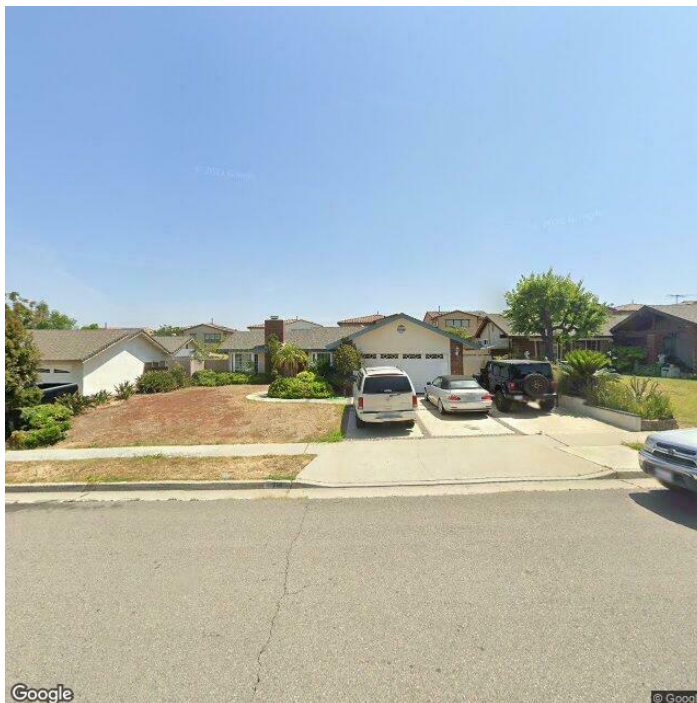




MISSION HOME INSPECTIONS

949-691-1151

kevin@missionhomeinspection.com



ROOM-BY-ROOM RESIDENTIAL TEMPLATE

1234 Main Street

,

Buyer Name

03/27/2023 9:00AM



Inspector

Kevin Fortelny
InterNachi Certified
949-603-3221



Agent

Agent Name
555-555-5555
agent@spectora.com

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SUMMARY



MAINTENANCE ITEM



REPAIR NEEDED



IMMEDIATE ACTION
NEEDED

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Delamination
- ⚠ 2.1.3 Roof - Coverings: Under-Driven Nails
- ⚠ 2.1.4 Roof - Coverings: Roof Rafter
- ⚠ 2.2.1 Roof - Flashings: Loose/Separated
- ⊖ 2.3.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Repoint Needed
- ⚠ 3.2.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 3.2.2 Exterior - Siding, Flashing & Trim: Loose Boards
- ⊖ 3.2.3 Exterior - Siding, Flashing & Trim: Backyard Wall
- 🔧 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.6.1 Exterior - Eaves, Soffits & Fascia: Eaves - Damaged
- ⊖ 3.6.2 Exterior - Eaves, Soffits & Fascia: Fascia - Rotted
- ⚠ 4.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Loose breakers
- 🔧 5.1.1 Kitchen - Dishwasher: Dishwasher
- 🔧 5.2.1 Kitchen - Refrigerator: Refrigerator operable
- 🔧 5.3.1 Kitchen - Range/Oven/Cooktop: Stove
- ⊖ 5.3.2 Kitchen - Range/Oven/Cooktop: Stove ventilation
- ⊖ 5.3.3 Kitchen - Range/Oven/Cooktop: Kitchen baseboard
- ⊖ 5.4.1 Kitchen - Garbage Disposal: Garbage disposal
- 🔧 5.5.1 Kitchen - Kitchen ceiling : Kitchen ceiling
- ⊖ 6.3.1 Bedroom 2 - Windows: Missing Screen
- 🔧 6.4.1 Bedroom 2 - Floors: Moderate Wear
- ⊖ 6.7.1 Bedroom 2 - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- ⊖ 7.2.1 Bedroom 3 - Doors: Strike plate missing
- ⊖ 7.3.1 Bedroom 3 - Windows: Damaged
- ⊖ 7.4.1 Bedroom 3 - Floors: Loose carpet
- ⊖ 7.7.1 Bedroom 3 - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged

