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YOUR INSPECTION REPORT

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Buhl, ID 83316

Triple A Realty LLC
APRIL 29, 2026



Inspector

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Commercial Inspector. Certified Master
Inspector

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Agent

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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, Attached Garage,
Partial Crawlspace, Walk Out
Basement

Type of Building

Single Family

Occupancy / Condition

Occupied (See Text)

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

East

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."

20-30 Year Old Home

This home is 20-30 years old.

Many components of a home have a life expectancy of ~20-30 years. Unless they have been replaced, you may expect to find systems or components near or at the end of their life expectancy.

These include but are not limited to:

Windows, roof coverings, heating and cooling systems, plumbing fixtures, light fixtures, appliances, floor coverings, decks, exterior and interior finishes.

Regular maintenance is accepted as the most effective way to prolong the life of systems and components.

Click on the link below for the InterNACHI Life Expectancy Chart.

[InterNACHI's Standard Estimated Life Expectancy Chart for Homes](#)

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

OCCUPIED OR STAGED

Occupied buildings, or those with contents present, limit the view of (or access to) areas, systems and components.

Because of this, the inspector specifically disclaims responsibility for any and all conditions not observed during the inspection, or discovered after contents are moved or removed from the home. A home inspector is not required to move contents to inspect.

It is the responsibility of the real estate agents to guide their client through the buying or selling process which includes preparation of the property for inspection. I do make available a "Sellers's Checklist" to simplify the process.

Any request for a return trip to inspect after contents are moved or removed will be subject to rescheduling and a return trip fee.



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.

Crawlspace Access Location

Basement Mechanical Room / Closet

Crawlspace Access location is for your information.

Sometimes there are more than one access location.

Inspector makes a reasonable attempt to locate all access points, but they are commonly obscured by occupant contents.

See location tags, pictures and comments for more information.



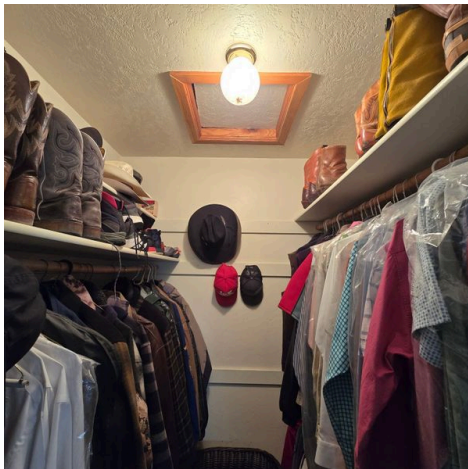
Attic Access Location

Main Floor Primary Bedroom Closet, Kitchen Pantry

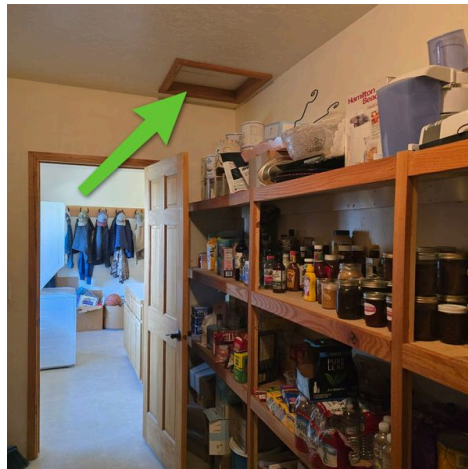
Attic Access location recorded here for your information.

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.



A Closer Look



Kitchen Pantry

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

Smoke Detectors: Smoke Detector Maintenance

Smoke detectors are critical safety devices designed to provide early warning in the event of fire.

Proper maintenance involves regular testing, battery replacement, and understanding their operational lifespan. Typically, smoke detectors should be tested monthly, have batteries replaced annually, and be completely replaced every 10 years to ensure optimal performance and reliability in protecting occupants from potential fire hazards.

Observations

3.1.1 Smoke Detectors



REMOVED DEVICE, OR MISSING BATTERIES

ALL LOCATIONS

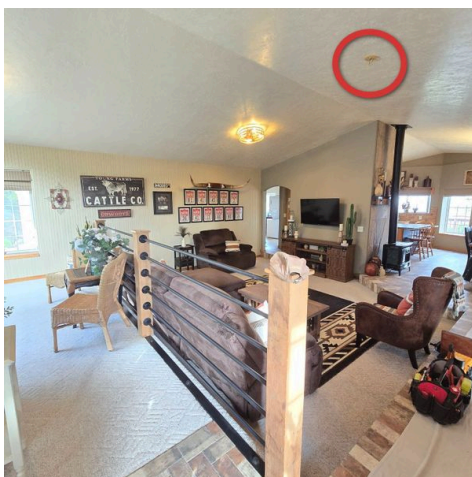
One or more *Smoke Detectors* have been intentionally removed or are missing batteries.

I recommend functional smoke detectors be present and test confirmed at *all currently required locations prior to occupancy*. If you don't know when the batteries were last changed, change them now. If the device is 10 years old or more, replace it.

See location tags, pictures and comments for more information.

Recommendation

Contact a qualified professional.



Living Room Example



Close Up View Example

3.2.1 Carbon Monoxide Detectors



NO CO DETECTORS

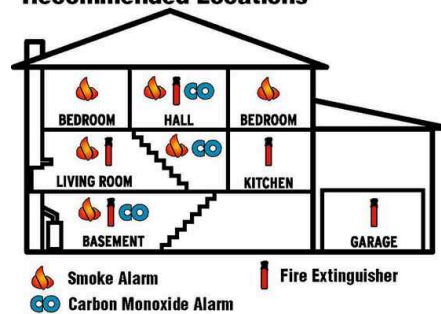
There were no *Carbon Monoxide Detectors* observed at the time of the inspection.

- Although not required until 2012, I recommend these be installed according to today's requirements due to the presence of fuel burning appliances and / or an attached garage.
- Here is a [Link](#) to safety.com with more information on Carbon Monoxide detectors.
- (**If a security system is present, there may be detectors integrated with that system, however, low voltage systems are outside the scope of this inspection and are not tested.*)

Recommendation

Contact a qualified professional.

Recommended Locations



4: ROOF AND ATTIC STRUCTURE

		IN	NI	NP	O
4.1	Coverings	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

Metal Shingles

Flashings: Material / Type

Open Valleys, 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

Ground, Partial Drone Inspection

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 to 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)

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 its 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: Normal Wear Observed

Roof Covering

Unless otherwise indicated, our inspection of the roof coverings revealed no significant defects and that the covering appears to be wearing normally.

This means wear that is *normal for the age of the roof* will not be reported on.

When properly installed, architectural shingles are typically considered to be a 25-30 year covering, while 3-Tab shingles are considered to be a 15-20 year covering. TPO Membrane roof coverings have a life expectancy of between 15-30 years. Wood Shingles about 25-30 years, Metal Roofs 40-50 years, Concrete Tiles may last as long as 50-100 years.

Consult with seller for roof covering age recommended.

If you desire a more comprehensive evaluation or a roof certification, I recommend hiring a roofing specialist familiar with this product.

Pictures (*if present*) are not intended to depict defects, rather to give the client a representative view of the roof. Defects observed (*if any*) will be stated in the [defects section](#).



