct any and all conditions needed. These item(s), component(s) or unit(s) may lead to further costly problems if not corrected.

UNSATISFACTORY (UN) = Item is not adequately performing its intended function and/or has an UNSAFE Condition. These item(s), component(s) or unit(s) are not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. You should obtain a cost estimate for correction(s) before the end of your inspection deadline.

General Maintenance Item (GM) All home require maintenance. These item(s), component(s) or unit(s) may lead to further costly problems if not corrected. You may wish to obtain cost estimate(s) for correction(s), repair(s) or further evaluation as needed by a qualified professional. Determining the exact cause or future condition goes beyond the scope of a home inspection.

Not Applicable (NA) = These item(s), component(s) or unit(s) are not in this home or building.

Not Visible (NV) = Item was not located or was not visible for inspection. A qualified professional or contractor should further evaluate this finding.

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector before the inspection process. An inspection is not technically exhaustive and does not imply that every defect was found. Latent, concealed, or inaccessible defects and problems are excluded from this inspection. Floor coverings, furniture, and larger and/or fragile personal belongings are not disturbed during the inspection. The equipment and appliances included in this inspection are tested for response to normal controls only, when possible. The equipment and appliances included in this inspection are not dismantled, other than normal service panels which can be freely and easily removed.

The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Work performed without the required building inspections designed to ensure compliance with applicable safety codes may contain hidden defects and significant safety hazards. Locating hidden defects may require invasive techniques. The application of invasive techniques exceeds the scope of the General Home Inspection. You should ask the seller for documentation showing that work on or in the home was performed with the proper permits and building inspections.

This is not an FHA inspection, however, the inspector will try to make comments on common FHA standards. These standards can often change. An FHA inspector will note any deficiencies in the property that don't meet their minimum standards. Once the flaws or defects are fixed, the FHA loan can go forward. Under contingency clauses in real estate, the seller can make the repairs to bring the property up to standards. Although they're not obligated to, the FHA loan won't go through without the property passing the FHA inspection. I am not able to determine if the future buyer will be an FHA buyer.

This Home Inspection does not address the possible presence of radon gas in the home or the water, lead paint, asbestos, toxic or flammable chemicals, mold or mildew, or other harmful or environmentally unsafe substances. The possible presence of such items should be identified by a specialist in the detection of these substances. An inspection of private waste disposal systems (such as septic systems) are not included in this Home Inspection. Also, this report does not include an

inspection for wood-destroying insects and/or pests. Specialists in these fields should be contacted if these Inspections are desired.

The Client agrees that, should Closer Look Home Inspectors, LLC. be found liable for any loss or damages resulting from failure to perform any of the company's obligations, including but not limited to negligence, breach of contract, or any other legal theory or cause of action, the liability of the Closer Look Home Inspectors, LLC. shall be limited solely and exclusively to the fee paid for The Inspection.

The client agrees that the fee payable to Closer Look Home Inspectors, LLC. for this Inspection is based strictly upon the value of time involved in conducting The Inspection and preparing the Report. The fee is unrelated to the costs of repairing or correcting any defects in the residence. The Client agrees that the fee is to be paid by the agreed time to Closer Look Home Inspectors, LLC. whether or not the subject property is purchased by The Client. Closer Look Home Inspectors, LLC. assumes no liability for the cost of repairing, or replacing any reported or unreported defect or deficiency in the residence, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature. The Inspection and Report are conducted and prepared for the sole, confidential and exclusive use of The Client. The Inspector assumes no liability to third parties in connection with this Inspection and written report.

THE INSPECTION AND REPORT ARE NOT INTENDED, OR TO BE USED, AS A GUARANTEE, WARRANTY, EXPRESSED OR IMPLIED, OR ANY INSURANCE POLICY, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITIONS OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM AND SHOULD NOT BE RELIED UPON AS SUCH. THE INSPECTION AND REPORT ARE ALSO NOT CERTIFICATIONS, NOR IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR USE OF ANY KIND.

This home is new construction. Please review this report closely to determine if any item or component was not inspected due to incomplete work or no utilities. It is common that a new home can need painting or caulking again within the first 5 years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three years. Most builders give a one year warranty on materials and labor. For this reason, please consider another inspection within one year to get the most out of your warranty with your builder.

1. Roof

The inspector shall inspect from ground level or the eaves:

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

The inspector is not required to:

- walk on any roof surface.
- predict the service life expectancy.
- inspect underground downspout diverter drainage pipes.
- remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- move insulation.
- inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
- walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
- perform a water test.
- warrant or certify the roof.
- confirm proper fastening or installation of any roof-covering material.

Inspector recommends further evaluation by a qualified roofing contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Roof Covering:

Asphalt Shingle

Drainage System:

Gutters and downspouts installed

Viewed Roof From:

Top of ladder
From the ground (binoculars)

Roof Covering Age:

New Build - New Roof

Items

1.0 Asphalt Composition Shingle

Comments: Satisfactory

- The shingles appear to be reliant on silent and localized areas. You may wish to ask the seller for a builder about this finding to ensure proper maintenance conditions will exist year-round.
- Item 4(Picture) Loose nails on the roof should be removed to reduce chance of injury to nearby occupants or reduce chance of nail damaging car tires. Considered general maintenance items.
- Item 2(Picture) Item 3(Picture) Appeared to be protecting the home at time of inspection.
- Item 1(Picture) Small areas of chipped or cracked shingle(s).
- Item 2(Picture) Shingles appeared to be reliant on sealant in areas. Considered general maintenance item and should be monitored annually to reduce chance of moisture entry.

1.1 Roof Structure Exterior

Comments: Satisfactory

1.2 Roof Flashing

Comments: Satisfactory

1.3 Roof Drainage System

Comments: Satisfactory

Recommend monitoring gutters during heavy rainfall and correcting as needed by a qualified person or professional.

Not able to determine if leaks exists due to lack of heavy rain.

1.4 Exhaust & Combustion Vents

Comments: Satisfactory

Section Photos



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

2. Exterior

The inspector shall inspect:

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

The inspector is not required to:

- inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- inspect or identify geological, geotechnical, hydrological or soil conditions.
- inspect recreational facilities or playground equipment.
- inspect seawalls, break walls or docks.
- inspect erosion-control or earth-stabilization measures.
- inspect for safety-type glass.
- inspect underground utilities.
- inspect underground items.
- inspect sprinkler system
- inspect wells or springs.
- inspect solar, wind or geothermal systems.
- inspect swimming pools or spas.
- inspect wastewater treatment systems, septic systems or cesspools.
- inspect irrigation or sprinkler systems.
- inspect drainfields or dry wells.
- determine the integrity of multiple-pane window glazing or thermal window seals.

Inspector recommends further evaluation by a qualified roofing contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Wall Covering:

Vinyl Siding
Stone Veneer

Window Material::

Vinyl

Exterior Doors:

Metal

Walkway Materials:

Concrete

Driveway Material:

Concrete

Appurtenance:

Attached Garage

Chimney Material::

Flue Pipe

Deck Attachment:

No Deck Installed

Items

2.0 Exterior Siding

Comments: Satisfactory

2.3 Exterior Trim, Soffits, and Fascia

Comments: Satisfactory

You should be aware that windows, door openings, and trim be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion. Sealant around exterior trim in areas was cracked/damaged, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified person.

