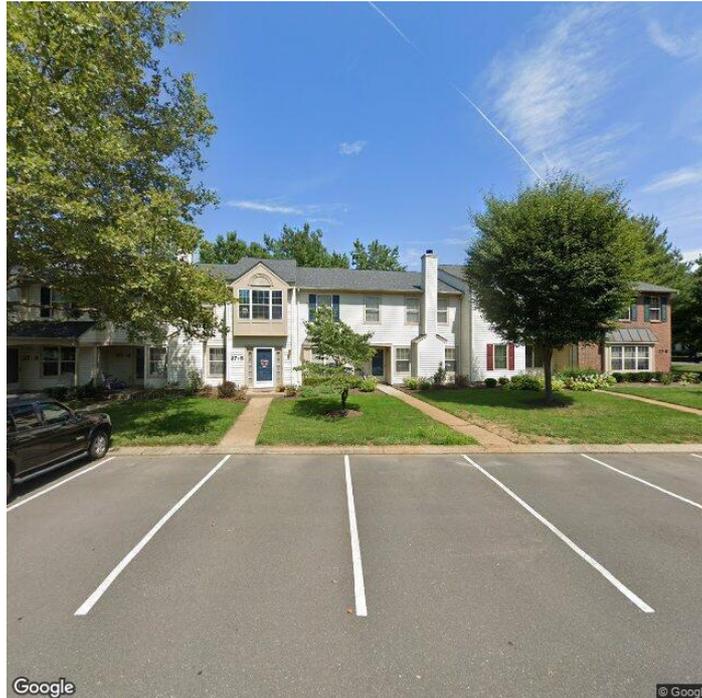


MY INSPECTION COMPANY

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## RESIDENTIAL REPORT

Whistler Dr  
Freehold, NJ 07728

Sample Inspection  
SEPTEMBER 22, 2020



Inspector

**Troy Ahwah**

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## How to Read Your Home Inspection Report



Watch later



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# SUMMARY

3

MAINTENANCE ITEM

24

RECOMMENDATION

- ⊖ 2.1.1 Doors, Windows & Interior - Doors: Door Sticks
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- ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Loose light switch
- ⊖ 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: lights inoperable at staircase
- ⊖ 8.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: Closet with exposed lightbulbs
- ⊖ 9.1.1 Fireplace - Vents, Flues & Chimneys: Chimney Liner Dirty
- ⊖ 11.1.1 Bathrooms - Bathroom Toilets: Active Water Leak at Toilet
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- ⊖ 12.1.2 Laundry - Clothes Washer: Washing machine supply valves corroded
- ⊖ 14.1.1 Kitchen - Kitchen Sink: Kitchen sink draining slowly

# 1: INSPECTION DETAILS

## Information

### In Attendance Purchasing Agent and Purchaser

Client's Agent, Home Owner

### Occupancy

Furnished

### Style

Ranch

### Type of Building

Condominium / Townhouse

### Soil Condition

Wet

### Utilities running

The utilities were on at the time of inspection

### Weather Conditions

Light Rain, Clear

## What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

### But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

## General comments on suggestions

Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection.

The General Home Inspection is NOT a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

Houses built prior to 1978 have the potential of containing lead paint. The actual content of the paint on this structure can NOT be evaluated without special lead paint testing. If the house or any portion of the house was constructed prior to 1978 it is recommended to have the home tested for lead paint by a licensed lead paint specialist PRIOR to closing. Concerns regarding lead paint should be addressed with the local health department or the Consumer Product Safety Commission.

The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

You are strongly encouraged to seek multiple professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report by qualified licensed professionals, we also recommend you use local professionals as they are most familiar with local zoning and restrictions. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property.

## 2: DOORS, WINDOWS & INTERIOR

### Information

**Windows: Window Type**

Double-hung

**Floors: Floor Coverings**

Carpet, Laminate

**Walls: Wall Material**

Gypsum Board

**Ceilings: Ceiling Material**

Gypsum Board

**Walls: Walls seem to be in usable shape**

Drywall. The general condition of the walls throughout the house was satisfactory at the time of inspection. Stored items or furnishings prevent full inspection. Potential for damage that is NOT visible to the inspector. Be sure to check all areas carefully prior to closing.

### Limitations

Floors

**FLOOR COVERINGS**

Prevented me from seeing all of the floor

### Deficiencies

2.1.1 Doors

**DOOR STICKS**

The Door to downstairs bathroom sticks and is tough to open. Recommend sanding down offending sides. [Here is a helpful DIY article](#) on how to fix a sticking door.



