



EAGLE ROCK INSPECTIONS

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RESIDENTIAL PROPERTY INSPECTION

3349 Spring Creek Cir
Reno, NV 89509

Nancy Robinson

09/22/2026

Inspector

Holly Kinney

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1: INSPECTION INFORMATION

Information

In Attendance Inspector Only	Occupancy Vacant	Type of Building Single-Family
Structure Compass Orientation East	Construction Year (From Online Sources) 1993	Square Footage (From Online Sources) 1588
Number of Levels Single Story	Weather Conditions Partly Coudy, 70-80°F	

Important Information/Limitations: Square Footage, Year Built, Outline, Orientation

The square footage and year built stated in this report, as well as the structure outline sketch are based upon online data and may not be verified.
The orientation as stated is of the predominant face of the structure and may not be that side facing the street.

Important Information/Limitations: Irrigation Not Inspected

EXCL - The testing of irrigation/sprinkler systems is beyond the scope of a home inspection. Any such systems or components were not inspected and are excluded from this inspection.

Important Information/Limitations: Drainage Systems

EXCL - There may be underground drains, irrigation ditches or other drainage features on or near the property whose evaluation is outside the scope of this inspection and would require a qualified specialist.

Important Information/Limitations: Inspection Overview

Eagle Rock Inspections strives to perform all inspections in compliance with the Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 3349 Spring Creek Cir, Reno, NV 89509, for the Client Nancy Robinson, as designated in these Nevada Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments are made as a courtesy, to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe, in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople,** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. **This inspection can not predict future conditions or determine if latent or concealed defects exist.** The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of the Inspection Company and its employees, officers, etc., does not extend beyond the time that the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving,

etc. Refer to the Standards of Practice and the Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is **NOT a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** It should be used alongside quotes and advice from the tradespeople recommended in this report, to understand the condition of the structure better and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. Home Warranties are recommended as they may cover future repairs on major items and components of the home. Your Realtor can advise you of companies that offer them.

HOME INSURANCE COVERAGE/CANCELLATION/DECLINATION - Home insurance companies may refuse coverage or cancel current policies, based upon conditions such as outdated electrical panels, outdated (or non-permitted) roofing, or other factors. A structural inspection identifies the current state of the structure and components at the time of the inspection. It is not possible to presume what an insurer may or may not glean about the structure and it is beyond the scope of this inspection to advise the client about these potential pitfalls. If this is a concern, it is recommended to consult with your insurer/potential insurer to determine these situations. In addition, insurers may require this report be provided to them and the report stands as written, no matter the end use, and shall not be modified for a particular viewer.

The scope of structural inspections performed by Eagle Rock Inspections is based on standards established by the State of Nevada, and set forth in Nevada Administrative Code 645D and Nevada Revised Statutes 645D. Full text of these documents may be viewed online at

<http://www.leg.state.nv.us/nac/nac-645d.html#NAC645Dsec480>

<https://www.leg.state.nv.us/nrs/nrs-645d.html>

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Important Information/Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: Per the standards of practice, there are items that are not inspected/included in a home inspection, such as, but not limited to, fences and gates, pools and spas, outbuildings or any other detached structure, gas furnace heat exchangers, central vacuum systems, water softeners, window coverings, personal property (refrigerators, washers/dryers, portable heaters/coolers, window heaters/coolers), low voltage systems (alarm and intercom systems, security systems, video systems, sound systems, USB power outlets), and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not required to be operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not required to be turned on or connected for evaluation. I don't know why a component may be shut down and could be liable for damages that may result from activating said components/appliances.

Also not reported on are: the causes of the defect; the methods, materials, and costs of corrections; recalled appliances, items, and/or components; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; proper permitting; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; the insurability of the structure or any of its items or components; any component or system that was not observed; calculation of the strength, adequacy, design, or efficiency of any system or component. We are not required to 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. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as but not limited to: asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information/Limitations: Recommended Contractors & Professionals Information

It is HIGHLY recommended that licensed/insured professionals are used for repairs, replacements, or further evaluations of defects referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes.

The term "**Qualified Professional**" or "**Qualified Person**" in this report relates to an individual, company, or contractor who is either **licensed or certified** in the field of concern. The term "**evaluation**" may be used in conjunction with repairs to be performed by contractors or other licensed professionals, as they may discover additional problems due to their repairs being invasive and they are specialists in their respective fields. This differs from the term "**Full Evaluation**", as a full evaluation is a recommendation for the referenced contractor/professional to fully look over all components, parts, and pieces of a component, system, or area. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

Important Information/Limitations: Causes of Damage/Methods of Repair

Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. **Contractors or other licensed professionals will have the final determination on the causes of damage and/or defects and the best methods of repairs** due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Important Information/Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted qualitatively, such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given. The repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES - We inspect homes to today's safety and building standards, therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, **any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and longevity of the home's items and components.** Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, don't hesitate to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgment implies that you understood all information contained in this report.

Important Information/Limitations: Comment Key - Definitions

This report places defects or concerns into three categories: **Significant/Major Defects**, **Moderate Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional represent a serious safety concern and/or may require a major expense to correct/replace. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor before the end of your contingency period.

Moderate Defects - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (**most defects will fall into this categorization**). Repairs or replacement is recommended for items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect before the end of your contingency period.

Items categorized in this manner typically require repairs from a Qualified Contractor or Handyman **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality and/or items found to be in need of recurring or basic general maintenance. **This categorization will also include observations, recommended upgrades to items, areas, or components,** These categorizations are based on my professional judgment and experience, based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "Minor defects" or "Moderate Defects" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization.** Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the comment's text pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Minor to turn Moderate and Moderate items into Significant.

Other designations include:

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

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life but may have been still functional to some degree at the time of inspection. Although aged components are not a deficiency in and of themselves, major repairs or replacements should be anticipated and planned for on any items that are designated as being at or past the end of their typical life. Depending on the item, these repair or replacement costs can represent a major expense, i.e., HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, electrical panels, etc.

LMT: Limitation - The item, system, area, or component contained inspection limitations, which may include, but are not limited to: visibility limitations, accessibility limitations, items being shut off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or for other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

2: UTILITY SHUTOFF LOCATIONS

Information

Electrical Service Disconnect

Location

Northside of Structure

Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.



Water: Water Shutoff Valve

Location

Northeast Corner of Front Yard

Water: Water Shutoff Valve Information

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.



Gas/LP: Main Gas Shutoff Valve Location

Northside of Structure

Gas/LP: Gas Shutoff Valve Information

The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.