2.4 Window Exteriors

Comments: Satisfactory

(1) Screens were not installed at exterior windows at time of inspection. You may wish to ask seller about this finding.

(2) Inspection of drainage at egress window(s) goes beyond the scope of an inspection.

2.5 Driveway

Comments: Satisfactory

The driveway was new. No cracking or displacement of concrete was visible at time of inspection. Determine in future settlement goes beyond the scope of a home inspection.

2.6 Walkways

Comments: Satisfactory

The walkway was new. No cracking or displacement of concrete was visible at time of inspection. Determine in future settlement goes beyond the scope of a home inspection.

2.7 General Grounds

Comments: Satisfactory

Exposed wires at rear of home appeared to be low voltage (communications or internet). They do not appear to be an electrical hazard. Recommend confirming this finding with seller.

2.9 Door Exteriors

Comments: Marginal, General Maintenance Item

(1) The front entry door appeared to slightly stick or would not move the shut. Determine the exact cause goes beyond the scope of a home inspection however appear to be related to hardware and is considered a maintenance item.

(2) Hardware missing or not present at the time of inspection at exterior sliding glass door, rear of home. You may wish to ask the seller about this finding before the end of your inspection deadline.

2.10 Exterior Wall Penetrations

Comments: Satisfactory

Exterior penetrations should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified person as needed on a regular maintenance schedule.

Section Photos



2.7 Item 1(Picture)



2.9 Item 1(Picture)



2.9 Item 2(Picture)

3. Garage

The inspector shall inspect:

- garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector is not required to:

- inspect or operate equipment housed in the garage, except as otherwise noted.
- verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Garage Door Type:

Two Automatic

Vehicle Door Automatic Reverse::

Installed and operating correctly

Items

3.0 Vehicle Doors

Comments: Satisfactory

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

3.1 Structural Walls - Interior & Exterior

Comments: Satisfactory

3.2 Interior Surfaces - Walls & Ceiling

Comments: Satisfactory

3.4 Floors

Comments: Satisfactory

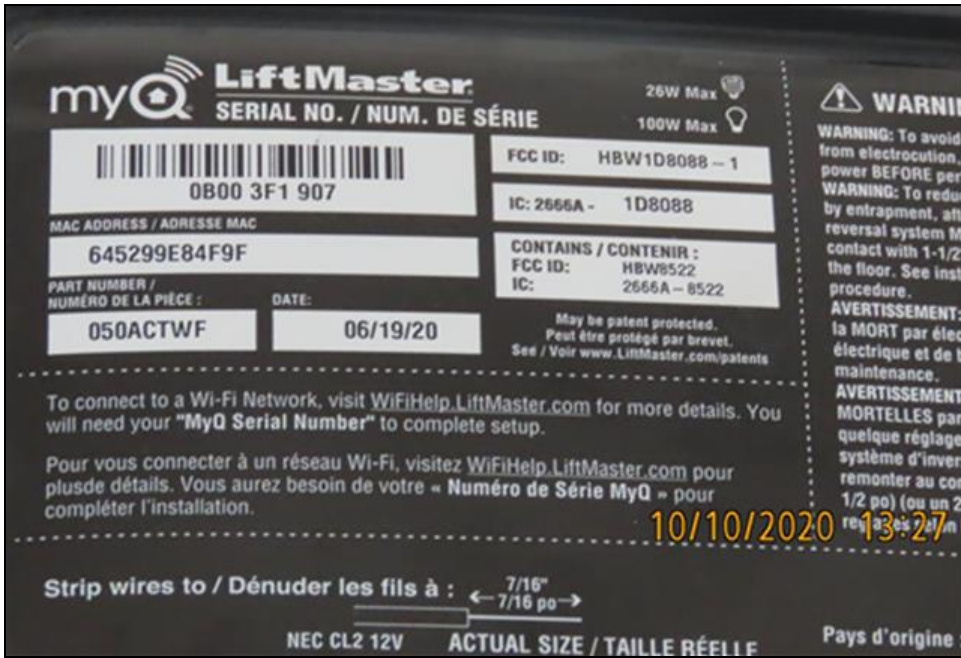
3.5 Fire Separation

Comments: Satisfactory

3.6 Stairs/Steps to Living Space

Comments: Satisfactory

Section Photos



3.0 Item 1(Picture)

Garage doors should have the following warning labels:

- A spring warning label attached to the spring assembly
- A general warning label attached to the back of the door panel
- A warning label near the wall control button

Two warning labels attached to the door in the vicinity of the bottom of the bottom corner brackets. Some newer doors have tamper-resistance bottom corner brackets do not require these warnings.

4. 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

The inspector is not required to:

- inspect paint, wallpaper, window treatments or finish treatments.
- inspect floor coverings or carpeting.
- inspect central vacuum systems.
- inspect for safety glazing.
- inspect security systems or components.
- evaluate the fastening of islands, counter-tops, cabinets, sink tops or fixtures.
- move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- move suspended-ceiling tiles.
- inspect or move any household appliances.
- operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- inspect microwave ovens or test leakage from microwave ovens.
- operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- inspect elevators.
- inspect remote controls.
- inspect appliances.
- inspect items not permanently installed.
- discover firewall compromises.
- inspect pools, spas or fountains.
- determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- determine the structural integrity or leakage of pools or spas.

Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

<p>Ceiling and Wall Materials: Gypsum</p>	<p>Interior Doors:: Wood Hollow Core</p>	<p>Floor Covering Materials:: Carpet Tile Modern Hardwood Flooring</p>
<p>Radon:: Not Tested</p>	<p>Smoke/CO Detectors:: Smoke detectors installed Carbon monoxide detector(s) installed Extra Info : (recommend further evaluation before the end of your inspection deadline)</p>	<p>Windows Free of Peeling Paint: Yes</p>
<p>Windows Free of Moisture/Deterioration: Yes</p>	<p>Window Glazing:: Double-pane</p>	

Items

4.0 Smoke Detectors

Comments: Not Visible

Smoke detector(s), Appeared to be “work in progress” quote or we’re covered in new plastic. Removing plastic coverings goes beyond the scope of a home inspection. Inspector recommends further evaluation of the smoke detectors to ensure proper conditions exist before the end of your inspection deadline.

- 4 or more location(s)

4.1 Carbon Monoxide Detectors

Comments: Not Visible

Be sure to check carbon monoxide alarms for proper function after moving in.

Inspector recommends a working carbon monoxide alarm be located a maximum of 10 ft outside of each sleeping area (room).

See item 4.0 for more information.

4.2 Floors

Comments: Satisfactory

Floors at the interior of the home exhibited general weathering commensurate with its age.

4.3 Walls & Ceilings

Comments: Satisfactory

The home was new construction. Determining future settlement goes beyond the scope of the home inspection. Settlement is generally occurs in the first 3-10 years.

- You may wish to ask the builder about warranties or guarantees as desired. Inspection of minor scrapes scratches and dents goes beyond the scope of a home inspection.
- Floors and walls may have minor ding(s) dents or scrapes.