- ⊖ 7.9.1 Bedroom 3 - Smoke Detectors: No Smoke Alarm
- ⊖ 8.2.1 Bedroom 4 - Doors: Door Doesn't Latch
- ⊖ 8.2.2 Bedroom 4 - Doors: Door Latch Alignment
- ⊖ 8.3.1 Bedroom 4 - Windows: Windows
- ⊖ 8.3.2 Bedroom 4 - Windows: Window sill
- ⊖ 8.4.1 Bedroom 4 - Floors: Moderate Wear
- ⊖ 8.9.1 Bedroom 4 - Smoke Detectors: No Smoke Alarm
- ⊖ 9.4.1 Master Bedroom - Floors: Moderate Wear
- ⊖ 9.5.1 Master Bedroom - Walls: Poor Patching
- ⊖ 9.5.2 Master Bedroom - Walls: Doorstop
- ⚠ 9.8.1 Master Bedroom - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 9.11.1 Master Bedroom - Master bathroom: Door frame
- ⊖ 9.12.1 Master Bedroom - Master bathroom: Shower
- ⊖ 9.12.2 Master Bedroom - Master bathroom: Sink
- 🔧 10.1.1 Bathroom 1 - Toilet: Toilet
- ⊖ 10.2.1 Bathroom 1 - Shower: Shower caulking
- ⚠ 10.3.1 Bathroom 1 - GFCI & AFCI: Improper Installation
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- ⊖ 11.2.1 Living Room - Windows: Damaged
- ⊖ 11.2.2 Living Room - Windows: Window sealing
- ⊖ 11.4.1 Living Room - Walls: Damaged corner
- 🔧 11.9.1 Living Room - Crown moulding : Crown moulding
- 🔧 12.2.1 Laundry Room - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- ⊖ 12.3.1 Laundry Room - Drain, Waste, & Vent Systems: Improper Connection
- ⊖ 13.1.1 Utility Room - Cooling Equipment: Vegetation Too Close
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- ⚠ 15.1.5 Garage - Garage door opener: Garage door entry
- ⊖ 15.1.6 Garage - Garage door opener: Garage door
- ⚠ 16.2.1 Attic - Roof Structure & Attic: Broken Truss
- ⊖ 16.3.1 Attic - Ventilation: Attic Ventilation Insufficient

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Type of Building

Single Family

Weather Conditions

Cloudy

2: ROOF

Information

Inspection Method

Ladder, Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt

Flashings: Material

Aluminum

Observations

2.1.1 Coverings

 Repair Needed**DAMAGED (GENERAL)**

Roof coverings showed moderate damage and signs of delaminating. The roof seems to be near the end of its lifespan. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

 Repair Needed**DELAMINATION**

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

UNDER-DRIVEN NAILS Immediate Action Needed

Observed one or more under-driven nails/fasteners. Visible nails are an entry point for moisture and can lead to moisture intrusion. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

2.1.4 Coverings

ROOF RAFTER Immediate Action Needed

Roof rafter is showing signs of deterioration and rot. I recommend a licensed carpenter evaluate.

Recommendation

Contact a qualified pest control specialist.



2.2.1 Flashings

LOOSE/SEPARATED Immediate Action Needed

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

Recommendation

Contact a qualified roofing professional.



Flashing separating from chimney

2.3.1 Skylights, Chimneys & Other Roof Penetrations

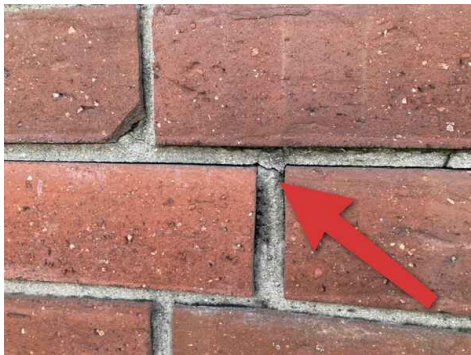
 Repair Needed

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. Repointing is the restoration of the mortar joints in the masonry.

