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

YOUR INSPECTION REPORT

2550 Longbow Dr
Twin Falls, ID 83301

Joe Hutchins
APRIL 25, 2023

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

TABLE OF CONTENTS

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
Occupant or Seller

Weather Conditions
Clear

Ground Conditions
Dry

Style
Single Level, Attached Garage, Crawlspace

Type of Building
Single Family

Occupancy / Condition
Occupied (See Text)

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"*

Front Door Faces
West

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
<65°

This data is recorded for your information and also to document whether it is warm enough to test the AC system.

Detached Structures - Not Inspected

Detached buildings and structures are outside the scope of this inspection and (if present) 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* 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

Additions Present

Additions will obviously be newer than the original structure. Age of the original structure is what is stated for the record.

Terms of Use

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

Limitations

General

THERMAL IMAGING LIMITATIONS

A) I may use a thermal imaging camera as a courtesy during the inspection for certain reasons including but not necessarily limited to one or more of the following:

- Show function or lack of function of heating 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.

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

General

OCCUPIED OR STAGED

Occupied buildings or those with contents present limit the view of (or access to) areas, systems and components.
The inspector specifically disclaims responsibility for conditions missed during the inspection or discovered after contents are moved or removed from the home.
It is the responsibility of the real estate agents to guide the 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.

2: ACCESS & DISCONNECTS LOCATIONS

		IN	NI	NP	O

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

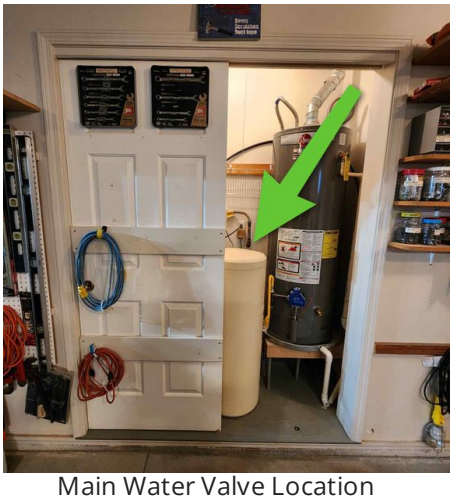
Information

Main Water Valve Location

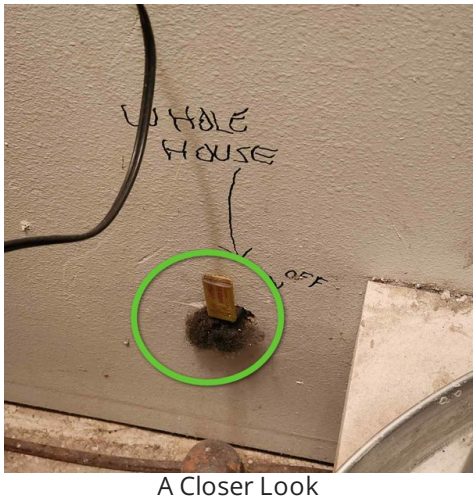
Garage Mechanical Room / Closet

Main Water Valve Location FYI.
Soft water can typically be turned off at water softener (if present).
Wells can be turned off alternately at the well controller or breaker.

If the main water valve is located in the crawlspace, other than at a readily accessible location like the crawlspace hatch, I recommend hiring a plumber to install one at a location above grade. Looking for a main water valve in the crawlspace when you need it is not a pleasant thought.



