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RESIDENTIAL REPORT

8155 Clubhouse Way
Jonesboro GA 30236

Patty Brown
JUNE 9, 2020

Inspector
Shawn Newton
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Agent
No Agent

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1: INSPECTION DETAILS

Information

In Attendance
N/A

Type of Building
Single Family, Attached

Occupancy
Utilities On, Vacant

Temperature (approximate)
74 Fahrenheit (F)

Weather Conditions
Cloudy, Light Rain

Definitions
Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Priority Repair" by the inspector 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.

Satisfactory (S) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Safety (SAFETY) = Indicates that the item/system inspected may have a safety related concern that should be examined further by a qualified contractor.

Minor Concern (M) = The listed condition indicates the system or component is not in its installed condition or functioning "as intended." These repairs do not immediately need attention but should be addressed to restore their functionality or escalation into a priority repair.

Priority Repair (PR) = The following condition is believed to be of greatest importance. Items under this classification are not rated on price or size but just importance of being addressed.

Deferred Maintenance (DM) = These items will require continued maintenance during the time of ownership. Maintenance on items such as air conditioners is essential for extending the lifetime of the appliance and avoiding an expensive replacement.

None (N/A) The item listed in the report is not installed in the home.

Perspective
As viewed from front

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the property as viewed from the street.

Overview

Special Message From Our Owner

Thank you for choosing Discovery Inspections, LLC to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Discovery Inspections, LLC endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This inspection report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the property recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades/contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Discovery Inspections, LLC's express written permission. Again, thank you very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, our staff is happy to speak with you. Please feel free to reach out via email or by phone.

Sincerely,

Gary Sloan, Owner

Discovery Inspections, LLC

678-364-1111

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2: POSITIVE ATTRIBUTES

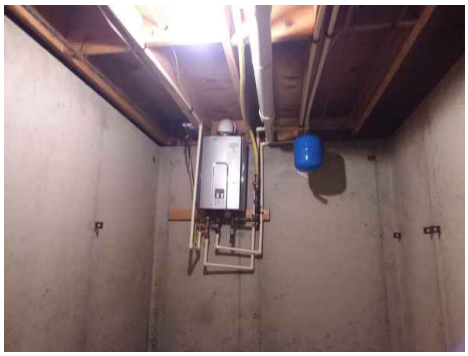
Information

Central Vacuum

Central vacuum system is installed in the residence.

Tankless Water Heater

The residence features an energy-efficient tankless water heater.



Underground Drainage

Underground drainage for gutter downspouts installed.

Architectural Shingles

The residence's roof shingles are an architectural shingle with an expected 30 year lifespan.

Fire Hydrant

The residence appears to be within 500 feet of a fire hydrant (which may qualify for an insurance discount).

3: EXTERIOR

		S	SAFETY	MC	PR	DM	N/A
3.1	Siding, Flashing & Trim			X			
3.2	Exterior Doors		X				
3.3	Walkways & Driveways			X			
3.4	Decks, Balconies, Patios, Porches & Steps		X				
3.5	Eaves, Soffits & Fascia			X			
3.6	Vegetation, Grading, Drainage & Retaining Walls			X			

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Inspection Method
Visual, Attic Access

Siding, Flashing & Trim: Siding Material
Stucco

Siding, Flashing & Trim: Trim Material
Stucco, Wood

Walkways & Driveways: Driveway Material
Concrete

Walkways & Driveways: Walkway Material
Concrete

Decks, Balconies, Patios, Porches & Steps: Appurtenance
Covered, Not Covered, Porch, Deck with Steps

Decks, Balconies, Patios, Porches & Steps: Deck Material
Wood

Decks, Balconies, Patios, Porches & Steps: Patio/Porch Material
Concrete

Eaves, Soffits & Fascia: Eaves, Soffits & Fascia Material
Wood

Exterior Photos

Observations

3.1.1 Siding, Flashing & Trim

Recommendations

STUCCO - EIFS

ALL EXTERIOR WALLS

The residence's exterior siding is primarily clad with an Exterior Insulation and Finishing System (EIFS), also referred to as artificial or synthetic stucco. A certified EIFS inspection is beyond the scope of this inspection. Many EIFS-clad homes have had moisture-related problems and exacerbated microbial or insect infestations. Certified inspections and proper maintenance recommendations are imperative in order to minimize and/or prevent problems and to avoid costly repairs. Although no areas of concern were visibly noted, the client may wish to have a specialized stucco specific inspection performed prior to purchase by an qualified inspector.

