



PREMIUM HOME INSPECTIONS

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<https://www.premiuminspector.com>



RESIDENTIAL REPORT

Your Address

Your Name

JANUARY 4, 2025



Inspector

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TABLE OF CONTENTS

1: Inspection Details	6
2: Roof	7
3: Exterior	16
4: Basement, Foundation, Crawlspace & Structure	32
5: Heating	35
6: Cooling	40
7: Plumbing	43
8: Electrical	50
9: Fireplace	56
10: Attic, Insulation & Ventilation	58
11: Doors, Windows & Interior	59
12: Built-in Appliances	68
13: Garage	70
Standards of Practice	72

SUMMARY



-
- ⊖ 2.1.1 Roof - Coverings: Ponding
 - ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
 - ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
 - ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutter Damaged
 - ⊖ 2.2.4 Roof - Roof Drainage Systems: Gutter Downspout loose
 - ⊖ 2.2.5 Roof - Roof Drainage Systems: Gutter discharging on roof
 - ⊖ 2.3.1 Roof - Flashings: Loose/Separated
 - ⊖ 2.3.2 Roof - Flashings: Missing/Damaged
 - ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Storm collar missing
 - ⊖ 3.2.1 Exterior - Siding, Flashing & Trim: Cracking - Major
 - ⊖ 3.2.2 Exterior - Siding, Flashing & Trim: Gapping
 - ⊖ 3.2.3 Exterior - Siding, Flashing & Trim: Splitting
 - ⊖ 3.3.1 Exterior - Exterior Doors: Door Does Not Close or Latch
 - ⚠ 3.3.2 Exterior - Exterior Doors: Hardware Damaged
 - ⊖ 3.3.3 Exterior - Exterior Doors: Door Rubs
 - ⊖ 3.3.4 Exterior - Exterior Doors: Pet Door
 - ⚠ 3.3.5 Exterior - Exterior Doors: Door Trim Defect
 - ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Stairs - Deteriorated
 - ⊖ 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Stairs Covered with debris
 - ⚠ 3.4.3 Exterior - Decks, Balconies, Porches & Steps: Missing Handrail
 - ⊖ 3.4.4 Exterior - Decks, Balconies, Porches & Steps: Railing Loose
 - ⚠ 3.4.5 Exterior - Decks, Balconies, Porches & Steps: Steps loose
 - ⚠ 3.4.6 Exterior - Decks, Balconies, Porches & Steps: Guard Opening Was Too Large (4")
 - ⊖ 3.4.7 Exterior - Decks, Balconies, Porches & Steps: Steps Missing
 - ⚠ 3.5.1 Exterior - Eaves, Soffits & Fascia: Eaves - Damaged
 - ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
 - ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Needs Trimmed
 - ⊖ 3.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Window well cover missing
 - ⊖

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- ⊖ 3.7.1 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Major
 - ⊖ 4.1.1 Basement, Foundation, Crawlspaces & Structure - Foundation: Foundation Cracks - Minor
 - ⊖ 5.1.1 Heating - Equipment: Filter Dirty
 - ⊖ 5.1.2 Heating - Equipment: Needs Servicing/Cleaning
 - ⚠ 5.1.3 Heating - Equipment: No Cut-o Switch
 - ⊖ 5.3.1 Heating - Distribution Systems: Ducts Not Sealed
 - ⊖ 5.4.1 Heating - Presence of Installed Heat Source in Each Room: Upstairs heat not operable
 - ⊖ 6.1.1 Cooling - Cooling Equipment: Air Flow Restricted
 - ⊖ 6.1.2 Cooling - Cooling Equipment: Insulation Missing or Damaged
 - ⊖ 6.1.3 Cooling - Cooling Equipment: Vegetation Too Close
 - ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
 - ⊖ 7.2.2 Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
 - ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Loose
 - ⊖ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Stains - Leakage
 - ⚠ 7.5.1 Plumbing - Fuel Storage & Distribution Systems: Gas Odor - Severe
 - ⊖ 7.5.2 Plumbing - Fuel Storage & Distribution Systems: Unpainted Joints
 - ⊖ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
 - ⊖ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
 - ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
 - ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
 - ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle inoperable
 - ⊖ 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Unknown switch operation
 - ⊖ 9.1.1 Fireplace - Vents, Flues & Chimneys: Clean Chimney
 - ⚠ 9.2.1 Fireplace - Lintels: Mantle Loose
 - ⊖ 10.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Vent Missing
 - ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
 - ⊖ 11.1.2 Doors, Windows & Interior - Doors: Door Sticks
 - ⊖ 11.1.3 Doors, Windows & Interior - Doors: Door Handle missing
 - ⊖ 11.2.1 Doors, Windows & Interior - Windows: Missing Screen
 - ⊖ 11.2.2 Doors, Windows & Interior - Windows: Painted Shut
 - ⊖ 11.2.3 Doors, Windows & Interior - Windows: Broken Pane
 - ⊖ 11.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks
 - ⊖ 11.4.2 Doors, Windows & Interior - Walls: Paint Cracking
 - ⊖ 11.4.3 Doors, Windows & Interior - Walls: Poor Patching
 - ⊖ 11.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
 - ⊖ 11.5.2 Doors, Windows & Interior - Ceilings: Poor Patching
 - ⊖ 11.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
 - ⊖ 11.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Installation Improper Screws
 - ⊖ 13.4.1 Garage - Garage Door: Auto Reverse Sensor Not Working
 - ⚠

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- ⊖ 13.4.2 Garage - Garage Door: Sensor Eyes installed to High
 - ⊖ 13.4.3 Garage - Garage Door: Improper spring adjustment
 - ⚠ 13.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Inform ation

In Attendance
Client, Home Owner

Occupancy
Occupied

S tyle
Multi-level

Tem p erature
26 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: ROOF

Information

Inspection Method
Ladder, Roof

Coverings: Material
Asphalt

Roof Type/Style
Combination



Roof Drainage Systems: Gutter
Material
Aluminum

Flashings: Material
Aluminum

Limitations

General
NOT ACCESSIBLE.
Could not access the highest portion of roof.

Deficiencies

2.1.1 Coverings

 Recommendation

PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.



2.2.1 Roof Drainage Systems

 Recommendation

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



2.2.2 Roof Drainage Systems Recommendation

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.

[Here is a helpful DIY link](#) and video on draining water away from your house.



2.2.3 Roof Drainage Systems

GUTTER DAMAGED

 Recommendation

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor



2.2.4 Roof Drainage Systems

Recommendation

GUTTER DOWNSPOUT LOOSE

The gutter downspout(s) are loose. They need to be reattached to the home to prevent future issues with the gutter system.

Recommendation

Contact a qualified professional.



2.2.5 Roof Drainage Systems

GUTTER DISCHARGING ON ROOF

Discharging gutter on to roof will cause premature wear on shingles and can cause damage.

Recommendation

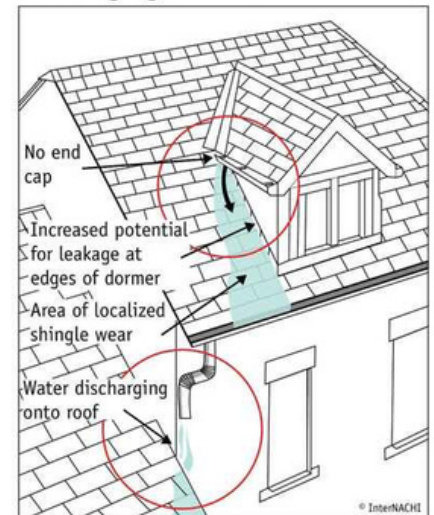
Contact a qualified professional.



