Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

Repairs Based on Home Pre-Inspection on 4.20.2026

4.26.1 – **Pests**. Two wasp/hornet nests were removed when the roof was cleaned.

5.10.1/7.4.1 - **Mold-like growth**. This is old on dry wood, and the cause was rectified when the roof was re-done and is documented in pictures by Patriot Roofing. The surface was wiped clean with bleach.

4.7.1 – Exterior Trim Paint. Trim was scraped and repainted.

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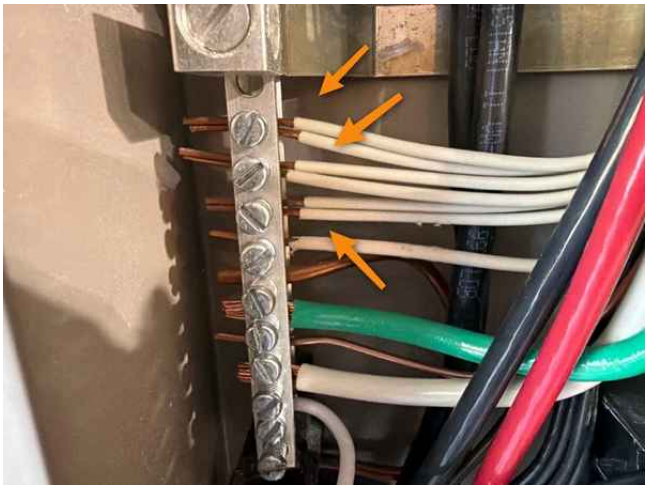
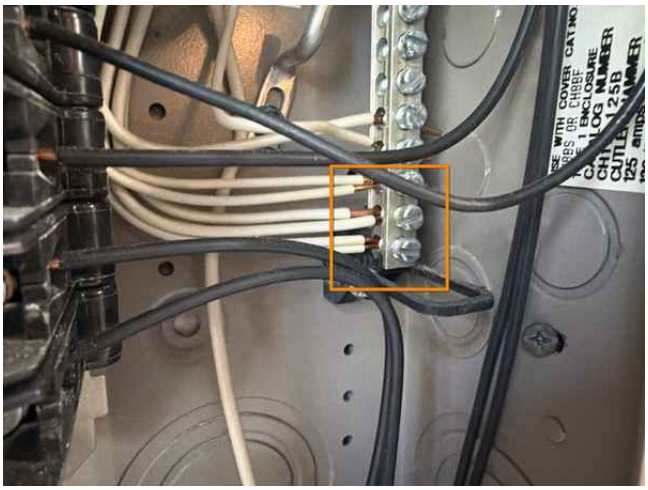
Repairs Based on Home Pre-Inspection on 4.20.2026

4.7.1 – Exterior Trim Paint. Trim was scraped and repainted





11.6.1 – Multiple neutrals under one lug. This was repaired by a licensed electrician. Surge Protection was moved to the top of the panel, and the panel was re-labeled.

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Repairs Based on Home Pre-Inspection on 4.20.2026

11.9.1 – Receptacles: GFCI. Per a licensed electrician, a GFCI is not required in the Mechanical Room. GFCI outlets were not required in these areas when the home was built (Grandfathered).

11.9.2 – Receptacles (Exterior) GFCI. Exterior outlet was replaced with a GFCI.

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04/20/2026

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Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

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Thank you for trusting **Old GOAT Home Inspections** to conduct this inspection.

Our goal is to provide a thorough inspection report allowing the client to make an informed decision.

We pledge to be available throughout the real estate transaction.

Don't hesitate to reach out!

This inspection is guaranteed as part of the InterNachi® "We'll Buy Your Home" Guarantee unless the transaction fails to meet the guidelines laid out in the terms and conditions of the guarantee which can be viewed by clicking the image above.

THANK YOU FOR CHOOSING US!

Thank you for choosing us to perform your general Home Inspection. We always endeavor to do our best in providing you with the information you need to make an informed purchase decision. Once you have read the report, don't hesitate to contact us with questions about report content or home condition.

Please take a few minutes to read the following:

The SCOPE OF THE INSPECTION

This report is designed to identify safety issues and system and major component defects in the following: roof materials and drainage, exterior, grading and surface drainage, foundation, general structure, attic, general interior, plumbing, electrical, and HVAC. Although we endeavor to be thorough, a General Home Inspection is not technically exhaustive, nor will it be as thorough as that of a specialist contractor (electrical, plumbing, roofing, etc.) or technician.

Non-Destructive

The inspection is non-destructive, and does not include damaging, dismantling, removing, or moving any mechanical components or personal belongings such as rugs, furniture, or boxes.

Visual only

The inspection is based on observations of the readily visible condition of the home during the time of the inspection only.

PURCHASE INCLUDES RISK

Having a General Home Inspection performed helps reduce the risk inherent in the purchase of a property. Because it is a *general* inspection, it is also a *limited* inspection and you should be diligent in following the recommendations for repair, correction, further evaluation, etc. as advised in this report. Deficiencies may exist requiring the services of a specialist such as a contractor or structural engineer. Although best efforts are made to identify hidden deficiencies according to observed evidence, such evidence is not always apparent. Invasive measures or dismantling any system or component exceeds the scope of the inspection.

You should schedule any specialist inspections in time to use the results in your negotiations with the seller. Because time constraints may exist in scheduling, make any necessary appointments as soon as possible after receiving this report. Pay attention to your contingency period (inspection objection) deadline.

Some conditions indicating a problem may only be readily visible seasonally or intermittently. Conditions sometimes exist that prevent inspection of certain systems or components. These may be environmental (such as weather-related), related to lack of utilities (gas, electricity, or water), or other. We disclaim responsibility for being unable to inspect items for reasons beyond our control or responsibility as explained in our inspection agreement.

A HOME INSPECTION DOES NOT GUARANTEE FUTURE CONDITIONS

A home inspection report describes the condition of the home at the time of the inspection only. It is not a warranty or guarantee of any future conditions, which may change at any time once the inspection is complete. The manufacturer's or contractor's warranties of certain systems or components may or may not be in effect at the time of sale. Some warranties may or may not transfer to you as the new owner. You should ask the seller and your agent about any such warranties. Warranties may be available for purchase. Read the fine print carefully to understand the terms, expiration date, and any other limitations.

IT'S NOT A CODE COMPLIANCE INSPECTION

The purpose of this report is not to identify any building code violations. This report may include descriptions of conditions that are building code violations, but this is simply

because the goal of home inspections and building codes are similar: to help ensure that safe conditions exist. However, building code inspection far exceeds the scope of the General Home Inspection, and you should adjust your expectations accordingly.

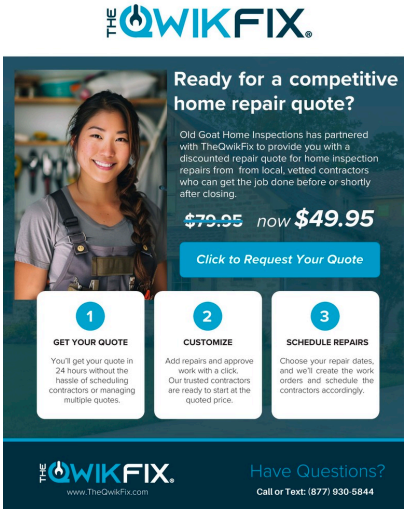
THIS REPORT REFLECTS OUR OPINION

This report reflects our opinion of the home condition according what was observed by the inspector and according to our experience. Over the years, building practices, along with what has widely been considered safe and acceptable, have changed. Different methods and materials have evolved and been combined in different ways by designers and workmen of various attitudes and abilities.

Some systems alone require years of training to understand at the contractor or engineering level. Home inspectors are trained to recognize deficiencies in a wide range of systems and components commonly found in homes, but part of this training is to understand the limitations of a General Home Inspection and when to recommend a specialist. You are encouraged to follow report recommendations.

Disclaimer

This report is limited to identification of certain, easily-identified features and conditions. It is non-invasive, limited to readily visible conditions, is not technical exhaustive, and does not include evaluating risk levels or identifying compliance with any jurisdictional or manufacturers requirements.



We have negotiated a special rate for you with TheQwikFix!

Upload your report and receive quotes on the repairs. Click the link above for details!

