BLUE WING INSPECTIONS LLC
(208) 421-5978
bluewinginspections@gmail.com
https://www.bluewinginspections.com

YOUR INSPECTION REPORT

1879 Highland Ave E
Twin Falls, ID 83301

Triple A Realty LLC
MAY 14, 2026

Inspector
Robert (Jeff) Woodman
InterNACHI Certified Residential and Commercial Inspector. Certified Master Inspector
(208) 421-5978
bluewinginspections@gmail.com

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A property inspection is a limited **visual** only inspection and is not technically exhaustive by design. The goal of the inspection is to disclose the general property condition and potentially put a buyer or seller in a better, more educated position prior to making a buying or selling decision. Not all conditions will be identified during this inspection. Unexpected component or system failure may occur after the inspection is performed. Unexpected repairs should still be anticipated. Any comments made in the report outside the SCOPE or SOP should be considered informative only. **The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement contract for a full explanation of the scope of the inspection.** Please contact Blue Wing Inspections LLC with any questions you may have after reading the report.

1: INSPECTION DETAILS

Information

In Attendance
Inspector, Occupant or Seller

Weather Conditions
Clear

Ground Conditions
Bare

Style
Single Level, Concrete Slab Foundation

Type of Building
Single Family

Occupancy / Condition
Vacant

INTRODUCTORY NOTES / COMMENTS

PLEASE READ THESE COMMENTS *AND ANY ATTACHED DOCUMENTS!*

- Please check for any attached PDF Documents! Not all reports will have them, but if they are present, they are IMPORTANT!
- Please read all Limitations and Informational notes.
- Everyone would like a house with no defects, I have never encountered one.
- The observations listed in this inspection report are, in the opinion of the inspector, things you should be aware of in your consideration of the property.
- You should consider age related conditions to be *"normal for the age of the home"*. From 1 to 125 years, houses will have age related conditions.
- You will need to decide for yourself how to proceed, as everyone's expectations and limitations are unique.
Your realtor is trained to assist you in following up with the seller if necessary. The seller is not *required* to make any changes.
- Remember, the inspection report is the *opinion of the inspector* who is a generalist, not a specialist.
- Location Tags, Comments and Pictures may be provided to support the presence of defects but *may not portray all instances*.
- I encourage you to seek other opinions and obtain additional information.
- We follow the InterNACHI standards of practice as closely as is reasonable but not to the letter.
The inspection is "visual only, non invasive, not comprehensive, nor technically exhaustive."
- Thank you for your trust in Blue Wing Inspections LLC.

HOW TO USE THIS REPORT

- *CLICK HERE* for a video on *"How to Read your Home Inspection Report"*
- Agents *CLICK HERE* for a video on how to use the *"Create a Repair List Builder"*
- FYI*: Informational items will be in Green, Limitations will be in Orange.*

Front Door Faces
South

Actual compass bearing may not be entirely accurate but serves as a reference for the report.
The direction the house faces is helpful as location tags reference compass bearings.

Outside Temperature

60-65°F

This data is recorded for your information and also to document whether it is warm enough to test the AC system. Temperatures are "at the time of the inspection."

Detached Structures - Not Inspected

Detached buildings and structures are outside the scope of this inspection and *(unless otherwise indicated)* **were not inspected.**
These can be added at an additional fee if requested *prior to the inspection.*
For the sake of this inspection, a structure must *share a common wall* with the primary residential structure, to be considered "*attached.*"

50-75 Years Old

All homes will have signs of wear that are representative of their age, this normal & must be expected.
This home is 50-75 years old, and the inspector considers this while inspecting. It is common to have areas that do not comply with current code. This is not a new home, and this home cannot be expected to meet current code standards. While this inspection makes a reasonable effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or it may still need further attention and repair. Determining this can be difficult on an older home. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Additions Present

One or more additions are present and will be newer than the original structure.
Age of the original structure is what is stated for the record. This is typically taken from the listing or tax docs.
This is FYI only; accuracy is not guaranteed.

Terms of Use

The *location specific* Report Content is the property of the original purchaser, however the Template and Narrative Comments are the intellectual property of Blue Wing Inspections LLC.
We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever.
If you or any person acting on your behalf provides the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us.
Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components.
We disclaim all warranties, express or implied, to the fullest extent allowed by law.
We retain the rights to discuss our observations with real estate agents, owners, repair persons, or other interested parties, we may also anonymize the report and use it in advertising.

Limitations

General

THERMAL IMAGING LIMITATIONS

I *may* use a thermal imaging camera *as a courtesy* during the inspection.
This is not meant to be comprehensive and does not constitute a thermal inspection. I may use thermal images for one or more of the following:

- Show function or lack of function of heating and / or cooling systems.
- Show hot water temperature for function or safety reasons.
- Show water in such materials as carpet where a picture is difficult to use as proof of the condition.
- Show poor attic insulation distribution or depth.
- Show appliance function or lack of function.

Unless indicated in writing as an add on service, a thermal imaging inspection is not included as a part of this home inspection.

General

GAS OFF

MAIN GAS VALVE

The Gas Supply was OFF to the house *at the time of the inspection*.
All systems and components that rely on gas were not tested. A visual only inspection was conducted. A Seller's Checklist was sent in advance of the inspection to both the Listing Agent and the Buying Agent which states all utilities must be on at the time of the inspection to ensure a complete inspection and avoid expensive return trips. Any request for a return trip to inspect these systems, appliances or components will be subject to availability and additional fees.
See location tags, pictures & comments for more information.


Gas Valve OFF and LOCKED at the time of the inspection.


Close Up View

2: ACCESS & DISCONNECTS LOCATIONS

		IN	NI	NP	O

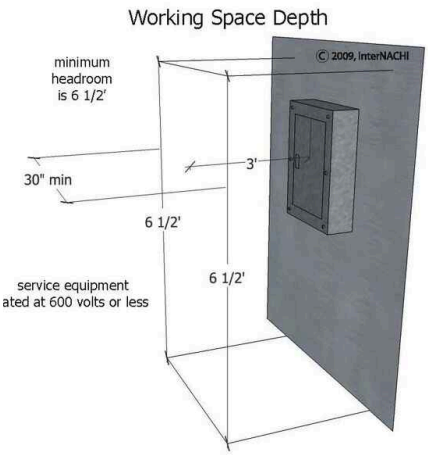
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Electrical Disconnect Location

NE Bedroom

This is the location of the main electrical disconnect or "main breaker".
This shuts off all the power to the house. Become familiar with this device and keep access to the panel open at all times.



Always Keep This Area Clear


NE Bedroom

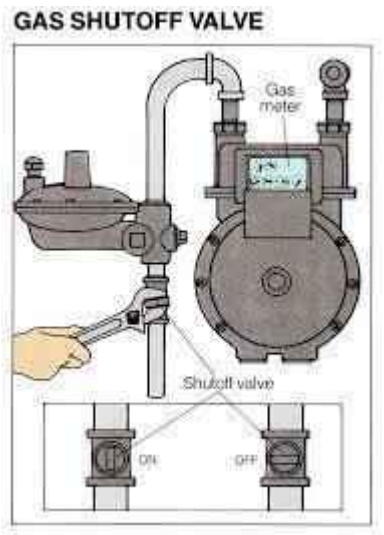

Main Electrical Disconnect

Close Up View

Main Fuel Valve Location

Exterior SW

The location of the main gas valve is noted here for your information.
You need to be familiar with how to shut off the gas supply to the house in case of emergency. You should also become familiar with individual gas valves at each gas burning appliance.
See location tags, pictures & comments for more information.



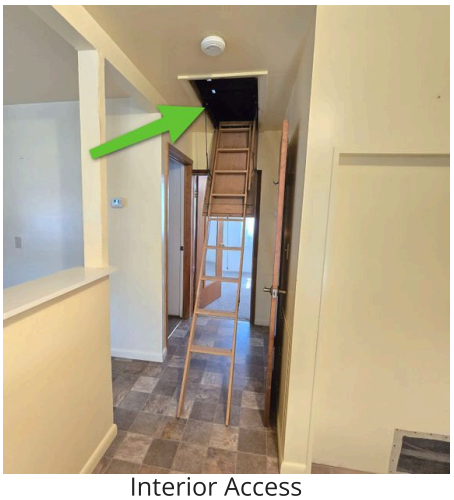

Gas Meter Location


Main Gas Valve

Attic Access Location

Exterior North, Interior Hall

Attic Access location recorded here for your information.
All attic inspections are a *"limited inspection"* due to limited access and visibility. I do my best to inspect as much as possible for you while still maintaining a level of personal safety and minimizing property damage risk.
If you desire a more comprehensive inspection of the attic, I recommend hiring the appropriate specialist.


Interior Access


Exterior Access (no longer needed with interior ladder)

3: SAFETY

		IN	NI	NP	O
3.1	Smoke Detectors	X			X
3.2	Carbon Monoxide Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Environmental and Safety Considerations

***For any properties built prior to 1988*, there may be some materials that contain asbestos.**

The presence of asbestos can only be verified by laboratory testing which is beyond the scope of this inspection.

