



# Sample Home Inspection Report

Example of the detailed report buyers receive during the inspection period



## **Sample Property Woodinville, Washington**

Prepared for:  
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RE/MAX Metro Eastside

Full inspection reports include detailed photos, videos, descriptions, and recommended next steps for any identified concerns.

# 1. ROOF



**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

## Styles & Materials

**Roof Covering:**

Concrete  
Tile

**EST. AGE OF ROOF:**

1-2 YEARS

**Viewed roof covering from:**

LADDER AT EAVES

**Sky Light(s):**

MULTIPLE

**Chimney (exterior):**

Brick

**Roof-Type:**

Hip

**LIMITATIONS:**

HEIGHT/ DESIGN  
STEEP PITCH/ SAFETY  
SLIPPERY  
SOFT ROOF MATERIAL (UN-  
WALKABLE)

		IN	NI	NP	RR
1.0	ROOF COVERINGS				•
1.1	FLASHINGS/ VALLEYS	•			
1.2	EAVES/ SOFFITS	•			
1.3	CHIMNEY(S), FLUES, AND SKYLIGHTS				•
1.4	GUTTERS/ DOWN SPOUTS/ DRAINAGE				•
1.5	ROOF STRUCTURE	•			
1.6	FASCIA(S)/ RAFTER TAILS	•			
1.7	ROOF VENTS/ PENETRATIONS	•			
1.8	PLUMBING STACKS/ STORM BOOTS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**1.0 (1)** Most of roof covering has algae/mildew buildup and some Moss growth at North end. There is visible evidence of staining at the underside of roof sheathing at the interior of sunroom- *undetermined if this is from the previous roof or an active roof leak - no signs of moisture at time of inspection, conditions have been dry for some time; **Recommend a licensed roofing contractor to service roof, remove algae, check for leaks and issue a five year warranty at their discretion.***



1.0 Picture 1

**1.0 (2)** Several tiles are loose/fallen or chipped/damaged. 1/3 of a tile is missing against lower North West wall above garage; **Recommend a qualified roofing contractor to repair/replace damaged tile and secure loose tile.**



1.0 Picture 2



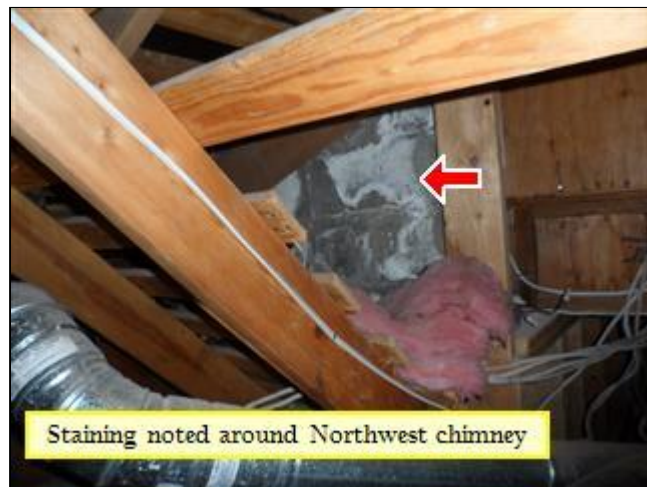
1.0 Picture 3

**1.0** (3) Evidence of staining around South roof anchor bracket - no visible evidence of a storm boot present; ***Recommend a licensed roofer to evaluate and repair leak/install storm boots over anchors where missing.***



1.0 Picture 4

**1.1** Efflorescence staining detected around northwest chimney from garage attic space - indication of leakage; ***Monitor for future leaks during rainy season - Repair by a licensed roofing contractor is recommended if future conditions occur.***



1.1 Picture 1

**1.3** (1) Several droplets stains detected at bottom of sunroom skylights - indication of leakage. It is undetermined if leakage is active or from the previous roof; ***Monitor during rainy seasons, further evaluations/repair by a licensed roofing contractor should be considered.***



1.3 Picture 1

**1.3** (2) NO RAIN GUARDS FOUND OVER FLUES; ***INSTALL TO PROTECT FLUE/ INTERIOR FIREBOX FROM WATER PENETRATION/ DAMAGE.***

**1.4** Several Downspouts appear to be backing up or called at the drain guard filters- front downspout is backing up and pooling on front entry stoop; ***Recommend cleaning out filters or unclogging inground drain line to keep from backing up.***



1.4 Picture 1

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 inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

### Styles & Materials

**Siding Style:**

Channel rustic  
E.I.F.S. STUCCO

**Siding Material:**

Wood

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Covered porch

**Driveway:**

Concrete

**LIMITATIONS:**

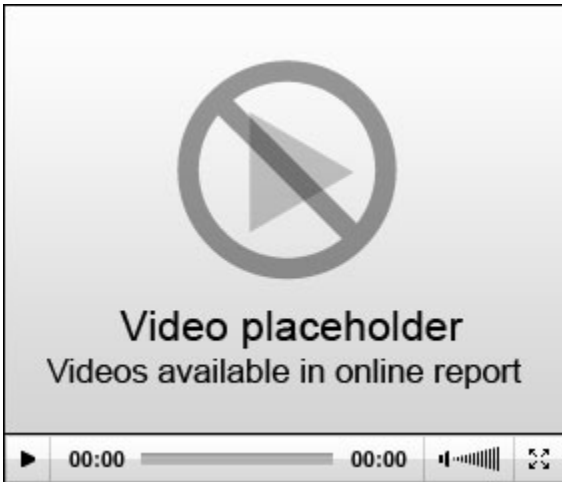
HEIGHT/ DESIGN

		IN	NI	NP	RR
2.0	SIDING, FLASHING, TRIM/MISCELLANEOUS				•
2.1	SIDING, FLASHING/TRIM				•
2.2	WINDOWS/ FLASHING/ TRIM/ FRAMING	•			
2.3	DOORS (Exterior)	•			
2.4	FOUNDATION WALLS	•			
2.5	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•
2.6	WALKWAY(S)	•			
2.7	RETAINING WALL(S)			•	
2.8	DRIVEWAY(S)	•			
2.9	BALCONY(S)				•
2.10	ELECTRICAL	•			
2.11	GROUND SLOPE/ SITE GRADING				•
2.12	SUB-GRADE ENTRY			•	
2.13	WINDOW WELL(S)			•	
		IN	NI	NP	RR

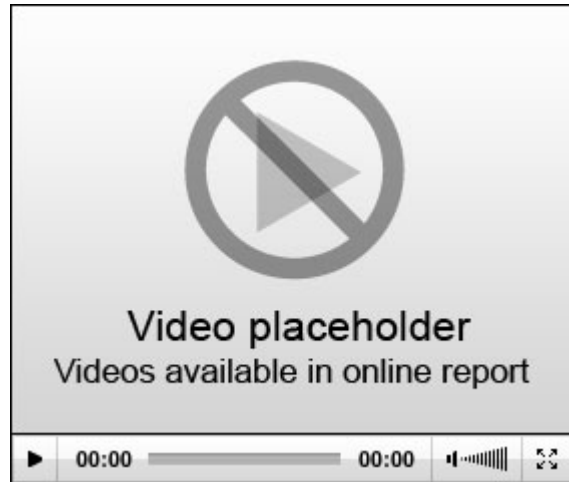
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"It appears" that the Front stucco wall clad is E.I.F.S. which is an acronym for Exterior Insulated Finish Systems. Note that my inspection is "non- destructive" which is the true surefire way to *verify actual material type*. I did not attempt to stab a probing device into the siding. If there are differing opinions regarding 'type of stucco', it is my recommendation that the parties involved demonstrate cement stucco versus E.I.F.S. by firmly/ forcefully attempting to insert a probing device into the wall clad as a sample for the buyer while the buyer is present. If the probing device sinks into the siding and Styrofoam is visible just beyond the stucco finish, it is synthetic/ E.I.F.S. and has many moisture related proclivities. If the device does not sink in after many forceful attempts, it is cement stucco which also has synthetic stucco related tendencies and should be further evaluated as well.