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4.7.1 Exterior - Exterior Trim: Exterior trim: paint maintenance

4.7.2 Exterior - Exterior Trim: Soffits: paint maintenance

4.26.1 Exterior - Pests: Wasps: multiple nests

5.10.1 Garage - Conventional Roof Framing: Mold-Like Growth on Framing and Sheathing

7.3.1 Roof Structure - Attic/Roof Structure Ventilation: Soffit: Baffles fallen

7.4.1 Roof Structure - Conventional Roof Framing: Mold-Like Growth on Roof Framing

8.17.1 Interior - Laundry Room: Electrical receptacles: GFCI protection, none installed

11.6.1 Electrical - Service Grounding and Bonding: Neutral bus bar: multiple neutrals or neutral/ground - one lug

11.8.1 Electrical - Sub-Panel Grounding & Bonding: Neutral bus bar: bundled/pigtailed neutrals

11.9.1 Electrical - Branch Circuits & Devices: Receptacles: GFCI, none installed, some locations

11.9.2 Electrical - Branch Circuits & Devices: Receptacles (exterior): weather protected- No GFCI

Authentision ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

1: INSPECTION DETAILS

		IN	NI	NP	O

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

Information

Approximate temperature at the inspection
60s F

Property-related weather condition
Dry

Weather at the inspection
Sunny

Utilities: all utilities on
All utilities were on.

Inspection Attendees
Home occupant
The following attended some portions or all of the inspection:

Portion Attended by Client
Entire

State of Occupancy
Owner occupied

Dog: no problem
A dog was present at the property during the inspection, but was not a hindrance to the inspection.

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2: HOMESITE

		IN	NI	NP	O

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

Information

Lot Slope
Level

Limitations

Home/Site Details

DETACHED STRUCTURES NOT INSPECTED

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition. Consider having these structures inspected by a qualified inspector for safety reasons.

3: ROOF

		IN	NI	NP	O
3.1	-- ROOF REFERENCE --			X	
3.2	-- COMMON ROOF-RELATED ELEMENTS --			X	
3.3	Inspection Method	X			
3.4	Roof Configuration	X			
3.5	Roof Structure Exterior	X			
3.6	Underlayment		X		
3.7	General Roof Flashing	X			
3.8	Roof Drainage		X		
3.9	Vents on the Roof	X			
3.10	Chimney Above Roof			X	
3.11	Skylight	X			
3.12	Tree Damage			X	
3.13	Snowguards			X	
3.14	-- STEEP SLOPE ROOF-COVERING MATERIALS --			X	
3.15	Asphalt Shingles	X			
3.16	Concrete Tile			X	
3.17	Clay Tile			X	
3.18	Metal Roof			X	
3.19	Stone Slate			X	
3.20	Composite Slate			X	
3.21	Roll Roofing			X	
3.22	Wood Shakes			X	
3.23	Wood Shingles			X	
3.24	Fiber-cement			X	
3.25	-- LOW-SLOPE ROOF SYSTEMS -- --			X	
3.26	Built-up			X	
3.27	EPDM			X	
3.28	Modified Bitumen			X	
3.29	Thermoplastic Polyolefin (TPO)			X	
3.30	Polyvinyl Chloride (PVC)			X	
3.31	Sprayed Polyurethane Foam			X	
3.32	Parapet Wall			X	

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

Information

Inspection Method: **Roof inspection method**

walked the roof

Inspection Method: Walked the roof

The Inspector inspected the roof and its components by walking on the roof.

Roof Configuration: Roof Configuration

Gable

Roof Structure Exterior: Layers/Age/Location

Layers 1+, Age: 1-5+

General Roof Flashing : Flashing Material

Rubber, Aluminum

Asphalt Shingles: Type of Fastening

Roofing nails

Asphalt Shingles: Type of Shingle

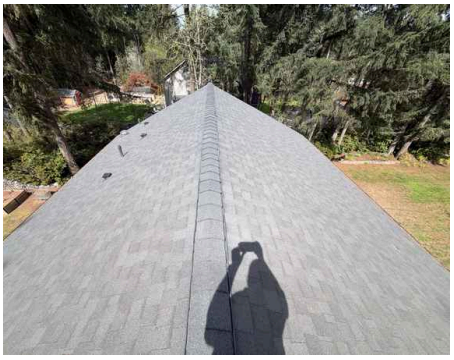
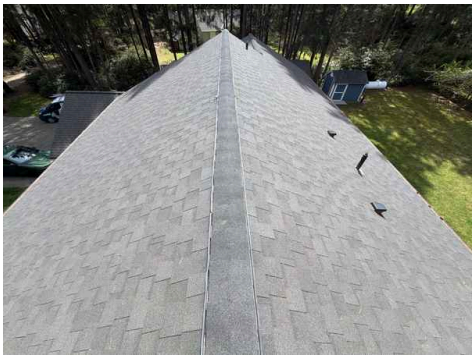
Dimensional

Asphalt Shingles: Type of Valley

Closed valley

Inspection Method: Roof Photos



Roof Structure Exterior: What's inspected?

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

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General Roof Flashing : General description *

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

Roof Drainage: What is inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

Limitations

Underlayment

DISCLAIMER: MOST UNDERLAYMENT HIDDEN, NOT INSPECTED

Most underlayment was hidden by the roof-covering material and was not inspected. The inspection company disclaims responsibility for evaluating its condition where it was not readily visible.

Roof Drainage

GUTTER PROTECTION SYSTEM

The gutters were equipped with a screen or gutter protection system, which limited visibility and prevented a complete evaluation of the gutter interiors and drainage conditions at the time of inspection. As a result, the presence of debris, blockages, or concealed defects could not be fully determined. Recommend periodic maintenance and monitoring, and further evaluation by a qualified contractor if drainage concerns are observed.

Asphalt Shingles

FASTENING: DISCLAIMER

Shingle fastening was not inspected. Because a fully bonded roof is the most important factor in the wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. No indication of fastener deficiencies was readily visible.

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Asphalt Shingles

SHINGLE INSTALLATION DISCLAIMER

Many different types, brands and models of asphalt shingles have been installed over the years, each with specific manufacturer's installation recommendations that may or may not apply to similar-looking shingles. In addition, most shingles have underlayment and fastening requirements that cannot be visually confirmed once the shingles have been installed. For this reason, the inspection company disclaims responsibility for accurate confirmation of proper shingle roof installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models. Accurate confirmation of proper installation requires research that exceeds the scope of the General Home Inspection, and will require the services of a qualified roofing contractor.

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4: EXTERIOR

		IN	NI	NP	O
4.1	Grounds			X	
4.2	Driveway	X			
4.3	Walkways	X			
4.4	-- ATTACHED EXTERIOR COMPONENTS --				
4.5	Wall Exterior Conditions	X			
4.6	Door/Window Exteriors	X			
4.7	Exterior Trim	X			X
4.8	Porch	X			
4.9	Exterior Stairways			X	
4.10	Deck	X			
4.11	Balcony			X	
4.12	Patio	X			
4.13	Chimney			X	
4.14	Exterior Plumbing	X			
4.15	-- EXTERIOR WALL COVERING MATERIALS --			X	
4.16	Brick Exterior			X	
4.17	Stucco/EIFS			X	
4.18	Fiber-cement Siding	X			
4.19	Composite Siding			X	
4.20	Vinyl Siding			X	
4.21	Wood Siding			X	
4.22	Manufactured Stone Veneer			X	
4.23	Wood Shingle Siding			X	
4.24	Metal Siding			X	
4.25	Log Veneer Siding			X	
4.26	Pests	X			X
4.27	Water Features			X	
4.28	Bridge			X	

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

Information

Door/Window Exteriors: Window exterior materials
Vinyl Fiberglass

Exterior Trim: Trim Material
Wood

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Porch: Porch Location

Front

Deck: Deck framing material

Pressure-treated wood

Deck: Deck location

Attached, Rear of home

Patio: Patio cover

Metal enclosure and roof

Patio: Patio Materials

Poured concrete

Exterior Plumbing: Water Pressure

55-60 psi

Walkways: Walkway Materials

Concrete, Brick

Wall Exterior Conditions: Mostly OK

The Inspector observed few deficiencies in the condition of the exterior walls. Notable exceptions will be listed in this report.

Porch: What's inspected

Inspection of the porch typically includes visual evaluation of the:

- Foundation;
- Structure;
- Floor surfaces;
- Guardrails; and
- Stairs

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Deck: **Deck floor material and fastening**

Wood/plastic composite


Patio: **Patio Location**

Rear of home


Fiber-cement Siding: **Fiber-cement lapped siding installed**

Exterior walls were covered with a cementicous lapped siding. This siding is of high durability, stability, and fire resistance.

Limitations

Wall Exterior Conditions

DISCLAIMER

Inspection of wall exteriors includes identification of deficiencies that are readily visible. The Inspection company disclaims identification of deficiencies not readily visible from the exterior.