Coverings: Homeowner's Responsibility

Part of your job as *The Homeowner* is to monitor the roof covering because any roof can leak.

To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be shed water and are *water-resistant*. Roofs are not designed to be *waterproof*. Eventually, every roof system would leak. No one can predict when, where or how a roof will leak.

Your roof should be inspected *every year* as part of your Home Maintenance Plan which will help you catch minor problems before they become major defects.

Coverings: No Life Remaining Estimate

Accurately determining remaining roof life can be comprehensive so is not included in a general home inspection.

If you require a life remaining estimate, I recommend hiring a roofing specialist.

Our job is to visually inspect for defects with the roof covering and those considered significant will be noted in the inspection report.

Variables that determine roof covering life include but are not limited to:

- shingle quality
- installation method
- number of layers
- structure orientation
- roof pitch
- climate (snow & rain)
- building site (overhanging tree branches, protection from wind, etc.)
- shingle color (amt. of heat absorbed)
- elevation (UV)
- roof structure ventilation (heat)
- quality of maintenance

Roof Structure & Attic: Construction Method / Materials

Attic

Engineered Trusses, OSB Sheathing

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

Limitations

General

ROOF INSPECTION LIMITATIONS

Metal Tiles (possible damage risk)

Although not required by InterNACHI standards of practice, I prefer to walk the roof when safe as I feel this is the most effective method.

Limitations checked here indicate some or all of the roof was inspected by an alternate method, was a limited inspection or was not inspected all (*such as in cases of snow cover*).

If you require a more comprehensive analysis of the roof, I recommend hiring a roofing contractor.

Some 2 story roofs will be walked, while others will be inspected using alternate methods, such as a camera pole, ladder or vantage point. Reaching and walking these roofs may require special equipment which falls outside the scope of a general home inspection. Walking any roof is at the inspector's discretion, many variables will be taken into consideration, safety is primary.

(Pictures, if present, are only to establish the conditions at the time of the inspection)

General

DRONE INSPECTION LIMITATIONS

The roof was, at least in part, inspected using a drone.

The InterNACHI standards of practice do not require an inspector to walk any roof to inspect it.

While I prefer to walk the roof, I may use a drone when I feel it is unsafe to walk the roof or that damage may be incurred by walking it. For example: I may walk the 1 story portion of a roof and use a drone to gather pictures for review of the 2 story portions.

If you desire a more comprehensive evaluation than a general home inspection provides, I recommend hiring the appropriate specialist.

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

4.2.1 Flashings

RELIES UPON SEALANT

PLUMBING VENT FLASHINGS

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.



FYI or Maintenance Item



Location Example



Close Up View Example

5: INSULATION & VENTILATION

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

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

Information

Attic Ventilation: Ventilation Type

Attic
Soffit Vents, Continuous Ridge Vents

Attic Insulation: Insulation Type

Loose-fill, Fiberglass

Crawlspace Ventilation / Insulation: Crawlspace Ventilation Type

Foundation Vents

Crawlspace Ventilation / Insulation: Foundation Insulation

ICF Block

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 Insulation Depth

Attic
8-10"



Attic Insulation: Approximate R Value

R-Value Estimated, ~R30

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

Attic

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.

Exhaust Systems: Ventilation Fans Inspected

I inspected the Exhaust Fans where present.

All mechanical exhaust fans should terminate outside.

While I attempt to determine proper venting, *confirming* that they exhaust outside is outside the scope of this inspection.

Limitations

Floor Insulation

FOUNDATION INSULATED

The floor is not insulated because the foundation is.

This is not a defect.

Observations

5.1.1 Attic Ventilation

EXHAUST VENTS OBSTRUCTED

ATTIC

Attic Exhaust Ventilation is blocked or restricted.

This causes:

- Reduced or inefficient attic ventilation.
 - Elevated roof temperatures which shortens the life of roofing materials.
 - Moisture may not be evacuated properly.
 - Retained heat in the summer which works against the AC system (energy usage / felt comfort).
 - Attic warming and ice dams in the winter.
 - Recommend action be taken to restore proper air flow.
- See location tags, pictures and comments for more information.

 Action Recommended

Recommendation

Contact a qualified professional.



The intake vents (soffit) appear to be clear. The ridge venting does not



This is an example of what is commonly underneath continuous ridge venting



Tar Paper is obstructing the exhaust ventilation. This is typically covered by a grey fabric which allows air transfer



Close Up View

5.5.1 Exhaust Systems

MISSING OR DAMAGED EXTERIOR VENT TERMINATION

EXTERIOR SW

 Action Recommended

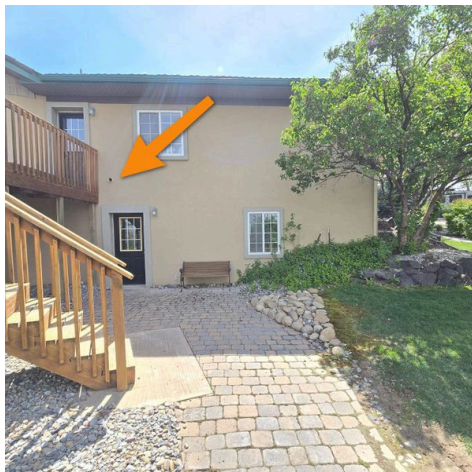
Missing or damaged exterior termination devices at noted location(s).
System may not function properly, or this may allow water or pest intrusion.
Recommend correction.
See pictures, location tags & comments for more information.

Recommendation

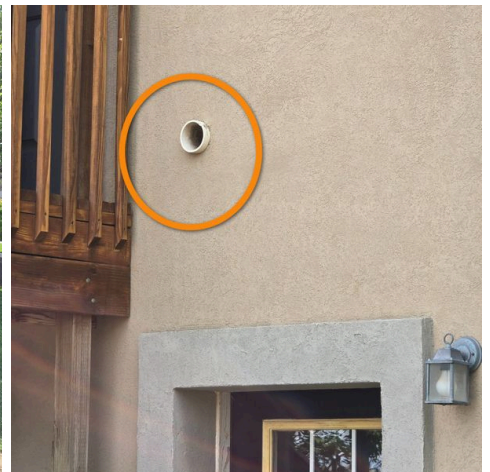
Contact a qualified HVAC professional.



Proper Termination Example



Dryer Vent



6: EXTERIOR

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

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

Information

Walkways, Patios & Driveways: Driveway and Parking Material
Concrete

Walkways, Patios & Driveways: Walkway Material
Concrete, Pavers

Roof Drainage Systems: Gutter Material
Aluminum

Exterior Walls: Exterior Wall Construction Type
ICF Block

Siding, Flashing & Trim: Siding Material
Vinyl, Synthetic Stucco, Metal Soffit and Fascia, Steel Siding

Windows (Exterior): Window Type
Vinyl Frames, Thermal Pane



ICF Foam Block

Exterior Doors: Exterior Door Types
Steel, Thermal Pane

Vegetation, Grading & Drainage.: Gradient
Moderate Slope, Terraced, Steep

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.

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 resistant 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.