3: GROUNDS & APPURTENANCES

Information

Driveway and Walkway

Condition: Driveway Material

Concrete

Driveway and Walkway

Condition: Walkway Material

Concrete

Driveway and Walkway Condition: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure, only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the Standards of Practice only require that driveway(s) and walkway(s) be reported on with their respective effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Grading/Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

Recommendations

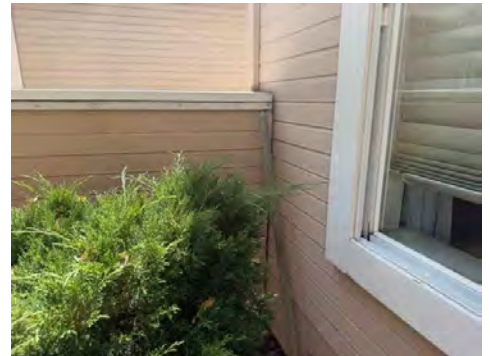
3.16.1 Fence



Marginal Defect

FENCE - DAMAGE

There was damage to the fence at the front of the house that needs repair by a qualified person.



4: ROOF & RELATED COMPONENTS

Information

General Info: Roof Covering

Material

Asphalt Composition Shingles

General Info: Roof Limitations

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

Inspection Method: Walked The Roof

The roof cover and its components were evaluated by walking the accessible areas of its surface.

Composition Shingles: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Recommendations

4.4.1 Composition Shingles

SURFACE - STARTING TO DECOMPOSE

 Marginal Defect

The composition roof is aging and the shingles are losing granules and showing signs of decomposition in some areas. Although the roof cover appears serviceable, a licensed roofing contractor would be required to fully evaluate and estimate remaining life expectancy of the roof cover.

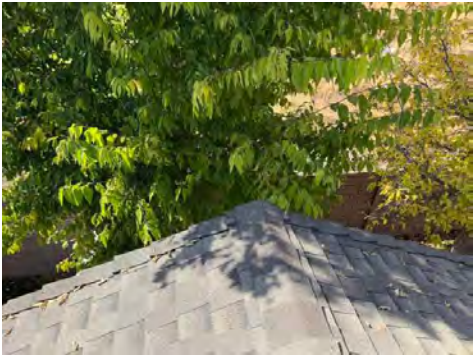


4.4.2 Composition Shingles

 Minor Defect, Maintenance Item, or FYI Item

TREE BRUSHING ROOF

Trees and other plants that make contact with the roof cover should be trimmed back to help prevent unnecessary wear.



5: EXTERIOR WALLS & COMPONENTS

Information

Walls/Cladding: Cladding Material	Walls/Cladding: Wall Construction Type
Hardboard	Wood Framed

Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Windows: General Comments

A representative number of accessible windows are evaluated to gain an overall impression of their condition. Window coverings and personal belongings can prevent access to windows and are not moved for this inspection. Evaluated dual glazed windows are visually assessed for compromised thermal seals, which can cause fogging between window panes, but as changing lighting, weather and temperature can cause these conditions to disappear, it is often not possible to identify failed thermal seals. Inspectors will not clean windows in an attempt to identify failed seals. Failed thermal seals with minimal effect are not considered a material defect and may not be reported. If failed seals are suspected, the client should obtain the expertise of a window contractor.

Windows: Dual-Glazed Vinyl-Framed

Dual-glazed vinyl-framed units were observed.

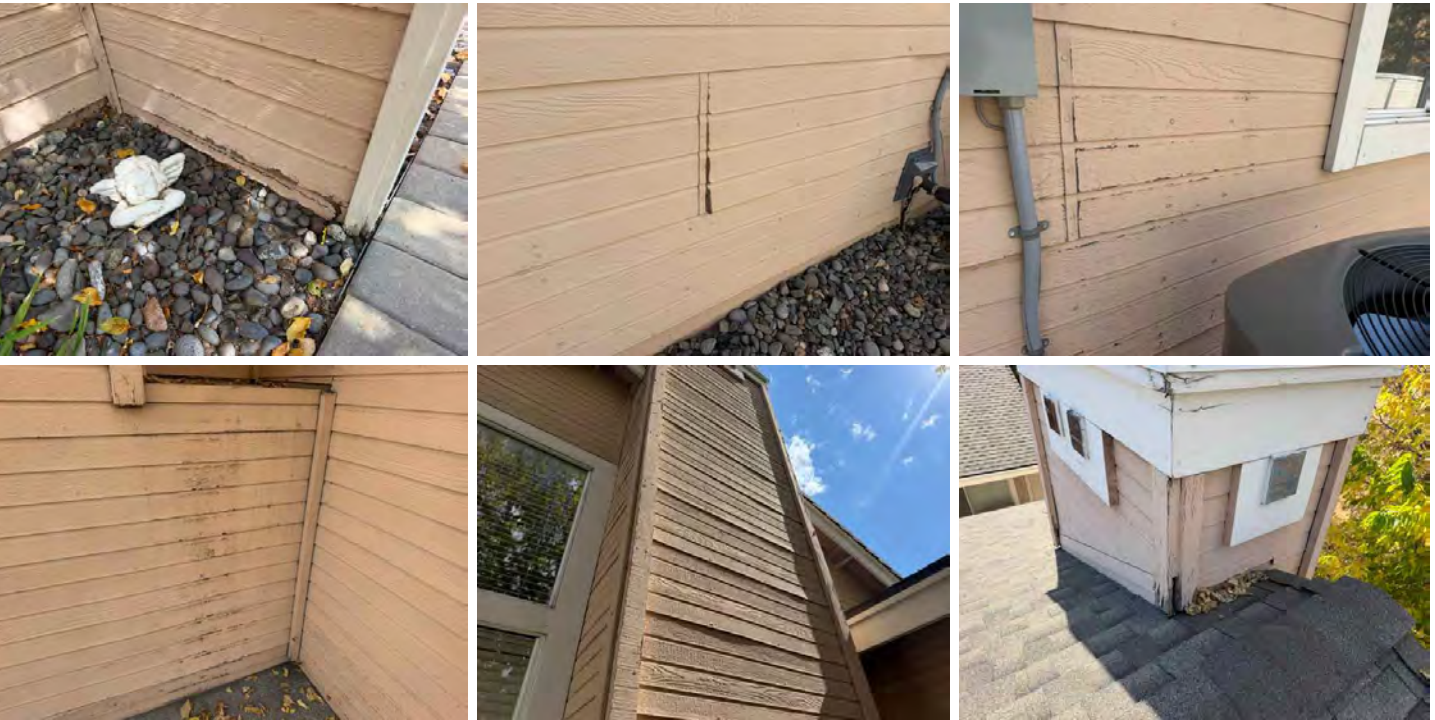
Recommendations

5.3.1 Hardboard Siding

 Marginal Defect

SIDING - WEATHER/MOISTURE DAMAGED

The exterior siding was weather/moisture damaged at areas around the structure and should be repaired and kept sealed against moisture and further damage by a qualified person.



5.10.1 Trim/Eaves/Overhangs/Fascia

TRIM - WEATHER DAMAGED

Marginal Defect

Sections of trim around the house were weather damaged. Repairs or replacement of any damaged wood is recommended to be conducted by a qualified person.

