

Elite Home Inspections
Confidential - Property Inspection Report - Confidential



7444 Sample Street, Boardman, OH 44512

Inspection prepared for: John Doe

Date of Inspection: 3/1/2016



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We at Elite Home Inspections respect our clients' confidential information and privacy. Any information collected by Elite Home Inspections will only be used internally by us. We will never make available any information to third parties with the exception as required by law.

INTRODUCTION, SCOPE, COMPLIANCE, CONVENTIONS and TERMS

INTRODUCTION: The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection. Cost estimates and video are not part of the bargained-for report.

SCOPE: A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by Elite Home Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. 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. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

COMPLIANCE STATEMENT: I represent that I am a full member in good standing of the InterNational Association of Certified Home Inspectors (InterNACHI), www.nachi.org. ID # NACHI16021406. Certified Professional Inspector ©. I will conduct a home inspection of the previously mentioned property in accordance with the InterNACHI Code of Ethics and Standards of Practice and the Home Inspection Agreement.

Conventions and Terms used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN text: Denotes general/descriptive comments on the systems and components installed at the property.

BLUE text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

RED text: Denotes comments of significant deficient components or conditions which need relatively quick attention, repair or replacement; and/or safety concerns. These comments are also duplicated in the Report Summary page(s).

COMMENT KEY or DEFINITIONS: To be concise, the following phrases have been used in the report to identify systems or components that need your attention.

"INSPECTED" - I visually inspected the item, system, or component and if no other comment was made, then it appeared to be functioning as intended; allowing for normal wear and tear.

"NOT INSPECTED" - I did not inspect this item, system, or component and make no representation of whether or not it was functioning as intended and will state a reason for not inspecting.

"LIMITED INSPECTION" - I only partially inspected this item, system, or component and only made comments on what I was able to observe and will state a reason for the limited inspection.

"NOT PRESENT" - This item, system, or component was not observed in this home.

"SAFETY CONCERN:" - A condition, system or component that is considered harmful or dangerous due its presence or absence.

"DEFERRED COST:" - Denotes a system or component that shows indications it is near or has reached its normal service life expectancy or that it may require repair or replacement anytime within the next few years.

"MAINTENANCE:" - Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly.

"IMPROVEMENT:" - Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"FYI:" - Denotes additional general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership. May also include additional reference information with web links to sites with expanded information on your specific installed systems/components and important consumer product information.

"RECOMMEND THIS BE MONITORED" - Denotes a system or component that may or may not need further evaluation and correction. However; the system or component requires close observation and/or needs further evaluation in order to determine if correction is needed.

"RECOMMEND FURTHER EVALUATION AND CORRECTION" - Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. We may also recommend further evaluation and correction by a qualified contractor or specialist for issues we feel require specific training or knowledge and/or may be beyond the abilities of many home owners, such as electrical or roofing for example.

Report Summary

The summary below consists of potentially significant findings only. In this section you will find, in **RED**, a brief summary of any significant findings from the inspection. These findings can be a safety hazard, a deficiency requiring a major expense to correct, or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. **Be sure to read your entire report!** All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or is part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; **Be sure to read your Inspection Report in its entirety.**

Note: If there are no comments in **RED** below, there were no significant issues or safety concerns with this property at the time of inspection.

<i>Home Exterior</i>		
Page 8 Item: 4	AFCI/GFCI/240 Volt	SAFETY CONCERN: I did not observe GFCI protection for the outdoor receptacles. This needs to be corrected, it is a safety issue that may result in an electrical shock or electrocution. Recommend a licensed electrician provide an estimate on installing GFCI protection and perform the installation.
Page 8 Item: 5	Hose Bibs/Spigots	It appears that one or more hose bibs are not frost proof and will need to be winterized before the weather turns below 32* to reduce the risks of a burst/frozen pipe. Recommend installing a frost free type hose bib. Recommend correction by a licensed plumber.
<i>Balcony</i>		
Page 11 Item: 3	Balusters	SAFETY CONCERN: The opening between the balusters (vertical posts comprising barrier in railings) was over 4 inches wide. A toddler can very easily fall through this spacing. Although 6" spacing may have been adequate when the home was built; modern safety standards now required a maximum of 4 inches between balusters. Balusters should be constructed so that they keep children from crawling through them and do not allow the passage of a 4 inch diameter sphere. Inadequate balusters are unsafe which may result in severe personal injury. Recommend further evaluation and correction by a qualified contractor.
<i>Garage Exterior</i>		
Page 13 Item: 2	Siding Condition	Inadequate clearance from the ground observed. There should be adequate clearance from the ground to the bottom of the siding. Generally speaking, there should be 6 to 8 inches of clearance. Inadequate clearance may result in damage including; wood rot, rust, staining, clogged or restricted drainage provisions, water damage and deteriorated paint. Recommend further evaluation and correction by a qualified contractor.
<i>Kitchen</i>		
Page 22 Item: 8	AFCI/GFCI/240 Volt	SAFETY CONCERN: A GFCI failed the trip test. This needs to be corrected, it is a safety issue that may result in an electrical shock or electrocution. Recommend further evaluation and correction by a licensed electrician.