Door/Window Exteriors

DISCLAIMER: UPPER LEVEL WINDOWS NOT CLOSELY VIEWED

The exterior of some upper level windows could not be viewed as closely as windows at ground level.

Fiber-cement Siding

DISCLAIMER: MANUFACTURER'S RECOMMENDATIONS

Exterior walls were covered with fiber-cement siding. Although the inspector will endeavor to identify common deficiencies, confirming compliance with any manufacturer's installation recommendations lies beyond the scope of the General Home Inspection. Any comments included in this report connected to installation requirements are provided as a courtesy only and should not be construed as being the result of a comprehensive, contractor-level inspection.

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Observations

4.7.1 Exterior Trim

EXTERIOR TRIM: PAINT MAINTENANCE

Maintenance Item

The exterior trim needed routine painting maintenance. Recommend a professional painter repair/paint as needed.

Recommendation

Contact a qualified painting contractor.

4.7.2 Exterior Trim

SOFFITS: PAINT MAINTENANCE

Maintenance Item

The soffit needed routine painting maintenance. Recommend a professional painter repair/paint as needed.

Recommendation

Contact a qualified painting contractor.

4.26.1 Pests

WASPS: MULTIPLE NESTS

Recommendation

Wasp nests visible at various points around the home exterior should be removed.

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5: GARAGE

		IN	NI	NP	O
5.1	Garage Description	X			
5.2	Conventional Doors	X			
5.3	Overhead Doors	X			
5.4	Automatic Opener	X			
5.5	Ceilings, Floors, and Walls	X			
5.6	Stairs to Living Space	X			
5.7	Fire Separation	X			
5.8	Garage Electrical	X			
5.9	Truss Roof Framing			X	
5.10	Conventional Roof Framing	X			X
5.11	Roof Sheathing	X			
5.12	Garage Ventilation	X			

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

Information

Garage Description: Garage Description

Attached, 3-car

Automatic Opener: Garage Door Opener Type

Automatic belt drive

Automatic Opener: Number of Automatic Openers

1 per vehicle door, 3

Stairs to Living Space: Tread material: wood

The treads of this stairway were made of wood.

Overhead Doors: Overhead doors: what's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- Door panels;
- Mounting brackets;
- Track & rollers;
- Manual disconnect;
- Warning labels;
- Automatic opener;
  - Automatic reverse;
  - Photo sensor; and
  - Switch placement.

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Conventional Roof Framing: Conventional roof framing

The garage roof structure was built using conventional framing methods (rafters and ridge).


Limitations

Automatic Opener

AUTOMATIC REVERSE: DISCLAIMER

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Garage Ventilation

ROOF STRUCTURE VENTILATION: DISCLAIMER

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Observations

5.10.1 Conventional Roof Framing

Recommendation

MOLD-LIKE GROWTH ON FRAMING AND SHEATHING

GARAGE

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

Mold-like growth was observed on the framing and sheathing in the garage attic during inspection. This indicates moisture accumulation in the attic space, which can compromise structural integrity and create potential health concerns. A mold remediation specialist should evaluate the extent of the growth, identify the moisture source, and recommend appropriate treatment and ventilation improvements.

Recommendation

Contact a qualified professional.

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6: GENERAL STRUCTURE

		IN	NI	NP	O
6.1	STRUCTURE REFERENCE			X	
6.2	Foundation Walls	X			
6.3	Parge Coat			X	
6.4	Cone of Compression	X			
6.5	Framed Floor Structure	X			
6.6	Slab-on-Grade			X	
6.7	Basement			X	
6.8	Crawlspace	X			
6.9	(Roof Structure is in the Attic section)			X	

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

Information

Foundation Walls: Foundation Configuration
Crawlspace

Foundation Walls: Foundation Wall Material
Concrete

Framed Floor Structure: Floor Structure Support Beams
Wood beam

Framed Floor Structure: Intermediate Support
Wood posts on pads, Concrete pads

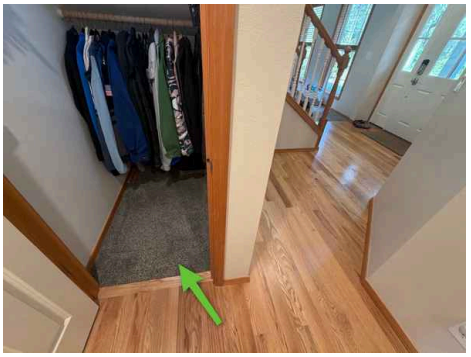
Framed Floor Structure: Joist Material
Conventional wood joists

Framed Floor Structure: Perimeter Bearing
Top of foundation wall

Framed Floor Structure: Thermal Insulation
fiberglass batt

Crawlspace: Access Hatch Location
Hallway closet

Crawlspace: Crawlspace: access hatch location
This crawlspace was accessed through a hatch at the _____.



Crawlspace: Crawlspace Inspection: direct entry
The Inspector examined the crawlspace from the inside the crawlspace.

Crawlspace: Main floor insulation type
Fiberglass batt

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Crawlspace: Crawlspace Photos





Crawlspace: Crawlspace Inspection: what's inspected?

- Inspection of the crawlspace typically includes visual examination of the following: - Excavation;
- Foundation;
- Floor;
- Framing;
- Plumbing;
- Electrical;
- HVAC;
- Insulation;
- Pest (general evidence); and
- General condition.

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7: ROOF STRUCTURE

		IN	NI	NP	O
7.1	General			X	
7.2	Attic Access	X			
7.3	Attic/Roof Structure Ventilation	X			X
7.4	Conventional Roof Framing	X			X
7.5	Roof Trusses			X	
7.6	Roof Sheathing	X			
7.7	Roof Framing Hardware & fasteners	X			

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

Information

Attic Access: Access hatch type and location
Ceiling hatch, Bedroom

Attic Access: Attic inspection method
From the hatch

Limitations

Attic/Roof Structure Ventilation

VENTILATION DISCLAIMER, YEAR-ROUND CONDITIONS

The inspection company disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

Observations

7.3.1 Attic/Roof Structure Ventilation

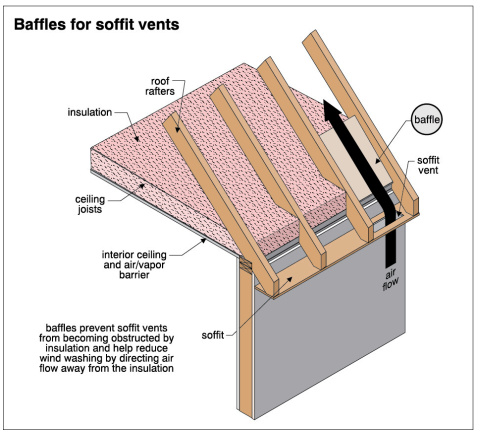
Recommendation

SOFFIT: BAFFLES FALLEN

The soffit baffles had fallen from the joists, risk of improper ventilation. Recommend a licensed contractor properly install the baffles at the eaves ensuring proper ventilation.

Recommendation

Contact a qualified professional.




Garage

7.4.1 Conventional Roof Framing

Recommendation

MOLD-LIKE GROWTH ON ROOF FRAMING

Mold-like growth was observed on the roof framing and/or sheathing during inspection. Mold growth indicates moisture intrusion and can compromise structural integrity and air quality. A qualified mold professional should evaluate the extent of growth, identify moisture sources, and recommend appropriate remediation and repairs to prevent further damage.

Recommendation

Contact a qualified professional.

