

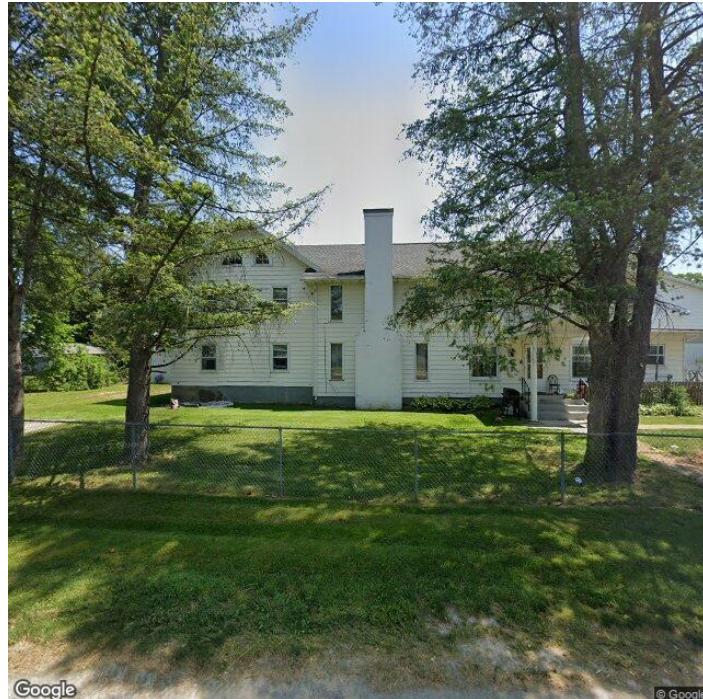


# BRICK AND MORTAR HOME SERVICES

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## RESIDENTIAL INSPECTION

939 Sycamore St  
Elmira, NY 14904

Vineyard Capital Partners  
10/28/2025



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# SUMMARY

108

28

11

1

ITEMS INSPECTED

MAINTENANCE/MONITOR

REPAIR/REPLACE

SAFETY HAZARD

Summary Text (enter here)

- 🔧 2.2.1 Exterior - Walkways & Driveways: Minor Cracking at Driveway
- 🔧 2.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Flat Grading
- 🔧 2.6.1 Exterior - Railings, Guards & Handrails: Loose Railing Component
- 🔧 2.8.1 Exterior - Wall-Covering, Flashing & Trim: Pipe Penetrations Missing Sealant
- 🚫 2.9.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Fascia
- 🔧 2.11.1 Exterior - Windows: Minor Damage to Windows
- 🔧 2.15.1 Exterior - GFCIs & Electrical: Missing GFCI
- 🔧 4.3.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
- 🚫 6.6.1 Attic, Insulation & Ventilation - Mechanical Exhaust System: Bathroom Fan Exhausts Into Attic
- 🚫 7.1.1 Doors, Windows & Interior - Doors: Damaged Door
- ⚠ 7.1.2 Doors, Windows & Interior - Doors: Exterior Window To Exposed Rooftop
- 🔧 7.2.1 Doors, Windows & Interior - Windows: Cracked Glass
- 🚫 7.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Power Not Present at Receptacle
- 🚫 7.3.2 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Reversed Polarity
- 🔧 7.3.3 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Light Inoperable, Could Be Bulb
- 🔧 7.5.1 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Missing Handrail
- 🔧 7.8.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Recommend Replacement of all smoke detectors and CO monitors. Placement recommendation and installation requirements are specific to local code and manufacturer.
- 🚫 8.1.1 Bathrooms - Bathroom Toilets: Toilet Did Not Flush
- 🔧 8.3.1 Bathrooms - Bathroom Exhaust Fan / Window: No Exhaust Source
- 🔧 8.4.1 Bathrooms - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
- 🔧 9.3.1 Kitchen - GFCI: Missing GFCI Protection

- ⌚ 10.1.1 Laundry - Clothes Washer: Missing GFCI Protection in Laundry
- ⌚ 10.2.1 Laundry - Clothes Dryer: Dryer Not Exhausting Outside
- ⌚ 10.2.2 Laundry - Clothes Dryer: Dryer Vent not UL Rated
- ⌚ 12.1.1 Heating - Heating System Information: Old System
- ⌚ 12.1.2 Heating - Heating System Information: PACM
- ⌚ 12.1.3 Heating - Heating System Information: Condensate Pump Malfunction
- ⌚ 13.8.1 Electrical - Panelboards & Breakers: Subpanel Grounds Neutrals Not Separated
- ⌚ 13.8.2 Electrical - Panelboards & Breakers: Wadsworth Panel
- ⌚ 13.8.3 Electrical - Panelboards & Breakers: Older Pushmatic Panel
- ⌚ 14.6.1 Plumbing - Drain, Waste, & Vent Systems: Age Related Deterioration
- ⌚ 14.7.1 Plumbing - Water Supply & Distribution Systems: Corrosion at Water Shut-Off Valve
- ⌚ 15.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Active Water Penetration Observed
- ⌚ 15.1.2 Basement, Foundation, Crawlspace & Structure - Basement: Moderate Foundation Surface Deterioration
- ⌚ 15.2.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Steel Posts Moisture Damage
- ⌚ 15.3.1 Basement, Foundation, Crawlspace & Structure - Insulation in Foundation/Basement Area: Insulation Installed Upside Down in Basement
- ⌚ 15.4.1 Basement, Foundation, Crawlspace & Structure - Ventilation in Foundation/Basement Area: Windows Sealed Shut or Inoperable
- ⌚ 15.9.1 Basement, Foundation, Crawlspace & Structure - Basement Staircase: Missing Handrail
- ⌚ 15.10.1 Basement, Foundation, Crawlspace & Structure - Electrical In Basement: Poor Support Wiring/Outlet
- ⌚ 15.10.2 Basement, Foundation, Crawlspace & Structure - Electrical In Basement: Missing Cover Plates

# 1: INSPECTION DETAIL

## Information

<b>General Inspection Info: Occupancy</b>	<b>General Inspection Info: Type of Building</b>	<b>General Inspection Info: Electric On</b>
Occupied	Multi Purpose	Yes
<b>General Inspection Info: Weather Conditions</b>	<b>General Inspection Info: Water On</b>	<b>General Inspection Info: Gas/Fuel Supply On</b>
Sunny	Yes	Yes
<b>General Inspection Info: In Attendance</b>		
Just the Inspector		
I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.		

## Limitations

General Inspection Info

**THE CLIENT DID NOT ATTEND**

[Watch video on YouTube](#)

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Video player configuration error

We invited the client to attend their home inspection. Unfortunately, my client did not attend the home inspection. The client did not learn what the home inspector desired to teach the client about the house. The client was unable to follow the home inspector through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the home inspection.