4.5 Doors

Comments: Satisfactory

4.6 Interior Trim

Comments: Satisfactory

4.7 Windows

Comments: Satisfactory

Section Photos



4.0 Item 1(Picture)

5. Structural Components

The inspector shall inspect:

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

The inspector is not required to:

- enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- move stored items or debris.
- operate sump pumps with inaccessible floats.
- identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- provide any engineering or architectural service.
- report on the adequacy of any structural system or component.

- Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Foundation Configuration::

Partially-finished basement

Foundation Method/Materials::

Poured Concrete
Metal

Ceiling Structure:

Wood

Floor Structure:

Concrete

Columns or Piers:

Supporting Walls

Egress Windows:

Yes

Items

5.1 Floor Structure

Comments: Satisfactory

5.2 Foundation

Comments: Satisfactory

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

5.3 General Structure

Comments: Satisfactory

Because the General Home Inspection is a visual inspection, inspection of the basement concrete floor slab, walls and floor structure is limited by the fact that most of these components were hidden beneath floor covering materials or behind finished walls. The Inspectors comments are limited to only those portions of foundation that could be viewed directly.

5.4 Basement

Comments: Satisfactory

(1) Inspection of buried plumbing components going to be on the scope of a home inspection.

(2) The concrete slab appeared to have a settlement crack. This condition typically becomes stable within a 2 or 3 years. Identifying the cause of separation or the likelihood of additional future separation lies beyond the scope of the general home inspection.

- You may wish to ask the seller if warranties are available or monitor the crack for future settlement.
- Crack appeared to be 1/4" or less.
- Determining future settlement goes beyond the scope of an inspection.

Section Photos



5.4 Item 1(Picture)

Cracking related to soil/foundation movement indicates the potential for present or future. Determining future cracking or movement goes beyond the scope of an inspection. A qualified contractor should further evaluate any cracks or concerns.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Work done without a building permit and and the accompanying inspections of structural, plumbing, electrical, and general safety conditions may contain hazardous defects that are not readily visible. You should ask the seller for documentation showing that work in the basement was approved by local building inspectors.

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection for an additional fee.

Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies.

6. Plumbing System

The inspector shall inspect:

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

The inspector is not required to:

- light or ignite pilot flames.
- measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- determine the water quality, potability or reliability of the water supply or source.
- open sealed plumbing access panels.
- inspect clothes washing machines or their connections.
- operate any valve.
- test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- determine whether there are sufficient clean-outs for effective cleaning of drains.
 - **Non-permitted plumbing may contain hidden defects. You should ask the seller for documentation showing that plumbing was installed with the necessary permits and inspections.**
- inspect wastewater treatment systems.
- inspect water treatment systems or water filters.
- inspect water storage tanks, pressure pumps, or bladder tanks.
- evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- evaluate or determine the adequacy of combustion air.
- test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
- inspect or test for gas or fuel leaks, or indications thereof.

Inspector recommends further evaluation by a qualified professional or plumber to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.



Styles & Materials

Water Supply Source::

Public Water Supply

Main Water Supply Pipe::

PEX

Water Distribution Pipes::

Copper
Cross-linked Polyethylene (PEX)

Sewage System Type::

Public

Drain Waste and Vent Pipe Materials::

Polyvinyl Chloride (PVC)

Water Heater Fuel Type:

Electric

Water Heater Manufacturer:

Rheem

Water Heater Tank Capacity:

85 gallons

Sump Pump::

An operable sump pump was installed

Type of Gas::

Natural Gas

Gas Pipe Material::Black Steel
Copper**Water Treatment Systems/Filters::**

None

Functional Flow:

Not Inspected - Restrictions - Further Evaluation Needed

Functional Drainage::

Water Turned OFF - Not Inspected

Fire Suppression::

Interior system installed, not inspected

Gas Shut off Valve Located & Has Label:

Yes

Water Shut off Valve Located & Has Label:Label:
Yes**Items**

6.0 Exterior Plumbing Supply**Comments:** Satisfactory

No backflow anti-siphon device on exterior water spigot(s). This is not a code inspection. You may wish to confirm this finding with the seller.

No leaks were present at time of inspection.

6.1 Source of Water**Comments:** Not Visible

- The home water was supplied from a public source.
- See item 6.2 for more information.

6.2 Water Supply, Distribution**Comments:** Not Visible

The Plumbing or water supply was off during this inspection. The items or components that were not inspected because water was off are: 1. The water pressure or volume and whether it was adequate. 2. Any odors or color in water that may indicate a filter or correction is needed. 3. Any water filtration or flush systems. 4. Whether or not Hot and Cold is reversed on any faucets. 5. Water temperature. 6. Functional flow (whether or not is adequate) 7. Plumbing fixtures or piping that may leak or drip. 8. Waste line and drainage 9. Noisy piping or whether plumbing vents are working or not. 10. Whether or not the water heater will leak. Sometimes T&P valve can leak but only after water heater has been on for 24 hours or more. There is a re-inspection fee to return and inspect should water be turned on. The inspection is not responsible for any item that is not working properly or was not inspected due to no water.

- Inspector recommends further evaluation of all interior plumbing sources to ensure proper conditions exist. Not inspected. Inspector disclaims knowledge of items that were not inspected.
- Adequate water flow was not inspected.
- Adequate drainage was not inspected.

6.3 Water Heater**Comments:** Not Visible

(1) The EPA (Environmental Protection Agency) recommends setting your water heater at 120 degrees to prevent burns.

- Current water temp - not able to determine, further evaluation needed.
- Water heater Manufacture date: 2020
- Water heaters can be expected to last as long as the listed warranty.
- See item 6.2 for more information.

(2) A proper drip pan should be installed by a qualified person when/if the basement is converted to a finished living area. This is not a requirement and for your information only.

(3) The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction by a qualified plumbing or HVAC contractor.

(4) This was an electric water heater. This type of water heater uses electric elements to heat water in the tank.

The water heater was OFF or not responding at time of inspection. Further evaluation is recommended to ensure proper conditions exist. You may wish to ask seller about this finding.

6.4 Sump Pump

Comments: Satisfactory

The home had a sump pump installed in a pit in the basement floor. Sump pumps are installed to prevent rising groundwater from entering the home. Sump pumps should be tested on an annual basis to ensure that they are in working order. Pumps have a filter that should be cleaned during routine maintenance. The inspector recommends that the sump pump be serviced annually to ensure that it is operable when it is needed.

- You may wish to consider a backup battery as desired. This is not required.

6.5 Water Treatment Systems

Comments: Not Applicable

We do not inspect water treatment systems or water softeners.

6.7 Sewage and DWV Systems

Comments: Not Visible

This system was not inspected and inspector disclaims knowledge. You should ask your insurance agent for costs to ensure the sewer line. You may wish to have it scoped to ensure its condition before the end of your inspection deadline.

6.12 Fire Suppression System

Comments: Not Visible

The home had a fire suppression system installed. This system is designed to extinguish a fire in the home interior by releasing a liquid or foam under pressure from spray nozzles mounted on the ceiling throughout the home. Inspection of fire suppression systems lies beyond the scope of the General Home Inspection. The system was not inspected. You may wish to ask seller about this finding.

