



I KNOW A GUY HOME INSPECTIONS LLC

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I KNOW A GUY HOME INSPECTIONS LLC

1234 Main Street
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Buyer Name
05/28/2023 9:00AM



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TABLE OF CONTENTS

1: Inspection Detail	5
2: Roof	6
3: Chimney, Fireplace, or Stove	13
4: Exterior	14
5: Interior	21
6: Bedroom	23
7: Attached Garage	24
8: Electrical	31
9: Heating	35
10: Cooling	38
11: Plumbing	39
12: Attic	43
13: Doors, Windows	44
14: Bathrooms	46
15: Laundry	48
16: Basement, Foundation, Crawlspace & Structure	49
17: Kitchen	52
Standard of Practice	55

SUMMARY



ITEMS INSPECTED



MINOR DEFECT



MAJOR DEFECT



MATERIAL DEFECT

Summary Text (enter here)

- ⊖ 2.1.1 Roof - Roof Covering: Exposed Fasteners
- ⊖ 2.1.2 Roof - Roof Covering: Fastening Defect at Roof Covering
- ⊖ 2.1.3 Roof - Roof Covering: Installation Defect at Roof Covering
- ⊖ 2.1.4 Roof - Roof Covering: Cracked and Damaged Roof Covering
- ⊖ 2.3.1 Roof - Plumbing Vent Pipes: Vent Pipe Flashing Was Improperly Fastened
- ⊖ 4.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
- 🔧 4.6.1 Exterior - Walkways & Driveways: Minor Cracking at driveway.
- 🔧 4.6.2 Exterior - Walkways & Driveways: Caulking in expansion joints
- 🔧 4.11.1 Exterior - Exterior Lighting: Missing exterior light caulking
- 🔧 4.11.2 Exterior - Exterior Lighting: Loose exterior fixture
- ⊖ 4.12.1 Exterior - Window Wells: No drains observed
- ⊖ 4.12.2 Exterior - Window Wells: No Egress Ladder
- ⊖ 5.1.1 Interior - Switches, Fixtures & Receptacles: Fixture not centered
- ⊖ 5.3.1 Interior - Stairs, Steps, Stoops, Stairways & Ramps: Stair stringer flex
- ⊖ 7.2.1 Attached Garage - Garage Vehicle Door: Damage to Garage Door
- ⊖ 7.2.2 Attached Garage - Garage Vehicle Door: Garage vehicle door seal
- ⚠️ 7.6.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Door Was Not Self-Closing
- ⊖ 7.6.2 Attached Garage - Ceiling, Walls & Firewalls in Garage: Opening in ceiling
- 🔧 7.6.3 Attached Garage - Ceiling, Walls & Firewalls in Garage: Nails Exposed
- ⊖ 7.6.4 Attached Garage - Ceiling, Walls & Firewalls in Garage: Loose bottom sill bolt
- 🔧 7.6.5 Attached Garage - Ceiling, Walls & Firewalls in Garage: Loose door handle
- ⊖ 8.5.1 Electrical - Panelboards & Breakers: Doubled Neutrals
- 🔧 9.1.1 Heating - Heating System Information: Filter Dirty

- 🔑 13.1.1 Doors, Windows - Doors: Loose door handle.
- ⊖ 13.2.1 Doors, Windows - Windows: Damaged Hardware at Window
- ⊖ 14.2.1 Bathrooms - Sinks, Tubs & Showers: Active Water Leak
- 🔑 14.6.1 Bathrooms - Cabinetry, Ceiling, Walls & Floor: Wall Damage
- ⊖ 14.7.1 Bathrooms - Door: Loose door handle
- ⊖ 16.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Ceiling penetration
- ⊖ 17.1.1 Kitchen - Kitchen Sink: Outlet at kitchen sink
- ⊖ 17.5.1 Kitchen - Built-in Microwave: Plug for microwave
- ⊖ 17.6.1 Kitchen - Countertops & Cabinets: Cabinet Separating From Wall
- ⊖ 17.6.2 Kitchen - Countertops & Cabinets: Countertop Damaged

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance

Home Owner

General Inspection Info: Occupancy

Occupied

General Inspection Info: Weather Conditions

Sunny, Warm

General Inspection Info: Type of Building

Single Family

2: ROOF

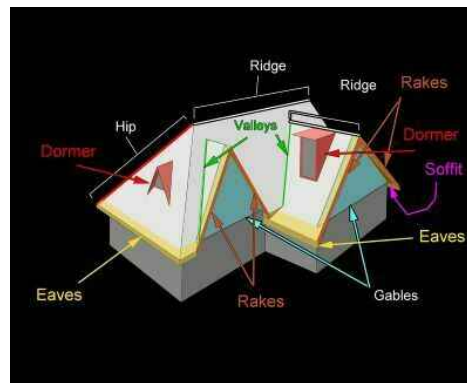
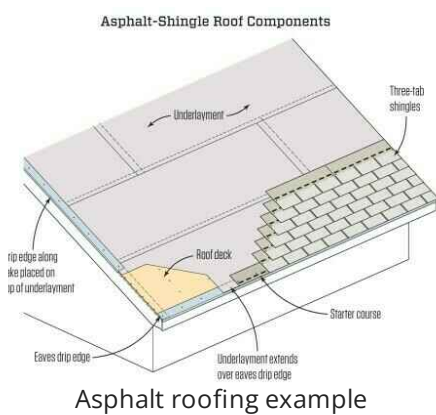
Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.