Main Water Valve Location

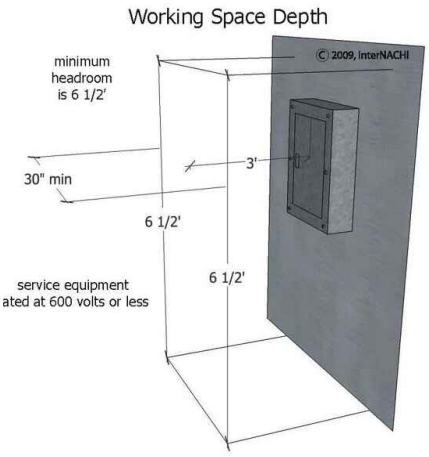


A Closer Look

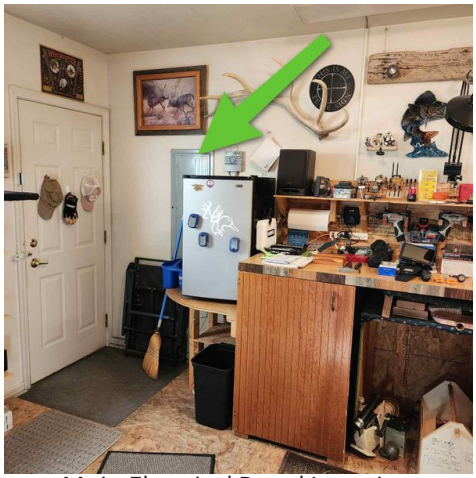
Main Electrical Disconnect Location

Garage

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



Always Keep This Area Clear



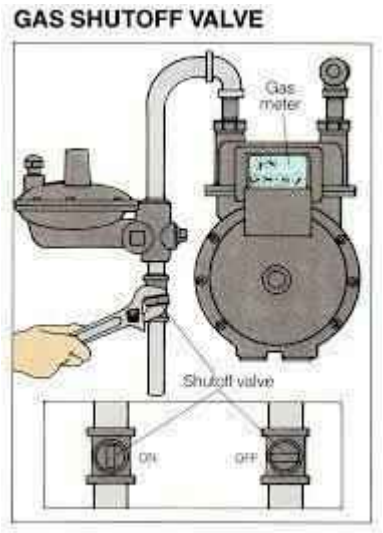
Main Electrical Panel Location

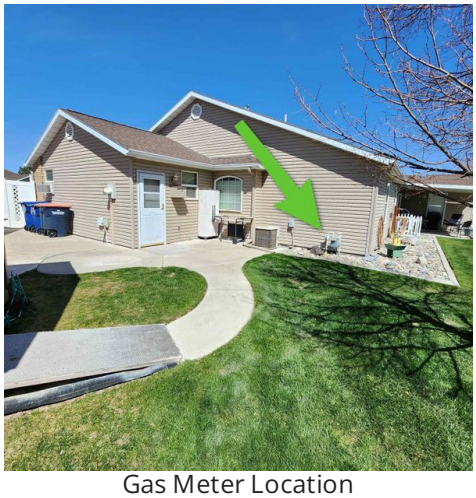
Main Electrical Disconnect

Main Fuel Valve Location

Exterior SE

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



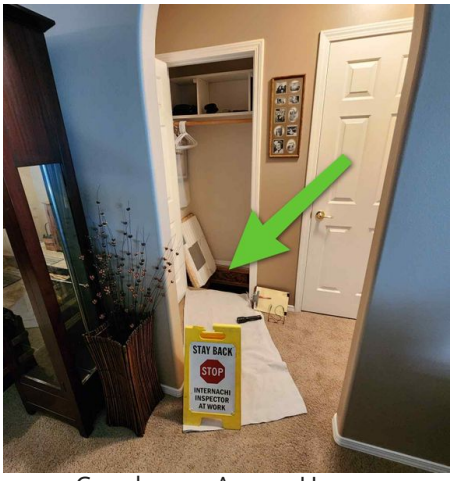

Gas Meter Location


Main Gas Valve

Crawlspace Access Location

Hall 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.



Crawlspace Access Here

Attic Access Location

Garage

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.

Attic Access Here

3: SAFETY

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

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

Information

Smoke Detectors: Smoke Detector Maintenance

A representative number of these safety alert devices were tested and responded using the TEST button. A complete evaluation of smoke alarms is beyond the scope of this inspection. I recommend re-testing the smoke and carbon monoxide detectors upon moving into the home. Read manufacturers recommendations on periodic testing and battery replacement, as well as unit life expectancy. Replace at or before that date.
Here is an Article on Smoke Detectors from the National Fire Protection Agency.

4: ROOF AND ATTIC STRUCTURE

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

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

Information

Coverings: Material

Architectural

Roof Type/Style

Gable

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

Roof Slope

Medium Slope

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

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

Roof Inspection Method

Walked Roof

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

Attic Inspection Method

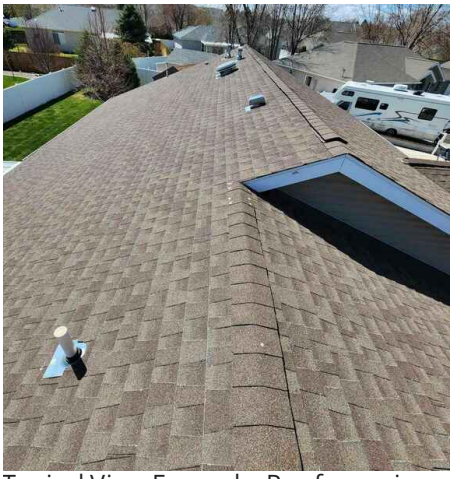
From Access (see notes below)

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

Coverings: Moderate Wear

Roof

The Roof Coverings showed signs of wear or aging, you can expect a higher level of maintenance.
Replacement may be necessary within the next few years.
*see pictures & comments for more information.