Recommendation

Contact a stucco repair contractor

3.2.1 Exterior Doors

Safety Hazards

DOOR - KEYED DEADBOLT

Keyed deadbolt locks on doors are effective from a security standpoint, but may inhibit emergency egress. Client should decide which it more important and address as needed.

Recommendation

Contact a qualified professional.

3.3.1 Walkways & Driveways

Recommendations

DRIVEWAY/WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Recommended DIY Project


3.4.1 Decks, Balconies, Patios, Porches & Steps

Safety Hazards

DECK - LIFTED NAILS

Raised nails on deck need to be driven flush to avoid possible injury.

Recommendation

Contact a handyman or DIY project

3.4.2 Decks, Balconies, Patios, Porches & Steps

Recommendations

DECK - LOOSE BOARDS

One or more deck boards were observed to be loose. Recommend they be refastened.

Here is a helpful article for minor DIY deck repair.

Recommendation

Contact a handyman or DIY project


3.4.3 Decks, Balconies, Patios, Porches & Steps

Safety Hazards

DECK - PICKET SPACING

Although the spacing of the vertical pickets for the xxx railing was satisfactory at the time of construction, client may wish to revise the railing to ensure the gaps are no greater than 4 inches for safety's sake.

Recommendation
Contact a qualified deck contractor.

3.4.4 Decks, Balconies, Patios, Porches & Steps

Safety Hazards

DECK - RAILING LOOSE

Loose sections of railing for rear deck need to be addressed to restore their structural integrity.

Recommendation
Contact a qualified deck contractor.

3.4.5 Decks, Balconies, Patios, Porches & Steps

Safety Hazards

DECK - ROTTEN BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor repair or replace as needed.

Recommendation
Contact a qualified deck contractor.

3.5.1 Eaves, Soffits & Fascia

Recommendations

FASCIA - WOOD DECAY

One or more sections of the fascia have wood decay. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.


3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendations

TREE - DEAD

FRONT

Dead trees within striking distance of the residence should be proactively removed.

Recommendation

Contact a qualified tree service company.

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendations

VEGETATION - DIRECT CONTACT

FRONT, BACK, LEFT AND RIGHT

Vegetation in direct contact with the residence should be trimmed back for moisture, insect control and security reasons.

Recommendation

Contact a qualified landscaping contractor



4: GARAGE

		S	SAFETY	MC	PR	DM	N/A
4.1	Floor	X					
4.2	Ceiling	X					
4.3	Walls & Firewalls	X					
4.4	Garage Door			X			
4.5	Garage Door Opener		X				
4.6	Steps and Platform	X					
4.7	Occupant Door (From Garage To Inside Of Home)		X				

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Ceiling: Ceiling Material
Drywall

Garage Door: Material
Garage
Insulated, Aluminum

Garage Door: Maintenance

Recommend all moving components on garage door be properly lubricated (should be done monthly according to most door manufacturers).

Observations

4.4.1 Garage Door

Recommendations

PANEL DAMAGE

RIGHT SIDE

Garage door panel(s) is/are damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

4.5.1 Garage Door Opener

Safety Hazards

EXCESSIVE DOWNFORCE

GARAGE

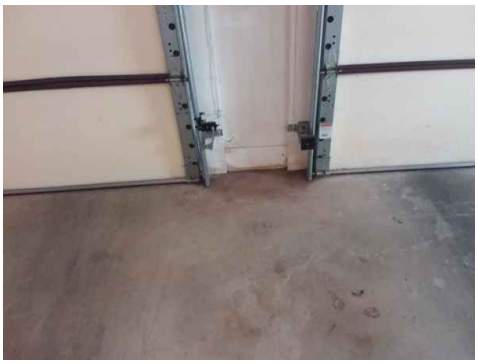
The automatic garage door opener's mechanical ability to sense an obstruction is currently set too strong and may cause physical damage or harm to residents. Recommend it be properly adjusted per manufacturer's instructions.

Recommendation
Contact a qualified professional.

4.5.2 Garage Door Opener

Recommendations

GARAGE DOOR SAFETY SENSORS (6 INCHES)



Per typical automatic garage door opener manufacturers installation instructions, safety sensors should be mounted 6 inches off the floor. Recommend the sensors be adjusted to this height.

Recommendation
Contact a qualified professional.