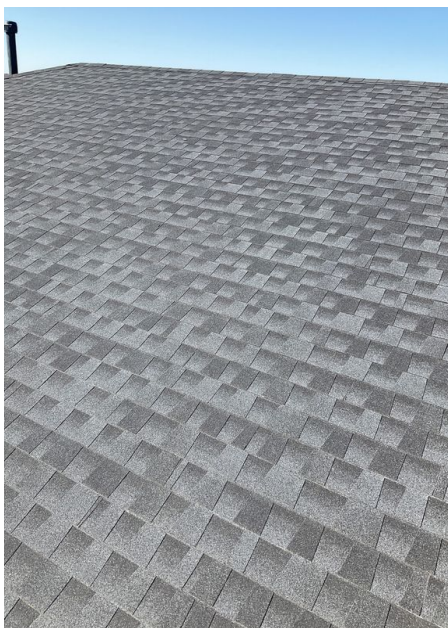
Asphalt roofing example

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Roof Covering: Roof Was Inspected

Walk on roof

I attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

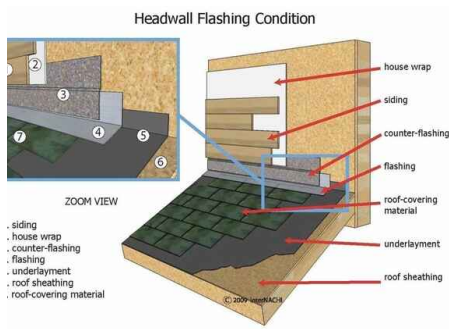
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection.

Roof Covering: Walk upon to roof to inspect

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I inspected the roof by walking upon the roof surface. However this still does not insure that entire area of roof surface was able to be inspected.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

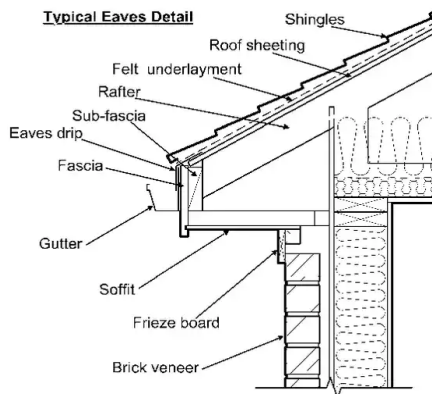


Flashing Details

Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof).

There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.



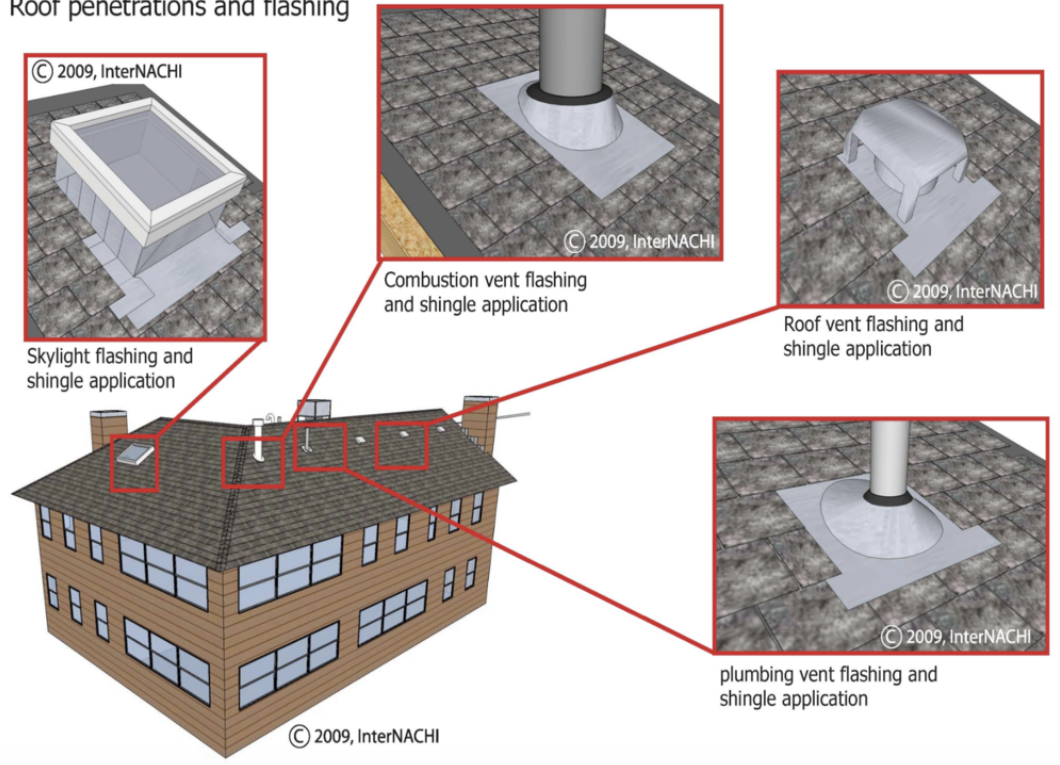
Eaves example

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



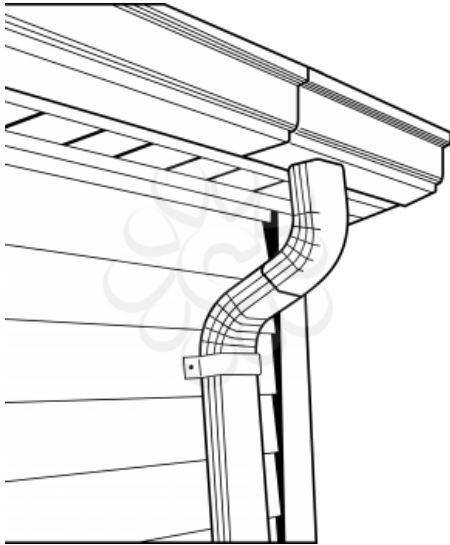
Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.



Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Recommendations

2.1.1 Roof Covering

EXPOSED FASTENERS



I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Recommendation

Contact a qualified roofing professional.



South East front

2.1.2 Roof Covering

FASTENING DEFECT AT ROOF COVERING

Major Defect

I observed improper fastening at the roof-covering materials. Prone to leaking. Correction and further evaluation by a qualified professional recommended.

Recommendation

Contact a qualified roofing professional.



North east valley

2.1.3 Roof Covering

INSTALLATION DEFECT AT ROOF COVERING

Major Defect

I observed indications of improperly installed roof-covering materials. This is not according to best practices or common standards. Defect. Prone to water intrusion and roof leaks. Further evaluation and correction by a roofer is recommended.

Recommendation

Contact a qualified roofing professional.



2.1.4 Roof Covering

CRACKED AND DAMAGED ROOF COVERING

Major Defect

I observed areas of cracked/splitting and damaged roof-covering materials. This is a major defect. Prone to water leaking into the house. I recommend further evaluation by a qualified roofer.

Recommendation

Contact a qualified roofing professional.



East



West

2.3.1 Plumbing Vent Pipes

VENT PIPE FLASHING WAS IMPROPERLY FASTENED

Major Defect

The fastening around the vent pipe was not properly installed. This is prone to water penetration. Correction and further evaluation is recommended by a qualified professional.

Recommendation

Contact a qualified roofing professional.



Missing Fastner



Missing Fastner

3: CHIMNEY, FIREPLACE, OR STOVE

Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, I looked at readily accessible and visible parts of the chimney flue.

Factory-Built Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

4: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

General: Homeowner's Responsibility

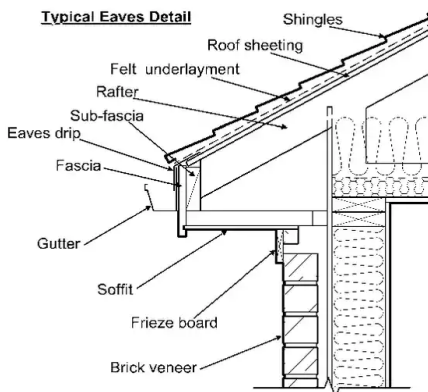
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.



Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Various Materials

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

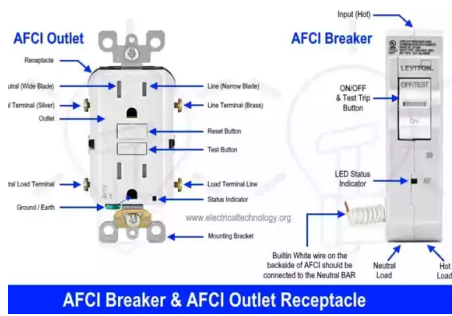
Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & AFCIs: Inspected AFCIs

West

I inspected the AFCI receptacles, and breakers using a AFCI testing device, where possible.



Walkways & Driveways: Walkways & Driveways Were Inspected

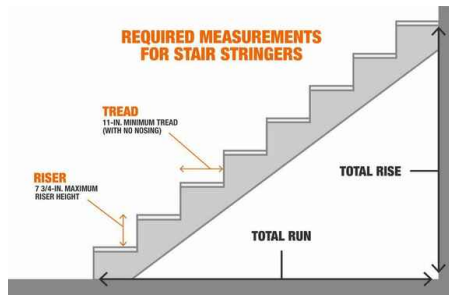
I inspected the walkways and driveways that were adjacent to the house.



Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Stair example

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.



Rear patio

Exterior Lighting: Inspected Exterior Lighting

I inspected exterior lighting for looseness, and missing caulking that prevents water intrusion.

Limitations

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

4.3.1 Wall-Covering, Flashing & Trim

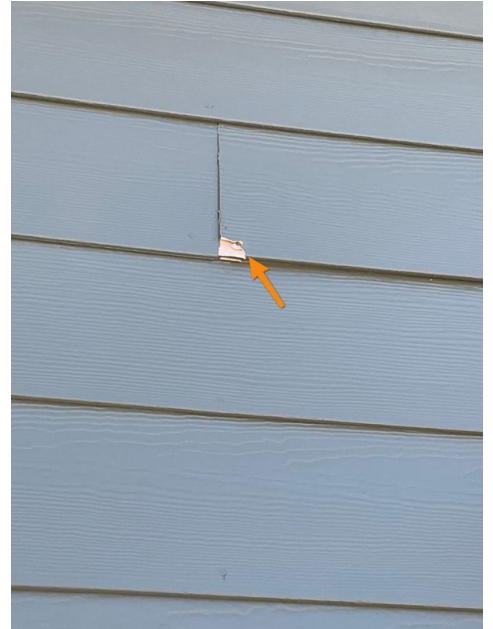
DAMAGED WALL-COVERING MATERIAL

 Major Defect

I observed indications of a damage of the exterior wall-covering material. Recommend further evaluation, and repair from a qualified professional.

Recommendation

Contact a qualified professional.