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

8: INTERIOR

		IN	NI	NP	O
8.1	General Interior	X			
8.2	Floors	X			
8.3	Walls	X			
8.4	Ceilings	X			
8.5	Interior Trim	X			
8.6	Ceiling Fan	X			
8.7	Exterior Doors	X			
8.8	Interior Doors	X			
8.9	Windows	X			
8.10	Stairways	X			
8.11	Skylight	X			
8.12	Master Bedroom	X			
8.13	Master Bathroom	X			
8.14	Bedroom	X			
8.15	Bathroom	X			
8.16	Bathroom	X			
8.17	Laundry Room	X			X
8.18	Fire Safety	X			
8.19	Emergency Escape and Rescue Openings	X			
8.20	Environmental Hazards	X			
8.21	Pests	X			
8.22	Thermal Imaging		X		
8.23	Wine Cellar			X	

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

Information

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

UTILITY ROOM

Floors: General Floor Materials
Carpet, Ceramic tile, Natural hardwood

Windows: Window style(s)
Single hung, Fixed

Master Bathroom: Master bathroom configuration
2 sinks in cabinet/toilet/tub, Enclosed shower

Bedroom: Bedroom Floor Materials
Carpet

Bathroom: Bathroom Ventilation
Exhaust fan, Window

Bathroom: Bathroom Floor Materials
Natural hardwood

Entry Room

Windows: Window frame material
Vinyl

Stairways : Type of staircase
L-shaped w/landing

Master Bathroom: master bathroom ventilation
Exhaust fan, Window

Bathroom: Bathroom Configuration
1sink in cabinet/toilet/tub-with-shower

Bathroom: Toilet type(s)
Conventional

Bathroom: Bathroom Ventilation
Exhaust fan

STAIRWAY

Windows: Window glazing type
Double-pane

Master Bedroom: Bedroom floor materials
Carpet

Master Bathroom: Master bathroom toilet type
Conventional

Bathroom: Bathroom Configuration
1 sink in cabinet/toilet

Bathroom: Toilet type(s)
Conventional

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

LIVING ROOM

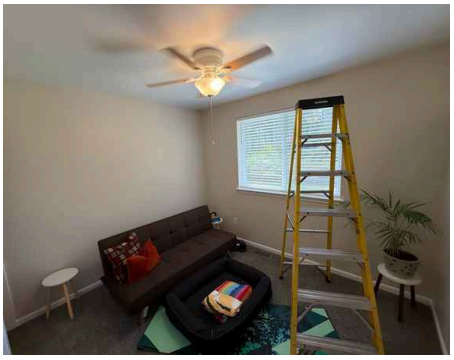
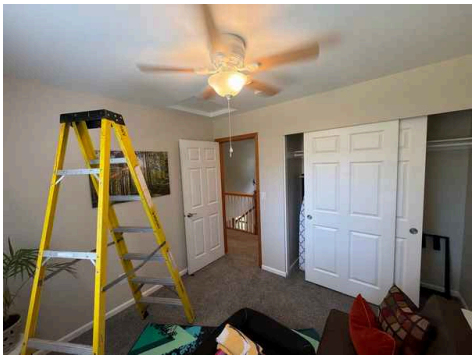

FAMILY ROOM


BEDROOM 1

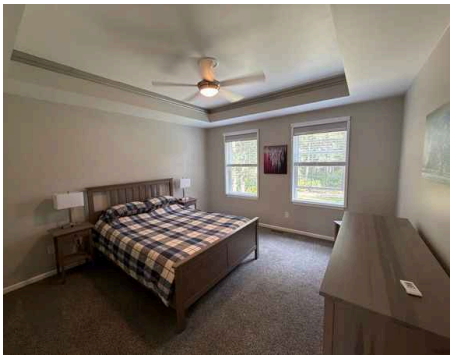
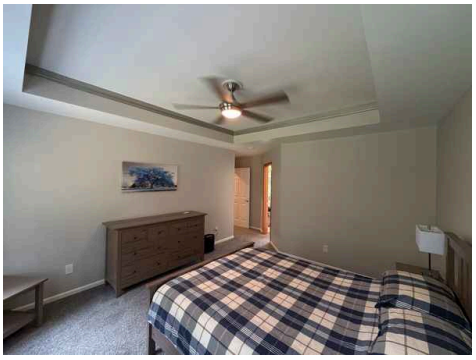

BEDROOM 2


Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

BEDROOM 3

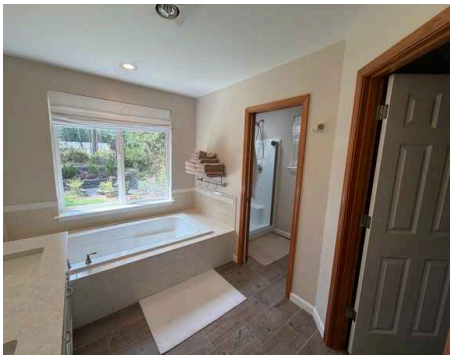
BEDROOM 4

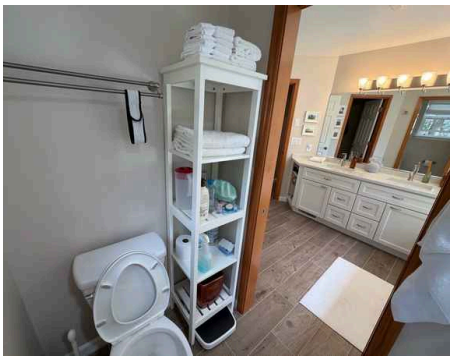



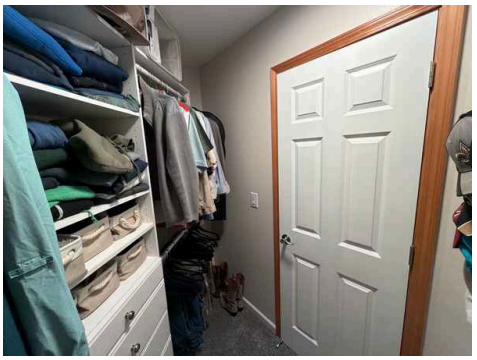
BATHROOM 1


Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

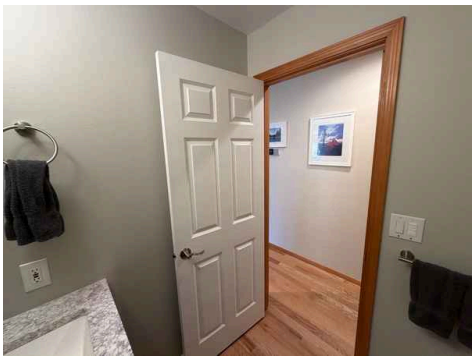
BATHROOM 2



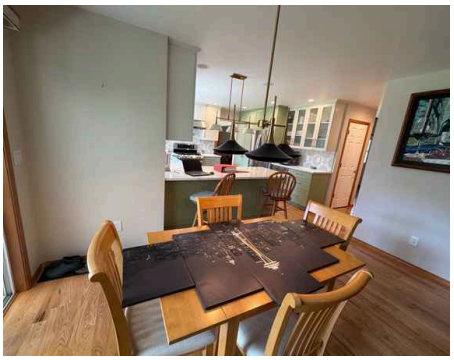





BATHROOM 3

DINING ROOM

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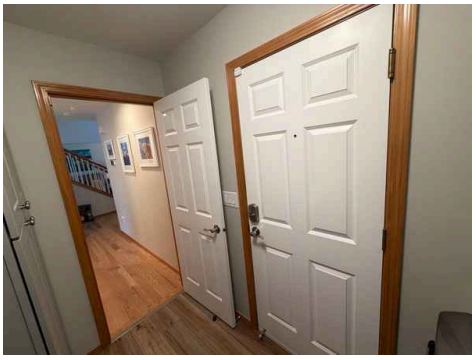
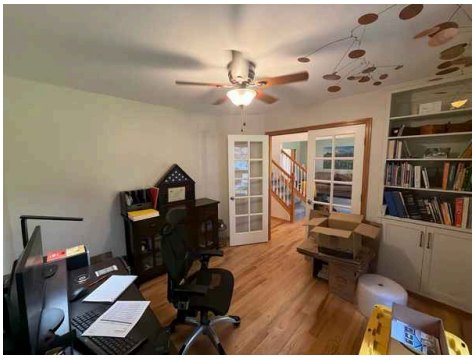
LAUNDRY ROOM

KITCHEN


OFFICE

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

GARAGE




Limitations

Laundry Room

WASHER/DRYER NOT TESTED

The washer and dryer are excluded from the inspection as they can not be properly tested. Any comments are made for courtesy purposes only.

Environmental Hazards

RADON TEST RECOMMENDATION

Radon is a very site-specific, odorless, invisible radioactive gas that the EPA has identified as the second-leading cause of lung cancer in the U.S.

Pests

WDI/WDO DISCLAIMER

Inspection for wood-destroying insects (WDI) or wood-destroying organisms (WDO) exceeds the scope of the General Home Inspection. The inspection company is not certified or licensed to perform such inspections. Any mention of evidence of such activity or infestation is included in this report as a courtesy only and should not be construed as being the result of an inspection for WDI/WDO, but as a description of conditions observed by the inspector.

Thermal Imaging

THERMOGRAPHIC INSPECTION DISCLAIMER

The Inspection company has performed a General Home Inspection only. Although the report may include images from a thermal imaging device (also known as an "infrared camera"), these images are provided as a courtesy only. The Inspection company did not perform a thermographic inspection, but used the device as a tool to provide additional information.