## 2: EXTERIOR

### Information

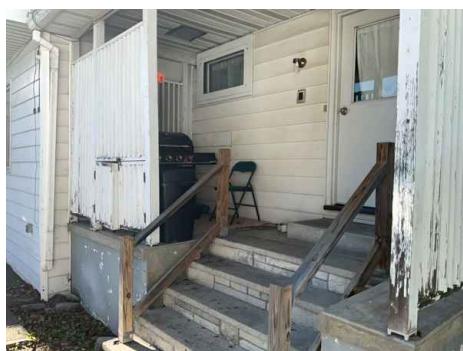
**Walkways & Driveways: Driveway** **Porches, Patios, Decks, Balconies & Carports: Type of Porch** **Porches, Patios, Decks, Balconies & Carports: Deck Material**

Material

Concrete

Covered

None



**Exterior Doors: Exterior Doors Inspected**

I inspected the exterior doors.

**Windows: Window Type**  
Various Types

**Windows: Storm Windows**  
None

**Windows: Basement Window Type**  
Wood Casement

**Hose Bib: Hose Bib**  
Ball Valve

**Exterior Drain: Type of Drain**  
Not Applicable



### General: Homeowner's Responsibility

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

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

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

### Walkways & Driveways: Walkways & Driveways Were Inspected

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

**Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

**Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

**Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

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

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

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

### Various Materials

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

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





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

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

### **Windows: Windows Inspected**

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

### **GFCIs & Electrical: Inspected GFCIs**

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

## **Limitations**

Wall-Covering, Flashing & Trim

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Eaves, Soffits & Fascia

### **INSPECTION WAS RESTRICTED**

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

Windows

### **INSPECTION RESTRICTED**

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

GFCIs & Electrical

### **UNABLE TO INSPECT EVERYTHING**

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

## Recommendations

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### 2.2.1 Walkways & Driveways

#### **MINOR CRACKING AT DRIVEWAY**

I observed indications of minor cracking at the driveway.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified concrete contractor.



### 2.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

#### **FLAT GRADING**

The grading is flat in areas, use caution and monitor for pooling against foundation, improvement of grade may be necessary to direct water away from the structure.

Recommendation

Contact a qualified grading contractor.



### 2.6.1 Railings, Guards & Handrails

#### **LOOSE RAILING COMPONENT**

I observed a loose railing component. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



### 2.8.1 Wall-Covering, Flashing & Trim

#### **PIPE PENETRATIONS MISSING SEALANT**

Pipes that penetrate through the structure are missing sealant. Recommend correcting to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



## 2.9.1 Eaves, Soffits &amp; Fascia

**DAMAGE OBSERVED AT FASCIA**

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

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

 Repair/Replace

## 2.11.1 Windows

**MINOR DAMAGE TO WINDOWS**

Minor damage such as peeling paint and/or age related deterioration is present. Recommend monitoring and or repair by a qualified contractor.

Recommendation

Contact a handyman or DIY project

 Maintenance/Monitor

## 2.15.1 GFCIs &amp; Electrical

**MISSING GFCI**

I observed indications that a GFCI is missing in an area that is required to keep people safe. Recommend replacement by a qualified professional.

Recommendation

Contact a qualified electrical contractor.

 Maintenance/Monitor

## 3: COOLING

### Information

#### Cooling System Information: Service Disconnect Inspected

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

#### Cooling System Information: Approximate Age/Date of Manufacture

2010

#### Cooling System Information: Temperature Differential

NA Degrees

Proper temperature differential of 14-22 degrees was observed.

#### Thermostat and Normal Operating Controls: Thermostat Location

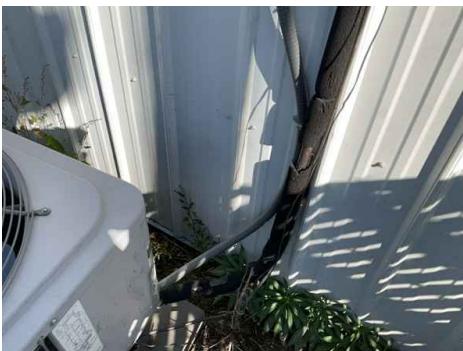
First floor

#### Cooling System Information: Homeowner's Responsibility

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

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

#### Cooling System Information: Manufacturer International



#### Condensate: Condensate Pump

I observed a condensate pump installed at the cooling system. This component collects condensate water that is created when the cooling system is operating. The condensate pump should collect and discharge the water properly.

## Limitations

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Cooling System Information

### **COOL TEMPERATURE RESTRICTION**

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system from November 1st-April 30th on an annual basis. Ask the homeowner about the system performance including any recent maintenance or repairs.

## 4: ROOF

### Information

Roof Covering: Type of Roof	Roof Covering: Approximate Age of Roof in Years	Masonry Chimney: Masonry Chimney Exterior Was Inspected
Gable	Varying Ages	The chimney exterior was inspected during my home inspection.

#### Roof Covering: Homeowner's Responsibility

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

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

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

#### Roof Covering: Roof Was Inspected

Ground, Ladder

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

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

## Roof Covering: Type of Roof-Covering Described

Asphalt, EDPM, Metal

I observed the roof-covering material and attempted to identify its type.

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



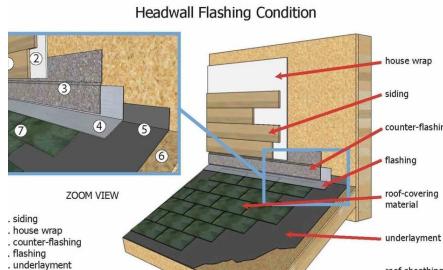
## Roof Covering: Percentage of Roof Not Inspected

10

Due to varying reasons such as height limitations, snow covering, vegetation, safety considerations all the roof could not be inspected.

## Flashing: Wall Intersections

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



Flashing Details

## Flashing: Eaves and Gables

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

## Gutters & Downspouts: Homeowner's Responsibility

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

## Masonry Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

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

## Flue Gas Vent Pipes: Homeowner's Responsibility

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

## Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

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

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

## Limitations

### Roof Covering

## UNABLE TO SEE EVERYTHING

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

### Roof Covering

## UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

### Flashing

## DIFFICULT TO SEE EVERY FLASHING

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

Gutters & Downspouts

## COULDN'T REACH THE GUTTERS

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

Masonry Chimney

## CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue. A certified chimney sweep should be consulted before closing if desired by any or all clients.

Masonry Chimney

## COULDN'T REACH CHIMNEY

I could not reach the chimney closely. There was an inspection restriction. I did my best to inspect from my location and point of observation from a distance. I could not see everything, including possibly some defects.

Flue Gas Vent Pipes

## UNABLE TO REACH ALL THE FLUE GAS VENT PIPES

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

Factory-Built Chimney

## CHIMNEY INTERIOR IS BEYOND THE SCOPE

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

## Recommendations

4.3.1 Gutters & Downspouts

### DOWNSPOUTS DRAIN NEAR HOUSE

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



Maintenance/Monitor



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Recommendation

Recommended DIY Project

## 5: ATTACHED GARAGE

### Information

**Garage Floor: Garage Floor Inspected**

I inspected the floor of the attached garage.