Recommendation



2.1.2 Doors

**DOOR STRIKE PLATE INSTALLED BACKWARDS**

Recommendation

Causing the Door to the rear back bedroom to not close properly and causing it to be slightly damaged

Recommendation

Contact a qualified professional.



### 2.2.1 Windows

#### **DAMAGED**

Recommendation

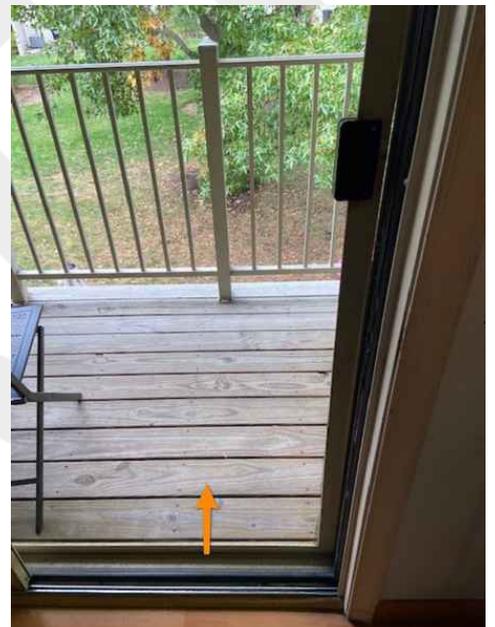
One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

### 2.2.2 Windows

#### **MISSING SCREEN**

Recommendation

Sliding doors missing screen. Recommend replacement.



### 2.2.3 Windows

#### **DRAIN HOLES CLOGGED**

Recommendation

Front living room windows weep holes seem to be clogged, there was light rain and some water accumulation inside the window. It is recommended you consult a licensed professional to fix/replace

Recommendation

Contact a qualified professional.



2.3.1 Floors

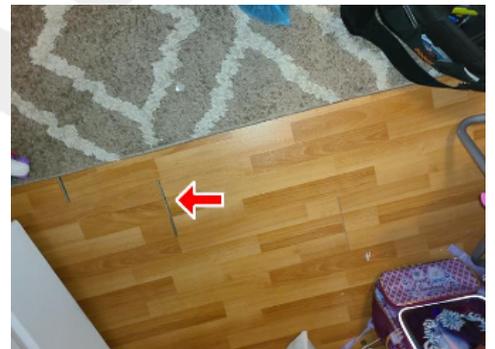
**PARKAY FLOORING SEPARATING**

The flooring needs repair. It is separating at the joints.

Recommendation

Contact a qualified professional.

 Recommendation



2.3.2 Floors

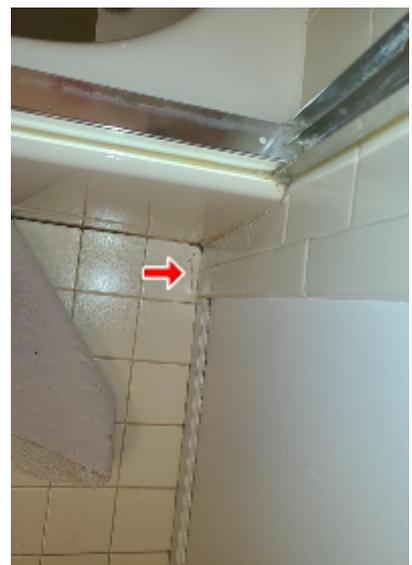
**BATHROOM TILES CRACKED**

Bathroom tile is cracked, recommend a licensed contractor repair/replace

Recommendation

Contact a qualified professional.

 Maintenance Item



2.5.1 Ceilings

**RECENT ROOF LEAK DAMAGE**

 Recommendation

Repairs on the bedroom ceiling reveals to be the result of roof leaks. The leaks apparently were repaired but cannot verify the quality of repair



### 2.5.2 Ceilings

#### **OPEN AREA OF STORAGE CLOSET CEILING**

 Recommendation

The outside closet shed's roof was open which leaves it open to insects and vermin also since connected to the house will allow outside air to get into structure unencumbered. Recommend ceiling repaired with an trap or access door from a qualified professional

Recommendation

Contact a qualified professional.



