

Cardinal Home Inspection



# Inspection Report

**George and Mary Sample**

**Property Address:**

12345 Somewhere Drive  
Anytown Va 56789



**Cardinal Home Inspection**

**Mark Burnett Va #3380-000538  
Washington, Va.  
540-675-3873**

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<b>Date:</b> 12/27/2019	<b>Time:</b>	<b>Report ID:</b> Sample_12345
<b>Property:</b> 12345 Somewhere Drive Anytown Va 56789	<b>Customer:</b> George and Mary Sample	<b>Real Estate Professional:</b>

Thank you for choosing Cardinal Home Inspection to perform the inspection on your property! My goal is to help you gain a thorough understanding of the property that you are interested in purchasing. Please carefully read your entire Inspection Report. Feel free to call us with any questions after you have reviewed your report. Remember, now that the inspection is completed and the report has been delivered, I am still available to you for any questions you may have throughout the entire closing process, and anytime in the future.

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected** = Inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected** = Inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present** = This item, component or unit is not in this home or building.

**Repair or Replace** = The item, component or unit is not functioning as intended, a safety issue or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Recommendation** - This item is typically a routine maintenance issue, or an update to current building standards.

**The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.**

**It is recommended that qualified contractors, licensed where required, be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

**Standards of Practice:**

National Association of Certified Home Inspectors (NACHI)

**Inspected By:**

Mark Burnett, Va. License  
#3380-000538

**Present during inspection:**

Buyer, Buyer's agent

**Home Description:**

Detached, Single Family

**Approximate age of building:**

29 years old (built in 1990)

**Temperature:**

Temperature (approx): 50 degrees

**Weather:**

Clear, sunny

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

No

Electric On:

Yes

Water On:

Yes

Gas/Oil On:

Yes

## General Summary

# Cardinal Home Inspection



**Cardinal Home Inspection**

**Washington, Va.  
540-675-3873**

**Customer**  
George and Mary Sample

**Address**  
12345 Somewhere Drive  
Anytown Va 56789

## 2. Roofing

### 2.2 Skylights, Chimneys and Roof Penetrations

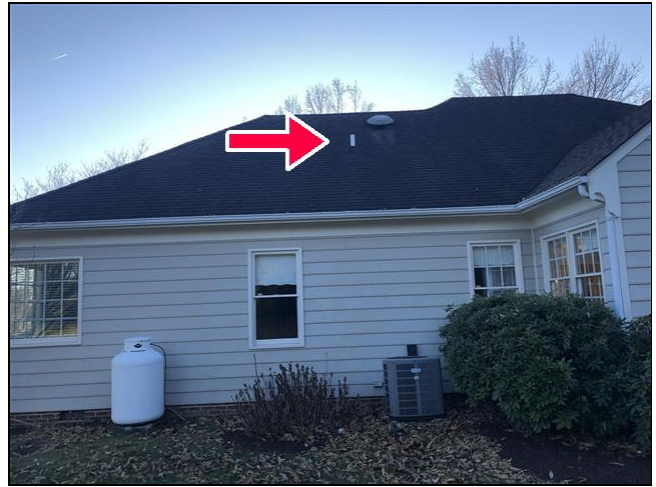
#### Repair or Replace



Moisture staining was observed at the underside of the roof sheathing around the rear vent stack. This normally indicates the vent boot flashing is leaking. Recommend a licensed roofer evaluate the vent boot flashing and determine if it is in need of replacement.



Moisture staining around vent stack



Rear vent stack

## 6. Structural Components

### 6.6 Roof Structure and Attic

#### Repair or Replace



(1) A large moisture stain was observed at the underside of the roof sheathing. This can be seen from the attic access scuttle. Its cause could not be conclusively determined. Recommend a licensed roofer evaluate, determine cause and repair as deemed necessary.

Have roofer evaluate the entire underside of the roof sheathing for possible leaks. The attic was viewed from the ceiling scuttle. Due to insulation covering the ceiling joists, safe traversing/walking of the attic space was not possible. Evaluation of the attic was limited to viewing a small portion of the attic space from the ceiling scuttle.





## 7. Plumbing System

### 7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

#### Repair or Replace



(2) Warm/tepid water was observed at the "Hot-Side" faucets throughout the home. Temps ranged between 93-100 degrees fahrenheit. The water heater's thermostats were both were set at 125-130 degrees fahrenheit

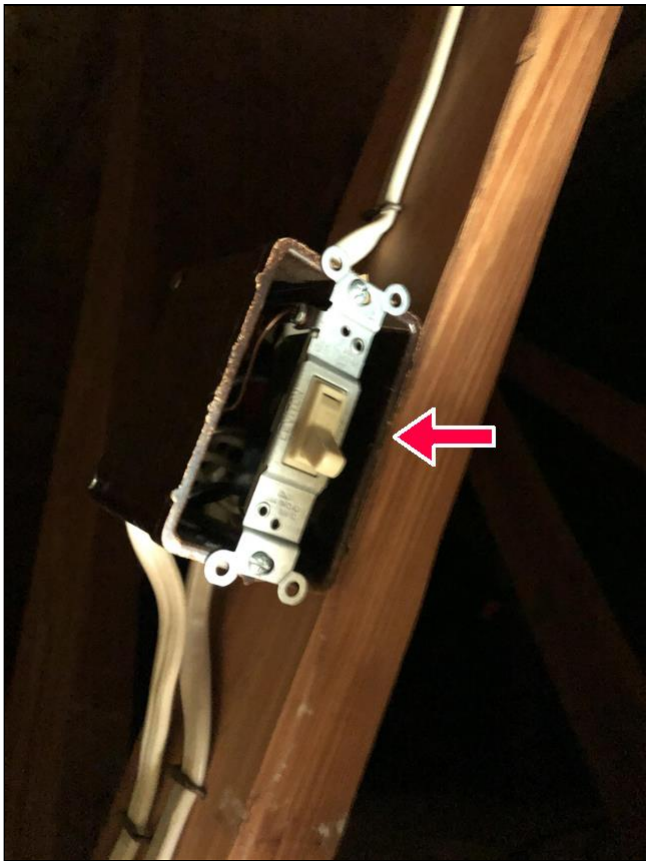
## 8. Electric System

### 8.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Repair or Replace



A cover plate is missing at the attic light switch. This is located inside the attic scuttle. A licensed electrician should install a cover onto the light switch.