Typical View Example. Roof covering likely original ~23 years old. These shingles are rated for ~30 years


A Closer Look, normal wear for age


Close Up View Example, edge wear present (aging)

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 will 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

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.

5: EXTERIOR

		IN	NI	NP	O
5.1	Walkways, Patios & Driveways	X			X
5.2	Siding, Flashing & Trim	X			
5.3	Roof Drainage Systems	X			
5.4	Exterior Doors	X			X
5.5	Windows (Exterior)	X			
5.6	Sprinkler System		X		
5.7	Vegetation, Grading & Drainage.	X			

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

Information

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Walkway Material
Concrete

Siding, Flashing & Trim: Siding Material
Synthetic Stucco, Brick Veneer, Vinyl

Roof Drainage Systems: Gutter Material
Aluminum

Exterior Doors: Exterior Door Types
Steel, Vinyl Frame Patio Door, Thermal Pane

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

Vegetation, Grading & Drainage.: Gradient
Minor Slope

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Walkways, Patios & Driveways: Drive and Walkways Inspected

The *Drive and Walkways*, which are a non-structural component of the home were inspected.
Condition was found to be *consistent with the age of the home* and comparable to other properties of this age in our area.
Some cracking and movement is normal with all materials.
Defects considered significant by the inspector 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.

Siding, Flashing & Trim: Exterior Siding & Trim Maintenance

Virtually all exterior siding and trim types require periodic maintenance. This inspection does not look for normal wear or minor imperfections. 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.

Roof Drainage Systems: Homeowner's Responsibility

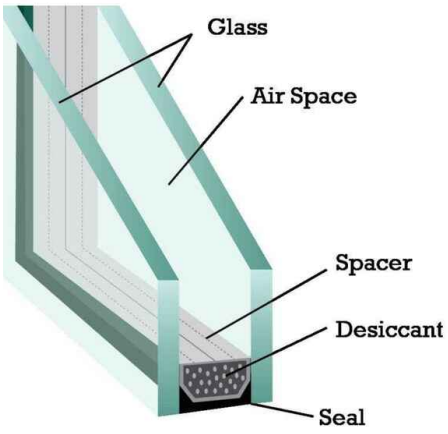
Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rainwater should be diverted far away from the house foundation. If downspouts are depositing water next to the foundation, add splash blocks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

Exterior Doors: Condition Normal for Age

The exterior doors exhibit normal condition for their age.
Older doors may need some adjustments or replacement.
Locksets wear over time and will need replacement. Sliding doors may need cleaning, adjustment and lubrication.
This is to be expected.

Windows (Exterior): Thermal Pane Effective Life

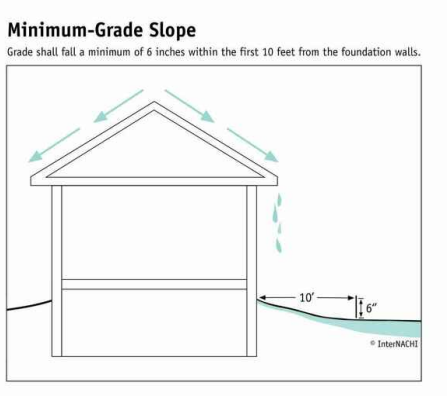
Dual Thermal Panes in windows and doors typically last between 10 and 20 years.
If this house is over 10 years old, it may have some failed thermal panes. 20 years old and most are likely failed.
Inspectors are required to report on foggy windows but are not required to determine otherwise if the thermal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



Thermal Pane Cross Section

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

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



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

Limitations

General

SYNTHETIC STUCCO LIMITATIONS

This house is at least *partially clad* with Synthetic Stucco
Early era (1990's - Early 2000's aka EIFS) installations over foam panels and without weather resistant barriers (WRB) often lead to moisture related issues, such as wood rot and mold.
Because of that, installations are now commonly installed over cement board, require the installation of a WRB and may incorporate drainage features which have resulted in far less issues.
The presence of a WRB cannot be determined within the limitations of a general home inspection.
A visual inspection will be conducted, but a comprehensive evaluation or testing of this material is outside the scope of this inspection and is *expressly disclaimed from the inspection*.
I recommend securing information from seller regarding installation company, date of installation and any possible warranty in place.
If installed over foam panels, a comprehensive evaluation of the siding is recommended by a qualified specialist.
Here is a **Link** to additional information on EIFS, *there are many others*.