- Item 1(Picture) Item 2(Picture) Did not appear to be fully installed at time of inspection. You may wish to ask seller about this finding.

6.16 Radon Mitigation System

Comments: Not Applicable, Not Visible

The home is located in an area known to produce radon. This home had no radon mitigation system installed. Radon is an odorless invisible radioactive gas which the EPA calls the second-leading cause of lung cancer in the U.S. The general area in which this home is located is known have potentially high levels of radon, although radon is very site-specific. Consider having a radon test performed to gain an understanding of average radon levels in the home. Measurement should be performed by qualified personnel familiar with radon testing protocols for real estate transactions.

Section Photos



6.2 Item 1(Picture)



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.12 Item 1(Picture)



6.12 Item 2(Picture)

A plumbing permit is generally required for replacing water heaters and underground piping, alter piping inside a wall or ceiling, or beneath a floor, and for plumbing in all new installations. Emergency repair, alteration, or replacement of freeze-damaged or leaking concealed piping, if new piping exceeds 5 feet.

7. Electrical System

The inspector shall inspect:

- the service drop;
- the overhead service conductors and attachment point;
- the service head, goose neck and drip loops;
- the service mast, service conduit and raceway;
- the electric meter and base;
- service-entrance conductors;
- the main service disconnect;
- panel boards and over-current protection devices (circuit breakers and fuses);
- service grounding and bonding;
- 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;
- all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- for the presence of smoke and carbon-monoxide detectors.

The inspector is not required to:

-
- insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
- operate electrical systems that are shut down.
- remove panel board cabinet covers or dead fronts.
- operate or re-set over-current protection devices or overload devices.
- operate or test smoke or carbon-monoxide detectors or alarms.
- inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- inspect ancillary wiring or remote-control devices.
- activate any electrical systems or branch circuits that are not energized.
- inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- verify the service ground.
- inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photo voltaic solar collectors, or battery or electrical storage facility.
- inspect spark or lightning arrestors.
- inspect or test de-icing equipment.
- conduct voltage-drop calculations.
- determine the accuracy of labeling.
- inspect exterior lighting.

What is the difference between GFCI and AFCI?

- The AFCI (Arc Fault Circuit Interrupter) protects against fires caused by arcing faults. ... The GFCI (Ground Fault Circuit Interrupter) is designed to protect people from severe or fatal electric shocks. A ground fault is an unintentional electric path diverting current to ground.

Inspector recommends further evaluation by a qualified professional or electrician to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Electrical Service	Ground Fault Circuit Interrupter (GFCI) Protection::	Arc Fault Circuit Interrupter (AFCI) Protection::
Conductors:: Underground service	Yes - Appears to have GFCI	Yes - Appears to have AFCI
Service Panel Ampacity:: 200 amps	Electrical System Certified within 10 Years or Less: Not able to determine - No Certification Tag - Further elaluation needed by an electrician	Wiring Methods:: Romex
Service Panel Manufacturer:: Square D	Service Disconnect Type:: Circuit Breakers	

Items

7.0 General Electrical System Condition

Comments: Marginal

(1) Inspector was not able to locate certification tag. Inspector recommends asking seller about this finding or have a qualified electrician further evaluate to ensure proper conditions exist.

- Considered marginal due to lack of certification tag.

(2)

- Appeared to have GFCI breakers
- Appeared to have AFCI breakers.

7.1 Visible Branch Wiring

Comments: Satisfactory

7.2 Service Panel Cabinet and Cover

Comments: Satisfactory

7.3 Conventional Electrical Receptacles

Comments: Satisfactory

An electrical receptacle at the main floor living room, above fireplace areas did not appear to be responding as designed. Inspector recommends further evaluation by a qualified professional to ensure proper conditions exist. You may wish to ask seller about this finding.

7.4 Lighting

Comments: Satisfactory

Missing light bulb at the main floor kitchen, above the sink, visible at time of inspection. The light in this area was not inspected and Inspector disclaims knowledge of its condition. Inspector recommends seller or builder to confirm this finding to ensure proper conditions exist.

7.5 Switches

Comments: Satisfactory

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

Section Photos



7.0 Item 1(Picture)



7.3 Item 1(Picture)



7.4 Item 1(Picture)

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

8. Heating & Air Conditioning

The inspector shall inspect:

- the heating system, using normal operating controls.
- the cooling system, using normal operating controls.

Heating System: The inspector is not required to:

- inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- inspect fuel tanks or underground or concealed fuel supply systems.
- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- light or ignite pilot flames.
- activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- override electronic thermostats.
- evaluate fuel quality.
- verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling System: The inspector shall report as in need of correction:

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

The inspector is not required to:

- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- inspect portable window units, through-wall units, or electronic air filters.
- operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- examine electrical current, coolant fluids or gases, or coolant leakage.

- **The inspector shall inspect: (if applicable)**

- readily accessible and visible portions of the fireplaces and chimneys;
- lintels above the fireplace openings;
- damper doors by opening and closing them, if readily accessible and manually operable; and
- clean out doors and frames.

- **The inspector is not required to:**

- inspect the flue or vent system.
- inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- determine the need for a chimney sweep.
- operate gas fireplace inserts.
- light pilot flames.
- determine the appropriateness of any installation.
- inspect automatic fuel-fed devices.
- inspect combustion and/or make-up air devices.
- inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- ignite or extinguish fires.
- determine the adequacy of drafts or draft characteristics.
- move fireplace inserts, stoves or firebox contents.
- perform a smoke test.
- dismantle or remove any component.
- perform a National Fire Protection Association (NFPA)-style inspection.
- perform a Phase I fireplace and chimney inspection.

- Inspector recommends further evaluation by a qualified professional or HVAC technician to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Energy Source:: Gas	Heating System Type:: Gas-fired Furnace (high efficiency)	Heating System Brand:: Lennox
Air Filter:: Disposable	Heating/Cooling Ducts or Supporting Components: Not insulated	Filter Size:: Adequate 16x25
Types of Fireplaces: Electric (non-vented) Extra Info : (Appeared to be a work in progress or was not	Cooling System Type:: Air Conditioner Unit	Cooling Equipment Energy Source:: Electricity

complete at time of inspection.

Cooling System Manufacturer::

Lennox

Items

8.0 Furnace

Comments: Satisfactory

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

- Determining life span goes beyond the scope of a home inspection.
- The furnace appeared to be working under normal operation at time of inspection (using thermostat)
- You may wish to consider purchasing a home warranty or obtaining information about long term service plans to ensure the furnace remains in its best working order.

8.1 Fuel, Piping and Support

Comments: Not Visible

(1) Humidity levels above 70%RH are known to be optimum conditions for dust mites and mould to grow. The ideal indoor humidity is between 45 to 55%RH and should always be maintained between 40 to 60%RH.

The best way to reducing humidity indoors is with a dehumidifier or a whole-house dehumidifier. However, these methods are fairly easy and use equipment you would already have at home.