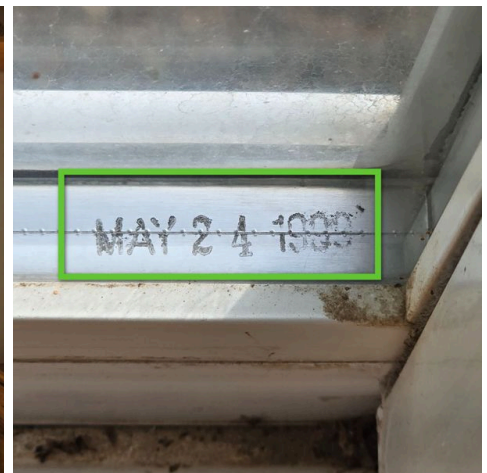
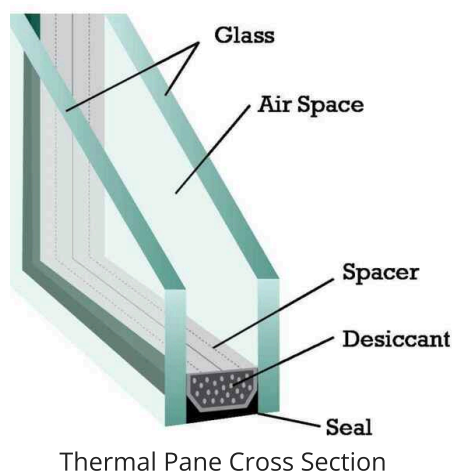
Windows (Exterior): Thermal Pane Effective Life

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.*



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.

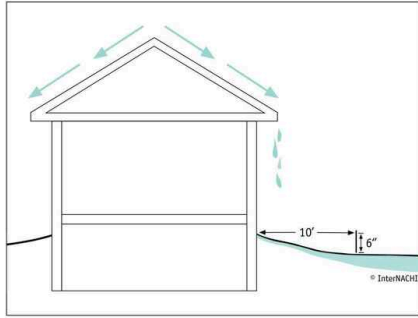
You will need to monitor water around the perimeter that drains from the roof and gutter systems. Look for puddling water against the foundation, keep gutter systems in top working order including properly sloped, free of debris, with adequate splash blocks or extensions in place.

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.

Minimum-Grade Slope

Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.



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

6.2.1 Roof Drainage Systems

DEBRIS IN RAINGUTTERS

GUTTER SYSTEM

Debris has Accumulated in the gutters.

Recommend cleaning gutters and flushing downspouts. Poor drainage can lead to soffit and fascia damage. Weight from debris, water and ice can cause gutters to loosen or become improperly sloped.

See location tags, pictures & comments for more information.

[CLICK HERE](#) for DIY resource on cleaning your gutters.

Recommendation

Contact a handyman or DIY project



Action Recommended



Here



Close Up View

6.4.1 Siding, Flashing & Trim



Action Recommended

STUCCO MOISTURE STAINING OR DAMAGE

EXTERIOR NE

Moisture Staining or Damage observed on the *Synthetic Stucco* at one or more locations.

Staining, repairs or damage is often a sign of concentrated or regular exposure to water. Long term exposure can lead to moisture related damage. As with all moisture related influences, the possibility of hidden damage exists. Recommend further evaluation.

Common contributors include but may not be limited to.

- Poorly adjusted sprinklers.
 - Poorly designed sprinkler system (too close to house)
 - Raingutters improperly sloped (overflowing).
 - Raingutters plugged or dirty (overflowing).
 - Leaking joints in Raingutters.
 - Improper or missing flashings.
 - Covered drain holes in windows.
 - Missing Rain Gutters or components.
- See location tags, pictures & comments for more information.

**A comprehensive evaluation of the synthetic stucco or EIFS is outside the scope of this inspection. I did not conduct any testing such as deep moisture testing.*

Recommendation

Contact a qualified professional.



Here



It is possible, even likely, the debris in the rain gutter caused water to back up into the soffit

6.4.2 Siding, Flashing & Trim

STUCCO DAMAGE - MINOR

EXTERIOR NE (MAIN ENTRANCE)

 Action Recommended

Minor damage or cracking observed at one or more locations in the Synthetic Stucco Siding.

Damaged areas are a potential point of moisture intrusion.

Recommend further evaluation and repair as needed.

See pictures, location tags & comments for more information.

Recommendation

Contact a qualified professional.



Here



Close Up View

6.4.3 Siding, Flashing & Trim

STONE WAINSCOTT CRACKS / DELAMINATION

EXTERIOR EAST

 Action Recommended

Loose, cracked or missing Adhered Stone Veneer (ASV) at noted locations.

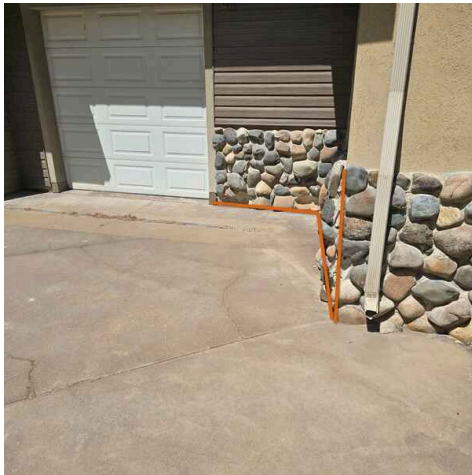
There may be other areas that were not observed at the time of the inspection.

Recommend further evaluation and correction as needed.

See location tags, pictures & comments for more information.

Recommendation

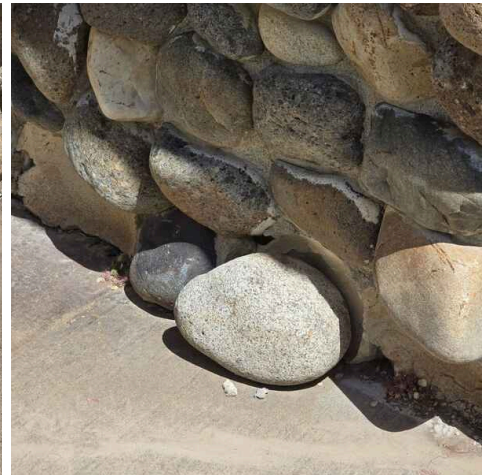
Contact a qualified professional.



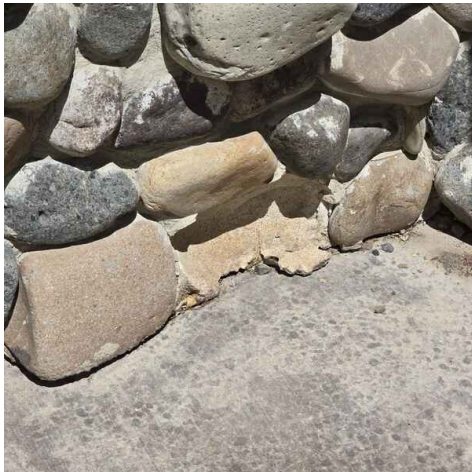
Storm water from the gutter system is likely the influence.



A Closer Look: Cracking and stone delamination



Another Reference Pic



Another Reference Pic

6.5.1 Windows (Exterior)

BROKEN OR CRACKED GLASS

MAIN ENTRY: NE

One or more windows have cracked, broken or missing glass.