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.

Sprinkler System

SYSTEM NOT TESTED

I do not currently offer sprinkler inspections.
A properly installed and maintained system produces a nice lawn with the most efficiency. However, an improperly designed and maintained system can cause water related issues such as siding damage, moisture intrusion and even possible potable water contamination.
Systems within the city limits are required to have an anti-backflow device and that device must be inspected annually by a certified specialist.
I recommend hiring the appropriate specialist to inspect the sprinkler system and make any needed adjustments or repairs prior to the expiration of your inspection contingency period unless there is documentation this has been done for this irrigation season.

Observations

5.1.1 Walkways, Patios & Driveways

Action Recommended

SETTLED CONCRETE

PARKING SLAB SOUTH

Concrete has *Settled or Heaved* at noted locations.
This is almost always the result of water influence. Determining the cause falls outside the scope of this inspection.
Results of this condition include but may not be limited to:

- ***Trip Hazards***, this is a safety and liability concern.
- *May no longer slope properly away from the foundation* which could lead to moisture intrusion into crawlspaces or basements.
- Minor instances may be corrected, major instances will require replacement.
- Recommend further evaluation to determine the best approach for correction.

Recommendation

Contact a qualified concrete contractor.


Here


Close Up View Example


Another Reference Pic

5.4.1 Exterior Doors

Action Recommended

BROKEN OR CRACKED GLASS

SLIDING PATIO DOOR / LIVING ROOM

One or more glass panes are *Cracked or otherwise damaged.*
Thermal panes can almost always be replaced without replacing frame.
See pictures and location tags for more information.

Recommendation

Contact a qualified window repair/installation contractor.

There is a very small break here that has been "repaired" or "stabilized" with some type of adhesive. Seller said it happened a long time ago and hasn't traveled.

Close up view. Repaired area approximately 2-3" long.

6: INSULATION & VENTILATION

		IN	NI	NP	O
6.1	Attic Insulation	X			
6.2	Attic Ventilation	X			
6.3	Exhaust Systems	X			
6.4	Floor Insulation	X			
6.5	Attic Fan	X			
6.6	Foundation Ventilation / Insulation	X			

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

Information

Attic Insulation: Insulation Type
Loose-fill, Cellulose

Attic Insulation: Approximate Insulation Depth
Attic
~10-12"

Attic Ventilation: Ventilation Type
Attic
Soffit Vents, Gable Vents, Continuous Ridge Vents, Attic Fan

Floor Insulation: Floor Insulation R Rating
~R30, Estimated

Foundation Ventilation / Insulation: Crawlspace Ventilation Type
Foundation Vents

Foundation Ventilation / Insulation: Foundation Insulation
Fiberglass Batts

Attic Insulation: Approximate R Value
~R30-R38, Garage ~R19

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.

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.

Floor Insulation: Floor Insulation
Fiberglass, Batt, Unfaced

Pictures shown here (if present) are not intended to depict defects, rather to give the client an idea of what area is being referenced.
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 Fan: Visual Inspection Only

Attic

The Attic Fan was inspected visually but was not tested.
I do not know if there are any issues with this fan.

Fan blade spins freely, likely works.

7: INTERIOR

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

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

Information

Floors: Floor Coverings
Carpet, Tile, Vinyl

Walls: Wall Material & Coverings
Drywall

General Statement

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

Windows: Normal for Age

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

Doors: Normal For Age

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

Floors: Floorcoverings Inspection

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

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.

8: BUILT-IN APPLIANCES

		IN	NI	NP	O
8.1	Range/Oven	X			X
8.2	Microwave Combo	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
220 Electric, 4 Prong Receptacle

Range/Oven: Range/Oven Brand
Kitchenaid

Range/Oven: Range/Oven Energy Source
Electric

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

Microwave Combo: Brand
Kitchenaid

Microwave Combo: Vent Application
Vented

Dishwasher: Brand
Kitchenaid

Disposal: Disposal Brand
Evergrind

Inspection Method

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.

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

Microwave Combo: Microwave Tested?

Yes PASS

The microwave is tested with a simple LED tester, designed for this purpose. This is not a comprehensive test, rather a yes / no on function.

Microwave Combo: Light Respond?