Page 22 Item: 11	Sinks	Corrosion was observed at the shutoff valves and the valves may start leaking. This should be repaired to help prevent water intrusion which can damage materials, cause rot and decay and encourage the growth of microbes such as mold fungi. Recommend correction by a licensed plumber.
Master Bedroom		
Page 27 Item: 11	AFCI/GFCI/240 Volt	SAFETY CONCERN: AFCI protection was not observed. AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection. Recommend a licensed electrician provide an estimate for installing AFCI protection and perform the installation.
Bedroom 2		
Page 31 Item: 11	AFCI/GFCI/240 Volt	SAFETY CONCERN: AFCI protection was not observed. AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection. Recommend a licensed electrician provide an estimate for installing AFCI protection and perform the installation.
Laundry Area		
Page 33 Item: 8	AFCI/GFCI/240 Volt	SAFETY CONCERN: I did not observe GFCI protection at the laundry area. This needs to be corrected, it is a safety issue that may result in an electrical shock or electrocution. Recommend a licensed electrician provide an estimate on installing GFCI protection and perform the installation.
Page 33 Item: 10	Dryer	SAFETY CONCERN: The dryer vent was plastic / vinyl or foil, accordion type ducting material. These flexible plastic or foil type ducts can more easily trap lint and are more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires. The plastic / vinyl vent pipe is not allowed when the dryer is powered by gas/propane. Recommend replacing the dryer vent duct material with rigid or corrugated semi rigid metal duct.
Electrical		
Page 34 Item: 4	Main Disconnect	I did not observe a main disconnect at the service panel. Recommend further evaluation and correction by a licensed electrician.
Plumbing		
Page 38 Item: 3	Main Water Shut Off	Corrosion was observed at the shutoff valves which may start leaking at any time. This should be repaired to prevent water intrusion which can damage materials, cause rot and decay and encourage the growth of microbes such as mold fungi. Recommend correction by a licensed plumber.
Water Heater		
Page 40 Item: 7	TPRV Discharge Tube	The TPR Valve discharge pipe should discharge to a termination point that is readily observable by the building occupants. This could be a potential safety issue if the occupants were unable to observe water discharging which may indicate a problem with the TPR valve. Recommend correction by a licensed plumber.

Dear Client,

Thank you for choosing Elite Home Inspections to perform your 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 and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Elite Home Inspections endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors® (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI® Standards except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their 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 expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the InterNACHI® Standards of Practice is available at: <https://www.nachi.org/sop.htm>

These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report. The report is effectively a snapshot of the house 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 and update our report.

The 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 party named herein.

The report itself is copyrighted, and may not be used in whole or in part without Elite Home Inspection's express written permission. Again, thank you for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,

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ed@ehiservice.com

Inspection and Site Details

1. Inspection Time

Start Time: 09:30 AM

End Time: 11:30 AM

2. Attending Inspection

Client present

3. Residence Type/Style

Single Family, Condo

4. Garage/Carport

Detached 2-Car Garage

5. Age of Home or Year Built

25 to 35 Years

6. Square Footage

Approximately 1,000 Square Feet

7. Front of Home Faces

For the purpose of this report the building is considered to be facing East.

8. Number of Bedrooms and Bathrooms

Bedroom(s): 2

Bathroom(s): 1 Full Bath. • 1 Half Bath.

9. Occupancy

Vacant

10. Temperature

Temperature at the time of inspection is approximately: 60 degrees.

11. Weather Conditions

Weather Conditions: Partly Sunny

12. Ground/Soil Surface Condition

Grounds: Dry

Roofing

1. Views

This was a common area maintained by the Association.

2. Limitations / Comments

Limitations/Comments:

If a roof is covered, too high, too steep, wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, the client is advised that this is a limited review and a licensed roofing specialist should be contacted if a more detailed report is desired.

3. Method of Inspection

Inspection Area: Limited Inspection. The roof was not mounted due to the height and slope making mounting of the roof dangerous. • The roof was inspected from the ground level with binoculars.

Style and Slope: Style: Hip roof.

4. Roof Covering

Roof Covering: Asphalt shingles.

Age: Approximately 1 -5 + years.

Observations:

The roof covering appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

5. Roof Drainage System

Description: The gutters were aluminum. • The downspouts were aluminum.

Observations:

I did not observe any indications of issues with the roof drainage system during my inspection.

Home Exterior

1. Views

This was a common area maintained by the Association.



2. Cladding

Materials: Brick Veneer.

Observations:

I did not observe any indications of issues with the homes cladding during my inspection.

3. Eaves, Soffits, Fascia and Trim

Materials: Vinyl.

Observations:

I did not observe any indications of issues with the homes eaves, soffits, fascia and trim during my inspection.

4. AFCI/GFCI/240 Volt

Observations:

SAFETY CONCERN: I did not observe **GFCI** protection for the outdoor receptacles. This needs to be corrected, it is a safety issue that may result in an electrical shock or electrocution. Recommend a licensed electrician provide an estimate on installing GFCI protection and perform the installation.

5. Hose Bibs/Spigots

Description: The hose bib is located in the front, and rear of the home.

Observations:

It appears that one or more hose bibs are not frost proof and will need to be winterized before the weather turns below 32* to reduce the risks of a burst/frozen pipe. Recommend installing a frost free type hose bib. Recommend correction by a licensed plumber.

Grounds

1. Views

This was a common area maintained by the Association.

2. Vegetation Affecting the Structure

Observations:

The property has overgrown vegetation that needs to be landscaped. Vegetation holds moisture and water up against the siding, which can be detrimental to the siding's condition over time. Recommend trimming, pruning and removal as needed.

Walkways

1. Views

This was a common area maintained by the Association.

2. Front Walkway

Description: Concrete walkway.

Observations:

I did not observe any indications of issues with the walkway during my inspection.

3. Side Walkway

Description: Concrete walkway.

Observations:

I did not observe any indications of issues with the walkway during my inspection.