Observations

8.17.1 Laundry Room

Recommendation

ELECTRICAL RECEPTACLES: GFCI PROTECTION, NONE INSTALLED

No ground fault circuit interrupter (GFCI) protection of laundry room electrical receptacles was provided in the laundry room at the time of inspection. Good electrical safety practice recommends that electrical receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection. This can be achieved relatively inexpensively. You should consult with a qualified electrical contractor to discuss options and costs.

Recommendation

Contact a qualified electrical contractor.

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

9: KITCHEN

		IN	NI	NP	O
9.1	General Condition			X	
9.2	Kitchen Cabinets	X			
9.3	Kitchen Countertops	X			
9.4	Kitchen Sink	X			
9.5	Disposal			X	
9.6	Dishwasher	X			
9.7	Trash Compactor			X	
9.8	Range	X			
9.9	Oven			X	
9.10	Refrigerator	X			
9.11	Cooktop			X	
9.12	Range Hood (Cooktop only)			X	
9.13	Built-in Microwave	X			
9.14	Kitchen Electrical	X			
9.15	Kitchen Lighting	X			
9.16	Kitchen Floors	X			
9.17	Kitchen Walls	X			
9.18	Kitchen Ceiling	X			
9.19	Kitchen Interior Trim	X			
9.20	Kitchen Skylight			X	

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

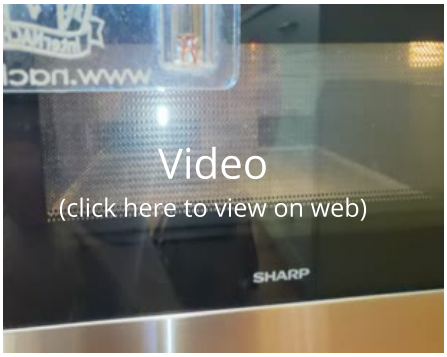
Information

Dishwasher: Dishwasher Brand
Bosch

Range: Range Brand
LG

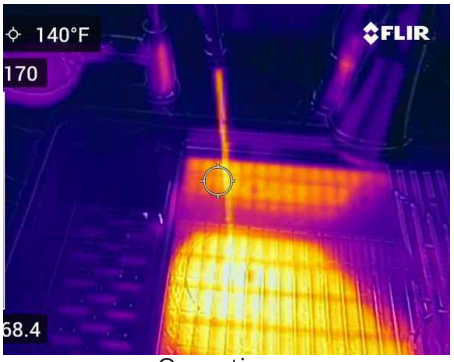
Range: Range Hood Type
Vent to exterior

Built-in Microwave: Built-in microwave brand:
Sharp

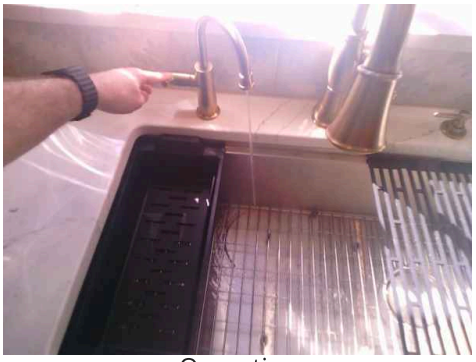


Kitchen Sink: Instant Hot Water Dispenser Present

An instant hot water dispenser was observed at the kitchen sink. This is a point-of-use water heating system that provides hot water on demand for the sink, typically used for beverages, cooking, and cleaning tasks. The system is a convenience feature separate from the main water heater.



Operating

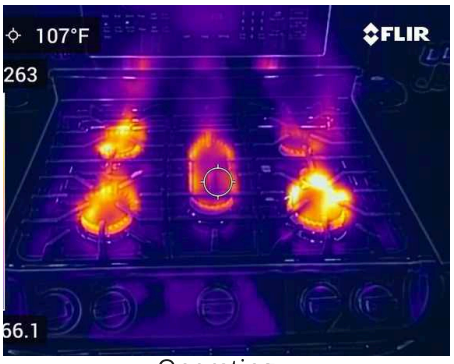

Operating

Range: Range: anti-tip installed

The range was equipped with an anti-tip device designed to prevent overturning.

Range: Range Type

Gas range



Operating


Operating

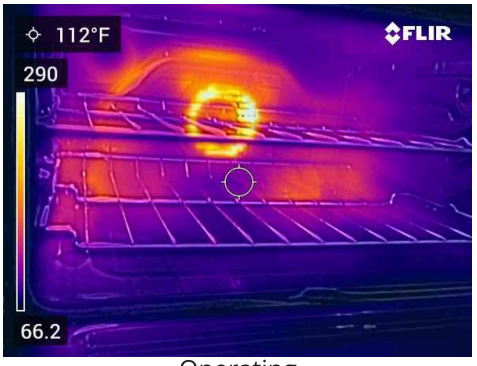
Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

Range: **Oven Type**

Gas oven

Operating


Operating



Operating


Operating

Refrigerator: **Refrigerator Brand:**

LG

Operating


Operating

Limitations

Range

RANGE DISCLAIMER

Inspection of ranges is limited to range exterior and oven, and the door, rangetop, and oven condition and operation. The self-cleaning, timer-related features, convection features, and other peripheral features are not tested.

Range

OVEN: LIMITED INSPECTION

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of basic performance and interior and exterior conditions. You should ask the seller about the functionality of any other features.

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10: ATTIC

		IN	NI	NP	O
10.1	Attic Access	X			
10.2	Attic Conditions	X			
10.3	Thermal Insulation	X			
10.4	Attic Electrical, Plumbing and HVAC	X			
10.5	Radiant Barrier			X	
10.6	Attic Pests	X			
10.7	Chimney			X	

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

Information

Attic Access: **Access hatch type and location**
Wall hatch

Attic Access: **Attic inspection method**
Direct entry

Thermal Insulation: **Insulation Average Depth**
Over 20 inches

Thermal Insulation: **Thermal Insulation Type**
Blown fiberglass, Blown cellulose

Attic Conditions: **Attic Photos**

Thermal Insulation: **Thermal condition**
Attic is outside the thermal envelope

The "thermal envelope" consists of the parts of the home that contain conditioned air and prevent heat from entering/escaping the home.

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

11: ELECTRICAL

		IN	NI	NP	O
11.1	General Condition			X	
11.2	Service Drop	X			
11.3	Electric Meter	X			
11.4	Service Entrance Cables	X			
11.5	Service Panel	X			
11.6	Service Grounding and Bonding	X			
11.7	Sub-Panel	X			
11.8	Sub-Panel Grounding & Bonding	X			X
11.9	Branch Circuits & Devices	X			X
11.10	Lighting	X			
11.11	Crawlspace Electrical	X			
11.12	Basement Electrical			X	
11.13	Photovoltaic System			X	

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

Information

Service Drop: **Electrical service type**
Public utility, Underground

Service Drop: **Service conductors**
Aluminum, 3-wire (240V)

Service Drop: **Service lateral: underground**
Conductors supplying electricity to the home were buried underground.

Service Drop: **Type of attachment to home**
Side of structure

Electric Meter: **Electric meter location**
Left side

Electric Meter: **Electric meter type**
Solid state (LCD)

Service Entrance Cables: **Service entrance cables: materials and ampacity**
4/0 aluminum/200 amps

Service Entrance Cables: **Viewed service entrance conductors at:**
In the service panel

Service Panel: **Main disconnect ampacity**
200 amps

Service Panel: **Main disconnect type**
Breaker

Service Panel: **Overcurrent protection type**
Circuit breakers

Service Panel: **Service panel ampacity**
200 amps

Service Panel: **Service panel exposure rating**
1

Service Panel: **Service panel location**
Garage

Service Panel: **Service panel type**
Flush mount

Sub-Panel: **Disconnect type**
Circuit breaker

Sub-Panel: **Overcurrent protection type**
Circuit breakers

Sub-Panel: **Sub-panel ampacity**
60 amps

Authentision ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

Sub-Panel: Sub-panel disconnect ampacity
60 amps

Sub-Panel: Sub-panel exposure rating
1

Sub-Panel: Sub-panel location
Garage

Sub-Panel: Sub-panel Type
Flush mount

Branch Circuits & Devices: Branch circuit conductor type
Non-metallic sheathed, Stranded

Branch Circuits & Devices: Ground fault circuit interruption (GFCI) protection method
GFCI receptacles
GFCI protection of some branch circuits was provided by this method.

Branch Circuits & Devices: Overcurrent protection type
GFCI, Circuit breakers

Service Panel: Service panel brand
Cutler-Hammer

Service Grounding and Bonding: Ground and neutrals on same bus bar, OK
In the electrical service panel, equipment grounding and neutral conductors terminated on the same bus bar. This is not a concern.