Yes

This simply indicates whether the light responded to the switch. Often it doesn't and is almost always a bulb.

Refrigerator: Refrigerator Brand

Kenmore

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

39 Wide, 69" 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 Device Installed

9: ELECTRICAL

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

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

Information

Service Entrance: Electrical Service Conductors
Below Ground, Copper, 220 Volts

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

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

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

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

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

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.

Lighting Fixtures, Switches & Receptacles: Switched Outlets Present

Switched outlets are present in this home, these are typically installed to control plug-in lighting.
I spend a reasonable amount of time looking for the switch for the outlet but troubleshooting or exhaustive searching is outside the scope of a home inspection.
I recommend seller disclose locations of all switched outlets.

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.

10: PLUMBING

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

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

Information

Water Source
Public

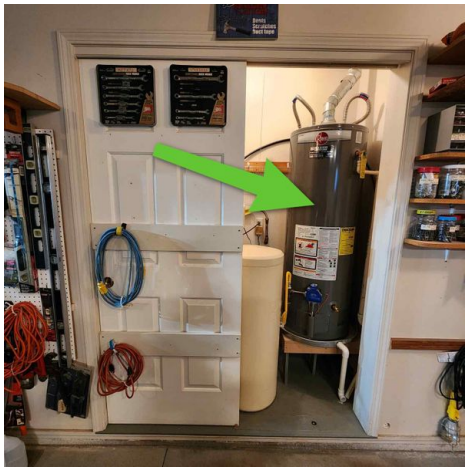
Water Supply, Distribution Systems & Fixtures: Incoming Water Supply Material
Poly

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

Drain, Waste, & Vent Systems: Drain System Material
PVC

Hot Water Systems, Controls, Flues & Vents: Water Heater Location
Garage 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
Natural Gas

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

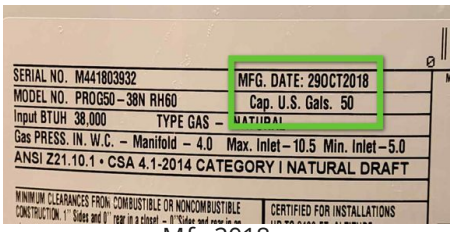
Water Softener

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

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

0-5 Years

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



Mfg 2018

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

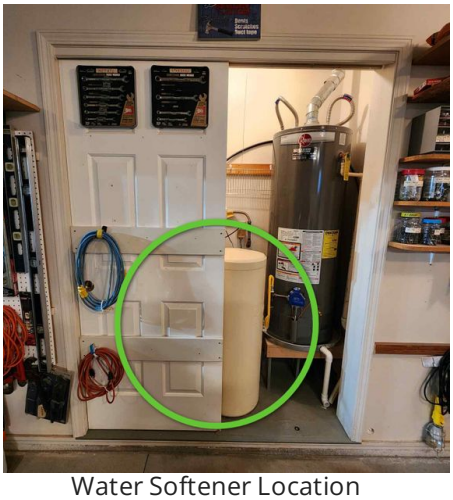
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Filtration Systems: Water Filtration and Conditioning

Garage Mechanical Room / Closet

Testing of *Water Filtration and Conditioning Devices* is outside the scope of this inspection.
I conduct a *visual inspection* of water supplies and drain assemblies and will report on any defects observed. I do not determine if the equipment is owned or leased or whether it is included in the sale. Inquire with Seller recommended. Consult with a specialist for maintenance recommendations.


Water Softener Location

Outside Faucets / Hose Bibs: Outside Faucets

When weather and ground conditions allow, I test a representative number of outside faucets. I turn on the valve and then shut it off, looking for leaks and how the valve is attached to the house. 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.