West

4.6.1 Walkways & Driveways

MINOR CRACKING AT DRIVEWAY.

 Minor Defect

I observed minor cracking at drive. Recommend filling minor cracks with sealant, to prevent the intrusion of moisture causing further damage.

Monitoring is recommended.

Recommendation

Contact a qualified handyman.



4.6.2 Walkways & Driveways

CAULKING IN EXPASTION JOINTS

 Minor Defect

Recommend caulking in driveway expansion points to prevent water intrusion.

Recommendation

Contact a qualified handyman.



4.11.1 Exterior Lighting

MISSING EXTERIOR LIGHT CAULKING

 Minor Defect

All exterior lighting fixtures need to have caulking at fixture and wall contact, in order to prevent water intrusion.

Recommendation

Contact a qualified handyman.



Garage

4.11.2 Exterior Lighting

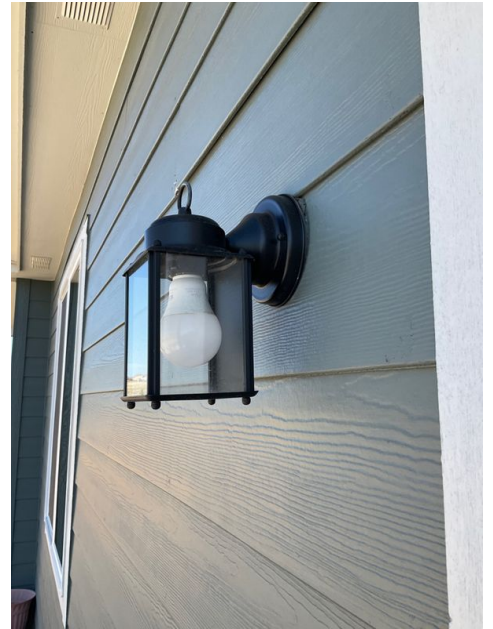
LOOSE EXTERIOR FIXTURE

 Minor Defect

I observed loose exterior fixture. Fixture needs to be secure.

Recommendation

Contact a qualified handyman.



Back door

4.12.1 Window Wells

 Major Defect

NO DRAINS OBSERVED

I did not observe that window well had drains. Recommend confirming that has drain, in order to prevent possible water intrusion into lower level of house.

Recommendation

Contact a qualified professional.



4.12.2 Window Wells

 Major Defect

NO EGRESS LADDER

I did not observe permanently affixed ladders that are required in window wells that are 44" deep or greater.

Recommendation

Contact a qualified professional.



West

5: INTERIOR

Information

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles, in accordance to the Home inspectors Standards of Practice.

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](#).

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system. I inspected according to the standards of practice for Home inspectors.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

5.1.1 Switches, Fixtures & Receptacles

FIXTURE NOT CENTERED



I observed a light fixture that was not centered. Recommend further evaluation and repair by qualified professional.

Recommendation

Contact a qualified professional.



5.3.1 Stairs, Steps, Stoops, Stairways & Ramps

 Major Defect

STAIR STRINGER FLEX

I observed the stair stringers flexing, While in use. Recommend further evaluation and correction by qualified professional.

Recommendation

Contact a qualified professional.



6: BEDROOM

Information

Closet doors: Inspected closet doors

I inspected closet doors for operation.

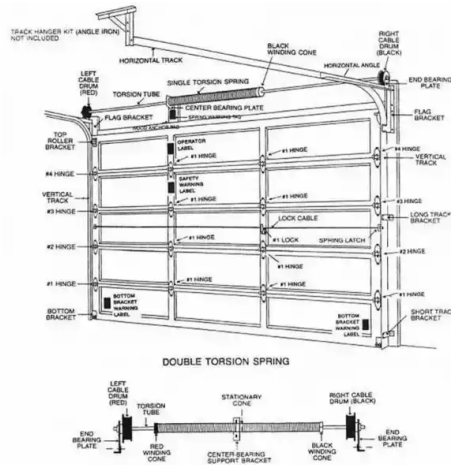
7: ATTACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Vehicle Door: Type of Door Operation Opener



Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Vehicle Door Opener: Wall Control Button Label Was Inspected

I observed a warning label near the wall control button. Good.

Electric in Garage: Inspected Electrical in garage.



Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

Garage Vehicle Door Opener: General Warning Label Was Inspected

I observed a general warning label attached to the back of the door panel. Good.

Garage Vehicle Door Opener: Bottom Bracket Label Was Inspected

I observed two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

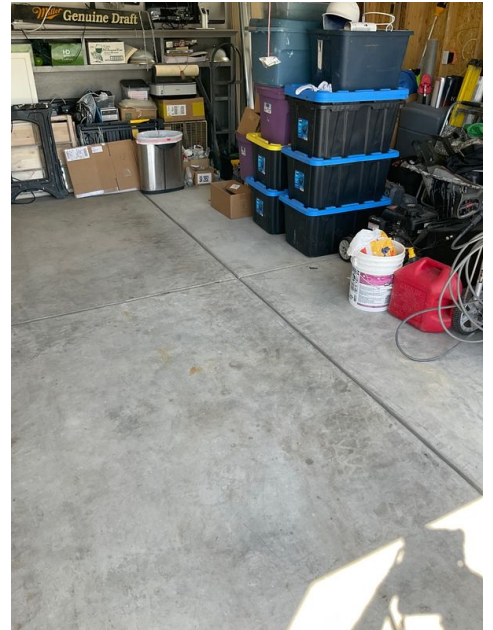
The door should be equipped with a self-closing or an automatic-closing device.