**Garage Vehicle Door: Type of Door Operation**

Opener

**Moisture Intrusion in Garage: Moisture Present at Time of Inspection**

No

**Garage Roof: Garage Roof Material**

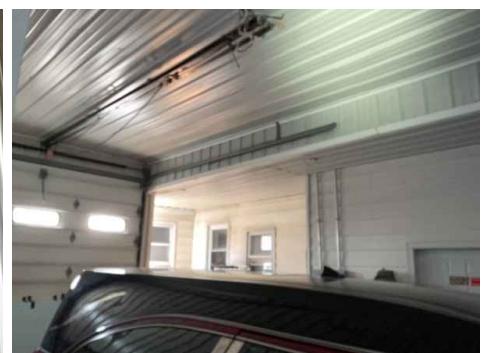
Metal

**Garage Vehicle Door Opener: Wall Push Button Was Inspected**

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

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

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



### Limitations

**Garage Floor****CAN'T SEE EVERYTHING**

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

**Garage Vehicle Door****UNABLE TO INSPECT GARAGE DOOR**

I was unable to inspect the garage door. Inspection restriction.





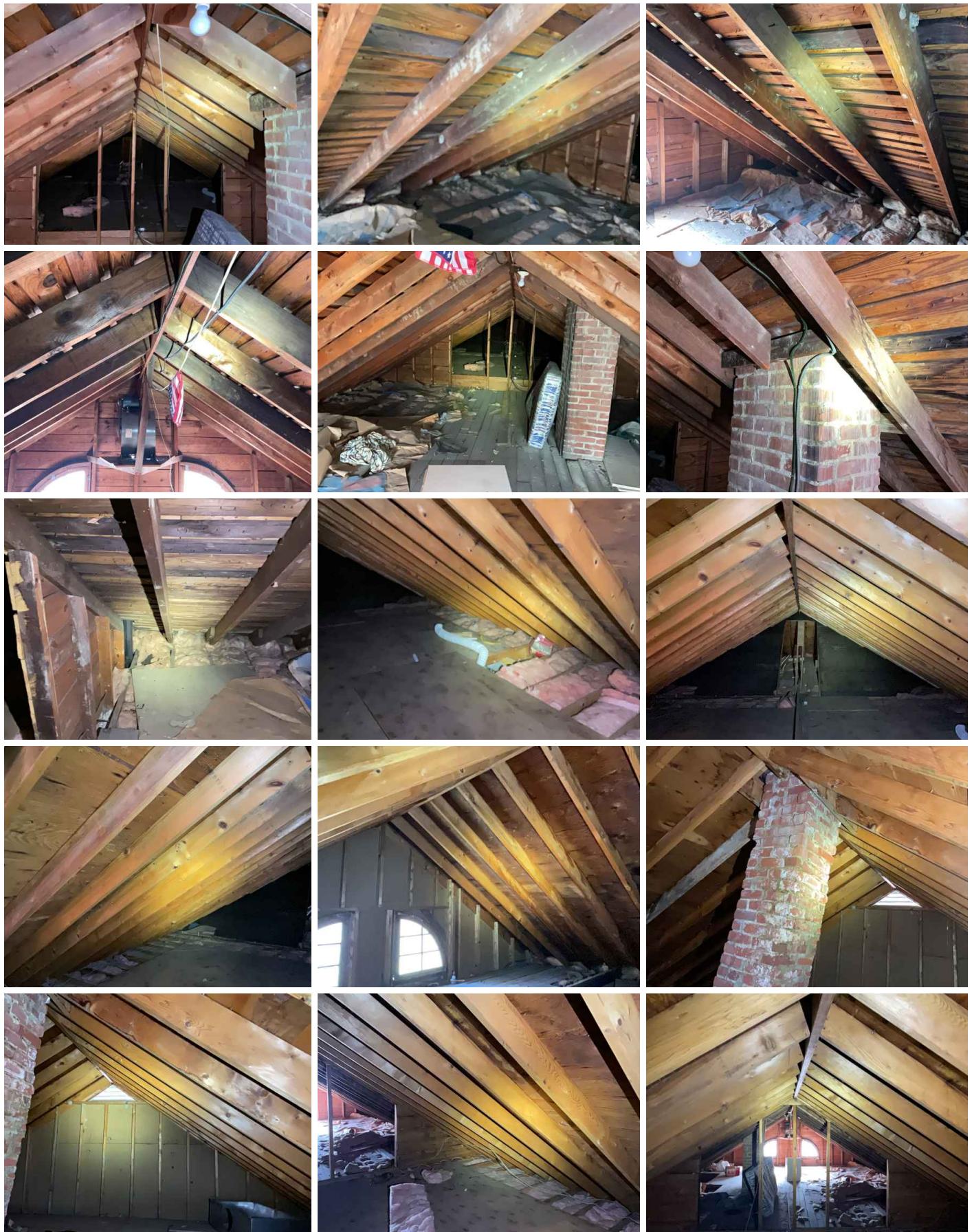
## 6: ATTIC, INSULATION & VENTILATION

### Information

<b>Attic Access: Attic Access</b> Stairs	<b>Structural Components &amp; Observations in Attic: Roof Structure Type</b> 2x8	<b>Structural Components &amp; Observations in Attic: Sheathing Type</b> Plywood, Dimensional Lumber
<b>Structural Components &amp; Observations in Attic: Unable to Inspect in %</b> 25	<b>Insulation in Attic: Type of Insulation Observed</b> Fiberglass	<b>Ventilation in Attic: Ventilation Source</b> Gable Vents, Ridge Vent, Attic Fan
<b>Plumbing Vent Type: Plumbing Vent Type</b> Cast Iron	<b>Mechanical Exhaust System: Mechanical Exhaust in Bathrooms Inspected</b>  I inspected the mechanical exhaust system in the bathrooms.	<b>Mechanical Exhaust System: Exhaust Fans</b> Fan with Light

**Structural Components & Observations in Attic: Structural Components Were Inspected**

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).



## Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. No insulation is disturbed or moved to visually inspect components that are part of the standards of practice.

## Insulation in Attic: Approximate Average Depth of Insulation

3-6 inches

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

## Limitations

Structural Components & Observations in Attic

### COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited to visible areas of the attic including roof structure. Disclaim liability for defects not visible at time of inspection.

Ventilation in Attic

### ATTIC FAN NOT INSPECTED

Attic fan was not operated as it is on a thermostat or humidistat which activates once a certain setting is reached. Recommend full evaluation by a qualified professional.

## Recommendations

6.6.1 Mechanical Exhaust System

### BATHROOM FAN EXHAUSTS INTO ATTIC

I observed that the bathroom ventilation fan exhausted into the attic space. This can cause moisture and mold issues. All mechanical exhaust fans must terminate outside.

Recommendation

Contact a qualified HVAC professional.