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

Sub-Panel: Sub-panel brand

Cutler-Hammer

Sub-Panel Grounding & Bonding: Neutral & grounds isolated

The neutral and grounding conductors were electrically isolated from each other in this sub-panel. This is a proper condition.

Branch Circuits & Devices: About GFCI protection

Ground Fault Circuit Interrupter (GFCI) are life-safety devices (typically a GFCI circuit breaker or electrical outlet) designed to protect people from electrical shock if they should accidentally become part of an electrical circuit. In most jurisdictions they have been required within 6 feet of a plumbing fixture for many years. Additional locations have been added periodically. As of 2023 the National Electric Code (NEC) required GFCI protection at the following locations:Bathrooms;Garages, accessory buildings and boat houses;Outdoors;Crawlspaces and Basements;Laundry areas;Damp or wet locations;Within 6 feet of a sink, tub, or shower, and At specific appliances: sump pumps, dishwashers, electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and microwave ovens.GFCI protection may not have been required at all of these locations when the home was built and homes are not required to be updated when new requirements are enacted. Researching those requirements exceeds the scope of the General Home Inspection.

Branch Circuits & Devices: Exterior receptacles: mostly GFCI, weather-protected

Most exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected and enclosed in weather-resistant covers. Exceptions will be listed in this report.

Limitations

Service Grounding and Bonding

GEC: CONNECTION TO ELECTRODE NOT VISIBLE, RECEPTACLES GROUNDED

The Inspector was unable to visually confirm connection to a grounding electrode. This condition is common because grounding electrodes are required by modern safety standards to be fully buried. Testing of home electrical receptacles indicated connection to a grounding electrode.

Branch Circuits & Devices

BRANCH CIRCUIT DESCRIPTION

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to those components that are readily visible, and to evaluating for proper response to testing of switches and a representative number of electrical receptacles.

Branch Circuits & Devices

SWITCH OPERATION: DISCLAIMER

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical General Home Inspection price structure, the functionality of all switches in the home may not be confirmed by the inspector.

Observations

11.6.1 Service Grounding and Bonding

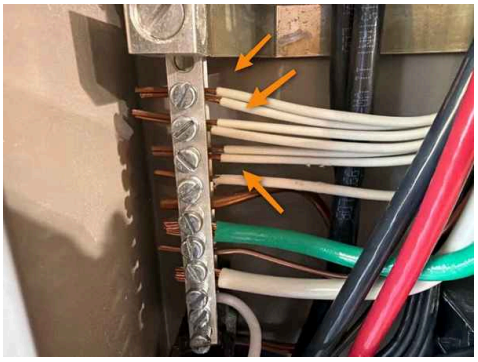
Recommendation

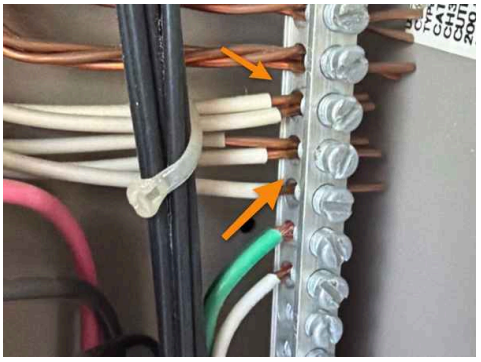
NEUTRAL BUS BAR: MULTIPLE NEUTRALS OR NEUTRAL/GROUND - ONE LUG

In the electrical service panel, multiple neutral conductors or neutral and ground conductors were installed under individual lugs (screws) in the neutral bus bar. This condition is improper. For safety reasons, one neutral conductor only should terminate at each lug. Corrections should be made as necessary by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





11.8.1 Sub-Panel Grounding & Bonding

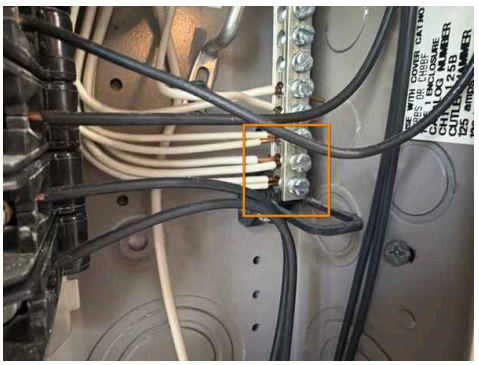
Recommendation

NEUTRAL BUS BAR: BUNDLED/PIGTAILED NEUTRALS

In the electrical sub-panel, some neutral conductors did not terminate individually on the neutral bus bar but were twisted together to form a bundle which was then connected to the neutral bus bar by a single conductor. This condition (called "pigtailing") will complicate isolating individual circuits, is potentially hazardous and should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

11.9.1 Branch Circuits & Devices

Recommendation

RECEPTACLES: GFCI, NONE INSTALLED, SOME LOCATIONS

Some portions of the home in which ground-fault circuit interrupter (GFCI) protection is required by modern best electrical practice had no GFCI protection. GFCI protection is designed to prevent electric shock/electrocution. Installing GFCI protection in these locations can be achieved relatively inexpensively by:1. In each electrical circuit, replacing the receptacle located closest to each overcurrent protection device (usually a breaker) with a GFCI receptacle.2. Replacing the breakers currently protecting particular electrical circuits with GFCI breakers.Learn more here.

Recommendation

Contact a qualified electrical contractor.

11.9.2 Branch Circuits & Devices

Recommendation

RECEPTACLES (EXTERIOR): WEATHER PROTECTED- NO GFCI

Although exterior electrical receptacles were enclosed in weatherproof enclosures, they were not protected by Ground Fault Circuit Interrupter (GFCI) protection. GFCI protection is designed to prevent electric shock/electrocution. Updating the existing exterior electrical circuits to include GFCI protection can be done relatively inexpensively. You should contact a qualified electrical contractor to discuss installation of GFCI protection for enhanced electrical safety.

Recommendation

Contact a qualified electrical contractor.

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12: PLUMBING

		IN	NI	NP	O
12.1	Water Supply and Distribution	X			
12.2	Drain, Waste and Vent (DWV)	X			
12.3	Sewer Scope		X		
12.4	Water Heater	X			
12.5	Gas System	X			
12.6	Cleanouts	X			
12.7	Private Water Well			X	
12.8	Private Sewage (Septic) System		X		
12.9	Water Filter	X			
12.10	Basement Plumbing			X	
12.11	Crawlspace Plumbing	X			
12.12	Sump Pump			X	
12.13	Sewage Ejector			X	
12.14	Water Softener			X	
12.15	Water Quality		X		

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

Information

Water Supply and Distribution:
Distribution Pipe Material
¾-inch rigid copper, ½-inch rigid copper

Water Supply and Distribution:
Main water shut-off: location
The main water supply shut-off was located _____.

Water Supply and Distribution:
Water Source
Public

Drain, Waste and Vent (DWV) :
Drain, Waste, & Vent Pipe Materials
Acrylonitrile butadiene styrene (ABS), Polyvinyl Chloride (PVC)

Drain, Waste and Vent (DWV) :
Sewer System
Private

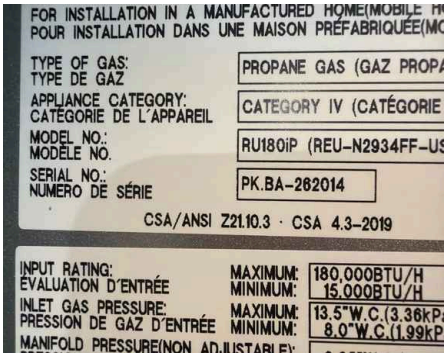
Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

Water Heater: Data plate: photo

The photo shows the data plate of this water heater.

Water Heater: Serial number

This water heater serial number was .



Water Heater: Water Heater Brand

Rinnai

Water Heater: Water heater location

mechanical room

Water Heater: Water heater tank capacity

On Demand

Water Heater: Water Heater Type

Propane, Gas-fired

Gas System: Propane tank: location

A propane tank was located at the ___ of the home.

