



Independent Home Inspections

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Property Inspection Report

Client(s): **Sample Report**

Property address:

Sulphur OK 73086-7103










Inspection date: **Tuesday, December 26, 2017**

This report published on Thursday, January 04, 2018 11:27:53 AM CST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

 Safety	Poses a safety hazard
 Major Defect	Correction likely involves a significant expense
 Repair/Replace	Recommend repairing or replacing
 Repair/Maintain	Recommend repair and/or maintenance
 Minor Defect	Correction likely involves only a minor expense
 Maintain	Recommend ongoing maintenance
 Evaluate	Recommend evaluation by a specialist
 Monitor	Recommend monitoring in the future
 Comment	For your information

General Information

Time started: 930am

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Rain

Temperature during inspection: Cold

Inspection fee: 375.00

Payment method: Check

Buildings inspected: One house

Number of residential units inspected: 1



Source for main building age: 17

Front of building faces: East

Main entrance faces: East

Occupied: No

Time finished: 230pm

1)   The propane gas supply was not available during the inspection (tank empty, shut-off valve turned off, no tank installed, etc.). The inspector operates only "normal" controls such as thermostats, stove burner knobs, and on/off switches, and does not operate gas shut-off valves or activate pilot lights. As a result, items such as but not limited to the gas supply system, gas-fired water heater(s), gas-fired forced air furnace(s), gas fireplace(s), stove(s), and range(s) weren't fully evaluated. The inspector was unable to test for gas leaks. Recommend that a qualified person make a full evaluation of the gas supply system and gas-fired appliances after the gas supply is turned back on. Any problems that are found after this evaluation should be repaired by a qualified contractor.

Grounds

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

Site profile: Stairstepped

Condition of driveway: Appeared serviceable

Driveway material: Gravel

Condition of sidewalks and/or patios: Appeared serviceable


Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Concrete

2)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

http://www.reporthost.com/independenthomeinspections/Grading_Around_Foundation-e1472173591693.jpg

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: from windows

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame


Wall covering: Wood

Condition of foundation and footings: Appeared serviceable


Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete


Apparent foundation type: Concrete slab on grade

3)  Some sections of siding and/or trim were deteriorated, split and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

**Photo 3-1****Photo 3-2****Photo 3-3**

4)  "Honeycombing" was found in one or more sections of the concrete foundation. This occurs when aggregate and sand in the concrete mixture bunches into clusters and fails to mix with the cement paste. This can be caused because the concrete mix was too stiff, by inadequate consolidation (insufficient use of a mechanical concrete vibrator) and/or pouring the concrete from too high of an elevation. In many cases honeycombing is only a cosmetic issue, but it does make concrete susceptible to water infiltration. Where honeycombing is accessible, recommend that a qualified person fill voids with an approved material such as hydraulic cement or non-shrinking grout.

The client should be aware that when honeycombing is visible, it may also exist in hidden areas. Honeycombing can result in mold growth in absorbent flooring materials (e.g. carpeting and mortar joints), and can cause rigid flooring materials to warp and buckle.

5)  One or more sections of perimeter foundation footings were above grade. Such footings should be below grade so adequate lateral support is provided by the soil. Standard building practices require that perimeter footings are below grade as follows:

- 12 inches or more for one-story buildings
- 18 inches or more for two-story buildings
- 24 inches or more for three-story buildings

Recommend that a qualified person repair as necessary.



Photo 5-1



Photo 5-2


6)  Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.



Photo 6-1

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Traversed, Viewed from ground, Viewed from windows

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Appeared serviceable


7)  Fungal rot or significant water damage was found at one or more roof areas at barge boards, fascia boards and/or soffits. Recommend that a qualified contractor repair as necessary. For example, by replacing all rotten wood, priming and painting new wood and installing flashing.



Photo 7-1



Photo 7-2




Photo 7-3



Photo 7-4



Photo 7-5

8)  The siding on one or more exterior walls was in contact with or too close to roof surfaces below. This is a conducive condition for wood-destroying organisms. There should be a gap of 1 1/2 to 2 inches between a roof surface and siding above. The gap is meant to prevent water from

wicking up into the bottom edge of the siding and causing fungal rot, or damaging the siding. There may also be inadequate space for additional layers of roofing materials in the future. Recommend that a qualified contractor repair per standard building practices. For example, by trimming the siding.

<http://www.reporhost.com/independenthomeinspections/gapbetweensidingandroofingsurface.pdf>



Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4




Photo 8-5



Photo 8-6



Photo 8-7

9)  No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. Recommend that a qualified contractor install drip edge flashings where missing and per standard building practices.