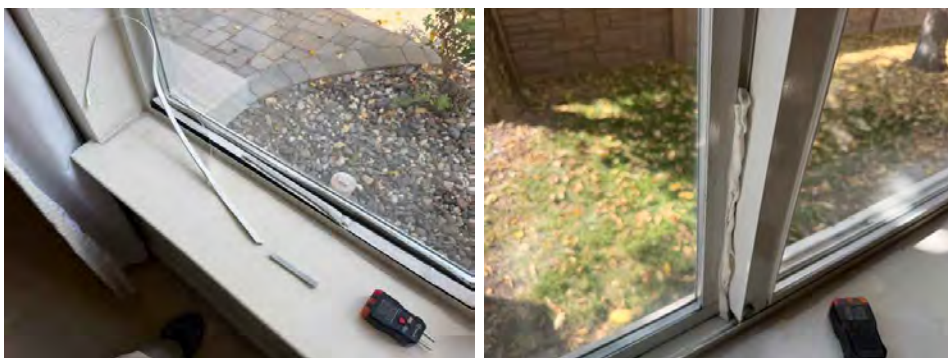


5.13.1 Windows

WINDOWS - WEATHERSTRIPPING

Minor Defect, Maintenance Item, or FYI Item

There was additional weatherstripping installed at most of the window frame rails inside the house, possibly due to weather related drafts.



5.13.2 Windows

SCREEN(S) MISSING/REMOVED

Minor Defect, Maintenance Item, or FYI Item

Screen(s) were noted as missing or had been removed (located in the garage).

5.13.3 Windows



Marginal Defect

OPERATION - DIFFICULT TO CLOSE AND LOCK

SOUTHWEST BEDROOM

The window in the southwest bedroom did not close and lock properly. Recommend repairs by a licensed window contractor.



5.13.4 Windows



Marginal Defect

SASH PULLS FROM GLASS MODULE

FRONT ROOM (MAIN ENTRY)

At the referenced location(s), the window's sash was loose or displaced from the glass module and should be serviced by a qualified window specialist.



5.15.1 Exterior Doors

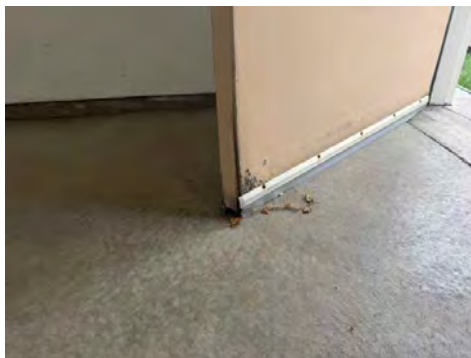
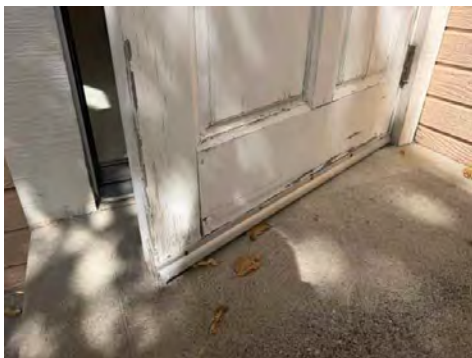


Marginal Defect

DAMAGE - MODERATE TO SIGNIFICANT

KITCHEN PATIO DOOR, GARAGE SIDE DOOR

Some degree of damage was present to the referenced door(s). Repairs or replacement of the door(s) as needed is recommended to be performed by a qualified contractor.



5.15.2 Exterior Doors

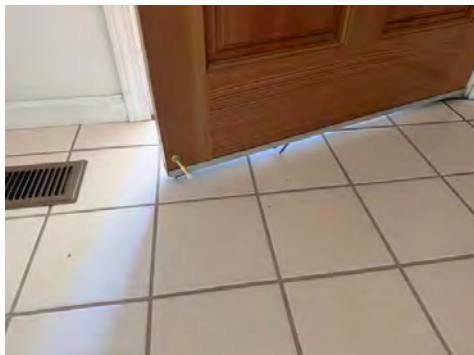
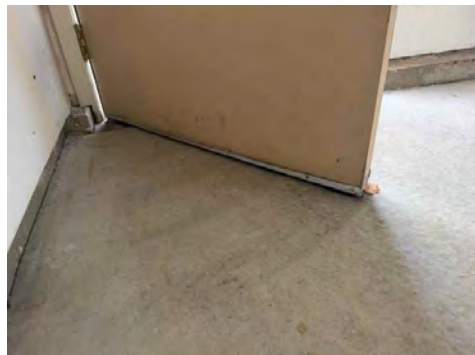
WEATHERSTRIPPING - DOOR SWEEP DAMAGED

GARAGE SIDE DOOR, MAIN ENTRY DOOR, KITCHEN PATIO DOOR



Minor Defect, Maintenance Item, or FYI Item

The referenced door sweep was damaged which can allow for air and insect infiltration. Replacement of the sweep is recommended to be performed by a qualified person.

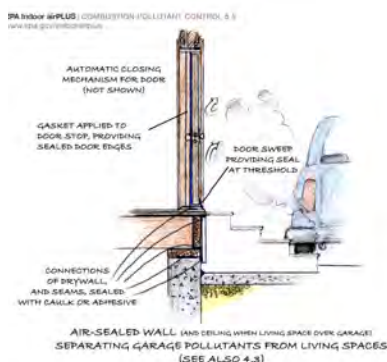


6: GARAGE

Information

Garage Separation: Garage Area to Living Space Separation Information

SFTY - Current building standards for homes require "garage to living space separation". This separation helps to slow a garage-oriented fire and to help prevent carbon monoxide gases and other garage fumes from entering living areas. This is achieved by the installation of a fire-rated door between the garage and living areas, with proper weatherstripping, to prevent fumes leaking in. The walls and the ceiling (if living areas are overhead) require the installation of appropriate drywall or other materials to slow fire spread. No protrusions should be present on the area's walls and/or ceiling unless properly sealed with an approved fire-rated foam or sealant. The house should not be at a lower pressure than the garage (to prevent fumes from being drawn inside), which can result from exhaust fans, fireplaces/stoves, dryers and natural draft heating units and water heaters. **These items are recommended to be upgraded for safety if not present**, and a qualified contractor can be consulted for more information.



Garage Separation Door

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Garage Door Openers: Resistance Test Passed

Garage doors contain two safety mechanisms; the photoelectric eyes, and the ability to auto-reverse if met with resistance. This resistance was tested following DASMA protocols and placing a 2 x 4 laid horizontally at the bottom of

the door. The door contacted the 2 x 4 while closing and properly auto reversed at the time of inspection.

Recommendations

6.2.1 Garage Separation

SEPARATION DOOR - AUTO CLOSURE NOT LATCHING DOOR



Marginal Defect

The automatic closure device did not fully close and latch the door properly. Separation doors should self-close, in order to maintain the barrier between the garage and living space, reducing the spread of fire and hazardous gasses and fumes. Repairs are recommended to be performed as needed for proper operation of the auto closure function by a qualified professional, allowing the door to fully latch.



6.2.2 Garage Separation

CEILING SEPARATION - NO FLUE COLLAR



Marginal Defect

An open, unsealed penetration was observed in the garage ceiling drywall where the galvanized water heater exhaust vent passes upward into the attic space. Recommend repairs by a licensed HVAC contractor or licensed contractor make repairs as needed.