Gas System: Propane tank: ownership

Belongs to propane company

Gas System: Type of Gas

Propane

Private Sewage (Septic) System: Private Sewage System Type

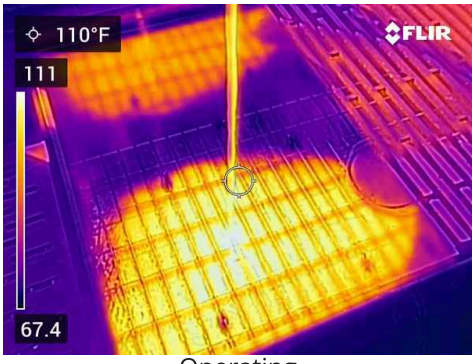
Onsite private sewage treatment (septic system)

Sewer Scope: Sewer scope description

A sewer scope inspection involves inserting into a pipe a cable with a light and digital video camera attached to the end. The operator end of the cable is attached to a computer screen that allows the operator to view and record the pipe interior as the cable is inserted increasingly further into the pipe. It is typically used to identify problems such as blockages, breaks, or root intrusion.

Water Heater: About: tankless (on-demand) water heater

Tankless water heaters heat water directly without the use of a storage tank. When a hot water tap is opened, cold water enters the heater and is heated by either a gas burner or an electric element. Tankless water heaters deliver a constant supply of hot water, on demand. You don't need to wait for water in a storage tank to be heated. The downside is that the supply of hot water may not be able to keep up with demand. Typically, tankless water heaters provide hot water at a rate of 2–5 gallons (7.6–15.2 liters) per minute. Gas-fired tankless water heaters produce higher flow rates than electric ones. Sometimes, however, even the largest, gas-fired model cannot supply enough hot water for simultaneous, multiple uses in large households. Sometimes multiple heaters are installed to alleviate this problem.



Operating


Operating

Water Heater: Gas: photo, shut-off valve: gas

The photo shows the location of the shut-off valve for gas at the water heater.

Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Water Heater: Water heater, what's inspected?

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

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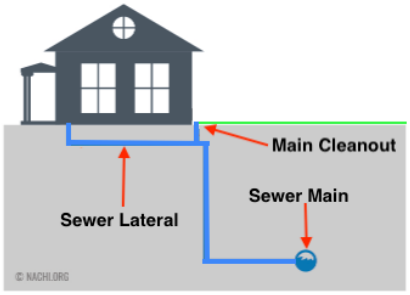
Gas System: Propane tank: fill gauge level, ___ %

The gas gauge at the propane tank indicated that the tank had _____ % remaining.

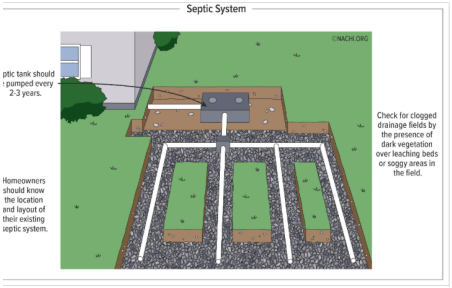
Cleanouts: Cleanout definition

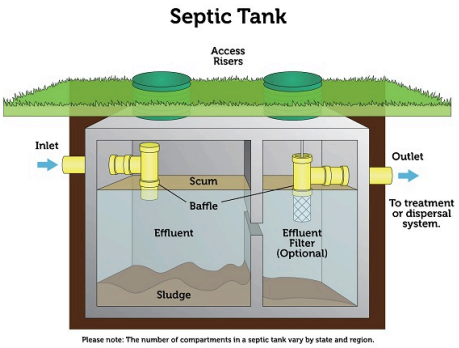
A Plumbing system "cleanout" is an access opening in a home drainage/waste/sewer pipe system installed for the purpose of removing a clog, blockage, or other obstruction from the pipes. Building standards specify locations for clean outs, although these specified locations have varied over the years, with older homes typically having fewer cleanouts.



Private Sewage (Septic) System: Septic system description: conventional

The home had an onsite wastewater treatment (septic) system. These systems typically include an underground tank in which gravity settles solids to the bottom. Liquid effluent drains to an underground leach field in which bacterial activity helps purify it before it is absorbed into the surrounding soil. Solids should be pumped out on a schedule that varies with tank size and frequency of use. You should have the tank inspected by a qualified contractor and at that time you can discuss scheduling and costs for pumping.





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Water Filter: **Whole house canister filter, not identified**

The home contained a canister-type whole-house water filter installed. Canisters can contain different filters designed to address various types of water quality problems. Identification of the type of filter installed in the canister requires research that exceeds the scope of the General Home Inspection. Contact the filter manufacturer to learn more about the problems it is designed to alleviate, and its limitations and maintenance requirements.

Limitations

Water Supply and Distribution

WATER SUPPLY PIPES: MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspection company disclaims responsibility for inspection of those pipe portions not directly visible.

Water Supply and Distribution

WATER SUPPLY FIXTURE SHUT-OFFS, NOT OPERATED

Because they're seldom operated, the potential for plumbing fixture water supply shut-off valves to leak when operated increases over time. Operating water supply shut-off valves exceeds the scope of the General Home Inspection. They were evaluated visually only.

Drain, Waste and Vent (DWV)

DISCLAIMER: MOST DWV NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Water Heater

TPR VALVE: VALVE INSTALLED, NOT TESTED

The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

Private Sewage (Septic) System

SEPTIC SYSTEM, DISCLAIMER

The home had a private onsite wastewater sewage treatment (septic) system. Inspection of this system lies beyond the scope of the General Home Inspection, the Inspector did not inspect it, and the inspection company disclaims responsibility for identifying any defects or deficiencies related to its installation or condition. These systems can be extremely expensive to replace or repair. You should have the system inspected by a qualified septic system contractor with whom you should discuss an appropriate schedule for future maintenance.

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13: HVAC

		IN	NI	NP	O
13.1	Underground Fuel Oil Tank			X	
13.2	Furnace	X			
13.3	Humidifier			X	
13.4	Cooling	X			
13.5	Ducts	X			
13.6	Return Air	X			
13.7	Boiler			X	
13.8	Fireplace	X			
13.9	Electric Heaters			X	
13.10	Gas-Fired Heaters			X	
13.11	Heat Pump	X			
13.12	Mini Split			X	
13.13	Wood-burning Appliances			X	
13.14	Pellet Stove			X	
13.15	Heat Recovery (HRV) / Energy Recovery (ERV) System			X	

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

Information

Furnace: Air Filter Location
Side compartment at furnace

Furnace: Furnace Location
Utility room

Furnace: Furnace Brand
Daikin

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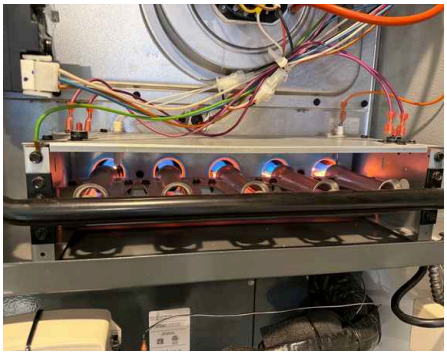
Furnace: Energy Source

Propane



Furnace: Furnace shut-offs: gas shut-off photo

The furnace gas shut-off is shown in the photo.

Furnace: Data plate: photo

The photo shows the furnace data pate or manufacturer's label

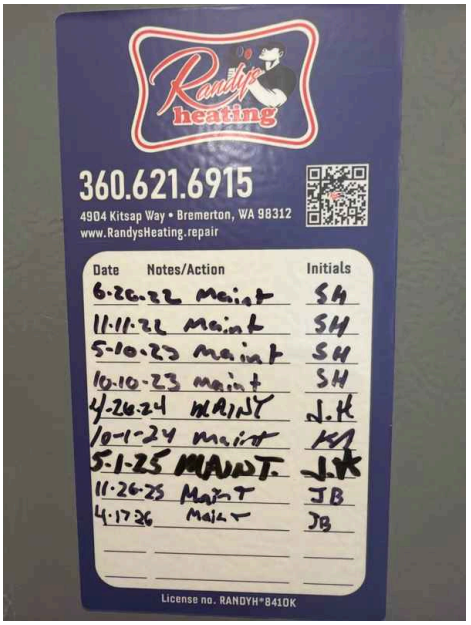
Furnace: Date of manufacture

The date of furnace manufacture appeared to be 2021.

Furnace: Furnace serial number

The serial number of the furnace was ___.

Furnace: Service log

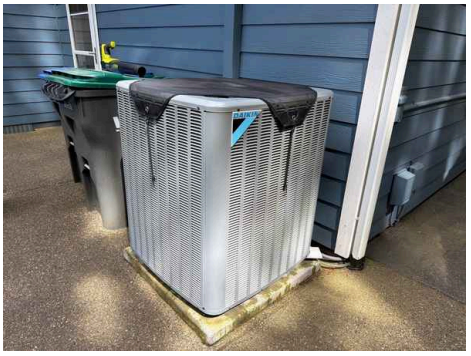


Fireplace: Gas shutoff

The gas shutoff location.