<http://www.reporthost.com/independenthomeinspections/Dripedgeflashig.pdf>

10) Loose shingle molding should be nailed up tight



Photo 10-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Not inspected because no access was found

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Not determined (inaccessible or obscured)

Approximate attic insulation R value (may vary in areas): Not determined (inaccessible or

obscured)

Vapor retarder: Not determined (inaccessible or obscured)

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s)

11) ⓘ No accessible attic spaces were found or inspected at this property. The inspector attempts to locate attic access points and evaluate attic spaces where possible. Such access points may be obscured by stored items or furnishings, but various home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings. If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 200

Condition of main service panel: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Master Bath Closet

Location of main disconnect: Breaker at top of main service panel

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Copper
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: No
Primary service type: Underground
Smoke alarm power source(s): Hard wired







12)    One or more receptacles were scorched. The wiring for these receptacles may be damaged due to overheating. Recommend that a qualified electrician replace such receptacles, evaluate related wiring and repair if necessary.



Photo 12-1



Lower wall in the master bedroom



13)    One or more electric receptacles at the bedroom(s), kitchen, family room, dining room, living room, closet(s), hallway(s) and/or laundry area had no visible arc fault circuit interrupter (AFCI) protection, or the inspector was unable to determine if AFCI protection was present. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:

<http://www.reporthost.com/?AFCI>

14)   Smoke alarms were missing from one or more hallways leading to bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit: <http://www.reporthost.com/?SMKALRM>

15)   Panel(s) #A were located in a closet. This is not an approved location for electric panels. Recommend that a qualified electrician move the panel(s) or make repairs per standard building practices.




16)   One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.




Photo 16-1



Photo 16-2

17)  Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.reporthost.com/?SMKALRMLS>

18)  Carbon monoxide alarms were missing from one or more sleeping areas and/or on one or more levels. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards. For more information, visit:

<http://www.reporthost.com/?COALRM>

Cabon monoxide alarms will be needed for the vent free fireplace



19)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.



Photo 19-1

20)  The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible.

Evaluation by a qualified electrician may be necessary.



Photo 20-1

21) 🛠️ One or more screws that attach the cover or dead front to panel(s) #A were missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.



Photo 21-1

Plumbing / Fuel Systems



Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.



Condition of service and main line: Appeared serviceable



Supply pipe material:



Water service: Public



Water pressure (psi): 110 psi
Service pipe material: Copper
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Location(s) of plumbing clean-outs: Building exterior
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Condition of fuel system: Not determined (gas service off or no fuel oil)
Visible fuel storage systems: None visible



22)   One or more sections of gas supply piping were embedded in a concrete slab, run under a concrete slab and/or run underneath a building. Gas piping should not be embedded in concrete or run under buildings or concrete slabs. Recommend that a qualified contractor evaluate and repair as necessary, and per standard building practices.


23)   The flexible connector used to supply gas to the Fireplace was longer than 3 feet. Flexible connectors longer than 3 feet are prohibited for gas appliances that are not moveable. Recommend that a qualified contractor repair per standard building practices.

24)   One or more flexible gas supply connectors were installed where they were subject to damage. For example, from foot traffic, stored items being moved, pets, or use of gardening tools. This is a potential explosion and/or fire hazard. Recommend that a qualified contractor repair per standard building practices.

25)   One or more flexible connectors used for gas supply lines passed through a floor and/or cabinets. Flexible connectors passing through walls, floors, ceilings, shelving or cabinets can be damaged, and leaks can occur. This is a potential explosion and/or fire hazard. Recommend that a qualified contractor repair per standard building practices.

26)   Propane supply lines were exposed and subject to damage. This is a potential fire or explosion hazard. Recommend that a qualified contractor repairs as necessary.



27)   The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.

28)  No expansion tank was installed for the water supply system. Expansion tanks are

recommended when a property is on a public water supply system and the property's water system is "closed" via a pressure reducing valve (PRV), check valve, or backflow preventer. No room for expansion of water exists in this type of system. Thermal expansion occurs when water is heated during non-use periods. In a closed system with no provision for expansion, its effects can include:

- Backflow into the water main
- Damage to water heater connections, gas water heater flue tubes and pumps serving washers and dishwashers
- Leaking faucets
- "Weeping" of water through the water heater temperature-pressure relief (TPR) valve
- Noisy water hammer in the pipes

Expansion tanks can eliminate these problems by giving water a place to go when thermal expansion occurs. When a water heating cycle ends, or when any fixture is opened within the system, the impact of thermal expansion is reduced, and water drains out of the expansion tank back into the system. Recommend that a qualified plumber install an expansion tank per standard building practices.

29)   Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

<http://www.reporthost.com/?SEPTIC>

Water Heater

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

Condition of water heater: Appeared serviceable



Type: Tank

Energy source: Electricity


Capacity (in gallons): 50

Location of water heater: Laundry room

Hot water temperature tested: Yes

30)   The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person install earthquake straps or struts as necessary and per standard building practices.