- The Environmental Protection Agency “EPA” reports that asbestos represents a health hazard if "friable” (damaged, crumbling, or in any state that allows the release of fibers). Further guidance is available from the EPA.
Due to the age of construction, there may be materials such as siding, ceiling tiles or textures, insulation, floor tiles, or pipe wrap within or outside the building that contain asbestos but are not identified by this inspection report.
- There is the potential for lead content in the drinking water within the property. Lead in water may originate from; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. Lead based paint was in use until approximately 1978, but may have been used at a later date if in storage. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a property of this age. An evaluation of lead in paint and lead in water is beyond the scope of this inspection and can be only be confirmed by laboratory analysis. For more information, consult the EPA for further guidance and a list of testing labs in your area.
- Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a building). Long term exposure to high levels can cause cancer. The EPA states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection. For more information, consult the EPA for further guidance and a list of testing labs in your area.
- It would be wise to install smoke and carbon monoxide detectors within and throughout the property at proper locations IAW local rules. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. Testing for CO gas is beyond the scope of the inspection, unless requested prior as an additional paid service. The client should visit **http://www.nfpa.org** for more information and consult with a qualified technician regarding fire safety.
- Clients are encouraged to visit the **Consumer Product Safety Commission** to check recalls for the appliances within the structure and property for defect or safety recalls.

Egress Windows

Basement and Bedrooms

While this inspection does not check for code, I believe it is important you understand a bit about egress windows.
Egress windows are now required in basements and bedrooms as a means of emergency escape. The requirement for egress windows has not always been in effect, so lots of old houses don't have them.
Click **HERE** for an article on basement egress windows, there is lots of other information available on the internet, as well as your local building department. Don't hesitate to do your own research.

**This information is offered as a courtesy only to help you determine if your house needs egress windows, what those requirements are and anticipated costs involved.*
Compliance with code for this house (including egress windows) is outside the scope of this inspection. It is your job to follow up on this information and make corrections as necessary to insure the safety of you and your family.

GFCI's Pre 1971 Home

GFCI protected circuits were not required until 1971, and then only at exterior outlets near swimming pools.
It wasn't until 1978 that they were required in bathrooms. This home was built pre-1971, and may have little to no GFCI protection at currently required locations.
Though I make a reasonable effort to identify whether GFCI protection is present, checking for code violations is outside the scope of the inspection.

Observations

3.1.1 Smoke Detectors

Safety Issues

NOT AT ALL LOCATIONS

One or more Smoke Detectors were present, but not at all currently recommended locations.

Recommend detectors be installed at all *currently required* locations for safety reasons.

These locations are commonly accepted as:

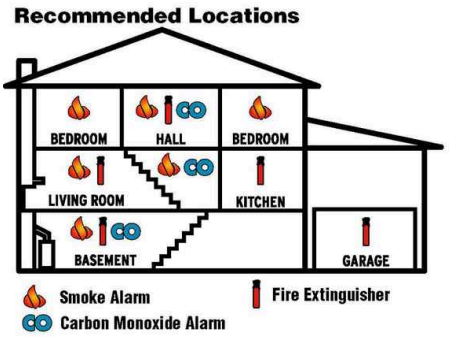
1) Outside all sleeping areas (typically hallways).

2) Inside all sleeping rooms.

3) In same room as fireplace.

4) On all levels.

See location tags, pictures and comments for more information.



Recommendation

Contact a qualified professional.

3.2.1 Carbon Monoxide Detectors

Safety Issues

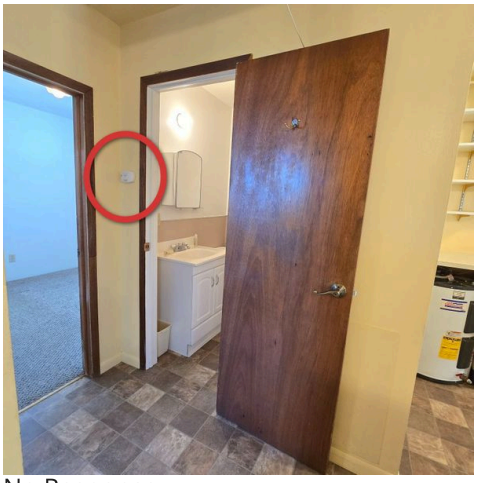
NO RESPONSE DETECTOR

INTERIOR HALL

***No Response from Carbon Monoxide Detector* at noted locations.**
Replace batteries & re-test if newer than 10 years or replace as needed to restore proper function.
See location tags, pictures & comments for more information.

Recommendation

Contact a qualified professional.



No Response

Failed to respond to the TEST BUTTON

4: ROOF AND ATTIC STRUCTURE

		IN	NI	NP	O
4.1	Coverings	X			X
4.2	Flashings	X			X
4.3	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Coverings: Material
3-Tab

Flashings: Material / Type
Metal

Roof Type/Style
Gable

Pictures here are simply FYI and not intended to imply defects. Defects observed (if any) will be posted in the appropriate category.

Roof Slope
Medium Slope

Low Slope: 1/12 - 3-12
Medium Slope: (most houses) 3.5/12 - 6/12
Steep: anything over 6/12

I will typically walk a roof with 6/12 or less but over that it's just not safe without special equipment which is outside the scope of a general home inspection

Roof Inspection Method
Walked Roof, Ladder, Ground

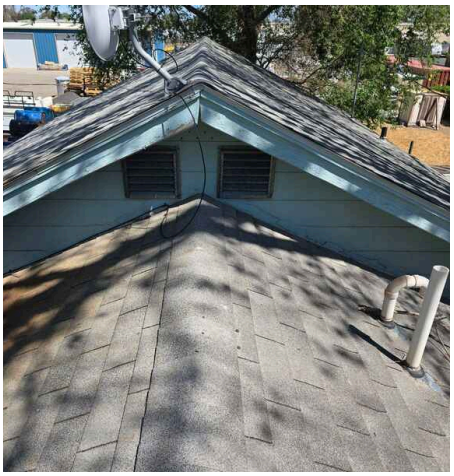
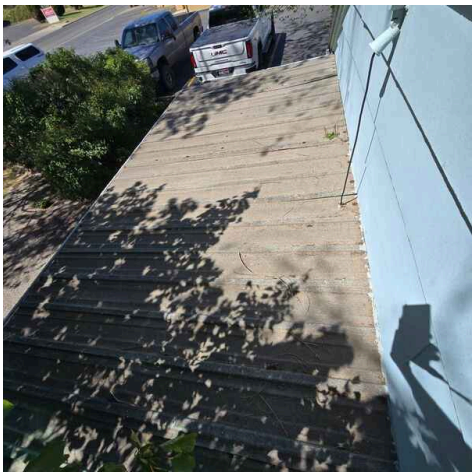
The roof was inspected following the InterNACHI standards of practice and by the methods listed above.
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. Many components of a roof are not visible within the limits of a general home inspection. Moisture readings or observations made on the day of the inspection may be inconclusive due do no recent moisture and areas that were dry on the day of the inspection may leak during weather.
It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection.
We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Attic Inspection Method
From Access (see notes below), Walked

In most cases, it is my preference to inspect the attic from the access opening.
Most attics can effectively be inspected this way. With *all attics* some areas will not be visible.
While not required, I will walk the attic when I feel the risk for property damage is low, there is adequate headroom, it will not cause the insulation to be compacted, or when there is an adequate travel path such as a boardwalk designed for this purpose.
Walking or crawling through the attic space can be unsafe and cause property damage, as well as compacting insulation which reduces it efficiency.
Click the **Link** for the InterNACHI Standards of Practice relative to this statement.
If you require a more comprehensive evaluation of the attic, I recommend hiring the appropriate specialists.

Coverings: Moderate Wear

The Roof Coverings show Moderate signs of wear or aging.
Coverings are likely beyond their 1/2 life. You should schedule annual inspections to stay on top of regular maintenance which is needed more regularly at this stage.
FYI: Architectural shingles (most common) are typically considered to be a 25-30-year covering, 3-tab (not sold anymore) 15-20 and metal may last 30-50 years. You should take this into consideration in your evaluation of the property and budget for replacement accordingly.
See pictures & comments for more information.

Roof Structure & Attic: Construction Method / Materials

Attic

Stick Built, 2X6 Rafters, Wood Plank Sheathing

Pictures shown here *(if present)* are for clients general reference and not intended to depict defects.

Limitations

General

ATTIC INSPECTIONS ARE "LIMITED INSPECTIONS"

All attic inspections are *"limited inspections".*
Inspectors are not required to move insulation, nor to travel across areas without proper boardwalks. Traveling through insulation, across trusses, compacts insulation and increases the risk of damage and injury. I inspect most attics from the access for these reasons. If you want a more comprehensive evaluation of this system, or any others, I recommend hiring the appropriate specialist.
In addition, I carry a 16' ladder, which is safe to climb to a height of 12'. Ladders higher than that are considered "special equipment. I do not attempt to enter any attics with access openings higher than 12'.

Coverings

FASTENERS NOT INSPECTED

ROOF COVERINGS

With *asphalt and wood roofing products*, proper roof covering fastening is not confirmed during the inspection. Confirming proper fastening would require breaking the bonds of all the adhesive strips to examine all the fasteners, which would jeopardize the wind resistance of the shingles and is outside the scope of this inspection.
For asphalt shingles, the adhesive strip is the most important component in resisting wind damage.

Roof Structure & Attic

ATTIC INSPECTIONS ARE A "LIMITED INSPECTION"

All attic inspections are a "limited inspection".
Because not all areas will be visible.
In addition to the limitations in the InterNACHI Standards of Practice, attics have limitations that include, but are not necessarily limited to one or more of the following:

- Systems or components covered in insulation.
- Unsafe access (height, no catwalk or boardwalk, unsafe temperatures, etc.)