4. Back Walkway

Description: Concrete walkway.

Observations:

I did not observe any indications of issues with the walkway during my inspection.

Balcony

1. Views



2. Location and Materials

Location: Front. • Type: Open. • Flooring: Carpet. • Columns: Aluminum. • Railings/Guards: Aluminum.

3. Balusters

Observations:

SAFETY CONCERN: The opening between the **balusters** (vertical posts comprising barrier in railings) was over 4 inches wide. A toddler can very easily fall through this spacing. Although 6" spacing may have been adequate when the home was built; modern safety standards now required a maximum of 4 inches between balusters. Balusters should be constructed so that they keep children from crawling through them and do not allow the passage of a 4 inch diameter sphere. Inadequate balusters are unsafe which may result in severe personal injury. Recommend further evaluation and correction by a qualified contractor.

4. Flooring

Observations:

The flooring appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

5. Columns

Observations:

I did not observe any indications of issues with the columns during my inspection.

Garage Roof

1. Method of Inspection

Inspection Area: The roof was inspected from the roof surface.

Style and Slope: Style: Gable roof. • Slope: Low sloped roof: The roof angle is less than 30 degrees.

2. Roof Covering

Roof Covering: Asphalt shingles.

Age: Approximately 1 -5 + years.

Observations:

I did not observe any indications of issues with the roof covering during my inspection.

3. Flashings

Flashing Materials: Aluminum.

Observations:

The flashings appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

4. Roof Drainage System

Description: The gutters were aluminum. • The downspouts were aluminum.

Observations:

The roof drainage system appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

Garage Exterior

1. Cladding

Materials: **Block.**

Observations:

The visible portions of the house cladding appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

2. Siding Condition

Materials: **Vinyl Siding.**

Observations:

Damaged siding was observed. This should be repaired to prevent moisture intrusion into the wall assembly. Moisture intrusion can damage materials and encourage the growth of microbes such as mold fungi. Recommend further evaluation and correction by a qualified contractor.

Inadequate clearance from the ground observed. There should be adequate clearance from the ground to the bottom of the siding. Generally speaking, there should be 6 to 8 inches of clearance. Inadequate clearance may result in damage including; wood rot, rust, staining, clogged or restricted drainage provisions, water damage and deteriorated paint. Recommend further evaluation and correction by a qualified contractor.

3. Eaves, Soffits, Fascia and Trim

Materials: **Vinyl.**

Observations:

I did not observe any indications of issues with the homes eaves, soffits, fascia and trim during my inspection.

Garage Interior

1. Views

This was a common area maintained by the Association.



2. Vehicle Door

Description: One 16 foot. • Hardboard. • Sectional door.

Observations:

I did not observe any indications of issues with the vehicle door during my inspection.

3. Vehicle Door Safety Features

Observations:

The garage door safety reverse feature was Inspected.

I did not observe any indications of issues with the garage door safety reverse feature during my inspection.

The garage door safety sensor was Inspected.

I did not observe any indications of issues with the garage door safety sensor during my inspection.

4. Garage Door Openers

Description: GENIE. • 1/2 Horsepower.

Observations:

The garage door opener appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

DEFERRED COST: The garage door openers are older. Recommend budgeting for a new opener.

Garage Attic, Insulation and Ventilation

1. Views

Not Inspected. This was a common area maintained by the Association.

2. Attic Structure

Attic Construction: Roof framing system: Engineered wood roof truss framing. • Sheathing: Oriented Strand Board (OSB) sheathing.

Observations:

I did not observe any indications of issues with the roof structure during my inspection.

Interior

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and living spaces such as (Living, Family, Recreation, Dining rooms, Dens, Office, etc.) The main area of inspection will include, but not be limited to: Smoke detectors/carbon monoxide detectors; registers/radiators and the presence of an installed heat source in each room, walls, ceiling, floors, steps, stairways, railings, closets, ceiling fans, lights, switches and outlets. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if observed.

In addition to what is inspected above, the bathroom(s) inspection will also include, but not be limited to: all bathroom fixtures, including toilets, tubs, showers, sinks, functional water flow, leaks, cross connections and vanities/cabinets. Water is run at each fixture. Readily visible water supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following site if recalls are a concern to you: <http://www.cpsc.gov>.

We do not move furniture, lift carpets or rugs, empty closets or cabinets. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke. Personal items in the rooms may prevent the inspector from viewing all areas, as the inspector will not move personal items.

This inspection does not include testing for radon, mold or other hazardous materials.

Hallway

1. Views



2. Ceiling

Materials: A drywall ceiling was observed.

Observations:

The ceiling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

3. Smoke Detector

Observations:

The smoke detector was tested and appeared functional at the time of inspection but, only the siren was tested, not the smoke detector sensor.

Testing of smoke detectors was not included in the **home inspection**. Pushing the "Test" button only verifies that there is power at the detector (either a battery or hard wired to the house power) and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

FYI: Recommend checking detectors regularly, and replacing when needed according to the manufactures and fire safety guidelines.

4. Walls

Description: Drywall walls were observed.

Observations:

I did not observe any indications of issues with the observable walls during my inspection.

5. Flooring

Description: Floating laminate flooring was observed.

Observations:

The observable flooring appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

6. Closet

Observations:

A Bi-fold door was observed.

The closet appeared to be in serviceable condition at the time of inspection.

Living Room

1. Views



2. Heating/Cooling

Observations:

The observable portions of the heating and cooling appeared to be in serviceable condition at the time of inspection.