Recommendation

Contact a qualified chimney contractor.



Mortar deterioration



Mortar deterioration



Open space within bricks

3: EXTERIOR

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade

Siding, Flashing & Trim: Siding Material

Stucco

Exterior Doors: Exterior Entry Door

Glass

Observations

3.2.1 Siding, Flashing & Trim

CRACKING - MINOR

 Immediate Action Needed

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend repairing to prevent water damage.

Recommendation

Contact a qualified handyman.



Water heater door



3.2.2 Siding, Flashing & Trim

LOOSE BOARDS

 Repair Needed

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified professional.



Loose Board

3.2.3 Siding, Flashing & Trim

 Repair Needed

BACKYARD WALL

Multiple areas of the stucco have been chipped away resulting in small openings into the attic. Small openings can lead to moisture intrusion and can allow rodents and insects to enter. I recommend contacting a licensed professional to patch areas.

Recommendation

Contact a qualified professional.



3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

 Maintenance Item

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.6.1 Eaves, Soffits & Fascia

 Repair Needed

EAVES - DAMAGED

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

Recommendation

Contact a qualified roofing professional.



3.6.2 Eaves, Soffits & Fascia

 Repair Needed

FASCIA - ROTTED

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

Recommendation

Contact a qualified roofing professional.



Backyard

4: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, 120 Volts, Copper

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**

General Electric

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Conduit

**Main & Subpanels, Service &
Grounding, Main Overcurrent****Device: Main Panel Location**

Left, Front

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**

Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent****Device: Panel Capacity**

100 AMP

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

Copper

Observations

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

LOOSE BREAKERS

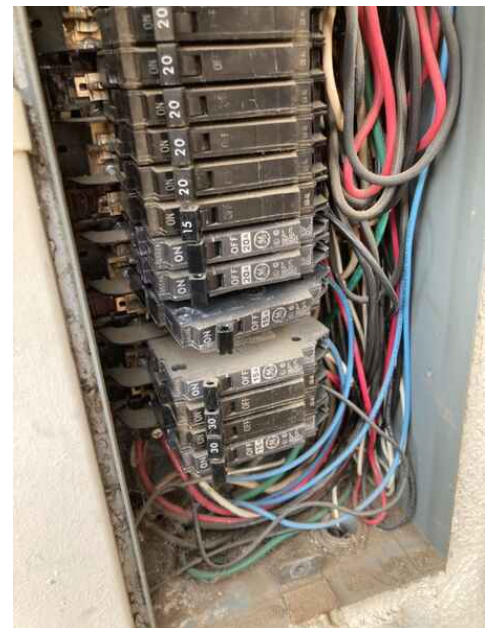
Multiple loose circuit breakers. Circuit breakers should be tightly secured within the panel to prevent electrical shock.

Recommendation

Contact a qualified professional.



Immediate Action Needed



Loose breakers at panel

5: KITCHEN

Information

Dishwasher: Brand
Frigidaire

Refrigerator: Brand
Frigidaire

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

Range/Oven/Cooktop:
Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Exhaust
Hood Type
Vented

Observations

5.1.1 Dishwasher

DISHWASHER

Dishwasher is in working condition.



Maintenance Item



5.2.1 Refrigerator

REFRIGERATOR OPERABLE

Refrigerator is in working condition



Maintenance Item



5.3.1 Range/Oven/Cooktop

STOVE

Stove and oven or in operable condition, with all burners working

 Maintenance Item



5.3.2 Range/Oven/Cooktop

STOVE VENTILATION

Ventilation hole not properly sealed. Recommend sealing to prevent energy loss.

Recommendation

Contact a qualified professional.