I typically inspect attics from the opening because traveling through attics compresses insulation and poses a risk of damage or injury.
Remember, a home inspection is visual only, non-invasive and not technically exhaustive by definition.
If you feel you need a more comprehensive evaluation of the attic, or any other system and component, than a general home inspection provides I recommend hiring the appropriate specialist.

Observations

4.1.1 Coverings

Action Recommended

MINOR DAMAGE

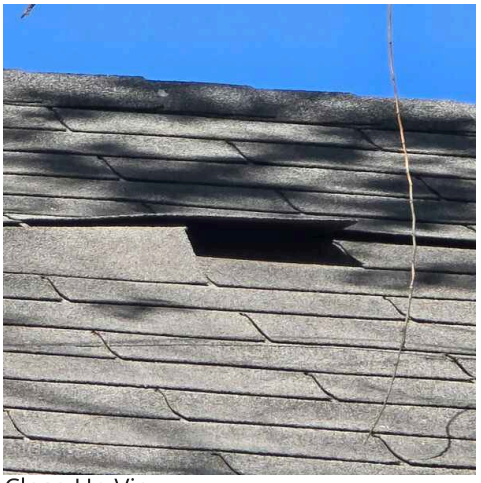
ROOF NE

Minor damage observed to the shingles at noted locations.
Although minor, repairs are recommended.
See location tags, pictures and comments for more information.

Recommendation

Contact a qualified roofing professional.


About Here


Close Up View

4.2.1 Flashings

FYI or Maintenance Item

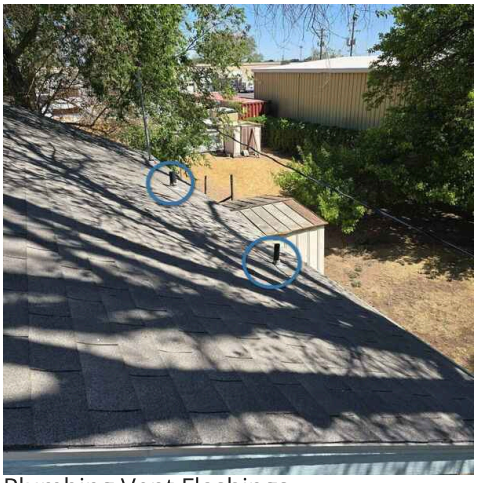
RELIES UPON SEALANT

ROOF

Penetration flashings at one or more locations appear to rely almost entirely upon sealant to keep water out.
Properly installed flashings in good condition require little, if any sealant to perform.
This does not mean they *will leak* but these types of applications require regular inspection and maintenance and may still not perform well. I recommend consulting with a roofing contractor.
See location tags, pictures and comments for more information.

Recommendation

Recommend monitoring.


Plumbing Vent Flashings


Close Up View Example

5: INSULATION & VENTILATION

		IN	NI	NP	O
5.1	Attic Ventilation	X			X
5.2	Attic Insulation	X			X
5.3	Crawlspace Ventilation / Insulation			X	
5.4	Floor Insulation			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Ventilation: Ventilation Type
Attic
Gable Vents

Attic Insulation: Insulation Type
Fiberglass Batts

Attic Insulation: Approximate Insulation Depth
Attic
3" - 4"

Insulation R Value Over the Years

Efficiency of insulation is commonly rated by its "R Value" or its ability to resist heat transfer.
100 years ago, almost no houses were insulated. Once the value of insulation was realized, attics and walls were insulated. Very little at first and more as decades passed.
Old houses may still have what was considered "*adequate*" at the date of the installation.
Our regions' current minimum requirement is R38 in the attic which is about 12" of cellulose or 14" of fiberglass.

Attic Insulation: Approximate R Value

~R11-R15

Pictures here are for general reference and not intended to depict defects. Any defects observed by the inspector will be noted in the defects section.
Blown cellulose has an R rating of about 3.1 to 3.8 per inch while loose fill fiberglass has an R rating of about 2.2 to 2.9 per inch.
For manufactured homes which use a "U-Factor" use the following conversion equation;
To calculate R-value, divide 1 by the U-value figure. For example, a U-value of 0.10 equals an R-value of 10 (1 divided by 0.10). To calculate U-value, divide 1 by the R-value—a 3.45 R-value equals a U-value of 0.29.

Attic Insulation: Insulation Requirements Over the Years

100 years ago, most houses were not insulated.
Insulation became more common as standardized materials became readily available.
Building requirements are constantly evolving but *the insulation in this house likely met requirements when it was built.*
You may consider upgrading your insulation to improve efficiency and comfort.
Always choose a qualified specialist as improper installation can result in damage to the home.

Limitations

Crawlspace Ventilation / Insulation

SLAB FOUNDATION

Slab foundation may be insulated, there may be a vapor barrier present, however this is not possible to determine during the course of a general home inspection.

Ask builder for specific information about the foundation.

Floor Insulation

SLAB FOUNDATION

This house is built on a concrete slab foundation, it is possible the floor is insulated, however determining this falls outside the scope of a general home inspection.

Observations

5.1.1 Attic Ventilation

Action Recommended

ADD / IMPROVE VENTILATION RECOMMENDED

GABLE SOUTH

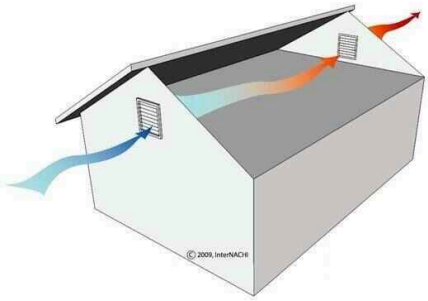
I believe the attic would benefit from added or improved ventilation.
Both intake and exhaust ventilation are important for effectiveness. Some homes will need more ventilation than others, depending on roof style and color, pitch and exposure.
Proper attic ventilation helps by:

- achieving maximum roof life
- evacuating heat and moisture
- preventing ice dams
- improving felt comfort in the home.

See location tags, pictures & comments for more information.

Recommendation

Contact a qualified roofing professional.



Gable Venting at Work

Add Gable Vent Here Recommended, flow through gable venting will be improved.

5.1.2 Attic Ventilation

Action Recommended

GABLE VENTS OBSTRUCTED

ATTIC

Gable Vents at noted locations appear to be obstructed.
Attic ventilation may not be adequate to ensure heat and moisture are evacuated from the attic.
Recommend obstructions be cleared or additional ventilation added.
See location tags, pictures and comments for more information.

Recommendation

Contact a qualified professional.


Gable Vents are covered with plastic in the Attic


Here


Here

5.2.1 Attic Insulation

Action Recommended

INSULATION LESS THAN R38

ATTIC

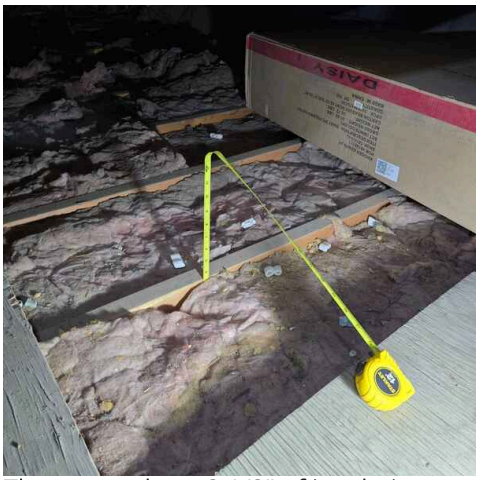
Attic Insulation appears to be less than the *currently recommended* rating of R38.
I realize not *all locations* will measure the minimum depth; I am trying to be realistic. What I look for is *at least* an *average depth* of 12" for cellulose & 14" for fiberglass. The insulation contractor may be able to explain the R-Rating by the number of bags used in the installation. I recommend following up on this.
See location tags, pictures & comments for more information.

- Energy loss can be reduced by installing additional insulation.
- Old homes likely met the requirements of the time.
- Settling of blown in insulation occurs over time, cellulose is the worst and can lose up to 20% of its insulation value because of it.
- Insulation should only be installed by qualified professionals to prevent blocking critical attic ventilation, trapping moisture and ensure proper clearances are maintained.
- Knob & Tube Wiring (if present) should NEVER be covered in insulation.

Recommendation

Contact a qualified insulation contractor.