Hot water wall heating was observed in this room. I did not observe any indications of issues during my inspection.

The wall/window unit was Inspected.

3. Ceiling

Materials: A drywall ceiling was observed.

Observations:

I did not observe any indications of issues with the ceiling during my inspection.

4. Smoke Detector

Observations:

The smoke detector was tested and appeared functional at the time of inspection but, only the siren was tested, not the smoke detector sensor.

Testing of smoke detectors was not included in the home inspection. Pushing the "Test" button only verifies that there is power at the detector (either a battery or hard wired to the house power) and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

5. Flooring

Description: Floating laminate flooring was observed.

6. Closet

Observations:

A flush hollow-core door was observed.

The closet appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

7. Electrical

Observations:

The observable portions of the electrical system appeared to be in serviceable condition at the time of inspection.

8. Exterior Door and Screen Door

Observations:

The exterior door was a fiberglass-composite, french patio door, no side lites, no transom located in the front of the home.

The door glass was safety/tempered, insulated glass.

I did not observe any indications of issues with the door during my inspection.

Dining Room

1. Views



2. Heating/Cooling

Observations:

I did not observe any indications of issues with the observable portions of the heating and cooling during my inspection. Hot water wall heating was observed in this room. I did not observe any indications of issues during my inspection.

3. Ceiling

Materials: A drywall ceiling was observed.

Observations:

I did not observe any indications of issues with the ceiling during my inspection.

4. Walls

Description: Drywall walls were observed.

Observations:

I did not observe any indications of issues with the observable walls during my inspection.

5. Windows

Description: Wood framed double hung windows observed. • Insulated double glazed glass.

Observations:

I did not observe any indications of issues with the **accessible** windows during my inspection.

6. Flooring

Description: Floating laminate flooring was observed.

Observations:

The observable flooring appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

7. Electrical

Observations:

I did not observe any indications of issues with the observable portions of the electrical system during my inspection.

Kitchen

1. Views



2. Heating/Cooling

Observations:

The observable portions of the heating and cooling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

Hot water wall heating was observed in this room. I did not observe any indications of issues during my inspection.

3. Ceiling

Materials: A drywall ceiling was observed.

Observations:

I did not observe any indications of issues with the ceiling during my inspection.

4. Ceiling Fan

Observations:

A ceiling fan with light was observed.

The ceiling fan appeared to be in serviceable condition at the time of inspection.

The ceiling fan had bulbs out. Recommend replacing the bulbs.

5. Walls

Description: Drywall walls were observed.

Observations:

The observable walls appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

6. Windows

Description: Aluminum framed casement windows observed. • Insulated double glazed glass.

Observations:

The accessible windows appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

7. Flooring

Description: Vinyl flooring was observed.

Observations:

I did not observe any indications of issues with the observable flooring during my inspection.

8. AFCI/GFCI/240 Volt

Observations:

SAFETY CONCERN: A GFCI failed the trip test. This needs to be corrected, it is a safety issue that may result in an electrical shock or electrocution. Recommend further evaluation and correction by a licensed electrician.



Left side of Sink

9. Cabinets

Observations:

Wood laminate cabinets observed.

The cabinets appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

10. Countertop

Description: Butcher block counter tops.

Observations:

The countertop appeared to be in serviceable condition at the time of inspection.

11. Sinks

Description: The observable water supply pipes were: Copper. • Sink Type: Stainless steel - surface mounted sink.

Observations:

The sink and sink plumbing appeared to be in serviceable condition at the time of inspection.

The sink was scratched. This is a cosmetic issue and does not affect the function of the sink. If the condition is not acceptable, I recommend correction by a qualified contractor.

Corrosion was observed at the shutoff valves and the valves may start leaking. This should be repaired to help prevent water intrusion which can damage materials, cause rot and decay and encourage the growth of microbes such as mold fungi. Recommend correction by a licensed plumber.

Kitchen Appliances

1. Garbage Disposal

Description: Brand: InSinkErator.

Observations:

The disposal appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

2. Range/Oven/Cooktop

Description: Type: Electric - 240 Volt Circuit. • Brand: General Electric. • Cooktop: Electric coils. • Oven(s): Electric. • The range appeared to be an older unit.

Observations:

I did not observe any indications of issues with the range/oven/cooktop during my inspection.

DEFERRED COST: An older range/oven/cooktop was observed. Normally stoves/ovens last about 15-20 years. Recommend budgeting for a replacement.

3. Dishwasher

Brand: Brand: LG. • The dishwasher appeared to be a newer unit.

Observations:

The dishwasher appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

4. Refrigerator

Brand: Brand: Kenmore.

Observations:

The refrigerator appeared to be in serviceable condition at the time of inspection.

5. Hood/Exhaust Fan

Description: Recirculating fan. • Manufacturer: Nautilus. • The hood/exhaust fan appeared to be an older unit.

Observations:

The hood/exhaust fan appeared to be in serviceable condition at the time of inspection.

The filter was dirty. Recommend cleaning or replacing the filter.

Main Bathroom

1. Views



2. Heating/Cooling

Observations:

The observable portions of the heating and cooling appeared to be in serviceable condition at the time of inspection. Hot water wall heating was observed in this room. I did not observe any indications of issues during my inspection.

3. Ceiling

Materials: A drywall ceiling was observed.

Observations:

The ceiling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

4. Exhaust Fan

Observations:

A fan only exhaust fan was observed.

The exhaust fan appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

5. Walls

Description: Drywall walls were observed.

Observations:

The observable walls appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

6. Flooring

Description: Vinyl flooring was observed.