Recommend replacement of broken or cracked glass by a qualified professional.

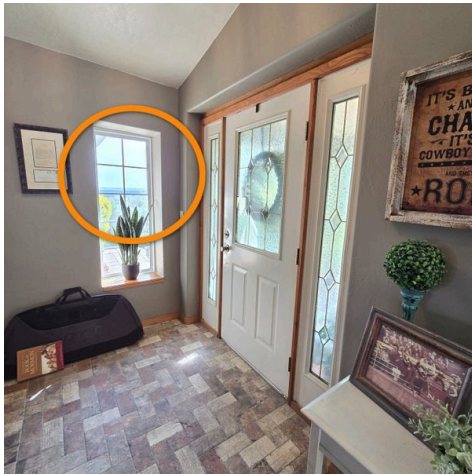
For your information, thermal panes can almost always be replaced without replacing the door.

See pictures and location tags for more information.

Recommendation

Contact a qualified window repair/installation contractor.

 Action Recommended



Here



Close Up View

6.7.1 Attached Structures, Stairs and Railings



Action Recommended

NO HANDRAIL PRESENT

EXTERIOR NE

No Handrail Present at noted locations.

A handrails' job is to prevent falls and is recommended when 4 or more risers are present or when landing is 30" high or greater. Handrails should be "*graspable*" - a graspable handrail is one that you can easily and securely get your hand around to steady yourself while you are on a stair. Recommend installing proper *graspable* handrails. See location tags, pictures and comments for more information.

Recommendation

Contact a qualified professional.



4 Risers Present, a handrail is recommended

6.7.2 Attached Structures, Stairs and Railings

HANDRAIL NOT GRASPABLE

EXTERIOR WEST

One or more Handrails are not considered "*graspable*".

These may not provide adequate protection from falling. Recommend correction.

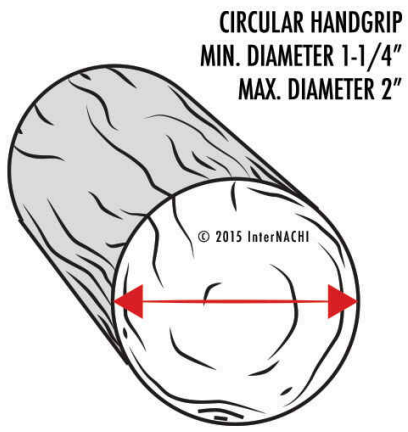
See location tags, pictures & comments for more information.

Recommendation

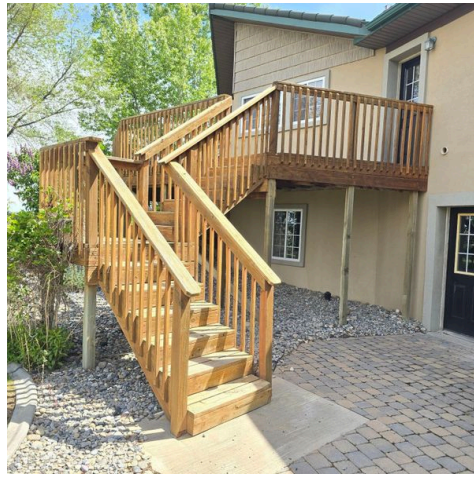
Contact a qualified professional.



Action Recommended



Example, there are other approved profiles



Here



Not considered graspable

7: INTERIOR

		IN	NI	NP	O
7.1	Doors	X			
7.2	Windows	X			
7.3	Ceilings	X			
7.4	Walls	X			X
7.5	Floors	X			
7.6	Countertops & Cabinets	X			

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

Information

Ceilings: Ceiling Material
Drywall

Walls: Wall Material & Coverings
Drywall

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Granite / Marble / Quartz

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: Original to the Home

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.

At least some of the windows appear to be original to the home, taking this into consideration: 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. It is normal for some screens to be damaged or missing even after just 5 years.



Typical View Example: Date Stamp Here



Mfg 1999

Ceilings: Minor Cracking

Interior

Minor cracking observed in the ceiling at one or more locations.

Movement or settlement cracking is common in the first few years. Some areas are inherently prone to drywall cracks due to truss movement. Old houses almost always exhibit cracks at the ceilings and walls if they are plaster.

I did not observe any cracking that I'd deem structurally significant. If you are concerned I suggest hiring a specialist for further examination.

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, Tile, 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.

Countertops & Cabinets: Cabinetry and Countertops Condition

Cabinets and countertops are serviceable and in a condition consistent with their age.

Expect normal wear. Any significant defects, outside normal wear and tear, if observed, will be noted in the report.



Observations

7.4.1 Walls

POSSIBLE MICROBIAL GROWTH

BASEMENT BATHROOM SHOWER

Dark Staining that *may be microbial growth* was observed at noted locations.

Mold can only be positively identified by laboratory testing which is outside the scope of this inspection. As with all water related damage / influence, there may be additional hidden damage.

Recommend further evaluation and correction as needed.

See pictures, location tags & comments for more information.

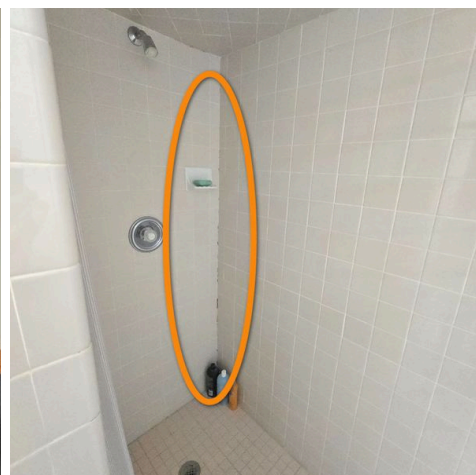
Recommendation

Contact a qualified professional.

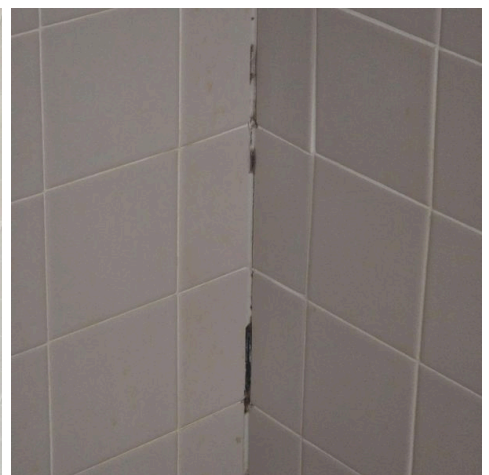
 Action Recommended



Basement Bathroom



Here



Close Up View Example

8: BUILT-IN APPLIANCES

		IN	NI	NP	O
8.1	Range/Oven	X			X
8.2	Built-in Microwave	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

4 Prong Receptacle, 220-230V



Range/Oven: Range/Oven Brand

GE

Range/Oven: Range/Oven Energy Source

Electric

Range/Oven: Range / Oven Type

Free Standing, 30" Range

Built-in Microwave: Microwave Brand

GE

Built-in Microwave: Microwave Tested?