Some R-38 Examples (approximate)


There was about 3 1/2" of insulation present at the time of the inspection


Current & Recommended Insulation Depth

6: EXTERIOR

		IN	NI	NP	O
6.1	Walkways, Patios & Driveways	X			
6.2	Roof Drainage Systems	X			
6.3	Exterior Walls	X			X
6.4	Siding, Flashing & Trim	X			
6.5	Windows (Exterior)	X			
6.6	Exterior Doors	X			
6.7	Vegetation, Grading & Drainage.	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walkways, Patios & Driveways: Driveway and Parking Material
Gravel

Walkways, Patios & Driveways: Walkway Material
Concrete

Roof Drainage Systems: Gutter Material
Aluminum

Exterior Walls: Exterior Wall Construction Type
Stick Built, CMU Block

Siding, Flashing & Trim: Siding Material
CMU Block, Composite Wood Siding

Windows (Exterior): Window Type
Vinyl Frames, Aluminum Frame, Thermal Pane, Single Pane, Mixed Types

Exterior Doors: Exterior Door Types
Wood, Single Pane

Vegetation, Grading & Drainage.: Gradient
Minor Slope, Moderate Slope

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it.
Your job is to monitor the buildings exterior for its condition and weathertightness.
Check the condition of all exterior materials and look for developing patterns of damage or deterioration.
During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Walkways, Patios & Driveways: Drive and Walkways Inspected

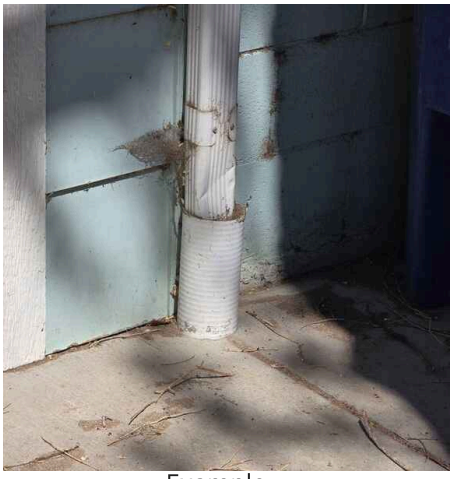
The *Drive and Walkways*, which are a non-structural component of the home were inspected.
Condition was found to be *consistent with the age of the home* and comparable to other properties of this age in our area.
Some wear, cracking and movement is normal with all materials over time.
Any condition issues, in the opinion of the inspector, beyond that will be described in the defects section.
If you require a more comprehensive evaluation, I recommend hiring a specialist prior to the end of your inspection contingency period.

Roof Drainage Systems: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks.
The rainwater should be diverted far away from the house foundation. If downspouts are depositing water next to the foundation, add splash blocks to prevent erosion. It may also be necessary to install extensions to carry water well away from the home.

Roof Drainage Systems: Underground Drains

Underground Drainage systems present.
Determining whether the system is adequate, or functioning properly is outside the scope of this inspection.
I recommend monitoring these locations for proper drainage.

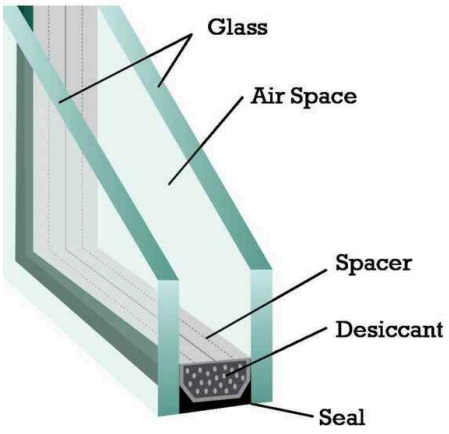

Example

Siding, Flashing & Trim: Exterior Siding & Trim Maintenance

All exterior siding and trim types require periodic maintenance.
This inspection does not consider normal wear or minor imperfections a defect. The inspection is visual only and non-invasive. The presence of water resistent barriers and other sub-surface installation methods are not part of a general home inspection.
You must expect every house, except brand new construction, to need some regular maintenance and periodic repairs. This increases with the age of the home and the level of previous care. Wood, aluminum and stucco are the most common exterior paint surfaces. Wood surfaces generally hold their paint for 5-7 years.

Windows (Exterior): Thermal Pane Effective Life

Dual Thermal Panes in windows and doors typically last between 10 and 20 years.
If this house is over 10 years old, it may have some failed thermal panes. 20 years old and most are likely failed. Inspectors are required to report on foggy windows but are not required to determine otherwise if the thermal panes have failed.
South and West facing units tend to fail first due to exposure, outward signs of failure are not always visible or easily identified. Most can be replaced without replacing the entire window.
**I do make a reasonable attempt to locate a date stamp but often there is no visible evidence of age.*



Thermal Pane Cross Section

Windows (Exterior): Single Pane Windows Present

Although common for the age of the home, one or more single pane windows are present.
These types of windows have long since passed their anticipated lifespan and are inefficient *compared to modern thermal pane units*.

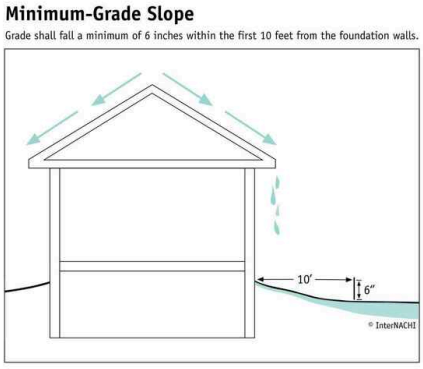

Example

Exterior Doors: Condition Normal for Age

The Exterior Doors are in a condition which is considered normal for their age.
Older doors may need some adjustments, repairs or even replacement.
Locksets wear over time and will need replacement. Sliding doors may need cleaning, adjustment and lubrication.
Weather seals become damaged or worn out and will need to be periodically replaced.

Vegetation, Grading & Drainage.: General Grading and Stormwater Statement

As the Homeowner, it is your job to ensure all water drains properly *away from the foundation*.
You will need to monitor water around the perimeter that drains from the roof and gutter systems. Look for puddling water against the foundation, keep gutter systems in top working order including properly sloped, free of debris, with adequate splash blocks or extensions in place.
You may find after living in the house that some modifications or improvements to the grading and / or storm water evacuation system(s) may need to be done. Remember, prevention is always better than repair.
This is part of home ownership and considered regular maintenance. If you are uncomfortable with this, I recommend hiring a qualified professional to do it for you.



Be aware of where all water ends up on your property. Make any necessary adjustments to insure it drains away from the foundation.

Limitations

Siding, Flashing & Trim

SIDING INSPECTION LIMITATIONS

EXTERIOR

Determining whether proper sub-surface preparation is adequate for exterior wall treatments goes beyond the scope of a general home inspection. Manufacturer's, as well as local jurisdictions and national building codes may have varying requirements for sub-surface preparation in the application of such surfaces as wood siding, vinyl siding, Hardi-type siding, synthetic stucco, cementitious stucco, stone, synthetic stone (ADV), etc. Our inspection does not attempt to verify proper installation methods or include moisture testing of exterior surfaces. Our inspection is limited to a visual only, non-invasive method not using any special tools or techniques.
Improperly installed exterior surfaces can lead to moisture related damage. If you desire a more comprehensive evaluation, I recommend hiring a specialist.

Observations

6.3.1 Exterior Walls

Action Recommended

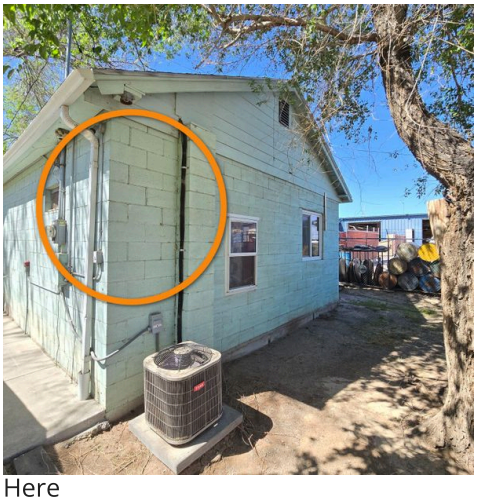
MINOR CRACKING: CMU BLOCK

EXTERIOR NE

Minor stair-step cracking in a Concrete Masonry Unit (CMU) exterior wall can be serious, but it is not always a structural emergency.
While often caused by minor settling, these cracks usually indicate active movement or structural stress, requiring monitoring or professional evaluation to ensure they do not worsen and cause structural failure or water intrusion.
Cracks wider than 1/8 to 1/4 inch are generally considered serious and may indicate significant foundation settlement.
Recommend further evaluation.
See location tags, pictures and comments for more information.

Recommendation

Contact a qualified professional.


Here


A Closer Look


Close Up View Example

6.7.1 Vegetation, Grading & Drainage.

Action Recommended

BUILDING SITE ELEVATION

EXTERIOR SITE

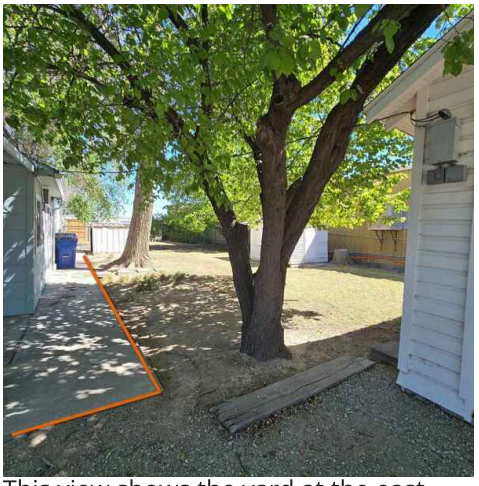
Insuring that storm and irrigation water drain away from the foundation is important in preventing water related issues.
This is much easier accomplished with homes that set high on the lot. This home sets low on the lot. What I mean by this is that water from the roof, the site, and possibly from adjacent lots, will have more of a tendency to drain towards, rather than away from the home.
This does not mean it *cannot be controlled*, but that it will be *more difficult* than if the building were naturally sitting higher than its surroundings.
You should be aware of this, and take it into consideration in your evaluation of the property. Monitor during times of precipitation for signs of necessary improvements, or hire a specialist to prescribe corrections.
See location tags, pictures and comments for more information.