Observations:

The observable flooring appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

7. Electrical

Observations:

The observable portions of the electrical system appeared to be in serviceable condition at the time of inspection.

8. AFCI/GFCI/240 Volt

Observations:

The observable GFCIs appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

9. Toilet/Bidet

Observations:

The observable water supply pipes were: Copper.

I did not observe any indications of issues with the toilet during my inspection.

10. Shower Enclosure

Observations:

The shower enclosure appeared to be in serviceable condition at the time of inspection.

11. Shower Walls/Base

Description: The surround was fiberglass.

Observations:

The shower appeared to be in serviceable condition at the time of inspection.

12. Shower Plumbing

Observations:

The shower plumbing appeared to be in serviceable condition at the time of inspection.

Worn fixtures were observed. Recommend this be monitored for leaks.

13. Tub/Whirlpool

Description: The tub/whirlpool was fiberglass.

Observations:

The tub's finish was chipped. This is a cosmetic issue. Epoxy touch up is available.

14. Mirror/Medicine Cabinet

Observations:

The medicine cabinet appeared to be in serviceable condition at the time of inspection.

15. Cabinets

Observations:

Wood laminate cabinets observed.

The cabinets appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

16. Sinks

Description: The observable water supply pipes were: Copper. • Sink Type: Fiberglass sink.

Observations:

The sink and sink plumbing appeared to be in serviceable condition at the time of inspection.

Master Bedroom

1. Views



2. Heating/Cooling

Observations:

The observable portions of the heating and cooling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

Hot water wall heating was observed in this room. I did not observe any indications of issues during my inspection.

3. Ceiling

Materials: A drywall ceiling was observed.

Observations:

The ceiling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

4. Ceiling Fan

Observations:

A ceiling fan with light was observed.

The ceiling fan appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

5. Walls

Description: Drywall walls were observed.

Observations:

The observable walls appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

6. Windows

Description: Wood framed double hung windows observed. • Insulated double glazed glass.

Observations:

The accessible windows appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

7. Flooring

Description: Floating laminate flooring was observed.

Observations:

The observable flooring appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

8. Interior Doors

Description: Flush hollow-core door.

Observations:

The doors appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

9. Closet

Observations:

A Bi-fold door was observed.

Limited Inspection. Personal items were present at the time of inspection. Defects may have been concealed; concealed defects are not within the scope of the home inspection.

The closet appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

10. Electrical

Observations:

The observable portions of the electrical system appeared to be in serviceable condition at the time of inspection.

11. AFCI/GFCI/240 Volt

Observations:

SAFETY CONCERN: AFCI protection was not observed. AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection. Recommend a licensed electrician provide an estimate for installing AFCI protection and perform the installation.

Master Bath

1. Views



2. Heating/Cooling

Observations:

The observable portions of the heating and cooling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

Hot water wall heating was observed in this room. I did not observe any indications of issues during my inspection.

3. Ceiling

Materials: A drywall ceiling was observed.

Observations:

I did not observe any indications of issues with the ceiling during my inspection.

4. Exhaust Fan

Observations:

A fan only exhaust fan was observed.

I did not observe any indications of issues with the exhaust fan during my inspection.

5. Walls

Description: Drywall walls were observed.

Observations:

The observable walls appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

6. Flooring

Description: Vinyl flooring was observed.

Observations:

I did not observe any indications of issues with the observable flooring during my inspection.

7. Electrical

Observations:

A representative number of receptacles, switches and lights were tested and were serviceable.

8. AFCI/GFCI/240 Volt

Observations:

The observable GFCIs appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

9. Toilet/Bidet

Observations:

The observable water supply pipes were: Copper.

The toilet appeared to be in serviceable condition at the time of inspection.

10. Mirror/Medicine Cabinet

Observations:

The medicine cabinet appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

11. Cabinets

Observations:

Wood laminate cabinets observed.

I observed defects with the cabinets during my inspection. Recommend further evaluation and correction by a qualified contractor.

12. Countertop

Description: Granite counter tops.

Observations:

I did not observe any indications of issues with the countertop during my inspection.

13. Sinks

Description: The observable water supply pipes were: Copper. • Sink Type: Porcelain-enameled sink.

Observations:

The sink and sink plumbing appeared to be in serviceable condition at the time of inspection.

Bedroom 2

1. Views



2. Heating/Cooling

Observations:

The observable portions of the heating and cooling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

Hot water wall heating was observed in this room. I did not observe any indications of issues during my inspection.

3. Ceiling

Materials: A drywall ceiling was observed.

Observations:

The ceiling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

4. Ceiling Fan

Observations:

A ceiling fan with light was observed.

The ceiling fan appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

5. Walls

Description: Drywall walls were observed.

Observations:

The observable walls appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

6. Windows

Description: Wood framed double hung windows observed. • Insulated double glazed glass.

Observations:

The accessible windows appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

7. Flooring

Description: Floating laminate flooring was observed.

Observations:

The observable flooring appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

8. Interior Doors

Description: Flush hollow-core door.

Observations:

The doors appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

9. Closet

Observations:

A Bi-fold door was observed.

Limited Inspection. Personal items were present at the time of inspection. Defects may have been concealed; concealed defects are not within the scope of the home inspection.

The closet appeared to be in serviceable condition at the time of inspection.

10. Electrical

Observations:

Limited Inspection. Some areas were not accessible and/or observable due to personal items and/or furniture.

The observable portions of the electrical system appeared to be in serviceable condition at the time of inspection.