4.7.1 Occupant Door (From Garage To Inside Of Home)

Safety Hazards

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Interior door separating garage and home does not meet safety standards. Doors in this type of location (firewalls) must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. Recommend the door be replaced for fire safety reasons.

5: ROOF

		S	SAFETY	MC	PR	DM	N/A
5.1	Roof Coverings			X			
5.2	Roof Drainage (Gutters & Downspouts)			X			
5.3	Flashings	X					
5.4	Skylights, Chimneys & Other Roof Penetrations	X					

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Inspection Method
Walked on Roof

Roof Type/Style
Gable, Hip

Roof Coverings: Material
Asphalt

Roof Coverings: Number of Shingle Layers On Roof
1

Roof Drainage (Gutters & Downspouts): Gutter Material
Aluminum

Flashings: Material
Aluminum

Skylights, Chimneys & Other Roof Penetrations: Inspection Method
Roof

Roof Photo(s)







Observations

5.1.1 Roof Coverings

Recommendations

BLISTERING OBSERVED

Blistering was observed on one or more areas of the roof. This is typically caused by heat. Recommend a qualified roofing contractor evaluate and address as needed.

Recommendation

Contact a qualified roofing professional.


5.1.2 Roof Coverings

Recommendations

DAMAGED/MISSING SHINGLE

Damaged/Missing shingle observed on the right front side of the roof. Recommend it be repaired or replaced as needed.

Recommendation

Contact a qualified roofing professional.

5.2.1 Roof Drainage (Gutters & Downspouts)

Recommendations

DEBRIS

Debris has accumulated in the some sections of the gutters. Recommend cleaning to facilitate water flow. Here is a DIY resource for cleaning your gutters.

5.2.2 Roof Drainage (Gutters & Downspouts)

Recommendations

MISSING DOWNSPOUT ELBOW

FRONT LEFT

Downspout was missing its elbow. Recommend it be replaced.

Recommendation

Contact a qualified professional.

6: PLUMBING

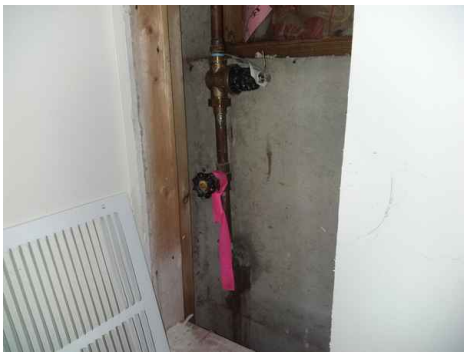
		S	SAFETY	MC	PR	DM	N/A
6.1	General	X					
6.2	Water Meter	X					
6.3	Drain, Waste, & Vent	X					
6.4	Water Supply, Distribution Systems & Fixtures	X					
6.5	Water Heaters, Controls, Flues & Vents	X					
6.6	Fuel Storage & Distribution Systems	X					
6.7	Laundry Plumbing	X					

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

General: Water Source
Public

General: Main Water Shut-off Location
Basement



General: Sewage Type
Sewer

General: Water Filters
None

Water Meter: Water Meter Located At:
Near Street

Drain, Waste, & Vent: Material
PVC

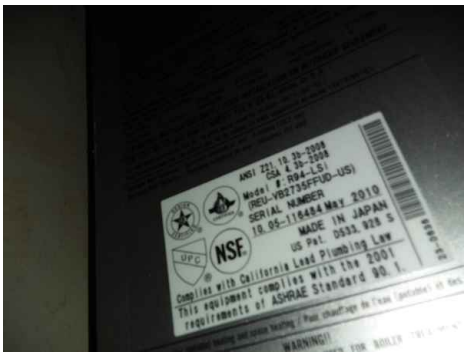
Water Supply, Distribution Systems & Fixtures: Entrance Pipe Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Pressure
68 PSI

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

Water Heaters, Controls, Flues & Vents: Water Temperature
122 Degrees Fahrenheit

Water Heaters, Controls, Flues & Vents: Water Heater Dataplate



Water Heaters, Controls, Flues & Vents: Water Heater Age
10

Water Heaters, Controls, Flues & Vents: Capacity
Tankless

Water Heaters, Controls, Flues & Vents: Location
Basement

Water Heaters, Controls, Flues & Vents: Power Source/Type
Gas

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Left Exterior Wall

Laundry Plumbing: Energy Types Available
Electric 120V, Electric 240V, Gas

Laundry Plumbing: Laundry Hose Type
Not Present

General: Irrigation/Sprinkler System

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Water Meter: Water Meter Was Serviceable

Water meter was serviceable at time of inspection with no indications of an active leak.