<http://www.reporthost.com/independenthomeinspections/Earthquakestraps.jpg>

31)  The temperature-pressure relief valve drain line terminated in a location that's not routinely accessed (e.g. crawl space). These valves often leak over time. If this valve leaks, significant amounts of water can accumulate where the drain line terminates. Recommend that a qualified plumber repair per standard building practices, and so the drain line terminates outside or in a readily accessible location. For more information, visit:

<http://www.reporthost.com/?TPRVALVE>

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 2005

Source for last service date of primary heat source: Service receipt

Condition of electric heaters (not forced air): Appeared serviceable

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Electric

Location of forced air furnace: Closet

Condition of furnace filters: Required replacement

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric


Type: Split system

Condition of controls: Appeared serviceable

Condition of cooling system and/or heat pump: Required repair, replacement and/or

evaluation (see comments below)

Location of heat pump or air conditioning unit: Building exterior, southwest

32)  The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

33)  One or more air supply registers were damaged. Recommend replacing as necessary.



Photo 33-1


34)  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.



Photo 34-1



Photo 34-2


35)  The pad for the heat pump or air conditioning condensing unit was not level and/or undermined. This unit requires adequate support. The compressor may be damaged if this unit is tilted 10 degrees or more. Also, the pad should elevate the unit above the soil to prevent corrosion. Recommend that a qualified person repair as necessary.



Photo 35-1


36)  Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



Photo 36-1



37)  The cooling fins at the air handler evaporator coils were dirty. Recommend that a qualified person clean fins as necessary.



Photo 37-1



Photo 37-2

38)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Fireplaces, Stoves, Chimneys and Flues


Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.



Condition of gas-fired fireplaces or stoves: Not determined (didn't respond to normal controls, gas off, etc.)

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of gas-fired fireplaces or stoves: Required repair, replacement and/or evaluation (see comments below)

Fan or blower installed in gas-fired fireplace or stove: Yes

39)  There was no readily apparent gas shut-off valve for the gas fireplace or stove. A shut-off valve should be installed within 6-10 feet from such appliances so they can be turned off easily during an emergency. This is a potential safety hazard. Recommend that a qualified contractor repair per standard building practices.

40)   A "vent-free" gas fireplace or stove was installed. The client should be aware that

exhaust gases from these appliances are vented directly into the living space where they are located, not outdoors. Exhaust gases can contain carbon monoxide, nitrogen dioxide, sulfur dioxide, particles and other pollutants. They can also contain very high levels of moisture (up to 25%), which can be detrimental to a house over time. Unpleasant odors may be emitted.

Vent-free fireplaces or stoves are not allowed in some municipalities. They must be used exactly as described by the manufacturer, normally for limited times, not in bedrooms and not while occupants are sleeping. They must be serviced periodically. Consult with a qualified HVAC contractor knowledgeable of local codes, and that this appliance be evaluated. For more information, visit:

<http://www.reporthost.com/?VENTFREE>

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable


Condition of dishwasher: Appeared serviceable


Condition of range, cooktop or oven: Required repair, replacement and/or evaluation (see comments below)

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

41)  No high loop or air gap was visible for the dishwasher drain. A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. The client should try to determine if these devices are built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install a high loop and air gap per standard building practices.

42)  The clearance between the stove top and the base of the exhaust hood above was too low. While the recommended height varies per the hood manufacturer, standards usually call for a minimum of 24 inches of clearance. A low hood height can restrict visibility of the stove top.

Recommend that a qualified contractor repair per standard building practices.



Photo 42-1

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, Master bath, first floor

Location #B: 3/4 bath, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Windows, Spot exhaust fans

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

43) 🛠️🔍 The toilet at location(s) #A didn't flush or had a weak flush. Recommend that a qualified plumber evaluate and repair or replace the toilet as necessary.

44) 🛠️ One or more cabinets, drawers and/or cabinet doors at location(s) #B were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.

Drawer was hard to pull out.

45) 🛠️ The exhaust fan at location(s) #A was inoperable. Moisture may accumulate and result in

mold, bacteria or fungal growth. Recommend that a qualified person clean, repair or replace fans as necessary.

The heat part of the heat,light, vent did not work



Photo 45-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Metal

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Tile

46) 🛠️ One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.

47) 🛠️ Some interior door hardware () were damaged and/or missing. Recommend that a qualified

person repair or replace as necessary.



Photo 47-1




Photo 47-2

Door knob missing



Photo 47-3

48)  One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.


49)  Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.



Photo 49-1


50)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 50-1



Photo 50-2

51) **i** Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: Yes

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