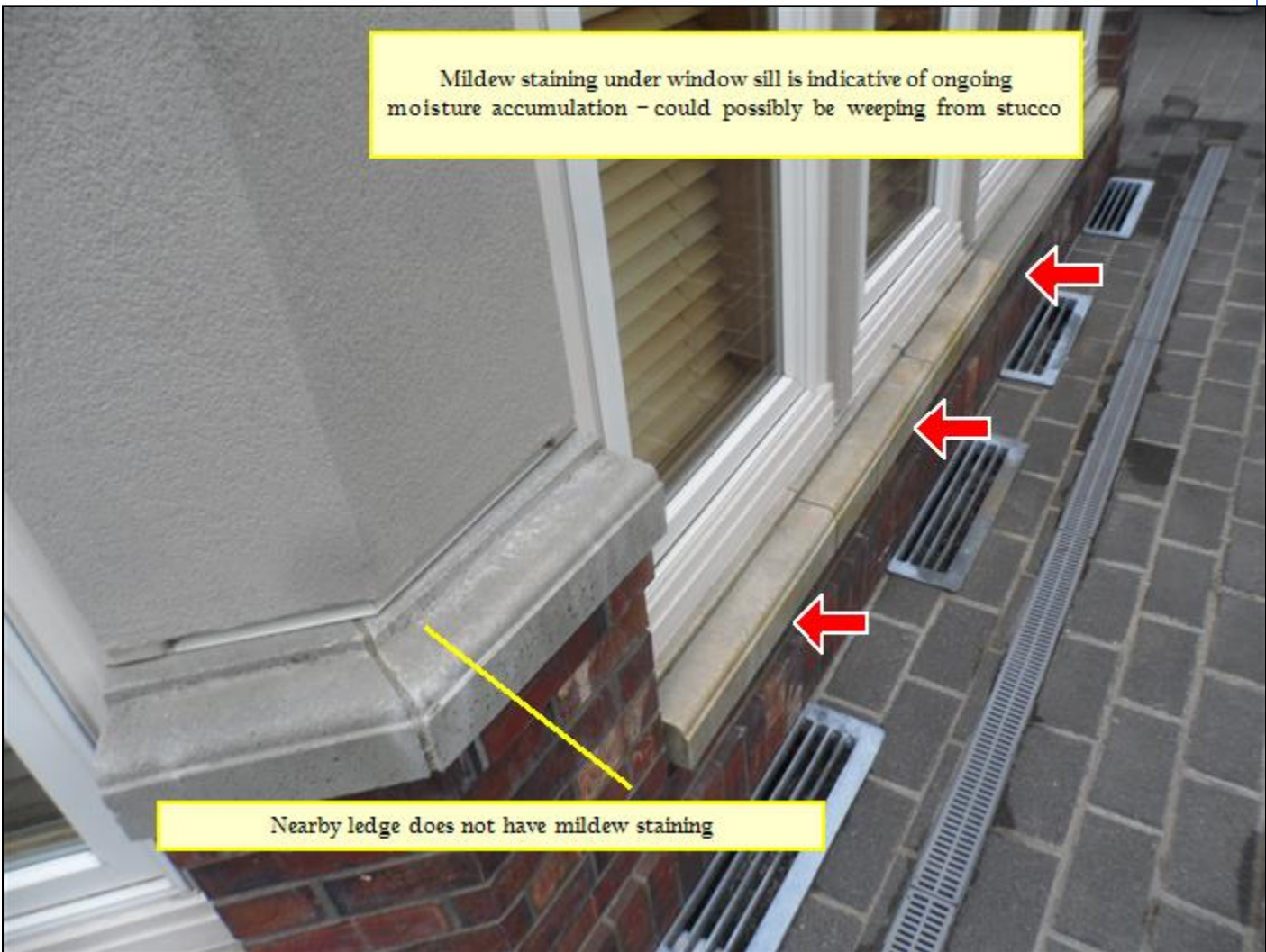
**NOTE: E.I.F.S.** This type of wall clad has a history of moisture related problematic conditions and is susceptible to trap moisture behind material at areas unseen resulting in wood decay/dry rot. Note that I use a Tramex wet wall detector moisture meter that is calibrated specifically for this type of siding and I picked up high moisture levels at multiple areas - especially below Windows and lower Portions of stucco near ground. There is also hairline cracking at the Northeast stucco as well as some light mildew staining at Bottom of stucco off theater room; *It is my recommendation due to the problematic history/ nature of this type of wall clad that a licensed and bonded E.I.F.S. stucco contractor should evaluate and check for any evidence of water intrusion behind wall clad, check for any evidence of wood decay and take any and all remedial action necessary if needed. Invasive inspection procedures may be needed.* Note that the problematic nature of the siding is to look satisfactory on the exterior while trapping moisture and causing decay to the home behind material.



2.0 Picture 1



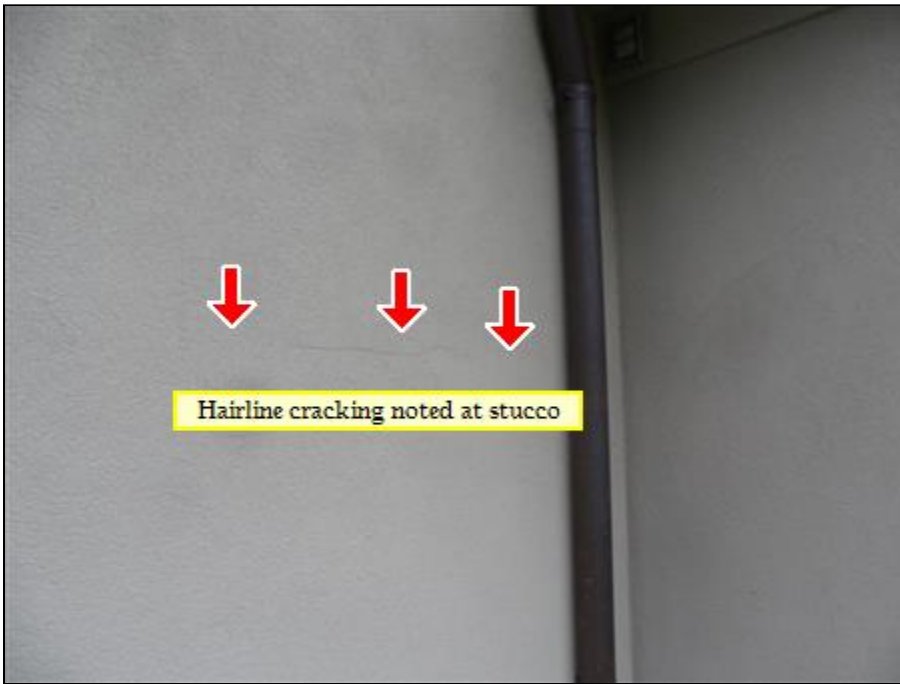
2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6

**🏠 2.1 The Southwest sunroom and South wood siding has evidence of deterioration/dry rot where it extends behind concrete stoop/patio- no visible evidence of a moisture barrier present; *Recommend a licensed contractor to repair/replace damaged siding and install proper underlayment/moisture barrier or flashing protection to prevent future conditions.***



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3

**🏠 2.5 (1) Rear lower patio appears to have settled/dropped approximately 2" inches. Evidence of cracking noted at approximately 1/4 portion of entire inner patio where it meets home. There is no visible evidence of drainage provisions at the lower patio - there is an inground drain at the upper patio. Storm water pools at the lower patio and has caused soil erosion/undermining resulting in patio movement; ***Recommend a licensed concrete specialist to evaluate and slab Jack/repair patio to its original form, repair cracking and install inground drainage provisions as needed-consult a licensed drainage contractor.*****



2.5 Picture 1

**2.5 (2) Evidence of soil undermining below the southwest sunroom concrete stoop; ***Repair is recommended to prevent movement to the Stoop.*****



2.5 Picture 2

**2.9** (1) There is evidence of staining at the base of master bedroom and balcony entry door jam, at underside of carpet and wood decay under threshold area - indication that moisture is leaking or has leaked through balcony entry doors; ***Recommend a qualified contractor to evaluate and take all remedial action necessary to fully waterproof entry door. Note that I suspect staining to be from a previous leaky door prior to roof overhang installation.***