 Repair Needed



5.3.3 Range/Oven/Cooktop

KITCHEN BASEBOARD

Baseboard and kitchen shows signs of termites. Recommend a licensed pest control contractor evaluate.

Recommendation

Contact a qualified pest control specialist.

 Repair Needed



5.4.1 Garbage Disposal

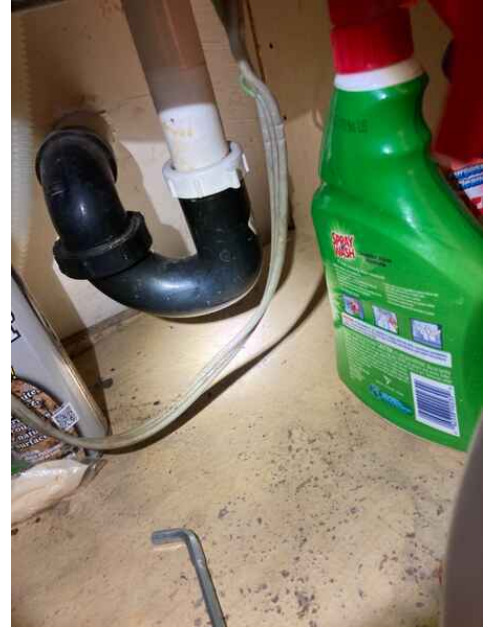
GARAGE DISPOSAL

Garbage disposal is in operable condition, but showing signs of small leak from fitting. I recommend tightening fitting or contacting a licensed plumber to repair.

Recommendation

Contact a handyman or DIY project

Repair Needed



5.5.1 Kitchen ceiling

KITCHEN CEILING

Ceiling above a slider door shows signs of previous water damage.

Maintenance Item



6: BEDROOM 2

Information

Windows: Window Type

Sliders

Windows: Window Manufacturer

Pella

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Observations

6.3.1 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair Needed

6.4.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor

 Maintenance Item

6.7.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.

 Repair Needed

7: BEDROOM 3

Information

Windows: Window Type

Casement

Windows: Window Manufacturer

Pella

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Observations

7.2.1 Doors

 Repair Needed**STRIKE PLATE MISSING**

Recommended to Install strike plate to protect door frame to help protect frame.

Recommendation

Recommended DIY Project



Strike plate missing

7.3.1 Windows

 Repair Needed**DAMAGED**

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary. Window is also missing lock mechanism.

Recommendation

Contact a qualified window repair/installation contractor.



Window missing lock mechanism

7.4.1 Floors

LOOSE CARPET

Carpet located in closet is not secured to the floor. I recommend a licensed carpet professional re-secure carpet.

Recommendation

Contact a qualified flooring contractor

Repair Needed



Carpet not secure

7.7.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.

Repair Needed



Broken cover plate

7.9.1 Smoke Detectors

Repair Needed

NO SMOKE ALARM

There is no smoke alarm located in the bedroom. Smoke alarms are recommended in bedrooms to help notify occupants if there is a fire in the home.

Recommendation

Recommended DIY Project

8: BEDROOM 4

Information

Windows: Room 4**Windows: Window Manufacturer****Floors: Floor Coverings**

Pella

Tile

Walls: Wall Material

Drywall

Observations

8.2.1 Doors

 Repair Needed**DOOR DOESN'T LATCH**

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

Recommendation

Contact a qualified handyman.



No strike plate

8.2.2 Doors

 Repair Needed**DOOR LATCH ALIGNMENT**

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a handyman or DIY project

8.3.1 Windows

 Repair Needed**WINDOWS**

Windows are difficult to open. Recommend window professional lube, and perform maintenance on windows.

Recommendation

Contact a qualified professional.



8.3.2 Windows

Repair Needed

WINDOW SILL

Recommend re-caulking all window seals to seal gaps. This helps to prevent moisture intrusion.

Recommendation

Contact a qualified handyman.