## 3: ROOF

### Information

---

**Inspection Method**

Binoculars

**Roof Type/Style**

Hip

**Roof Drainage Systems: Gutter Material**

Aluminum

**Roof ventilation: Soffit vents**

Soffits vents appeared in satisfactory condition at the time of inspection.

**HOA Responsibility**

The roof area is typically the responsibility of the homeowners association. I recommend consulting the bylaws to determine the responsibility of the homeowners association for this area.

## 4: EXTERIOR

### Information

---

**Siding, Flashing & Trim: Siding Material**

Aluminum

**Exterior Doors: Exterior Entry Door**

Steel

**Siding, Flashing & Trim: Siding and Trim work**

Inspected both the siding and trim and both seemed to be installed in generally accepted installation principles and had no visible defects

**Vegetation, Grading, Drainage & Retaining Walls: Grading satisfactory**

Grading of the property appeared to be adequate at the time of the inspection

### Limitations

---

General

**GROUND LIMITATIONS**

Limitations: The following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: bridges, detached buildings or structures; fences and gates; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

#### Grading:

Grading should be such that water is directed away from home on all sides. This will protect the foundation and basements where applicable from the adverse effects of water. Paved surfaces such as driveways should slightly pitch away from home to direct water away.

#### Driveways, Sidewalks, and Other Walkways:

Depressions, uneven surfaces, holes, large cracks, sloped and/or deteriorated surfaces, pose trip hazards and should be corrected. Note concrete slab sidewalks may not have to be fully replaced to be made level. New "concrete jacking" techniques can raise concrete slabs without major reconstruction or expense.

#### Plantings, Trees and Vegetation:

Plantings, tress and other vegetation should be kept far enough away from home to allow the home to breath and prevent plants or trees from damaging the home.

#### Fence(s):

Fences are not part of a home inspection and are therefore not inspected.

#### Pool & Spa:

Pools and SPAs are not part of a home inspection and are not inspected. If your home has a pool or SPA it is recommend to hire a qualified professional to have it inspected prior to the expiration of your inspection deadline.

## Deficiencies

### 4.2.1 Exterior Doors

#### **DOOR DOES NOT CLOSE OR LATCH**



Recommendation

Outside shed door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.



## 5: COOLING

### Information

**Cooling Equipment: Brand**  
Acoaire

**Cooling Equipment: Energy Source/Type**  
Central Air Conditioner



### Cooling Equipment: Likelihood of needing to be replaced shortly

The typical service life for a heating unit of this type is 12-15 years. As the unit nears 12 years of age, it has an increased likelihood of breakdown in the future. Keep in mind that life expectancies vary dramatically based on installation, location, usage, efficiency, and more. The advanced age and/or condition of this unit is such that you will likely need to replace it in the near future.

### Cooling Equipment: System performed at acceptable levels

The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature.



### Deficiencies

## 5.1.1 Cooling Equipment

**INSULATION MISSING OR DAMAGED**

Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



## 6: HEATING

### Information

#### Normal Operating Controls: Burners

Burners are operational

#### Equipment: Filter locations and servicing

The air filter is located inside the furnace fan compartment. This should be replaced at least every three months.



#### Equipment: Likelihood of needing to be replaced shortly

The typical service life for a heating unit of this type is 18-20 years. As the unit nears 20 years of age, it has an increased likelihood of breakdown in the future. Keep in mind that life expectancies vary dramatically based on installation, location, usage, efficiency, and more. The advanced age and/or condition of this unit is such that you will likely need to replace it in the near future.

### Deficiencies

#### 6.1.1 Equipment

##### **FURNACE DIRTY**



Recommendation

The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

Recommendation

Contact a qualified professional.



#### 6.1.2 Equipment

##### **MANIFOLD DIRTY**



Recommendation

Manifold was dirty. Cleaning manifolds will result in better air quality.

# 7: PLUMBING

## Information

**Water Source**

Public

**Drain, Waste, & Vent Systems:**

**Material**

ABS

**Drain, Waste, & Vent Systems:**

**Waste pipe material**

Cast iron and Plastic

**Water Supply, Distribution Systems & Fixtures: Water Supply**

**Material**

Copper

**Hot Water Systems, Controls,**

**Flues & Vents: Capacity**

40 gallons

**Hot Water Systems, Controls,**

**Flues & Vents: Location**

Utility Room



**Hot Water Systems, Controls, Flues & Vents: Approximate age**

Unit was manufactured 5 years ago

**Hot Water Systems, Controls, Flues & Vents: Hot water system functioned adequately**

No major system safety or function concerns noted at time of inspection.