2.9 Picture 1

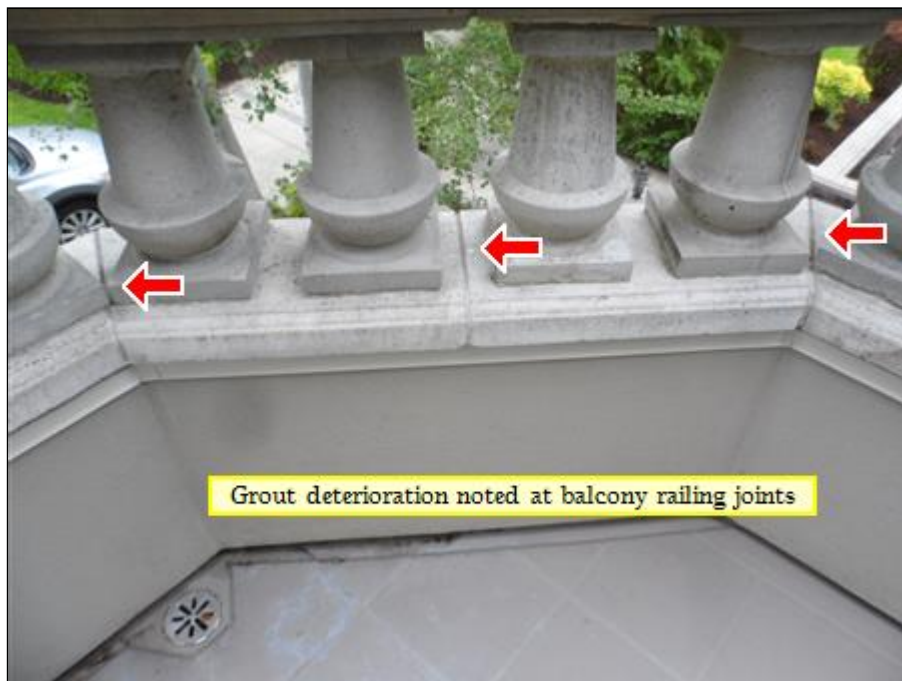


2.9 Picture 2



2.9 Picture 3

**2.9 (2)** Grout deterioration noted at North concrete railing joints; ***RegROUT and seal areas where failed to prevent water intrusion/decay.***



2.9 Picture 4

**2.9 (3)** North balcony pools water at East side; ***Consult a qualified contractor to evaluate and repair pitch to divert storm water to drain as needed.***



2.9 Picture 5

**2.11** YARD IS LEVEL AND/OR SLOPES TOWARD HOME AT MULTIPLE AREAS- THIS IS A CONDUCTIVE CONDITION TO CAUSE WATER TO DRAIN TOWARD FOUNDATION AND RESULT IN WATER PENETRATION IN CRAWL SPACE (ACTIVE CONDITIONS NOTED); ***RE-SLOPE GRADE TO DROP 4" EVERY 6' FEET AWAY FROM HOME. IF CONDITIONS CONTINUE THEN FURTHER EVALUATIONS/ REPAIRS BY A WATER PROOFING SPECIALIST IS RECOMMENDED.***

# 3. ATTIC



## Styles & Materials

**VENT SOURCE:**

SOFFIT  
ROOF TOP  
RIDGE

**Overall Attic Ventilation Rating:**

Satisfactory (no recommended upgrades at this time)

**INSULATION TYPE:**

LOOSE FILL

**INSULATION DEPTH:**

12-18"

**ATTIC ACCESS:**

SCUTTLE

**METHOD USED TO INSPECT:**

ENTERED

**LIMITATIONS:**

INSULATION  
COVERED AREAS  
INACCESSIBLE AREAS  
VAULTED CEILINGS

**APPRX. PERCENTAGE OF VISIBILITY:**

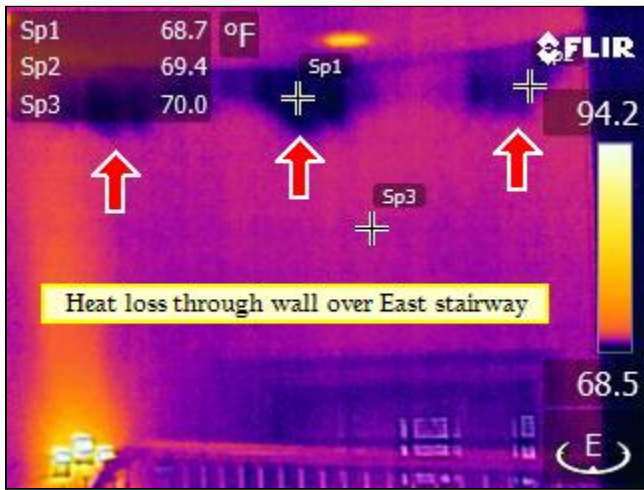
60-80%

		IN	NI	NP	RR
3.0	VENTILATION	•			
3.1	FRAMING	•			
3.2	INSULATION LEVELS/CONDITION				•
3.3	ROOF SHEATHING	•			
3.4	VENTILATION EXHAUST DUCT(S) METHOD(S)/CONDITION	•			
3.5	ATTIC FAN(S)			•	
3.6	WHOLE HOUSE FAN(S)	•			
		IN	NI	NP	RR

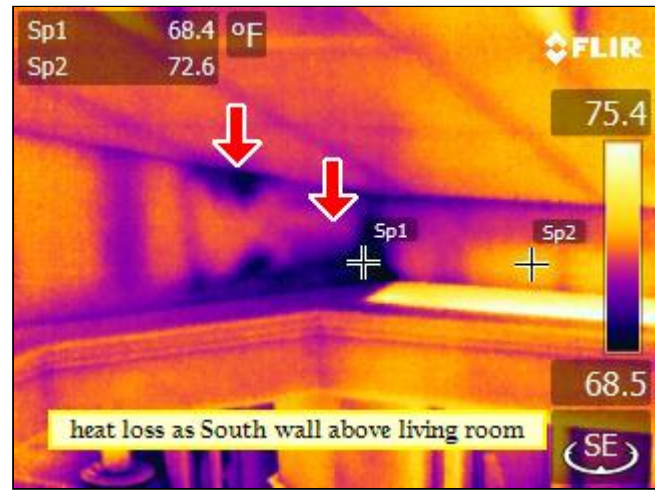
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## Comments:

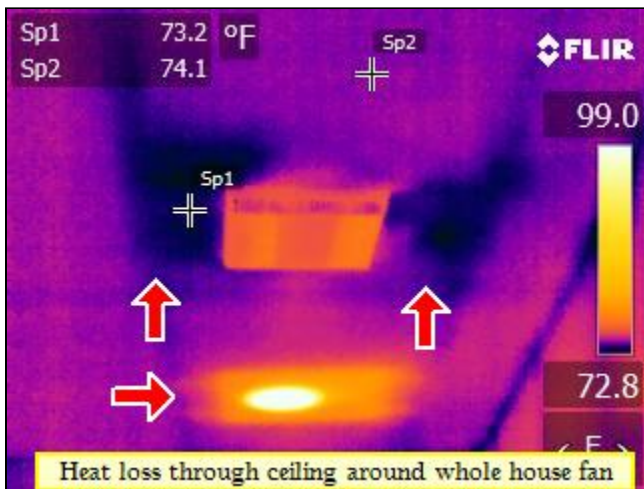
**3.2** Insulation levels have settled over the years reducing the overall heat efficiency of home- cold spots also detected at multiple wall areas; ***Recommend a qualified insulation company to re-blow loose fill fiberglass insulation to meet/exceed R-50 rating to improve heat efficiency of home.***



3.2 Picture 1



3.2 Picture 2



3.2 Picture 3

# 4. GARAGE/OUTBUILDINGS/CARPORT

## Styles & Materials

**Garage Door Type:**

Three automatic

**Garage Door Material:**

Metal

**Limitations:**

Finish materials/Covered areas  
Cabinetry, storage, shelving

**Garage type:**

Three-car garage  
Attached garage

		IN	NI	NP	RR
4.0	Garage Ceilings	•			
4.1	Garage Walls (including Firewall Separation)	•			
4.2	Electrical	•			
4.3	Garage Floor/slab	•			
4.4	Garage Door (s)	•			
4.5	Occupant Door (from garage to inside of home)	•			
4.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
4.7	Heat Source if applicable			•	
4.8	Service Entry door	•			
4.9	Garage attic space	•			
4.10	Structural elements	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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# 5. BATHROOMS