 Repair/Replace



## 7: DOORS, WINDOWS & INTERIOR

### Information

**Doors: Type of Interior Door**

Multiple Types

**Windows: Window Type**

Various

**Stairs, Steps, Stoops, Stairways &****Ramps: Type of Stairs and Railing**

Wood Stairs w/ Wood Railing

**HVAC Source: HVAC Source**

Forced Air

**Doors: Doors Inspected**

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

**Windows: Windows Inspected**

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

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

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

## Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

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





### **Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

### **Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

### **Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors**

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

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

## **Limitations**

Switches, Fixtures & Receptacles

### **UNABLE TO INSPECT EVERYTHING**

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

Presence of Smoke and CO Detectors

### **UNABLE TO TEST EVERY DETECTOR**

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

## **Recommendations**

7.1.1 Doors

### **DAMAGED DOOR**

I observed damage to the door. Door functioned this was cosmetic in nature. Replace at own discretion.

Recommendation

Contact a qualified handyman.





## 7.1.2 Doors

**EXTERIOR WINDOW TO EXPOSED ROOFTOP**

A usable interior window led to an exposed rooftop area void of guardrails. This condition should be corrected in particular if children present.

Recommendation

Contact a qualified professional.



## 7.2.1 Windows

**CRACKED GLASS**

I observed cracked windowpane glass. Hazardous. Recommend repair by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



## 7.3.1 Switches, Fixtures &amp; Receptacles

**POWER NOT PRESENT AT RECEPTACLE**

I observed indications that power was not present at a receptacle.

Recommendation

Contact a qualified professional.



## 7.3.2 Switches, Fixtures &amp; Receptacles

**REVERSED POLARITY**

I observed indications of one or more wall receptacles that have been wired with reversed polarity. This could create an electrical shock hazard. Recommend repair by a qualified professional.

## Recommendation

Contact a qualified electrical contractor.



## 7.3.3 Switches, Fixtures &amp; Receptacles

**LIGHT INOPERABLE, COULD BE BULB**

I observed one or more lights that were not turning on. A new light bulb was possibly needed. We recommend asking the homeowner about why this light fixture did not turn on.

## Recommendation

Contact a qualified electrical contractor.



## 7.5.1 Stairs, Steps, Stoops, Stairways &amp; Ramps

**MISSING HANDRAIL**

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.

## Recommendation

Contact a qualified professional.



## 7.8.1 Presence of Smoke and CO Detectors



**RECOMMEND REPLACEMENT OF ALL SMOKE DETECTORS AND CO MONITORS. PLACEMENT RECOMMENDATION AND INSTALLATION REQUIREMENTS ARE SPECIFIC TO LOCAL CODE AND MANUFACTURER.**

Recommendation

Contact a qualified professional.

## 8: BATHROOMS

### Information

#### Bathroom Exhaust Fan / Window:

##### Window Only

1 or more bathrooms had only a window for ventilation.

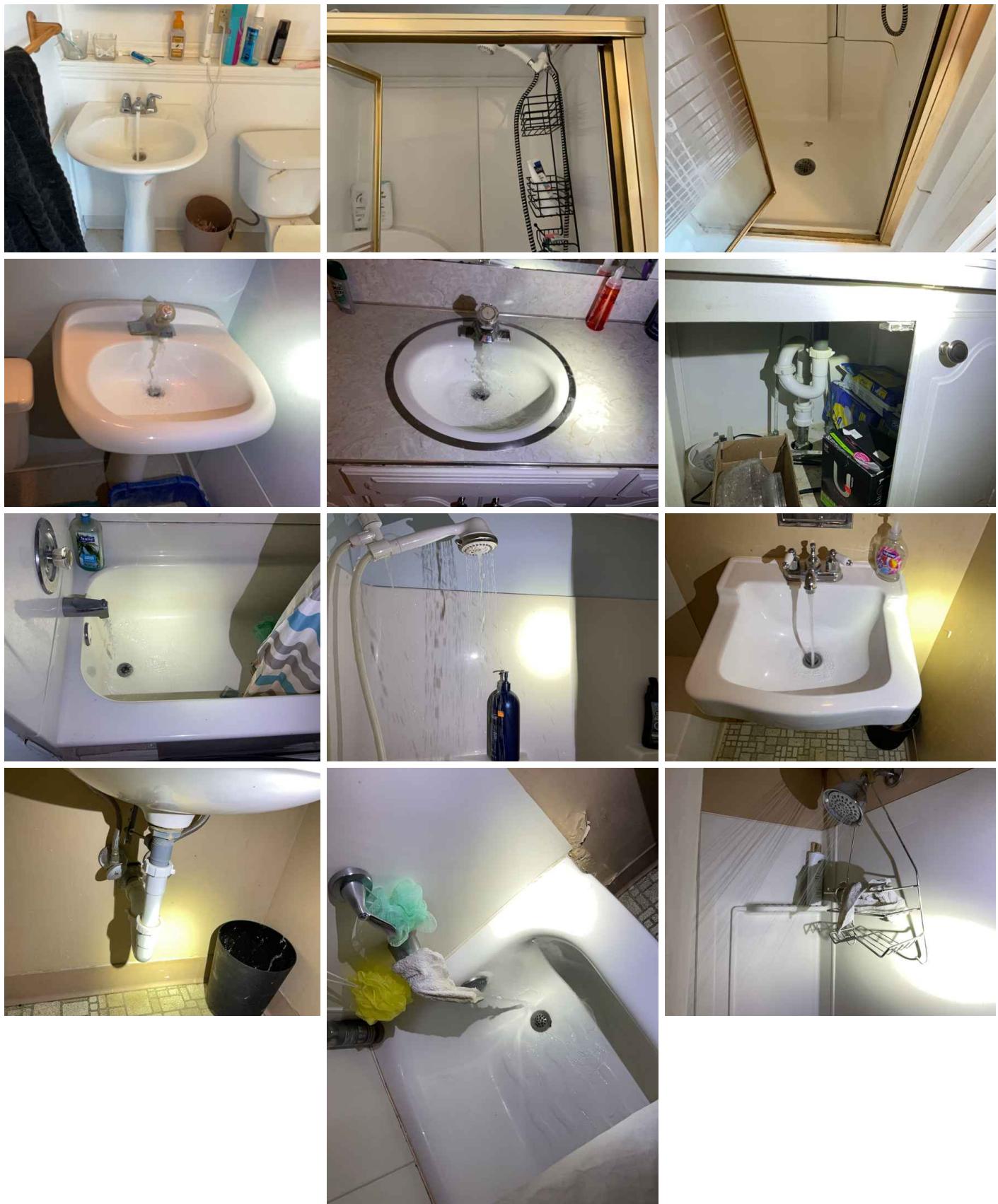
#### Bathroom Toilets: Toilets Inspected