8.6    Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

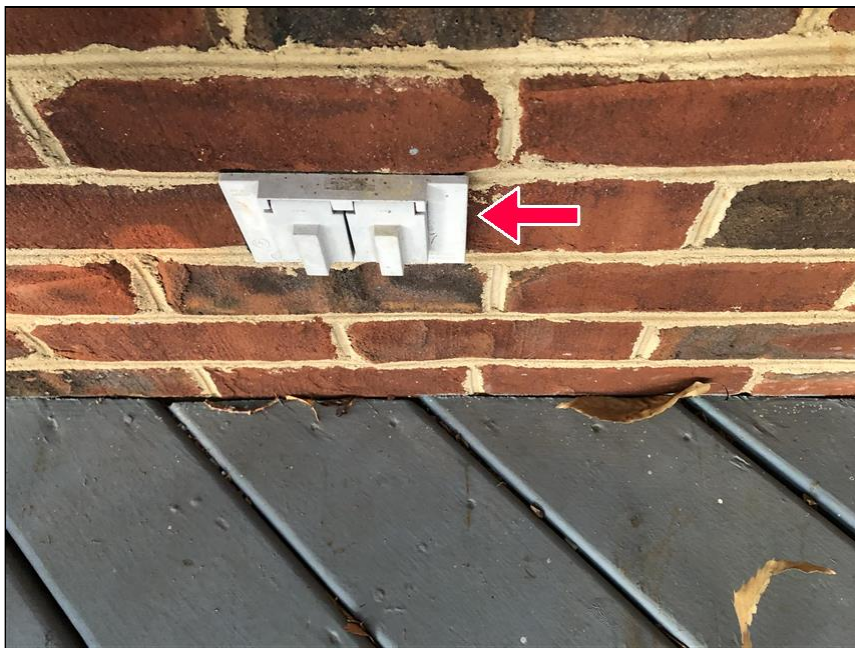


There are two exterior receptacles that were not energized/working when tested. Its speculated these are GFCI-protected receptacles. A reset could not be located/ found for the receptacles. Recommend a licensed electrician confirm the receptacles are GFCI-protected, and, in turn, locate a reset for them.



Rear deck receptacle





Front porch receptacle

## 9. Heating and Cooling

### 9.0 Heating Equipment

#### Repair or Replace



(3) General service is recommended to be performed on the heat pump. Service should include an evaluation and thorough cleaning/servicing of the heat pump. This will ensure the furnace is performing as intended.

Service should include;

- Properly leveling the condenser.
- Replace the damaged/torn insulation that covers the condenser's refrigerant lines.
- Reattach a cover plate at the front side of the air handler.

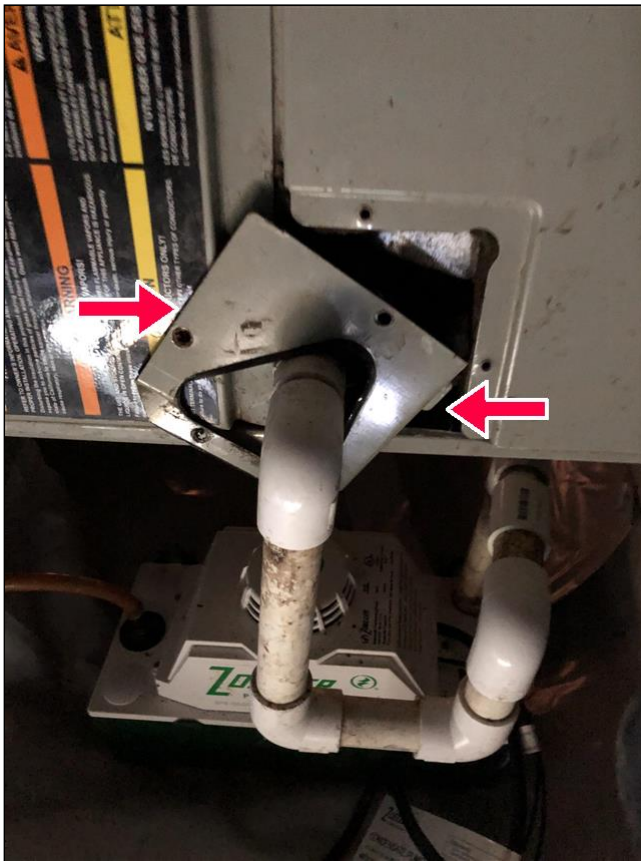
Service should be performed by a licensed HVAC technician.



Condenser is out of level



Insulation is damaged/torn



Cover plate loose at air handler

## 9.7 Gas/LP Firelogs and Fireplaces

### Repair or Replace



(2) A gas shutoff valve for the fireplace was not located/found. A gas shutoff valve is required to be installed within 6 feet of the fireplace. Recommend a licensed HVAC technician confirm the absence of a shutoff valve and install a shutoff valve if deemed necessary.



## 11. Built-In Kitchen Appliances

### 11.4 Microwave

#### Repair or Replace



The built-in microwave was not operable when tested. It appears the microwave may be damaged or defective beyond repair. Replacement of the microwave is recommended.



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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Mark Burnett

## 1. Introductory Notes

### Items

#### 1.0 The Report

The report lists deficiencies visible at the time of inspection. The inspector is not required to move furniture, appliances, storage, or disassemble components beyond normal user controls nor perform destructive testing. Cardinal Home Inspection does not accept responsibility for hidden or latent defects discovered upon occupancy or during remodeling after the date of inspection. Please note that our inspection is thorough but not technically exhaustive. The intent of this inspection is to discover significant defects as it is not possible to detect every maintenance or minor repair item. Most homes continue to be occupied after our inspections, thus we do not warrant 100% discovery of all maintenance or minor repair items such as drippy faucets, isolated wood damage, light switch functionality, etc. We do not inspect for county or municipal code compliance as this area and adjacent counties have many jurisdictions, thus codes are interpreted and enforced differently. Cardinal Home Inspection has no legal authority to mandate compliance to the municipal codes and ordinances. This report does not list municipal or county code infractions.

#### 1.1 Not a Guarantee

Cardinal Home Inspection does not guarantee future performance or provide a warranty, expressed or implied, regarding the inspected property after the date of inspection. Warranty policies are readily available for purchase. We are not liable for defects covered by the homeowner's hazard insurance policy or items covered by a warranty program. Should you discover a defect for which you think Cardinal Home Inspection may be liable, you must notify us and provide a reasonable opportunity to reinspect the property before the defect is repaired. If Cardinal Home Inspection is not given the opportunity to review an alleged liability, we do not accept any responsibility for the same. Even property vacant between the time of inspection and closing can develop mechanical, electrical or plumbing defects. The purchaser's pre-closing final walk through is to confirm that all systems are operable, that maintenance or repair issues have not developed since the inspection and that any requested repairs have been completed to your satisfaction. Cardinal Home Inspection accepts no responsibility for defects that could have been observed by you during your final walk through.

#### 1.2 Code and Environmental Items Excluded

We do not include inspection for "code" compliance. As contractors make repairs or maintenance to the home you should expect the need to update items to meet current code requirements. This may substantially increase cost of the repairs.

We do not include inspection or testing for EPA listed or any other environmental hazards or materials such as asbestos, mold, lead paint, underground storage tank or other items.

#### 1.3 Scope of Inspection

This inspection was completed according to the Standards of Practice of the National Association of Certified Home Inspectors (NACHI) which are available at [Nachi.org](http://Nachi.org).