## Styles & Materials

**VENT SOURCE:**

FAN/ WINDOW

**LIMITATIONS:**

CABINETRY/ FINISH MATERIALS  
STORAGE/ BELONGINGS

		IN	NI	NP	RR
5.0	SINK(S)/ PLUMBING	•			
5.1	BATHTUB	•			
5.2	SHOWER FIXTURES/ ENCLOSURE	•			
5.3	TOILET(S)	•			
5.4	FLOOR(S)	•			
5.5	WALLS/ CEILING	•			
5.6	VENTILATION	•			
5.7	TILE WORK				•
5.8	ELECTRICAL	•			
5.9	MISC. ITEM(S)				•
		IN	NI	NP	RR

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### Comments:

**5.7** Tile grout in the master bathroom shower could use another coat of grout seal; ***Application is recommended.***

**5.9 (1)** Master bathroom toilet room door does not lock; ***Repair/replace lock as needed.***

**5.9 (2)** Back splash seal is failed behind half bathroom sink to wall; ***Recommend applying seal at areas where failed.***



5.9 Picture 1

# 6. KITCHEN



## Styles & Materials

**COOK TOP:**

12-15 YEARS

**WALL OVEN:**

3-5 YEARS

**DISHWASHER:**

3-5 YEARS

**DISPOSAL:**

AGE: 8-12 YEARS

**VENTILATOR:**

DOWN FLOW EXHAUST

**LIMITATIONS:**

CABINetry/ FINISH MATERIALS  
STORAGE/ BELONGINGS

**ITEMS NOT INSPECTED/ NOT**

**INCLUDED:**

MICROWAVE  
REFRIGERATOR

		IN	NI	NP	RR
6.0	PLUMBING/ SINK/ FAUCET	•			
6.1	DISHWASHER	•			
6.2	DISPOSAL				•
6.3	WALL OVEN	•			
6.4	COOK TOP	•			
6.5	ELECTRICAL	•			
6.6	CABINetry	•			
6.7	COUNTER TOPS	•			
6.8	FLOOR	•			
6.9	VENTILATOR	•			
6.10	MISC. ITEMS	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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## Comments:

**6.2** RUBBER FLAPS TO DISPOSAL DRAIN ARE AGED/ WORN AND CAN ALLOW OBJECTS TO FALL INTO DISPOSAL; ***REPLACE FLAPS FOR SAFETY TO KEEP OBJECTS FROM FALLING INTO DISPOSAL DRAIN FOR SAFETY.***



6.2 Picture 1

**6.10** Use caution when using the instant hot water dispenser - temperatures are currently at 150° and a little low; ***Adjust to 165° ± as needed.***



6.10 Picture 1

# 7. INTERIOR, DOORS, AND WINDOWS



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.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

## Styles & Materials

### Ceiling Materials:

Sheetrock

### Wall Material:

Sheetrock

### Floor Covering(s):

Carpet  
Hardwood T&G

### Interior Doors:

Hollow core

### Window Types:

Jalousie

### Countertop:

Granite  
Concrete

### LIMITATIONS:

FURNISHINGS/ STORAGE  
FINISH MATERIALS  
WALL COVERINGS (PICTURES)

		IN	NI	NP	RR
7.0	CEILINGS	•			
7.1	WALLS	•			
7.2	FLOORS				•
7.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
7.4	WINDOWS (REPRESENTATIVE NUMBER)				•
7.5	DOORS (REPRESENTATIVE NUMBER)				•
7.6	BEDROOM(S)	•			
7.7	FIREPLACE(S)	•			
7.8	VENTILATION	•			
		IN	NI	NP	RR

## Comments:

**7.2** Carpet in master bedroom is bunched up at several locations; ***Recommend a qualified contractor to stretch out carpet to prevent trip hazards.***



7.2 Picture 1

**7.4** Left casement window behind kitchen sink has a broken handle which the owner has disclosed and is a work in progress; ***Verify functionality prior to closing as needed.***



7.4 Picture 1

**7.5** (1) Locking mechanism to the master bedroom and balcony entry door would not engage when the doors closed - reasons undetermined; ***Recommend a qualified contractor to repair as needed.***

**7.5 (2)** Lower locks to the North guest bedroom balcony entry door would not engage or latch; ***Recommend a qualified door contractor to adjust/repair.***



7.5 Picture 1

**7.5 (3)** French entry doors open up over stairway to the game room - safety hazard; ***Recommend installing pocket doors or reinstall doors to open toward hallway for safety.***



7.5 Picture 2

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.

# 8. SUB-STRUCTURE, FOUNDATION, AND/ OR BASEMENT



**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

## Styles & Materials

**Foundation:**

Poured concrete

**Method used to observe**

**Crawlspace:**

ENTERED

**Floor Structure:**

Engineered floor trusses "I" Beams

**Wall Structure:**

Wood

**Columns or Piers:**

Wood piers

CONCRETE PIER PADS

**LIMITATIONS:**

DUCTWORK

PLUMBING

COVERED AREAS

INSULATION

INACCESSIBLE AREAS

		IN	NI	NP	RR
8.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Misc. Items Related to)	•			
8.1	WALLS (Structural)	•			
8.2	WALL FRAMING/ SILLS	•			
8.3	FLOORS/ SLAB/ JOISTS (Structural)	•			
8.4	COLUMNS/ MAIN BEAMS	•			
8.5	CEILINGS (structural)	•			
8.6	WATER PENETRATION				•
8.7	VENTILATION	•			
8.8	FOUNDATION VENT(S)	•			
8.9	MISC. ITEM(S)				•
		IN	NI	NP	RR

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## Comments:

🏠 **8.6 Evidence of staining/water penetration detected at multiple footings/foundation walls. Vapor barrier has staining and evidence of ponding/standing water toward Central area of home. Soil is also damp/soft under vapor barrier on the first day of August during dry seasons. Note that the exterior grade is level and/or slopes toward home which is conducive to water penetration in substructure; *It is my recommendation that a licensed and bonded drainage contractor should evaluate, determine actual cause of existing moisture under home and take all remedial action necessary. Note that there are multiple remedies that could be applied to this condition and should be verified by the specialist.***



8.6 Picture 1

**8.9** Soil is exposed at approximately 15% of overall crawlspace, vapor barrier is damaged from age and/or water intrusion; ***Recommend a qualified contractor to replace vapor barrier at time of waterproofing substructure/drainage repair.***



8.9 Picture 1

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.