6.3.1 Interior Door

GARAGE DOOR TO INTERIOR - THRESHOLD LOOSE



Marginal Defect

The threshold at the garage door to the interior drops and flexes downward when stepped on. Recommend repairs by a qualified person.



6.6.1 Garage Doors

PANELS - TOP PANEL DAMAGED



Marginal Defect

Some degree of damage was present to the top panel of the referenced garage door. This may allow the door to flex while in operation. Repairs or replacement of the door or panel(s) as needed is recommended to be performed by a garage door contractor.

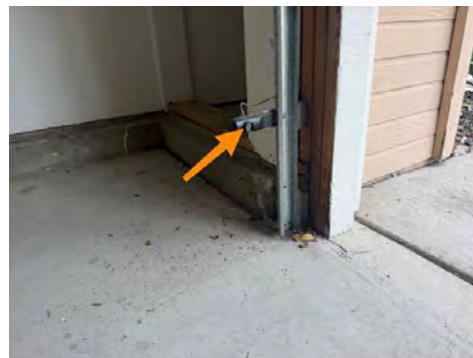


6.7.1 Garage Door Openers

EYES INSTALLED TOO HIGH

Marginal Defect

SFTY - The photoelectric eye sensors were installed too high. These sensors should be installed at a height that is no greater than 6" from the garage floor. Repairs or modifications to achieve the proper placement of the eyes are recommended to be performed by a garage door contractor.



7: KITCHEN

Information

General Info: Kitchen Info

Inspection of kitchens includes operation and assessment of all plumbing fixtures. Ovens, stoves, range hoods, disposals and dishwashers are operated and assessed to determine that they respond to controls, but are not evaluated for performance. Microwave ovens are not fully operated or evaluated. We do not inspect the following items: free-standing or portable appliances, refrigerators, timers, clocks, thermostats, the self-cleaning capacity of ovens, built-in toasters, coffee-makers, can-openers, blenders, barbecues, grills, rotisseries, instant hot-water dispensers, steam ovens, water-purifiers, water softeners or filters.

Walls and floors around plumbing fixtures are subject to moisture exposure, and although significant visible moisture damage will be reported, covered floor and wall surfaces can prevent complete evaluation. Moisture damage may exist areas that are not visible and therefore not within the scope of this inspection. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Refrigerator: Freestanding Refrigerators Not Inspected

EXCL - Freestanding refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items or personal property. They are also not moved to look at the condition of the floor under them or the cabinetry or wall around them. Therefore their water line and power receptacle are not visible and are excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional before closing.

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Recommendations

7.3.1 Sink(s)

SINK FAUCET - LEAK

KITCHEN SINK

The kitchen sink faucet leaks during operation. Recommend repairs by a qualified person.



Marginal Defect



7.5.1 Undersink Plumbing - Kitchen

DRAIN LINES - PREVIOUS LEAKS

KITCHEN (BELOW SINK)

Mineral encrustation was observed at the disposal drain line connections below the kitchen sink (in the cabinet). This is typically related to soap scum and sediment escaping from an under-tightened slip nut and/or damaged washer, and can allow for leaks. Thoroughly cleaning these connections inside and out to ascertain if these components were loose and/or damaged with repairs made as needed is recommended to be performed by a licensed plumber.



Marginal Defect



8: BATHROOM(S)

Information

General Info: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period, and the areas under these drains (if applicable) were then inspected, looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

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

General Info: Tub and Sink Overflow Limitations

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

Wall, Ceiling, Floor Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Recommendations

8.1.1 General Info



Minor Defect, Maintenance Item, or FYI Item

CARPET IN BATHROOM

PRIMARY BATHROOM

Carpet was present in the referenced bathroom(s). Carpet is not recommended for use in bathrooms because they are "wet" areas. Water can drip from a person after taking a shower or bath, or even washing their hands, wetting the carpet and padding below, which could allow for fungal growth. Also, the carpet around the toilet will retain bacteria. Tile, vinyl flooring, or another waterproof material is recommended to be installed in the bathroom(s) as an upgrade.



8.2.1 Toilet(s)

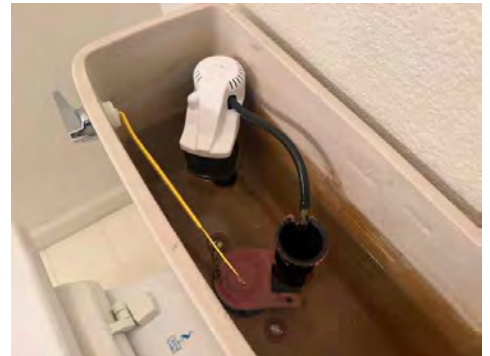


Marginal Defect

FILL VALVE - NOT FUNCTIONING PROPERLY

PRIMARY BATHROOM

The toilet fill valve was not operating properly. Repairs are recommended as needed by a licensed plumber or other qualified person.



8.3.1 Sink(s)



Marginal Defect

DRAINAGE - HINDERED

HALL BATHROOM, PRIMARY BATHROOM (LEFT SINK)

The hall bathroom sink and the left sink in the primary bathroom had slow or hindered drainage. Repairs are recommended to be performed as needed by a licensed plumber or other qualified person to achieve proper drainage.



8.5.1 Bathtub(s)

TUB SPOUT - GAP AT THE WALL

HALL BATHROOM

At the referenced bathtub, there was a gap between the spout and the wall which could allow water to penetrate behind the spout into the wall. Recommend this gap be closed and sealed.



Marginal Defect



8.6.1 Shower(s)

SHOWER HEAD - LEAKING

HALL BATHROOM

The referenced shower head was leaking at the fitting or at its housing, while in operation. Repairs or replacement of the shower head as needed for proper operation is recommended to be conducted by a qualified person.



Marginal Defect



8.6.2 Shower(s)

SHOWER FLOOR - CRACKED TILE

PRIMARY BATHROOM

Cracked tiles were present on the referenced shower floor. A rubber or vinyl membrane is typically installed under this tile as part of the shower pan to manage the water as tile and grout are not waterproof. No leaks were observed under this area at the time of inspection. An evaluation and repairs are recommended to be performed here as needed by a qualified contractor.



Marginal Defect



8.12.1 Mirror(s)

**MIRROR -
CRACKED**

PRIMARY BATHROOM

The referenced bathroom mirror was cracked and/or otherwise damaged. Replacement of the mirror is recommended to be performed by a qualified person.



Minor Defect, Maintenance Item, or FYI Item



9: LAUNDRY

Information

General Info: Laundry Area Info

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. It is not possible to completely assess the condition of the supply and drain pipes for washing machines.

10: INTERIOR AREAS AND ITEMS

Information

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Limitations

General Info

COSMETIC DEFECTS

LMT - Cosmetic defects, damage, wear and tear, and/or other aesthetic concerns may have been present in this structure. This can include scuffs, small holes, stains, cracks, displacement, dents and dings, and other forms of damage to the home's materials, including but not limited to the wall and ceiling surfaces, floor coverings, trimwork, cabinetry, and/or other building materials.