11. AFCI/GFCI/240 Volt

Observations:

SAFETY CONCERN: AFCI protection was not observed. AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection. Recommend a licensed electrician provide an estimate for installing AFCI protection and perform the installation.

Laundry Area

1. Views



2. Location

Location: Dining Room

3. Ceiling

Materials: A drywall ceiling was observed.

Observations:

The ceiling appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

4. Walls

Description: Drywall walls were observed.

Observations:

The observable walls appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

5. Flooring

Description: Sheet vinyl flooring was observed.

Observations:

The observable flooring appeared to be in serviceable condition at the time of inspection.

Worn areas were observed in the flooring. This is a cosmetic issue. Recommend budgeting for new flooring.

6. Interior Doors

Description: Flush hollow-core door.

Observations:

The doors appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

7. Electrical

Observations:

The observable portions of the electrical system appeared to be in serviceable condition at the time of inspection.

8. AFCI/GFCI/240 Volt

Observations:

SAFETY CONCERN: I did not observe GFCI protection at the laundry area. This needs to be corrected, it is a safety issue that may result in an electrical shock or electrocution. Recommend a licensed electrician provide an estimate on installing GFCI protection and perform the installation.



9. Washer

Observations:

The washer appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

The washer discharged into a standpipe.

IMPROVEMENT: I highly recommend upgrading to the braided metal washing machine water supply hoses instead of the rubber ones which are prone to bursting.

10. Dryer

Description: **Manufacturer: Maytag.** • **Gas connection.**

Observations:

The dryer appeared to be in serviceable condition at the time of inspection.

SAFETY CONCERN: The dryer vent was plastic / vinyl or foil, accordion type ducting material. These flexible plastic or foil type ducts can more easily trap lint and are more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires. The plastic / vinyl vent pipe is not allowed when the dryer is powered by gas/propane. Recommend replacing the dryer vent duct material with rigid or corrugated semi rigid metal duct.

Electrical

1. Views

This was maintained by the Association.



2. Service Entrance

Type: An underground service lateral was observed. • An overhead 3 conductor service entrance cable was observed.
• The service entrance cable was Aluminum.

Rating: Amperage Rating: 200 amps. • Voltage: 120/240 volts.

Observations:

The service entrance cable appeared to be in serviceable condition at the time of inspection.

I did not observe any indications of issues with the service entrance cable during my inspection.

3. Electric Meter

Electric Meter: Meter Location: Right side facing the home.

Observations:

The electric meter appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

4. Main Disconnect

Description: The overflow protection observed was breakers.

Observations:

I did not observe a main disconnect at the service panel. Recommend further evaluation and correction by a licensed electrician.

5. Service Panel

Description: Manufacturer: Cutler Hammer. • The service panel was located in the laundry area.

Observations:

5.1. I did not observe an anti oxidant paste at the panel service entrance conductors. Some standards require that aluminum multi strand conductors use an antioxidant paste. Recommend further evaluation and correction by a licensed electrician.

6. Service Panel Breakers

Observations:

The breakers appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

All Breakers were in the on position.

7. Service Grounding / Bonding

Description: Aluminum (Bare) Ground observed.

Observations:

The electrical grounding/bonding appeared to be in serviceable condition at the time of inspection.

8. Distribution Wiring

Description: Wiring conductors: Copper was observed. • Wiring type: Non-metallic sheathed cable "Romex" was observed.

Observations:

The observable distribution wiring appeared to be in serviceable condition at the time of inspection.

Home Energy Sources

1. Heating Source

Heating: **Natural Gas.**

2. Condition

Meter Location: **Gas meter located at: Exterior, Right side facing the house.**

Shutoff Location: **The main gas shut off is located at the outside meter - Right side facing the house.**

Observations:

The gas meter appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

Heating and Air Conditioning

1. Views

Not Inspected. I was unable to inspect the heating and/or air conditioning. The door to the area was locked/blocked or inaccessible and the area could not be accessed.

Not Inspected. The heating system and/or cooling system was located in a common area maintained by the association.

2. Thermostat(s)

Description: Location: Hall.

Observations:

The thermostat appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

Thermostats are not checked for calibration or timed functions.

The thermostat did not appear to be functional. Recommend changing the batteries and testing. If the thermostat still does not function, then I recommend changing the thermostat.

Plumbing

1. Views

The Condominium Owners Association owns, operates and maintains the plumbing system in this building. As such they are outside the scope of this inspection and were not inspected. We suggest a review of the system operations with the building maintenance department or a representative of the building management prior to close.

2. Water Source & Service Piping

Description: The water was supplied by the public municipal system. • The service piping into the home was copper.

3. Main Water Shut Off

Description: The main water shutoff was located in the utility closet - ground level.

Observations:

A gate valves was observed at one or more locations. This type of valve has a history of leaking at the stem seal with age. Recommend monitoring for leaks and budgeting for an upgrading to ball type valves. If leaking is observed it needs to be repaired to prevent water intrusion which can cause damage to the interior and potentially encouraging the growth of microbes such as mold fungi. Recommend correction by a licensed plumber.

Corrosion was observed at the shutoff valves which may start leaking at any time. This should be repaired to prevent water intrusion which can damage materials, cause rot and decay and encourage the growth of microbes such as mold fungi. Recommend correction by a licensed plumber.



4. Distribution Piping

Observations:

Limited Inspection. Most of the piping is concealed and could not be identified.

Water Heater

1. Views



2. Water Heater

Description: Type: Gas. • Brand: Mor Flow.

Capacity: 40 Gallons.

3. Water Heater

Approximate Age: Over 15 years. • Water heaters have a typical life expectancy of 8-12 years.