# 9. ELECTRICAL



**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

## Styles & Materials

**Electrical Service Conductors:**

Below ground  
Aluminum

**Panel capacity:**

(2) 200 AMP service panel

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

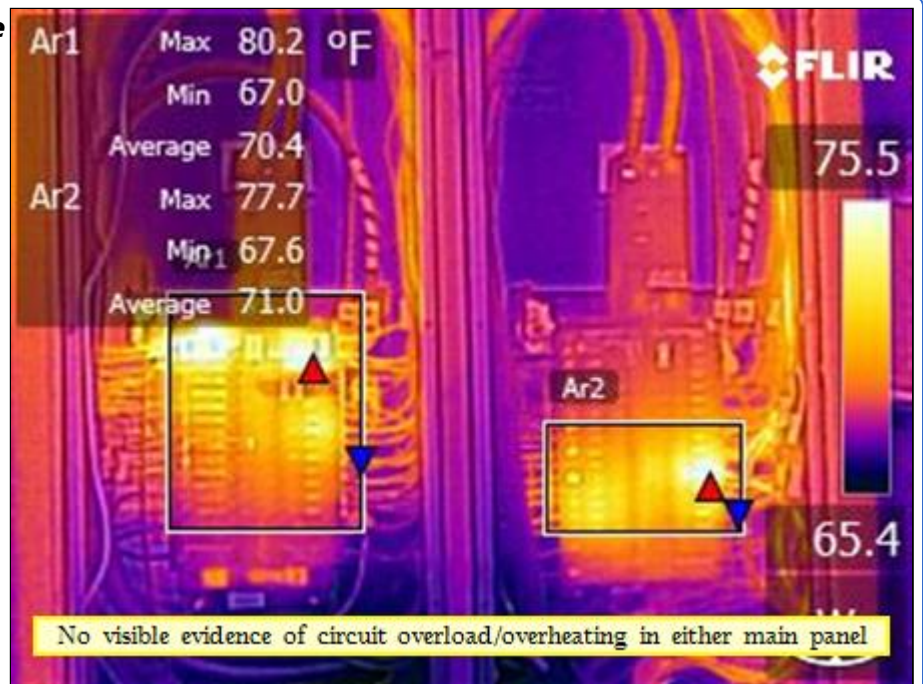
Romex

		IN	NI	NP	RR
9.0	SERVICE ENTRANCE LINES	•			
9.1	MAIN DISTRIBUTION PANEL(S), BREAKERS, and MAIN DISCONNECT	•			
9.2	SUB-PANEL(S)			•	
9.3	SWITCHES, RECEPTACLES, JUNCTION BOXES AND LIGHT FIXTURES (observed from a representative number)				•
9.4	WIRING				•
9.5	DEVICES	•			
9.6	GFCI, POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
9.7	OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)	•			
9.8	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
9.9	GROUND PROVISIONS	•			
9.10	SMOKE DETECTORS	•			
9.11	CARBON MONOXIDE DETECTORS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

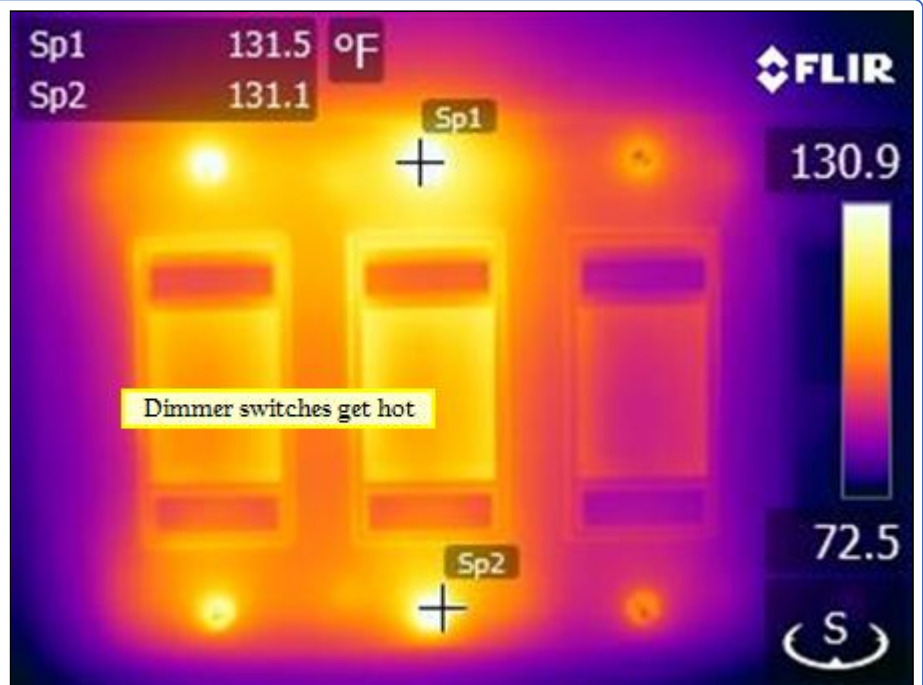
## Comments:

**9.1** *There is no visible evidence of circuit overload in the main panel at breaker/wire contacts at time of inspection. All available electrical devices were simultaneously turned on at time of inspection with an approximate 10 min. amperage load - there were no conditions detected.*



9.1 Picture 1

**9.3** (1) Dimmer switch to the front entry/stairway lights reached temperatures over 130° and is a little high; **Consult a licensed electrician to evaluate and reduce light bulb wattage or upgrade dimmer as needed.**



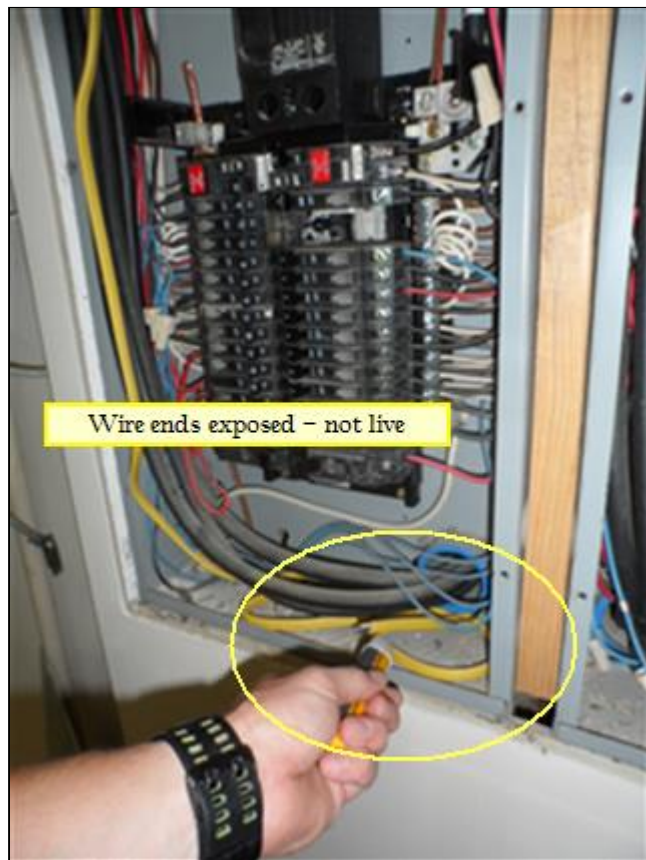
9.3 Picture 1

**9.3** (2) Receptacle to the whirlpool tub under master bathtub is floating/unsecured; ***Recommend securing receptacle for safety.***



9.3 Picture 2

**9.4** (1) Romex wire in the left main panel is floating with exposed wire ends and wiring is not in use- Not live; ***Recommend a licensed electrician to install wire nuts or remove/finish installation for safety.***

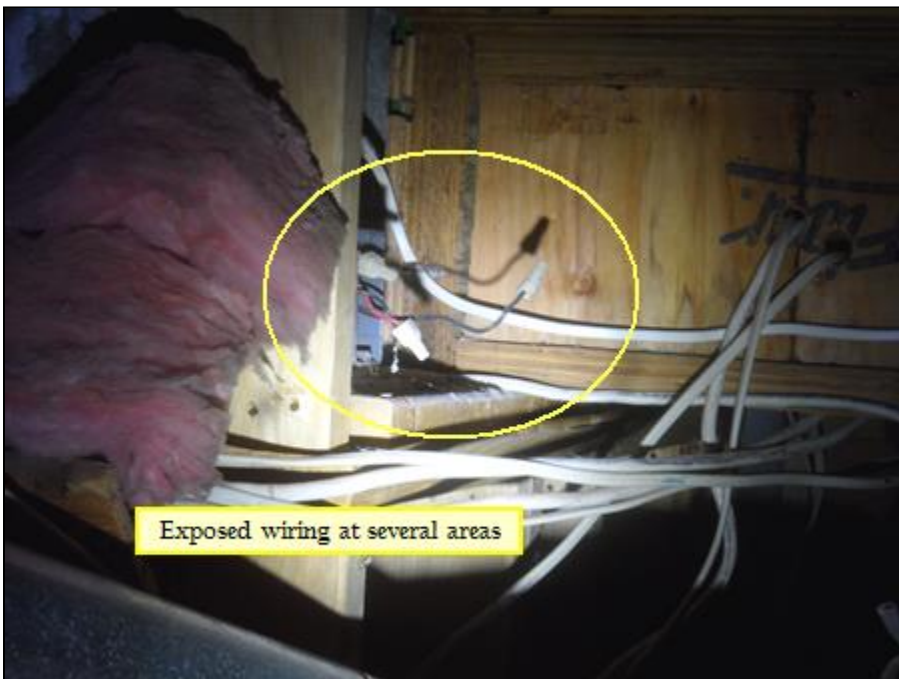


9.4 Picture 1

🏠 9.4 (2) Multiple junction boxes in the garage attic space are missing covers exposing the wires, several wire raceways are sloppy and in contact with natural gas plumbing, several wires are unfinished with exposed wire ends; ***Recommend a licensed electrical contractor to evaluate, reroute wire raceways with proper clearances from plumbing/gas lines, finish exposed wires and install covers over junction boxes where missing for safety.***