#### 1.4 Photographs

Photos are inserted throughout the report and are intended to be used to further explain the conditions described. The photographs are an example of the condition described and may not show the entire deficiency or all occurrences of the same deficiency.

#### 1.5 Use of Report

Our inspection report is for the use of our client(s). This report is only for the benefit of the person(s) listed on this report unless specifically agreed to otherwise in writing.

#### 1.6 Exclusions

The following are specifically excluded from an NACHI inspection (reference the NACHI standards for a complete list): interior of flues or chimneys, heat exchangers, conformance with zoning and building codes, environmental hazards, spas / swimming pools, concealed or underground electric and plumbing (NOTE: A definitive underground sewer lateral evaluation requires a sewer camera, which is not part of



this inspection), private sewer and septic systems, prediction of future sewer backup, water wells and systems which are shut down or not accessible to the inspector. As a courtesy, Cardinal Home Inspection verifies that kitchen appliances (except trash compactors, refrigerators, portable microwaves and any other items excluded by ASHI standards) respond to basic controls. Temperature calibration, timers, latches, and other accessories are beyond the scope of this inspection are not tested/inspected. Dishwashers are checked that they respond to the controls but are not monitored through their entire cycle.

### **1.7 Not Technically Exhaustive**

An inspection is not technically exhaustive and will not identify concealed or latent defects (defects not readily visible at the time of inspection), particularly if an attempt has been made to conceal any particular defect.

The general placement of furniture and household items limits the visibility of the areas they cover. Since furniture and other personal items are not generally moved during an inspection or by it's occupants, defects the owner is unaware of may not be visible.

It is recommended to check the house for hidden stains or other defects in these areas when the house is empty and prior to moving in, and if possible during a final walk through.

An inspection also does not include items not permanently installed, nor does it determine the life expectancy of the property or any components or systems. Mechanical and electrical systems can fail at any time and generally do with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.

### **1.8 Nachi Guidelines and Code**

This home inspection is being conducted in accordance with the NACHI guidelines. The inspector reserves the right to exceed these guidelines as they deem appropriate. Should the inspector exceed these guidelines in any instance, this does not constitute an agreement, written or verbal, by the inspector to exceed these guidelines for any other system or component.

It should be remembered that the inspector was not able to see inside of walls or closed off areas and that latent defects may reveal themselves at a later time. This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.

### **1.9 Types of Testing**

No pest control, lead paint, asbestos, mold, or other types of testing are being performed unless specifically agreed upon.

### **1.10 Defective Products & Insurance Issues**

Although there may be reference made to a known defect with a particular item or insurance issues, an inspection is not intended to uncover all potentially defective products or to determine the insurability of the property, and does not attempt to locate every potential item that may affect the insurability of a property.

### **1.11 Changing Conditions**

Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.


The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.

### **1.12 Use, Value and Marketability**

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property, the suitability of the property for any use, nor the market value of the property or its marketability.

2. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.



Styles & Materials

<b>Viewed Covering From:</b> Ground	<b>Roof Covering:</b> Architectural	<b>Chimney (exterior):</b> Metal Prefab
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Items

2.0 Roof Coverings

Inspected

**FYI:** Architectural shingle roofing material installed. This shingle covering has an estimated service life of 30-35 years when maintained.

This roof covering appears to be the 8-12 years old (approx).  
The covering appeared to be in functional condition relative to its age.

2.1 Flashings

Inspected

Flashing areas are vulnerable to leaks and were checked as best as possible. Concealed flashing is not visible for inspection, such as at roof rakes and other enclosed areas. It was not possible to see if flashing is installed at all needed areas or if it is installed correctly.

2.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace



Moisture staining was observed at the underside of the roof sheathing around the rear vent stack. This normally indicates the vent boot flashing is leaking. Recommend a licensed roofer evaluate the vent boot flashing and determine if it is in need of replacement.



Moisture staining around vent stack



Rear vent stack

### 2.3 Roof Drainage System

#### Inspected

The slope of the gutters was not evaluated, monitor and adjust as necessary. **Any underground downspout sections were not inspected/tested.**

The gutters and downspouts appear to be performing their intended function.

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.



Styles & Materials		
<b>Siding Material:</b> BRICK VENEER ALUMINUM/METAL	<b>Exterior Entry Doors:</b> WOOD	<b>Driveway:</b> Asphalt

Items

3.0 Wall Cladding Flashing and Trim

**Inspected**  
(1) The wall cladding and trim was observed to be in functional condition. No damage or deficiencies were noted in regards to their condition.



(2) Minor siding damage was noted at the rear of the home (adjacent to the HVAC condenser). This is a small cut in the siding. I recommend applying a small bead of exterior caulk to the affected area. This will prevent moisture from getting behind the siding.



### **3.1 Doors (Exterior)**

#### **Inspected**

During the inspection, I inspected the exterior doors. Accessible doors operated when tested. No deficiency was noted in regards to their operation. This includes all entrance doors around the perimeter of the home. Locksets and door hardware were adequately attached and functional (unless otherwise noted). The door trim was observed to be in functional condition. The trim will need periodic maintenance.

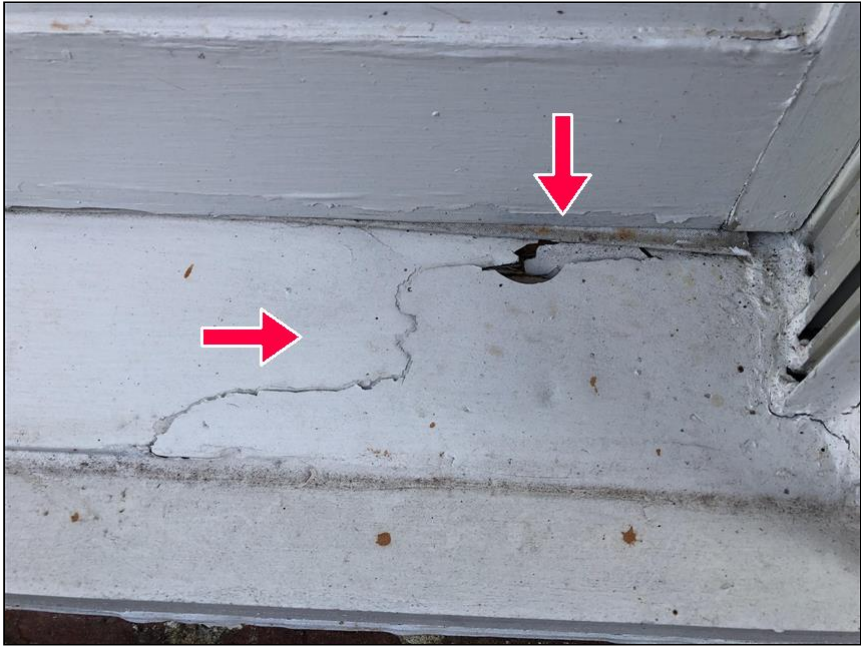
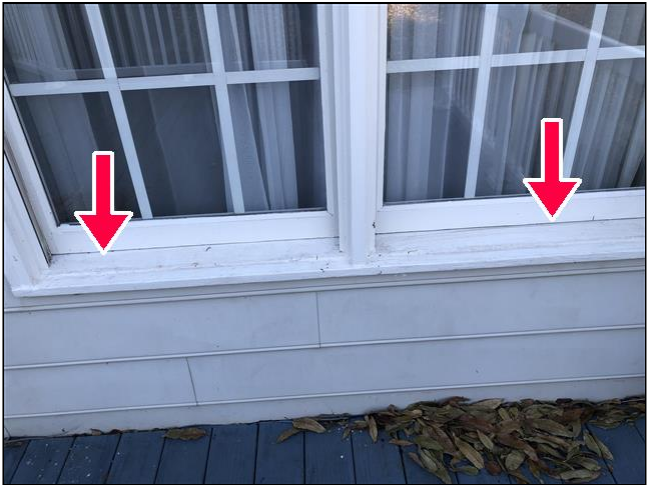
### **3.2 Windows**