Water Heaters, Controls, Flues & Vents: Manufacturer

Rinnai

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

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

Laundry Plumbing: Dryer Vent Maintenance

Lint accumulations in the dryer vent are flammable and affect the energy efficiency of the dryer. It is recommended that the dryer vent be cleaned out annually.

Limitations

General

PLUMBING SYSTEM LIMITATIONS

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks, overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, or clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or functionality of any gas piping to laundry appliances.

Water Heaters, Controls, Flues & Vents

WATER HEATER(S) LIMITATIONS

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

7: ELECTRICAL

		S	SAFETY	MC	PR	DM	N/A
7.1	Service Entrance	X					
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device		X				
7.3	Branch Wiring Circuits, Breakers & Fuses	X					
7.4	Lighting Fixtures, Switches & Receptacles			X			
7.5	GFCI & AFCI	X					
7.6	Smoke Detectors	X					
7.7	Carbon Monoxide Detectors						X

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Electrical Panel Photo

Service Entrance: Shutoff Location
Electrical Panel

Service Entrance: Electrical Service Conductors
Stranded Aluminum, 240 Volt, Below Ground

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Capacity
60 AMP

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Both electrical panel covers were removed for inspection

Both electrical panel covers were removed for inspection. All components were not found to be satisfactory at the time of the inspection.

Limitations

Branch Wiring Circuits, Breakers & Fuses

UNABLE TO INSPECT ALL THE WIRING

Inspector was unable to inspect all of the electrical wiring due to it being hidden from view within walls, floors and ceilings and insulation.

Observations

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Safety Hazards

MISSING FASTENERS

Missing fastener(s) for electrical panel cover should be replaced with proper, blunt-tipped fastener(s).

Recommendation

Contact a qualified professional.

7.4.1 Lighting Fixtures, Switches & Receptacles

Recommendations

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

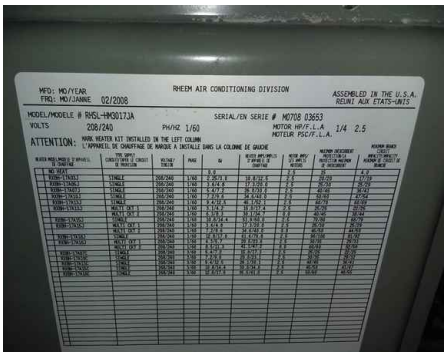
8: HEATING

		S	SAFETY	MC	PR	DM	N/A
8.1	Heating Unit basement	X					
8.2	Heating Unit 1st floor	X					
8.3	Heating Unit 2	X					
8.4	Thermostat(s)	X					
8.5	Distribution Systems	X					
8.6	Filter	X					
8.7	Presence of Installed Heat Source in Each Room	X					

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Heating Unit basement : Dataplate Photo



Heating Unit basement : Size
2.5 Ton

Heating Unit basement : Brand
Rheem

Heating Unit basement : Energy Source
Electric

Heating Unit basement : Heat Type
Heat Pump

Heating Unit 1st floor : Dataplate Photo

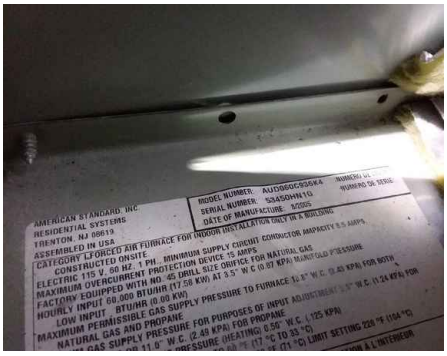
Heating Unit 1st floor : Size
100000 BTU

Heating Unit 1st floor : Brand
American Standard

Heating Unit 1st floor : Energy Source
Electric

Heating Unit 1st floor : Heat Type
Forced Air, Gas-Fired Heat

Heating Unit 2: Dataplate Photo



Heating Unit 2: Size
80000 BTU

Heating Unit 2: Brand
American Standard

Heating Unit 2: Energy Source
Electric

Heating Unit 2: Heat Type
Forced Air, Gas-Fired Heat

Thermostat(s): Thermostat Location(s)
Hallway, Basement, Master Bedroom

Distribution Systems: Ductwork
Insulated

Filter: Filter Size(s) 1"
16x20x1

Filter: Filter Size(s) 5"
Custom

Filter: Suggested Filter Maintenance

Disposable Filters are labeled how long they are to be used. The average replacement periods are: 30 days, 90 days, 180 day, and 365 day replacements. It is important the homeowner know when to replace their filters and monitor for needed replacement.