9.4 Picture 2

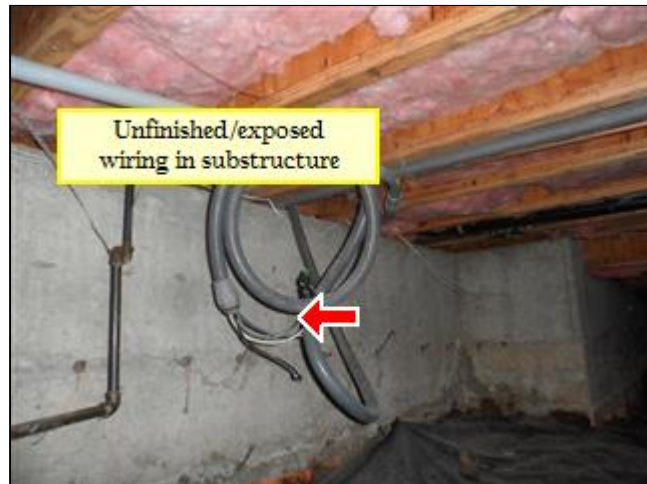


9.4 Picture 3



9.4 Picture 4

**9.4 (3)** Unfinished wiring dangling/left in Southwest portion of substructure; ***Remove finish wiring installation as needed for safety - I suspect this is intended for a hot tub.***



9.4 Picture 5

**9.4 (4)** Additional unfinished wiring hanging from the Northeast floor joists in crawlspace;  
***Recommend a licensed electrician to finish wiring installation or remove for safety.***



9.4 Picture 6

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.

# 10. HEATING AND COOLING



**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

## Styles & Materials

**Heat Type:**

Forced Air

**Energy Source:**

Gas

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

Five

**Heat System Brand:**

RHEEM

**Ductwork:**

Insulated

**Filter Type:**

Electronic air cleaner

**Cooling Equipment Type:**

Air conditioner unit

**Cooling Equipment Energy  
Source:**

Electricity

**Number of AC Only Units:**

One

**Air Conditioner/Heat Pump Age:**

4 years

**APPROX. AGE OF PRIMARY**

**FURNACE:**

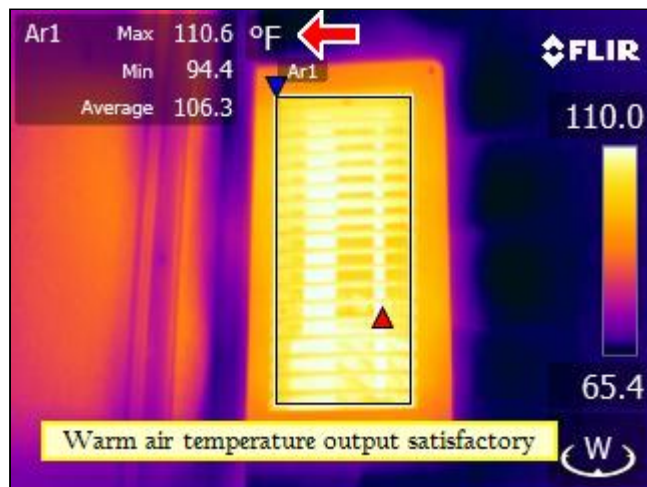
14 YEARS

		IN	NI	NP	RR
10.0	HEATING EQUIPMENT				•
10.1	HEATING EQUIPMENT #2				•
10.2	HEATING EQUIPMENT #3	•			
10.3	NORMAL OPERATING CONTROLS/THERMOSTAT(S)	•			
10.4	GAS/ FUEL LINES	•			
10.5	BURNERS	•			
10.6	BLOWER MOTOR	•			
10.7	AUTOMATIC/ MANUAL SAFETY CONTROLS	•			
10.8	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
10.9	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
10.10	FLUES AND VENTS	•			
10.11	COLD AIR RETURN(S)	•			
10.12	COOLING AND AIR HANDLER EQUIPMENT	•			
10.13	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			•	
10.14	COMBUSTION AIR	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

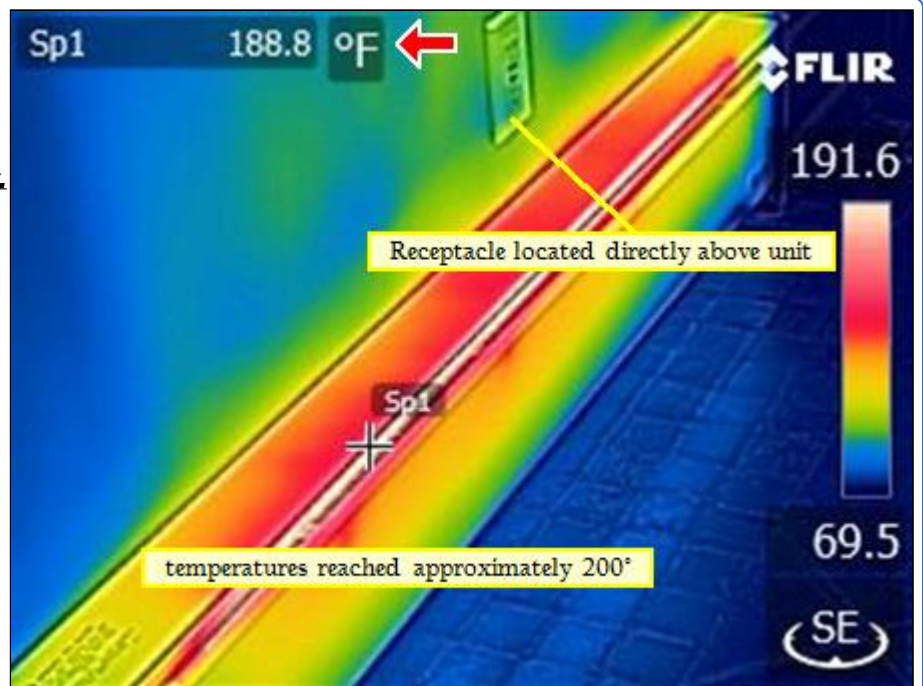
## Comments:

**10.0** Both Furnaces (attic/ garage) function satisfactorily at time of inspection but are 14+ years old and at/near the end of their design life; **Recommend a qualified heating contractor to service both furnaces and check heat exchangers for any evidence of cracking. Clean out electronic air filters and vacuum ductwork as needed if this has never been done.**



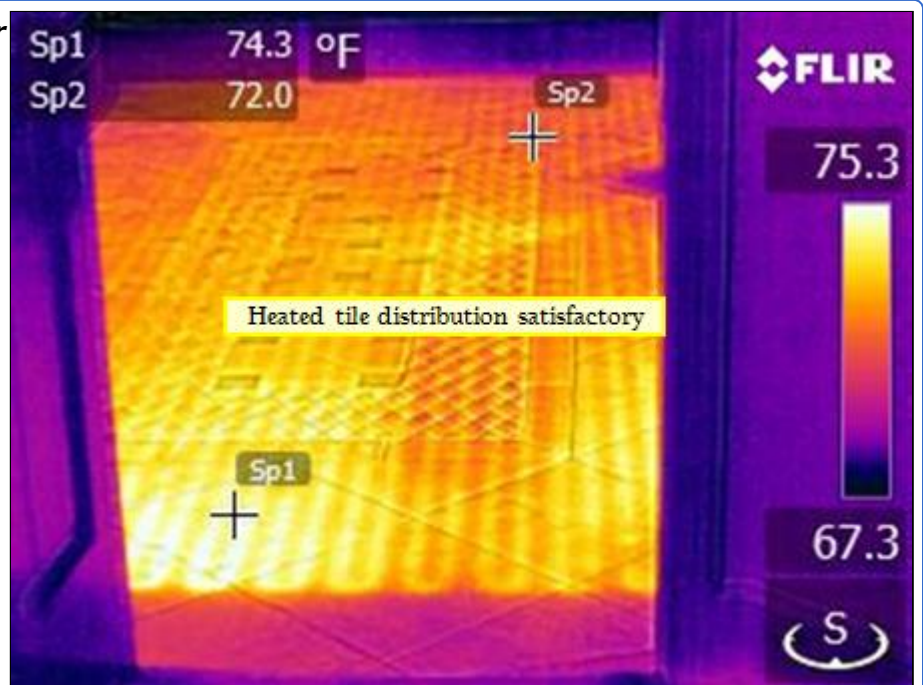
10.0 Picture 1

**10.1** Closed hot water circulating baseboard heater in sunroom is located directly below a 110 V receptacle; **Recommend relocating receptacle for safety.**