Re-caulk gap



Re-caulk gap

8.4.1 Floors

Repair Needed

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor

8.9.1 Smoke Detectors

Repair Needed

NO SMOKE ALARM

There is no smoke alarm located in the bedroom. It is recommended to have smoke alarms in the bedroom to notify occupants if a fire is present.

Recommendation

Recommended DIY Project

9: MASTER BEDROOM

Information

Windows: Window Type

Casement

Windows: Window Manufacturer

Pella, Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Observations

9.4.1 Floors

 Repair Needed**MODERATE WEAR**

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor to evaluate.

Recommendation

Contact a qualified flooring contractor

9.5.1 Walls

 Repair Needed**POOR PATCHING**

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

Recommendation

Contact a qualified drywall contractor.



9.5.2 Walls

 Repair Needed**DOORSTOP**

No doorstop present. Recommend installing doorstop to prevent holes in wall.

Recommendation

Recommended DIY Project



No door stop

9.8.1 GFCI & AFCI



Immediate Action Needed

**NO GFCI PROTECTION
INSTALLED**

No GFCI protection present in bathroom. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



No GFCI

9.11.1 Master bathroom



Repair Needed

DOOR FRAME

Door frame in master bathroom, cracked and broken.

Recommendation

Contact a qualified carpenter.



9.12.1 Master bathroom

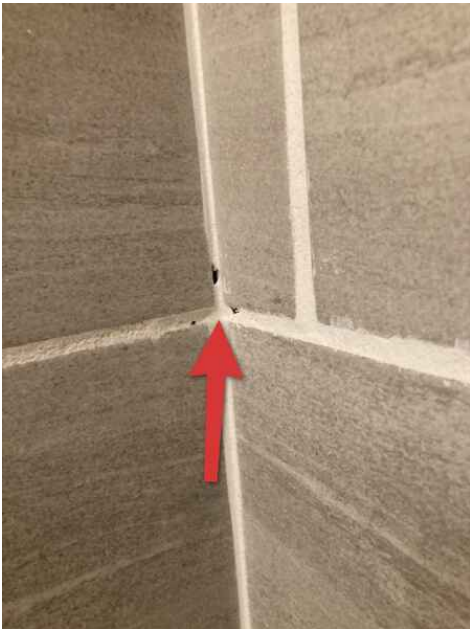
 Repair Needed

SHOWER

Shower in master bedroom has multiple areas of grout missing between tiles. Sealing holes will help prevent moisture intrusion, and moisture damage

Recommendation

Contact a qualified professional.



9.12.2 Master bathroom

 Repair Needed

SINK

Wall under the sink has unsealed holes around the drain and water lines. This could result in home energy loss recommend sealing

Recommendation

Contact a qualified professional.



10: BATHROOM 1

Information

Bathroom



Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

Observations

10.1.1 Toilet

TOILET

Toilet is in serviceable condition. No action required.

Recommendation

Contact a qualified professional.

 Maintenance Item



10.2.1 Shower

SHOWER CAULKING

 Repair Needed

Re-grout gaps around tile in the shower. Gaps in the tile can lead to water penetration and water damage.

Recommendation

Contact a qualified tile contractor



Gaps around tile

10.3.1 GFCI & AFCI

IMPROPER INSTALLATION

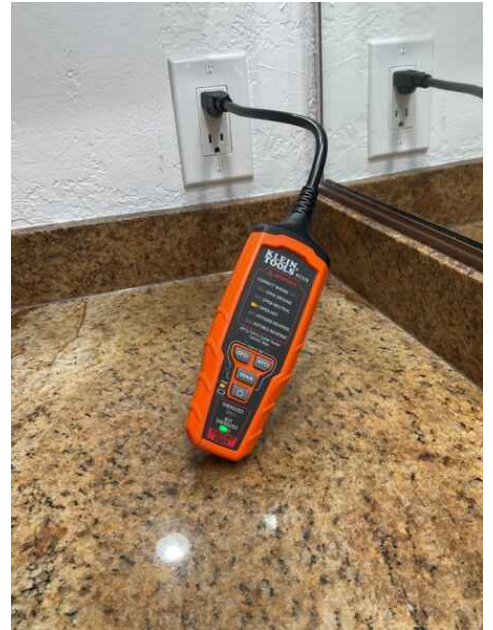


Immediate Action Needed

Outlet is in properly wired, it has an open hot wire. This is when a hot wire has been disconnected or has come loose. I recommend a licensed electrician repair.