*If these items are of concern, appropriate tradespeople should be contacted for repairs as needed. **Cosmetic deficiencies and wear and tear concerns are not included in a home inspection. If any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.***

Recommendations

10.3.1 Closets

DOOR(S) - FLOOR GUIDES

MAIN ENTRY BEDROOM

The referenced closet bypass doors floor guide was loose, due to the crawl space access.

 Minor Defect, Maintenance Item, or FYI Item



10.4.1 Interior Doors

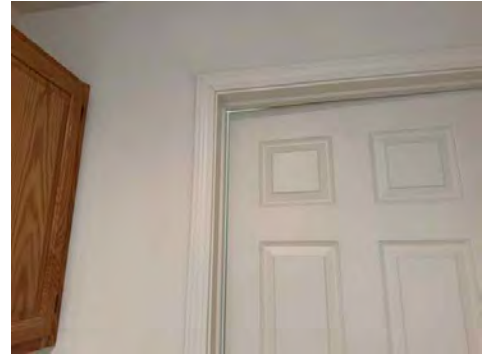


Minor Defect, Maintenance Item, or FYI Item

**OPERATION -
DOOR BINDING**

SOUTHWEST BEDROOM

The door was binding/rubbing on the jamb. Adjustments or modifications are recommended to be performed as needed for proper operation, by a qualified person.



10.6.1 Wall & Ceiling Surfaces



Marginal Defect

CEILING - STAINING (UNDETERMINED)

SOUTHWEST BEDROOM

There was staining present at the referenced area(s) and a cause or the source could not be determined. Recommend inquiring with the seller as to any information regarding the staining. If they have no information a qualified contractor should evaluate and make repairs as needed.



10.7.1 Floor Condition



Minor Defect, Maintenance Item, or FYI Item

CARPET - BUCKLED

Buckled carpet was present in areas around the house. Repairs or re-stretching of the carpet as needed is recommended to be conducted by a flooring contractor.



10.7.2 Floor Condition

VINYL FLOORING - DAMAGED

GARAGE DOOR TO THE INTERIOR

Damaged vinyl flooring was present in the referenced area(s). Replacement of any damaged flooring is recommended to be performed as needed by a flooring contractor.

 Marginal Defect



11: PLUMBING

Information

General Info: Water Distribution	General Info: DWV Pipe Material
Pipe Material (Visible Portions)	Type (Visible Portions)
Copper	ABS

General Info: Shutoff Valves Operation

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

Plumbing Leaks Information: Plumbing Leaks Overview

The visible and accessible components of the plumbing system were inspected for leaks. If not otherwise noted in this report, no leaks were present at the time of inspection. Evidence of prior leaks, with no current indication will only be noted, if deemed essential.

Functional Flow: Flow Information

Water was run from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was run through all drains in the structure for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. ***Lived-in conditions can not be adequately replicated during an inspection and I have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).***

Recommendations

11.2.1 Plumbing Leaks Information

DRAIN PIPES - SINK STOPPER PIVOT ROD LEAK

PRIMARY BATHROOM (RIGHT SINK)

At the referenced sink, there was a leak at the sink stopper pivot rod connection to the drain's tailpiece in the sink cabinet. Recommend repairs to be made by a licensed plumber.



12: WATER HEATER

Information

General Information: Water Heater Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. Information such as year of manufacture and capacity is based upon the label. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.

General Information: Water Heater Location

Garage



General Information: Energy Source

Gas

General Information: Manufacture Year

Undetermined

The typical life expectancy of a water heater is 13-15 years.

General Information: Capacity

Undetermined

General Information: General Comments

All water heaters must be equipped with a temperature pressure relief valve (TPR), discharge pipe, and safety strapping. Current installations may require devices not standard in older installations, including expansion tanks. The absence of these types of items may not be reported unless considered to be functionally significant or a safety concern, as old installations are not required to be updated to new codes. It is not possible to visually evaluate the function of circulation pumps.

General Information: Wrapped in Insulation

LMT - The water heater enclosure was wrapped with insulation and was not fully visible for evaluation. This insulation may obscure visibility of the data tag containing the capacity and year of manufacture, and visibility of the condition of the unit itself. Due to the insulation the inspection of the water heater is limited to functionality only.

Recommendations

12.1.1 General Information

UNIT - AGED

Marginal Defect

AGED - The unit was at or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit alone. Depending on prior maintenance and other factors, the unit could last anywhere from days to years; the remaining life is undeterminable.

12.1.2 General Information

CATCH PAN - MISSING

Marginal Defect

A water heater catch pan was not present. Catch pans are recommended when the water heater is installed in an area where leaks from the unit could cause damage to framing components and/or interior areas. The installation of a catch pan is recommended to be conducted by a qualified professional.

12.1.3 General Information

WATER HEATER - KNOCKING/BANGING NOISE

Marginal Defect

Knocking noises were noted from the water heater when in use. This condition is commonly caused by sediment accumulation at the bottom of the tank, which traps steam bubbles and creates popping or knocking sounds. Continued operation without correction can reduce efficiency and shorten the appliance's lifespan. Recommend having the unit serviced and flushed by a licensed plumbing professional and further evaluated for any underlying defects.

12.4.1 Water Heater Gas Plumbing

SEDIMENT TRAP - MISSING

Marginal Defect

A sediment trap was not present on the gas pipe. A sediment trap is recommended to prevent sediment from blocking gas valves or damaging burners. The installation of a proper sediment trap is recommended to be conducted by a licensed plumber.



12.5.1 Water Pipes

EXPANSION TANK - NOT PRESENT

Minor Defect, Maintenance Item, or FYI Item

An expansion tank was not installed for the water heater. Current standards and manufacturers' instructions recommend installing expansion tanks on closed-loop systems during water heater installations. The presence of a pressure regulator where the water pipe enters the home prevents back flow and makes this a closed-loop system. When water is heated, it expands and can put pressure on the water heater or plumbing components. The expansion tank provides an area for this "expanded" water to enter. The installation of an expansion tank is recommended to be conducted by a licensed plumber.

13: ELECTRICAL

Information

Service Disconnect and Sizing:

Service Disconnect Amperage

200amps 120/240VAC



Service Disconnect and Sizing: Service Amperage

The potential service amperage to the structure is not determined as part of this inspection. This requires electrician and, likely, utility evaluation of the utility's service entrance and the structure's service wiring to the meter and panel. If it is desired to upgrade to a larger service, consult with a licensed electrical contractor.

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Switches & Light Fixtures: Lights Not Tested

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

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI or GFI) protection is a safety feature provided by certain receptacles and circuit breakers. A GFCI monitors the current flowing through a circuit and quickly disconnects power when it detects an imbalance between the current leaving and returning through the intended circuit conductors. Such an imbalance may indicate that current is flowing through an unintended path, potentially including a person, creating an electrical shock hazard.