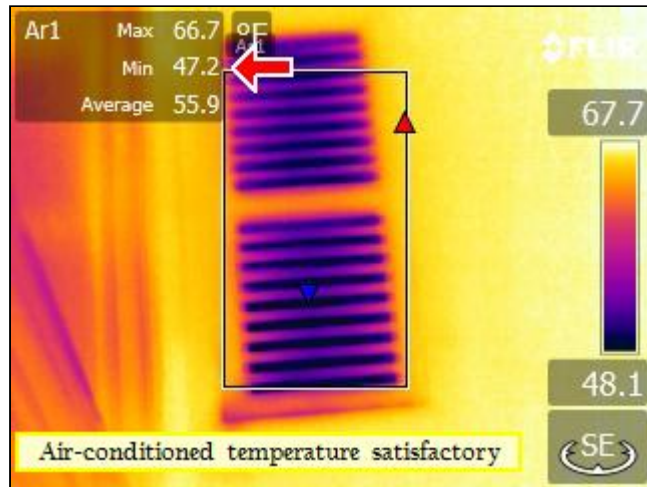
10.1 Picture 1

**10.2** Heated tile floor in master bathroom appears satisfactory



10.2 Picture 1

**10.12 Air conditioner functions satisfactorily at time of inspection and should be serviced at time of furnace service.**



10.12 Picture 1

**10.13 Upper floor does not have air conditioning; *Installation may be considered.***

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.

# 11. WATER HEATER



## Styles & Materials

**MANUFACTURER:**

RHEEM

**APPROX. AGE:**

14 YEARS

**SIZE/ CAPACITY:**

75 GALLONS

**POWER SOURCE:**

GAS

		IN	NI	NP	RR
11.0	WATER HEATER				•
11.1	PLUMBING CONNECTIONS TO WATER HEATER				•
11.2	FLUE				•
11.3	GAS LINE(S)	•			
11.4	TPRV DISCHARGE	•			
11.5	OVERFLOW METHODS			•	•
11.6	BURNER	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

🏠 **11.0** Water heater is 14 years old and approximately 4 years beyond it's design life. Both the hot and cold inlets have excessive corrosion and/or leaking upon entrance of the water heater. There is also rust/corrosion on the outer lining of tank above combustion area, staining noted under water heater. Further note that it took approximately 30+ seconds for hot water to reach the kitchen faucet - indication that the circulator pump may not be functioning properly; ***Recommend a qualified service technician to replace water heater, service/repair or replace circulator pump and install an overflow pan. Note that if the water heater develops a large leak it could potentially come back into the home.***



Hot/cold inlets leaking at water heater connections

11.0 Picture 1



Missing overflow pan - staining noted

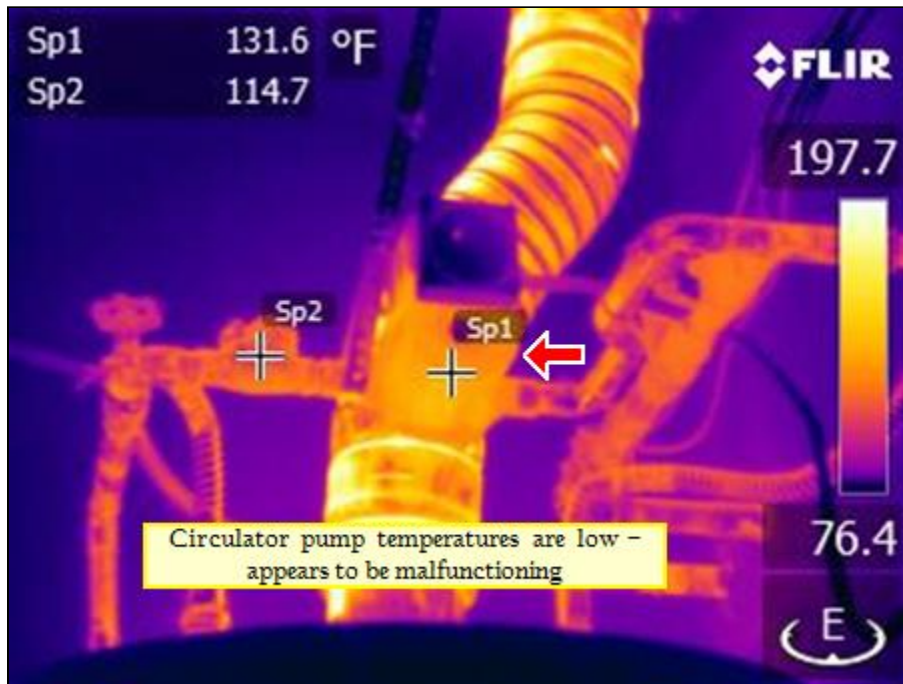
11.0 Picture 2



11.0 Picture 3



11.0 Picture 4



11.0 Picture 5

**11.1** Corrosion noted at multiple fittings above water heater; ***Repair/replace corroded plumbing at time of water heater replacement.***

🏠 **11.2** Flue pipe to the natural draft water heater appears to have collapsed in the garage attic space. Flue takes a sharp downward run in attic space and appears to short at rooftop; ***Recommend a qualified contractor to reinstall flue pipe to have an upward run for safety, install additional support straps.***



11.2 Picture 1



11.2 Picture 2

**11.5** NO OVERFLOW PAN HAS BEEN INSTALLED UNDER WATER HEATER; ***RECOMMEND A QUALIFIED TECHNICIAN TO INSTALL AN OVERFLOW PAN IN ORDER TO PREVENT FLOODING IN HOME.***

# 12. PLUMBING



**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.

Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

## Styles & Materials

**Water Source:**

Public

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

ABS

**MAIN WATER SHUT-OFF**

**LOCATION:**

UNDER STAIRWAY

**LIMITATIONS:**

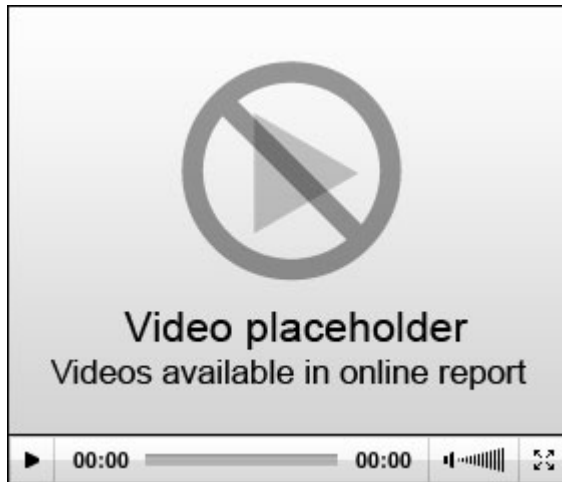
INSULATION COVERING PIPE IN  
CRAWL SPACE  
SHEET ROCK/ PLASTER/ FINISH  
MATERIALS (PIPES/ DRAINS IN WALLS)

		IN	NI	NP	RR
12.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
12.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•
12.2	MAIN FUEL SHUT OFF (GAS METER)				•
12.3	GAS LINES/FUEL SOURCE MISCELLANEOUS ITEMS	•			
12.4	EXTERIOR HOSE BIB(S)	•			
12.5	SUMP PUMP/ CROCK			•	
12.6	LAUNDRY SINK/WET BAR	•			
12.7	WATER PRESSURE/ FLOW	•			
12.8	WATER COLOR/ TEMPERATURE	•			
12.9	MAIN WATER ENTRY/ SHUT-OFF DEVICE(S)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**🏠 12.1 Metal pipe hangers were used to hang copper plumbing in substructure and have created an electrolysis resulting in corrosion at multiple metal to metal contacts. Excessive leakage detected to the West copper plumbing near crawlspace access - water streaming out of insulation; *Recommend a licensed plumber to replace existing hangers with a noncorrosive material - repair/replace corroded/leaky plumbing.***