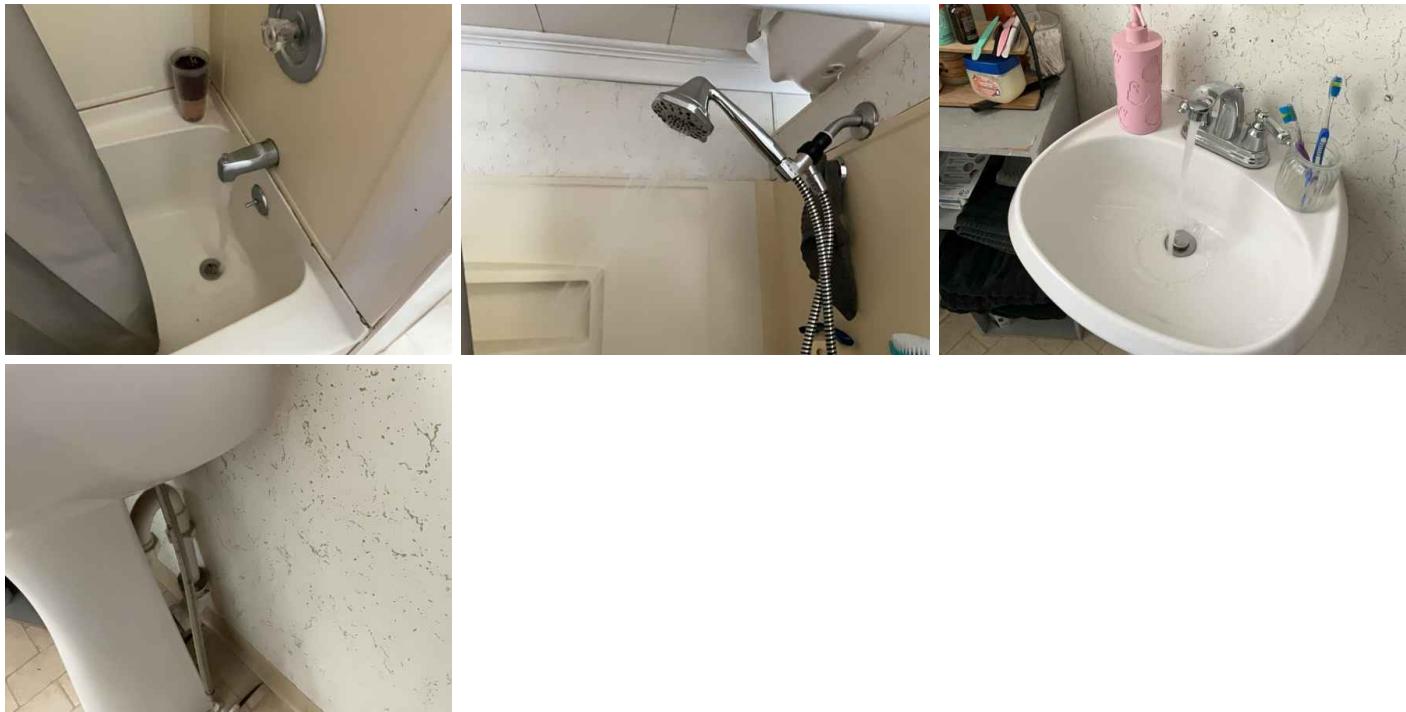
I flushed all of the toilets.



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

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





#### GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

### Recommendations

#### 8.1.1 Bathroom Toilets



#### TOILET DID NOT FLUSH

I observed that the toilet did not flush as expected. Recommend evaluation by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



#### 8.3.1 Bathroom Exhaust Fan / Window



#### NO EXHAUST SOURCE

1 or more bathrooms lacked a source of ventilation either a fan or window. This condition may lead to bacterial growth. Recommend installation by a qualified professional.

Recommendation

Contact a qualified professional.

8.4.1 GFCI & Electric in Bathroom

**RECEPTACLE IS NOT GFCI  
PROTECTED**

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

Recommendation

Contact a qualified electrical contractor.



## 9: KITCHEN

### Information

#### Range/Oven/Cooktop: Turned On Stove burners only.

I turned on the kitchen's stove burners only.



#### Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



#### Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection. Ice and water dispensers are not tested.



## Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



## Windows: Windows Inspected

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

## Limitations

Dishwasher

### DISHWASHER WAS NOT OPERATED

I did not operate the dishwasher as there were dishes in the racks. Recommend verifying its working condition at final walkthrough.



## Recommendations

9.3.1 GFCI

### MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



# 10: LAUNDRY

## Information

### Laundry Hookups: Washer Drain

Main Drain Line

### Laundry Hookups: Dryer Vent

Type

Flexible Metal

### Laundry Hookups: Dryer Fuel

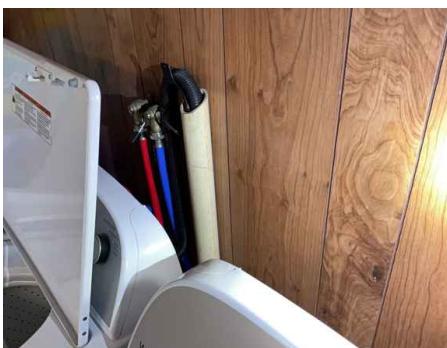
Source

Gas

Gas, Electric

### Laundry Hookups: Washer Shut Off Valve Type

Rotary



## Limitations

### Clothes Washer

#### **DID NOT INSPECT**

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

### Clothes Dryer

#### **DID NOT INSPECT**

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

## Recommendations

### 10.1.1 Clothes Washer

#### **MISSING GFCI PROTECTION IN LAUNDRY**

I observed missing GFCI protection for all receptacle outlets in the laundry, as it is required by standards.

Recommendation

Contact a qualified electrical contractor.



### 10.2.1 Clothes Dryer

#### **DRYER NOT EXHAUSTING OUTSIDE**

I observed indications that the clothes dryer is not exhausting outside.

Recommendation

Contact a qualified appliance repair professional.



### 10.2.2 Clothes Dryer

#### **DRYER VENT NOT UL RATED**

Flexible dryer vent is UL rated for an electric dryer. This is a potential fire risk. Recommend replacement to a rigid metal UL rated vent.

Recommendation

Contact a qualified professional.



# 11: FIREPLACE OR STOVE

## Information

### Fireplace: Type of Fireplace

Masonry, Wood Burning

I tried to describe the type of fireplace.



## Limitations

Fireplace

### FIREPLACE AND STACK INSPECTION LIMITATIONS

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

# 12: HEATING

## Information

Heating System Information:	Heating System Information:	Heating System Information:
Energy Source	Manufacturer	Approximate Age/Date of Manufacture
Gas	International	2024 and 2012 1992

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

### Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

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

## Heating System Information: Heating Method

### Warm-Air Heating System



## Recommendations

## 12.1.1 Heating System Information

**OLD SYSTEM**

I observed during my inspection that the system appeared to be older and near or at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.



Maintenance/Monitor



## 12.1.2 Heating System Information

**PACM**

Suspected PACM(Possible asbestos containing material) present at HVAC distribution pipes/ducts. Use caution when working on or near. Only lab testing can confirm the presence of asbestos.