Tested Pass

Dishwasher: Brand

GE

Disposal: Disposal Brand

ISE

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.



Laundry Appliances Present

Refrigerator: Refrigerator Brand

GE

Refrigerator brand here for your convenience. If "None" checked, there was no refrigerator present at the time of the inspection.

I do not know which appliances are included in the purchase, that is a question for your realtor or the seller. All information here FYI only.

Refrigerator: Refrigerator Opening Size

36 Wide, 69 1/2 High

Refrigerator opening size provided for you as a courtesy, no guarantee, size approximate.



Refrigerator: Inspection Limitations

The refrigerator (if present) was inspected for general function only.

I do not test water delivery or ice making systems.

Observations

8.1.1 Range/Oven

 Action Recommended

RANGE NOT FASTENED

KITCHEN

No "Anti-Tip" Bracket was installed at the free-standing range.

All new free-standing ranges are sold with one, installation is simple & quick. They can be purchased at most stores that sell appliances.

Brackets may be secured to the wall rather than the floor if needed to comply with floorcovering installation. Recommend a qualified person install an anti-tip bracket.

Recommendation

Contact a qualified professional.



Anti-Tip Bracket



No Anti-Tip Bracket Installed

9: ELECTRICAL

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

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

Information

Service Entrance: Electrical Service Conductors

Below Ground, 2 Phase, 220V, 110V

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

ITE, Eaton

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

Circuit Breaker, All in One Panel

Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Rating

200 AMP

Main Panel, Service & Grounding, Main Overcurrent Device: Wiring Methods / Materials

NMG Cable

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

Ground Rod

Subpanels: Disconnect Amps

100 AMP, 2 Sub-Panels

Subpanels: Panel Type

Circuit Breaker

Subpanels: Service Entrance Conductors

Stranded Aluminum

Subpanels: Wiring Methods / Materials

Romex

Subpanels: Panel Manufacturer

Square D, Homeline

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.

Subpanels: Sub Panel Location

Basement, underneath the stairs

Basement, 2 Subpanels, Garage



Garage

Lighting Fixtures, Switches & Receptacles: Switched Outlets Present

Switched outlets are present in this home, these are typically installed to control plug-in lighting.

Mapping out switched outlets is outside the scope of the inspection. I do not test exterior soffit outlets or indoor outlets above reach without a ladder. If I encounter an outlet with no power to it, a reasonable attempt is made to locate a switch for it. If none is located, it is then called out as a defect. Comprehensive or exhaustive searching is also outside the scope.

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

9.5.1 Lighting Fixtures, Switches & Receptacles



FYI or Maintenance Item

BULB OUT?

BASEMENT BATHROOM

No Response from light fixtures at one or more locations.

Obviously, this may be as simple as missing or burnt-out bulbs but there may be other issues. Ask seller to replace bulbs at any locations where the light does not come on. If this does not correct the issue, recommend further evaluation by a qualified electrician.

Lighting issues over stairs is a safety hazard and should be corrected immediately.

See location tags, pictures and comments for more information.

Recommendation

Contact the seller for more info



Basement Bathroom



A Closer Look

10: PLUMBING

		IN	NI	NP	O
10.1	Water Supply, Distribution Systems & Fixtures	X			
10.2	Drain, Waste, & Vent Systems	X			X
10.3	Hot Water Systems, Controls, Flues & Vents	X			
10.4	Filtration Systems			X	
10.5	Outside Faucets / Hose Bibs	X			
10.6	Well System	X			X
10.7	Fuel Storage & Distribution Systems	X			
10.8	Sewer Outlet	X			
10.9	Jetted Tub	X			

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

Information

Water Source

Well

Sewer System Type

Septic Tank

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

Galvanized Steel Pipe

Water Supply, Distribution Systems & Fixtures: Water Distribution Material

Copper

Drain, Waste, & Vent Systems: Drain System Material

PVC

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

Basement Mechanical Room / Closet

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



Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

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

Electric

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

Roughed in for Water Softener, None

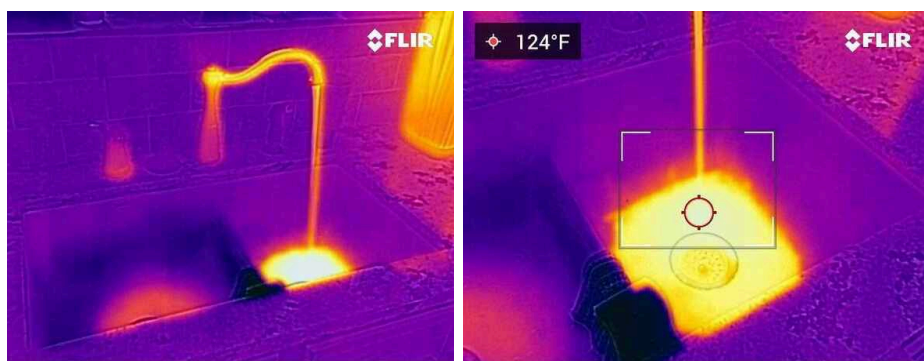
Testing water filtration devices / systems is outside the scope of this inspection.

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 Function Images

Thermal images presented here are not intended to be analytical or technical in nature but simply to show function at the time of the inspection and are for your general information.

Temperature recommendations are between 120°F and 130°F. Adjust as needed to stay within that range. Tub / Shower Valves may have a temperature limiting stop, water temps there may be lower. Adjust temp limiting stops to suit your needs.



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

11-15 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.](#)

Rheem Fury 6YR	
Serial No.	RH M201210976
Model No.	92V52-2
Manufacture Date.	16MAY2012
Cap. U.S. Gals.	50
Phase	1 1

Mfg 2012

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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.](#)

Filtration Systems: Water Filtration and Conditioning

Testing of Water Filtration and Conditioning Devices is outside the scope of this inspection.

I conduct a *visual inspection* of the water supplies and drain assemblies and will report on any defects observed. I do not determine if the equipment is owned or leased, functioning properly or not, or whether it is included in the sale. Inquire with Seller recommended. Consult with a specialist for maintenance recommendations.

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.

Well System: Well Systems

- **I conduct a function test of plumbing fixtures and a visual inspection of the well components if they are readily accessible and within the inspected building.**

I do not conduct comprehensive well system or pressure tank tests. Comprehensive testing is outside the scope of our inspection and in my opinion, should be conducted by a well specialist.

I look for signs of leaks and may offer information on the age or brand of the unit if readily available. Well Pressure Tanks typically have a 5-7-year warranty but commonly last 10-20 years.

- Well and water tests are typically provided through the seller by a qualified well specialist, I recommend this be done here. Recommend water testing now & yearly for coliform bacteria, E-coli, nitrates, and other contaminants.

- A local well's water quality test results should be compared to state and federal drinking water standards, which can be found online [Here](#) or by calling the Safe Drinking Water Hotline at (800) 426-4791. In some cases, the laboratory will provide helpful information, but it may be necessary to rely on other experts to help interpret the results.

Sewer Outlet: Sewer Cleanout Location

Exterior SW

Location of the sewer cleanout is for your information and not intended to indicate any defects.