Recommendation



Gutter Improperly Discharging onto Roof



2.3.1 Flashings

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.



Recommendation



2.3.2 Flashings

MISSING/DAMAGED

Flashings were missing/damaged at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

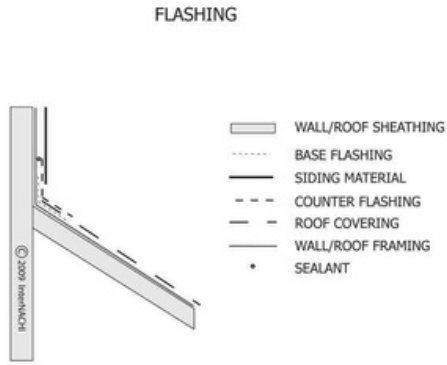
Recommendation

Contact a qualified roofing professional.

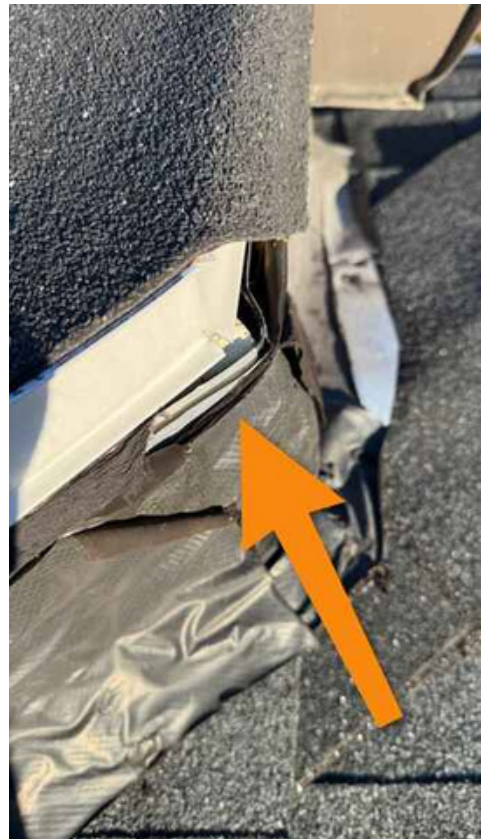
 Recommendation



Counter Flashing Could not be seen.



Step flashing should be within 2 inches of the end of the shingle.





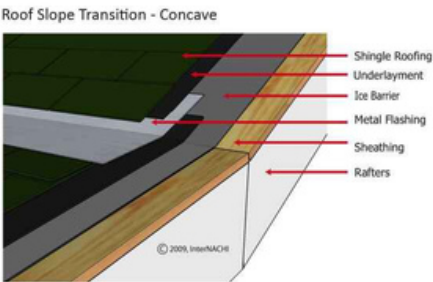
Flashing and corner needs to be repaired.



Missing transition Flashing



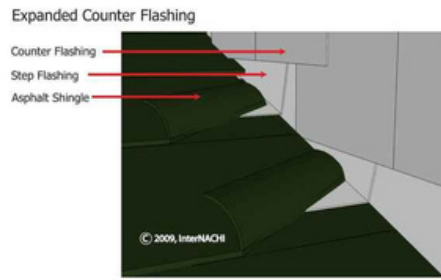
missing transition flashing.



Holes in flashing.



Holes in flashing.



Counter flashing missing, and step flashing is bent out and exposed

2.4.1 Skylights, Chimneys & Other Penetrations

Recommendation

STORM COLLAR MISSING

Storm collar needs to be installed to prevent water intrusions

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

General: Inspection Method Visual	Siding, Flashing & Trim: Siding Material Masonry, Wood, Vinyl	Exterior Doors: Front Entry Door Wood
		Exterior Doors: Side Entry Door Sliding
Exterior Doors: Garage Entry Door Wood, Metal	Exterior Doors: Rear Entry Door Glass, French, Sliding	Exterior Doors: Basement entry Wood
Exterior Doors: Utility Room wood	Decks, Balconies, Porches & Steps: Appurtenance Front Porch, Covered Porch, Sidewalk, Deck with Steps, Patio	Decks, Balconies, Porches & Steps: Material Concrete
		Eaves, Soffits & Fascia: Soffit Material Wood
Walkways, Patios & Driveways: Driveway Material Asphalt, Brick		

Limitations

General
CRAWLSPACE INACCESSIBLE AT TIME OF INSPECTION

Deficiencies

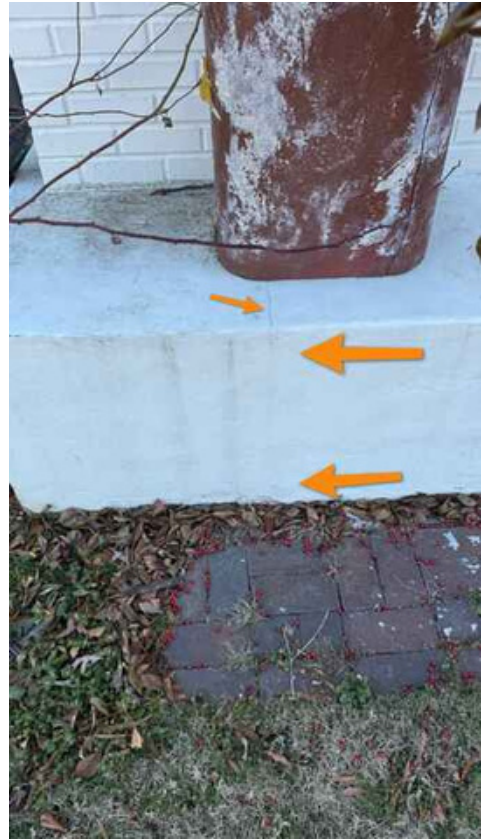
3.2.1 Siding, Flashing & Trim

CRACKING - MAJOR

FRONT AND NORTH END OF HOME

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.

 Recommendation



3.2.2 Siding, Flashing & Trim Recommendation

GAPPING

NORTH END OF HOUSE

Vinyl siding has gaps, which can lead to water intrusion. Recommend having a qualified professional to evaluate and correct.

Recommendation

Contact a qualified professional.