#### **Inspected**

Signs of minor rot/decay were observed at most of the window trim/sills around the perimeter of the home. This is old/past damage that has been repaired. Repairs consisted of applying caulk and/or wood filler to the affected areas. Some of the repaired areas were slightly soft/spongy. I recommend monitoring the trim and sills. You may want a handyman evaluate and determine if the past repairs can be improved.

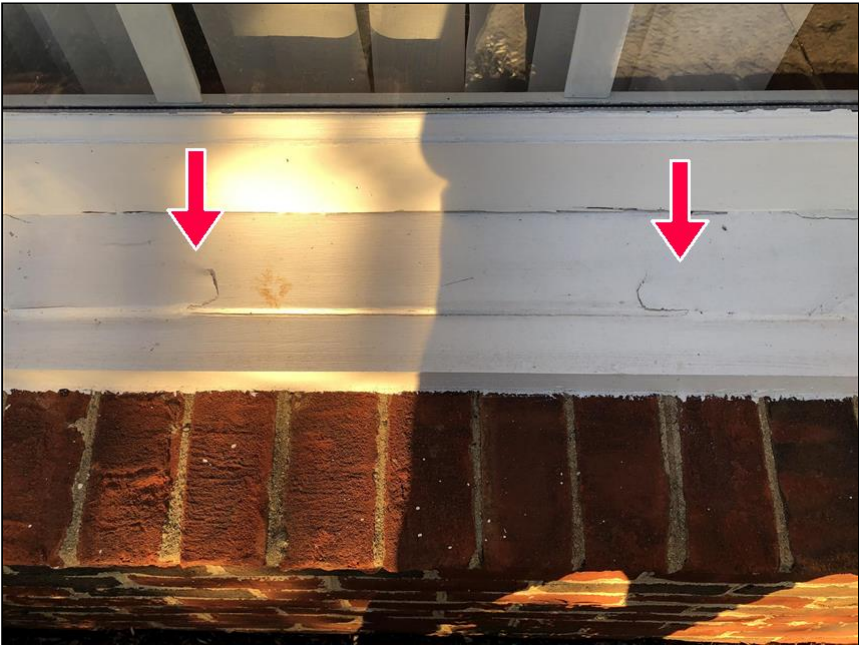
Appears many of the windows/windowsills were not properly prepped before the finished paint coat was applied. Its speculated the windows/windowsills were not primed before painting. The paint finish is chipped/flaky. You may want a handyman/painter to properly prep and paint these windows. These windows were located at the rear deck and front of home.













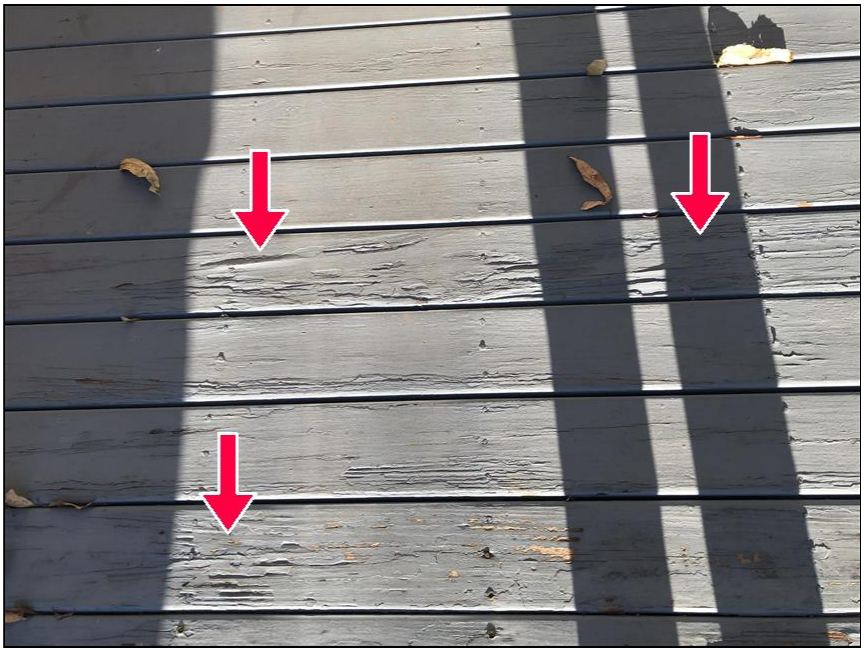


**3.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable**

**Inspected**

Some of the floor boards at the front porch are showing signs of early deterioration. The boards are still structurally sound. I recommend these be monitored. Budget to replace in the next 1-2 years (approx) .





**3.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining**  
**Inspected**

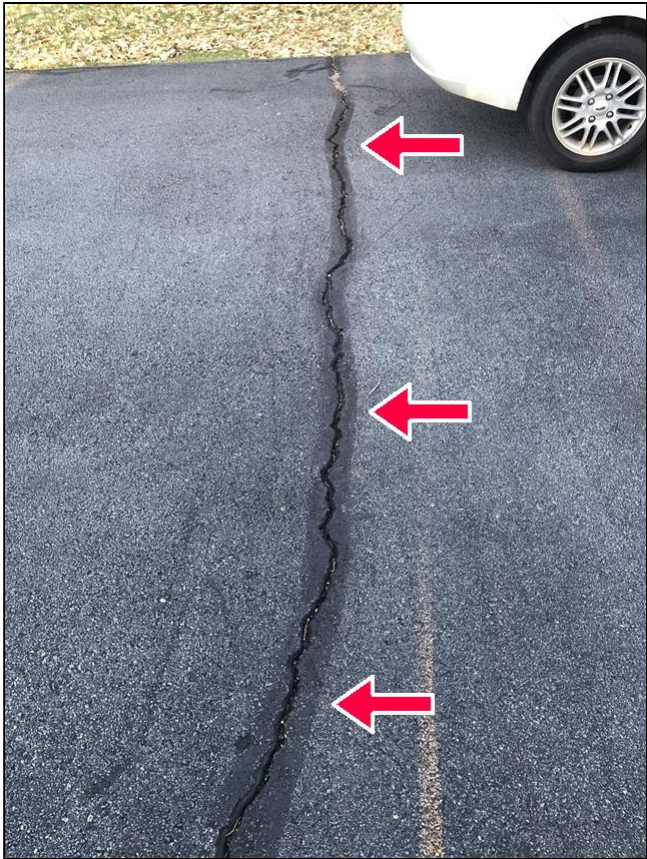


(1) FYI: Vegetation growing near exterior walls should be kept trimmed away from the siding, window trim, and eaves to reduce the risk of insect and/or water damage.





(2) The asphalt driveway will need periodic maintenance. This includes resurfacing/sealing the driveway every 5-6 years to maintain its appearance and protect it from cracks and oil damage. **The current cracks will be filled/covered by the resurfacing/sealing process.**



**3.5 Eaves, Soffits and Fascias****Inspected**

A visual inspection of the exterior trim, soffit and fascia surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation. The fascia and soffit material is observed from the ground. Observation of the fascia trim is limited by the presence of gutters installed across the fascia trim.

The visible eaves, fascia and soffit were observed to be in serviceable condition with no notable issues to report.

**3.6 Other Structures****Not Inspected**



5. Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Styles & Materials

<b>Ceiling Material:</b> Drywall	<b>Wall Material:</b> Drywall	<b>Floor Coverings:</b> Hardwood T&G Ceramic Tile
<b>Interior Doors:</b> Wood Solid Core	<b>Window Type:</b> Wood Double Hung Thermal/Insulated	

Items

5.0 Walls and Ceilings

Inspected

There were no deficiencies observed at the walls/ceilings. Cosmetic, common small cracks and typical flaws in drywall finish are not reported, but may be repaired as needed.

5.1 Floors

Inspected

5.3 Counters and Cabinets (representative number)

Inspected

5.4 Doors (representative number)

Inspected

There are a few doors that need their strike plate adjusted so they will latch properly. These were located in the master bathroom and dining room.



Master bathroom door

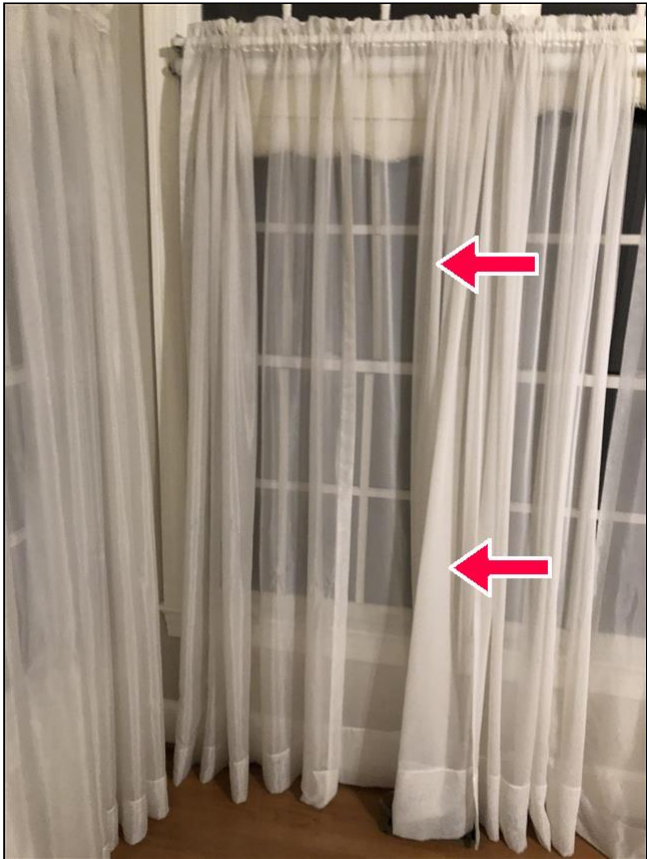


Dining room door

5.5 Windows (representative number)

Inspected

(1) There were several windows that would not open when tested. These windows appeared to be painted shut. These can generally be opened by running a putty knife between the window and window track.





(2) The window operator at the kitchen window (1st from left) appears to be stripped. When opening/closing the window, the operator spins and will not effectively open/close the window. This should be available at most hardware stores.



#### 5.6 Other

##### Inspected

**Please be advised that a mold inspection is beyond the scope of this standard building inspection as defined by the American Society of Home Inspectors. This inspection did not include an inspection for mold.**



6. Structural Components

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of past movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.





Styles & Materials		
<b>Foundation Type:</b> Crawlspace	<b>Foundation Material:</b> Cinder Block	<b>Method used to Inspect Crawlspace:</b> Walked/Crawled
<b>Columns / Piers:</b> Masonry Block	<b>Wall Structure:</b> Wood Framed Not visible to inspect - concealed by finish materials	<b>Floor Structure:</b> Wood Joists
<b>Ceiling Structure:</b> Wood Framed	<b>Roof Structure:</b> Stick Built Plywood	<b>Roof-Type:</b> Hip and Valley
<b>Method used to observe attic:</b> Observed from access	<b>Attic Information:</b> Scuttle Access/Hole Lighting No Storage	

Items
<b>6.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water)</b> Inspected
<b>6.2 Walls (Structural)</b> Inspected Based on visible areas the walls are performing as intended without significant sign of damage or significant structural movement. Conditions inside the walls were obviously not visible.
<b>6.3 Columns or Piers</b> Inspected Visible columns and/or piers appeared to be in structurally sound condition.
<b>6.4 Floors (Structural)</b> Inspected Visible areas of the floor system are in sound condition consistent with the age and style of construction.
<b>6.5 Ceilings (Structural)</b> Inspected
<b>6.6 Roof Structure and Attic</b> Repair or Replace



(1) A large moisture stain was observed at the underside of the roof sheathing. This can be seen from the attic access scuttle. Its cause could not be conclusively determined. Recommend a licensed roofer evaluate, determine cause and repair as deemed necessary.

Have roofer evaluate the entire underside of the roof sheathing for possible leaks. The attic was viewed from the ceiling scuttle. Due to insulation covering the ceiling joists, safe traversing/walking of the attic space was not possible. Evaluation of the attic was limited to viewing a small portion of the attic space from the ceiling scuttle.



(2) The attic space over the converted garage was not accessed. Two large pieces of furniture blocked access to the ceiling scuttle.

## 6.8 Crawlspace Access

Inspected



The crawlspace access is located at the right side of the home.

The crawlspace was accessed and fully walked.

Its recommended to consider replacing the crawlspace cover. This is constructed of substandard material. A more robust cover that completely covers the crawlspace access well is recommended. This will prevent water/vermin/snakes from entering the access well.

Its recommended to consider replacing the crawlspace door. This is constructed of substandard material. The door is beginning to deteriorate/decay along its bottom. A more robust door is recommended.



Access Cover




Crawlspace Door



7. Plumbing System

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.



Styles & Materials		
<b>Water Supply Source:</b> Community Well	<b>Plumbing Water Supply (into home):</b> Polyethylene (PE)	<b>Plumbing Water Distribution (inside home):</b> Copper CPVC Plastic
<b>Plumbing Waste &amp; Vent:</b> PVC Plastic	<b>Water Heater Power Source:</b> Electric, 240V	<b>Water Heater Capacity:</b> 50 GALLON
<b>Water Heater Year of Manufacture:</b> 2008	<b>Water Heater Location:</b> UTILITY CLOSET - MAIN LEVEL	<b>Water Heater Manufacturer:</b> STATE

Items

7.0 Plumbing Drain, Waste and Vent Systems

Inspected

Adequate drainage was observed at plumbing fixtures throughout the home. No deficiencies were noted.

Inspection of the below surface sewer components is beyond the scope of this visual inspection. Have the lines video scanned if you wish to ensure there are no broken or clogged components.

7.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected

Adequate water flow and pressure noted at plumbing fixtures throughout the home. No active leaking observed.

Every section of the water piping and all valves were not inspected. During the inspection the water was run at each sink, tub and shower and all toilets were flushed. Per ASHI standards, shut off valves are not turned, including the main water shut off valve. If desired, ask owner to confirm that all shut off valves work properly and don't leak.

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

(1) **Information:** The 50 gallon water heater is approximately 11 years old.

Per the NAHB water heaters will have an average design life of 12-16 years. As equipment ages the efficiency of the unit will commonly decline and it is common for it to become more problematic and subject to failure.

**NOTE:** At the inspection, I mistakingly stated the water heater was 4 years old (manufactured in 2015). The water heater is actually 11 years old (manufactured in 2008).



(2) Warm/tepid water was observed at the "Hot-Side" faucets throughout the home. Temps ranged between 93-100 degrees fahrenheit. The water heater's thermostats were both were set at 125-130 degrees fahrenheit

### 7.3 Main Water Shut-off Device (Describe location)

Inspected

The main water shutoff valve is located in the water heater closet.



### 7.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting,

Inspected

There is Liquid Propane (LP) gas tank installed at the rear of the home. This provides fuel to the fireplace. The fireplace is the only gas-fueled appliance in the home.



7.5 Main Fuel Shut-off (Describe Location)

Inspected

The main gas shutoff valve is located at the gas storage tank.



7.6 Sump Pump

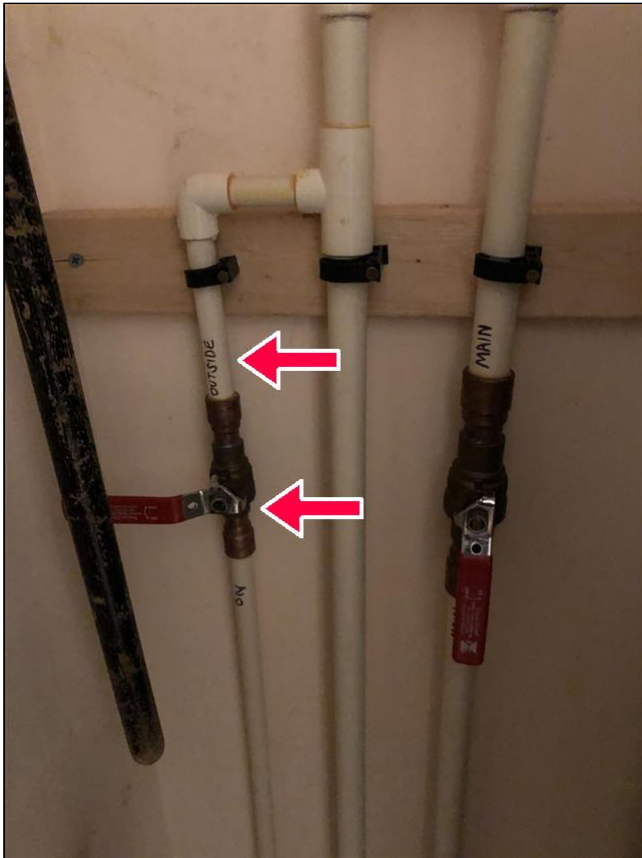
Item not present

7.7 Exterior Plumbing

Inspected

Hose bibs were located at the front and rear of the home. The hose bibs have been turned off for the winter.

FYI: The inside shutoff valve for the hose bibs is located in the water heater closet.





8. Electric System

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.



Styles & Materials		
<b>Service Entrance:</b> Underground Lateral	<b>Main Panel Capacity (Approximate):</b> 200 AMP	<b>Main Panel Type (Primary):</b> Circuit Breakers
<b>Main Panel Manufacturer:</b> Cutler Hammer	<b>Branch Wire 15 and 20 amp (visible - single strand):</b> Copper	<b>Wiring Methods (visible):</b> Romex

Items

8.0 Service Entrance Conductors

Inspected

**FYI:** The service entrance and electric meter are located at the left side of the home. Service components are securely attached to the building and otherwise in good repair.

8.1 Location of Main and Distribution Panels

Inspected

The electrical service panel is located in the converted garage area. The main electric disconnect is located at the service panel.

The panel ledger is not checked for accuracy.

**8.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution**

Inspected

**8.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their**

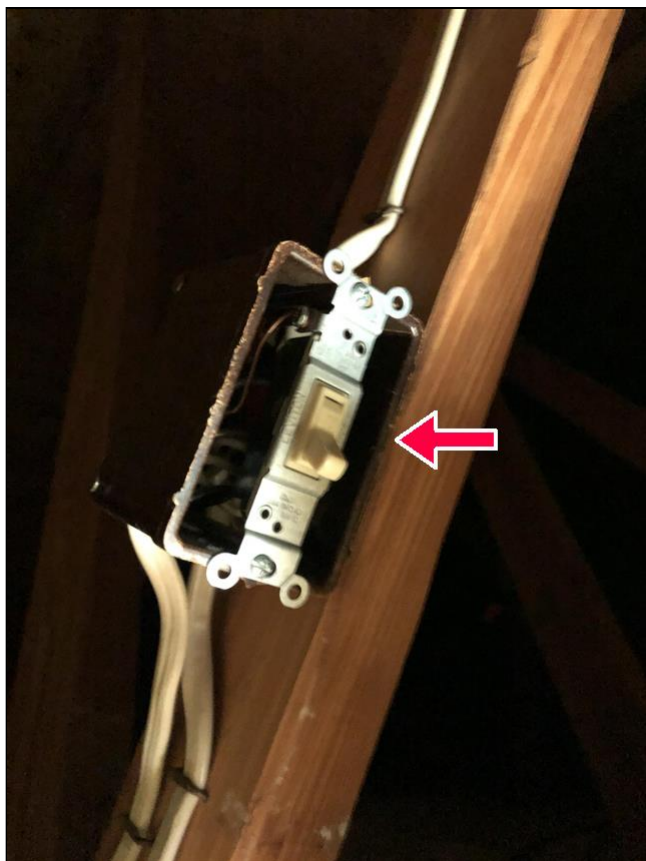
Inspected

**8.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Repair or Replace



A cover plate is missing at the attic light switch. This is located inside the attic scuttle. A licensed electrician should install a cover onto the light switch.



#### 8.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

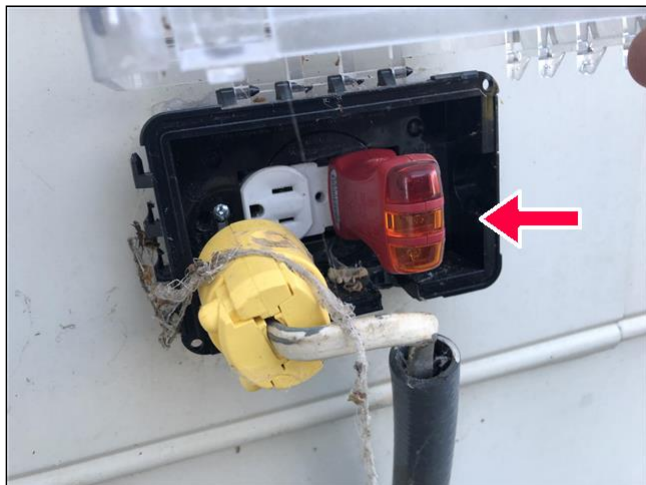
Inspected

#### 8.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

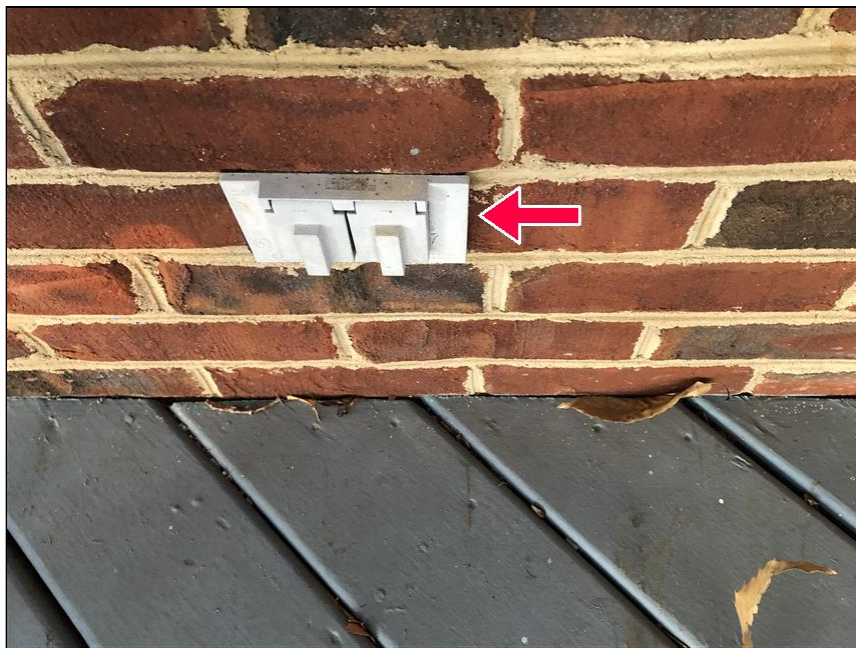


There are two exterior receptacles that were not energized/working when tested. Its speculated these are GFCI-protected receptacles. A reset could not be located/found for the receptacles. Recommend a licensed electrician confirm the receptacles are GFCI-protected, and, in turn, locate a reset for them.



Rear deck receptacle





Front porch receptacle

### 8.7 Smoke Detectors

#### Inspected

Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

Smoke detectors should be installed in all bedrooms, outside all sleeping areas and all rooms except bathrooms and kitchens.

Some manufacturers recommend replacing smoke detectors every ten years.

Its recommended that all smoke be replaced upon taking ownership.

The smoke detectors should be tested and fresh batteries installed on an annual basis.

**Smoke detectors are missing in all of the bedrooms. Please ensure these are installed upon moving into the home.**

### 8.8 Carbon Monoxide Detectors

#### Inspected

Testing of carbon monoxide detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector.

With the presence of gas appliances throughout the home, its recommended at least one carbon monoxide detector be installed on every level of the home.

**Carbon monoxide detectors have not been installed throughout the home. With the presence of gas-fueled appliances in the home, its highly recommended carbon monoxide detectors be installed. One per level is recommended. Plug-in style detectors are preferred.**

9. Heating and Cooling



Outside condenser



Air handler



Styles & Materials

Heat Type:

Forced Air - Split System  
Heat Pump (also provides cool air)

Heating System Year of Manufacture:

2004

Number of Heating Systems:

One

Filter Type:

Disposable

Energy Source (Heating):

Electric, 240V

Filter Size:

(2 Filters)  
10X30

2007

Type of Fireplace(s):  
Propane Gas

Operable Fireplace(s):  
One

Items

9.0 Heating Equipment

Repair or Replace

(1) The heat pump' condenser's year of manufacture is 2004 (15 yrs old).

The heat pump's air handler's year of manufacture is 2007 (12 yrs old).

*Note: A heat pump's life expectancy is 10-15 years.*

*Consumers should note that life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, overuse or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.*

(2) The equipment responded to operating controls at the thermostat when placed in the Heating mode. No further equipment diagnostics were performed as part of this home inspection.

**Due to the outside temperature being below 65 degrees, I was unable to test the cooling mode at the time of inspection. Testing the heat pump in this mode, under this condition risks damage to the heat pump's compressor.**



(3) General service is recommended to be performed on the heat pump. Service should include an evaluation and thorough cleaning/servicing of the heat pump. This will ensure the furnace is performing as intended.

Service should include;

- Properly leveling the condenser.
- Replace the damaged/torn insulation that covers the condenser's refrigerant lines.
- Reattach a cover plate at the front side of the air handler.



Service should be performed by a licensed HVAC technician.