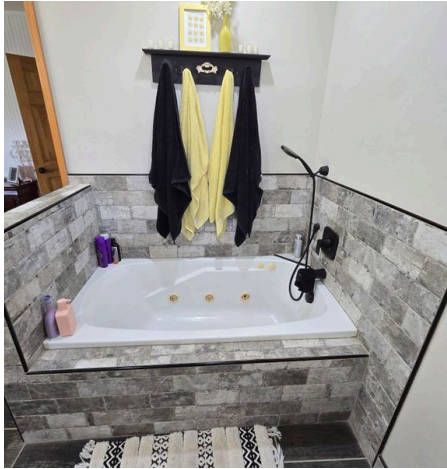
Jetted Tub: Jetted Tub Inspected

Main Floor Primary Bathroom

The Jetted Tub was inspected and tested for function.

Any defects noted will be included in the defects section.

**I often attach a short video clip to verify function but that is at the inspectors discretion.*



Limitations

General

SEPTIC TANK

The Septic Tank and its components are not part of a general home inspection and were not inspected.

I recommend hiring the appropriate specialist for this prior to the expiration of your inspection contingency period.

It is common practice for the seller to provide a well and septic inspection.

Filtration Systems

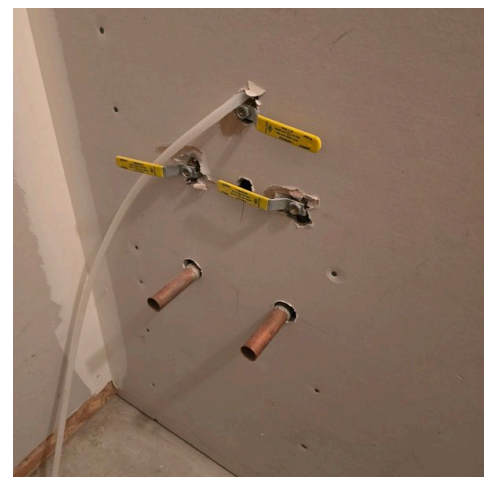
ROUGHED IN ONLY

BASEMENT MECHANICAL ROOM / CLOSET

Roughed-in Only for Water Softener, none present.

I do recommend the installation of a water softener as the hard water in our area accelerates wear on all plumbing fixtures (water heaters, faucets, dishwashers, clothes washing machines, etc.).

Some areas may have iron or other minerals that may stain or discolor fixtures. In that case, consult with specialist for recommendations on additional or specialized equipment that may be needed.



Observations

10.2.1 Drain, Waste, & Vent Systems

LEAKING PIPE OR COMPONENT

MAIN FLOOR PRIMARY BATHROOM SINK

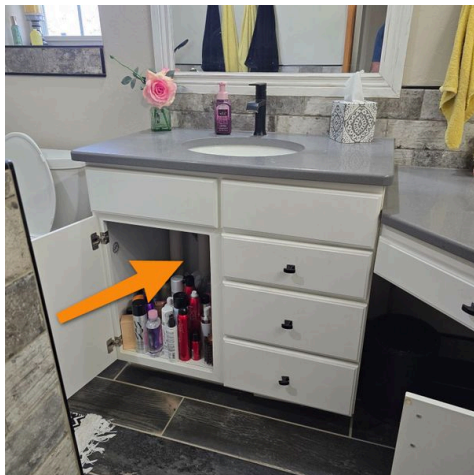


A leak in the Drain, Waste or Vent System was observed.

Recommend evaluation and correction. A plumber should make corrections to any plumbing system component. Any other water related influence (*if applicable*) should be handled by a qualified specialist. Always have the surrounding area evaluated as there may be hidden damage. See location tags, comments and pictures for more information.

Recommendation

Contact a qualified plumbing contractor.



Main Floor Primary Bathroom



A Closer Look



Close Up View

10.2.2 Drain, Waste, & Vent Systems

DAMAGED COMPONENT

PRIMARY BATHROOM: JETTED TUB

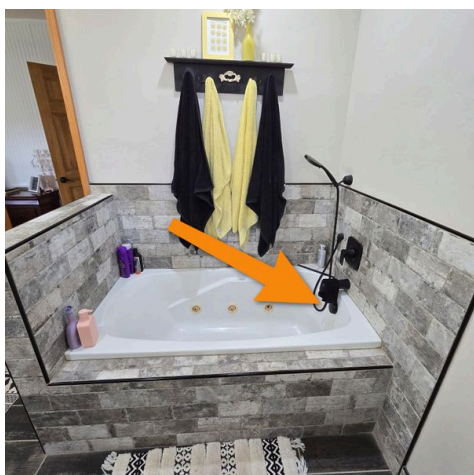


Damaged Drain System Component at noted locations.

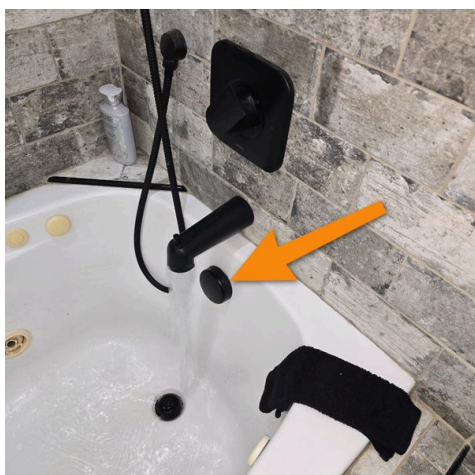
Recommend further evaluation and correction as needed to restore proper function. See location tags, pictures and comments for more information.

Recommendation

Contact a qualified plumbing contractor.



Here



Compression Nut Cracked



Compression Nut Cracked: Overflow Seal Jeopardized

10.6.1 Well System

INCONSISTENT OR SURGING WATER PRESSURE

WATER SUPPLY SYSTEM

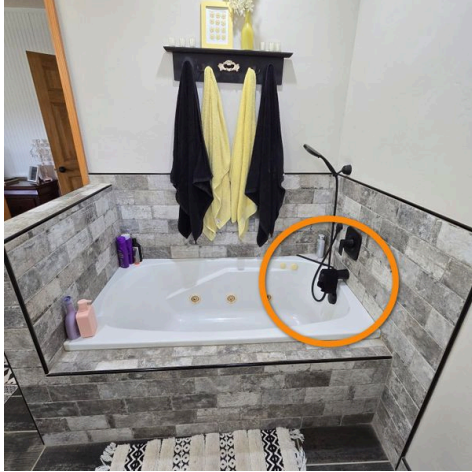
 Action Recommended

Water Pressure is *inconsistent, surges or stops completely.*

I recommend further evaluation and correction by a qualified well specialist. See pictures, video clips & comments for more information.

Recommendation

Contact a qualified well service contractor.



Test Location



Normal Water Flow Initially



Water Flow almost completely stops before well kicks in

11: HEATING

		IN	NI	NP	O
11.1	Thermostats	X			
11.2	Equipment	X			
11.3	Filter Location and Size	X			

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

Information

Equipment: Heat Type

Forced Air

Equipment: Energy Source

Electric

Equipment: Brand

Payne

Heat Function Images

Thermal Images, Digital Images, or IR Thermometer Readings shown are to verify heat system function only and not intended to be technical data.

The presence of warm air does not insure there are no problems with the system.