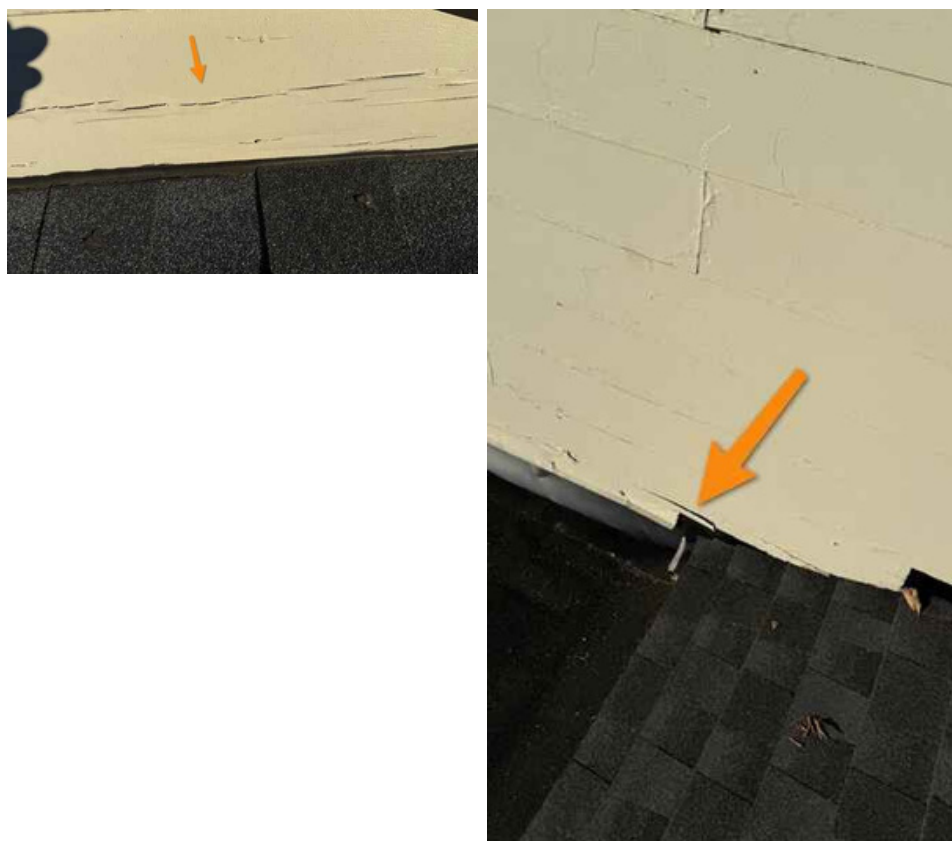


3.2.3 Siding, Flashing & Trim

SPLITTING

 Recommendation

Siding shingles was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend monitoring for excessive splitting, in which case a qualified siding contractor should evaluate and repair/replace.



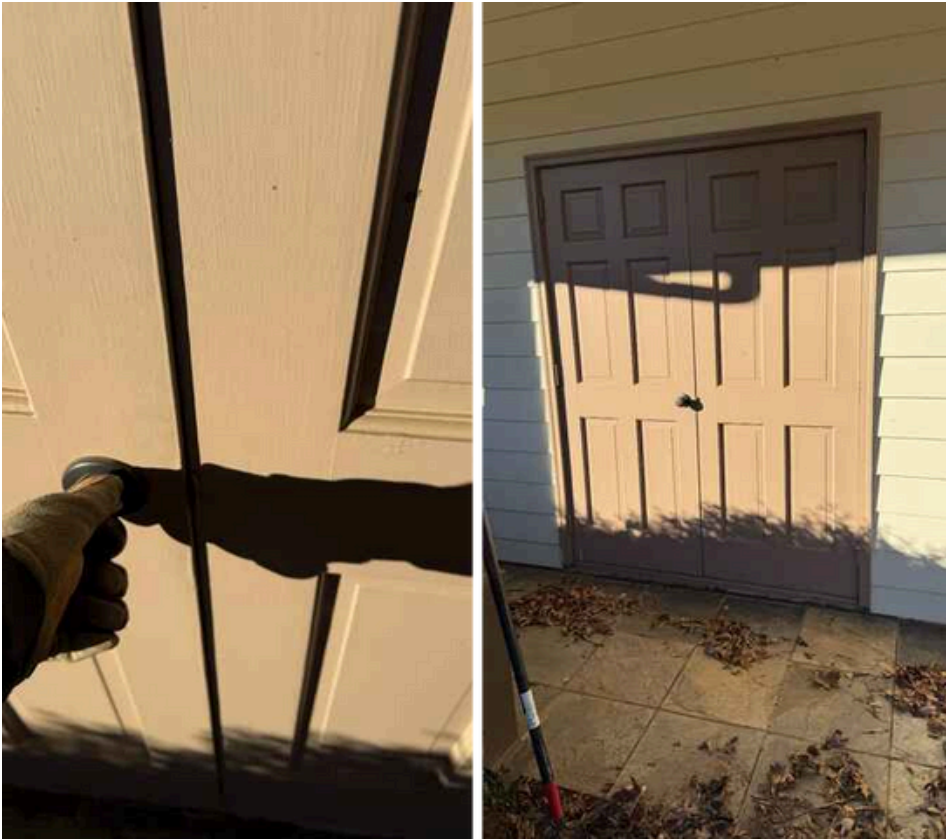
3.3.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

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

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





3.3.2 Exterior Doors
HARDWARE DAMAGED

 Recommendation

BASEMENT DOOR

One or more pieces of door hardware are damaged. Recommend repair or replace.



3.3.3 Exterior Doors
DOOR RUBS

 Recommendation

Door needs to be adjusted to operate smoothly to prevent unnecessary wear.

Recommendation

Contact a qualified professional.



3.3.4 Exterior Doors

PET DOOR

Pet Doors limit the ability to secure the door completely. Recommend covering or replacing with an automatic pet door that can be locked.

Recommendation

Contact a qualified professional.





3.3.5 Exterior Doors

DOOR TRIM DEFECT

 Recommendation

SIDE PATIO
Door is trimmed and sealed incorrectly. Which can allow water intrusion. Recommend a qualified professional to inspect and correct.

Recommendation
Contact a qualified professional.



3.4.1 Decks, Balconies, Porches & Steps

 Recommendation

STAIRS - DETERIORATED

REAR OF HOME BY BASEMENT STAIRS

One or more sections of the exterior stairs are deteriorated. Recommend qualified concrete contractor evaluate & repair.



3.4.2 Decks, Balconies, Porches & Steps

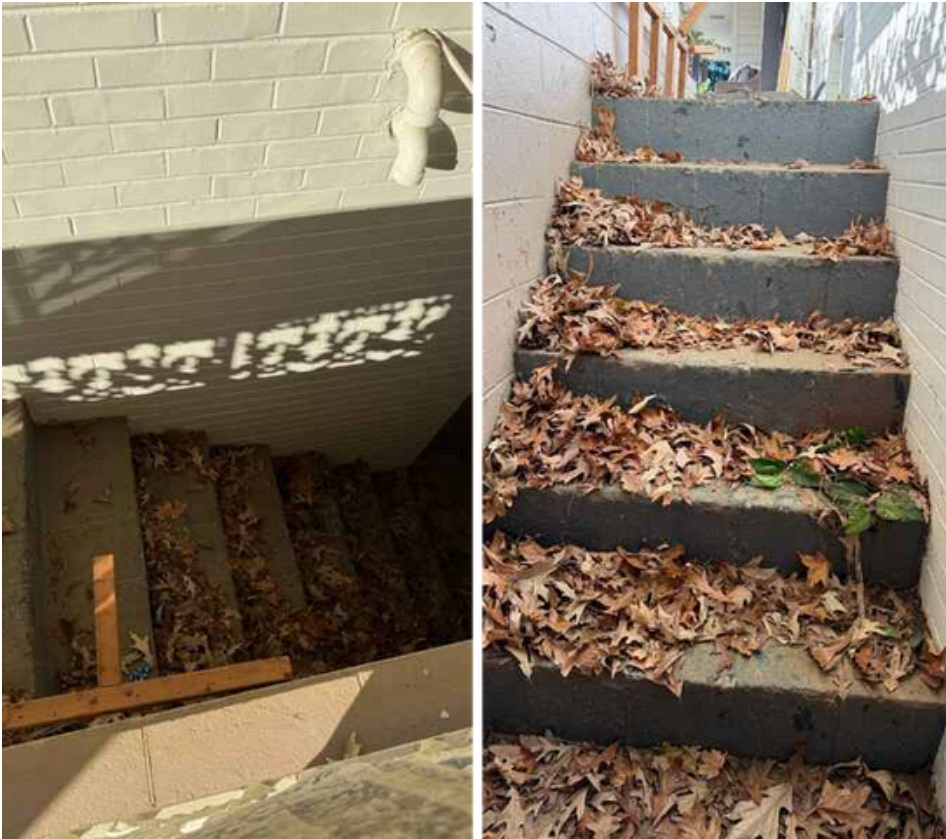
 Safety Hazard

STAIRS COVERED WITH DEBRIS

Stairs were covered with debris at the time of inspection. Recommend removing debris to avoid tripping and fall hazards.