GFCI protection is generally required or recommended in locations where an increased risk of electrical shock may exist, including bathrooms, kitchens, exterior areas, garages, laundry areas, basements, and crawl spaces. More recent electrical codes have expanded GFCI requirements to include additional circuits and equipment, including certain exterior equipment such as air-conditioning systems.

Although GFCI protection may not have been required in some or all of these locations when the structure was built, upgrading to current safety standards is recommended and is typically relatively inexpensive. A single GFCI receptacle can also provide protection for additional standard receptacles downstream on the same circuit when they are properly connected to the load side of the GFCI device.

GFCI Protection: GFCI Testing Limitations

LMT - GFCI protection is only tested if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing GFCI protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

When test and reset buttons are not located on each receptacle, testing them by tripping them with a polarity tester may trip a downstream receptacle that was not visible, accessible, and/or blocked by personal belongings, rendering the

tripped receptacles unpowered. Therefore an exhaustive evaluation of GFCI protected areas is excluded from this inspection. I recommend confirming GFCI protection at all recommended areas at some point after personal belongings have been removed or after taking ownership of the structure. If you are not comfortable doing this, a licensed electrician should be hired to perform this service.

AFCI Protection: AFCI General Information

Arc-fault circuit-interrupter (AFCI) protection is a safety feature typically provided by specific circuit breakers that monitor electrical circuits for abnormal arcing. Electrical arcing can result from damaged wiring, loose connections, deteriorated insulation, damaged cords, or other electrical faults and can generate enough heat to start a fire without tripping a conventional circuit breaker.

AFCI protection is recommended for many circuits supplying living areas of a residence, including bedrooms, living rooms, dining rooms, kitchens, laundry areas, hallways, and similar areas. Standards for AFCI protection have expanded considerably over the years, and older homes commonly have little or no AFCI protection. Although AFCI protection may not have been recommended when a structure was built, upgrading appropriate circuits with AFCI protection to today's standards, as is feasible, is recommended as a fire-safety improvement.

Retrofitting AFCI protection may not be as simple or inexpensive as replacing existing circuit breakers. Wiring configurations, including those with shared neutrals and other conditions, may require compatible AFCI devices, circuit modifications, extensive troubleshooting, or wiring modification/replacement. Evaluation by a qualified electrical contractor is recommended to determine the appropriate method and extent of AFCI protection that can reasonably be provided. A balance between safety improvement and cost may need to be weighed.

AFCI devices should be periodically tested using their TEST buttons to confirm proper operation. Manufacturers commonly recommend testing AFCIs monthly. Recognizing that circuits may supply computers or other devices that should not lose power, if possible, consider testing immediately after a power outage is restored, prior to powering those devices, again. If an AFCI does not trip when its TEST button is operated, evaluation by a qualified electrical contractor is recommended.

Recommendations

13.10.1 GFCI Protection



GFCI - NOT PRESENT ON ALL BATHROOM RECEPTACLES

SFTY - Bathroom receptacle(s) were present that were not GFCI protected. Current safety standards require all bathroom receptacles to be GFCI protected. Upgrades or repairs as needed to ensure all bathroom receptacles are GFCI protected is recommended to be performed by a licensed electrician for safety.



14: HEATING, COOLING & VENTILATION

Information

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior

and interior equipment, and the removal of any access panels intended for normal service. An HVAC contractor should be consulted if a more thorough inspection is desired.

Conditioned Space Ventilation: Ventilation and Depressurization

Ventilation systems, including exhaust-only systems (kitchen, bathroom and laundry fans) and improperly balanced ERVs and HRVs, can depressurize a structure, expelling more air, to the outside, than is brought inside. Large range hood fans, clothes dryers, central vacuums, furnaces, water heaters, and fireplaces also contribute to depressurization if makeup air is not provided. Wind and stack effect pressure can also contribute to depressurization.

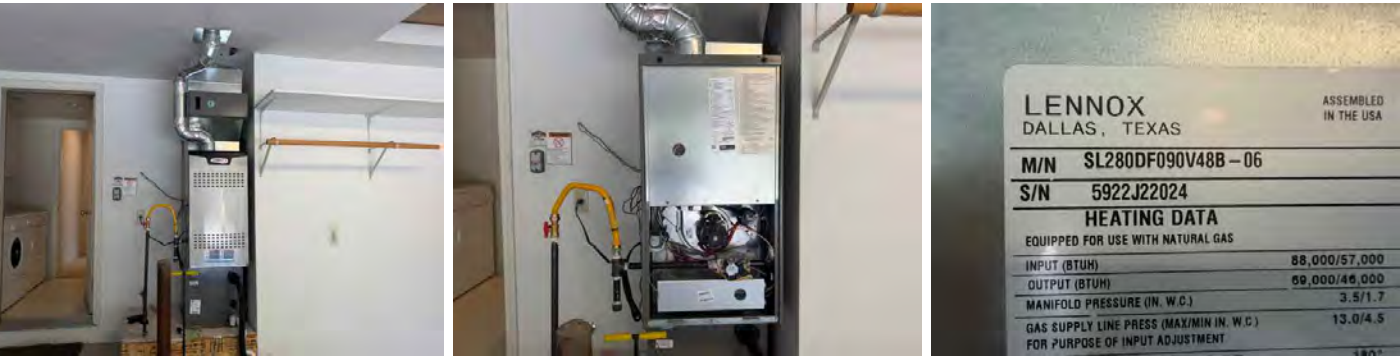
Depressurization can contribute to indoor air quality issues and resulting health effects as follows:

- Depressurization has the potential to bring in fumes and contaminants from basements, crawlspaces, attics, or attached dwelling units. Connecting walls and doors to these areas should be well sealed (sealing, in the case of doors), to prevent this ingress.
- In a structure with an attached garage, depressurization could pull garage air into the living space, including carbon monoxide and fumes from hazardous items stored there. The entry door should have be self-closing and should be fully weatherstripped with a sealing threshold. The wall separating the living space from the garage should be completely air sealed and HVAC ducts located in the garage should be well sealed. Structure pressurization testing can be conducted to confirm the air tightness of the wall between the living space and the garage. An exhaust fan can be installed in the garage to exhaust garage air directly to the outside, and to keep the garage at negative pressure with respect to the living space.
- Depressurizing the living space can interfere with any natural-draft combustion appliances located inside the living space, such as furnace and water heater. A home energy rater or HVAC contractor can perform standardized test procedures to assess this issue. Best practice is to remove and replace natural-draft combustion appliances with direct-vent sealed-combustion appliances or noncombustion appliances.
- Supply and balanced systems have been found in field studies to have fouled air inlets and to provide less incoming air than planned. They have often been found to be turned off or closed by occupants. Maintenance is required to keep the intake grills and filters clean.
- Any existing ventilation system, whether exhaust fans, ERVs, HRVs, or central fan integrated supply systems, should be assessed for effectiveness and any new systems that are installed should be commissioned by a trained HVAC technician or energy rater to verify performance.