Observations:

I did not observe any indications of issues with the water heater during my inspection.

DEFERRED COST: The water heater is past the end of its typical service life. Highly recommend replacement.

4. Gas Valve

Observations:

The gas valve appeared to be in serviceable condition at the time of inspection.

5. Plumbing

Materials: Readily visible water supply pipes are: 1 inch Copper.

Observations:

The water heater plumbing supply piping appeared to be in serviceable condition. I did not observe any indications of issues during my inspection.

6. Temperature Pressure Relief Valve

Observations:

The temperature pressure relief valve appeared to be in serviceable condition, at the time of inspection.

7. TPRV Discharge Tube

Observations:

The discharge tube is copper.

The **TPR Valve** discharge pipe should discharge to a termination point that is readily observable by the building occupants. This could be a potential safety issue if the occupants were unable to observe water discharging which may indicate a problem with the TPR valve. Recommend correction by a licensed plumber.



8. Vent Pipe

Observations:

The visible portions of the vent pipe appeared to be in serviceable condition, at the time of inspection.

Connector joints should be fastened with sheet metal screws or rivets to provide a secure connection. Recommend contacting a licensed HVAC technician to evaluate, repair or replace as necessary.

End of Inspection Report

This is the end of the inspection report. At the beginning of this report you will find a summary consisting of potentially significant findings.

IMPORTANT NOTE: The summary only reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy and should not be considered to be the complete report.

The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the above inspection report.

Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

REPORT CONCLUSION and PRE-CLOSING WALK-THROUGH

REPORT CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We can not see behind walls or ceilings. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Elite Home Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through of your new home. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Sincerely,
Ed Lucivjansky, CPI

What is Covered in a Home Inspection

Definitions and Scope:

A general home inspection is a non invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Limitations, Exceptions and Exclusions

Limitations:

An inspection is not technically exhaustive; will not identify concealed or latent defects; will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.; will not determine the suitability of the property for any use; does not determine the market value of the property or its marketability; does not determine the insurability of the property; does not determine the advisability or inadvisability of the purchase of the inspected property; does not determine the life expectancy of the property or any components or systems therein; does not include items not permanently installed. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

Exclusions:

The inspector is not required to determine: property boundary lines or encroachments; the condition of any component or system that is not readily accessible; the service life expectancy of any component or system; the size, capacity, BTU, performance or efficiency of any component or system; the cause or reason of any condition; the cause for the need of correction; repair or replacement of any system or component; future conditions; compliance with codes or regulations; the presence of evidence of rodents, birds, bats, animals, insects, or other pests; the presence of mold, mildew or fungus; the presence of airborne hazards, including radon; the air quality; the existence of environmental hazards, including lead paint, asbestos or toxic drywall; the existence of electromagnetic fields; any hazardous waste conditions; any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes; acoustical properties; correction, replacement or repair cost estimates; estimates of the cost to operate any given system.

The inspector is not required to operate: any system that is shut down; any system that does not function properly; or evaluate low voltage electrical systems, such as, but not limited to: (phone lines, cable lines, satellite dishes, antennae, lights, remote controls); any system that does not turn on with the use of normal operating control; any shut off valves or manual stop valves; any electrical disconnect or over current protection devices; any alarm systems; moisture meters, gas detectors or similar equipment.

The inspector is not required to: move any personal items or other obstructions, such as, but not limited to: (throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection); dismantle, open or uncover any system or component; enter or access any area that may, in the inspector's opinion, be unsafe; enter crawlspaces or other areas that may be unsafe or not readily accessible; inspect underground items, such as, but not limited to: (lawn irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used); do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: (walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets); inspect decorative items; inspect common elements or areas in multi unit housing; inspect intercoms, speaker systems or security systems; offer

guarantees or warranties; offer or perform any engineering services; offer or perform any trade or professional service other than general home inspection; research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy; determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements; determine the insurability of a property; perform or offer Phase 1 or environmental audits; inspect any system or component that is not included in these Standards.

Standards of Practice

Roof

The inspector shall inspect: from ground level or the eaves: the roof covering materials; the gutters; the downspouts; the vents, flashing, skylights, chimney, and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs. The inspector shall describe: the type of roof covering materials. The inspector shall report as in need of correction: observed indications of active roof leaks.

The inspector is not required to: walk on any roof surface; predict the service life expectancy; inspect underground downspout diverter drainage pipes; remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces; move insulation; inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments; walk on any roof areas that appear, in the inspector's opinion, to be unsafe; walk on any roof areas if doing so might, in the inspector's opinion, cause damage; perform a water test; warrant or certify the roof, confirm proper fastening or installation of any roof covering material.

Exterior

The inspector shall inspect: the exterior wall covering materials; the eaves, soffits and fascia; a representative number of windows; all exterior doors; flashing and trim; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. The inspector shall describe: the type of exterior wall covering materials. The inspector shall report as in need of correction: any improper spacing between intermediate balusters, spindles and rails.

The inspector is not required to: inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; inspect items that are not visible or readily accessible from the ground, including window and door flashing; inspect or identify geological, geotechnical, hydrological or soil conditions; inspect recreational facilities or playground equipment; inspect seawalls, breakwalls or docks; inspect erosion control or earth stabilization measures; inspect for safety type glass; inspect underground utilities; inspect underground items; inspect wells or springs; inspect solar, wind or geothermal systems; inspect swimming pools or spas; inspect wastewater treatment systems, septic systems or cesspools; inspect irrigation or sprinkler systems; inspect drainfields or dry wells; determine the integrity of multiple pane window glazing or thermal window seals.