Recommendation

Contact a qualified professional.



3.4.3 Decks, Balconies, Porches & Steps

MISSING HANDRAIL

Handrails are recommended for three or more steps.

Recommendation

Contact a qualified professional.

 Recommendation



3.4.4 Decks, Balconies, Porches & Steps

RAILING LOOSE

BASEMENT STAIRWELL

Railing was loose at time of the inspection. Recommend a qualified professional inspect and correct loose railing to prevent injury.



Recommendation
Contact a qualified professional.



3.4.5 Decks, Balconies, Porches & Steps

 Safety Hazard

STEPS LOOSE

One or more steps had loose tread material. Recommend having a qualified professional inspect and correct issue.

Recommendation
Contact a qualified professional.



3.4.6 Decks, Balconies, Porches & Steps
GUARD OPENING WAS TOO LARGE (4")

 Recommendation

I observed improper spacing between intermediate balusters, spindles and rails at a required guard. This is a safety hazard, especially for small children.

Guards may not allow the passage of a sphere 4 inches in diameter.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



3.4.7 Decks, Balconies, Porches & Steps

 Safety Hazard

STEPS MISSING

Missing Steps at time of inspection. Recommend having a qualified professional inspect and install steps at door.

Recommendation

Contact a qualified professional.



3.5.1 Eaves, S o t s & Fascia
EAVES - DAMAGED

 Recommendation

One or more sections of the eaves are damaged. Recommend quali ed roofer evaluate & repair.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Recommend monitoring.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls Recommendation

VEGETATION NEEDS TRIMMED

Recommend trimming vegetation back at least one foot away from any portion of the house or handrails. This prevents water and pest intrusion and excessive wear of siding paint and roofing materials.

Recommendation

Contact a qualified professional.



3.6.3 Vegetation, Grading, Drainage & Retaining Walls



WINDOW WELL COVER MISSING

Recommend window well cover to be installed to prevent fall hazard.

Recommendation
Contact a qualified professional.



3.7.1 Walkways, Patios & Driveways

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method Visual	Foundation: Material Brick, Concrete	Basements & Crawlspaces: Basement walls appeared to be in good condition at time of inspection.
Floor Structure: Basement/Crawlspace Floor Concrete	Floor Structure: Material Wood Beams, Concrete	

Floor Structure: Sub-oor
Plank



Limitations

G e n e r a l

DID NOT ACCESS ATTIC.

Attic was not accessible due to occupants belongings.

De ciencias

4.1.1 F o u n d a t i o n

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.





5: HEATING

Information

AFUE Rating

Unknown

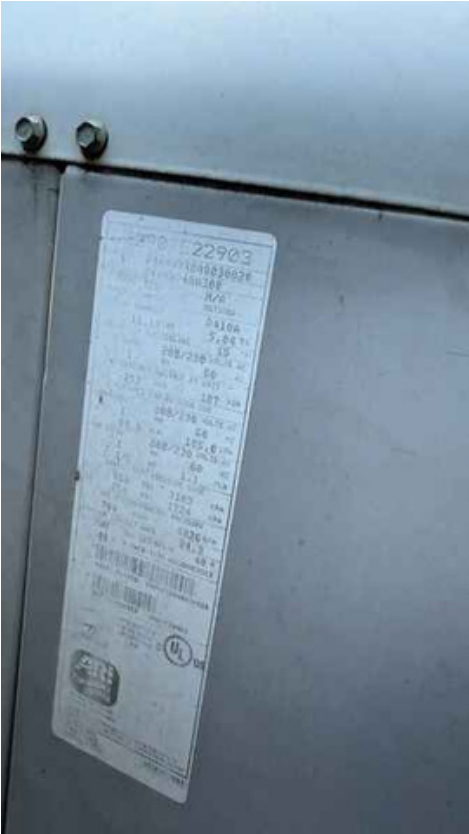
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

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.

Equipment: Brand
Carrier



Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Gas-Fired Heat

Distribution Systems: Ductwork
Insulated

Limitations

E q u i p m e n t

INACCESSIBLE

ATTIC HANDLER UNITS

This area was obstructed and inaccessible. If you are interested in having this area inspected, please contact me about a follow-up inspection.

De c i e n c i e s

5.1.1 E q u i p m e n t

FILTER DIRTY

The furnace lter is dirty and needs to be replaced every 6 months.



5.1.2 E q u i p m e n t

NEEDS SERVICING/CLEANING

OUTSIDE PACKAGE UNIT

Furnace should be cleaned and serviced annually. Recommend a quali ed HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.





Video
(click here to view on web)



5.1.3 Equipment

NO CUT-OFF SWITCH

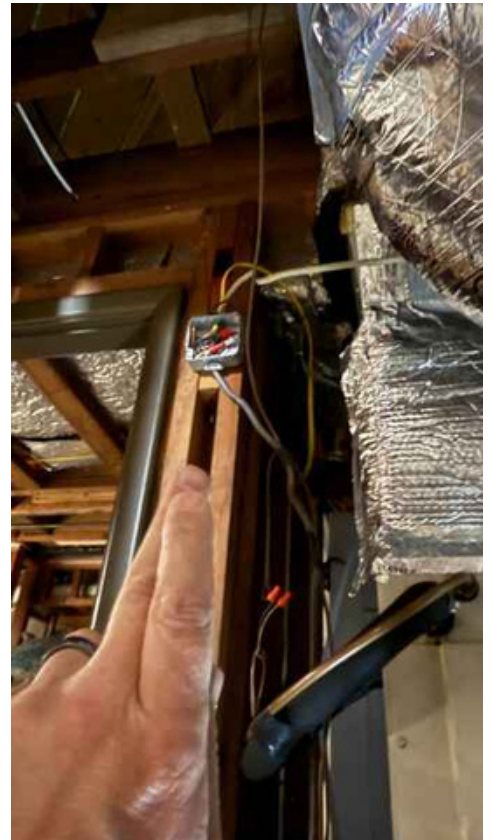
No cut-o was present at the furnace in the basement at the time of inspection. Recomend having a quali ed electrician install cut-o switch within eyesight of furnace for maintenance.

Recommendation

Contact a quali ed professional.