Recommendation

Recommend monitoring.


Arrow shows direction of lot slope (listing pic)


Direction of slope: Elevation drop at front of house from driveway.


This view shows the yard at the east side is higher than the sidewalk and foundation.


The adjacent lot is higher than the house. A valley has been dug to help water flow to the downhill (north) side of the lot.


An underground drain system has been installed for the rain gutters on the east side, which leads to a pop-up drain on the downhill (north) side of the house.

7: INTERIOR

		IN	NI	NP	O
7.1	Doors	X			
7.2	Windows	X			
7.3	Walls	X			
7.4	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Wall Material & Coverings

Drywall

General Statement

The interior of the home and its components were inspected.
Unless otherwise noted, condition was found to be normal for the age of the home. Cosmetic issues are not part of a home inspection.
Statements, defects and recommendations deemed material by the inspector will be made in each specific category.

Doors: Normal For Age

Interior

The interior doors were inspected and found to be in a condition considered *normal for the age of the home.*
There will likely be minor maintenance items needed at some locations, this is to be expected.
Any considerable damage or functional defects beyond what is considered to be normal for the home will be in the defects section

Windows: Normal for Age

A representative number of the windows were inspected and found to be in a condition which is considered *normal for the age of the home.*
Thermal panes have a lifespan of between 10-20 years, so does the low-e coating (if present). Windows need to be cleaned and properly lubricated to remain functional. Screens deteriorate from exposure and will need to be replaced after ~10 years under normal conditions. Homes more than 10 years old will often be missing a few screens.

Windows: Old House Windows

Windows

This is an old house. The windows have been installed at different intervals, sometimes decades apart.
This quite common to see in older homes and considered normal. There may be present common defects associated with age such as failed Thermal Panes or Low-E coatings, missing screens or poor function.
I look for substantial defects such as broken glass.


Aluminum Framed, Single Pane Example


Vinyl Framed, Thermal Pane Example

Walls: Walls Inspected

The interior walls where readily visible were inspected, only signs of normal use which may include minor damage were observed during the inspection unless otherwise noted.
In all but brand-new homes there will almost always be some cracks in the walls and ceilings.
Cracking beyond what the inspector feels are normal for the age of the home will be reported on as observed.
If you desire a more comprehensive evaluation, I recommend hiring the appropriate specialist prior to the end of your inspection contingency period.

Floors: Floor Coverings

Carpet, Sheet Vinyl

Description of the flooring materials is complimentary and for your information only. The description is not comprehensive, there may be other types not listed and even errors in naming the type. Proper installation methods are not verified. Always verify yourself or with seller for detailed information regarding the flooring.

Floors: Floorcoverings Inspection

The Floor Coverings were inspected for *safety, significant and potential structural damage issues only.*
Cosmetic defects are not a part of a home inspection. Floor coverings should be expected to be worn according to the age of the home and the lifestyle of the occupant. Homes with indoor pets will typically have more wear than normal.
Areas hidden by rugs or other items are disclaimed from the inspection.

8: BUILT-IN APPLIANCES

		IN	NI	NP	O
8.1	Range/Oven	X			
8.2	Range Hood			X	
8.3	Dishwasher			X	
8.4	Disposal			X	
8.5	Refrigerator			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dryer Power Source
3 Prong Receptacle (old style), 220-230V

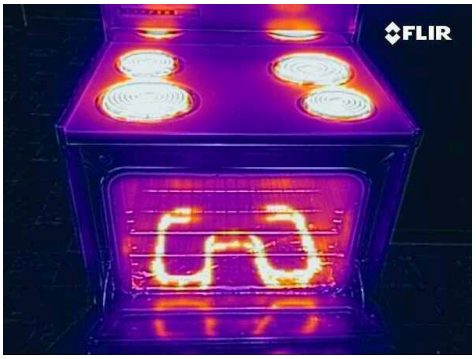
Range/Oven: Range/Oven Brand
Tappan

Range/Oven: Range/Oven Energy Source
Electric

Range/Oven: Range / Oven Type
Free Standing, 30" Range

Inspection Method

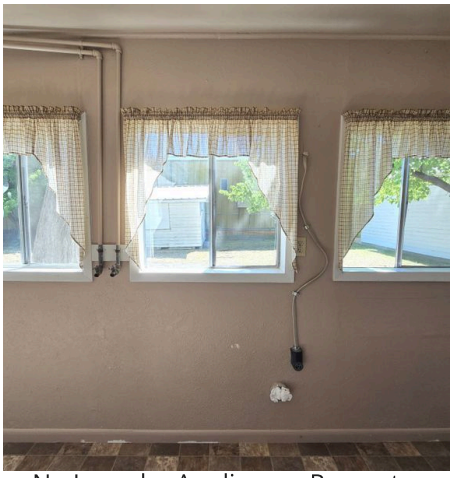
Built-In Appliances *(if present)* **were only tested for working condition.**
No representation is made to the efficiency or future operability of them. Any aged appliances should be budgeted for replacement. Countertop appliances are considered personal property and are not tested.



Laundry Appliances

Laundry Room

Laundry Appliances are considered personal property and are not inspected.
Connections at plumbing and drains when visible are inspected and any defects observed noted.
Understand that washing machines connected at the time of the inspection may be hiding leaking water supply valves.
Older 1 1/2" washer drains may not be adequate in size for some machines which cannot be determined without cycling that machine.
Other defects such as dryer vent connections behind the appliance are difficult to see under good conditions and nearly impossible under many due to occupant contents.
Be cautious when running your laundry appliances for the first few times and if you are not capable of connecting them yourself, hire a qualified professional to connect them for you.



No Laundry Appliances Present

Refrigerator: Inspection Limitations

The refrigerator (if present) was inspected for general function only.
I do not test water delivery or ice making systems.

Limitations

Range Hood

NO RANGE HOOD PRESENT

While not required, there was no range hood present at the time of the inspection.
A range hood's primary function is to move heat from the stove away from any combustible material, namely the cabinets.
Vented range hoods are also very useful in moving moisture and cooking odors to the outdoors.
You may consider installing a vented range hood.

Dishwasher

NO DISHWASHER

At the time of the inspection there was no dishwasher present.

Disposal

NO DISPOSAL

At the time of the inspection there was no disposal present or installed.

Refrigerator

NO REFRIGERATOR

At the time of the inspection there was no refrigerator installed.
Opening size *(if stated)* is approximate and for your information only. If exact size is rrequiredq I recommend measuring yourself.

9: ELECTRICAL

		IN	NI	NP	O
9.1	Service Entrance	X			X
9.2	Main Panel, Service & Grounding, Main Overcurrent Device	X			X
9.3	Subpanels	X			
9.4	Branch Wiring Circuits, Breakers & Fuses	X			X
9.5	Lighting Fixtures, Switches & Receptacles	X			X
9.6	GFCI, AFCI & Exterior Outlets	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance: Electrical Service Conductors
Overhead, 2 Phase, 220V, 110V

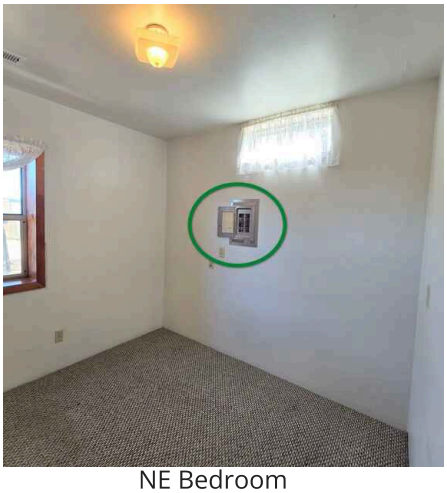
Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Type
Converted to J-Box

Main Panel, Service & Grounding, Main Overcurrent Device: Ground Type
Ground Rod

Subpanels: Sub Panel Location
NE Bedroom
Interior

Subpanels: Disconnect Amps
100 AMP

Subpanels: Panel Type
Circuit Breaker


NE Bedroom

Subpanels: Service Entrance Conductors
Aluminum

Subpanels: Wiring Methods / Materials
NMG

Subpanels: Panel Manufacturer
Cutler Hammer

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

Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.
Be sure to test your GFCIs, AFCIs, and Smoke / CO Detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

GFCI, AFCI & Exterior Outlets: GFCI's AFCI's and Age of the building

GFCI requirements have evolved over time as electrical safety standards have improved. Here's a timeline of when and where GFCIs became mandatory in residential homes:

- 1971: Exterior outlets near swimming pools required GFCI protection
- 1975: Bathroom outlets added to the requirement
- 1978: Garage outlets required to have GFCI protection
- 1987: Kitchen countertops and unfinished basement outlets included
- 1993: Crawl spaces and wet bar outlets added
- 1996: All outdoor outlets required GFCI protection
- 2005: Laundry areas required GFCI protection
- 2014: Dishwasher outlets added to the requirement
- 2020: GFCI requirements expanded to include certain HVAC systems and additional locations

Limitations

General

ELECTRICAL LIMITATIONS

The inspector is not required to inspect the electrical system outside the InterNACHI standards of practice.
Some examples may include, but are not limited to the following:

- Low voltage wiring
- Security systems
- Exterior lighting
- Remote control systems
- Generators
- Solar systems
- De-icing systems

For a full description, please see the InterNACHI sop's here ***Click Here***

GFCI, AFCI & Exterior Outlets

AFCI TESTING LIMITS

AFCI circuits are tested by this inspector *at the panel only* by pressing the test button on the breaker, I do not test individual receptacles for AFCI compliance or function.
If you wish to have a more comprehensive evaluation of each device and how it responds I recommend hiring a licensed electrician.