Limitations

Garage Floor

CAN'T SEE EVERYTHING

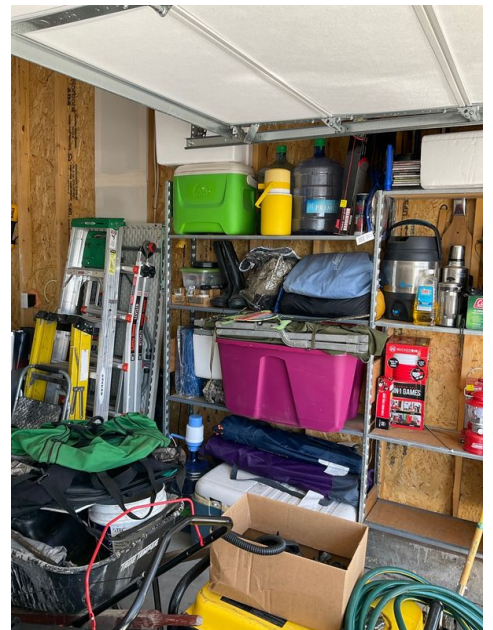
I can not observe everything. Inspection restrictions. My inspection was limited due to personal items in the garage.



Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.



Recommendations

7.2.1 Garage Vehicle Door

DAMAGE TO GARAGE DOOR

 Major Defect

I observed indications of damage to the garage door itself. Recommend further evaluation and repair from a qualified professional.

Recommendation

Contact a qualified professional.



7.2.2 Garage Vehicle Door

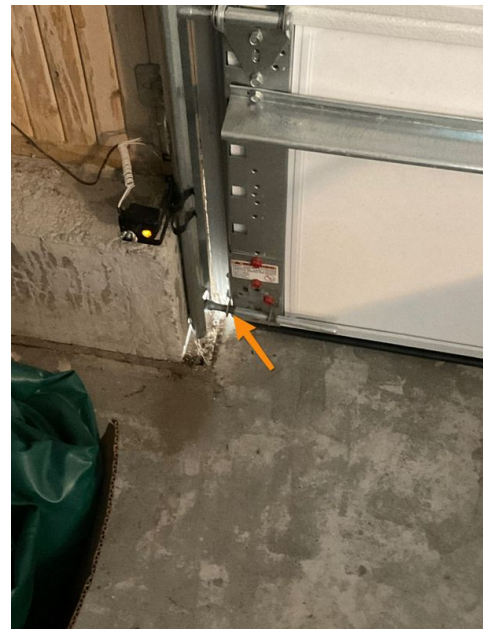
GARAGE VEHICLE DOOR SEAL

 Major Defect

I observed an opening at the seal on the vehicle garage door.
Recommend further evaluation and repair by qualified professional.

Recommendation

Contact a qualified professional.



7.6.1 Ceiling, Walls & Firewalls in Garage

DOOR WAS NOT SELF-CLOSING

 Material Defect

I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard.

Recommendation

Contact a qualified professional.



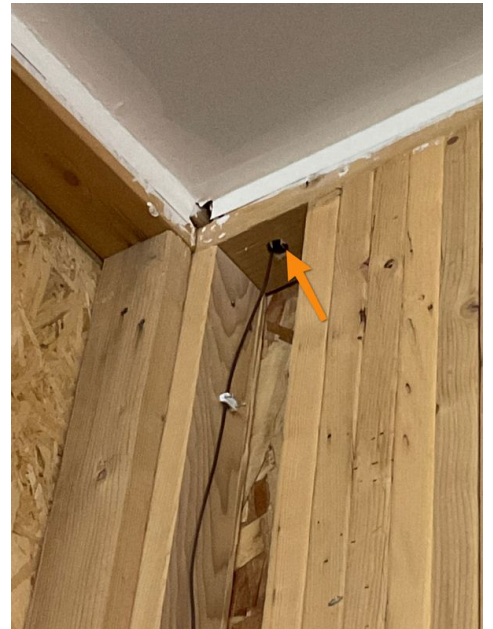
7.6.2 Ceiling, Walls & Firewalls in Garage

OPENING IN CEILING

I observed an opening in the ceiling. No openings in ceiling in garage are allowed. Recommend repair.

Recommendation

Contact a qualified professional.



7.6.3 Ceiling, Walls & Firewalls in Garage

NAILS EXPOSED

Nails exposed. This is a safety hazard if to come in contact with.

Recommendation

Contact a qualified professional.





7.6.4 Ceiling, Walls & Firewalls in Garage

LOOSE BOTTOM SILL BOLT

I observed a loose bottom sill bolt. Recommend further evaluation and repair.

Recommendation

Contact a qualified professional.

 Major Defect



7.6.5 Ceiling, Walls & Firewalls in Garage

LOOSE DOOR HANDLE

 Minor Defect

I observed a loose door handle at closet bedroom #1. Recommend repair by qualified professional.

Recommendation

Contact a handyman or DIY project

8: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

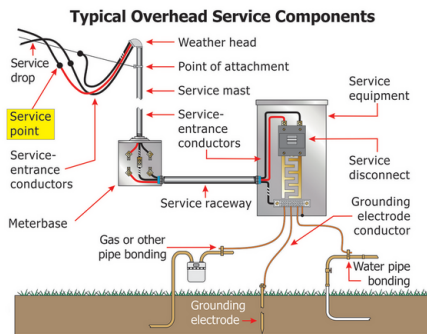
East

I inspected the electrical electric meter and base.



Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.



Service conductor example

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Main Service Disconnect: Homeowner's Responsibility

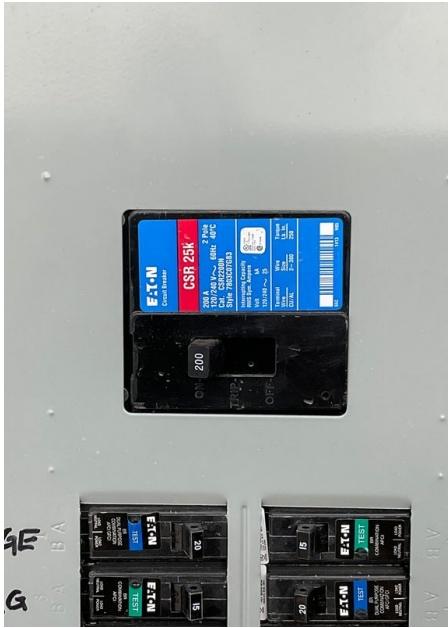
It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

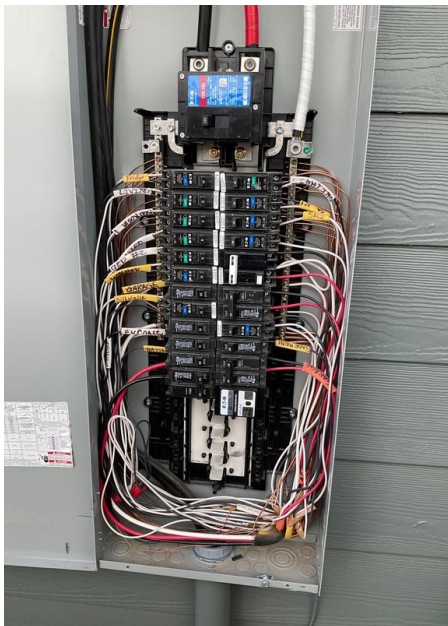
North
200

I observed indications of the main service disconnect's amperage rating. It was labeled.



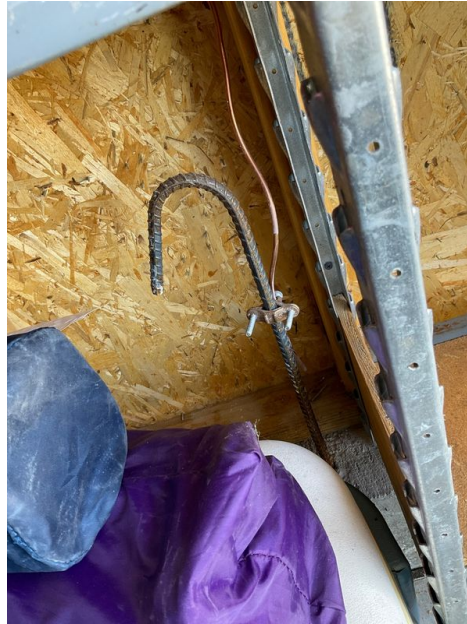
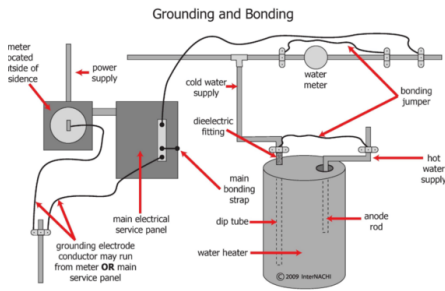
Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

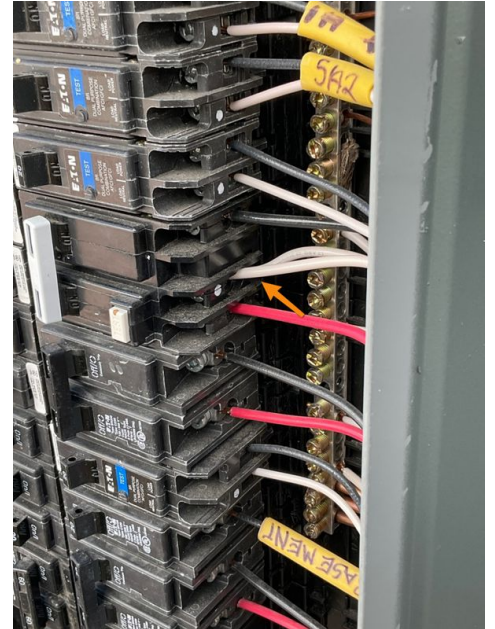
8.5.1 Panelboards & Breakers

DOUBLED NEUTRALS

I observed doubled neutral wires connected under the same single lug. Recommend further evaluation and correction by qualified professional.

Recommendation

Contact a qualified electrical contractor.



9: HEATING

Information

Heating System Information:

Heating Method

Warm-Air Heating System

Thermostat and Normal

Operating Controls: Thermostat

Location

First floor



Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Heating System Information: Energy Source

Gas



Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.



Recommendations

9.1.1 Heating System Information

FILTER DIRTY

I observed a dirty air filter at the furnace filter.