Observations

10.3.1 Hot Water Systems, Controls, Flues & Vents

Safety Issues

HIGH WATER TEMPERATURE

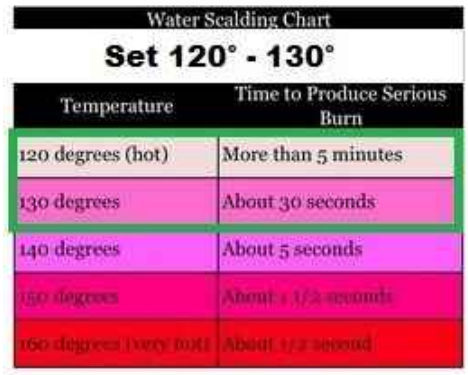
HOT WATER SYSTEM

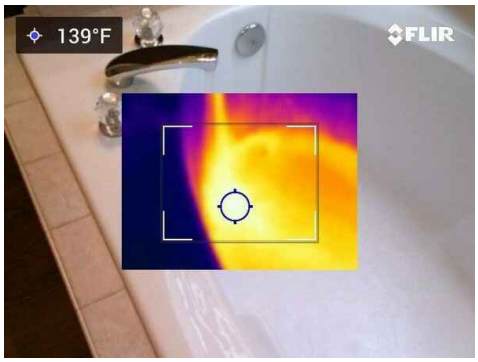
***Water Temperature Higher* than recommended for safety.**
Recommend adjustment to within safe operating parameters. *See Thermal Images for more information.*
Temperature range recommended between 120°-130° F. *Shower valves may have temperature limiting stops and thus show lower temperatures than faucets.*

More information may be found Here

Recommendation

Contact a handyman or DIY project





Current Setting FYI

11: HEATING

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

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

Information

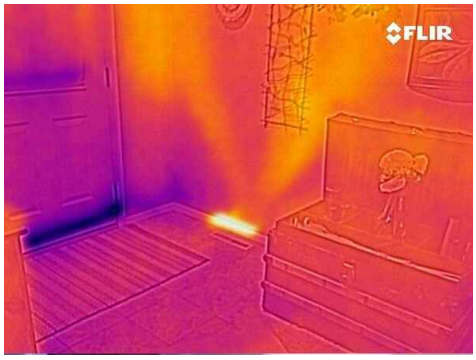
Equipment: Heat Type
Forced Air, Hot Surface Ignition, 80% Efficiency

Equipment: Energy Source
Natural Gas

Equipment: Brand
Lennox

Thermal Images Heat Function

Thermal 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 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.

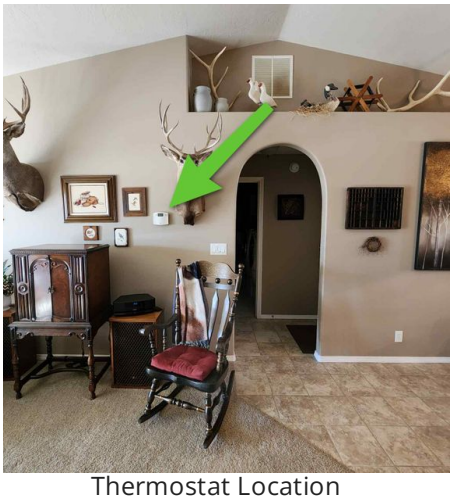
It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Thermostats: Thermostat Location

Living Room

Wall Mounted

Location of the thermostat is recorded here for your information.



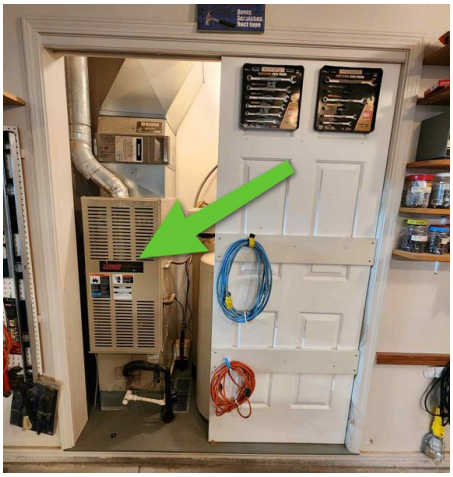
Thermostat Location

A Closer Look

Equipment: Air Handler Location

Garage Mechanical Room / Closet

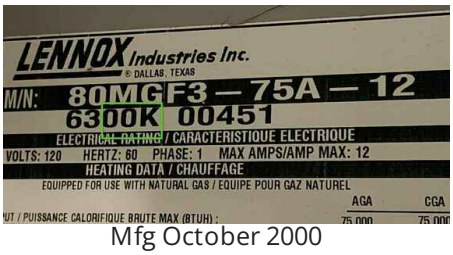
The location of the furnace is noted here for your information.
Periodic visual inspection of the furnace, as well as listening for changes in the sound the furnace makes will help to alert you to the need for service work.
HVAC systems should be inspected and serviced annually by a licensed specialist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