Furnaces/Interior Units: Furnace/Interior Units Locations

Garage

Furnaces and air handlers are listed.



Furnaces/Interior Units: Interior Unit(s) Energy Source and Distribution

Gas Forced Air

Furnaces/Interior Units: Furnace/Interior Unit Manufacture Year

2022

The typical life expectancy of gas furnaces is 15-20 years.

Furnaces/Interior Units: Furnace(s) Operated

The furnace responded to the thermostat and appeared to function normally, other than any defects noted.

AC Condenser/Exterior Units: Exterior Unit Location

North Side of the Structure



AC Condenser/Exterior Units:
Exterior Unit Manufacture Year
2022

AC Condenser/Exterior Units:
Condenser Unit Tonnage
3
Per the label, this is the tonnage of the condenser unit.

AC Condenser/Exterior Units: R-410a Refrigerant

The condensing unit is labeled for use with R-410a refrigerant.

Although new equipment uses refrigerants with lower environmental impact, existing R-410a systems remain viable to operate and repair. R-410a is still available for servicing, but its cost and availability are expected to change over time as production is phased down.

This is provided for informational purposes only and is not considered a defect. If future refrigerant repairs become necessary, homeowners should discuss repair versus replacement options with a licensed HVAC contractor.

AC Condenser/Exterior Units:
Exterior Unit Max Circuit Breaker Amperage
30amps

AC Condenser/Exterior Units: Air Conditioner Operated
The air conditioner responded to the thermostat(s) and appeared to function properly.

Recommendations

14.14.1 Visible Ductwork

DUCTWORK INSULATION - LOOSE/FALLEN

CRAWL SPACE

Areas of the ductwork in the crawl space had loose/fallen insulation. Repairs or replacement of any damaged portions of ductwork is recommended to be performed by an HVAC contractor.

 Marginal Defect



15: FIREPLACES

Information

Gas Fireplaces: Standing Pilot no Fan

living room

There was a gas-fired fireplace with a standing pilot flame ignition. Circulation fan was not installed. A fan, to circulate heated air into the room may be possible to be installed.



Gas Fireplaces: Wall Switch

The gas fireplace responded to the wall switch and appeared functional.

Recommendations

15.1.1 Gas Fireplaces

GAS FIREPLACE DUCT - DISCONNECTED



Marginal Defect

The flexible aluminum ducting was disconnected from its rigid metal connection collar inside the fireplace chamber. Recommend repairs by a licensed fireplace contractor.



16: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

General Info/Limitations: Attic View(s)



Attic Access: Access Location(s) Garage, North Hallway, South Hallway	Attic Access: Access Type(s) Scuttle Panel(s)	Inspection Method: Inspection Method Walked/Crawled Where Possible
Roof Structure/Framing: Roof Structure Type Rafters / Ceiling Joists, OSB Sheathing	Insulation: Insulation Type Fiberglass Batts	Insulation: Insulation Depth (Average) 6 - 10"

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10-17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the structure was constructed, anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



Ventilation: Ventilation Types
Eave Intake Vents, Field Vents

Ventilation: Ventilation Adequate
Conditions of the accessible attic space indicate that the attic ventilation is adequate for current conditions.

Limitations

General Info/Limitations

GENERAL

Inspection of the insulation includes identification of the predominant type of insulation in use in accessible areas, and identification of areas where insulation is absent from conditioned surfaces. Insulation resistance values are approximate, and may not be accurate. Insulation values in concealed areas cannot be visually determined.

Recommendations

16.2.1 Attic Access

 Minor Defect, Maintenance Item, or FYI Item

**SCUTTLE PANEL -
OVERSIZED (GARAGE)**

The garage attic access scuttle panel was oversized and needs repairs to fit the opening properly.



17: FOUNDATION AREA

Information

Foundation General Information:	Foundation General Information:
Foundation Type	Raised Foundation Support Structure
Crawl Space	Strip Footing and Pony Wall

Crawl Space Info: Crawl Space View(s)



Crawl Space Access: Access Location	Crawl Space Inspection Method: Inspection Method	Perimeter Foundation Walls: Foundation Wall Material
Bedroom Closet	Crawled Where Possible	Poured Concrete
Floor Structure Support: Floor Structure Support Type	Floor Structure: Floor Structure Materials	Subfloor: Subfloor Materials
Strip Footings, Framed Pony Walls	Wood Girder(s), Wood Floor Joists	Plywood

Insulation: Stem Wall Batt Insulation

There is fiberglass batt insulation installed against the stem wall and in the rim joist areas. This type of installation has reduced efficiency due to the ventilated crawl space.

LMT - Insulation that covers the foundation, rim joist or other framing is not removed and may prevent complete visual evaluation.

Ventilation: Crawl Space Ventilation Adequate with Vapor Barrier

The visible conditions of the crawl space, at the time of the inspection, indicate that ventilation in the crawl space was adequate. There was a plastic moisture barrier in place on the ground in the crawl space. It is recommended that all foundation vents be unobstructed and kept open to aid in keeping the crawl space dry.

Recommendations

17.10.1 Insulation

INSULATION - SAGGING, DISPLACED, AND/OR MISSING



Marginal Defect

There was insulation that was sagging/displaced in areas. An evaluation and repairs or replacement of the insulation is recommended to be conducted as needed for uniform coverage by an insulation contractor.



18: SAFETY

Information

Smoke and CO Detection: Carbon Monoxide (CO) Alarm Information

In homes that have a fuel-burning appliance or fireplace, or have an attached garage, we recommend at least one UL-listed carbon monoxide (CO) alarm on every occupiable level of the dwelling, including basements. In addition, alarms should be located outside each separate sleeping area. If a bedroom contains, or has an attached room containing, a fuel-burning appliance or other carbon monoxide source, an alarm should also be located in that bedroom.

For a typical single-family home:

- One CO alarm on each occupiable level, including basements.
- One outside each separate sleeping area, typically in the hallway.
- An additional alarm inside a bedroom if that bedroom, or an attached room, contains a fuel-burning appliance or other carbon monoxide source.

Standard UL-listed carbon monoxide alarms are primarily intended to provide warning of potentially dangerous CO concentrations and are designed to reduce nuisance alarms from lower-level exposures. As a result, they may not provide an early warning of lower concentrations of CO that can indicate a combustion or venting problem and may present health concerns with prolonged exposure. Especially if susceptible individuals occupy the dwelling, consider the use of a low-level CO monitor that displays CO concentrations and provides alerts at lower levels, in addition to required UL-listed CO alarms.