Safety Hazard



5.3.1 Distribution Systems



DUCTS NOT SEALED

BASEMENT FURNACE

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

5.4.1 Presence of Installed Heat Source in Each Room



UPSTAIRS HEAT NOT OPERABLE

The heat was not working upstairs at the time of inspection. Reported by occupant.

Recommendation

Contact a qualified professional.

6: COOLING

Information

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy
Source/ Type
Ceiling Fan, Central Air
Conditioner

Cooling Equipment: Location
Exterior West, Exterior North

Cooling Equipment: SEER Rating
Unknown Unknown

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](#).

Distribution System: C
onfiguration
Central, Split

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

Deficiencies

6.1.1 Cooling Equipment

 Recommendation

AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation.
Recommend cleaning dirt and/or debris from unit.



6.1.2 Cooling Equipment
INSULATION MISSING OR DAMAGED

 Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



6.1.3 Cooling Equipment



VEGETATION TOO CLOSE

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

7: PLUMBING

Inform ati on

F ilters
None

Water Source
Public

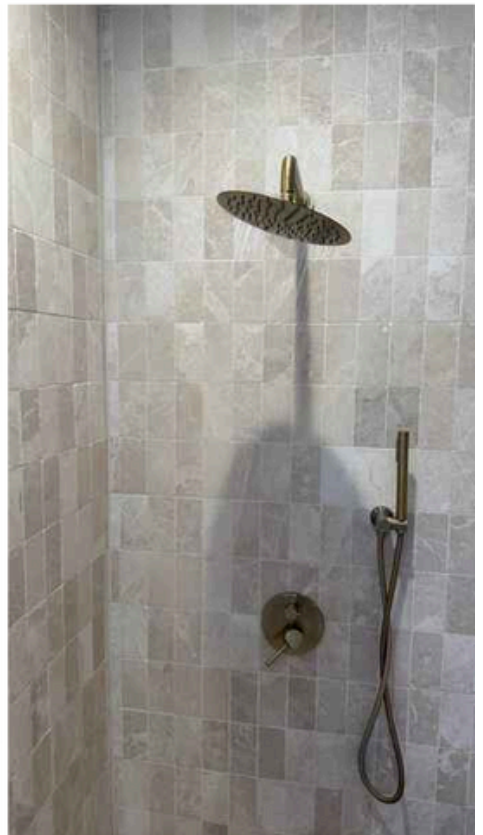
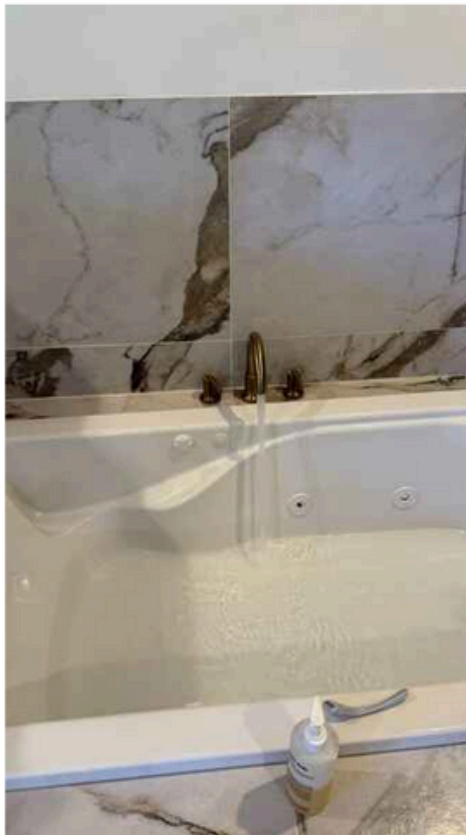
Main Water Shut-o Device:
L o catio n
Basement

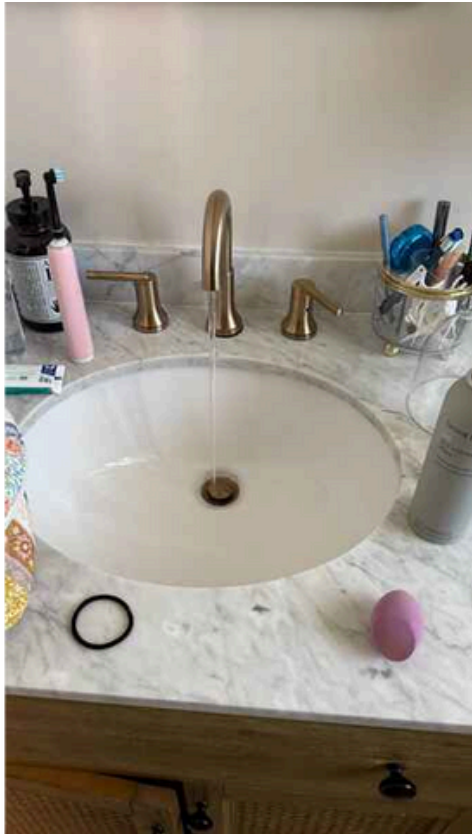


Drain, Waste, & Vent Systems:
Drain Size
Un kn ow n

Drain, Waste, & Vent Systems:
Material
PVC, Unknown

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex





Water Supply, Distribution
Systems & Fixtures: Water Supply
Material
Pex

Hot Water Systems, Controls,
Flues & Vents: Capacity
0 Tankless

Hot Water Systems, Controls,
Flues & Vents: Location
Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rinnai

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.
[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls,
Flues & Vents: Power
Source/ Type
Gas, Tankless

Fuel Storage & Distribution
Systems: Main Gas Shut-o
Location
Gas Meter

Sump Pump: Location
Unknown

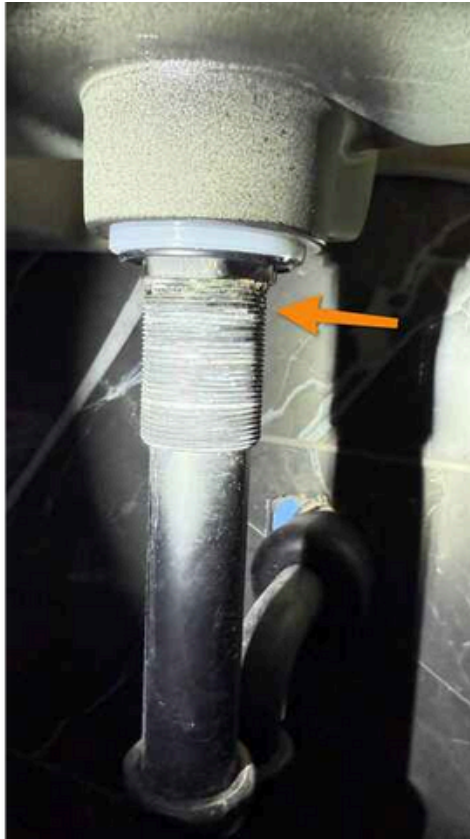
Deficiencies

7.2.1 Drain, Waste, & Vent Systems

LEAKING PIPE
BATHROOM BY GARAGE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

 Recommendation



7.2.2 Drain, Waste, & Vent Systems Recommendation

SINK - POOR DRAINAGE

UPSTAIRS MAIN BATHROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.



7.3.1 Water Supply, Distribution Systems & Fixtures



Recommendation

TOILET LOOSE

UPSTAIRS BATHROOM

Toilet loose mount. Recommend a qualified professional inspecting and correcting to prevent damage and leaks.