Some Options may include:

- Run a dehumidifier
- Avoid activities that add moisture to the air on humid days, such as taking hot showers and boiling water on the stove
- Keeping gutters and downspouts clean, extending downspouts further from the house, watering plants only when needed and sloping soil away from foundations to keep water from pooling
- Line dry clothes outdoors
- Crack a window open
- Install vent fans in kitchen

(2) Full inspection of the "Fantech" ventilation system goes beyond the scope of a home inspection. You may wish to ask seller/manufacture about documentation or maintenance of this item as desired. The controller was located at the main floor wall near kitchen and dining room area.

8.2 Thermostat

Comments: Satisfactory

8.3 Filter condition

Comments: Satisfactory

Recommend replacement as needed on a regular schedule as recommended by manufacture of filter. General maintenance item.

8.4 Fireplace

Comments: Not Applicable

The fireplace was not installed or was not complete at time of inspection. You may wish to ask seller or builder about this finding. Inspector recommends proper covers on exposed electrical components as needed.

- (exposed electrical component near electric fireplace)

8.5 Central Air Conditioner

Comments: Not Visible

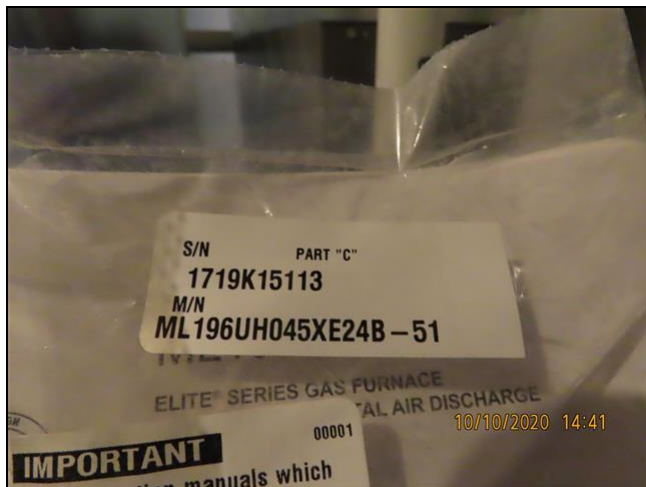
(1)

- Determining life span goes beyond the scope of an inspection.
- You may wish to obtain information about home warranties or long term service plans as desired.

(2) The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis.

The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis. You may wish to have this component certified before the end of your inspection deadline.

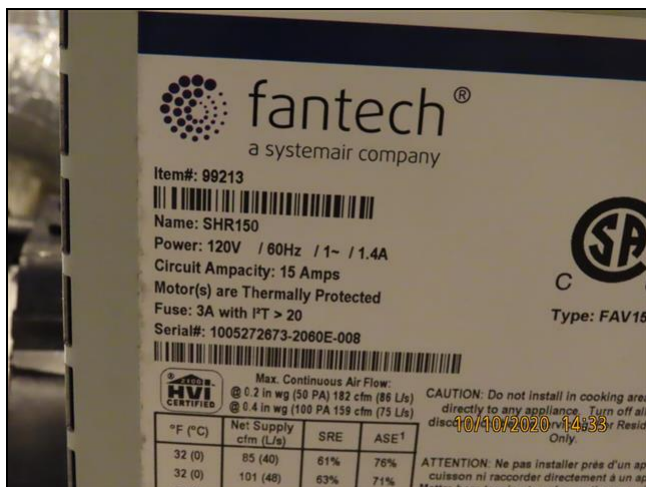
Section Photos



8.0 Item 1(Picture)



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.4 Item 1(Picture)



8.5 Item 1(Picture)

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

9. Attic

The inspector shall inspect:

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

The inspector is not required to:

- 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.
- move, touch or disturb insulation.
- move, touch or disturb vapor retarders.
- break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- identify the composition or R-value of insulation material.
- activate thermostatically operated fans.
- determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- determine the adequacy of ventilation.

◦ Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Attic inspected from:: Not Inspected - Sealed Shut	Attic Insulation Material: not inspected Unknown	Roof Structure Ventilation:: Not Inspected
Roof structure ventilation device type:: Roof vents	Approximate attic thermal insulation depth:: Not Inspected - Unknown	

Items

9.0 Attic Access

Comments: Not Visible

(1) The attic hatch was sealed at time of inspection. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

(2) Areas of the home had vaulted ceilings in the home which contained no attic space and no access hatch was provided for inspection of roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.

9.1 Roof Framing

Comments: Not Visible

See item 9.0 for more information. Not visible at time of inspection.

9.2 Roof Sheathing

Comments: Not Visible

See item 9.0 for more information. Not visible at time of inspection.

9.3 Roof Structure Ventilation

Comments: Not Visible

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

- See item 8.1 for more information.

9.4 Attic Electrical

Comments: Not Visible

See item 9.0 for more information. Not visible at time of inspection.

9.9 Attic Thermal Envelope

Comments: Not Visible

See item 9.0 for more information. Not visible at time of inspection.

Section Photos



9.0 Item 1(Picture)

10. Bathroom(s)

Inspection of the bathrooms typically includes the following: walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation.

Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Bath Vent(s):

Yes

Items

10.0 Bathtub

Comments: Not Visible

See item 6.2 for more information. Not inspected.

10.1 Toilet

Comments: Not Visible

Bathroom toilets at three locations were not inspected. Inspector recommends asking seller about these findings or having a qualified plumber further evaluate to ensure proper conditions exist. "Do not use" signs were on top of bathroom toilet(s) at time of inspection.

- Main floor hallway bathroom
- Upstairs hallway bathroom
- Upstairs master bedroom
- See item 6.2 for more information. Not inspected.

10.2 Shower

Comments: Not Visible

See item 6.2 for more information. Not inspected.

10.3 Sink

Comments: Not Visible

See item 6.2 for more information. Not inspected.

10.4 Cabinets & Countertops

Comments: Satisfactory

10.5 Mortar/Sealant

Comments: Satisfactory

10.6 Ventilation

Comments: Satisfactory

Section Photos



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

11. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Dishwasher:: Present, not inspected	Dishwasher brand:: Whirlpool	Refrigerator:: None Present
Oven/Cooktop: None	Oven/Cooktop Fuel Source: Electric	Built-in Microwave Brand:: Whirlpool
Countertop Material:: Stone	Cabinets:: Wood	Venting Type: Recirculating (removable filter)

Items

11.1 Refrigerator

Comments: Not Applicable, Not Visible

The refrigerator was not installed at time of inspection. Water controls for ice and water appeared to be present. No leaks were visible at time of inspection. Turning on this water source goes beyond the scope of a home inspection. Inspector recommends asking builder or seller if this component will be in proper working order.

11.3 Garbage Disposal

Comments: Satisfactory

11.4 Dishwasher

Comments: Not Visible

(1) In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

(2) In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

(3) In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

(4) In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

11.5 Cooktop

Comments: Not Applicable

None, not present or installed at time of inspection.

11.6 Cabinets and Countertops

Comments: Satisfactory

Cabinets and counters at the interior of the home exhibited general weathering commensurate with its age.

11.7 Built-in Microwave

Comments: Unsatisfactory

The microwave did not appear to be responding or may was not plugged in at time of inspection. Determining the exact cause goes beyond the scope of a home inspection.

- Inspector recommends asking builder or seller or qualified professional about this finding to ensure proper conditions exist.