Heat Pump: Heat Pump Brand

Daikin



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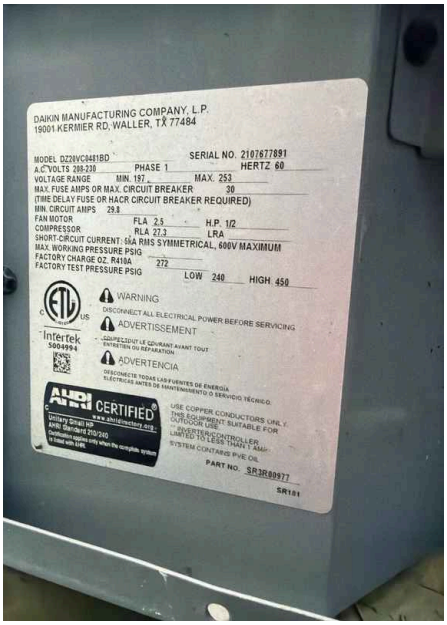
Heat Pump: **Heat pump: data plate photo**

The photo shows the data plate information for the heat pump.

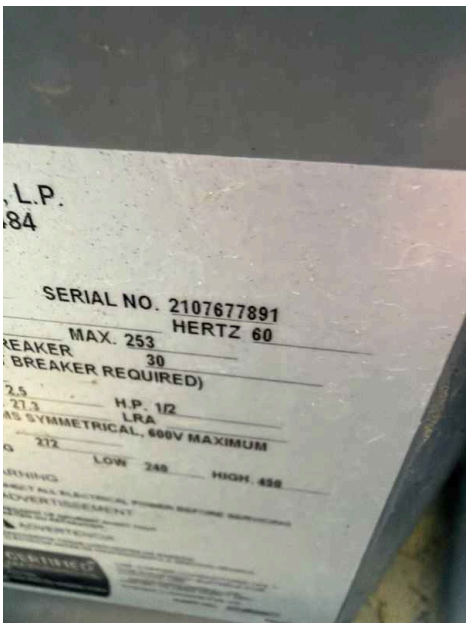


Heat Pump: **Heat pump: date of manufacture**

The heat pump date of manufacture appeared to be 2021.

Heat Pump: **Heat pump: serial number**

The heat pump serial number was _____.



Furnace: **Gas Furnace type: what is inspected?**

Inspection of gas-fired furnaces typically includes visual examination of the following: Cabinet exterior; Fuel supply and shut-off (not tested); Electrical shut-off; Adequate combustion air; Proper ignition; Burn chamber conditions (when visible); Combustion exhaust venting; Air filter and blower; Plenum and ducts; Response to the thermostat; Return air system; and Condensate drain components (where applicable).

Furnace: Furnace: Carbon Monoxide Test Photos

No carbon monoxide was detected. Recommend regular monitoring with proper carbon monoxide detectors. Consult a licensed HVAC technician as needed.

Tester: UEI Instruments carbon monoxide tester.

Cooling: AC: what's inspected?

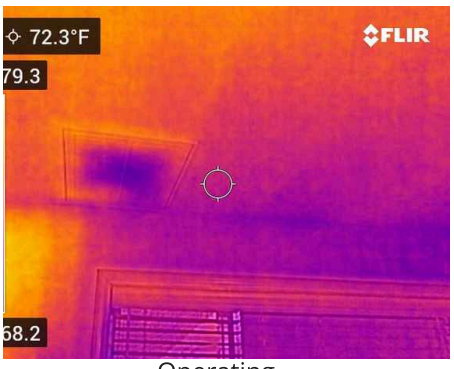
Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Cooling: AC: split system description

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Cooling: AC Brand

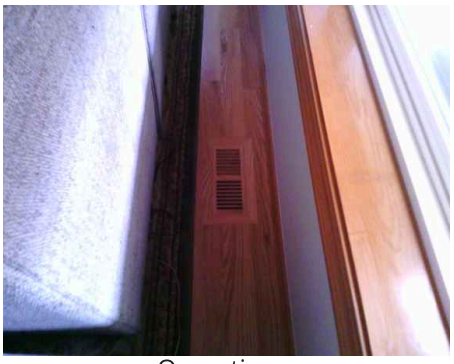
Daikin



Operating


Operating

Operating


Operating

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Fireplace: Fireplace Type

Gas-fired


Fireplace: Blower present

The gas fireplace was equipped with a blower at the time of the inspection. The blower is intended to help circulate warm air into the living space and improve heating efficiency.

Heat Pump: Heat pump installed

The home HVAC system included a heat pump. Heat pumps work in a manner similar to a refrigerator, taking heat from one area and expelling it to another area. For residential applications, the heat pump can be reversed. It can pull heat from outside and discharge it inside the home (heating the home), or it can take heat from inside the home and discharge it outside (cooling the home).

14: INDOOR AIR QUALITY

		IN	NI	NP	O
14.1	General		X		
14.2	Tracking info			X	

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

Authentisign ID: A5DF6129-4E44-F111-8EF2-000D3A55CAFE

STANDARDS OF PRACTICE

Homesite
1. General Requirements

An InterNACHI inspector must:
✔ Conduct a visual, non-invasive inspection
✔ Report material defects
✔ Describe systems & components
✔ Operate normal controls (thermostats, faucets, etc.)
✔ Provide a written inspection report
A material defect = a condition that significantly affects the property's safety, habitability, or service life.
Inspectors are not required to:
Determine code compliance
Predict future conditions or lifespan
Move personal property
Dismantle systems
Perform technically exhaustive evaluations

12. Limitations & Exclusions

InterNACHI SOP specifically excludes:
Code compliance
Environmental hazards (radon, mold, asbestos, etc.)
Pest inspections (unless licensed)
Opinions on concealed conditions
Warranty or guarantee of systems
Dismantling, destructive testing
Predicting future failures

Roof
2. Roof System Inspection

Must inspect:
Roof covering
Flashings
Roof penetrations
Skylights, chimneys, and roof drainage
Indicate whether roof was walked or viewed from ladder/drone/ground

Not required to:
Walk unsafe roofs
Inspect underlayment
Determine remaining roof life

Exterior
3. Exterior Inspection

Must inspect:
Siding, flashing, trim
Exterior doors
Decks, balconies, porches, steps, railings
Walkways, driveways
Drainage grading near home
Eaves, soffits, fascia

Not required:
Fences

Geological conditions
Outbuildings (unless included in contract)

General Structure
4. Basement, Foundation & Structure

Must inspect:
Foundation
Floor, wall, and ceiling structure
Indications of water intrusion
Structural components visible
Crawl spaces & access

Not required:
Engineering or structural analysis
Enter unsafe crawl spaces

Interior
11. Doors, Windows & Interior

Must inspect:
Doors and windows
Walls, floors, ceilings
Stairs, railings, guards
Cabinets & countertops

A representative sample of:
Windows
Doors
Outlets
Switches

Not required:
Report cosmetic issues
Move furniture
Test every outlet or window

Attic
10. Attic, Insulation & Ventilation

Must inspect:
Insulation (visible)
Ventilation
Vapor retarders (if visible)
Attic structure

Not required:
Move insulation
Determine adequacy of ventilation

Electrical
8. Electrical System

Must inspect:
Service drop & entrance
Panelboards
Branch circuits (visible)
GFCI/AFCI devices (test using built-in button)
Light fixtures, outlets, switches (representative number)

Not required:

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Insert testers into energized components
Remove unsafe panel covers
Determine electrical load capacity
Inspect low-voltage systems

Plumbing
7. Plumbing System

Must inspect:
Fixtures and faucets
Supply and drain piping (visible)
Water heaters
Venting (DWV)
Fuel storage & distribution (visual)

Not required:
Test water quality, pressure, or well systems
Operate valves not normally used by occupants
Inspect interiors of pipes

HVAC
5. Heating System (HVAC)

Must inspect:
Heating equipment using normal controls
Distribution (ductwork, registers, radiators)
Fuel supply and venting (visible portions)

Not required:
Inspect heat exchanger
Determine system efficiency or lifespan

6. Cooling System (HVAC)

Must inspect:
Cooling equipment using normal controls
Visible components
Distribution system

Not required:
Operate cooling systems if outside safe temperature limits
Determine refrigerant charge

9. Fireplace & Solid-Fuel Appliances

Must inspect:
Firebox
Dampers
Hearth
Visible chimney components

Not required:
Ignite fires
Inspect flue lining
Clean chimneys