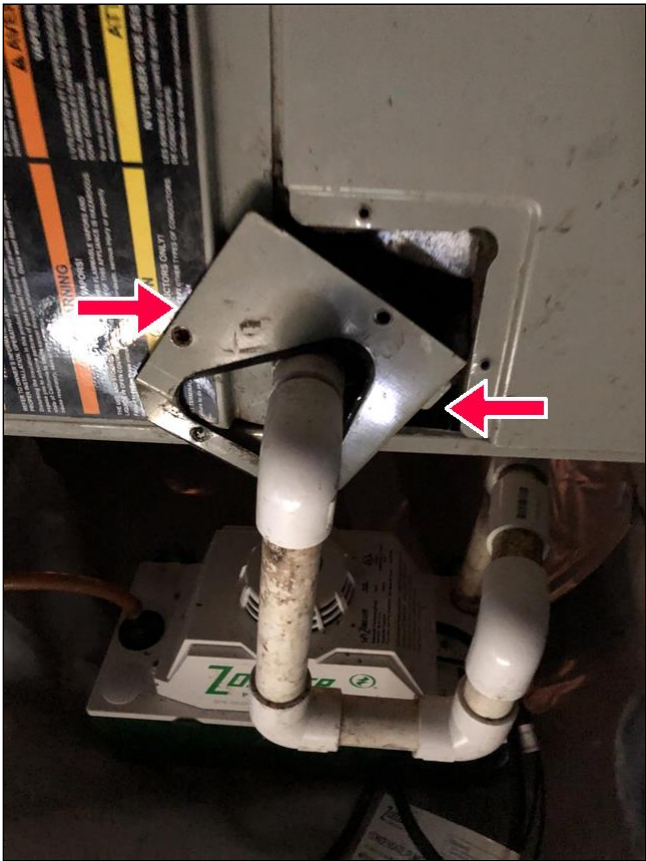


Condenser is out of level





Insulation is damaged/torn



Cover plate loose at air handler

**9.1 Normal Operating Controls**  
Inspected

The thermostat is located in the main hallway. The thermostat was operable when tested.



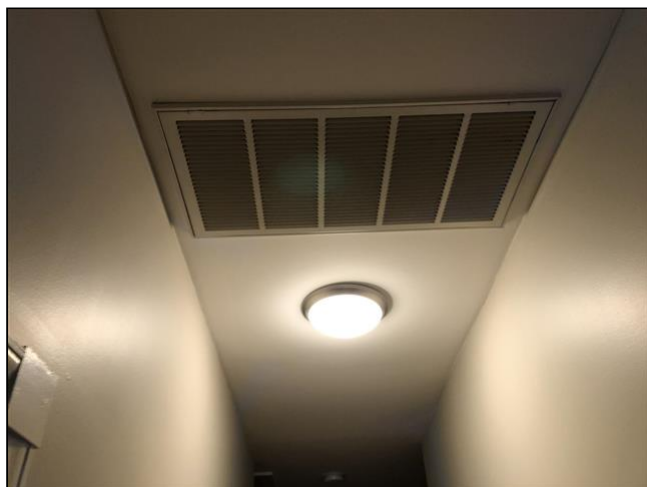
**9.3 Distribution Systems (including fans, pumps, ducts and piping, with supports,**  
**Inspected**

Please ensure the HVAC filters are changed on a periodic basis. This should become a part of your ongoing preventative maintenance. An HVAC filter that is clogged with dust, pet dander, and other particles will cause your HVAC system to work harder because of decreased airflow. When this happens, you will need to make repairs more often to replace worn out parts. Overtime, the useful life of your HVAC equipment will be reduced as a result.

**Filter location (See Photos)**

**Filter Location:** Main level hallway

**Filter Size:** 10x30x1"

**9.4 Presence of Installed Heat Source in Each Room**

Inspected

**9.7 Gas/LP Firelogs and Fireplaces**

Repair or Replace

(1) The gas fireplace operated when tested. No deficiencies noted in regard to its operation.



(2) A gas shutoff valve for the fireplace was not located/found. A gas shutoff valve is required to be installed within 6 feet of the fireplace. Recommend a licensed HVAC technician confirm the absence of a shutoff valve and install a shutoff valve if deemed necessary.



10. Insulation and Ventilation

This access was open and allowed an inspection of the insulation and other attic conditions. Areas that were not visible from this vantage point were not examined. The inspector was not required to disturb insulation or vapor retarders or determine indoor air quality.

Styles & Materials		
<b>Attic Insulation:</b> Fiberglass Batt/Blanket	<b>Attic Insulation Depth (approx):</b> 10-12 INCHES	<b>R-Value (approx):</b> R30 or better
<b>Attic Ventilation:</b> Soffit Vents Attic Fan - Thermostatically-Controlled	<b>Interior Exhaust/Vent Fans (Kitchen/Bath):</b> Bath Mechanical Microwave (vented to exterior)	<b>Dryer Vent Piping:</b> Not Visible

Items

10.0 Insulation in Attic

Inspected  
Insulation levels are acceptable.

Insulation observed in the attic is typical as compared to home's of similar age and construction.

10.1 Insulation Under Floor System

Not Present - Item or system not present

10.2 Vapor Retarders (in Crawlspace or basement)

Inspected  
6 mil construction plastic installed across the crawlspace floor. This covers the entirety of the crawlspace. This serves as the vapor barrier. The vapor barrier was noted to be in good condition.

**INFORMATION** - Vapor barriers are important because the barrier limits the amount of moisture than can evaporate out of the soil into the crawlspace. High humidity can result in mold and rot that lead to infestation by wood-destroying insects and eventually structural damage. If not installed, a vapor barrier is highly recommended.

10.3 Ventilation of Attic and Foundation Areas

Inspected  
Ventilation to the attic space is acceptable/effective. Ventilation observed is consistent with home's of similar age and construction.

10.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected  
Ventilation fans help remove excessive moisture vapor from the house. Ceiling fans reduce air stagnation and stratification and improve comfort levels as well as increase the effectiveness of the heating and cooling systems. Adding fans of either type can be a useful home improvement.

Tracing the routing of all the fan ducts was not included in this inspection as many times the ducts are embedded in walls, floors or insulation. Fans could be exhausted into the attic, walls, basement or crawl space and not be noted in this report. Ideally all fans should exhaust to the exterior in order to lower humidity levels and improve overall indoor air quality. Every attempt is made to identify any fan that has not been properly exhausted to the exterior of the home. These will be included in this report.


**10.5 Ventilation Fans and Thermostatic Controls in Attic**

**Inspected**

The attic fans were observed from the attic scuttle.

11. Built-In Kitchen Appliances

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We operationally tested basic, major built-in appliances (except trash compactors, refrigerators, portable microwaves and any other items excluded by our inspection standards) using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure.



Items

- 11.0 Dishwasher


Inspected
- 11.1 Range/Oven/Cooktop

Inspected
- 11.2 Range Hood

Not Present
- 11.3 Garbage Disposer

Not Present
- 11.4 Microwave

Repair or Replace



The built-in microwave was not operable when tested. It appears the microwave may be damaged or defective beyond repair. Replacement of the microwave is recommended.



- 11.5 Refrigerator

Inspected
- 11.6 Washer

Inspected

Recommend a drain/catch pan be installed under the washer. In the event of a leak, any water would be captured in the pan and exhausted to the exterior of the home.



11.7 Dryer  
Inspected