Maintenance/Monitor



## 12.1.3 Heating System Information

**CONDENSATE PUMP MALFUNCTION**

Condensate pump appeared to not be draining correctly water was present under and near the condensate pump. Recommend evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



Repair/Replace



# 13: ELECTRICAL

## Information

### Service Drop: Inspected the Service Drop

I inspected the electrical service drop.

### Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

### Panelboards & Breakers: Manufacturer

Various, Pushmatic

### Service Head, Gooseneck & Drip Loops: Inspected the Service Head, Gooseneck & Drip Loops

I inspected the electrical service head, gooseneck and drip loops.

### Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

### Panelboards & Breakers: Panel Bonding

Unable to Determine

### Service Mast, Service Conduit & Raceway: Inspected the Service Mast, Service Conduit & Raceway

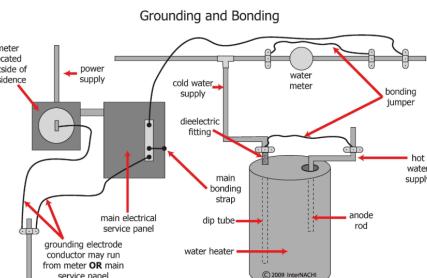
I inspected the electrical service mast, service conduit and raceway.

### Electrical Wiring: Type of Wiring, If Visible

Multiple Types

### Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



### Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

### Overhead Service Conductors & Attachment Point: Inspected the Overhead Service Conductors & Attachment Point

I inspected the electrical overhead service conductors and attachment point.

### Main Service Disconnect: Homeowner's Responsibility

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

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

**Main Service Disconnect: Main Disconnect Rating, If Labeled**

150, 100, Split Bus

I observed indications of the main service disconnect's amperage rating. It was labeled.

**Panelboards & Breakers: Inspected Main Panelboard & Breakers**

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

**Panelboards & Breakers: Inspected Subpanel & Breakers**

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

**AFCIs: Inspected AFCIs**

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

**GFCIs: Inspected GFCIs**

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

## Limitations

### Electrical Wiring

**UNABLE TO INSPECT ALL OF THE WIRING**

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

### Service Grounding & Bonding

**UNABLE TO CONFIRM PROPER GROUNDING AND BONDING**

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

### AFCIs

**UNABLE TO INSPECT EVERYTHING**

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

GFCIs

## UNABLE TO INSPECT EVERYTHING

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

## Recommendations

13.8.1 Panelboards & Breakers

### SUBPANEL GROUNDS NEUTRALS NOT SEPARATED

I observed that the grounds and neutrals at the subpanel are not isolated (separated). Defect. Recommend repair by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

 Repair/Replace



13.8.2 Panelboards & Breakers

### WADSWORTH PANEL

I observed indications that the panelboard was manufactured by Wadsworth. These panels have a reputation for being problematic and further evaluation by a qualified electrician is recommended. Wadsworth panels can generally be identified by a blue and silver "" label inside the panel, an embossed "Magnetrip" label at the top of the panel face, and the colorful breakers.

- There may be components of the panel that contain aluminum.
- The connection between the breakers and the bus bar may be defective.
- The bus bar may be corroded.
- Breakers may be turned off, but the circuit could still be live.

The obsolete and unreliable Zinsco panel should be further evaluated and replaced by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Repair/Replace

13.8.3 Panelboards & Breakers

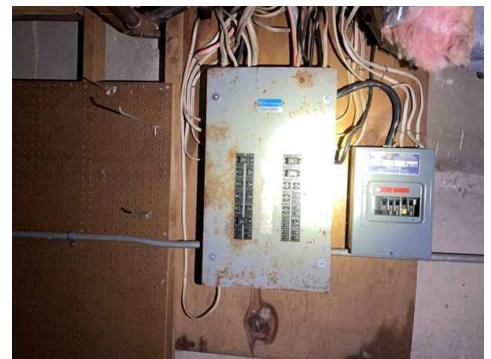
### OLDER PUSHMATIC PANEL

 Maintenance/Monitor

Pushmatic style panel present. Consider upgrading to new panel due to availability for parts and contractors that are familiar with this style panel. Recommend evaluation by a qualified professional to upgrade to a modern breaker panel.

Recommendation

Contact a qualified electrical contractor.



# 14: PLUMBING

## Information

**Main Water Shut-Off Valve:****Location of Main Shut-Off Valve**

Basement

**Main Fuel Supply Shut-Off Valve:****Location of Main Shut-Off Valve**

Front of House

**Fuel Storage System: Fuel-****Storage System Was Observed**

Not Present

I observed a fuel-storage system.

**Hot Water Source: Inspected TPR Valve**

I inspected the temperature and pressure relief valve.

**Hot Water Source: Inspected Venting Connections**

I inspected the venting connections.

**Hot Water Source: Approximate Manufacture Date**

2024 and 2013

**Main Cleanout Present: Main Cleanout Present**

Yes

**Main Water Shut-Off Valve: Homeowner's Responsibility**

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

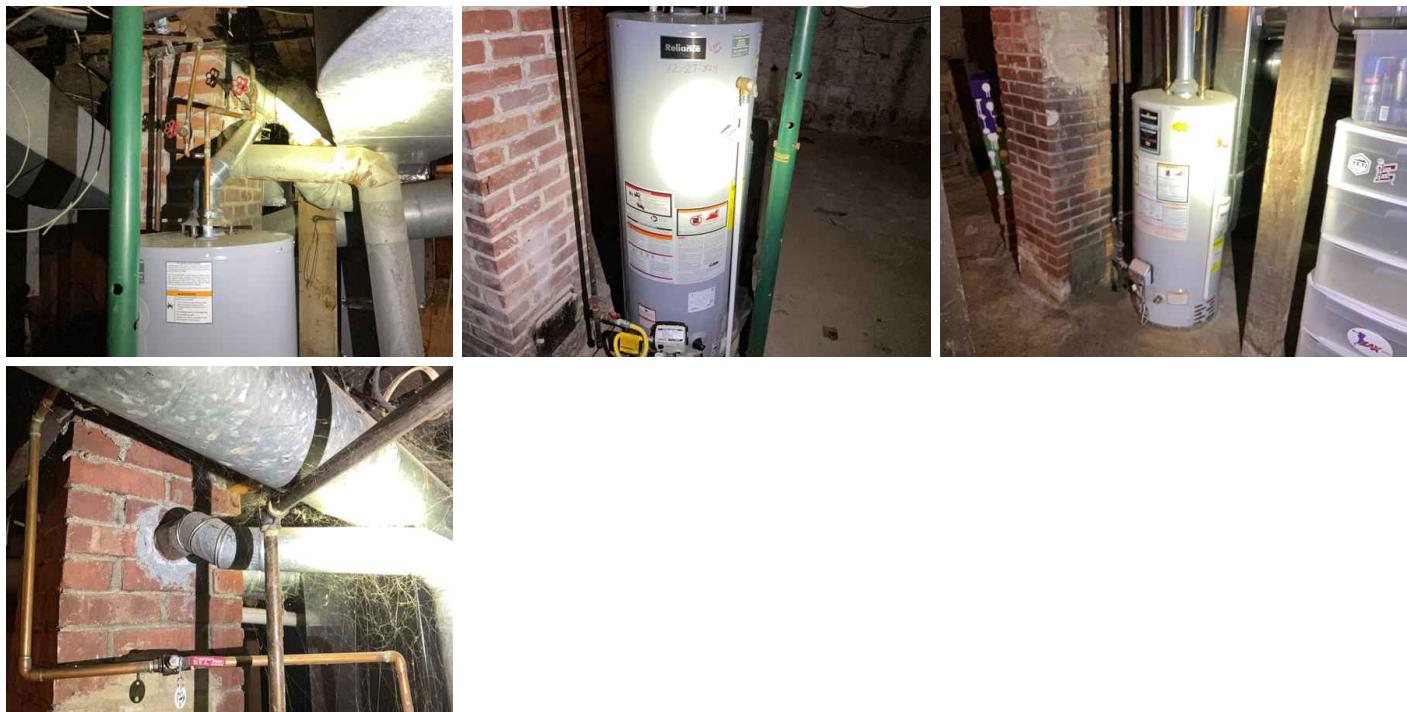
**Water Supply : Water Supply Is Public**