Observations

9.1.1 Service Entrance

LOW SERVICE DROP

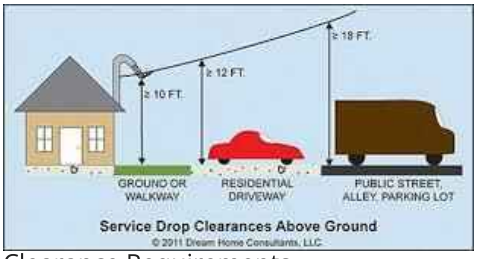
Safety Issues

EXTERIOR SE

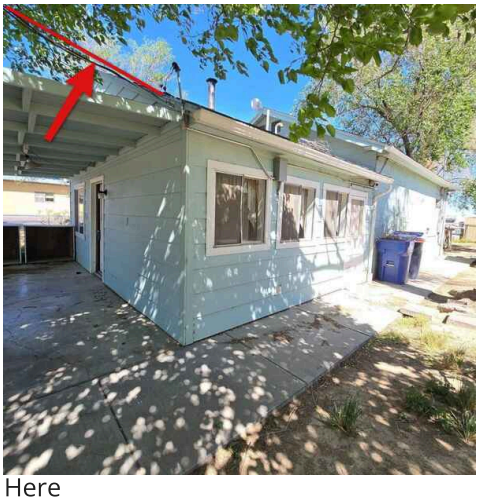
Service Drop Overhead Wires are *Too Low*, not giving enough clearance above roof, walkway, deck or drive.
Recommend correction, this is a potential life safety issue.
See location tags, pictures and comments for more information.

Recommendation

Contact a qualified electrical contractor.



Clearance Requirements


Here


Less than 10'

9.2.1 Main Panel, Service & Grounding, Main Overcurrent Device

Safety Issues

MISSING DEAD FRONT COVER

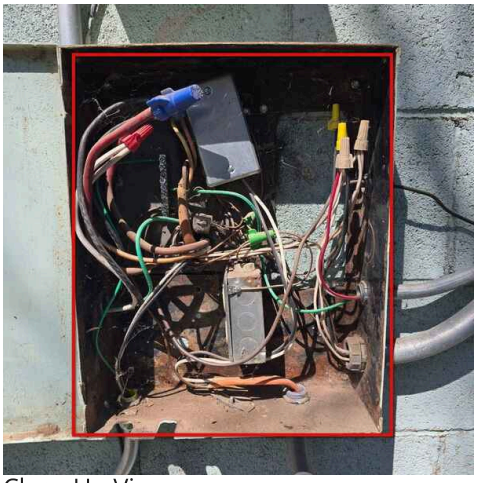
EXTERIOR NE

***Dead Front Cover* to the main electrical panel is missing.**
This poses an immediate electrocution hazard as live circuits are exposed.
Recommend dead front cover be replaced.
See location tags, pictures and comments for more information.

Recommendation

Contact a qualified electrical contractor.


This is actually just a junction box now, but the cover is not secured, and when opened, open electrical connections are easily accessible. Add dead front cover, or make inacessible without tools recommended.


Close Up View

9.4.1 Branch Wiring Circuits, Breakers & Fuses

Action Recommended

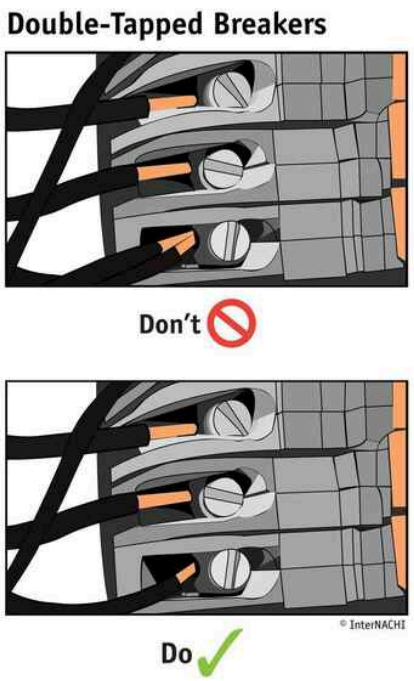
DOUBLE TAPPED BREAKER

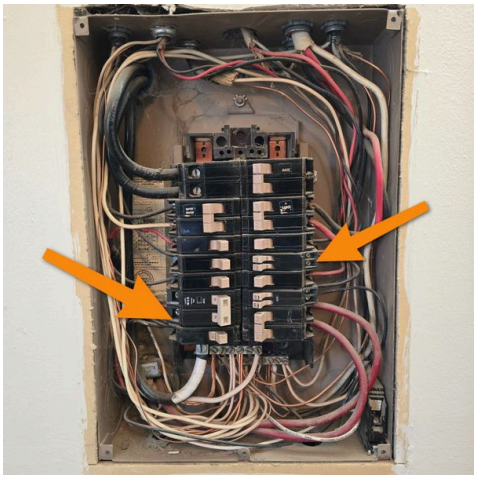
INTERIOR ELECTRICAL PANEL

One or more *Breakers, Fuses, Main Lugs or Bus Bars* have more than one wire under a lug designed to carry only one wire.
This may not ensure a good connection and is known as a "double tap".
I recommend a licensed electrician further evaluate this panel.
See location tags, pictures & comments for more information.

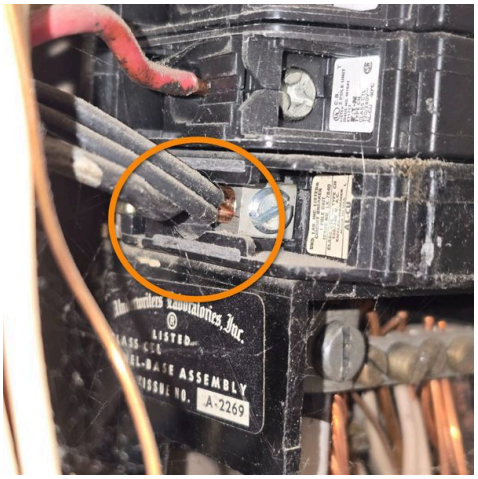
Recommendation

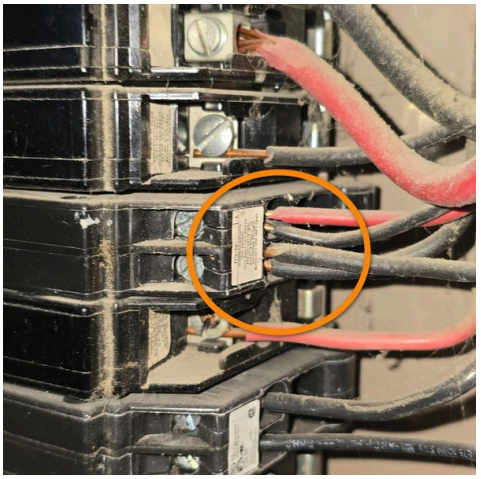
Contact a qualified electrical contractor.





Double Tap Example





9.5.1 Lighting Fixtures, Switches & Receptacles

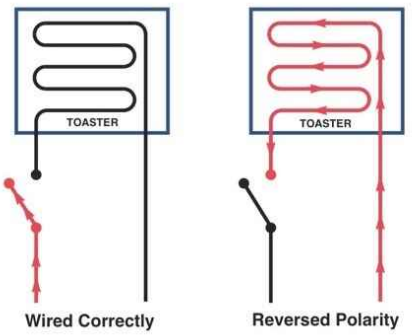
Safety Issues

REVERSE POLARITY

NW BEDROOM

One or more Receptacles have been *wired with reverse polarity*.
This can create a shock hazard as there may be electrical current to the fixture *even when the switch is OFF*.
GFCI devices wired this way cannot be relied upon to function.
Recommend licensed electrician evaluate & repair. Although the inspector did observe the instances shown, there may be others.
See location tags, pictures & comments for more information.

Recommendation
Contact a qualified electrical contractor.



Reverse Polarity Explained


NW Bedroom


Tester Indicates Reverse Polarity

9.6.1 GFCI, AFCI & Exterior Outlets

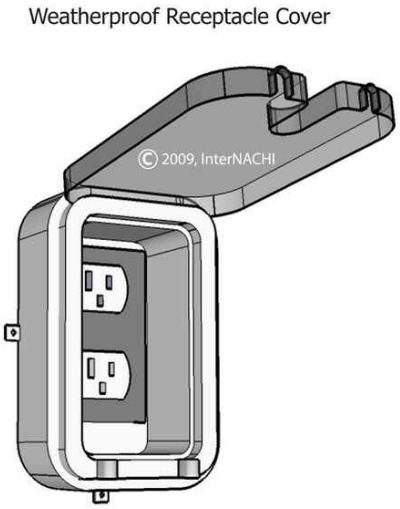
Action Recommended

MISSING WEATHER RATED COVER

EXTERIOR SOUTH

***Missing or Damaged* Weather Rated cover at one or more exterior outlets or switches.**
Recommend proper covers be installed.
See pictures, location tags & comments for more information.

Recommendation
Contact a qualified professional.