11.8 Sink

Comments: General Maintenance Item

Sealant appeared to have cracked or was not properly installed. Recommend corrections as needed by a qualified person to reduce chance of moisture damage to nearby components.

11.9 Ventilation and/or Exhaust

Comments: Not Applicable

Section Photos



11.7 Item 1(Picture)

The inspector is not required to:

operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

12. Laundry Room

A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

Inspector recommends further evaluation by a qualified professional or contractor to ensure proper conditions exist. You may wish to obtain a cost estimate for any and all repairs before the end of your inspection deadline.

Styles & Materials

Laundry Room Appliances::

None

Not Installed - Not Inspected

Dryer Power::

Electric

Dryer Vent::

Metal

Mostly Not Visible, Not Inspected

Dryer 240-volt electrical receptacle::

Modern 4-prong

Laundry Drain Pipe Size:

2"

Items

12.0 Washer and Dryer

Comments: Not Applicable

(1) The washer and dryer were installed at time of inspection. Full inspection of washer and dryer goes beyond the scope of a standard home inspection. You should ask your realtor about home warranties. Inspector disclaims knowledge of their condition(s).

(2) Washer and dryer were not installed at time of inspection. A qualified technician should further evaluate and provide options and cost for installation as desired.

12.1 Receptacles, Switches, Connections

Comments: Satisfactory

12.2 Dryer Venting

Comments: Not Visible

The dryer vent was covered at time of inspection and was not fully visible. Cleaning of this vent is recommended annually.

12.3 Sink

Comments: Unsatisfactory

The water source at upstairs laundry room did not appear to have proper pressure or was not responding as designed at time of inspection. You may wish to ask seller or builder or plumber about this finding to restore proper conditions exist.

14. Home Warranty Information

Items

14.0 Internachi's Buy Back Guarantee

<https://www.nachi.org/buyback-guarantees/verify/BB10IQ-1SK-YQMW4R>

15. Appliance Life Expectancy in Years

Items

15.0 Approximate Life Span of Component(s)

Keep in mind that the life expectancy listed below is a general guideline only. The make, model and brand and maintenance schedule may alter the overall life span.

Appliance	Life Expectancy in Years
• Air-Conditioner Compressor	12-15
• Asphalt, Wood Shingles/Shakes	15-40
• Asphalt Composition Shingles	15-40
• Asphalt Driveways	8-12
• Baseboard Heating Systems	15-25
• Boilers, Hot-Water or Steam	25-35
• Brick and Concrete Patios	15-25
• Brick and Stone Walls	100+
• Built-Up Roofing, Asphalt	10-26
• Central Air-Conditioning Unit	12-15
• Concrete Block foundations	100+
• Concrete Walks	10-20
• Dishwashers	8-8
• Dryers	8-14
• Electric Ranges	14-18
• Electric Water Heaters	5-12
• Exhaust Fans	5-10
• Faucets	10-15
• Fences	10-15
• Floor Tile	30-40+
• Force-Air Furnaces, Heat Pumps	12-18
• Freezers, Standard	10-20

• Furnaces, Gas and Oil	15-20
• Garage Door Openers	8-12
• Garage Doors	20-25
• Garbage Disposals	8-10
• Gas Ovens	10-18
• Gas Ranges	12-20
• Gas Water Heaters	6-12
• Gravel walk	4-6
• Gutters & Downspouts	25-30
• Furnace Heat Exchanger	10-15
• Humidifiers	5-7
• Microwave Ovens	9-13
• Poured Concrete Foundations	100+
• Pumps, Sump & Well	5-12
• Refrigerators	10-18
• Rooftop Air Conditioners	14-18
• Sheet Metal	20-50
• Siding, Aluminum	20-40
• Siding, Steel	30-50
• Siding, Vinyl	30-45
• Siding, Wood	12-100
• Sinks, China	15-20
• Sinks, Enamel-Coated Cast Iron	20-30
• Sinks, Enamel-Coated Steel	5-10
• Slate Roof Tiles	40-100
• Smoke Detectors	5-10
• Sprinkler Systems	10-14

• Stucco	20-40+
• Swimming Pools	10-20
• Termite-Proofing	5-7
• Trash Compactors	6-10
• Tile	30-40+
• Washers, Clothes	12-16
• Waste Piping, Cast-Iron	50-100
• Window A/C Units	5-8
• Wooden Decks	12-20

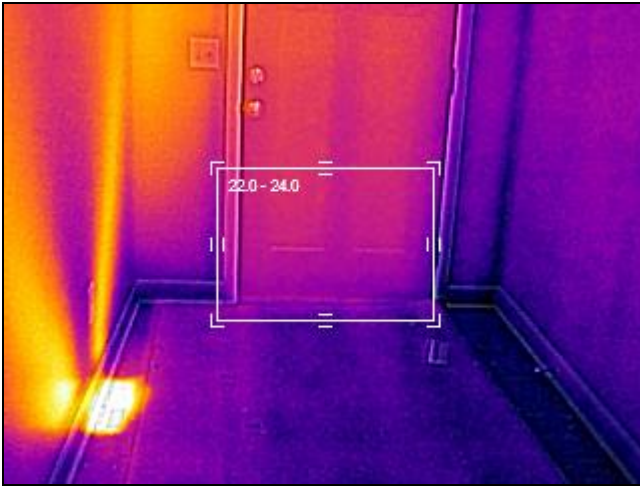
16. FLIR Thermal Images

Items

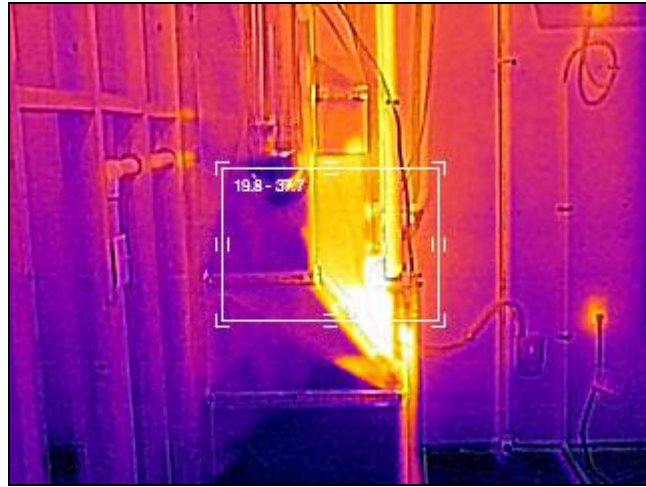
16.0 FLIR Thermal Imaging

- Item 1(Picture) Furnace appeared to be in working order under normal operation, using thermostat
- Item 3(Picture) Water heater not ON at time of inspection, further evaluation needed.
- Item 7(Picture) General energy loss at door(s) and window(s)
- Item 5(Picture) Thermal tracking observed in some areas at upstairs level on walls and ceilings (especially along joist or stud lines), around doorways, at the outside corners of rooms. Thermal tracking indoors indicate building air movement, air leaks, and points of heat loss which increase home heating or cooling cost.