Recommendation

Contact a qualified electrical contractor.



Open hot

10.3.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



Immediate Action Needed

No GFCI protection present in all bathroom. I Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

11: LIVING ROOM

Information

Windows: Window Type

Casement

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Thermostat Controls: Condition

Thermostat works from normal operating controls



Observations

11.2.1 Windows

DAMAGED

One or more windows appears to have difficulty opening. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



11.2.2 Windows

WINDOW SEALING

 Repair Needed

Gaps around window can lead to water penetration. I recommend re-caulking around window to seal, gaps and prevent moisture intrusion

Recommendation

Contact a qualified professional.



11.4.1 Walls

DAMAGED CORNER

 Repair Needed

Damage to corner of the drywall.

Recommendation

Contact a qualified professional.



11.9.1 Crown moulding

CROWN MOULDING

I recommend crown molding be recaulked

Recommendation

Contact a qualified professional.

 Maintenance Item



12: LAUNDRY ROOM

Information

Filters

None

Water Source

Public

Dryer Power Source

110 Volt

Dryer Vent

Metal

Main Water Shut-off Device: Location

To the right of front door

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

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

Unknown gallons

Hot Water Systems, Controls, Flues & Vents: Location

Backyard

Drain, Waste, & Vent Systems: Drain Size

1 1/2"

Drain, Waste, & Vent Systems: Material

ABS

Exhaust Systems: Exhaust Fans

None

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Unknown

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.](#)

Limitations

Hot Water Systems, Controls, Flues & Vents

ACCESS BLOCKED

Access to water heater information was blocked by occupant insulation.



Observations

12.2.1 Hot Water Systems, Controls, Flues & Vents

**NO DRIP PAN**

No drip pan was present. Recommend installation of drip pan

Recommendation

Recommended DIY Project

12.3.1 Drain, Waste, & Vent Systems

**IMPROPER CONNECTION**

An improper connection was observed at a drain, waste or vent pipe. Hot and cold water supply mislabeled. I recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



13: UTILITY ROOM

Information

Cooling Equipment: Brand

Weather king

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior East

Heating Equipment: Brand

Weather king

Heating Equipment: Energy Source

Gas

Heating Equipment: Heat Type

Forced Air

Distribution System: Ductwork

Insulated

Distribution System: Configuration

Split

Cooling Equipment: Temperature Reading

Air condition was blowing cold out of all registers throughout the house. Thermal imaging camera was used to get reading.



Heating Equipment: Temperature Reading

Heating unit was bowing out all all registers throughout the house. Thermal imaging camera was used to record temperature.



Heating Equipment: AFUE Rating

80

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.

Limitations

Cooling Equipment

AC UNIT

AC unit surrounded by overgrown bushes, making inaccessible to get to



Observations

13.1.1 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.

Recommendation

Recommended DIY Project

13.2.1 Heating Equipment

Repair Needed

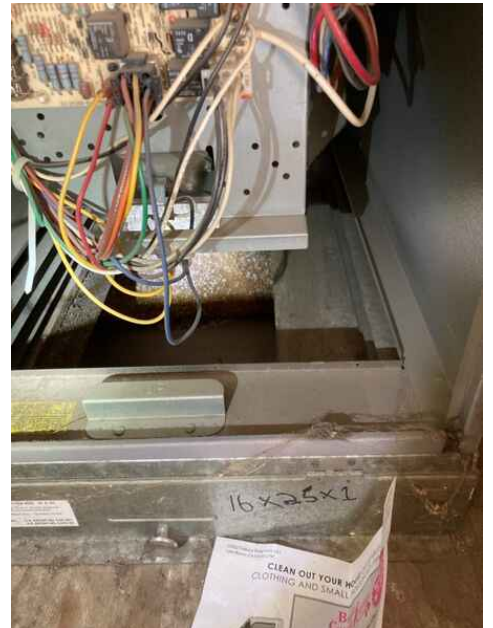
FILTER MISSING

The furnace filter was missing. Recommend replacement.