Example, There are Other Types


Here


Close Up View Example

9.6.2 GFCI, AFCI & Exterior Outlets

Safety Issues

NO GFCI'S PROTECTED CIRCUITS

No GFCI protected circuits were observed at the time of the inspection.
This may be due to the age of the home *(not required at the time)*, but for safety reasons, I recommend installing GFCI protection at all currently required locations.
These are loosely interpreted to mean: Kitchens, Bathrooms, Garages & Exterior Outlets. Consult with an Electrician for specifics & cost estimates.

Recommendation

Contact a qualified electrical contractor.

GFCI Example

10: PLUMBING

		IN	NI	NP	O
10.1	Main Water Shut-off Device		X		
10.2	Water Supply, Distribution Systems & Fixtures	X			
10.3	Hot Water Systems, Controls, Flues & Vents	X			X
10.4	Outside Faucets / Hose Bibs	X			
10.5	Drain, Waste, & Vent Systems	X			
10.6	Fuel Storage & Distribution Systems		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source
Public

Sewer System Type
City Sewer

Water Supply, Distribution Systems & Fixtures: Incoming Water Supply Material
Unknown

Water Supply, Distribution Systems & Fixtures: Water Distribution Material
PVC, Some Not Visible, Galvanized Steel Pipe

Hot Water Systems, Controls, Flues & Vents: Water Heater Location
Kitchen

The location of the Water Heater is indicated here for your information.

Hot Water Systems, Controls, Flues & Vents: Capacity
38 gallons

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

Drain, Waste, & Vent Systems: Drain System Material
ABS, Some Not Visible

Homeowner's Responsibility

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

Filters

None

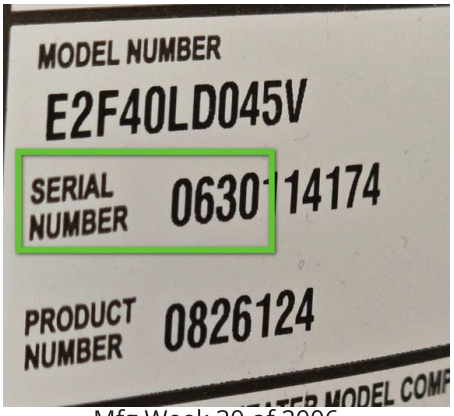
Testing water filtration devices / systems is outside the scope of this inspection.

The presence of these devices or systems may be noted by the inspector as a courtesy. Any defects that may affect the home, such as leaks will be noted in the defects section if observed by the inspector at the time of the inspection.

Hot Water Systems, Controls, Flues & Vents: Water Heater Age

Over 15 Years

Water heaters are typically warranted for 6 years and have an anticipated life of 10-12 years.
Use this information to anticipate replacement recommended.



Mfg Week 30 of 2006

Hot Water Systems, Controls, Flues & Vents: Manufacturer

US Craftmaster

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.

Outside Faucets / Hose Bibs: Outside Faucets

When weather and ground conditions allow, I will test a representative number of outside faucets by turning on the valve and then shutting it off.
I look for leaks and how the valve is attached to the house. After the first freeze, I inspect visually only and do not operate the valves.
You should always remove hoses in the fall and not reconnect until the risk of freezing is over. Never leave valves on with attachments connected.
Hose bibs in garages, if present, are not tested because of the mess made inside the garage.

Limitations

Main Water Shut-off Device

NOT LOCATED

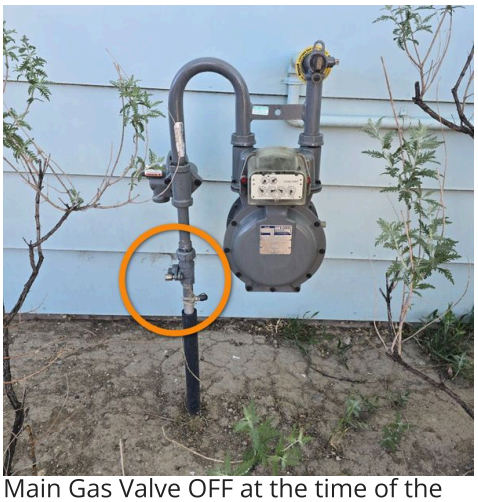
I was unable to locate (or did not observe) the main water valve at the time of the inspection.
Recommend location be disclosed by the Seller.

Fuel Storage & Distribution Systems

GAS SHUT OFF

EXTERIOR SW

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.


Main Gas Valve OFF at the time of the inspection


Close Up View

Observations

10.3.1 Hot Water Systems, Controls, Flues & Vents

Action Recommended

WATER TEMP BELOW 120°F

Water Temperature was observed to be *lower* than the recommended 120° - 130° range.
Most often this is simply an improperly adjusted thermostat.
**(Temps might be intentionally turned down if children, elderly or handicapped people live in the home.)*
Issues associated with this might include:

- Potential for bacterial growth *(and odors)* in the water heater tank.
- Possible defective heating element or thermostat.
- Sediment buildup in tank
- Old / failing Water Heater.
- Improper Thermostat Adjustment

See pictures, location tags & comments for more information.

Here is a ***LINK*** to more information. There are others available on the internet.

Recommendation

Contact a qualified professional.


Water Scalding Chart

Set 120° - 130°

Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 2 1/2 seconds
160 degrees (very hot)	About 1/2 second

10.3.2 Hot Water Systems, Controls, Flues & Vents

Action Recommended

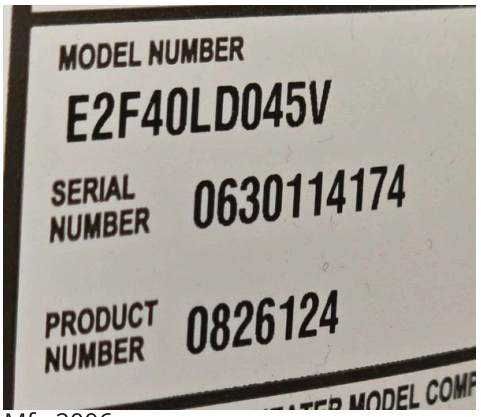
WATER HEATER AGE

KITCHEN

Water Heater is older than the Industry *Anticipated Life Expectancy*.
Water heaters are typically warranted for 6 years and expected to last 10-12.
Although working at the time of the inspection, this unit could fail at any time.
Budget for replacement recommended.
See location tags, pictures & comments for more information.

Recommendation

Recommend monitoring.



Mfg 2006

11: HEATING

		IN	NI	NP	O
11.1	Thermostats	X			
11.2	Equipment	X			X
11.3	Condensate Drain System	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Equipment: Heat Type
Forced Air, Condensing Furnace, Hot Surface Ignition, 90%+ Efficiency

Equipment: Energy Source
Natural Gas

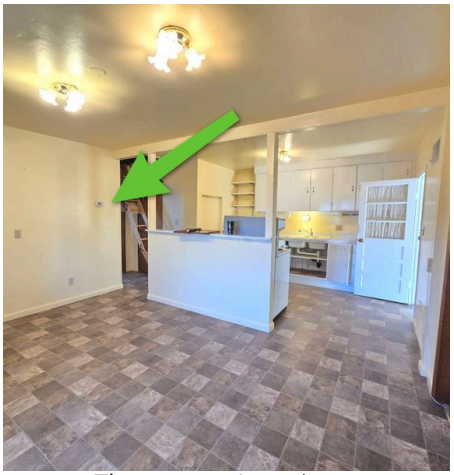
Equipment: Brand
Bryant

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 / energy 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 your system has a replaceable air filter, make sure to check it periodically and change when needed. Electronic filters and UV filtration systems also require monitoring and periodic service.

Thermostats: Thermostat Location
Interior Dining Room
Wall Mounted

Location of the thermostat is recorded here for your information.

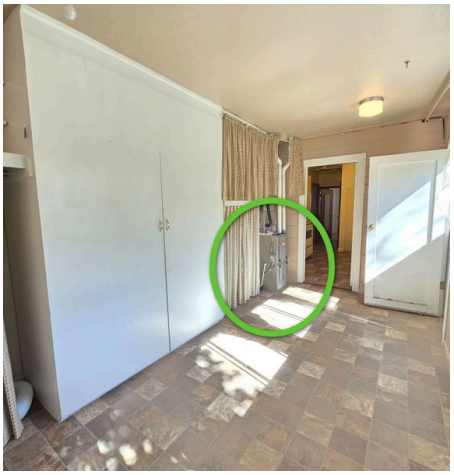

Thermostat Location

A Closer Look

Equipment: Air Handler Location

Laundry Room

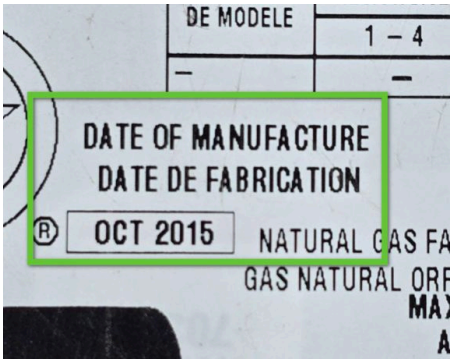
The location of the furnace is noted here for your information.
Periodic visual inspection of the furnace, as well as listening for changes in the sound the furnace makes will help to alert you to the need for service work.
HVAC systems should be inspected and serviced annually by a licensed specialist to insure peak efficiency and longevity.