Section Photos



16.0 Item 1(Picture)



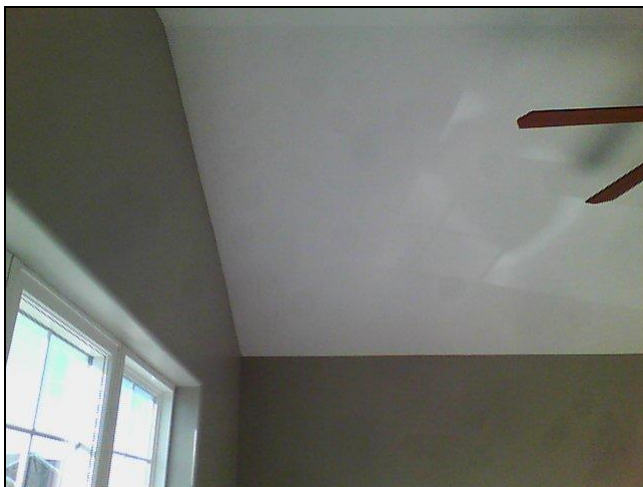
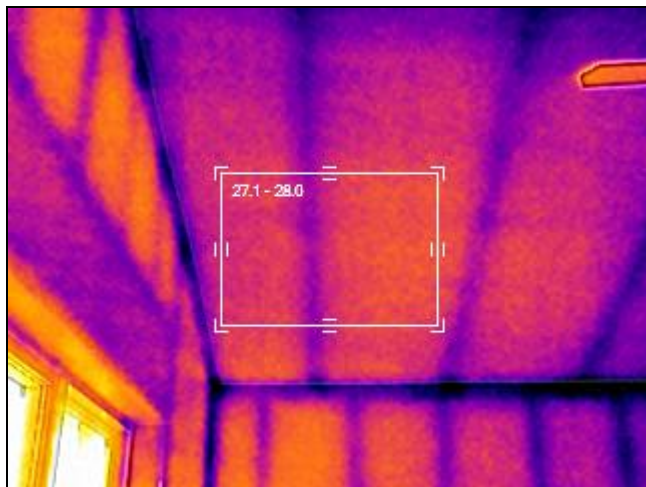
16.0 Item 2(Picture)



16.0 Item 3(Picture)

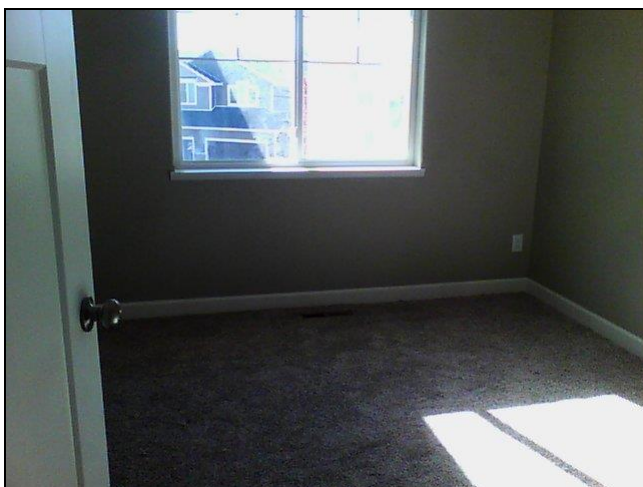
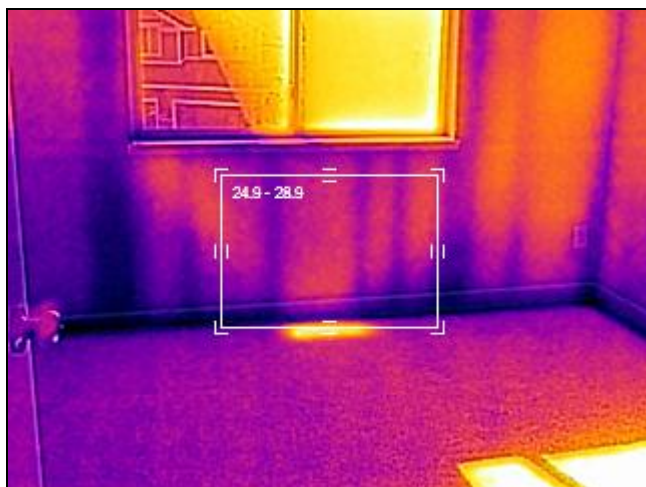


16.0 Item 4(Picture)



16.0 Item 5(Picture)

16.0 Item 6(Picture)



16.0 Item 7(Picture)

16.0 Item 8(Picture)

General Summary

Closer Look Home Inspectors, L.L.C.

Customer
SAMPLE REPORT

Address
SAMPLE
ADDRSES

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Interior

4.0 Smoke Detectors

Not Visible

Smoke detectors(s), Appeared to be "work in progress" quote or we're covered in new plastic. Removing plastic coverings goes beyond the scope of a home inspection. Inspector recommends further evaluation of the smoke detectors to ensure proper conditions exist before the end of your inspection deadline.

- 4 or more location(s)



4.0 Item 1(Picture)

4.1 Carbon Monoxide Detectors

Not Visible

Be sure to check carbon monoxide alarms for proper function after moving in.

Inspector recommends a working carbon monoxide alarm be located a maximum of 10 ft outside of each sleeping area (room).

See item 4.0 for more information.

5. Structural Components

5.3 General Structure

Satisfactory

Because the General Home Inspection is a visual inspection, inspection of the basement concrete floor slab, walls and floor structure is limited by the fact that most of these components were hidden beneath floor covering materials or behind finished walls. The Inspectors comments are limited to only those portions of foundation that could be viewed directly.

6. Plumbing System

6.1 Source of Water

Not Visible

- The home water was supplied from a public source.
- See item 6.2 for more information.

6.2 Water Supply, Distribution

Not Visible

The Plumbing or water supply was off during this inspection. The items or components that were not inspected because water was off are: 1. The water pressure or volume and whether it was adequate. 2. Any odors or color in water that may indicate a filter or correction is needed. 3. Any water filtration or flush systems. 4. Whether or not Hot and Cold is reversed on any faucets. 5. Water temperature. 6. Functional flow (whether or not is adequate) 7. Plumbing fixtures or piping that may leak or drip. 8. Waste line and drainage 9. Noisy piping or whether plumbing vents are working or not. 10. Whether or not the water heater will leak. Sometimes T&P valve can leak but only after water heater has been on for 24 hours or more. There is a re-inspection fee to return and inspect should water be turned on. The inspection is not responsible for any item that is not working properly or was not inspected due to no water.

- Inspector recommends further evaluation of all interior plumbing sources to ensure proper conditions exist. Not inspected. Inspector disclaims knowledge of items that were not inspected.
- Adequate water flow was not inspected.
- Adequate drainage was not inspected.



6.2 Item 1(Picture)

6.3 Water Heater

Not Visible

(1) The EPA (Environmental Protection Agency) recommends setting your water heater at 120 degrees to prevent burns.

- Current water temp - not able to determine, further evaluation needed.
- Water heater Manufacture date: 2020
- Water heaters can be expected to last as long as the listed warranty.
- See item 6.2 for more information.



6.3 Item 1(Picture)

(3) The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction by a qualified plumbing or HVAC contractor.



6.3 Item 2(Picture)

(4) This was an electric water heater. This type of water heater uses electric elements to heat water in the tank.