Equipment: Heat System Age

21-25

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



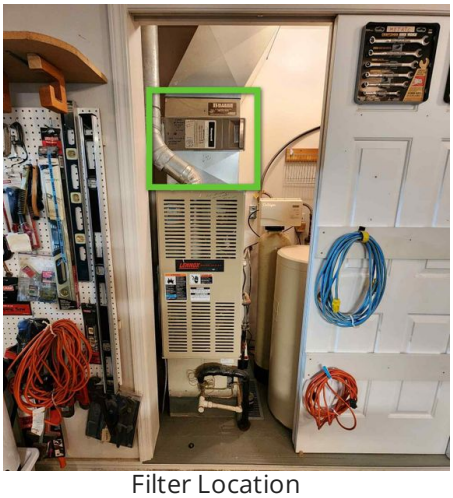
Mfg October 2000

Filter Location and Size: Filter, Location & Size

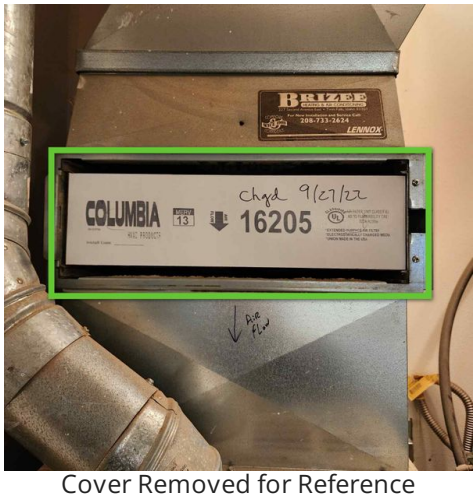
Garage Mechanical Room / Closet

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.

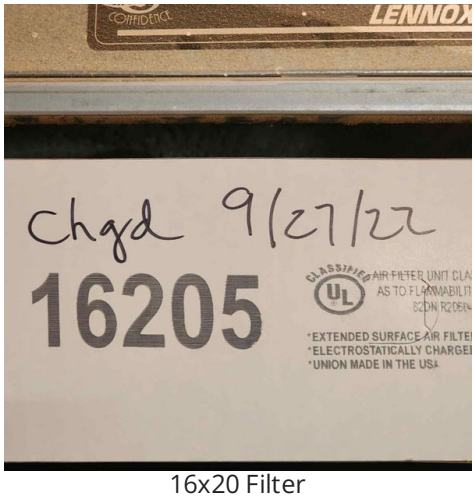
If no arrow indicating air flow direction is present on the furnace, ask a professional to mark it for you.



Filter Location



Cover Removed for Reference



16x20 Filter

12: COOLING

		IN	NI	NP	O
12.1	Cooling Equipment		X		
12.2	Condensate Drain System	X			

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

Information

AC Manufacturer
Lennox

Energy Source/Type
Electric, Split System

Refrigerant Type and Tonnage
R22, 2 Ton

Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the 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 air conditioning system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter clean.

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;

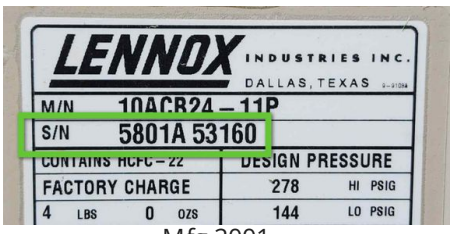
- Some R22 may still be available but is expensive.
- There are replacement refrigerants compatible with R22 systems but the existing refrigerant must be removed first.
- It may not be cost effective to change out the refrigerant in older systems.

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

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.



Mfg 2001

Condensate Drain System: Condensate Drain Information

Condensate Pump, Drains to Plumbing System

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

Condensate Drain System: Condensate System <65°

The type of condensate removal system will be described but the system itself will not be tested when temperatures are below 65°F as the AC system is not tested under those conditions.
Make sure the condensate evacuation system is tested at AC service as recommended.

Limitations

General

TEMPERATURE BELOW 65°

I did not test the *AC System* for function as the outside temperature was below 65° F (*operation in cool weather has the potential to damage the compressor*)**.**
Nothing is known of the absence or presence of any deficiencies in the system, you may ask the seller to:

1. Warrant the unit for a 1 time start-up by a licensed and competent HVAC contractor in warmer weather
2. Escrow the cost of the AC unit until a licensed and competent HVAC contractor can service and check the unit in warmer weather
3. Have seller provide a comprehensive warranty covering the unit (including existing conditions)
4. Accept the unit as is.

General

PORTABLE AC UNITS NOT INSPECTED

Testing of portable *Through Wall or Window Mount AC Units* is outside the scope of this inspection.
I did not test or inspect these units.
If you require more information about operation or installation of portable AC units consult the seller or research manufacturer's specifications recommended.