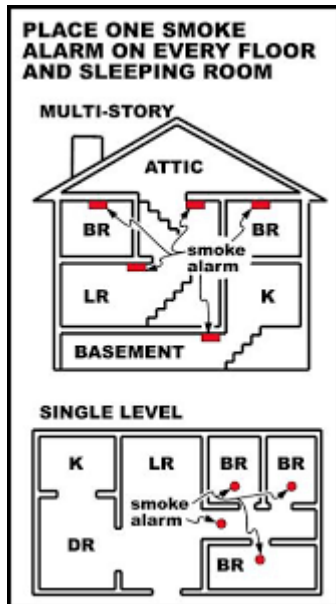
More information about CO detectors and their requirements can be found here:

<https://www.nfpa.org/education-and-research/home-fire-safety/carbon-monoxide>

Smoke and CO Detection: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, outside of sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



Smoke and CO Detection: Smoke Alarms Testing Information

LMT - Smoke alarms may not be tested by pressing the "Test" button. **This, unfortunately, only tests the functionality of the audible alarm and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** In addition, alarm systems may trigger and direct emergency personnel to the location. I highly recommend either testing these detectors with a smoke can or replacing all of the alarms as soon as you move in and then testing them monthly thereafter, replacing the batteries every six to twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Dual sensor alarms incorporating an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Recommendations

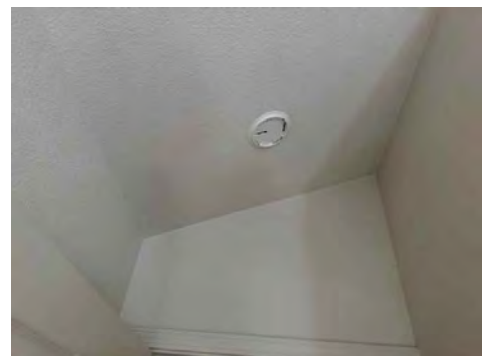
18.2.1 Smoke and CO Detection

SMOKE ALARM(S) - MISSING/REMOVED

 Marginal Defect

PRIMARY BEDROOM, SOUTHWEST BEDROOM

The smoke alarm was missing in the primary bedroom and the smoke alarm in the southwest bedroom had been removed. Recommend replacement by a qualified person.



19: WATER, MOISTURE, & CONDENSATION (WMC)

Information

General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies associated with water leaks and/or water infiltration from the exterior and cover condensation concerns. The exterior, interior, attic, and foundation areas were inspected at

visible and accessible portions focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

WMC - This acronym will be used in areas of this report to shorten the reference for "**Water, Moisture, and Condensation.**"

Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

Interior Areas - WMC: Interior Moisture Information

The ceilings, walls, and floors throughout the structure were inspected, looking for stains or other indications of water from roof leaks, plumbing leaks, or other sources. No indications of moisture were visible at the time of inspection unless otherwise noted in this report.

Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report. *Please see the Attic section of this report regarding any visibility and accessibility limitations.

Foundation - WMC: Moisture Infiltration Information - Areas Below Grade

LMT - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion were present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. **I have inspected structures where no water or indications of water intrusion was present at the time of inspection, but days later, water infiltration occurred due to a rainfall event.** For this reason, it is highly recommended to inquire with the seller(s) as to any prior moisture infiltration into areas below grade.

Slab Foundation - WMC: Moisture Infiltration Information - Slab

LMT - The base of the interior perimeter walls were inspected, looking for signs of past or present water intrusion, stains, or any other signs of prior water intrusion. No signs of water/moisture intrusion were present at visible portions at the time of inspection unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection and can not guarantee that water will not infiltrate at a future time due to heavy rain or changes in conditions. I highly recommend consulting with the sellers as to prior moisture infiltration into the structure.

20: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for "**Cracking, Settlement, and Movement**".

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of this inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper

concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The floors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

Foundation Walls - CSM: Foundation Wall Cracks Information

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions, and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of the inspection only. Determining the acceptability of foundation CSM's is beyond the scope of this inspection, as determining a cracks cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during this inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and have an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack, no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

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

Slabs (Garage & Basement) - CSM: Slab Cracking Information

LMT - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of this inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

STANDARDS OF PRACTICE

Inspection Information

Grounds & Appurtenances

Per the Standards of Practice, the home inspector **shall observe** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). The inspector shall also inspect decks, balconies, stoops, steps, areaways, porches, and applicable railings that are directly attached to the structure. Vegetation, grading, and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris obstructing access or visibility.

Roof & Related Components

Per the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations and report signs of leaks or abnormal condensation on building components.

The home inspector shall: Describe the type of roof covering materials and Report the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so will be taken), report on the age or remaining life of the roof covering, or move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes, and lightning arrestors. No claims will be made as to the remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering and that you either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established local roofing company.

Exterior Walls & Components

Per the Standards of Practice, **the home inspector shall observe from ground level**: Wall cladding, flashings, trim, entryway doors, a representative number of windows, eaves, soffits, and fascias. **The home inspector shall:** Describe wall cladding materials, Operate all entryway doors and a representative number of windows, and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; the Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to:** Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris obstructing access or visibility.

Garage

Per the Standards of Practice, **the inspector will examine**: the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence, and operability of photoelectric eyes (safety feature), doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces and solid wood, steel, or fire-rated door between the garage and living areas for fire safety. I recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect**: the safety reverse operation of garage door openers, remote-controlled garage door opener transmitters.

Kitchen

Per the Standards of Practice, the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range/cooktop/ovens by testing the heating elements, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, thermostats for calibration or automatic operation; Non-built-in appliances; or Refrigeration units. **The home inspector is not required to operate:** Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Bathroom(s)

Per the Standards of Practice, the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, and the presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Laundry

Per the Standards of Practice, **the inspector will examine and report on the condition of** the exposed plumbing, the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, or Inspect the plumbing for proper sizing, design, or use of proper materials.

Interior Areas and Items

Per the Standards of Practice, **the home inspector shall observe** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall:** Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Plumbing

Per the Standards of Practice, **the home inspector shall observe at visible portions:** Interior water supply and distribution system, including piping materials and supports; fixtures and faucets; functional flow; leaks; and cross-connections. Interior drain, waste, and vent system, including traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and the Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Water Heater

Per the Standards of Practice, the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down or the pilot flame is not lit; Inspect the system for proper sizing, design, or use of proper materials; activate the TPR valve.

Electrical

Per the Standards of Practice, **the home inspector shall observe** Service entrance conductors; Service equipment, grounding equipment, the main overcurrent device, main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe** Service disconnect amperage and the location of main and distribution panels. **The home inspector shall report on:** the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over-current device except ground fault circuit interrupters; Dismantle any electrical device or control, remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security

system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Heating, Cooling & Ventilation

Per the Standards of Practice, **the home inspector shall observe** the permanently installed heating and cooling systems, including Heating and cooling equipment central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe Humidifiers, Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system annually.

Attic, Roof Structure, & Ventilation

Per the Standards of Practice, **the inspector will examine:** the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, report on the adequacy of current ventilation, or Calculate the strength, adequacy, or efficiency of any system or component, including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom, where insulation obscures the ceiling joists, or where ducts block access. In these cases, I will evaluate from the access opening as best I can.

Foundation Area

Per the Standards of practice, **the inspector will examine and report on the condition of** the foundation walls, the framing (including probing of any framing that looks to have damage/deterioration), columns/piers, and insulation if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block the visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items looking for indications that moisture has infiltrated the foundation area. But, I can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.