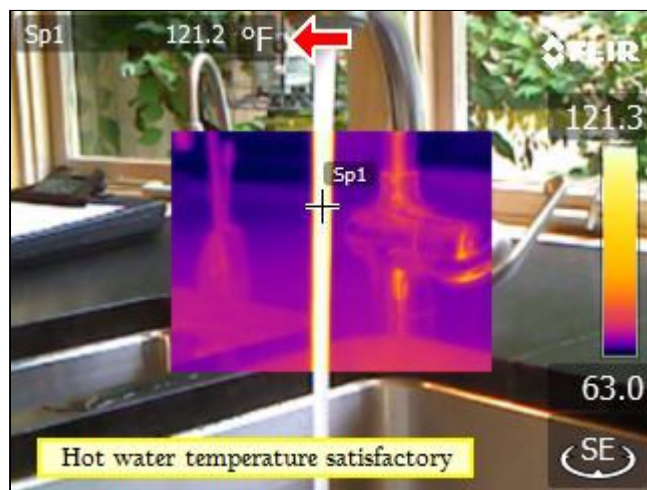
12.1 Picture 1

**12.2** Gas meter is buried in soil;  
**Grade soil a minimum of 6 inches below bottom of meter.**



12.2 Picture 1

**12.8** Hot water temperature appears adequate/child safe.



12.8 Picture 1

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.

# 13. PEST REPORT ICN# 1283BE015

		IN	NI	NP	RR
13.0	EXTERIOR: Pest Activity, Evidence of and/ or damage to Exterior Elements			•	
13.1	EXTERIOR: Evidence of- Dry Rot, Fungi or Mildew (wood inhabiting organisms)				•
13.2	EXTERIOR: Drainage Provisions including (site grading/ standing water, gutters, down spouts, in-ground drainage etc.)				•
13.3	EXTERIOR: Earth to wood contact (Structural Elements, Siding, Decks, Porches, Trim Etc.)				•
13.4	EXTERIOR: "Conductive Conditions" such as (Foundation vents in contact with soil, Failed caulk or missing flashing to siding, windows, stoops or penetrations. Vegetation Contact/ Overhanging home, Stacked Firewood or building material against home). Window wells or Sub-Grade entries missing drains?				•
13.5	INTERIOR: Any visible evidence of Dry Rot, Fungi or Mold/ Mildew			•	
13.6	INTERIOR: "Conductive Conditions" such as (missing/ failed caulk in bathrooms, siding, flashing or window leakage etc.)			•	
13.7	INTERIOR: Any plumbing conditions that are conducive to or are contributing to damage such as corroded fittings or active leaks			•	
13.8	INTERIOR: Any visible evidence of Pest Activity, dead insect parts, wood frass or active infestations at Interior living space			•	
13.9	ATTIC: Ventilation Provisions including exhaust vent termination from bathrooms, kitchen, dryer etc. Soffit vents baffled properly?	•			
13.10	ATTIC: Roof Ventilation Adequate?	•			
13.11	ATTIC: Any visible evidence of pest activity/ damage/ Mold/ Mildew on roof sheathing, framing or insulation?			•	
13.12	ATTIC: Any evidence of active roof leakage, conducive conditions, condensation or damage from past leaks?			•	
13.13	SUB-STRUCTURE/ BASEMENT/ OUTBUILDING(S): Water Penetration in Basement/ Sub-Structure from storm water, groundwater or plumbing leaks				•
13.14	SUB-STRUCTURE/ BASEMENT/ OUTBUILDING(S): Any visible evidence of Past/ Present Pest Conditions or Damage?			•	
13.15	SUB-STRUCTURE/ BASEMENT/ OUTBUILDING(S): Conducive Conditions such as aged, damaged or missing vapor barrier, earth to wood contact, wood scrap, cardboard forms at pier pads, wood forms at footings, plumbing leaks/ corrosion or poor ventilation				•
13.16	SUB-STRUCTURE/ BASEMENT/ OUTBUILDING(S): Any evidence of Mold/ Mildew, Fungi or Dry Rot to structural members/ sub-floor etc.			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**13.1 The Southwest sunroom and South wood siding has evidence of deterioration/dry rot where It extends behind concrete stoop/patio- no visible evidence of a moisture barrier present; *Recommend a licensed contractor to repair/replace damaged siding and install proper underlayment/moisture barrier or flashing protection to prevent future conditions.***

**13.2 (1) YARD IS LEVEL AND/OR SLOPES TOWARD HOME AT MULTIPLE AREAS- THIS IS A CONDUCTIVE CONDITION TO CAUSE WATER TO DRAIN TOWARD FOUNDATION AND RESULT IN WATER PENETRATION IN CRAWL SPACE (ACTIVE CONDITIONS NOTED); RE-SLOPE GRADE TO DROP 4" EVERY 6' FEET AWAY FROM HOME. IF CONDITIONS CONTINUE THEN FURTHER EVALUATIONS/ REPAIRS BY A WATER PROOFING SPECIALIST IS RECOMMENDED.**

**13.2 (2) West Copper downspout does not have an inground drain line or splash block; Installation is recommended to divert/control drainage next to home.**



13.2 Picture 1

**13.3 Siding is in contact with soil at multiple areas around home - highly conducive to dry rot/pest damage; Recommend creating a minimum of 6 inches clearance between bottom of siding and grade.**



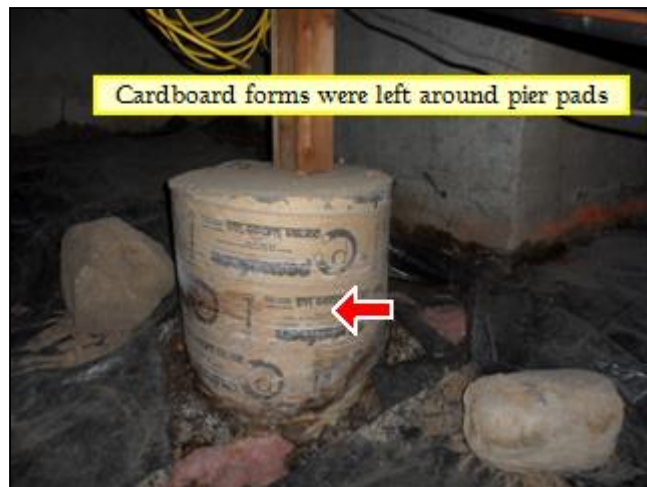
13.3 Picture 1

**13.4 VEGETATION IS IN CONTACT WITH AND/OR OVERHANGS HOME AT MULTIPLE AREAS AND THIS IS CONDUCTIVE TO PEST ACTIVITY AND MOLD CONDITIONS; TRIM BACK MINIMUM 12"-24"+ FROM HOME- VEGETATION SHOULD NOT OVERHANG HOME.**

**13.13 Evidence of staining/water penetration detected at multiple footings/foundation walls. Vapor barrier has staining and evidence of ponding/standing water toward Central area of home. Soil is also damp/soft under vapor barrier on the first day of August during dry seasons. Note that the exterior grade is level and/or slopes toward home which is conducive to water penetration in substructure; *It is my recommendation that a licensed and bonded drainage contractor should evaluate, determine actual cause of existing moisture under home and take all remedial action necessary. Note that there are multiple remedies that could be applied to this condition and should be verified by the specialist.***

**13.15 (1)** Soil is exposed at approximately 15% of overall crawlspace, vapor barrier is damaged from age and/or water intrusion; ***Recommend a qualified contractor to replace vapor barrier at time of waterproofing substructure/drainage repair.***

**13.15 (2)** Builder left carport forms around concrete pier pads - susceptible to mold, decay and pest activity; ***Recommend stripping off/remove all cardboard from forms.***



13.15 Picture 1

**13.15 (3)** Several support posts are in contact with soil which is highly conducive to pest damage/dry rot; ***Grade soil away from posts a minimum of 4-6 inches at time of substructure waterproofing.***



13.15 Picture 2