Recommendation

Recommended DIY Project

 Minor Defect



10: COOLING

Information

Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

11: PLUMBING

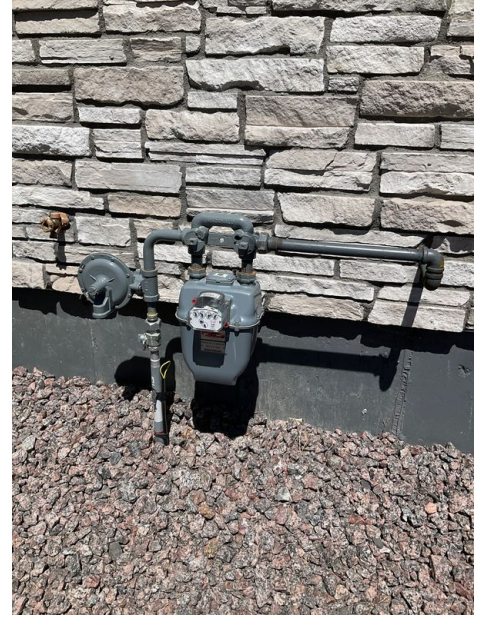
Information

Main Water Shut-Off Valve:
Location of Main Shut-Off Valve
Basement



Water Supply : Water Pressure
I tested water pressure at
outside hose bib.

Main Fuel Supply Shut-Off Valve:
Location of Main Shut-Off Valve
Side of House



**Hot Water Source: Inspected
Venting Connections**

I inspected the venting
connections.



Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Water Supply : Water Supply Is Private

The water supply to the house appeared to be from a private water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

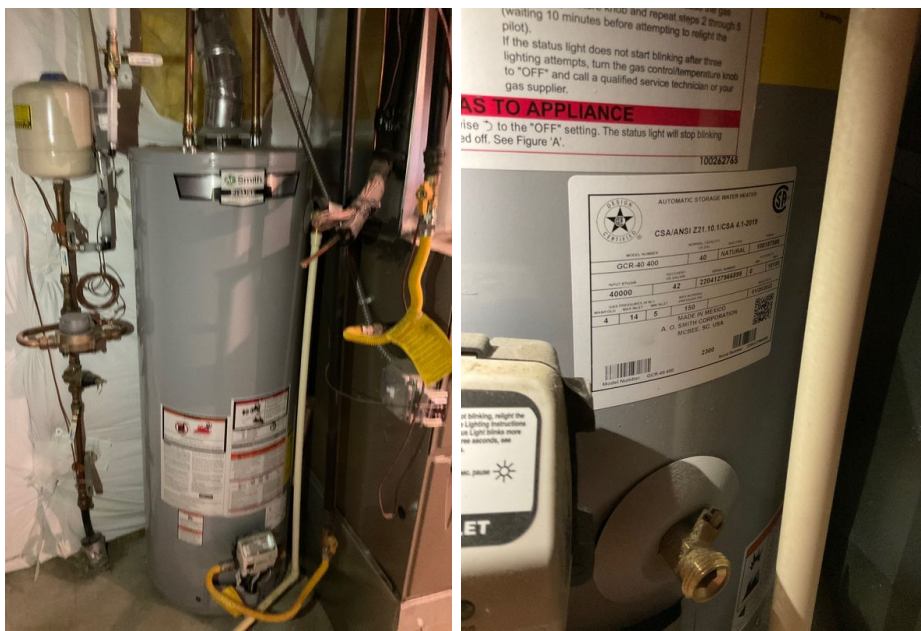
Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

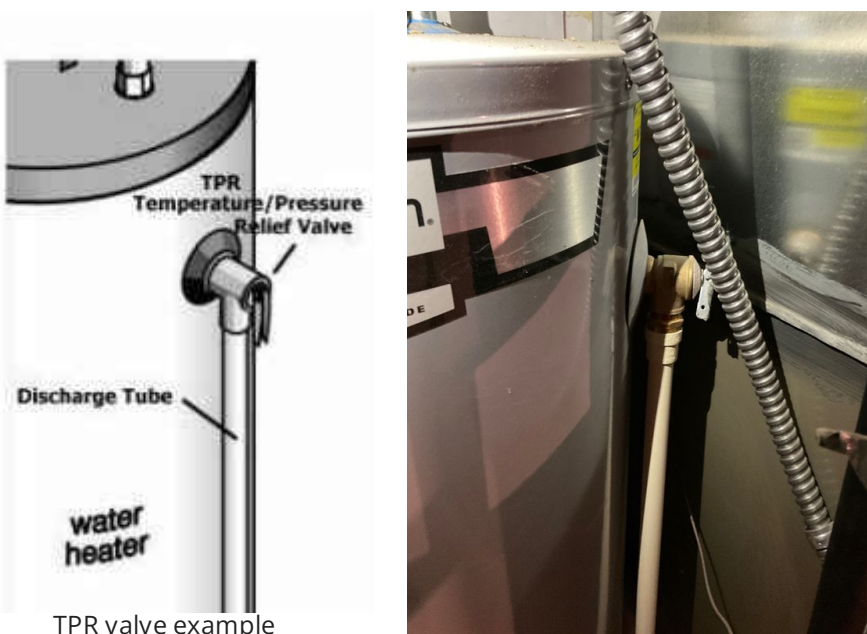
Basement

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).



Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.



TPR valve example

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.



Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.



Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

12: ATTIC

Information

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

13: DOORS, WINDOWS

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Recommendations

13.1.1 Doors

LOOSE DOOR HANDLE.

I observed a loose door handle. Recommend repair by qualified professional.

Recommendation

Contact a handyman or DIY project



Bathroom number one closet

13.2.1 Windows

DAMAGED HARDWARE AT WINDOW

I observed damage to the hardware at a window.

Recommendation

Contact a qualified window repair/installation contractor.