Recommendation

Contact a qualified professional.



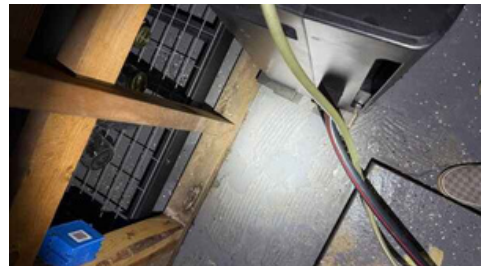
7.4.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

WATER STAINS - LEAKAGE

Water stains were observed beneath water heater, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.



7.5.1 Fuel Storage & Distribution Systems

 Safety Hazard

GAS ODOR - SEVERE

Excessive gas odor was present around meter. Recommend consulting with your local utility company or qualified gas company to evaluate for potential leaks.



7.5.2 Fuel Storage & Distribution Systems

UNPAINTED JOINTS

Recommend painting gas line joints to prevent rust. Rust can cause leaks in gas lines.

Recommendation

Contact a qualified professional.



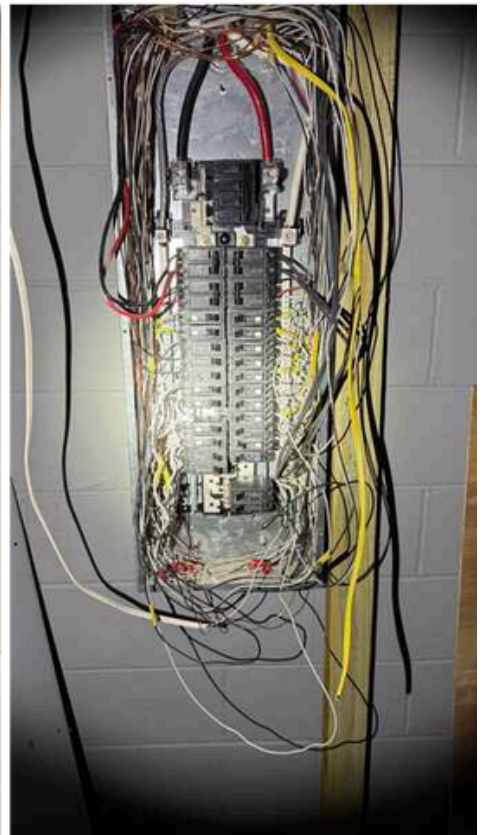
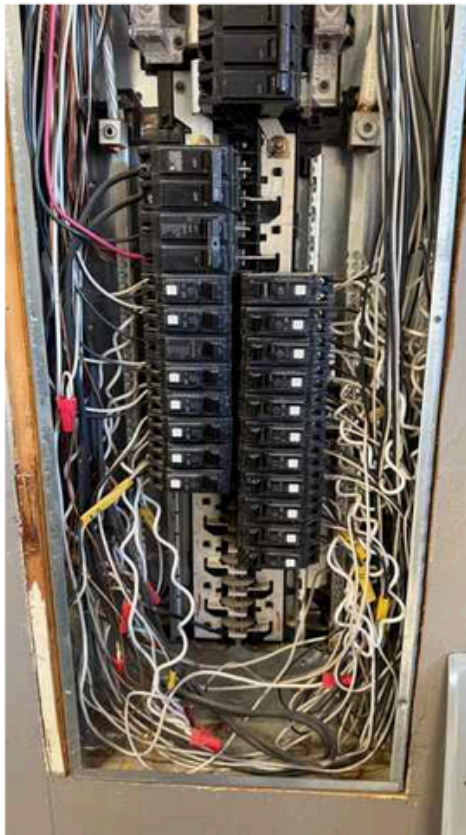
8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts, Aluminum



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement, Garage, Right



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Exterior

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Recommendation

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.



8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Recommendation

MISSING LABELS ON PANEL

ALL PANELS

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

COVER PLATES MISSING

BASEMENT

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



8.4.2 Lighting Fixtures, Switches & Receptacles
UNGROUND RECEPTACLE
GARAGE

 Recommendation

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.



8.4.3 Lighting Fixtures, Switches & Receptacles

 Recommendation

RECEPTACLE INOPERABLE

REAR DEN BY LAUNDRY

Receptacle not operational at time of inspection. Recommend having a qualified electrician inspect and correct.

Recommendation

Contact a qualified professional.



8.4.4 Lighting Fixtures, Switches & Receptacles

 Recommendation

UNKNOWN SWITCH OPERATION

Switch purpose unknown. I recommend asking the current occupant about what switch controls.

Recommendation

Contact a qualified professional.



9: FIREPLACE

Information

Type
Gas



Deficiencies

9.1.1 Vents, Flues & Chimneys



CLEAN CHIMNEY

Recommend having a Chimney sweep clean and inspect chimney.

Recommendation

Contact a qualified professional.



9.2.1 Lintels

MANTLE LOOSE

The replace mantle is loose. Recommend having a qualified professional inspect and correct to prevent items falling and causing injury

Recommendation

Contact a qualified professional.



10: ATTIC, INSULATION & VENTILATION

Inform ati on

Dryer Power Source 220 Electric	Dryer Vent Metal	Flooring Insulation None
Attic Insulation: Insulation Type Un kn ow n	Attic Insulation: R-value ?	Ventilation: Ventilation Type Gable Vents, Ridge Vents, So t Ve n ts
Exhaust Systems: Exhaust Fans Fan with Light, None		

Limitations

Attic Insulation
UNABLE TO ACCESS
ATTIC

De ciencias

10.4.1 Exhaust Systems
VENT MISSING
MASTER BATH
No vent installed.
Recommendation
Contact a quali ed professional.

Recommendation



11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer Unknown	Windows: Window Type Single Pane	Floors: Floor Coverings Hardwood, Laminate, Tile
Walls: Wall Material Drywall, Gypsum Board	Ceilings: Ceiling Material Gypsum Board, Unfinished, Wood	Countertops & Cabinets: Cabinetry Wood
Countertops & Cabinets: Countertop Material Granite		