Always insist on a service and further evaluation of the system by a qualified specialist prior to the expiration of your inspection contingency unless there is documentation this has been done within 1 year of the inspection date.



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.

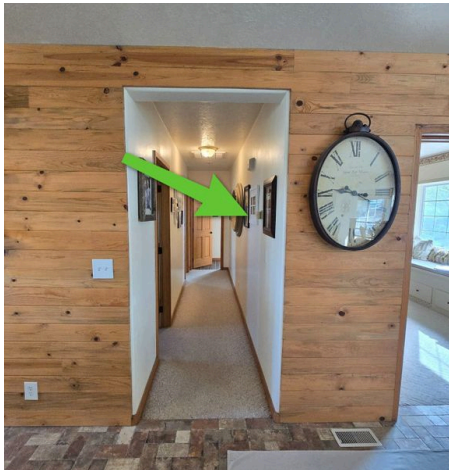
It's your job to get the HVAC system inspected and serviced every year, and if your system has a replaceable air filter, make sure to check it periodically and change when needed. Electronic filters and UV filtration systems also require monitoring and periodic service.

Thermostats: Thermostat Location

Main Floor Hall

Wall Mounted

Location of the thermostat is recorded here for your information.



Thermostat Location



A Closer Look

Equipment: Air Handler Location

Basement Mechanical Room / Closet

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

Over 25, Original Equipment

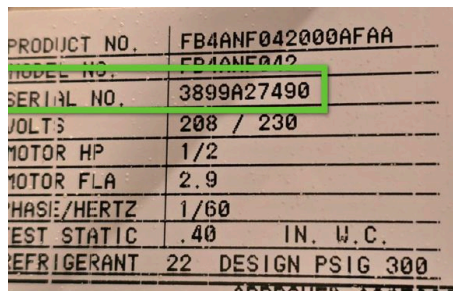
Use the Age of the Unit to Anticipate Remaining Life but remember this is an estimate only.

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.



Mfg week 38 of 1999

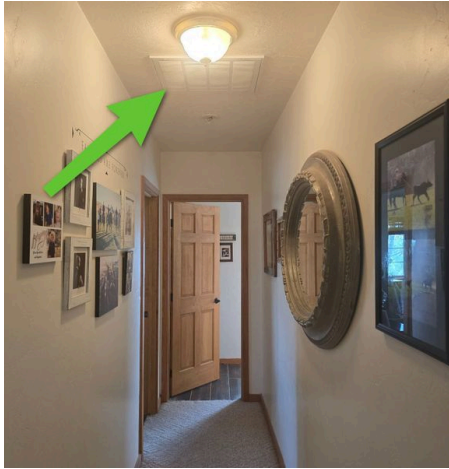
Filter Location and Size: Filter, Location & Size

Main Floor Hall

Always install properly sized filter, never stack filters.

Orient the filter properly in the housing in relation to air flow arrows on the filter and housing.

If no arrow indicating air flow direction is present on the furnace, ask a professional to mark it for you.



Filter Location



16x20x1

12: FIREPLACES AND WOOD STOVES

		IN	NI	NP	O
12.1	Vented Gas Fireplace	X			
12.2	Fans and Controls	X			

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

Information

Fans and Controls: Fan Information

Fan Present

Type of Fireplace

Vented LPG (Propane)

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.

Vented Gas Fireplace: Important Information

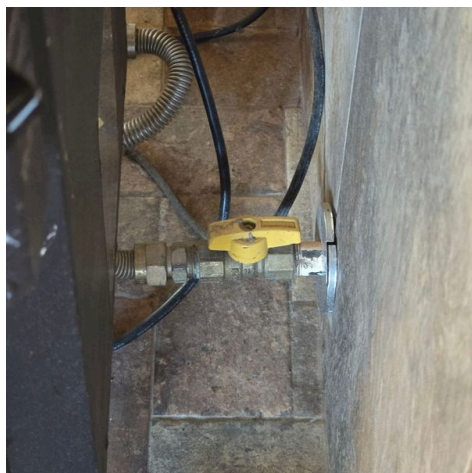
Main Floor Dining Room

In this section I show where the Gas Valve and Controls for the natural gas vented fireplace are located.

As with any other appliance, regular maintenance is the key to longevity and performance.

I recommend a yearly maintenance and inspection by a licensed professional.

See location tags, pictures & comments for additional information.



Gas Valve



Ignition Switch

Vented Gas Fireplace: Function Images

Main Floor Dining Room

Images provided here are not intended to be comprehensive or technical information but simply to demonstrate that the fireplace did function at the time of the inspection.



Fans and Controls: Limitations

If a *Distribution Fan* is present, it is tested.
If no response, will be noted as a defect.

13: COOLING

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

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

Information

AC Manufacturer

Payne

Energy Source/Type

Electric, Split System

Refrigerant Type and Tonnage

R22, 3 1/2 Ton

R-22 Refrigerant Present

This cooling system currently functions using R22 Refrigerant which is no longer imported or manufactured in the United States.

If your system requires additional refrigerant there are a couple things to consider;

- Some R22 may still be available but is expensive.
- There are replacement refrigerants compatible with R22 systems, but the existing refrigerant must be removed first.
- It may not be cost effective to change out the refrigerant in older systems.

I recommend consulting with an AC specialist for more information regarding maintenance of this system.

PRODUCT NO.	FB4ANF042000AFAA
MODEL NO.	FB4ANF042
SERIAL NO.	3899A27490
VOLTS	208 / 230
MOTOR HP	1/2
MOTOR FLA	2.9
PHASE/HERTZ	1/60
TEST STATIC	1.40 IN. W.C.
REFRIGERANT	22 DESIGN PSIG 300

Evaporator

SERIAL	2001E26629	
PROD	PA10JA042000ABAA	
MODEL	PA10JA042-B	
PISTON	ID 78	OD NA
	FACTORY CHARGED R-22	
	5.50 LBS	2.49 Kg

Condenser

AC System Age

21-25 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.

SERIAL	2001E26629	
PROD	PA10JA042000ABAA	
MODEL	PA10JA042-B	
PISTON	ID 78	OD NA
	FACTORY CHARGED R-22	
	5.50 LBS	2.49 Kg

Mfg 2001

Condensate Drain System: Condensate Drain Information

Condensate Pump, Drains to Exterior

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.

Observations

13.1.1 Cooling Equipment

 Action Recommended

AC PERFORMANCE

AC SYSTEM

Air Temperatures at the registers were warmer than I normally encounter during my inspections.

I typically encounter temps in the high 30's to low 40's°F range.