**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**

Gas Meter

**Main Water Shut-off Device: Main water cutoff**

Main water cutoff is located in front right corner of supply room. Main Line Shut-off valves and Shut-off valves that are provided at water lines serving fixtures are not tested for operation during the inspection. Be forewarned that most shut-off valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials.



**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

AO Smith

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

[Here is a nice maintenance guide from Lowe's to help.](#)

**Hot Water Systems, Controls, Flues & Vents: Maintenance of hot water system**

The average life of a water heater is 8-12 years. This is when maintenance is not performed. If the sediment is drained from the bottom and the anode rod id replaced every year or two, it will last much longer.

## 8: ELECTRICAL

### Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Main Panel Location**  
Supply room

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



**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Manufacturer**  
Bryant

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

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Electrical cutoff switch**  
located on top of main panel

#### **Service Entrance Conductors: Meter location**

Front left side of house when facing house

No gas odors detected. All gas appliances should have shutoff valves in line at each unit. Have a licensed plumber install shutoff valves as needed. The presence of shutoff valves is not confirmed nor are shutoff valves tested during the inspection.

#### **Lighting Fixtures, Switches & Receptacles: Outlets**

A representative sampling of outlets were tested. As a whole, outlets throughout the house are in serviceable condition. Stored items prevent access and testing at some outlets.

#### **Smoke Detectors: Satisfactory locations**

Smoke detector locations appeared to be satisfactory at the time of the inspection. Smoke detectors were not tested at the inspection. Testing smoke detectors exceeds the scope of the General Home Inspection. The Inspector recommends that all smoke detectors be tested for proper function by a qualified contractor.

### Deficiencies

## 8.4.1 Lighting Fixtures, Switches &amp; Receptacles



Recommendation

**COVER PLATES MISSING**

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



## 8.4.2 Lighting Fixtures, Switches &amp; Receptacles



Recommendation

**ELECTRICAL OUTLET IMPROPERLY ATTACHED TO WALL**

One or more outlet(s) in this room appeared to be inadequately attached to the wall. Outlets should be securely attached to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified professional.

## 8.4.3 Lighting Fixtures, Switches &amp; Receptacles



Recommendation

**LOOSE LIGHT SWITCH**

The switch for the light about kitchen sink needs to be replaced. It is loose when operated. A loose switch can also cause arcing in the box that can lead to a fire. Recommend have corrected by certified electrician



Recommendation

Contact a qualified professional.

## 8.4.4 Lighting Fixtures, Switches &amp; Receptacles



Recommendation

**LIGHTS INOPERABLE AT STAIRCASE**

The lights at the top of staircase were inoperable at time of inspection and showed no electrical current going to it. This is dangerous as you need to have a light fixture for proper egress, recommend replace/repair by proper electrician

Recommendation

Contact a qualified professional.



8.4.5 Lighting Fixtures, Switches & Receptacles

**CLOSET WITH EXPOSED LIGHTBULBS**

 Recommendation

Closets should not have fixtures that allow exposed light bulbs. This is a fire hazard. Recommend lights be replaced with covered fixtures by licensed electrician

Recommendation

Contact a qualified professional.



## 9: FIREPLACE

### Information

#### Type

Gas

#### Damper instructions for wood burning fireplaces

A wood-burning fire must be completely out and the ashes cold before the damper can be shut or other sealing is put into place. The hazard is carbon-monoxide poisoning. A smoldering fire, even though it might not be visible through a layer of ashes, still produces combustion gases. Those gases contain carbon monoxide. Therefore, while it's great to save energy by closing off the damper inside a fireplace, be sure to do so in a safe manner. Do not close a fireplace damper until the fire is completely out

#### Level One observation, urgent recommendation

Level One observation, urgent recommendation

A level 1 replace inspection was conducted and any visual conditions are commented on in this report however Note: It is always highly suggested that prior to taking occupancy and lighting a re, a NJ Registered, Insured and Qualified Fireplace Contractor clean and do a level 2 full inspection of the entire replace, chimney and components PRIOR to operating the unit. Failure to do so may cause a re within the dwelling which could cause bodily harm and or death. In addition, a regular annual inspection and cleaning are highly suggested.



#### Wood burning fireplace

The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

### Deficiencies

#### 9.1.1 Vents, Flues & Chimneys

##### **CHIMNEY LINER DIRTY**

 Recommendation

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

# 10: ATTIC, INSULATION & VENTILATION

## Information

---

### **Attic Insulation: Attic/roof area usually HOA responsibility**

The attic area is typically the responsibility of the homeowners association. I recommend consulting the bylaws to determine the responsibility of the homeowners association for this area.



# 11: BATHROOMS

## Information

### Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

### Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



### GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

## Deficiencies

### 11.1.1 Bathroom Toilets

#### ACTIVE WATER LEAK AT TOILET

I observed an active water leak at a toilet Valve. Recommend repair by qualified plumber

Recommendation

Contact a qualified plumbing contractor.



## 11.1.2 Bathroom Toilets

**DEFECT AT FLUSHING MECHANISM**

Recommendation

I observed indications of a defect at the flushing mechanism in the toilet tank of the bathroom in the rear bedroom. Recommend repair by licensed plumber

## Recommendation

Contact a qualified plumbing contractor.



## 11.2.1 Sinks, Tubs &amp; Showers

**MISSING SINK STOPPERS**

Recommendation

I observed no stoppers at two of the bathroom sinks, recommend installing one

## Recommendation

Contact a qualified professional.



## 11.4.1 GFCI &amp; Electric in Bathroom

**LIGHT WITHIN SHOWER/TUB DEFECT**

Recommendation

I observed a lighting fixture within close proximity of a shower/tub fixture. It does not appear to be an approved lighting fixture that is permitted in this zone.

This zone is 3 feet horizontal by 8 feet vertical above the threshold of a shower or the rim of a bathtub. This is a hazardous condition.

A recessed or surface mounted light fixture is allowed in this zone, but it must be designed for use in a damp location. I will not be able to confirm or deny this type of fixture. It's beyond the scope of a home inspection. Further evaluation is recommended in order to be safe.

## Recommendation

Contact a qualified electrical contractor.



## 11.6.1 Cabinetry, Ceiling, Walls &amp; Floor

**WATER DAMAGE AT CABINET SHELF**

Maintenance Item

I observed indications of water damage at the bottom shelf of the bathroom cabinet, under the sink. Indication of a prior water leak.

Recommendation  
Recommended DIY Project



## 12: LAUNDRY

### Limitations

Clothes Washer

#### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

#### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

### Deficiencies

12.1.1 Clothes Washer



Maintenance Item

#### **MISSING CATCH PAN**

I observed a missing water catch pan that should be installed under the clothes washer. Since a pan with a drain is not installed under the washing machine, water sensing shut off valves should be installed. This will help prevent a flood from the top to bottom floors.

Recommendation

Recommended DIY Project



12.1.2 Clothes Washer



Recommendation

#### **WASHING MACHINE SUPPLY VALVES CORRODED**

The washing machine supply valves are corroded and need to be replaced. If the break or leak, it will affect both levels. All steps should be taken to avoid a leak.

Recommendation

Contact a qualified professional.



# 13: CARBON MONOXIDE DETECTORS

## Information

---

### Carbon dioxide detectors missing

Even though the combustion appliances are outside, a CO detector should be installed. An extreme circumstance can allow CO to enter the house through the ducts.

# 14: KITCHEN

## Information

### Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

### GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

### Range/Oven/Cooktop: Gas powered appliances warning

Gas appliance connectors: Some older, flexible gas appliance connectors can leak. This can be a deadly condition. DO NOT move gas appliances to check connector or for any reason, especially if the connection is suspected to be older. Call your Gas Company or supplier and have them check it for you.

### Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

## Deficiencies

### 14.1.1 Kitchen Sink

#### KITCHEN SINK DRAINING SLOWLY

most likely caused by blockage that can get gradually worse, recommend repair by licensed plumber

#### Recommendation

Contact a qualified professional.



# 15: SMOKE DETECTORS

## Information

---

### Smoke detectors observed

Smoke detectors were observed in the dwelling and they were yellow in color which means most likely expired. Note: It is highly suggested that ALL smoke detectors be inspected for expiration dates and fully charged batteries prior to taking occupancy of any new dwelling and regularly checked on a semi-annual basis. Expiration dates are located on the inside cover of the smoke detector. In addition, if the cover of the unit turns yellow in color, the units are expired and should be replaced.



# STANDARDS OF PRACTICE

## 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.

## 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.

## 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.

## 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.

## 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.

## 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.

## Fireplace

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, perate 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.

### **Bathrooms**

#### **The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

### **Laundry**

#### **The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

### **Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

#### **The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.