Washable Filters should be washed monthly.

Limitations

General

HOT WEATHER

Manufacturers do not recommend operating heat pumps during hot weather (to avoid possibly damaging the units). Consequently, the units were run in the air conditioning mode only.

Observations

8.2.1 Heating Unit 1st floor

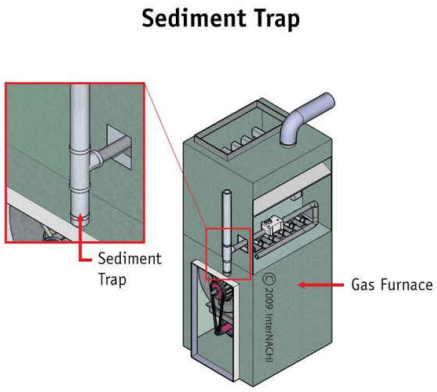
Recommendations

GAS LINE (IMPROPER SEDIMENT TRAP)

The gas line for the furnace has a sediment trap that is installed improperly. Recommend a qualified HVAC contractor evaluate and address as needed.

Recommendation

Contact a qualified HVAC professional.



Example of a proper sediment trap

9: COOLING

		S	SAFETY	MC	PR	DM	N/A
9.1	Cooling Unit basement	X					
9.2	Cooling Unit 1st floor	X					
9.3	Cooling Unit 2	X					
9.4	Thermostat(s)	X					
9.5	Presence of Installed Cooling Source in Each Room	X					

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Cooling Unit basement : Dataplate Photo

Cooling Unit basement : Air temperature test

Cooling Unit basement : Area of home serviced
Basement

Cooling Unit basement : Brand
Rheem

Cooling Unit basement : Energy Source/Type
Heat Pump

Cooling Unit basement : Size
2.5 Ton

Cooling Unit 1st floor : Dataplate Photo

Cooling Unit 1st floor : Area of home serviced
1st Floor

Cooling Unit 1st floor : Brand
American Standard

Cooling Unit 1st floor : Energy Source/Type
Central Air Conditioner

Cooling Unit 1st floor : Size
3 Ton

Cooling Unit 2: Dataplate Photo

Cooling Unit 2: Area of home serviced
2nd Floor

Cooling Unit 2: Brand
American Standard

Cooling Unit 2: Energy Source/Type
Central Air Conditioner

Cooling Unit 2: Size
2.5 Ton

Maintenance

According to the HVAC equipment manufacturers, Air conditioning units should be routinely inspected, cleaned, and serviced routinely to maintain peak performance and longevity. Units should be serviced.

Cooling Unit 1st floor : Air temperature test

Cooling Unit 2: Air temperature test

10: MASTER BATHROOM

		S	SAFETY	MC	PR	DM	N/A
10.1	Cabinets, Mirror, Walls, Ceiling	X					
10.2	Drain Stops	X					
10.3	Faucet(s)	X					
10.4	Sink(s)	X					
10.5	Exhaust Fan	X					
10.6	Shower Stall			X			
10.7	Spa Tub	X					
10.8	Toilet			X			

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Fixtures

Master

Toilet, Sink(s), Stall Shower, Vanity, Exhaust Fan, Spa tub, Window

Spa Tub: Master spa tub was filled with water and operated satisfactorily.

Master spa tub was filled with water and operated satisfactorily.

Observations

10.6.1 Shower Stall

Recommendations

GROUT

Separations noted in grout in the Master bathroom shower stall. Recommend maintenance to ensure water tightness.

Recommendation

Contact a qualified professional.

10.8.1 Toilet

Recommendations

LOOSE TOILET (NO LEAK OBSERVED)

Loose toilet noted in the Master bathroom. Toilet is loose at the floor and should be addressed by a qualified contractor to prevent leaks and damage. No leaks were observed at time of inspection.

Recommendation

Contact a qualified professional.