Bedroom number one left window



Bedroom number one. Right window.

14: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Sinks, Tubs & Showers: Inspected Shower door.

Sinks, Tubs & Showers: Inspected faucets for looseness

I inspected faucets for looseness.

Cabinetry, Ceiling, Walls & Floor: Inspected Bathroom walls Door: Inspected Door

Door: Inspected door lock

I inspected bathroom door lock operational.

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.



Recommendations

14.2.1 Sinks, Tubs & Showers

ACTIVE WATER LEAK



Major Defect

I observed indications of an active water leak. Recommend further evaluation and repair.

Recommendation

Contact a qualified professional.



Bathroom number two shower bottom left

14.6.1 Cabinetry, Ceiling, Walls & Floor

WALL DAMAGE

I observed damage at the bathroom wall.

Recommendation

Contact a qualified handyman.

 Minor Defect



Bathroom number two

14.7.1 Door

LOOSE DOOR HANDLE

I observed a loose door handle. Recommend repair by qualified professional.

Recommendation

Contact a qualified professional.

 Major Defect

15: 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.

16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described

Concrete

Insulation in Basement Area: Type of Insulation Observed

Batt

**Basement: Homeowner's Responsibility**

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement: Basement Was Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Basement: Foundation Was Inspected

The foundation was inspected according to the [Home Inspection Standards of Practice](#).

Basement: Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Insulation in Basement Area: Foundation/Basement Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Ventilation in Basement Area: Ventilation Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Crawlspace: Structural Components Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Limitations

Basement

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Recommendations

16.1.1 Basement

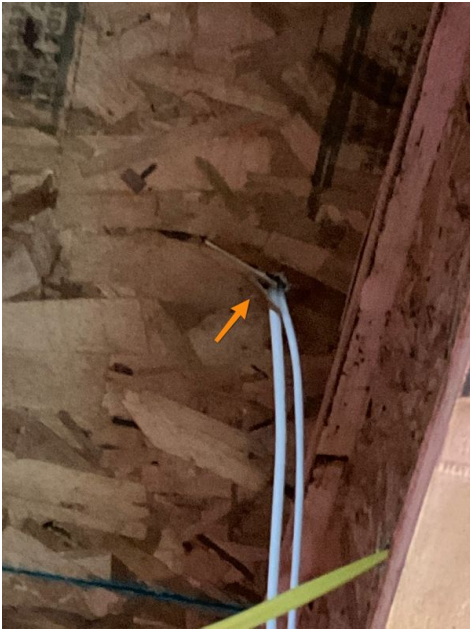
CEILING PENITRATION

I observed ceiling penetration either electrical, or plumbing.

Recommendation

Contact a qualified professional.

 Major Defect



17: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Turned On Garbage Disposal

I turned on the garbage disposal.

Turned On Stove & Oven

I turned on the kitchen's stove and oven.

Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

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](#).

Limitations

Dishwasher

DISHWASHER WAS NOT OPERATED

I did not operate the dishwasher.

Recommendations

17.1.1 Kitchen Sink

OUTLET AT KITCHEN SINK



Major Defect

I observed the cover plate behind the cabinet. No way to remove cover plate without removing cabinet backing. Recommend further evaluation and repair by qualified professional.

Recommendation

Contact a qualified professional.



17.5.1 Built-in Microwave

PLUG FOR MICROWAVE

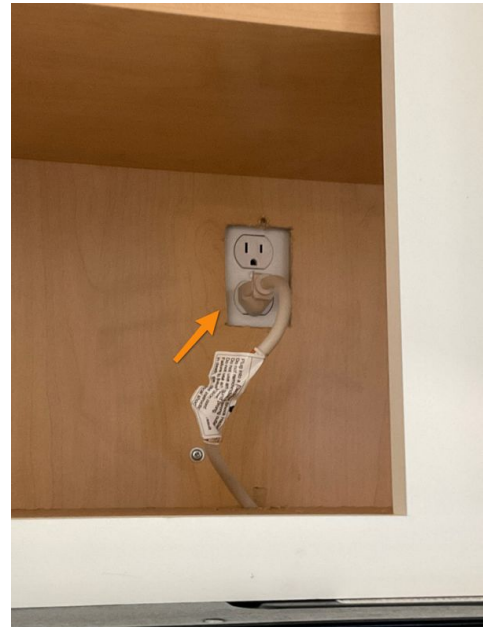
Plug for microwave I observed the cover plate for the outlet for the microwave behind the upper cabinet. This makes it unable to service. Recommend further evaluation and repair by qualified professional.

Recommendation

Contact a qualified professional.



Major Defect



17.6.1 Countertops & Cabinets

CABINET SEPARATING FROM WALL

I observed a cabinet separated from ceiling or wall. Not secure.

Recommendation

Contact a qualified cabinet contractor.



Major Defect



17.6.2 Countertops & Cabinets

COUNTERTOP DAMAGED

Major Defect

I observed damage at the counter top. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified countertop contractor.



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

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

1. any improper spacing between intermediate balusters, spindles and rails.

Attached Garage**The inspector shall inspect:**

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.

Electrical**I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;

2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
 2. the location of the main water supply shut-off valve;
 3. the location of the main fuel supply shut-off valve;
 4. the location of any observed fuel-storage system; and
 5. the capacity of the water heating equipment, if labeled.
-

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Attic**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.

Doors, Windows**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.

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.

Basement, Foundation, Crawlspaces & Structure**I. The inspector shall inspect:**

the foundation;

the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. 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.

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.