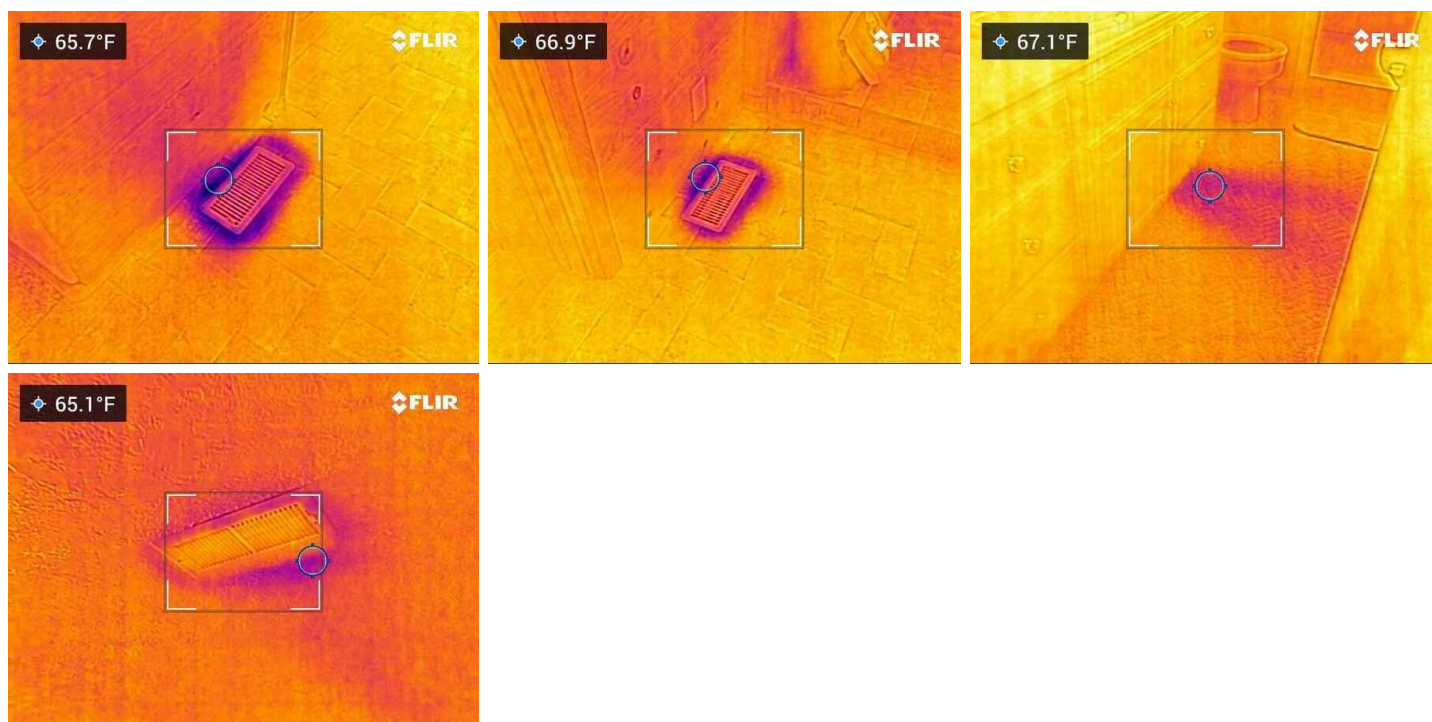
Although this is not a comprehensive evaluation of the AC System, it may be an indicator that maintenance, or repairs needed. If the supply system is in the attic, that may also be a contributor and an indication additional insulation on the ductwork may be beneficial.

I recommend the AC system be professionally evaluated and serviced as needed prior to the expiration of your inspection contingency.

See location tags, pictures and comments for more information.

Recommendation

Contact a qualified heating and cooling contractor



14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Floor Structure: Floor Structure

Wood I-Joists, 16"-19" On Center,
24" On Center

Floor Structure: Sub-floor

T&G OSB

Foundation: Material

Poured Concrete

Basements & Crawlspaces:

Basement/Crawlspace Floor

Dirt

Crawlspace Maintenance

It is my recommendation the crawlspace be visually inspected at least twice a year.

A good rule of thumb is in the spring when you turn on your sprinkler system and again in the fall when the system is blown out for the winter. Look for water or *signs of water* primarily. Water may come in at foundation vents or simply through the foundation. Use these indicators to make corrections such as adjusting sprinkler systems, adding raingutter extensions, filling low areas or correcting negative slope in the site grading. You should also check for fallen insulation, porous debris such as wood or cardboard in contact with the crawlspace floor. Shift or add to the vapor barrier if needed to cover all bare dirt.

Homeowner's Responsibility

One of the most common problems in a house is a wet crawlspace, basement or foundation.

You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts.

In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basements & Crawlspaces: Vapor Barrier

Present, Clear Visqueen

A vapor barrier in the crawlspace is required on all modern construction. One has not always been required and is commonly missing in old homes. If there is no vapor barrier (6mil Visqueen) covering bare dirt in the crawlspace or cellar, I recommend installing one. Its uses are to keep moisture, odors and microbes out of the crawlspace environment.

Limitations

General

INSULATION / VAPOR BARRIER

The crawlspace and / or basement inspection is always a *limited inspection* because areas obscured by insulation or vapor barriers are not visible.

Moving insulation or vapor barriers to inspect behind them falls outside the scope of a general home inspection and the InterNACHI standards of practice. Only the readily visible / accessible portions of the crawlspace or basement were inspected. In the case of mobile or manufactured homes, the floor structure is not visible due to it being obscured by a complete underbelly wrap.

The floor structure of these types of homes is thus disclaimed from the inspection.

15: GARAGE

		IN	NI	NP	O
15.1	Occupant Door (From garage to inside of home)	X			X
15.2	Walls & Fire Separation	X			
15.3	Automatic Door Opener	X			
15.4	Overhead Door	X			

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

Information

Garage Type

Attached

Walls & Fire Separation: Garage

Wall Material

Drywall

Overhead Door: Material

Metal, Insulated

Overhead Door: Type

Up-and-Over, Automatic, 2 Doors

General Statement

The garage was visually inspected, any defects observed or deemed material by the inspector will be noted.

If no defects are stated, that system or component was deemed *acceptable for the age of the building*.

It is common for garages and other buildings to be used as storage, especially when occupants are in the process of moving.

Often some areas are not reasonably or safely accessible due to this factor.

Inspectors are not required to move contents to conduct an inspection.

Occupant Door (From garage to inside of home): Requirements

Doors separating the garage and living spaces shall be 1-3/8" solid wood, solid or honeycomb core steel doors not less than 1-3/8" thick, or 20-minute rated doors.

These doors shall also be equipped with a self-closing and self-latching device. These doors shall NOT open into a sleeping room. These doors cannot have openings such as pet doors or windows.

Automatic Door Opener: Annual Service Recommended

For the sake of this inspection, the electric eye reversal system is tested by presenting an obstacle while the door is in a closing cycle. If it reverses, it passes.

The manual disconnect is also tested in case the automatic operator fails.

No comprehensive tests are performed. Any other reversal systems are not tested as they are outside the InterNACHI standards of practice. Garage doors are very heavy and can be dangerous if not operating properly. If other than brand new, I recommend service on the door and operator now. Annually afterward.

Observations

15.1.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

HOUSE TO GARAGE DOOR

Door from *Garage to Home* should have self-closing hinges to help prevent spread of a fire or harmful gasses to the living space.

Recommend restoring self-closing feature or adding self-closing hinges.

See location tags, pictures & comments for more information.

[DIY Resource Link.](#)



Safety Issues

Recommendation

Contact a handyman or DIY project



No Self-Closing Hinges Present



Close Up View Example