Basement, Foundation, Crawlpace and Structure

The inspector shall inspect: the foundation; the basement; the crawlpace; and structural components. The inspector shall describe: the type of foundation; and the location of the access to the under floor space. The inspector shall report as in need of correction: observed indications of wood in contact with or near soil; observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out of square door frames, and unlevel floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

The inspector is not required to: enter any crawlpace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself; move stored items or debris; operate sump pumps with inaccessible floats; identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems; provide any engineering or architectural service report on the adequacy of any structural system or component.

Heating

The inspector shall inspect: the heating system, using normal operating controls. The inspector shall describe: the location of the thermostat for the heating system; the energy source; and the heating method. The inspector shall report as in need of correction: any heating system that did not operate; and if the heating system was deemed inaccessible.

The inspector is not required to: inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems; inspect fuel tanks or underground or concealed fuel supply systems; determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system; light or ignite pilot flames; activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment; override electronic thermostats; evaluate fuel quality; verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks; measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling

The inspector shall inspect: the cooling system, using normal operating controls. The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method. The inspector shall report as in need of correction: any cooling system that did not operate; and if the cooling system was deemed inaccessible.

The inspector is not required to: determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system; inspect portable window units, through wall units, or electronic air filters; 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; inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks; examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

The inspector shall inspect: the main water supply shut-off valve; the main fuel supply shut-off valve; the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; all sinks, tubs and showers for functional drainage; the drain, waste and vent system; and drainage sump pumps with accessible floats. The inspector shall describe: whether the water supply is public or private based upon observed evidence; the location of the main water supply shut-off valve; the location of the main fuel supply shut-off valve; the location of any observed fuel-storage system; and the capacity of the water heating equipment, if labeled. The inspector shall report as in need of correction: deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in the installation of hot and cold water faucets; mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

The inspector is not required to: light or ignite pilot flames; measure the capacity, temperature, age, life expectancy or adequacy of the water heater; 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; determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply; determine the water quality, potability or reliability of the water supply or source; open sealed plumbing access panels; inspect clothes washing machines or their connections; operate any valve; test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection; 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; determine the effectiveness of anti-siphon, back-flow prevention or drain stop devices; determine whether there are sufficient cleanouts for effective cleaning of drains; evaluate fuel storage tanks or supply systems; inspect wastewater treatment systems; inspect water treatment systems or water filters; inspect water storage tanks, pressure pumps, or bladder tanks; evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements; evaluate or determine the adequacy of combustion air; test, operate, open or close: safety controls, manual stop valves, temperature/pressure relief valves, control valves, or check valves; examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation; determine the existence or condition of polybutylene plumbing; inspect or test for gas or fuel leaks, or indications thereof.

Electrical

The inspector shall inspect: the service drop; the overhead service conductors and attachment point; the service head, gooseneck and drip loops; the service mast, service conduit and raceway; the electric meter and base; service-entrance conductors; the main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; 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; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and smoke and carbon-monoxide detectors. The inspector shall describe: the main service disconnect's amperage rating, if labeled; and the type of wiring observed. The inspector shall report as in need of correction: deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; any unused circuit-breaker panel opening that was not filled; the presence of solid conductor aluminum branch-circuit wiring, if readily visible; 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 the absence of smoke detectors.

The inspector is not required to: insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures; operate electrical systems that are shut down; remove panelboard cabinet covers or dead fronts; operate or re-set over-current protection devices or overload devices; operate or test smoke or carbon-monoxide detectors or alarms; inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems; measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; inspect ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; inspect or test de-icing equipment; conduct voltage-drop calculations; determine the accuracy of labeling; inspect exterior lighting.

Fireplace

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. The inspector shall describe: the type of fireplace.

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.

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 and Ventilation

The inspector shall inspect: insulation in unfinished spaces, including attics, crawlspaces and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area. The inspector shall describe: the type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall report as in need of correction: the general absence of insulation or ventilation in unfinished spaces.

The inspector is not required to: 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; move, touch or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels or covers; identify the composition or R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring; determine the adequacy of ventilation.

Doors, Windows and Interior

The inspector shall inspect: a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. The inspector shall describe: a garage vehicle door as manually-operated or installed with a garage door opener. The inspector shall report as in need of correction: improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals.

The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments; inspect floor coverings or carpeting; inspect central vacuum systems; inspect for safety glazing; inspect security systems or components; evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures; move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure; move suspended-ceiling tiles; inspect or move any household appliances; inspect or operate equipment housed in the garage, except as otherwise noted; verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door; operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards; operate any system, appliance or component that requires the use of special keys, codes, combinations or devices; operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights; inspect microwave ovens or test leakage from microwave ovens; operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices; inspect elevators; inspect remote controls; inspect appliances; inspect items not permanently installed; discover firewall compromises; inspect pools, spas or fountains; determine the adequacy of whirlpool or spa jets, water force, or bubble effects; determine the structural integrity or leakage of pools or spas.

Glossary

<i>Term</i>	<i>Definition</i>
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Accessible	In the opinion of the inspector, can be approached or entered safely without difficulty, fear or danger.
Baluster	The vertical posts comprising the barrier in railings.
Connector	The pipe that connect a fuel burning appliance to a chimney.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Home Inspection	The non invasive process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing the following Standards of Practice as a guideline. https://www.nachi.org/sop.htm
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves