



# Inspection Report

Happy Client

**Property Address:**  
1234 Satisfied Place  
Mytown MI 12345



**PRO-TEC Home Inspections**

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<b>Date:</b> 8/2/2017	<b>Time:</b>	<b>Report ID:</b> SAMPLE REPORT
<b>Property:</b> 1234 Satisfied Place Mytown MI 12345	<b>Customer:</b> Happy Client	<b>Real Estate Professional:</b> Robin Realtor Mytown Realty

### Comment Key or Definitions

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

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

**Typical (T)** = I have seen as much of the item as I normally see. The item appears in typical condition for this age and style of construction.

**Repair or Replace (RP)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. To help you prioritize between critical repair items and other "Repair or Replace" items this section is divided into three color coded categories. "Safety Items", "Action Items" and "Consideration Items".

#### **Safety Items may include:**

- Conditions that may pose a current or potential significant health and/or safety concern for persons and/or property.

#### **Action Items may include:**

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

#### **Consideration Items may include:**

- Conditions that may require repair due to normal wear and the passage of time.
- Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear.
- **Conditions that have not significantly affected usability or function- but may if left unattended.**

**Please note that these may not be all inclusive lists and that items or conditions may change after the inspection is completed.**

**Restricted (R)** = I have seen less of the item or component than I typically see. Some common restrictions include: no ready access, locked or sealed areas, dangerous or hazardous conditions, blockage by personal items, debris, vegetation, snow, ice, remodeling, etc.

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

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

This home is older than 35 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Style of Home:**

1 story, Ranch

**Age Of Home:**

35 to 40 years

**In Attendance:**

Inspector, Buyer, Buyer's Agent

**Radon Test:**

No

**Water Test:**

No

**Weather:**

Partly cloudy

**Ground/Soil Surface Conditions:**

Damp

**Temperature:**

70 to 80 degrees

**Rain in last 3 days:**

Yes

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

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**Viewed roof covering from:**

Walked roof

**Roof type:**

Hip  
Combination

**Roof Covering:**

Asphalt  
Fiberglass

**Approx Age:**

13-16 yrs.

**No. of Layers:**

1 visible

**Flashing & joint material:**

Galvanized iron or tin  
Tar  
Neoprene (Rubber)  
Caulk

**Chimney (exterior & visible upper flue):**

Metal Flue Pipe

**Sky Light(s):**

None

**Gutters & downspouts:**

Aluminum  
Full  
Downspout extensions

**Ventilation:**

Soffit vents  
Ridge vent  
Passive

## Items

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### 1.0 ROOF COVERINGS

**Comments:** Typical, Repair or Replace

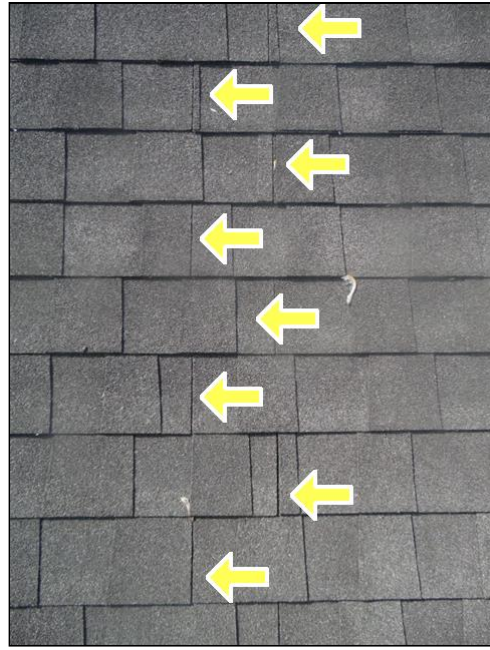
(1) The roof coverings are in typical condition for this age.



(2) The tree limbs that are in contact with the roof or hanging near the roof should be trimmed.



(3) It appears that the shingles were installed in an alternating single offset or "Rack" pattern. Racking is when shingles are installed straight up the roof rather than being installed using the traditional stair step method. All major manufacturer installation instructions recommend using the stair-step installation method and not the racking method on laminated or designer shingles.



(4) There doesn't appear to be any ice and water barrier installed at the roof eaves or the roof valleys. Tar paper is visible at the bottom of the right valley. Building codes have required installation of ice and water barrier at the eaves for quite some time to prevent damage to the roof sheathing from ice damming in the winter. It also helps prevent penetration of wind driven rain in the warmer months.



(5) There are exposed nail heads on the roof. Consider covering these with a spot of roof cement.





(6) Moss is visible on the roof. Moss and fungal growth can contribute to a shorter than normal life span for the roof. It should be removed or chemically treated. Care should be taken when treating a roof for moss as many chemicals that are highly toxic to fungal growth can also be harmful to ground plantings and the applicator.



(7) Mildew streaking is visible on the roof. While this is a cosmetic discoloration, it could be removed or chemically treated. Care should be taken when treating a roof for mildew as many chemicals that are highly toxic to fungal growth can also be harmful to ground plantings and the applicator.



(8) There are areas of raised shingles at the bottom of the overhangs. The drip edge at these areas is raised from the gutter brackets.



### 1.1 FLASHINGS

Comments: Typical, Repair or Replace



(1) There are small tears and deterioration at the neoprene flashing at the plumbing vent.



(2) There is caulking at the neoprene flashing on the electrical mast.





## 1.2 EAVES, SOFFITS AND FASCIAS

**Comments:** Typical, Repair or Replace

- (1) The overhangs appear in overall satisfactory condition.
- (2) There is a gap in the soffit at the front overhang by the garage.



## 1.3 CHIMNEY EXTERIORS

**Comments:** Typical, Repair or Replace

- (1) The chimney exterior appears in overall satisfactory condition.



(2) There is some minor surface rust at the chimney exterior.



#### 1.4 VENTILATION

**Comments:** Sound, Typical

Roof ventilation appears typical for this style of roof.

#### 1.5 ROOF DRAINAGE SYSTEMS

**Comments:** Typical, Repair or Replace



(1) The gutters have debris in areas that need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



(2) One or more downspouts discharge next to foundation. Consider installing extensions to direct the water away from the foundation. LOCATION: Northwest corner of the house.



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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

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<b>Siding Style:</b> Lap	<b>Siding Material:</b> Vinyl	<b>Materials behind siding:</b> 1" EPS foam
<b>Windows:</b> Wood Clad Casement Fixed	<b>Exterior Entry Doors:</b> Steel insulated Clad	<b>Appurtenance:</b> Sidewalk
<b>Driveway:</b> Concrete		

### Items

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#### 2.0 WALL CLADDING, FLASHING, AND TRIM

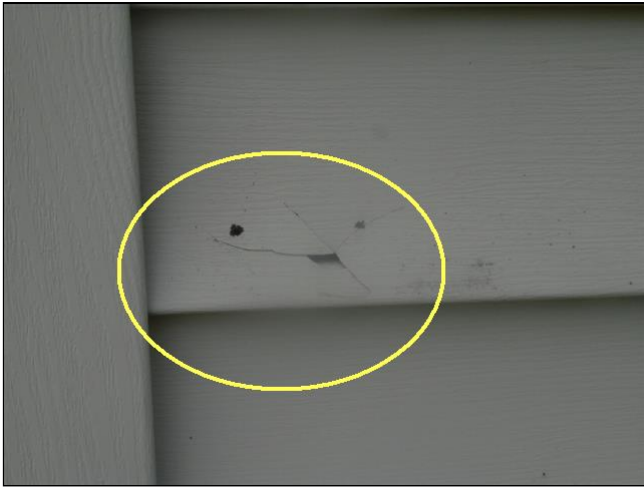
**Comments:** Typical, Repair or Replace



(1) There is damage at one or more siding corners. LOCATION: North east corner of house.



(2) There are one or more holes in the siding panels. LOCATION: North side of house and garage.



(3) There is heat damaged siding at the north side of the garage.



(4) Mildew is visible on the siding. While this is a cosmetic discoloration, it could be removed or chemically treated. Care should be taken when treating siding for fungal growth as many chemicals that are highly toxic to fungal growth can also be harmful to ground plantings and the applicator.



(5) There are gaps at the ends of one or more siding pieces.



## 2.1 DOORS (Exterior)

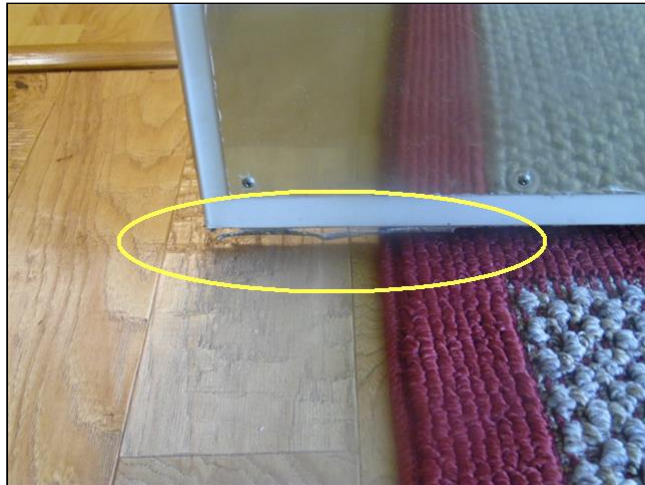
**Comments:** Typical, Repair or Replace



(1) There is missing weatherstripping at the front entry door.



(2) There is damaged weatherstripping at the bottom of the front entry door.



## 2.2 WINDOWS

**Comments:** Typical, Repair or Replace



(1) There are loose trim pieces at the bay window at the front of the house.



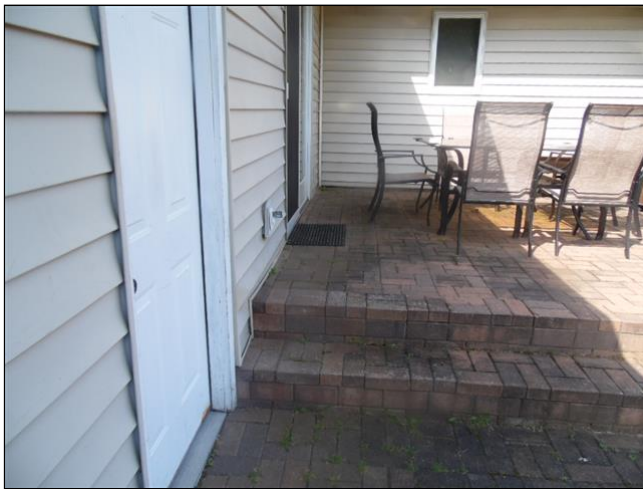
(2) There are damaged screens at one or more windows.



**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Comments:** Typical, Repair or Replace

(1) Patio views:







(2) There is settlement noted at the patio block next to house.



(3) The patio block is uneven at the top step. This is a potential tripping hazard.



(4) There are loose patio block at the rear steps.



(5) There is settlement cracks and loose blocks at the patio retaining walls.



**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Comments:** Typical, Repair or Replace



(1) One or more shrubs are close to or touching the siding.



(2) There is little or no slope at the grade around the foundation. Sloping the grade away from the foundation will help reduce the amount of water collecting next to the foundation.



(3) There is a negative slope towards the rear of the home at the west side. This area does not appear to drain water away from home and may need landscaping and drainage corrected.

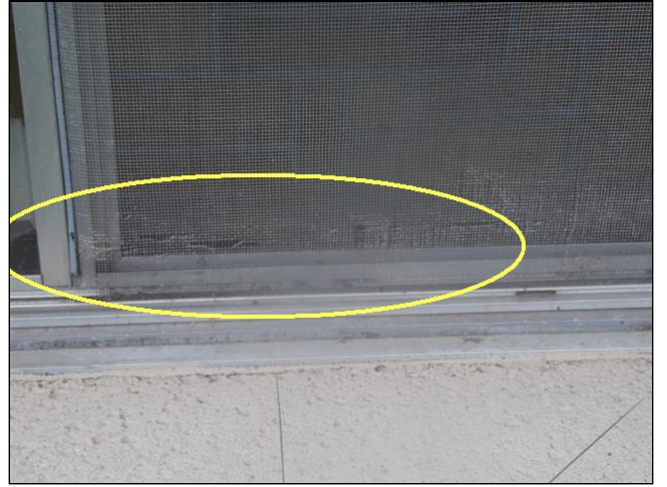
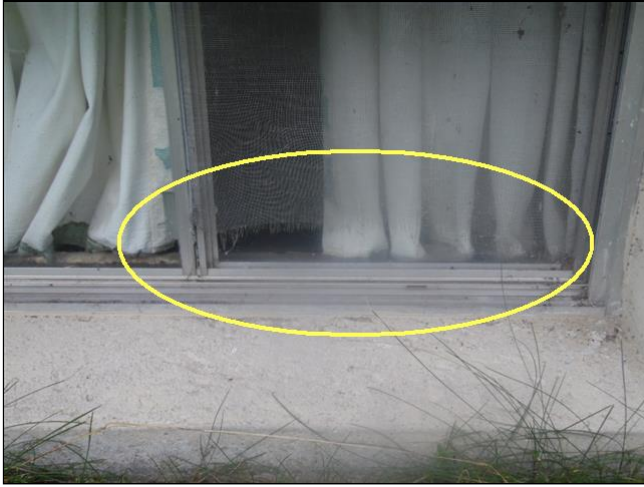


## 2.5 FOUNDATION VENTS AND WINDOWS

**Comments:** Typical, Repair or Replace



(1) There are damaged screens at one or more basement windows.



(2) Basement windows are below grade and have window wells installed. Consider installation of plexiglass bubble covers to reduce water and snow collection in the wells.



## 2.6 FRONT YARD VIEWS

Comments: Typical



**2.7 REAR YARD VIEWS**

**Comments:** Typical



2.8

**STORAGE SHED**

**Comments:** Typical, Repair or Replace

(1) There is a storage shed on the property. Shed views:



(2) There is damage and deterioration at the shed doors.





(3) There is splash damage and deterioration at the bottom of the siding.



## 2.9 OTHER

**Comments:** Not Inspected



(1) The pool and surrounding equipment, and safety items are outside the standards of practice for home inspections, and were not inspected. There are potential hazards associated with any pool installation. I recommend a pool equipment and pool safety inspection be performed by a qualified pool company. Information is available on the Internet on pools and pool safety from The Association of Pool & Spa Professionals <http://www.apsp.org> and from The U.S. Consumer Product Safety Commission [www.cpsc.gov](http://www.cpsc.gov).



(2) The hot tub and surrounding equipment, and safety items are outside the standards of practice for home inspections, and were not inspected. There are potential hazards associated with a hot tub that are not addressed in a typical home inspection. I recommend a hot tub equipment and safety inspection be performed by a qualified





hot tub company. Information is available on the Internet on hot tubs and hot tub safety from, The National Spa & Pool Institute [www.nspi.org](http://www.nspi.org) and from The U.S. Consumer Product Safety Commission [www.cpsc.gov](http://www.cpsc.gov).



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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

#### Styles & Materials

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<b>Structural Type:</b> Stick framed Site Built	<b>Method used to observe attic:</b> Crawled	<b>Attic info:</b> Attic access Scuttle hole
<b>Roof Structure:</b> Site built trusses 2 X 6 Rafters	<b>Ceiling Structure:</b> Wood trusses 2X6	<b>Wall Structure:</b> 2 X 4 Wood
<b>Floor Structure:</b> 2 X 10 Wood joists Wood beams	<b>Columns or Piers:</b> Steel screw jacks Supporting walls	<b>Foundation:</b> Basement Poured concrete
<b>Foundation drainage:</b> None seen		

#### Items

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##### 3.0 ROOF STRUCTURE AND ATTIC

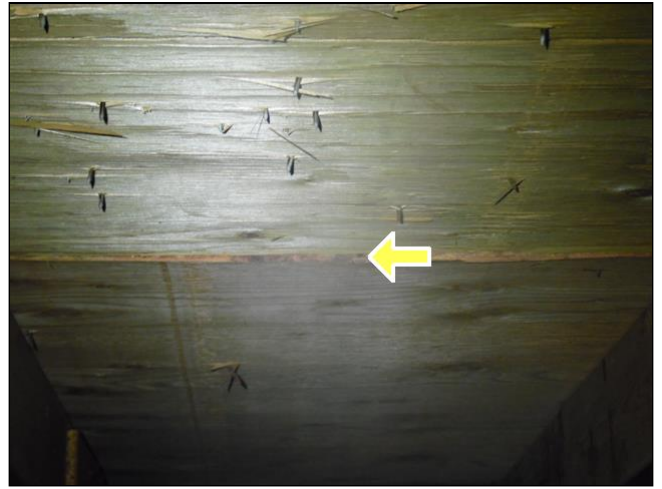
**Comments:** Typical, Repair or Replace

(1) The roof system appears in overall satisfactory condition with no major defects evident.



(2) There are no H-clips installed at the roof decking joints between the trusses. There are several areas where the decking edges are slightly uneven.





(3) There are old moisture marks in the attic that appear to be where a roof vent once was installed.



**3.1 CEILINGS (structural)**

**Comments:** Sound, Typical

The structural ceilings appear in overall satisfactory condition with no major defects evident.

**3.2 WALLS (Structural)**

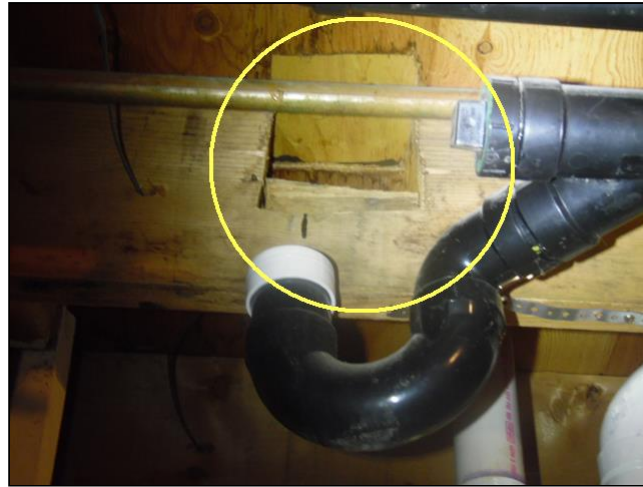
**Comments:** Sound, Typical

The structural walls appear in overall satisfactory condition with no major defects evident.

**3.3 FLOORS (Structural)**

**Comments:** Typical, Repair or Replace

- (1) The floor structure and sub floors appeared in overall satisfactory condition from the visible sections viewed.
- (2) There is a notched floor joist in the floor system. Additional support may be required.



**3.4 COLUMNS OR PIERS**

Comments: Sound, Typical

**3.5 FOUNDATIONS, BASEMENTS AND CRAWLSPACES**

Comments: Typical, Repair or Replace



- (1) There is a gap around the water supply line at the foundation wall that should be sealed.



- (2) There are old moisture marks at the bottom of the wall around the plumbing service area indicating a prior water event in this area.





(3) There are typical foundation wall shrinkage cracks noted at one or more areas on the foundation wall.



(4) There is a crack at the northwest area of the foundation where the floor system beam rests at the wall.



### 3.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:** Not Inspected

Vapor barrier, if any, at the basement floor is not visible and could not be inspected.

### 3.7 FOUNDATION DRAINAGE SYSTEMS

**Comments:** Not Present

I did not find any visible floor drains or drainage system installed.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

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**Water Source:**

Well

**Water Filters:**

Sediment filter  
Whole house conditioner  
(We do not inspect filtration systems)

**Main Service Entrance Line:**

1"  
Iron  
Shut off @ pressure tank

**Supply Distribution Lines (inside building):**

Copper pipe

**Plumbing Waste:**

SEPTIC  
PVC  
ABS  
Mixed metals or plastics

**Fixture Material:**

Cast Iron  
Fiberglass  
China  
Stainless Steel

**Water Heater Power Source:**

Domestic coil from boiler

**W/H Manufacturer:**

HEAT-FLO

**Water Heater Capacity:**

40 Gallon

**Approx Age Water Heater:**

5-7 yrs.

### Items

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#### 4.0 WELL SUPPLY

**Comments:** Sound, Typical

The well is at the front of the house. The supply system appears in overall functional and satisfactory condition from the visible sections viewed.



#### 4.1 MAIN WATER SHUT-OFF DEVICE (Describes location)

**Comments:** Sound, Typical

The main shut off valve is located at the pressure tank on the front wall in the basement.

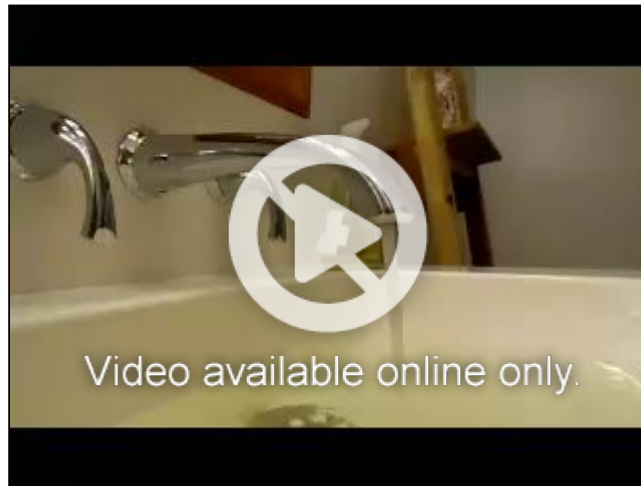


#### 4.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

**Comments:** Typical, Repair or Replace



(1) There is a noticeable pressure drop at the main bath sinks when additional fixtures are operated.



(2) There is considerable corrosion at the pressure tank. You may want to consider replacement before a catastrophic failure occurs.





(3) The water softener/filtration system was inspected for obvious leaks. None were noted. Determining the operational effectiveness of this unit is beyond the scope of a standard home inspection. Recommend consultation with a water quality specialist for a detailed evaluation if desired.



### 4.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

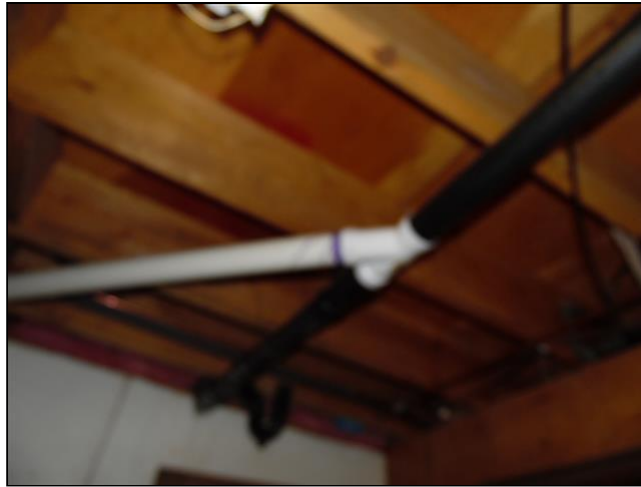
**Comments:** Sound, Typical

(1) Drain pipes, waste drain pipes, and plumbing vents appear in overall functional and satisfactory condition with no visible leaks or blockage. Most of the system components are concealed by structural or finish surfaces and are not visible. No obvious problems discovered. I could not see behind these coverings.



(2) There are one or more mixed plastic drain line connections. Dissimilar plastic pipes have been known to leak at the joints. Consider evaluation by a licensed plumber and correction as necessary.





(3) The basement bar sink and laundry sink discharge to a sump pit in the basement. This sump is functional and discharges to the septic system.



#### 4.4 EXTERIOR FAUCETS

**Comments:** Typical, Repair or Replace

(1) The exterior faucets are functional.



(2) There is no anti-siphon device at one or more exterior faucets. This is typical on many older homes. An interior pressure drop could cause water in a hose to be drawn back into the plumbing system. This can be corrected by installing a screw on check valve at the faucet.

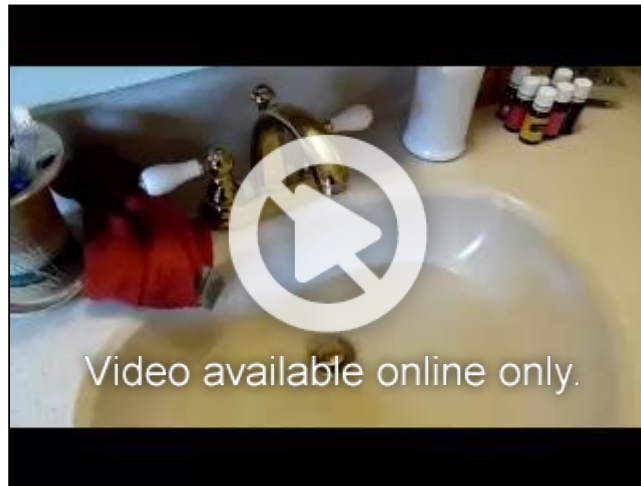


#### 4.5 SINKS

**Comments:** Typical, Repair or Replace



(1) There is a non-functional drain stopper at the sink in the master bath.



(2) There is a leak at the laundry faucet spout and handle area. Repairs are needed. I recommend repair as necessary by a qualified person.



(3) The laundry sink faucet is recessed in the finished wall making faucet handle access a little more difficult.



#### 4.6 TOILETS

**Comments:** Sound, Typical

The toilets were operated and were functioning as intended.

#### 4.7 SHOWERS

**Comments:** Sound, Typical

The showers were operated and function as intended.



#### 4.8 TUBS

**Comments:** Typical, Repair or Replace



There is a non-functional drain stopper at the bathtub in the main bath.



#### 4.9 WATER HEATER SYSTEMS & CONTROLS

**Comments:** Sound, Typical

Domestic hot water is provided by a coil heater connected on a separate zone from the boiler. The unit is functional.



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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

<b>Electric Panel Manufacturer:</b> SQUARE D	<b>Panel capacity:</b> 100 AMP 240 Volt Adequate Room for additional Circuits	<b>Electrical Service Conductors:</b> Overhead service Copper 240 volts
<b>Panel Type:</b> Circuit breakers	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex

### Items

#### 5.0 SERVICE ENTRANCE CONDUCTORS AND METER

**Comments:** Typical, Repair or Replace

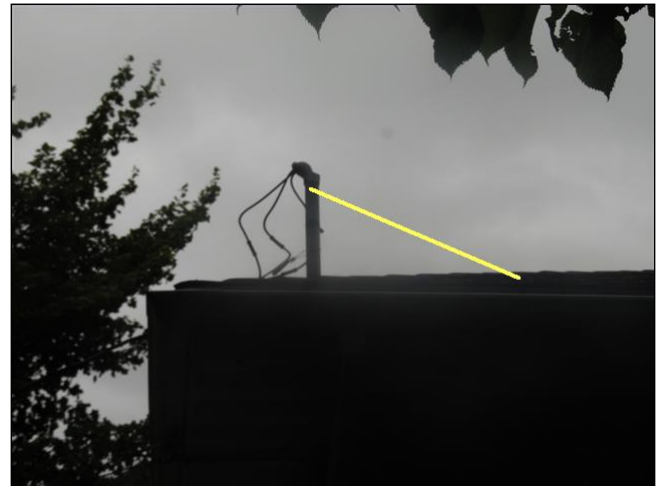
(1) There is an overhead electrical service installed.



(2) Tree branches are close or in contact with the overhead service entrance wire and should be trimmed.



(3) The meter base is not attached to the house and there is no support cable for the overhead mast. A cable should connect to the mast and to a support insulator secured to a roof rafter opposite the side of the overhead wires.



### 5.1 EXTERIOR CONNECTED DEVICES AND FIXTURES (representative number)

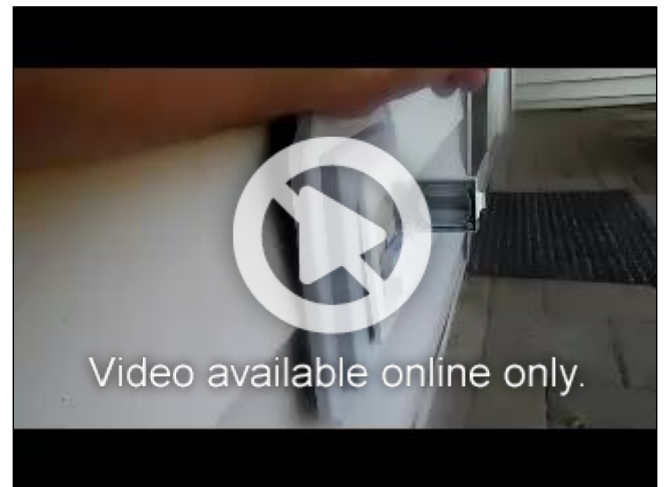
Comments: Sound, Typical

### 5.2 EXTERIOR SWITCHES, RECEPTACLES AND GFCI

Comments: Typical, Repair or Replace



There is no GFCI protection at the patio receptacle. This is typical for this age of home. The box is also loose at the wall.

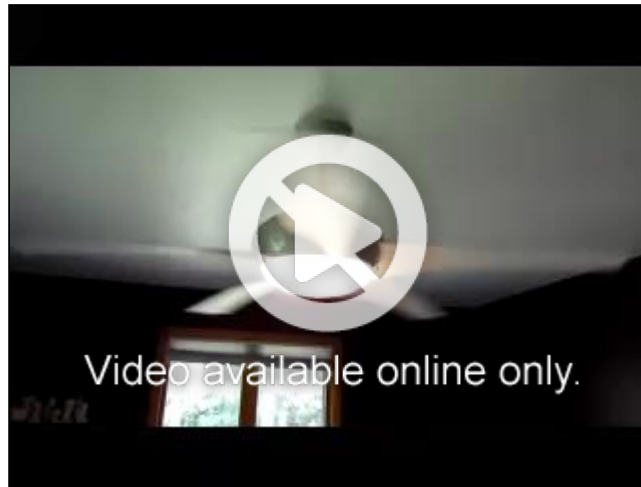


### 5.3 INTERIOR CONNECTED DEVICES AND FIXTURES (representative number)

**Comments:** Typical, Repair or Replace



(1) One or more ceiling fans are unbalanced. Some fans that wobble cannot be corrected without replacement. I recommend repair as needed. Location: Left rear bedroom.



(2) One or more ceiling fans did not respond to the switch. The fixture and switch should be checked for proper operation. LOCATION: Master bedroom.

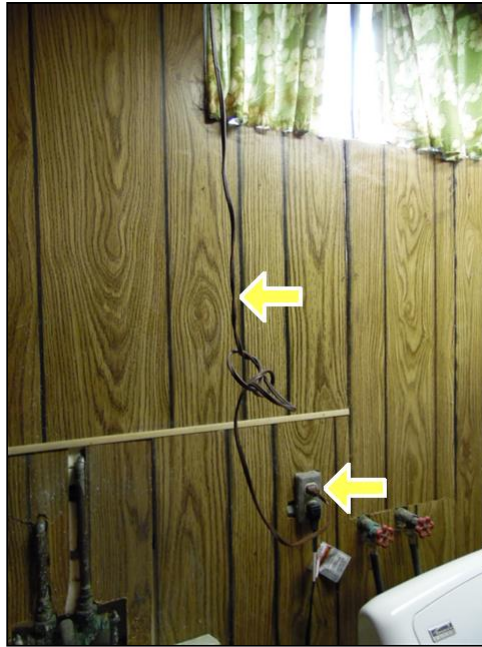


(3) There are no light fixtures in the closets.



(4) There is no switch for the laundry area light. A temporary extension cord is used to access a nearby receptacle.





(5) There is a wire supported light fixture in the basement that should be secured.



(6) There is a recessed light with a missing cover in the master bath shower enclosure. This fixture does not appear to be rated for use in a wet location. Consider replacement with a properly sealed fixture designed for this location.



#### 5.4 INTERIOR SWITCHES, RECEPTACLES AND GFCI (representative number)

**Comments:** Typical, Repair or Replace



(1) There is no GFCI (Ground Fault Circuit Interrupter) protection at the receptacles to the left of the kitchen sink.



(2) Receptacles to the left of the range are slightly recessed in the wall.



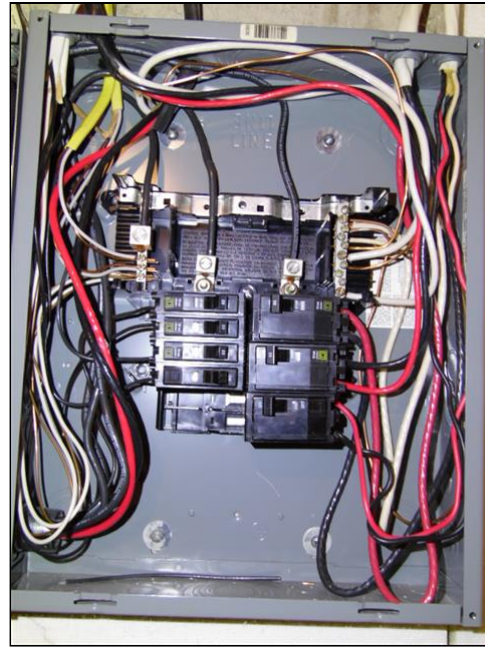
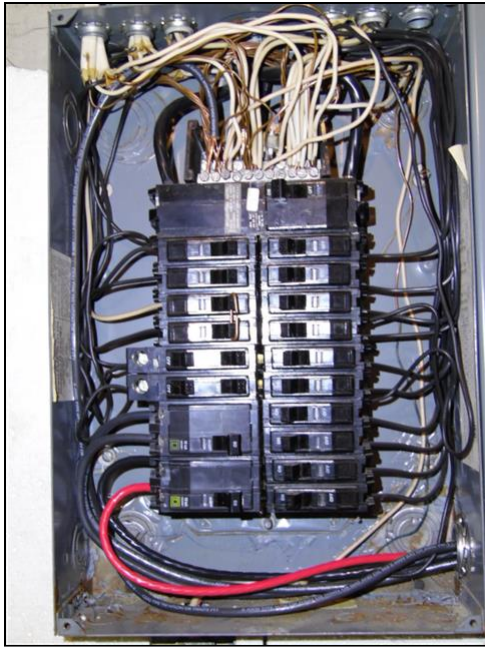
(3) The light switch is non-functional at the left rear bedroom. The fan & light operate off a remote.



## 5.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Sound, Typical

The main & sub panel boxes are located at the left wall in the basement.



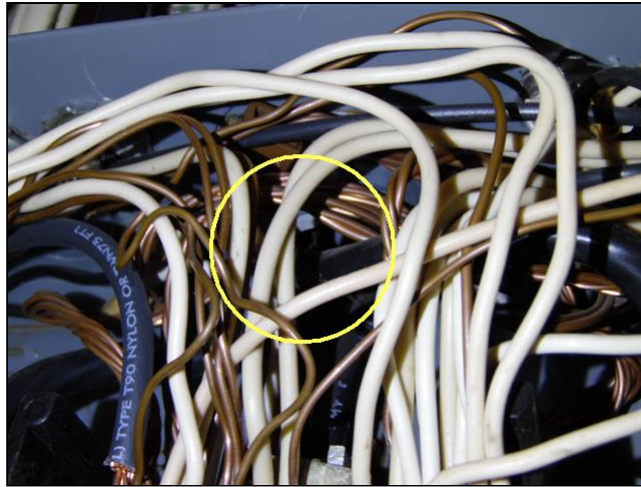
## 5.6 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE

**Comments:** Typical, Repair or Replace

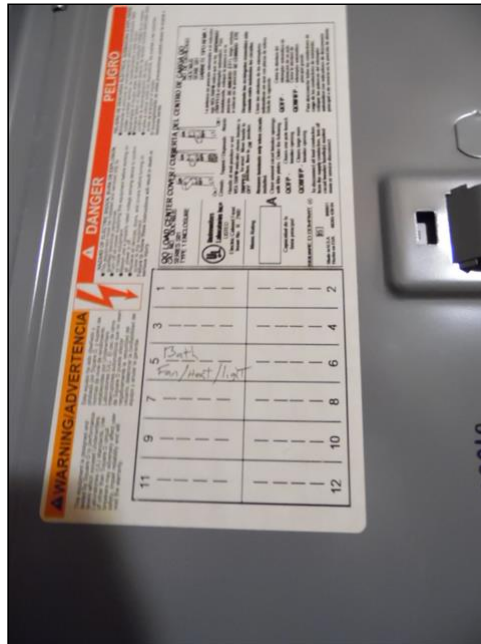
(1) The main disconnect is at the breaker at the top of the panel.



(2) There is no duct seal at the incoming service entrance conduit. It is not unusual to find this seal missing. Sealing electrical conduit helps to reduce drafts in your house in order to save heating and cooling costs. It also protects wires from condensation build-up and insects entering the panel. Sealing conduits is actually required by national code, although some local ordinances may supersede. Typically, a putty -- called duct seal -- is applied that seals the conduit, but does not bind to the wire shields. This allows easier access to the wires at a future time.



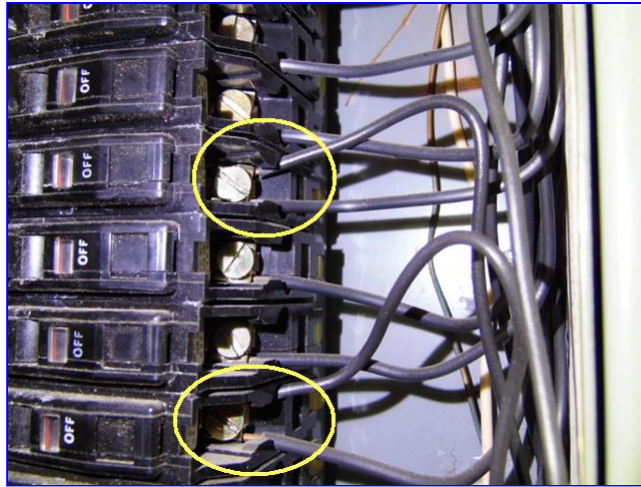
(3) Several breakers at the sub panel are not labeled. I recommend correcting for safety reasons.



(4) There are several double tapped breakers at the main panel. This is a situation when two wires share the same breaker in the panel.

In an ideal situation, each breaker serves only one conductor. Many times a receptacle located next to the panel will be double tapped into a breaker serving a general interior circuit.

While a couple of double taps are generally acceptable (if the breaker is designed for more than one wire) multiple double taps may indicate that the system should be upsized in both the number of available circuits and amperage.



## 5.7 GROUNDING & BONDING

**Comments:** Typical, Repair or Replace

(1) Plumbing, phone lines, coaxial cable and gas piping systems should be bonded to one another. Bonding equalizes the voltage potential between conductive systems. This greatly reduces the risk of a person becoming the path for current flow between two conductive systems in case one of the systems becomes energized. Also, in a lightning strike, equalized voltage potential minimizes the risk of a very high current jumping (arcing) between two systems and causing a fire.



(2) I did not see a bond wire to the gas lines. This condition is common in older homes. The main purpose of a bond is to ensure that the metal gas pipe is at the same zero voltage to ground as the electrical service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal gas pipe becomes energized. It is possible that a bond wire may be present but not readily visible. If there is not one then I recommend a bond wire and clamp be installed on metal plumbing line and connected to the gas piping.



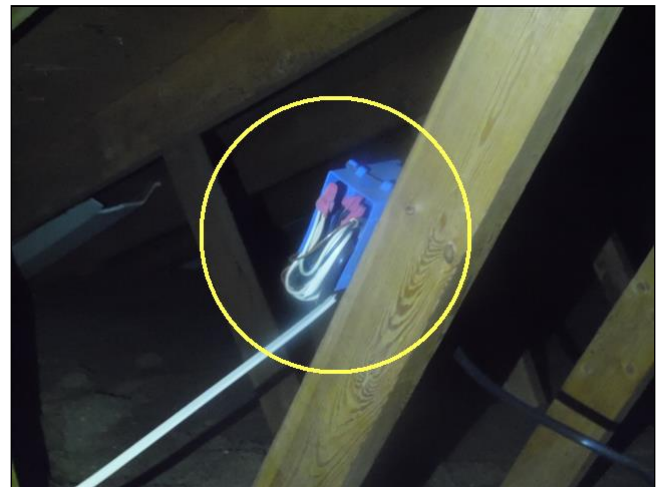
(3) I did not see a bond between the hot and cold supply lines at the water heater. This condition is common in older homes. If there is not one then I recommend that a bond wire and clamps be installed on the cold incoming line connecting to the hot supply line.

## 5.8 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Typical, Repair or Replace



(1) There is a missing cover at one or more junction boxes. LOCATION: Basement ceiling & Attic.





(2) There are one or more unsupported wires that should be secured. LOCATION: Attic



(3) There is a dimming module with a removed cover in the attic.



## 5.9 SMOKE ALARMS

**Comments:** Sound, Typical



The smoke alarms are battery operated units. Smoke alarms are tested by pushing the built-in test button. Such testing does not ensure that the smoke sensor is functional. It only establishes that the electrical circuit and audible alarm are functional. You should replace the batteries and test the smoke detectors prior to occupancy. Battery only smoke detectors are commodity items. For life safety reasons, any battery only smoke detector over 5-years of age should be considered for replacement. Be sure to check the alarms at least monthly and replace the batteries periodically per manufacturer's instructions.

## 5.10 CARBON MONOXIDE DETECTORS

**Comments:** Not Present



I did not find a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Heating System

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

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**Number of Heat Systems (excluding wood):**

One

**Thermostat:**

Programmable

Older non-programmable

**Heat Type:**

Hydronic

Circulating boiler

**Energy Source:**

Natural gas

**Approx Age:**

5-7 yrs.

**Heat System Brand:**

CROWN

**Flue type(s):**

Metal

Double wall

### Items

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#### 6.0 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Sound, Typical

The main fuel shut off is at the gas meter outside.



#### 6.1 HEATING EQUIPMENT - HOT WATER

**Comments:** Sound, Typical

The view of the boiler heat exchanger is restricted by the unit's design. This is typical for many high efficiency boilers. View can also be restricted by boiler location, internal damage or by the owner's personal possessions. If any abnormal signs are present (corrosion, evidence of prior leakage, moisture, soot, excessive dust buildup, etc.), it is recommended that the boiler be inspected and serviced by a qualified heating professional. The heating equipment was operated at the normal controls and functions as intended.





## 6.2 NORMAL OPERATING CONTROLS

**Comments:** Sound, Typical

The thermostats were activated and appear to function as intended.



### 6.3 SAFETY CONTROLS & DISCONNECTS

**Comments:** Sound, Typical

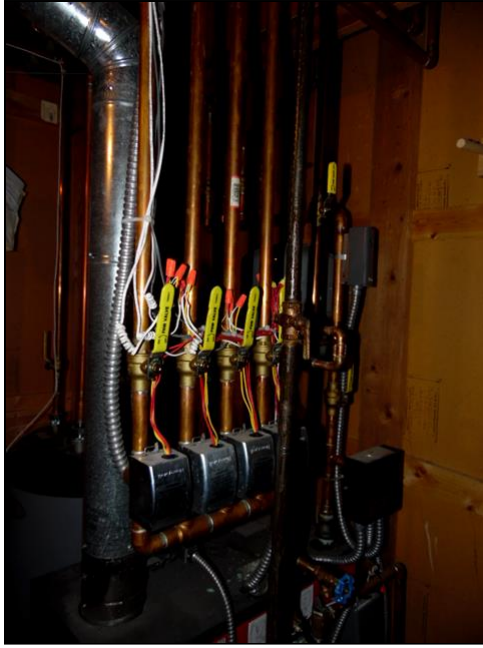
There is a functional service disconnect near the appliance.



### 6.4 HEAT DISTRIBUTION SYSTEMS

**Comments:** Sound, Typical

(1) The distribution system appear in overall satisfactory condition with no major defects evident. Most of the system components are concealed by structural or finish surfaces and are not visible. No obvious problems discovered. I could not see behind these coverings.



(2) There is evidence of a prior leak at one or more joints on the distribution system. No active leaking was noted. Recommend that this area be monitored and repairs completed if leaking reoccurs. LOCATION: Above boiler.



## 6.5 FUEL DISTRIBUTION AND STORAGE SYSTEMS

**Comments:** Sound, Typical

## 6.6 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Sound, Typical

While the inspector attempts to determine the presence of a heat source in each habitable room, determining the adequacy of the heat source is considered technically exhaustive and is beyond the scope of this general inspection.

## 6.7 CHIMNEYS, FLUES AND VENTS (for gas/oil heat systems)

**Comments:** Sound, Typical

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Insulation & Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

#### Attic Insulation:

8" to 10"

Cellulose - Blown

Fiberglass - Batt

#### Wall Cavity Insulation:

Limited view

Batt

Fiberglass

#### Floor System Insulation:

NONE

#### Foundation insulation:

Expanded polystyrene (beadboard)

#### Exhaust Fans:

Bath fan with light

Fan/Heat/Light

Vented range hood

#### Dryer Vent:

Flexible Metal

### Items

#### 7.0 ATTIC/ROOF INSULATION

Comments: Sound, Typical

#### 7.1 ATTIC/ROOF VENTILATION

Comments: Typical, Repair or Replace



(1) Several of the air chutes in the attic are unsecured.





(2) No air stops are installed under the bottom of the soffit chutes in the attic. This allows air movement through the insulation and significantly reduces the R-value of the insulation in this area.



## 7.2 WALL INSULATION

**Comments:** Sound, Typical, Restricted

There is a very limited view of the wall insulation in the home. This is typical with most finished homes. Fiberglass batt insulation was noted in the viewed areas.

## 7.3 INSULATION UNDER FLOOR SYSTEM

**Comments:** Not Present

## 7.4 FOUNDATION INSULATION

**Comments:** Typical, Repair or Replace



(1) There is exposed polystyrene insulation at the foundation walls. Some areas are damaged. This insulation will burn rapidly and give off toxic fumes if ignited. Consider covering this insulation with a non-combustible material.



(2) The sill box areas are partially insulated.



### 7.5 FOUNDATION AREA VENTILATION

**Comments:** Sound, Typical

There is a functional dehumidifier running in the basement. A dehumidifier may be installed as a precaution, but may also be an indicator of higher moisture levels in the basement.



### 7.6 VENTING SYSTEMS (Baths, Laundry, Kitchen, etc.)

**Comments:** Sound, Typical, Repair or Replace



(1) The damper at the exterior termination point for the dryer is damaged or stuck open. There is also lint buildup at the vent reducing airflow and dryer efficiency. Excessive lint buildup in a dryer duct can be considered a fire hazard. The vent and duct should be cleaned.



(2) One or more bath vent fans discharge to the attic. Venting should be continuous to the exterior to prevent



moisture accumulation in the attic.



(3) There range venting terminates in the attic. Venting should be continuous to the exterior to prevent moisture accumulation in the attic



The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

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**Floor Covering(s):**

Carpet  
Ceramic  
Hardwood T&G  
Laminated T&G  
Self adhesive tile

**Wall Material:**

Drywall  
Paneling  
Ceramic tile

**Ceiling Materials:**

Drywall  
Suspended ceiling panels

**Window Types:**

Thermal/Insulated  
Casement  
Fixed

**Interior Doors:**

Wood  
Raised panel  
Solid

**Cabinetry:**

Wood

**Countertop:**

Laminate

### Items

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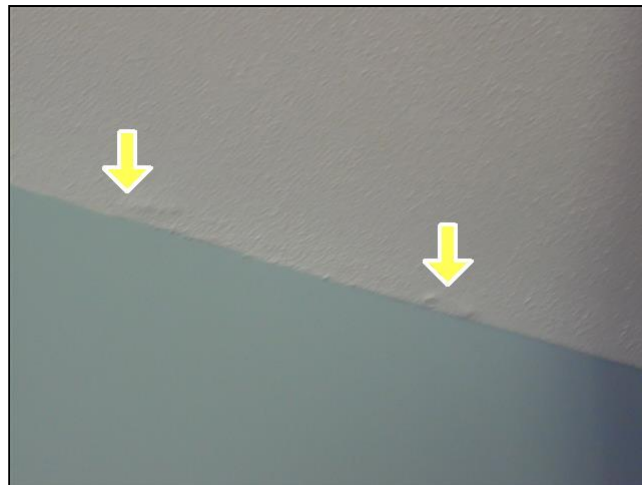
#### 8.0 CEILINGS

**Comments:** Typical, Repair or Replace

(1) The ceilings appear in overall satisfactory condition with no major moisture stains or defects evident.



(2) There are nail pops noted at ceiling/wall junctions at several areas throughout the home. Nail pops occur when the framing is flexing and the drywall in those areas where the nails are popping can't flex or move — hence the popping. What's happening with your ceiling is that the wood framing is moving somewhat in response to ambient outside temperature and humidity. The phenomenon is known as truss-uplift or a variation of it. It became apparent when we started building tight, well insulated homes in mixed climate conditions — climates with wet, cold winters and warm to hot, humid summers — using wood trusses for roof assemblies. These are cosmetic blemishes and not a structural concern.



(3) There is moisture damaged finish at the area above the master bath shower. The open recessed light fixture appear to be allowing shower moisture into the dropped soffit area ceiling above where it may be condensing and soaking into the drywall.





## 8.1 WALLS

**Comments:** Typical, Repair or Replace

(1) The walls appear in overall satisfactory condition with no major moisture stains or defects evident.

(2) There are old moisture marks and repairs at the master bath wall next to the shower.



## 8.2 FLOORS

**Comments:** Typical, Repair or Replace

(1) The floor coverings appear in overall satisfactory condition with acceptable normal wear and tear.

(2) There are stained carpets at one or more interior rooms.



(3) There is surface damage at the entry closet where a door has dragged over the floor.



### 8.3 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Typical, Repair or Replace



(1) Some interior doors stick, are misaligned, drag on the carpet, do not latch or do not fully close. Recommend doors be adjusted to close properly. LOCATIONS: Center bedroom closet door misaligned; left rear bedroom closet door drags on carpet.



Center bedroom



Rear bedroom closet



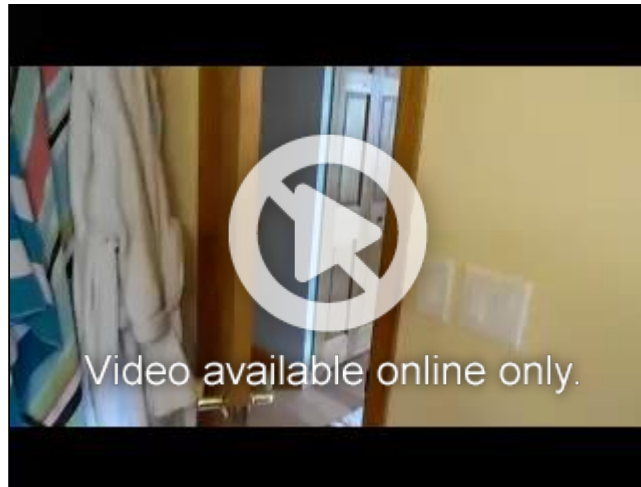
(2) There is a non-functional privacy lockset at the door to the left rear bedroom.



(3) There are no door stops at the interior doors.



(4) The master bath door is loose at the upper hinge and hits the frame at the latch side jamb.



#### 8.4 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Typical, Repair or Replace



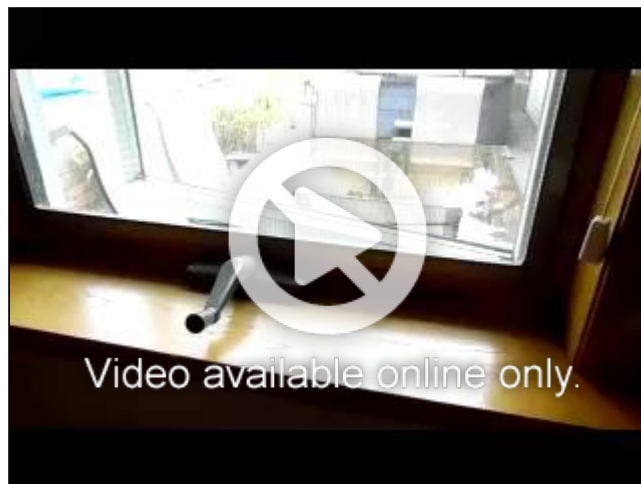
(1) A representative number of windows were operated and function as intended. Several sash operators crack hard and need lubrication.



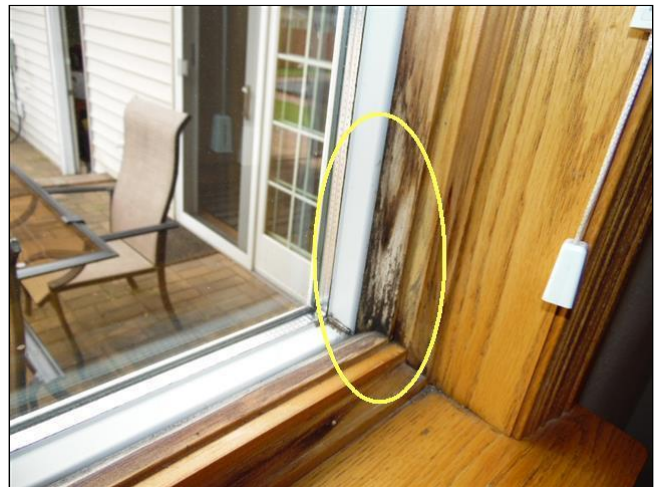
(2) There are one or more loose window operator crank knobs.



(3) There is a damaged and non-functional operator at one or more windows. LOCATION: Master bath.



(4) The wooden components have moisture damaged at one or more windows. This is typically the result of condensation from the window glass.



## 8.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Typical, Repair or Replace



There are open sided stairs to basement. This is a potential fall hazard.



## 8.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Sound, Typical

(1) The kitchen cabinets and counters all appear in overall satisfactory condition.

(2) There are missing door pulls at a couple kitchen cabinets.



## 8.7 TRIM, SHELVES & CLOSETS

**Comments:** Sound, Typical

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

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**Refrigerator:**

LG

**Built in Microwave:**

FRIGIDAIRE

**Exhaust/Range hood:**

VENTED

FRIGIDAIRE

**Range/Oven:**

GAS

FRIGIDAIRE

**Dishwasher Brand:**

MAYTAG

**Disposer Brand:**

WASTE KING

**Dryer Power Source:**

220 Electric

Gas Connection

Both (your choice)

### Items

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#### 9.0 REFRIGERATOR

**Comments:** Sound, Typical

The refrigerator was plugged in and operated. The appliance appears to be functioning as intended. The water dispenser and ice maker were operated and function as intended.



#### 9.1 BUILT-IN MICROWAVE

**Comments:** Sound, Typical

The microwave was operated and appears to function as intended. I do not determine the accuracy of the power controls on the unit.



## 9.2 RANGE HOOD

**Comments:** Sound, Typical

The range hood is vented. The unit is functional.



## 9.3 RANGES/OVENS/COOKTOPS

**Comments:** Sound, Typical

The range and oven were operated and functions as intended. I do not determine the accuracy of the temperature controls on the unit.



#### 9.4 DISHWASHER

**Comments:** Sound, Typical

(1) The dishwasher was operated through a fill and drain cycle and performed as intended. I was unable to determine how well it functions and if it will adequately clean as intended.



(2) The dishwasher drain appears to be connected directly to the drain system without an air gap. Under adverse conditions, this setup could potentially allow back siphonage of drain water and contaminate the dishwasher. Check the dishwasher manufacturer's installation instructions for proper hookup. Some dishwashers have an internal air gap that allow for this type of hookup.





### 9.5 FOOD WASTE DISPOSER

**Comments:** Sound, Typical

The food disposal was operated and appear to function as intended.



### 9.6 LAUNDRY APPLIANCES

**Comments:** Sound, Typical

The washer was operated through a fill and drain cycle and the dryer was operated and heated. The appliances appear to function as intended. I do not determine the efficiency or effectiveness of these appliances.

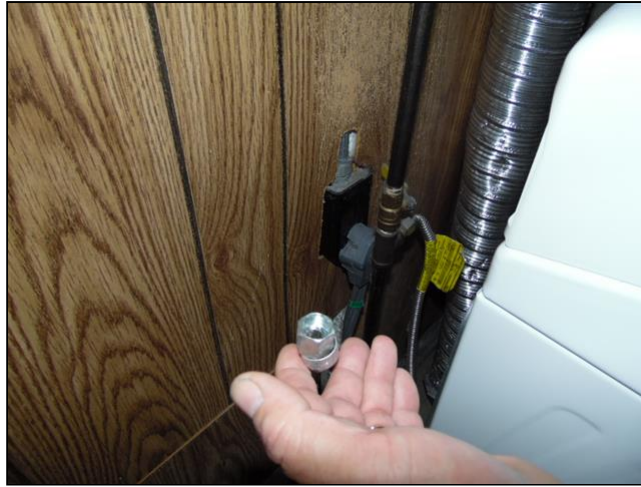


### 9.7 GAS CONNECTIONS FOR APPLIANCES

**Comments:** Typical, Repair or Replace



There is no cap at the disconnected gas pipe for the dryer. Gas is off to this location. The metal gas line is not secured to the wall.



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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Garage

### Styles & Materials

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**Garage Door Material:**

Metal  
Insulated  
Light inserts

**Garage Door Type:**

Overhead  
One automatic

**Auto-opener Manufacturer:**

GENIE

### Items

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#### 10.0 GARAGE WINDOWS

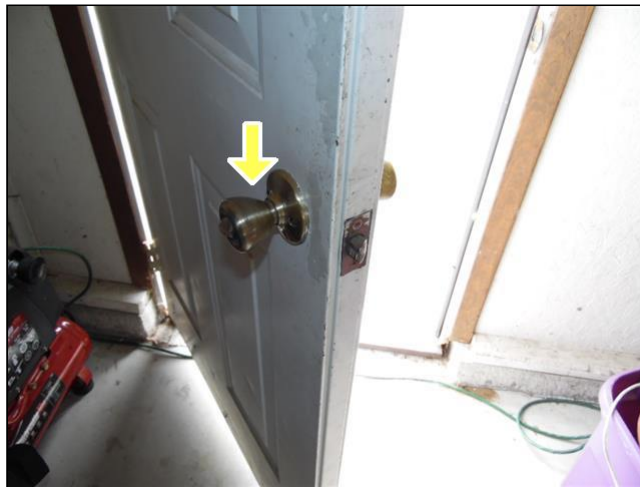
Comments: Sound, Typical

#### 10.1 GARAGE DOOR (S)

Comments: Typical, Repair or Replace



(1) There is a non-functional lock at the rear service door.



(2) There is a large gap at the bottom of the rear service door.



(3) There is splash damage and deterioration at the bottom of the both service door jambs and trim.



(4) There is rust damage at the rear service door.



(5) There is a loose and unsupported metal threshold at the rear garage service door.



(6) There is damaged weatherstripping at the bottom of the front garage service door.



(7) There is impact damage at the bottom of the overhead door jambs and trim.



(8) There is loose weatherstripping at the exterior of the overhead door.



(9) There is a gap and damage aluminum at the upper trim of the overhead garage door.



## 10.2 GARAGE DOOR OPERATORS

**Comments:** Typical, Repair or Replace



The garage door opener DID NOT reverse when met with resistance. This may be a defect in the opener or just an adjustment issue. Recommend that the opener be adjusted or serviced to reverse properly. The sensors are in place for garage door and will reverse the door.



## 10.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

**Comments:** Typical, Repair or Replace

There is damaged weatherstripping at the house entry door from the garage.



#### 10.4 STEPS, STAIRWAYS, AND RAILINGS

Comments: Typical, Repair or Replace



There is no handrail at the garage steps to the house.



#### 10.5 GARAGE ATTIC

Comments: Typical, Repair or Replace



There are no H-clips installed at the roof decking joints between the trusses.



#### 10.6 GARAGE CEILINGS (INCLUDING FIREWALL SEPERATION)

Comments: Typical, Repair or Replace

(1) There is no fire separation material at sections of the garage ceiling. A fire that starts in the garage could



quickly spread to the house attic. While this fire separation is not commonly found in older homes, you may want to consider installation of a fire separation material (5/8" drywall) at the garage ceiling.



(2) The ceiling drywall joints are not fire sealed. Consider taping and sealing the joints.



(3) The wooden access panel at the garage ceiling does not have a fire rated covering installed. A fire in the garage could quickly spread to the attic. Consider installation of a 5/8" drywall covering and proper seals to isolate the attic.



## 10.7 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

**Comments:** Sound, Typical

Much of the walls in the garage are blocked by personal possessions and are not visible. No obvious problems were discovered. I could not see behind these items.





### 10.8 GARAGE FLOOR

**Comments:** Typical, Repair or Replace



(1) There are typical shrinkage cracks and some surface deterioration noted at the garage floor.



(2) There is a pit type floor drain at garage floor with a missing drain cover.



### 10.9 GARAGE FOUNDATION

**Comments:** Typical, Repair or Replace



There is some surface deterioration at the garage foundation between the overhead door and the front service door.



### 10.10 GARAGE ELECTRICAL

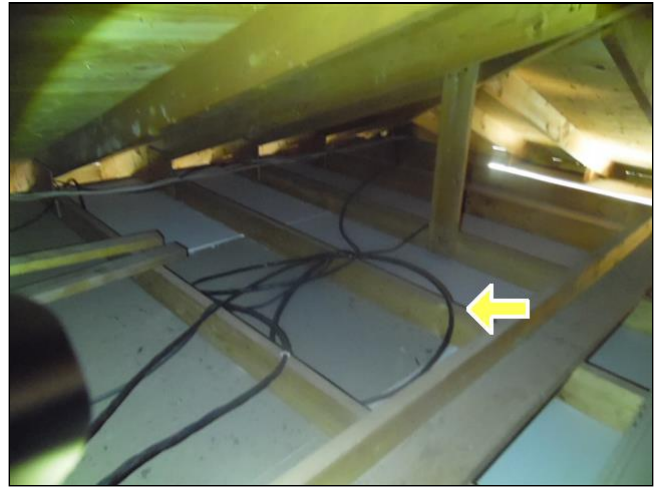
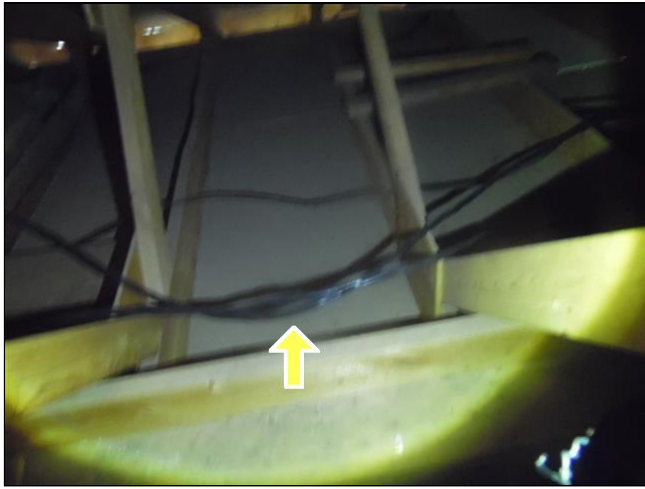
**Comments:** Typical, Repair or Replace



(1) The ceiling light fixture did not work at the garage. This may be just be bad bulbs, but the fixture and switch should be checked for proper operation.



(2) There are one or more unsupported wires inside the garage attic that should be secured.



**10.11 SWITCHES, RECEPTACLES AND GFCI**

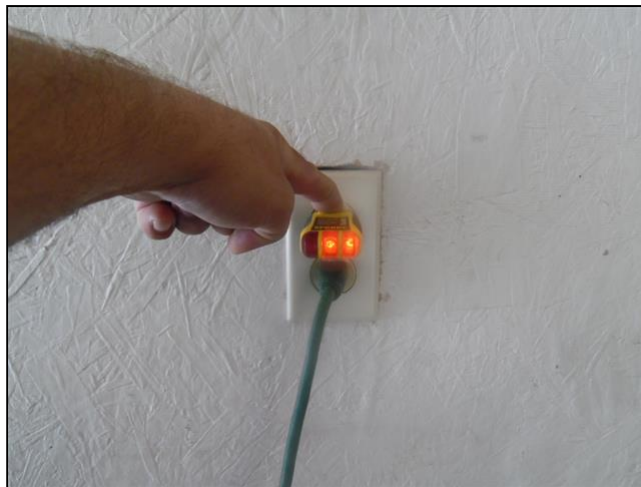
**Comments:** Typical, Repair or Replace



(1) There is a missing weather cover at the north exterior garage receptacle.



(2) There is no GFCI protection at the interior garage receptacles. This is typical for this age of building.



11. STREET VIEWS:



Items

12. EXTERIOR VIEWS:

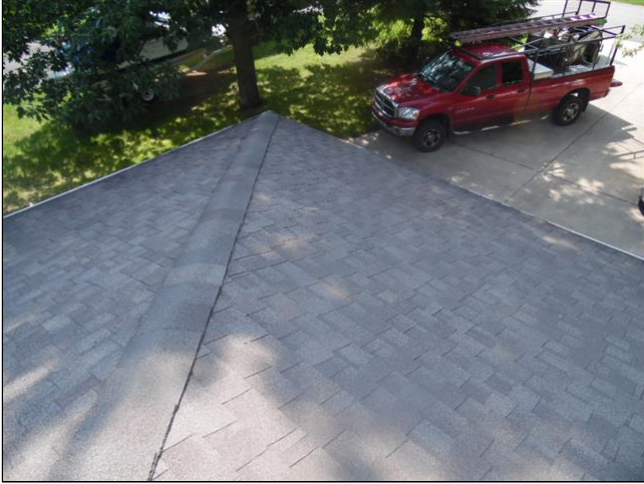


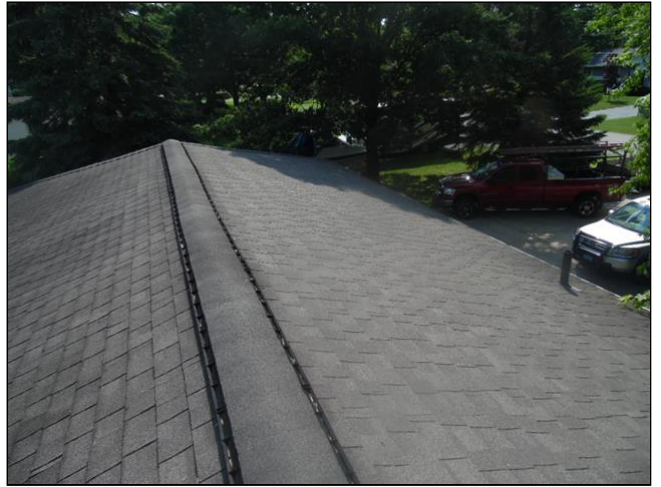


Items

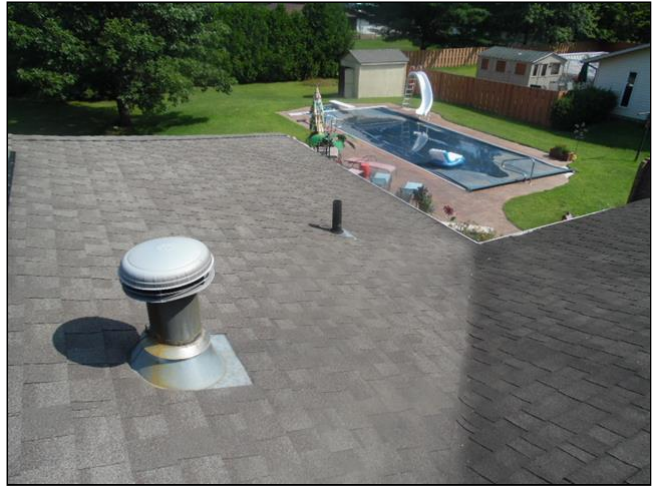
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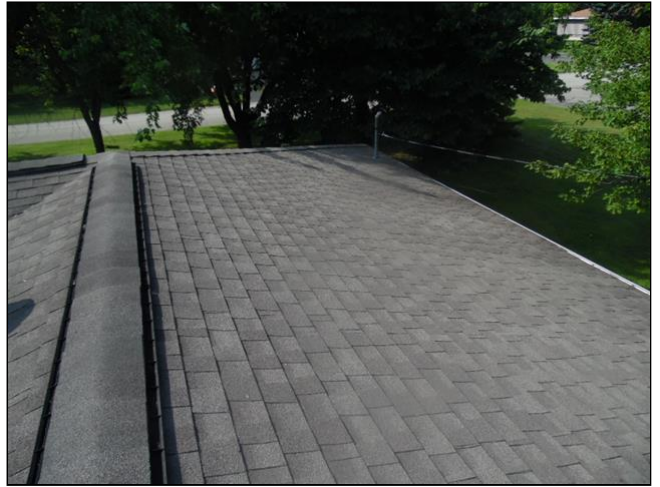
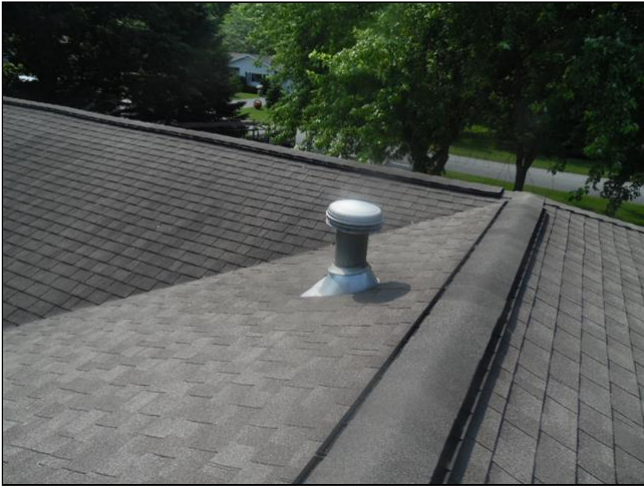
13. ROOF VIEWS:













**Items**

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14. ATTIC VIEWS:









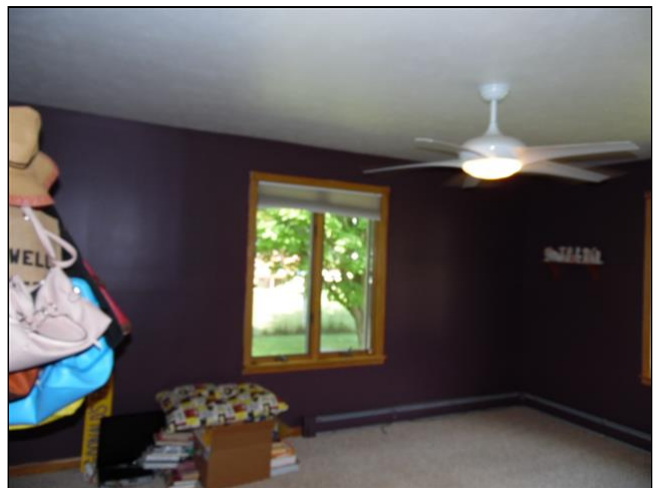
Items

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15. INTERIOR VIEWS:















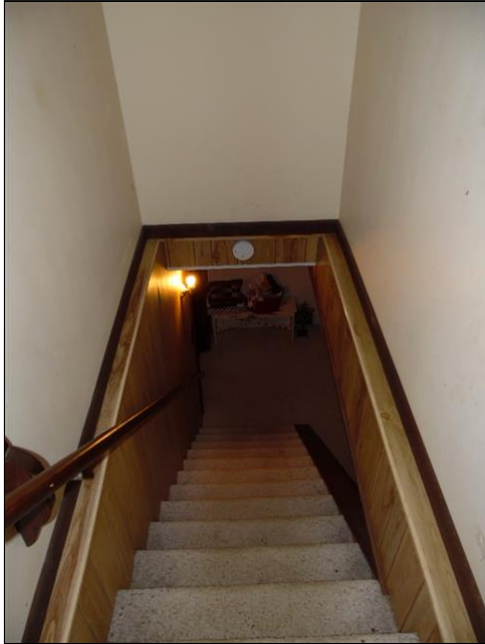




Items

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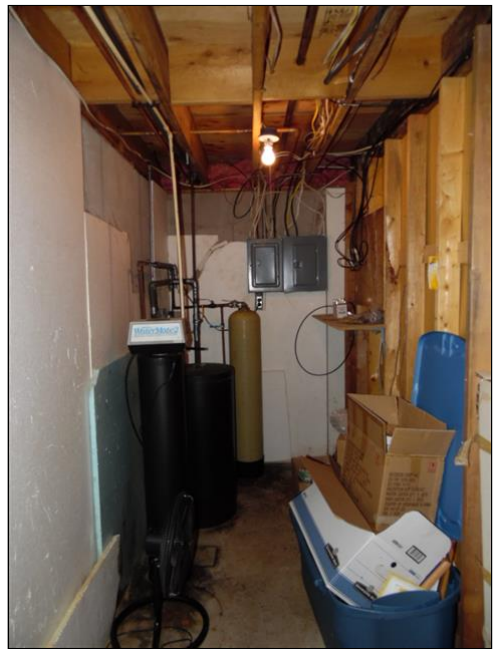
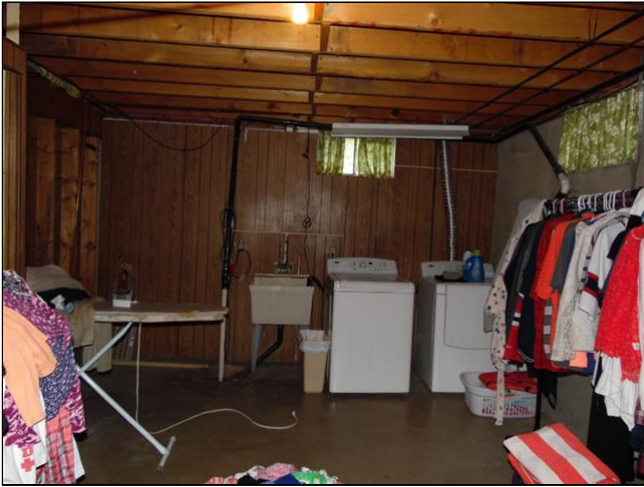
16. BASEMENT VIEWS:











Items

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17. ATTACHED GARAGE INTERIOR VIEWS:



Items

# Safety Items



## PRO-TEC Home Inspections

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The following items or discoveries indicate that these items, systems or components may pose a current or potential significant health and/or safety concern for persons and/or property; do not function as intended; or adversely affects the habitability of the dwelling. Some items may warrant further investigation by a specialist, or require repairs by a qualified professional. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. Please note that this is not an all inclusive list and that items or conditions may change after the inspection is completed. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 5. Electrical System

### 5.10 CARBON MONOXIDE DETECTORS

Not Present



I did not find a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any

suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Larry Wall*

# Action Items



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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

## 2. Exterior

### 2.1 DOORS (Exterior)

Typical, Repair or Replace



(1) There is missing weatherstripping at the front entry door.

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Typical, Repair or Replace



(2) There is settlement noted at the patio block next to house.



(3) The patio block is uneven at the top step. This is a potential tripping hazard.

### 2.5 FOUNDATION VENTS AND WINDOWS

### Typical, Repair or Replace



(1) There are damaged screens at one or more basement windows.

## 2.8 STORAGE SHED

### Typical, Repair or Replace



(2) There is damage and deterioration at the shed doors.

## 3. Structural Components

### 3.5 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

#### Typical, Repair or Replace



(1) There is a gap around the water supply line at the foundation wall that should be sealed.

## 4. Plumbing System

### 4.5 SINKS

#### Typical, Repair or Replace



(2) There is a leak at the laundry faucet spout and handle area. Repairs are needed. I recommend repair as necessary by a qualified person.

### 4.8 TUBS

#### Typical, Repair or Replace



There is a non-functional drain stopper at the bathtub in the main bath.

## 5. Electrical System

### 5.2 EXTERIOR SWITCHES, RECEPTACLES AND GFCI

#### Typical, Repair or Replace



There is no GFCI protection at the patio receptacle. This is typical for this age of home. The box is also loose at the wall.

### 5.3 INTERIOR CONNECTED DEVICES AND FIXTURES (representative number)

#### Typical, Repair or Replace



(1) One or more ceiling fans are unbalanced. Some fans that wobble cannot be corrected without replacement. I recommend repair as needed. Location: Left rear bedroom.



(2) One or more ceiling fans did not respond to the switch. The fixture and switch should be checked for proper operation. LOCATION: Master bedroom.

(5) There is a wire supported light fixture in the basement that should be secured.





(6) There is a recessed light with a missing cover in the master bath shower enclosure. This fixture does not appear to be rated for use in a wet location. Consider replacement with a properly sealed fixture designed for this location.

#### 5.4 INTERIOR SWITCHES, RECEPTACLES AND GFCI (representative number)

Typical, Repair or Replace



(3) The light switch is non-functional at the left rear bedroom. The fan & light operate off a remote.

#### 5.8 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Typical, Repair or Replace



(1) There is a missing cover at one or more junction boxes. LOCATION: Basement ceiling & Attic.

### 7. Insulation & Ventilation

#### 7.1 ATTIC/ROOF VENTILATION

Typical, Repair or Replace



(1) Several of the air chutes in the attic are unsecured.

#### 7.6 VENTING SYSTEMS (Baths, Laundry, Kitchen, etc.)

Sound, Typical, Repair or Replace



(1) The damper at the exterior termination point for the dryer is damaged or stuck open. There is also lint buildup at the vent reducing airflow and dryer efficiency. Excessive lint buildup in a dryer duct can be considered a fire hazard. The vent and duct should be cleaned.

### 8. Interiors

#### 8.0 CEILINGS

Typical, Repair or Replace



(3) There is moisture damaged finish at the area above the master bath shower. The open recessed light fixture appear to be allowing shower moisture into the dropped soffit area ceiling above where it may be condensing and soaking into the drywall.

#### 8.3 DOORS (REPRESENTATIVE NUMBER)

Typical, Repair or Replace



(1) Some interior doors stick, are misaligned, drag on the carpet, do not latch or do not fully close. Recommend doors be adjusted to close properly. LOCATIONS: Center bedroom closet door misaligned; left rear bedroom closet door drags on carpet.



(2) There is a non-functional privacy lockset at the door to the left rear bedroom.

(4) The master bath door is loose at the upper hinge and hits the frame at the latch side jamb.



#### 8.4 WINDOWS (REPRESENTATIVE NUMBER)

##### Typical, Repair or Replace



(1) A representative number of windows were operated and function as intended. Several sash operators crack hard and need lubrication.



(3) There is a damaged and non-functional operator at one or more windows. LOCATION: Master bath.

#### 8.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

##### Typical, Repair or Replace



There are open sided stairs to basement. This is a potential fall hazard.

### 9. Appliances

#### 9.7 GAS CONNECTIONS FOR APPLIANCES

##### Typical, Repair or Replace



There is no cap at the disconnected gas pipe for the dryer. Gas is off to this location. The metal gas line is not secured to the wall.

### 10. Garage

#### 10.1 GARAGE DOOR (S)

##### Typical, Repair or Replace



(1) There is a non-functional lock at the rear service door.



(5) There is a loose and unsupported metal threshold at the rear garage service door.

#### 10.2 GARAGE DOOR OPERATORS

##### Typical, Repair or Replace



The garage door opener DID NOT reverse when met with resistance. This may be a defect in the opener or just an adjustment issue. Recommend that the opener be adjusted or serviced to reverse properly. The sensors are in place for garage door and will reverse the door.

#### 10.4 STEPS, STAIRWAYS, AND RAILINGS

##### Typical, Repair or Replace



There is no handrail at the garage steps to the house.

#### 10.6 GARAGE CEILINGS (INCLUDING FIREWALL SEPERATION)

### Typical, Repair or Replace



(1) There is no fire separation material at sections of the garage ceiling. A fire that starts in the garage could quickly spread to the house attic. While this fire separation is not commonly found in older homes, you may want to consider installation of a fire separation material (5/8" drywall) at the garage ceiling.



(3) The wooden access panel at the garage ceiling does not have a fire rated covering installed. A fire in the garage could quickly spread to the attic. Consider installation of a 5/8" drywall covering and proper seals to isolate the attic.

## 10.10 GARAGE ELECTRICAL

### Typical, Repair or Replace



(1) The ceiling light fixture did not work at the garage. This may be just be bad bulbs, but the fixture and switch should be checked for proper operation.

## 10.11 SWITCHES, RECEPTACLES AND GFCI

### Typical, Repair or Replace



(1) There is a missing weather cover at the north exterior garage receptacle.



(2) There is no GFCI protection at the interior garage receptacles. This is typical for this age of building.

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# Consideration Items



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Mytown MI 12345

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## 1. Roofing

### 1.0 ROOF COVERINGS

#### Typical, Repair or Replace



(2) The tree limbs that are in contact with the roof or hanging near the roof should be trimmed.



(3) It appears that the shingles were installed in an alternating single offset or "Rack" pattern. Racking is when shingles are installed straight up the roof rather than being installed using the traditional stair step method. All major manufacturer installation instructions recommend using the stair-step installation method and not the racking method on laminated or designer shingles.



(4) There doesn't appear to be any ice and water barrier installed at the roof eaves or the roof valleys. Tar paper is visible at the bottom of the right valley. Building codes have required installation of ice and water barrier at the eaves for quite some time to prevent damage to the roof sheathing from ice damming in the winter. It also helps prevent penetration of wind driven rain in the warmer months.



(5) There are exposed nail heads on the roof. Consider covering these with a spot of roof cement.



(6) Moss is visible on the roof. Moss and fungal growth can contribute to a shorter than normal life span for the roof. It should be removed or chemically treated. Care should be taken when treating a roof for moss as many chemicals that are highly toxic to fungal growth can also be harmful to ground plantings and the applicator.

(7) Mildew streaking is visible on the roof. While this is a cosmetic discoloration, it could be removed or chemically



treated. Care should be taken when treating a roof for mildew as many chemicals that are highly toxic to fungal growth can also be harmful to ground plantings and the applicator.



(8) There are areas of raised shingles at the bottom of the overhangs. The drip edge at these areas is raised from the gutter brackets.

### 1.1 FLASHINGS

#### Typical, Repair or Replace



(1) There are small tears and deterioration at the neoprene flashing at the plumbing vent.



(2) There is caulking at the neoprene flashing on the electrical mast.

### 1.3 CHIMNEY EXTERIORS

#### Typical, Repair or Replace



(2) There is some minor surface rust at the chimney exterior.

### 1.5 ROOF DRAINAGE SYSTEMS

#### Typical, Repair or Replace



(1) The gutters have debris in areas that need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



(2) One or more downspouts discharge next to foundation. Consider installing extensions to direct the water away from the foundation. LOCATION: Northwest corner of the house.

## 2. Exterior

### 2.0 WALL CLADDING, FLASHING, AND TRIM

#### Typical, Repair or Replace



(1) There is damage at one or more siding corners. LOCATION: North east corner of house.



(2) There are one or more holes in the siding panels. LOCATION: North side of house and garage.



(3) There is heat damaged siding at the north side of the garage.



(4) Mildew is visible on the siding. While this is a cosmetic discoloration, it could be removed or chemically treated. Care should be taken when treating siding for fungal growth as many chemicals that are highly toxic to fungal growth can also be harmful to ground plantings and the applicator.



(5) There are gaps at the ends of one or more siding pieces.

### 2.1 DOORS (Exterior)

#### Typical, Repair or Replace

(2) There is damaged weatherstripping at the bottom of the front entry door.



## 2.2 WINDOWS

### Typical, Repair or Replace



(1) There are loose trim pieces at the bay window at the front of the house.



(2) There are damaged screens at one or more windows.

## 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

### Typical, Repair or Replace



(4) There are loose patio block at the rear steps.



(5) There is settlement cracks and loose blocks at the patio retaining walls.

## 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

### Typical, Repair or Replace



(1) One or more shrubs are close to or touching the siding.



(2) There is little or no slope at the grade around the foundation. Sloping the grade away from the foundation will help reduce the amount of water collecting next to the foundation.



(3) There is a negative slope towards the rear of the home at the west side. This area does not appear to drain water away from home and may need landscaping and drainage corrected.

## 2.5 FOUNDATION VENTS AND WINDOWS

### Typical, Repair or Replace



(2) Basement windows are below grade and have window wells installed. Consider installation of plexiglass bubble covers to reduce water and snow collection in the wells.

## 2.8 STORAGE SHED

### Typical, Repair or Replace



(3) There is splash damage and deterioration at the bottom of the siding.

## 2.9 OTHER

### Not Inspected



(1) The pool and surrounding equipment, and safety items are outside the standards of practice for home inspections, and were not inspected. There are potential hazards associated with any pool installation. I recommend a pool equipment and pool safety inspection be performed by a qualified pool company. Information is available on the Internet on pools and pool safety from The Association of Pool & Spa Professionals <http://www.apsp.org> and from The U.S. Consumer Product Safety Commission [www.cpsc.gov](http://www.cpsc.gov).

(2) The hot tub and surrounding equipment, and safety items are outside the standards of practice for home



inspections, and were not inspected. There are potential hazards associated with a hot tub that are not addressed in a typical home inspection. I recommend a hot tub equipment and safety inspection be performed by a qualified hot tub company. Information is available on the Internet on hot tubs and hot tub safety from, The National Spa & Pool Institute [www.nspi.org](http://www.nspi.org) and from The U.S. Consumer Product Safety Commission [www.cpsc.gov](http://www.cpsc.gov).

### 3. Structural Components

#### 3.0 ROOF STRUCTURE AND ATTIC

Typical, Repair or Replace



(2) There are no H-clips installed at the roof decking joints between the trusses. There are several areas where the decking edges are slightly uneven.

#### 3.3 FLOORS (Structural)

Typical, Repair or Replace



(2) There is a notched floor joist in the floor system. Additional support may be required.

#### 3.5 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Typical, Repair or Replace



(2) There are old moisture marks at the bottom of the wall around the plumbing service area indicating a prior water event in this area.



(3) There are typical foundation wall shrinkage cracks noted at one or more areas on the foundation wall.



(4) There is a crack at the northwest area of the foundation where the floor system beam rests at the wall.

### 4. Plumbing System

#### 4.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Typical, Repair or Replace



(1) There is a noticeable pressure drop at the main bath sinks when additional fixtures are operated.



(2) There is considerable corrosion at the pressure tank. You may want to consider replacement before a catastrophic failure occurs.

#### 4.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Sound, Typical



(2) There are one or more mixed plastic drain line connections. Dissimilar plastic pipes have been known to leak at the joints. Consider evaluation by a licensed plumber and correction as necessary.



(3) The basement bar sink and laundry sink discharge to a sump pit in the basement. This sump is functional and discharges to the septic system.

#### 4.4 EXTERIOR FAUCETS

Typical, Repair or Replace

(2) There is no anti-siphon device at one or more exterior faucets. This is typical on many older homes. An interior



pressure drop could cause water in a hose to be drawn back into the plumbing system. This can be corrected by installing a screw on check valve at the faucet.

#### 4.5 SINKS

##### Typical, Repair or Replace



(1) There is a non-functional drain stopper at the sink in the master bath.



(3) The laundry sink faucet is recessed in the finished wall making faucet handle access a little more difficult.

### 5. Electrical System

#### 5.0 SERVICE ENTRANCE CONDUCTORS AND METER

##### Typical, Repair or Replace



(2) Tree branches are close or in contact with the overhead service entrance wire and should be trimmed.



(3) The meter base is not attached to the house and there is no support cable for the overhead mast. A cable should connect to the mast and to a support insulator secured to a roof rafter opposite the side of the overhead wires.

#### 5.3 INTERIOR CONNECTED DEVICES AND FIXTURES (representative number)

##### Typical, Repair or Replace



(4) There is no switch for the laundry area light. A temporary extension cord is used to access a nearby receptacle.

#### 5.4 INTERIOR SWITCHES, RECEPTACLES AND GFCI (representative number)

##### Typical, Repair or Replace



(1) There is no GFCI (Ground Fault Circuit Interrupter) protection at the receptacles to the left of the kitchen sink.



(2) Receptacles to the left of the range are slightly recessed in the wall.

#### 5.6 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE

##### Typical, Repair or Replace



(2) There is no duct seal at the incoming service entrance conduit. It is not unusual to find this seal missing. Sealing electrical conduit helps to reduce drafts in your house in order to save heating and cooling costs. It also protects wires from condensation build-up and insects entering the panel. Sealing conduits is actually required by national code, although some local ordinances may supersede. Typically, a putty -- called duct seal -- is applied that seals the conduit, but does not bind to the wire shields. This allows easier access to the wires at a future time.



(3) Several breakers at the sub panel are not labeled. I recommend correcting for safety reasons.



(4) There are several double tapped breakers at the main panel. This is a situation when two wires share the same breaker in the panel.

In an ideal situation, each breaker serves only one conductor. Many times a receptacle located next to the panel will be double tapped into a breaker serving a general interior circuit.



While a couple of double taps are generally acceptable (if the breaker is designed for more than one wire) multiple double taps may indicate that the system should be upsized in both the number of available circuits and amperage.

## 5.7 GROUNDING & BONDING

### Typical, Repair or Replace



(2) I did not see a bond wire to the gas lines. This condition is common in older homes. The main purpose of a bond is to ensure that the metal gas pipe is at the same zero voltage to ground as the electrical service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal gas pipe becomes energized. It is possible that a bond wire may be present but not readily visible. If there is not one then I recommend a bond wire and clamp be installed on metal plumbing line and connected to the gas piping.



(3) I did not see a bond between the hot and cold supply lines at the water heater. This condition is common in older homes. If there is not one then I recommend that a bond wire and clamps be installed on the cold incoming line connecting to the hot supply line.

## 5.8 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

### Typical, Repair or Replace



(2) There are one or more unsupported wires that should be secured. LOCATION: Attic

## 5.9 SMOKE ALARMS

### Sound, Typical



The smoke alarms are battery operated units. Smoke alarms are tested by pushing the built-in test button. Such testing does not ensure that the smoke sensor is functional. It only establishes that the electrical circuit and audible alarm are functional. You should replace the batteries and test the smoke detectors prior to occupancy. Battery only smoke detectors are commodity items. For life safety reasons, any battery only smoke detector over 5-years of age should be considered for replacement. Be sure to check the alarms at least monthly and replace the batteries periodically per manufacturer's instructions.

## 7. Insulation & Ventilation

### 7.1 ATTIC/ROOF VENTILATION

#### Typical, Repair or Replace



(2) No air stops are installed under the bottom of the soffit chutes in the attic. This allows air movement through the insulation and significantly reduces the R-value of the insulation in this area.

### 7.4 FOUNDATION INSULATION

#### Typical, Repair or Replace



(1) There is exposed polystyrene insulation at the foundation walls. Some areas are damaged. This insulation will burn rapidly and give off toxic fumes if ignited. Consider covering this insulation with a non-combustible material.

### 7.6 VENTING SYSTEMS (Baths, Laundry, Kitchen, etc.)

#### Sound, Typical, Repair or Replace



(2) One or more bath vent fans discharge to the attic. Venting should be continuous to the exterior to prevent moisture accumulation in the attic.



(3) There range venting terminates in the attic. Venting should be continuous to the exterior to prevent moisture accumulation in the attic

## 8. Interiors

### 8.0 CEILINGS

#### Typical, Repair or Replace



(2) There are nail pops noted at ceiling/wall junctions at several areas throughout the home. Nail pops occur when the framing is flexing and the drywall in those areas where the nails are popping can't flex or move — hence the popping. What's happening with your ceiling is that the wood framing is moving somewhat in response to ambient outside temperature and humidity. The phenomenon is known as truss-uplift or a variation of it. It became apparent when we started building tight, well insulated homes in mixed climate conditions — climates with wet, cold winters and warm to hot, humid summers — using wood trusses for roof assemblies. These are cosmetic blemishes and not a structural concern.

### 8.1 WALLS

#### Typical, Repair or Replace



(2) There are old moisture marks and repairs at the master bath wall next to the shower.

### 8.2 FLOORS

#### Typical, Repair or Replace



(2) There are stained carpets at one or more interior rooms.



(3) There is surface damage at the entry closet where a door has dragged over the floor.

### 8.3 DOORS (REPRESENTATIVE NUMBER)

#### Typical, Repair or Replace



(3) There are no door stops at the interior doors.

### 8.4 WINDOWS (REPRESENTATIVE NUMBER)

#### Typical, Repair or Replace



(2) There are one or more loose window operator crank knobs.



(4) The wooden components have moisture damaged at one or more windows. This is typically the result of condensation from the window glass.

### 8.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### Sound, Typical



(2) There are missing door pulls at a couple kitchen cabinets.

## 9. Appliances

### 9.4 DISHWASHER

#### Sound, Typical

(2) The dishwasher drain appears to be connected directly to the drain system without an air gap. Under adverse conditions, this setup could potentially allow back siphonage of drain water and contaminate the dishwasher. Check



the dishwasher manufacturer's installation instructions for proper hookup. Some dishwashers have an internal air gap that allow for this type of hookup.

## 10. Garage

### 10.1 GARAGE DOOR (S)

#### Typical, Repair or Replace



(2) There is a large gap at the bottom of the rear service door.



(3) There is splash damage and deterioration at the bottom of the both service door jambs and trim.



(4) There is rust damage at the rear service door.



(6) There is damaged weatherstripping at the bottom of the front garage service door.



(7) There is impact damage at the bottom of the overhead door jambs and trim.



(8) There is loose weatherstripping at the exterior of the overhead door.



(9) There is a gap and damage aluminum at the upper trim of the overhead garage door.

### 10.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

#### Typical, Repair or Replace



There is damaged weatherstripping at the house entry door from the garage.

### 10.5 GARAGE ATTIC

#### Typical, Repair or Replace



There are no H-clips installed at the roof decking joints between the trusses.

### 10.6 GARAGE CEILINGS (INCLUDING FIREWALL SEPERATION)

#### Typical, Repair or Replace



(2) The ceiling drywall joints are not fire sealed. Consider taping and sealing the joints.

### 10.7 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

#### Sound, Typical



Much of the walls in the garage are blocked by personal possessions and are not visible. No obvious problems were discovered. I could not see behind these items.

### 10.8 GARAGE FLOOR

### Typical, Repair or Replace



(1) There are typical shrinkage cracks and some surface deterioration noted at the garage floor.



(2) There is a pit type floor drain at garage floor with a missing drain cover.

## 10.9 GARAGE FOUNDATION

### Typical, Repair or Replace



There is some surface deterioration at the garage foundation between the overhead door and the front service door.

## 10.10 GARAGE ELECTRICAL

### Typical, Repair or Replace



(2) There are one or more unsupported wires inside the garage attic that should be secured.

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