Deficiencies

11.1.1 Doors

DOOR DOESN'T LATCH

BASEMENT DOOR

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



11.1.2 Doors

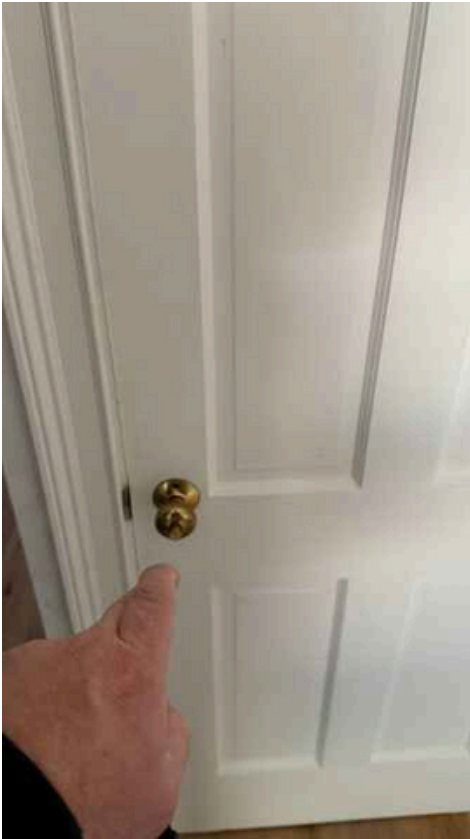
DOOR STICKS

BASEMENT DOOR

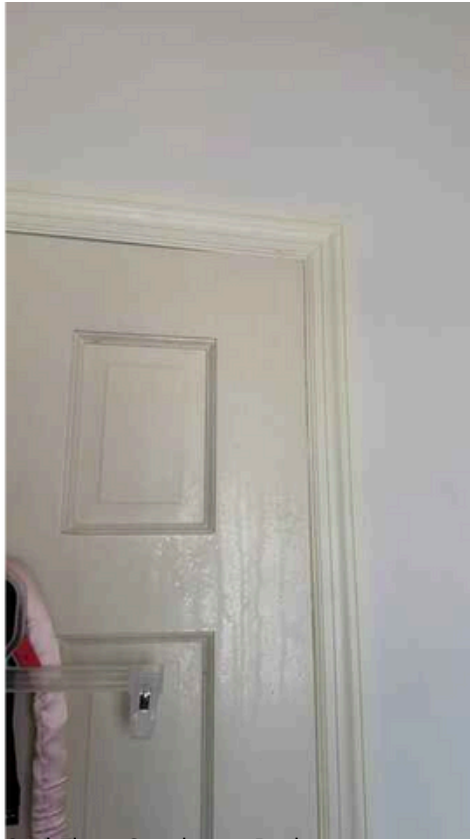
Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.





Basement



2nd Floor Southeast Bedroom
Bathroom

11.1.3 Doors

DOOR HANDLE MISSING

LAUNDRY ROOM

There was no handle to operate sliding pocket door at the time of inspection. Recommend having a qualified professional inspect and install handle.

Recommendation

Contact a qualified professional.





11.2.1 Windows

MISSING SCREEN

Multiple Windows missing screen. Recommend replacement.

 Recommendation

11.2.2 Windows

PAINTED SHUT

One or more windows are painted shut. Recommend windows be restored to functional use.

 Recommendation



11.2.3 Windows

BROKEN PANE

One or more windows had broken panes. Recommend having a qualified professional inspect and replace broken panes

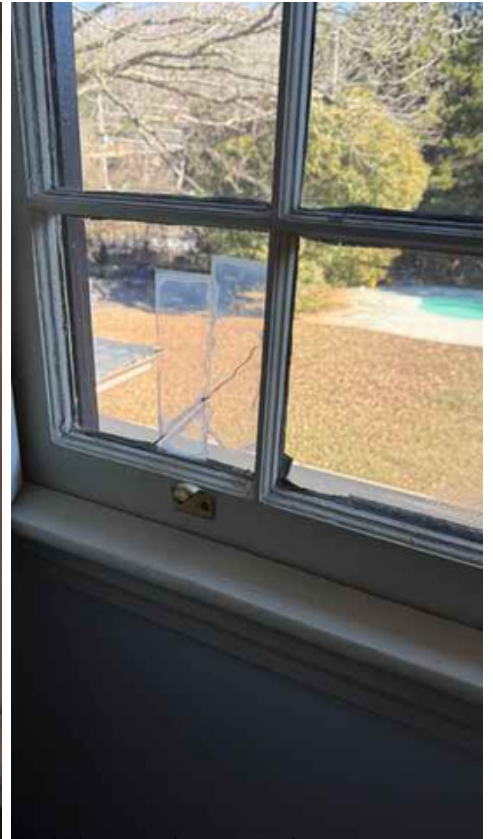
Recommendation

Contact a qualified professional.

 Recommendation



2nd Floor Southwest Bedroom



2nd Floor Bedroom Bathroom



11.4.1 Walls

MINOR CORNER CRACKS

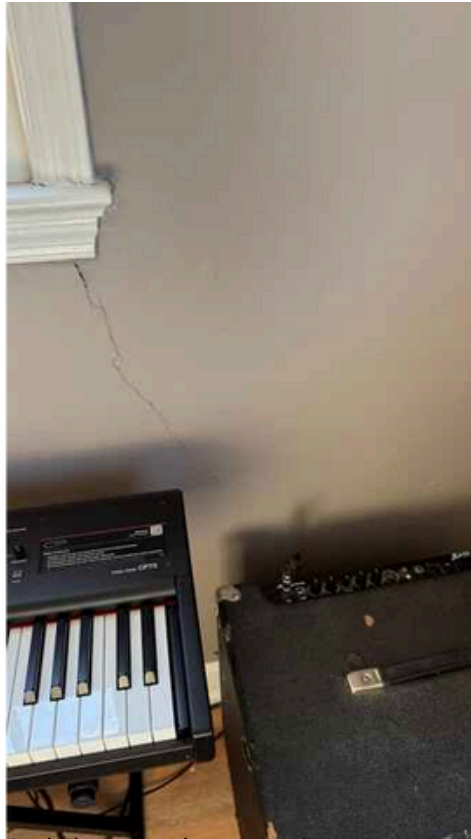
Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Recommendation



2nd Floor Northwest Bedroom



2nd Floor Northwest Bedroom

11.4.2 Walls

PAINT CRACKING

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).



Recommendation



2nd Floor, Closet

11.4.3 Walls



Recommendation

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.



2nd Floor Northwest Bedroom

11.5.1 Ceilings



Recommendation

MINOR DAMAGE

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



11.5.2 Ceilings



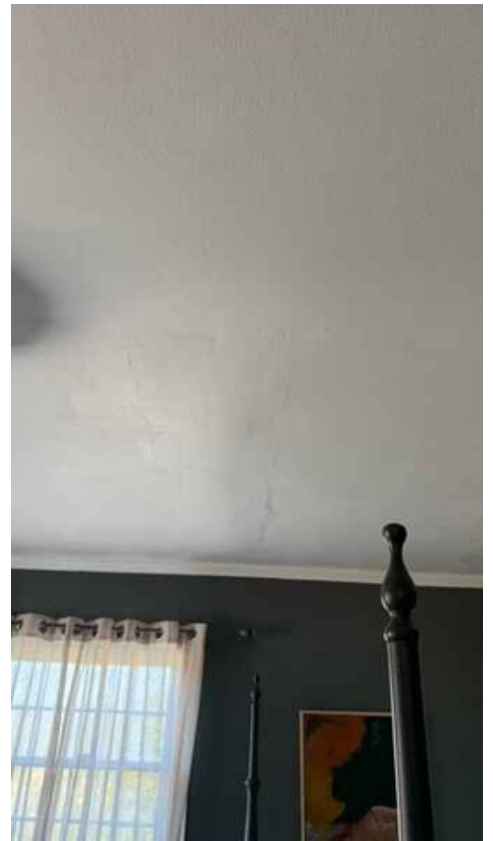
Recommendation

POOR PATCHING

Sub-standard drywall patching observed at time of inspection.
Recommend re-patching.

Recommendation

Contact a qualified professional.



11.6.1 Steps, Stairways & Railings

NO HANDRAIL

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation



11.7.1 Countertops & Cabinets

CABINET INSTALLATION IMPROPER SCREWS

Recommendation

Improper screws used to install cabinets. Recommend qualified professional changing them to proper screws. Screws should be panhead or have a washer to prevent pull through.

Recommendation

Contact a qualified professional.