11: GUEST BATHROOM(S)

		S	SAFETY	MC	PR	DM	N/A
11.1	Cabinets, Mirror, Walls, Ceiling	X					
11.2	Drain Stops	X					
11.3	Sink(s)	X					
11.4	Faucet(s)	X					
11.5	Exhaust Fan	X					
11.6	Tub/Shower			X			
11.7	Toilet			X			

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Fixtures

Toilet, Sink(s), Tub/Shower,
Window, Exhaust Fan, Vanity

Observations

11.6.1 Tub/Shower

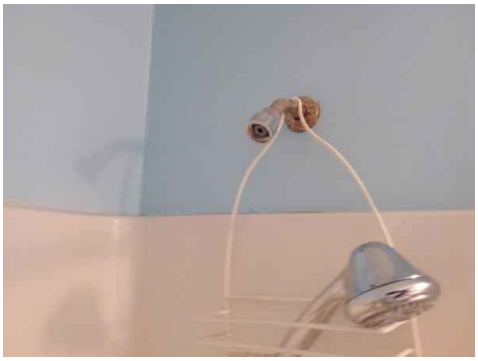
Recommendations

MISSING SHOWER HEAD

No shower head noted in guest bathroom. Recommend it be installed prior to walk thru.

Recommendation

Contact a qualified professional.



11.7.1 Toilet

Recommendations

LOOSE TOILET (NO LEAK OBSERVED)

2ND FLOOR LEFT SIDE

Loose toilet noted in the guest bathroom. Toilet is loose at the floor and should be addressed by a qualified contractor to prevent leaks and damage. No leaks were observed at time of inspection.

Recommendation

Contact a qualified professional.

12: DOORS, WINDOWS & INTERIOR

		S	SAFETY	MC	PR	DM	N/A
12.1	Doors	X					
12.2	Windows	X					
12.3	Floors			X			
12.4	Walls			X			
12.5	Ceilings			X			
12.6	Steps, Stairways & Railings	X					

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Doors: Door Types
Raised Panels, Solid Core

Windows: Window Frame Material
Wood

Windows: Window Type
Double-hung, Double Pane, Fixed

Floors: Floor Coverings
Carpet, Hardwood, Vinyl, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Observations

12.3.1 Floors

Recommendations

CUPPING

Wood flooring is cupping. This is commonly caused by moisture (active or previous). Recommend a qualified contractor evaluate and address as needed.

Recommendation

Contact a qualified professional.

12.4.1 Walls

Recommendations

MOISTURE STAINS NOTED IN THE BASE BOARDS

BASEMENT

Moisture stains noted in the base boards. Stains were tested with an electronic moisture meter which resulted with XX%. Address as needed.

Recommendation

Contact a qualified professional.



12.4.2 Walls

Recommendations

SUSPECT FUNGAL GROWTH

BASEMENT

Evidence of suspect fungal growth was observed. Recommend further evaluation by a qualified contractor. Address as needed following an approved remediation protocol.

Recommendation

Contact a qualified professional.




12.5.1 Ceilings

Recommendations

MOISTURE STAIN ON THE CEILING

Moisture stain on the ceiling was tested with an electronic moisture meter and was found to be dry at the time of the inspection. The client is encouraged to monitor this location and address as needed

Recommendation

Contact a qualified professional.

13: KITCHEN

		S	SAFETY	MC	PR	DM	N/A
13.1	Cabinets	X					
13.2	Sink(s)	X					
13.3	Dishwasher	X					
13.4	Microwave	X					
13.5	Range/Oven/Cooktop/Vent	X					
13.6	Refrigerator	X					

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Microwave: Microwave Operational

Microwave was operational at time of inspection

Range/Oven/Cooktop/Vent: Range/Oven/Cooktop operated successfully.

Range/Oven/Cooktop operated successfully.

Range/Oven/Cooktop/Vent: Exhaust Hood Type

None

Range/Oven/Cooktop/Vent: Range/Oven Energy Source

Electric

Range/Oven/Cooktop/Vent: **Range/Oven operated successfully.**

Brought oven up to 350 degrees F to determine if oven worked properly, oven thermostat matched the oven temp.