Here is a DIY video on changing furnace filters.

Recommendation

Contact a qualified HVAC professional.



Filter missing

13.2.2 Heating Equipment

Repair Needed

CONDITION

Heating unit is dirty, but is still within the lifespan of its usage. Recommend cleaning.

Recommendation

Recommended DIY Project



13.2.3 Heating Equipment

Repair Needed

GAS LINE

Industry standards recommend that gas line going into heater have a hard line with a sediment trap installed. The sediment trap helps prevent debris from entering the unit .helping it prolong the lifespan.

Recommendation

Contact a qualified plumbing contractor.



No sediment trap

14: MISC. INTERIOR

Observations

14.2.1 Vents, Flues & Chimneys

GAS CONNECTION

Gas line not connected to the burner. Valve is also already open. I recommend checking with a licensed professional to see if the gas line is operable.

Recommendation

Contact a qualified professional.

Repair Needed



14.2.2 Vents, Flues & Chimneys

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney contractor.

Repair Needed



14.2.3 Vents, Flues & Chimneys

CHIMNEY MANTLE

Tile around chimney is missing grout in multiple areas.

Recommendation

Contact a qualified professional.

Repair Needed



15: GARAGE

Observations

15.1.1 Garage door opener

GARAGE DOOR MECHANISM

Garage door mechanism, missing cover, and is non-operable.

Recommendation

Contact a qualified professional.

Repair Needed



Garage door motor

15.1.2 Garage door opener

GARAGE DOOR WINDOW

Garage door window is broken. I recommend contacting a qualified professional to repair window.

Recommendation

Contact a qualified garage door contractor.

Repair Needed



Broken window

15.1.3 Garage door opener

GARAGE DOOR SENSOR

Garage door sensors are not connected.

Repair Needed

Recommendation

Contact a qualified professional.



Sensor not connected

15.1.4 Garage door opener



Immediate Action Needed

OPEN ELECTRICAL RECEPTACLES

One or more electrical receptacles not covered. I recommend installing cover plates to prevent electric shock.

Recommendation

Contact a qualified professional.



15.1.5 Garage door opener



Immediate Action Needed

GARAGE DOOR ENTRY

Door that leads into garage has large gap around the door frame. Recommend sealing opening.

Doors leading from the garage into the home should have an automatic closing mechanism, These mechanisms act as a safe guard to prevent free flow of carbon monoxide or other products of combustion into the living area.

Recommendation

Contact a qualified professional.



Open gap, no automatic closing mechanism

15.1.6 Garage door opener

GARAGE DOOR

Garage door shows signs of damage. Consult garage door technician for further evaluation.

Recommendation

Contact a qualified professional.

 Repair Needed



Damaged garage door

16: ATTIC

Information

Attic Insulation: Insulation Type Blown	Roof Structure & Attic: Material Wood	Roof Structure & Attic: Type Gable
Ventilation: Ventilation Type Gable Vents		

Observations

16.2.1 Roof Structure & Attic

BROKEN TRUSS

Wood truss is broken in one location. The truss helps distribute the weight of the roof over a large span. I recommend a licensed roofing contractor evaluate and repair.

Recommendation

Contact a qualified carpenter.



Immediate Action Needed



Broken truss

16.3.1 Ventilation

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommendation

Contact a qualified professional.



Repair Needed

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 inspectors 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 inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. 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: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

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 serviceentrance 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.

Kitchen

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

Misc. 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 firewall 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.

Attic

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