Cooling Equipment

LOW TEMPERATURE - AC NOT TESTED

I did not test the *AC System* for function as the outside temperature was below 65° F (*operation in cool weather has the potential to damage the compressor*).
Nothing is known of the absence or presence of any deficiencies in the system, you may ask the seller to:

1. Warrant the unit for a 1 time start-up by a licensed and competent HVAC contractor in warmer weather
2. Escrow the cost of the AC unit until a licensed and competent HVAC contractor can service and check the unit in warmer weather
3. Have seller provide a comprehensive warranty covering the unit (including existing conditions)
4. Accept the unit as is.

13: FIREPLACES AND WOOD STOVES

		IN	NI	NP	O
13.1	Vented Gas Fireplace	X			
13.2	Fans and Controls	X			

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

Information

Fans and Controls: Fan
Information
Fan Present

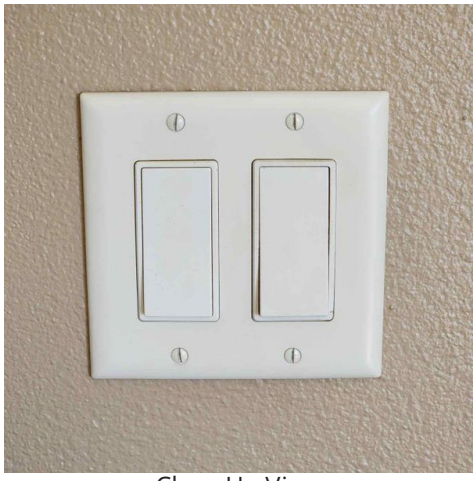
Type of Fireplace
Vented Natural Gas

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
Living Room

In this section I show were 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.*

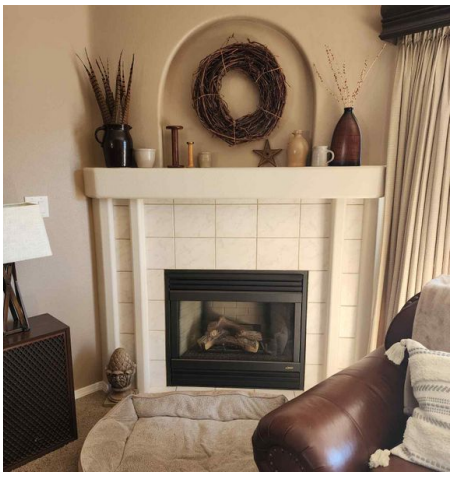

Fan and Flame Switch Location


Close Up View

Vented Gas Fireplace: Function Images

Living Room

Images provided here are not intended to be comprehensive or technical information but simply to demonstrate that the fireplace 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.

14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Foundation: Material
Poured Concrete, Stem Wall on Footing

Floor Structure: Floor Structure
Wood I-Joists, 16"-19" On Center

Floor Structure: Sub-floor
3/4" T&G OSB

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
Black 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

The crawlspace inspection was a *limited inspection* because areas obscured by insulation are not visible.
Moving insulation to inspect behind it falls outside the scope of a general home inspection and the InterNACHI standards of practice.

15: GARAGE

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

Automatic Door Opener: Annual Service Recommended
Garage

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. I recommend an annual service on the door and operator.

Observations

15.3.1 Overhead Door

Action Recommended

NON-FUNCTIONAL DOOR

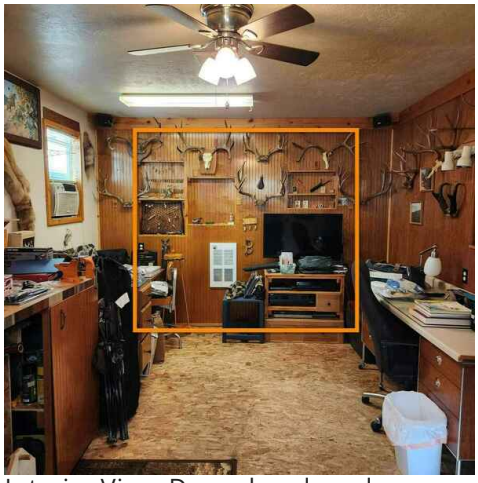
SOUTH GARAGE DOOR

The Overhead Garage Door at noted locations was non-functional at the time of the inspection.
See location tags, pictures & comments for more information.

Recommendation

Contact a qualified garage door contractor.

Here



Interior View. Door abandoned, converted inside space. Likely reversable.