Equipment: Heat System Age

11-15

Use the Age of the Unit to *Anticipate Remaining Life* but remember this is an estimate only.
A gas furnace typically lasts 15 to 20 years but can last up to 30 years or more with proper maintenance.
Some units perform well past anticipated life expectancy.
Maintenance is typically the key to getting the most life out of a system.
Schedule annual maintenance and change filters regularly as recommended by the manufacturer.



Condensate Drain System: Condensate Drain Information

Condensate Pump, Drains to Plumbing System

The presence of a condensate drain system is noted.
Condensate pumps are not tested. Testing of condensate pumps is outside the standards of practice for a home inspection.
Recommend condensate pumps be tested when HVAC system is serviced.

Observations

11.2.1 Equipment

Action Recommended

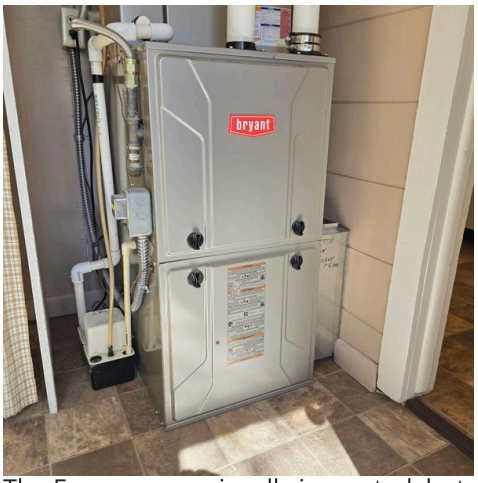
GAS OFF, NOT TESTED

HEAT SYSTEM

The Gas Supply was OFF at the time of the inspection.
While I conducted a visual inspection of the system, I did not test this appliance, system or device, or any other appliances that rely upon Natural Gas or LPG / Propane *(as applicable).*
If there is no evidence this system has been serviced within the last year, I recommend requesting that be done.
You will need to arrange for function verification with the seller or arrange for a return trip at an additional fee.
See location tags, pictures and comments for more information.

Recommendation

Contact a qualified heating and cooling contractor



The Furnace was visually inspected, but NOT TESTED. Gas OFF at the time of the inspection


Gas OFF


Close Up View

12: FIREPLACES AND WOOD STOVES

		IN	NI	NP	O
12.1	Wood Burning Stove / Insert			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

How to Help Prevent House Fires

Dirty Chimneys Pose a Fire Hazard

- Have your chimney inspected annually by a Chimney Safety Institute of America (CSIA)-certified chimney sweep. Have a professional clean and repair the chimney as needed, especially before the cold months, when you will be using it frequently.
- Use seasoned wood only. Never burn green or damp wood.
- Never burn cardboard boxes, wrapping paper, trash or trees in your fireplace—these can all spark chimney fires.
- Click here for Homeowners Guide to Chimneys, Fireplaces and Woodstoves

Type of Fireplace

Abandoned

If you have a conventional masonry style wood burning fireplace, or a prefabricated (factory built) wood burning fireplace, click on this Link for more information on the difference between the two, as well as other helpful information from the Chimney Safety Institute of America.

Limitations

General

SOLID FUEL BURNING APPLIANCES

It is outside the scope of this inspection to test solid fuel burning appliances.
A visual inspection was conducted of the readily visible parts of the appliance. Defects, if observed, will be listed in the appropriate section.
I recommend having them cleaned and inspected by qualified specialist prior to use.

Wood Burning Stove / Insert

REMOVED

LIVING ROOM

Although there was once a wood burning stove present at noted locations, it had been removed prior to the inspection.
If you choose to have one installed, make sure it is done by a qualified specialist. Solid fuel burning appliances are a fire hazard if not installed properly.

The Wood Burning Stove had been removed at the time of the inspection

13: COOLING

		IN	NI	NP	O
13.1	Cooling Equipment	X			
13.2	Condensate Drain System	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

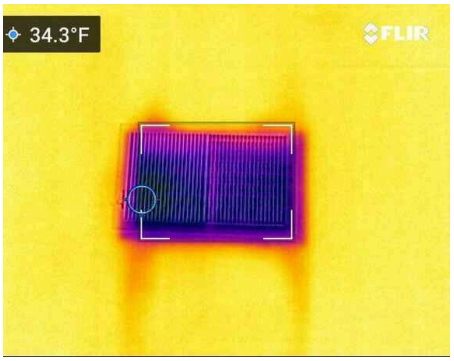
AC Manufacturer
Bryant

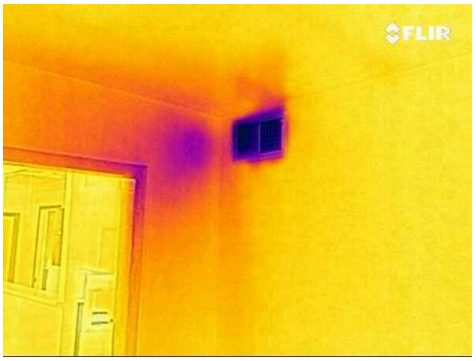
Energy Source/Type
Electric, Split System

Refrigerant Type and Tonnage
R410A, 2 Ton

Thermal Images AC Function

Thermal images shown at one or more locations and provided as a courtesy to verify AC function.
This is for your information and not intended to be technical data. The presence of cool air does not insure there are no problems with the system.
Always have your heating and air conditioning system serviced annually to extract maximum performance and longevity from the equipment.

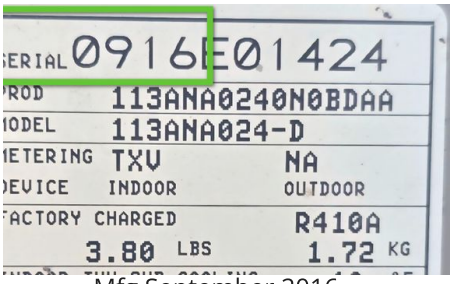




AC System Age

6-10 Years

***AC Systems* are typically expected to last 15-20 Years.**
This is just an estimate, some units are working well after this. It is commonly accepted that regular maintenance is the key to longevity.
Use the age of this unit to estimate life remaining.



Mfg September 2016

Cooling Equipment: Recommend Maintenance Plan

The AC system functioned during the inspection.
I recommend having the system inspected and maintained annually by a qualified, licensed Heating & Cooling specialist.
The best way to insure this is accomplished is to get on a maintenance plan.
You also need to keep your eye on the system, look and listen for any changes in performance or sounds.
Click **HERE** for one link to maintaining your system, there are many others.

Condensate Drain System: Condensate Drain Information

Condensate Pump, Drains to Plumbing System

Condensate drain systems are visually inspected for leaks, where the condensate is deposited and observed when systems are actively producing condensate. I do not provide water to the pumps to test function.

14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
14.1	Floor Structure		X		
14.2	Foundation	X			
14.3	Wall Structure	X			
14.4	Basements & Crawlspaces			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation: Material

Poured Concrete, Slab on Grade

Foundation: Concrete Slab Foundation

At least a portion of this home was built on a concrete slab foundation.
While not common in our region, there are some neighborhoods where this was a common practice. The main consideration is the majority of the plumbing system is typically poured into the concrete floor. Where this may become an issue is when the system reaches its life expectancy and needs to be repaired or replaced, the process is invasive and expensive.
I recommend taking this into consideration in your evaluation of the property.

Wall Structure: Structural Wall Material

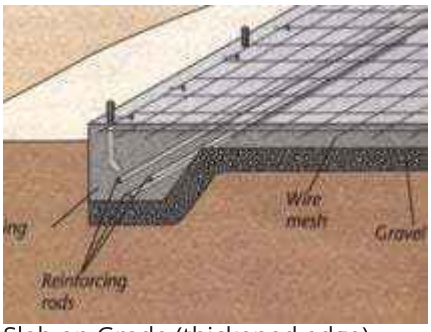
CMU (Block), Dimensional Lumber

Limitations

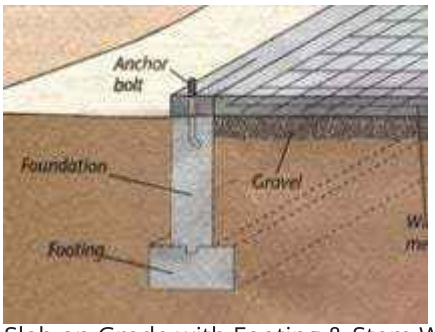
General

CONCRETE SLAB FOUNDATION

At least a portion of this house is built on a *Concrete Slab Foundation.*
Inspection of a slab foundation is a "*limited inspection*" because much of it is not visible.
The foundation may have a separately poured footing and foundation wall *(modern construction)* or simply a "thickened edge" which *was for a long time but is no longer approved* for new construction. *The inspection will not determine which type.*
**If you desire a more comprehensive evaluation, I recommend hiring the appropriate specialist prior to the expiration of your inspection contingency period.*



Slab on Grade (thickened edge)
Common with older homes



Slab on Grade with Footing & Stem Wall
(modern)

Floor Structure

SLAB FOUNDATION

The floor structure is concrete, this house is built on a slab foundation.
At least a portion of the floor was covered in finishes, such as tile, vinyl or carpet so those portions of its surface was not visible during the inspection.

Basements & Crawlspaces

SLAB FOUNDATION

Concrete slab foundation.
There is no basement or crawlspace.