12: BUILT-IN APPLIANCES

Information

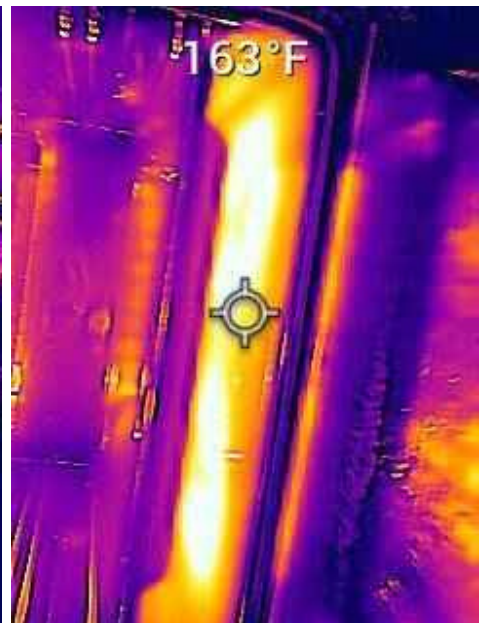
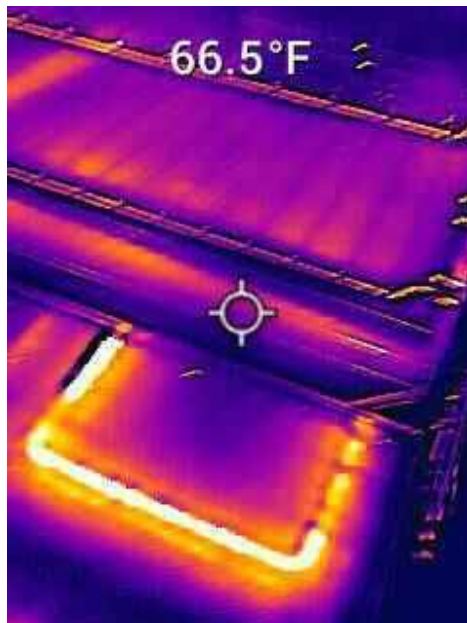
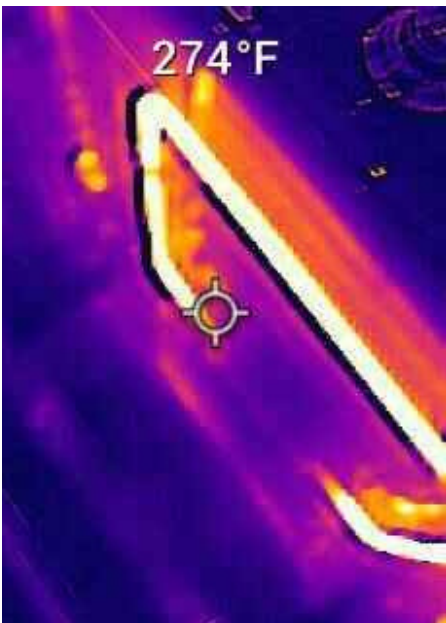
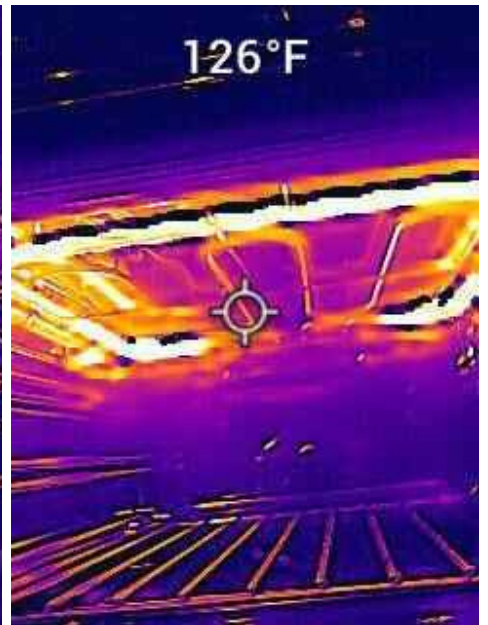
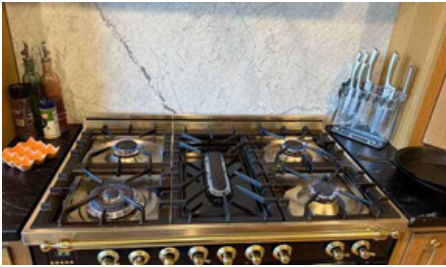
Dishwasher: Brand
Bosch

Refrigerator: Brand
Unknown

Range/Oven/Cooktop: Exhaust
Hood Type
Vented

Range/Oven/Cooktop:
Range/Oven Brand
Unknown

Range/Oven/Cooktop: Range/Oven Energy Source
Gas



Microwave: Microwave
Operational



13: GARAGE

Information

Garage Door: Material
Wood

Garage Door: Type
Automatic

Deficiencies

13.4.1 Garage Door

AUTO REVERSE SENSOR NOT WORKING

 Safety Hazard

The auto reverse sensor was not responding/needs adjusting at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

13.4.2 Garage Door

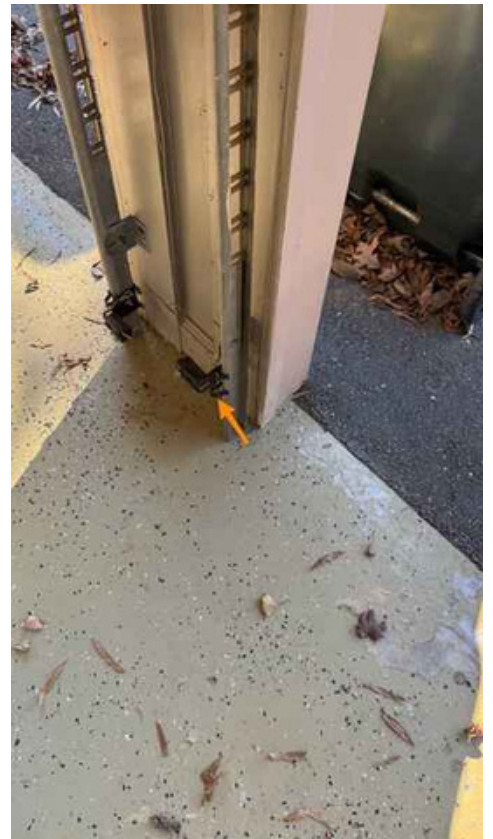
SENSOR EYES INSTALLED TO HIGH

 Recommendation

Recommend sensor eyes to be installed no higher than 6 inches above door.

Recommendation

Contact a qualified professional.



13.4.3 Garage Door

IMPROPER SPRING ADJUSTMENT

 Recommendation

Garage door was hard to lift when emergency handle was pulled at the time of inspection. This is a safety hazard. Recommend having a qualified professional adjust springs to proper tension.

Recommendation

Contact a qualified professional.

13.6.1 Occupant Door (From garage to inside of home)



NOT SELF-CLOSING

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

[DIY Resource Link.](#)

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Basement, Foundation, CrawlSpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

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

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of furnaces or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

- II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.
- III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.
- IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

- I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.
- II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.
- III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
- IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of furnaces or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

- I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. 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; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.
- II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.
- III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. 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 E. the absence of smoke detectors.
- IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch

circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplace and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fireplace doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, fireplace gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution systems, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or fireplace contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection or perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover rewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