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

## Hot Water Source: Type of Hot Water Source

### Gas-Fired Hot Water Tank

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



## Hot Water Source: Inspected Hot Water Source

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

## Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

## Limitations

### Drain, Waste, & Vent Systems

#### **NOT ALL PIPES WERE INSPECTED**

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

### Water Supply & Distribution Systems

#### **NOT ALL PIPES WERE INSPECTED**

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

## Recommendations

## 14.6.1 Drain, Waste, &amp; Vent Systems

**AGE RELATED DETERIORATION**

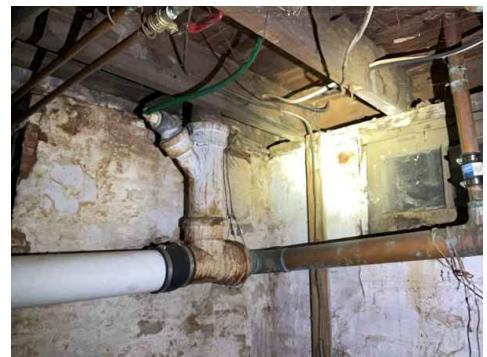
Waste lines exhibit age related deterioration such as pitting, rusting, corrosion, possible sagging and/or general age related deterioration. Recommend monitoring for further deterioration as old cast iron waste lines are prone to failure or consider upgrading to more modern materials such as PVC by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/Monitor



## 14.7.1 Water Supply &amp; Distribution Systems

**CORROSION AT WATER SHUT-OFF VALVE**

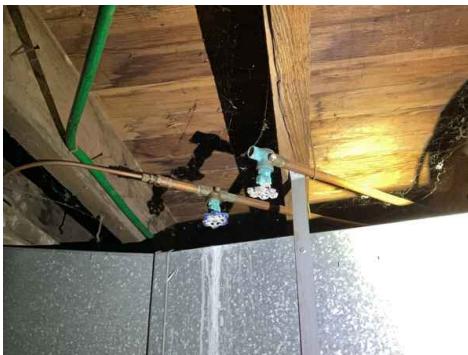
I observed a water leak that developed into corrosion at one or more water supply shut-off valve. Recommend monitoring for future leaks or repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/Monitor



# 15: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

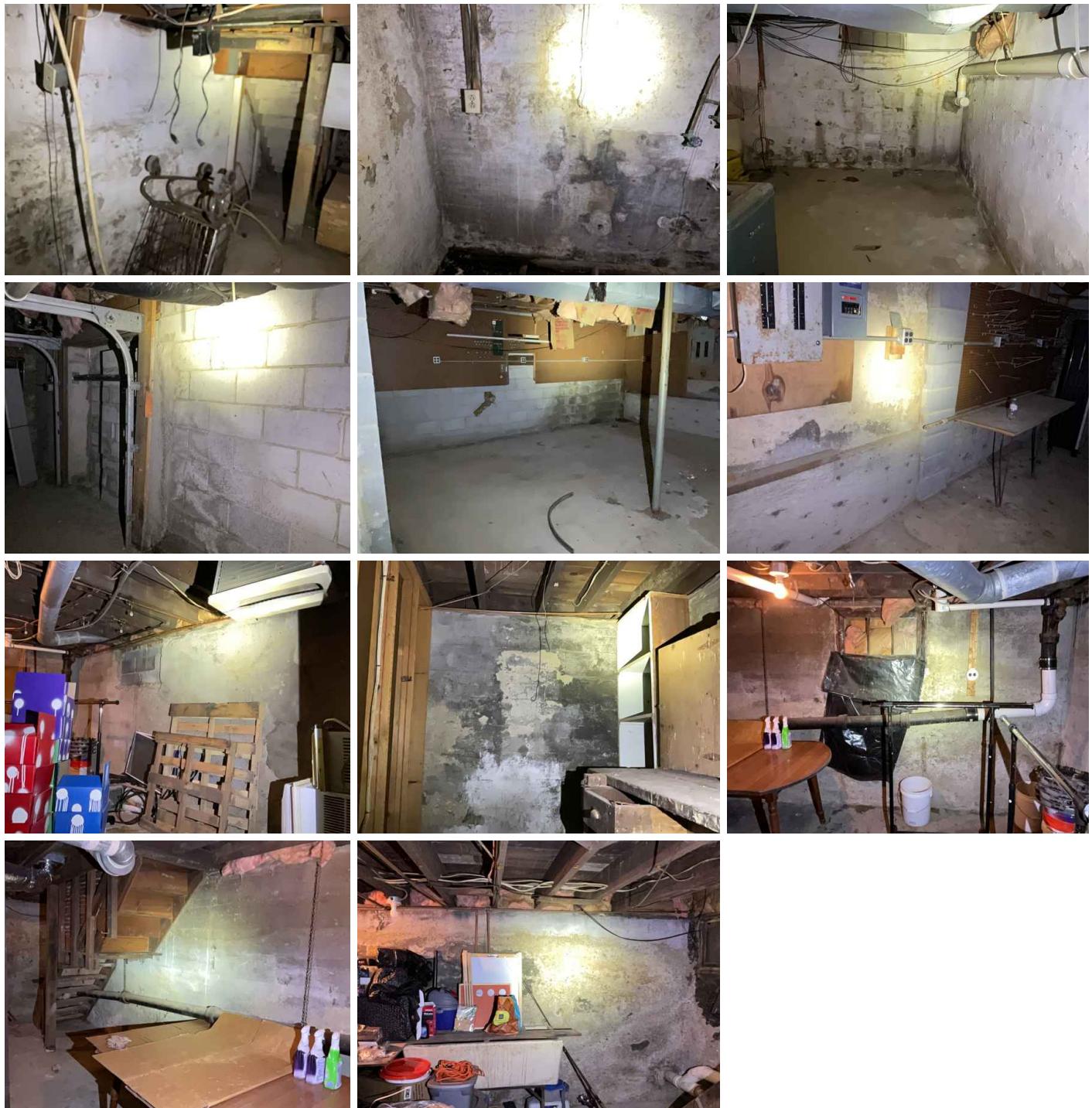
<b>Floor Structure:</b> Basement/Crawlspace Floor Concrete	<b>Floor Structure: Material</b> Concrete	<b>Floor Structure: Sub-floor</b> Plank, Plywood
<b>Floor Structure: Main Beam Composition</b> Sistered Wood	<b>Floor Structure: Floor Joists</b> 2x10	<b>Floor Structure: Support Posts</b> Wood on Concrete, Steel
<b>Floor Structure: Tie Downs</b> Present Manufactured Home Not Applicable	<b>Insulation in Foundation/Basement Area: Type of Insulation Observed</b> Fiberglass, Fiberglass at Rim Joist	<b>Ventilation in Foundation/Basement Area: Source of Ventilation</b> Windows
<b>Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described</b> Not Visible	<b>Under-Floor Crawlspace: Under-Floor Crawl Access Location</b> Basement	<b>Insulation in Crawlspace: Type of Insulation Observed</b> Unable to View
<b>Sump Pump: No Sump Pump</b> No sump pump installed in areas below grade.	<b>Electrical In Basement: Lights, Receptacles, Wiring</b> 110	<b>HVAC Present: Type of HVAC</b> Not Applicable

## Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

**Basement: Type of Basement Foundation Described**

Masonry Block, Concrete

**Basement: Foundation Was Inspected**

The foundation was inspected according to the [Home Inspection Standards of Practice](#).

**Basement: Structural Components Were Inspected**

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

## **Basement: Basement Was Inspected**

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

## **Basement: Moisture Present at Time of Inspection**

Yes

Conditions are for the time and day of inspection only. Future conditions are not included in this report.

## **Insulation in Foundation/Basement Area: Insulation Was Inspected**

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

## **Ventilation in Foundation/Basement Area: Ventilation Inspected**

During the home inspection, I inspected for ventilation in basement and crawlspace areas. Proper ventilation is an important aspect to a homes overall energy efficiency.

## **Under-Floor Crawlspace: Homeowner's Responsibility**

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

## **Under-Floor Crawlspace: Crawlspace % Not Accessible**

100

Areas of crawlspace inaccessible due to space restrictions, plumbing, hvac ductwork ect.

## **Insulation in Crawlspace: Approximate Average Depth of Insulation**

Unable to View

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

This house is located in a climate zone that requires an R-value of

## **Limitations**

Basement

## **NOT ALL STRUCTURAL COMPONENTS INSPECTED**

Due to finishes in the basement not all of the structural components such as foundation, floor joists, beams and subfloor could be visually inspected. Disclaim liability for defects not visible.

Basement

## **PERSONAL STORAGE RESTRICTION**

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Under-Floor Crawlspace

## **TOTALLY INACCESSIBLE**

The crawlspace was inaccessible. This is an inspection restriction. I don't know what's going on inside the crawlspace, because I could not enter it. Access needs to be provided in order to inspect and evaluate the crawlspace condition.



Ventilation in Crawlspace

## **NO ACCESS TO CRAWLSPACE**

### **Recommendations**

15.1.1 Basement

 Repair/Replace

## **ACTIVE WATER PENETRATION OBSERVED**

I observed indications of active water penetration into the house.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



15.1.2 Basement

 Maintenance/Monitor

## **MODERATE FOUNDATION SURFACE DETERIORATION**

Poured concrete foundation had areas of moderate surface deterioration. Recommend applying a pargecoat to prevent further deterioration.

Recommendation

Contact a qualified professional.



15.2.1 Floor Structure

### STEEL POSTS MOISTURE DAMAGE

Surface rust on steel support posts should be monitored or repaired by a qualified contractor.

Recommendation

Contact a qualified professional.



Maintenance/Monitor



15.3.1 Insulation in Foundation/Basement Area



Maintenance/Monitor

### INSULATION INSTALLED UPSIDE DOWN IN BASEMENT

I observed that the insulation installed on the floor joists above the foundation area is installed upside down.

Recommendation

Contact a qualified insulation contractor.



15.4.1 Ventilation in Foundation/Basement Area

### WINDOWS SEALED SHUT OR INOPERABLE

One or more Basement windows which provide ventilation are sealed shut and/or inoperable. Recommend necessary maintenance or repair to increase ventilation below grade.

Recommendation

Contact a qualified professional.



Maintenance/Monitor

## 15.9.1 Basement Staircase

**MISSING HANDRAIL**

Recommend installation of a handrail on basement staircase.

Recommendation

Contact a qualified professional.



## 15.10.1 Electrical In Basement

**POOR SUPPORT WIRING/OUTLET**

Wiring in basement was poorly supported. All wiring and outlets should be secured to wall or framing members.

Recommendation

Contact a qualified professional.



## 15.10.2 Electrical In Basement

**MISSING COVER PLATES**

Protruding wires should be safely placed inside the electrical box and missing cover plates should be installed.

Recommendation

Contact a qualified professional.



# STANDARDS OF PRACTICE

## **Inspection Detail**

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client. Every attempt is made to inspect the homes components in a safe manner while following the Home Inspection Standard of Practice. Not every component is accessible therefore only components that are accessible are included in the report following the inspection. Components that are not flagged for a safety, maintenance or defect are deemed to be functional at time of the inspection.

## **Exterior**

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

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

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

### **II. The inspector shall describe:**

1. the type of exterior wall-covering materials.

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

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

## **Cooling**

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

1. the cooling system, using normal operating controls.

### **II. The inspector shall describe:**

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

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

## **Roof**

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

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

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

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

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

**II. The inspector shall describe:**

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

**Attached Garage**

**The inspector shall inspect:**

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

**The inspector shall describe:**

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

**Attic, Insulation & Ventilation**

**The inspector shall inspect:**

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

**The inspector shall describe:**

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

**The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

**Doors, Windows & Interior**

**The inspector shall inspect:**

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

**The inspector shall describe:**

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

**The inspector shall report as in need of correction:**

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

**Bathrooms****The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

**Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.

**Laundry****The inspector shall inspect:**

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

**Fireplace or Stove****I. The inspector shall inspect:**

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

**II. The inspector shall describe:**

1. the type of fireplace.

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

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

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

1. the heating system, using normal operating controls.

**II. The inspector shall describe:**

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

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

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

**II. The inspector shall describe:**

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

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

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

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

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

**II. The inspector shall describe:**

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

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

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

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

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

**II. The inspector shall describe:**

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

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

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