The water heater was OFF or not responding at time of inspection. Further evaluation is recommended to ensure proper conditions exist. You may wish to ask seller about this finding.

6.7 Sewage and DWV Systems

Not Visible

This system was not inspected and inspector disclaims knowledge. You should ask your insurance agent for costs to ensure the sewer line. You may wish to have it scoped to ensure its condition before the end of your inspection deadline.

6.12 Fire Suppression System

Not Visible

The home had a fire suppression system installed. This system is designed to extinguish a fire in the home interior by releasing a liquid or foam under pressure from spray nozzles mounted on the ceiling throughout the home. Inspection of fire suppression systems lies beyond the scope of the General Home Inspection. The system was not inspected. You may wish to ask seller about this finding.

- Item 1(Picture) Item 2(Picture) Did not appear to be fully installed at time of inspection. You may wish to ask seller about this finding.



6.12 Item 1(Picture)



6.12 Item 2(Picture)

6.16 Radon Mitigation System

Not Applicable, Not Visible

The home is located in an area known to produce radon. This home had no radon mitigation system installed. Radon is an odorless invisible radioactive gas which the EPA calls the second-leading cause of lung cancer in the U.S. The general area in which this home is located is known have potentially high levels of radon, although radon is very site-specific. Consider having a radon test performed to gain an understanding of average radon levels in the home. Measurement should be performed by qualified personnel familiar with radon testing protocols for real estate transactions.

7. Electrical System

7.0 General Electrical System Condition

Marginal

(1) Inspector was not able to locate certification tag. Inspector recommends asking seller about this finding or have a qualified electrician further evaluate to ensure proper conditions exist.

- Considered marginal due to lack of certification tag.



7.0 Item 1(Picture)

7.3 Conventional Electrical Receptacles

Satisfactory

An electrical receptacle at the main floor living room, above fireplace areas did not appear to be responding as designed. Inspector recommends further evaluation by a qualified professional to ensure proper conditions exist. You may wish to ask seller about this finding.



7.3 Item 1(Picture)

7.4 Lighting**Satisfactory**

Missing light bulb at the main floor kitchen, above the sink, visible at time of inspection. The light in this area was not inspected and Inspector disclaims knowledge of its condition. Inspector recommends seller or builder to confirm this finding to ensure proper conditions exist.



7.4 Item 1(Picture)

8. Heating & Air Conditioning**8.1 Fuel, Piping and Support****Not Visible**

(1) Humidity levels above 70%RH are known to be optimum conditions for dust mites and mould to grow. The ideal indoor humidity is between 45 to 55%RH and should always be maintained between 40 to 60%RH.

The best way to reducing humidity indoors is with a dehumidifier or a whole-house dehumidifier. However, these methods are fairly easy and use equipment you would already have at home.

Some Options may include:

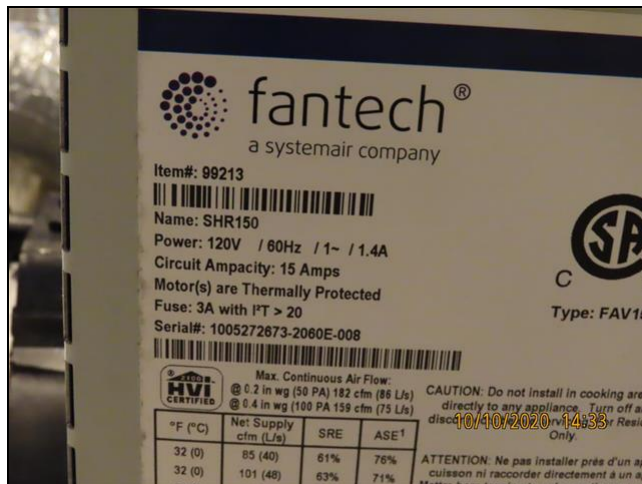
- Run a dehumidifier

- Avoid activities that add moisture to the air on humid days, such as taking hot showers and boiling water on the stove
- Keeping gutters and downspouts clean, extending downspouts further from the house, watering plants only when needed and sloping soil away from foundations to keep water from pooling
- Line dry clothes outdoors
- Crack a window open
- Install vent fans in kitchen

(2) Full inspection of the “Fantech” ventilation system goes beyond the scope of a home inspection. You may wish to ask seller/manufacture about documentation or maintenance of this item as desired. The controller was located at the main floor wall near kitchen and dining room area.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.5 Central Air Conditioner

Not Visible

(2) The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis.

The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis. You may wish to have this component certified before the end of your inspection deadline.

9. Attic

9.0 Attic Access

Not Visible

(1) The attic hatch was sealed at time of inspection. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.



9.0 Item 1(Picture)

(2) Areas of the home had vaulted ceilings in the home which contained no attic space and no access hatch was provided for inspection of roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition.

9.1 Roof Framing**Not Visible**

See item 9.0 for more information. Not visible at time of inspection.

9.2 Roof Sheathing**Not Visible**

See item 9.0 for more information. Not visible at time of inspection.

9.3 Roof Structure Ventilation**Not Visible**

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

- See item 8.1 for more information.

9.4 Attic Electrical**Not Visible**

See item 9.0 for more information. Not visible at time of inspection.

9.9 Attic Thermal Envelope**Not Visible**

See item 9.0 for more information. Not visible at time of inspection.

10. Bathroom(s)**10.0 Bathtub****Not Visible**

See item 6.2 for more information. Not inspected.

10.1 Toilet**Not Visible**

Bathroom toilets at three locations were not inspected. Inspector recommends asking seller about these findings or having a qualified plumber further evaluate to ensure proper conditions exist. "Do not use" signs were on top of bathroom toilet(s) at time of inspection.

- Main floor hallway bathroom
- Upstairs hallway bathroom
- Upstairs master bedroom
- See item 6.2 for more information. Not inspected.



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

10.2 Shower**Not Visible**

See item 6.2 for more information. Not inspected.

10.3 Sink**Not Visible**

See item 6.2 for more information. Not inspected.

11. Kitchen and Built-in Appliances**11.1 Refrigerator**

Not Applicable, Not Visible

The refrigerator was not installed at time of inspection. Water controls for ice and water appeared to be present. No leaks were visible at time of inspection. Turning on this water source goes beyond the scope of a home inspection. Inspector recommends asking builder or seller if this component will be in proper working order.

11.7 Built-in Microwave

Unsatisfactory

The microwave did not appear to be responding or may was not plugged in at time of inspection. Determining the exact cause goes beyond the scope of a home inspection.

- Inspector recommends asking builder or seller or qualified professional about this finding to ensure proper conditions exist.



11.7 Item 1(Picture)

11.8 Sink

General Maintenance Item

Sealant appeared to have cracked or was not properly installed. Recommend corrections as needed by a qualified person to reduce chance of moisture damage to nearby components.

12. Laundry Room

12.2 Dryer Venting

Not Visible

The dryer vent was covered at time of inspection and was not fully visible. Cleaning of this vent is recommended annually.

12.3 Sink

Unsatisfactory

The water source at upstairs laundry room did not appear to have proper pressure or was not responding as designed at time of inspection. You may wish to ask seller or builder or plumber about this finding to restore proper conditions exist.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other

persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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