14: FIREPLACE OR WOOD-BURNING STOVE

		S	SAFETY	MC	PR	DM	N/A
14.1	Fireplace						

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Fireplace: Type
Gas

Fireplace: Location
Living Room

15: ATTIC, INSULATION & VENTILATION

		S	SAFETY	MC	PR	DM	N/A
15.1	Access			X			
15.2	Attic Insulation			X			
15.3	Ventilation			X			
15.4	Moisture/Damage Concerns	X					
15.5	Storage	X					
15.6	Attic Framing/Bracing	X					

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Access: Access Location
Hallway, Bedroom Closet

Access: Access Type
Pull Down Stairs, Door

Access: How attic was accessed
Walked Partial Limited Access

Attic Insulation: Insulation Type
Batt, Blown

Attic Insulation: R Value
R 22 (6-9")

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents, Thermostatically Controlled Fan

Access: Attic Views

Limitations

Access

INSPECTION LIMITED TO VIEW FROM ACCESS. NOT ALL AREAS WERE COMPLETELY VISIBLE.

Inspection limited to view from access. Not all areas were completely visible.

Observations

15.1.1 Access

Recommendations

RECOMMEND INSULATION AND WEATHERSTRIPPING FOR THE ATTIC PULL-DOWN STAIRS.

Recommend insulation and weatherstripping for the attic pull-down stairs.

Recommendation

Contact a qualified professional.

15.2.1 Attic Insulation

Recommendations

DISTURBED SECTIONS OF ATTIC INSULATION

ATTIC

Disturbed sections of attic insulation may cause hot/cold spots directly below. Recommend these areas be addressed by evenly distributing the insulation.

Recommendation

Contact a qualified professional.

15.2.2 Attic Insulation

Recommendations

EVIDENCE OF BURROWING, TRAILS, AND/OR FECES

ATTIC

Evidence of burrowing, trails, and/or feces in the attic insulation suggest possible vermin activity (either past or present). Recommend this be brought to the attention of a pest control contractor for attention.

Recommendation

Contact a qualified professional.


15.2.3 Attic Insulation

Recommendations

WALL HUNG INSULATION FALLING

ATTIC

Wall hung insulation was falling or missing from some areas of the attic walls. Recommend this be addressed for energy efficiency.

Recommendation

Contact a qualified professional.

15.3.1 Ventilation

Recommendations

RESTROOM EXHAUST VENTS

ATTIC

It appears restroom exhaust vents are being discharged into the attic. Recommend they be adjusted to vent to an outside location to prevent moisture laden air introduction into the attic.

Recommendation

Contact a qualified professional.


16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		S	SAFETY	MC	PR	DM	N/A
16.1	Foundation			X			
16.2	Basements & Crawlspaces	X					
16.3	Vapor Retarders (Crawlspace or Basement)	X					

S = Satisfactory SAFETY = Safety MC = Minor Concern PR = Priority Repair DM = Deferred Maintenance N/A = None

Information

Inspection Method
Visual, Attic Access

Foundation: Material
Concrete

Basements & Crawlspaces: Basement/Crawlspace Floor
Concrete

Basements & Crawlspaces: Material
Wood Beams

Basements & Crawlspaces: Sub-floor
Plywood

Observations

16.1.1 Foundation

Recommendations

WATER INTRUSION

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

17: AFTER YOUR HOME INSPECTION

Information

After Your Home Inspection

After Your Home Inspection

Newly Discovered Discrepancies

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things wed like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by actually living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

Missing Minor Things:

The report may identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $20 problems; it is to find the $2,000+ problems. These are the things that affect people's decisions to purchase.

Contractors Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector did not find this problem. There are reasons for these apparent oversights:

Most contractors have no clue what's inside or outside the scope of a standard home inspection. All of our inspections are conducted in accordance with the InterNACHI's Residential Standards of Practice "https://www.nachi.org/sop.htm" which specifically state whats included and excluded from the standard home inspection. Most contractors have no clue this document exists and many of them have a tendency to blame the Home Inspector for any issue found, regardless of whether the issue is within the scope of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom of Hindsight:

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look:

If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, wed find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists:

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise and diagnostic tools than we do. Home inspectors are trained in multiple disciplines including structural, electrical, plumbing, heating and air conditioning, appliances, etc.

An Invasive Look:

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:

In conclusion, a home inspection is designed to better your odds of not purchasing a money pit. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and

receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Fireplace or Wood-burning Stove
I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

After Your Home Inspection
Unexpected Repairs

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $2,000 problems. These are the things that affect peoples decisions to purchase.

Contractors Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Dont be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man In Theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he wont want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the Last Man In Theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of First Man In and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say I can't believe you had this house inspected, and they didn't find this problem. There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. We're Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We dont perform any invasive or destructive tests.

Not Insurance
In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.