

# *Homeguard Home Inspections*

## Property Inspection Report



123 Sample Rd, Sample, NY 11111  
Inspection prepared for: Mr Sample & Mrs. Sample  
Date of Inspection: 3/11/2015 Time: 8:30am

Inspector: Manny Marinos  
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HOME INSPECTIONS  
INTERNACHI CERTIFIED

On this page you will find a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

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

**Note:** If there are no comments below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

# Report Summary

## EXTERIOR ELECTRICAL

Page 12 Item: 1	Exterior Electrical Receptacles	<ul style="list-style-type: none"> <li>Exterior receptacles at the home were not protected from weather and had no Ground Fault Circuit Interrupter (GFCI) protection. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection. This can be achieved by:               <ol style="list-style-type: none"> <li>Replacing the current standard receptacles with GFCI receptacles.</li> <li>Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles.</li> <li>Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.</li> </ol> </li> </ul>
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## SYSTEM VENTS

Page 17 Item: 1	Plumbing Vents	<ul style="list-style-type: none"> <li>The rubber boot at a roof plumbing vent pipe was damaged and may allow moisture intrusion of the roof assembly. The Inspector recommends replacement by a qualified roofing contractor.</li> </ul>
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## CHIMNEY at ROOF

Page 20 Item: 5	Spark Arrestor	<ul style="list-style-type: none"> <li>The inspector noted that part of the screen that prevents animals from entering the chimney was missing. We recommend replacing any missing sections of this screen.</li> </ul>
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## ATTIC

Page 28 Item: 11	Room Vent Terminations	<ul style="list-style-type: none"> <li>A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. The Inspector recommends correction by a qualified contractor.</li> </ul>
Page 28 Item: 12	Attic Electrical	<ul style="list-style-type: none"> <li>Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.</li> </ul>

## CRAWLSPACE

Page 31 Item: 4	Electrical	<ul style="list-style-type: none"> <li>The inspector observed a light fixture in the crawlspace which was detached from the junction box exposing live electrical wires. We recommend having a qualified contractor resecured the light fixture.</li> </ul>
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## PEST

Page 33 Item: 1	Termites	<ul style="list-style-type: none"> <li>• Tubes visible in the garage indicated termite infestation. The Inspector recommends an inspection and any necessary work be performed by a qualified pest control contractor.</li> </ul>
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## GARAGE

Page 34 Item: 4	Fire Separation	<ul style="list-style-type: none"> <li>• The garage ceiling had holes at the time of the inspection. These holes should be repaired to provide an intact fire-resistant barrier between the garage and the adjoining living space.</li> <li>• The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20 minute fire-rated panel door.</li> </ul>
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## OVERHEAD GARAGE DOOR

Page 34 Item: 3	Door Springs	<ul style="list-style-type: none"> <li>• Extension springs installed at a garage door did not have containment cables installed. Extension springs should have containment cables installed to help prevent injury or death if a spring should break. The Inspector recommends correction by a qualified contractor.</li> </ul>
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## ELECTRICAL SYSTEM

Page 36 Item: 2	General Condition	<ul style="list-style-type: none"> <li>• The home contained an older electrical system. As electrical technology and has advanced over the years, so has our knowledge of electrical safety practices. The National Electric Code (NEC) has been published by the National Fire Protection Association since 1911. It is considered to be the primary authority on safe wiring practices and has been updated frequently. Because the NEC never disallows something once it has been approved, older systems that have been installed and maintained correctly are not considered to be defective. Homes are not required to update electrical equipment each time the National Electric Code is updated. This means that often, older systems, though not technically defective, do not meet modern safety standards. Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, the Inspector recommends a comprehensive inspection of the entire electrical system by a qualified electrical contractor.</li> </ul>
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## ELECTRICAL SERVICE

Page 36 Item: 1	Service Drop	<ul style="list-style-type: none"> <li>• The overhead service-drop conductors were an older, cloth-covered type which had frayed and left energized wires exposed to touch. The Inspector recommends replacement by the electric utility provider.</li> </ul>
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## ELECTRIC METER

Page 37 Item: 2	Electric Meter Condition	<ul style="list-style-type: none"> <li>• Detached conduit at the top of the meter will allow moisture intrusion of the meter housing. This could cause corrosion of electrical components in the meter. This condition should be corrected by the electrical utility.</li> </ul>
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## SERVICE PANEL

Page 38 Item: 6	Cabinet Condition	<ul style="list-style-type: none"> <li>The service panel cabinet interior exhibited moderate amounts of corrosion indicating some moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor to ensure that electrical connections have not deteriorated.</li> </ul>
Page 38 Item: 8	Cabinet Amperage Rating	<ul style="list-style-type: none"> <li>The service panel label listed the panel rating at 60 amps. A 60 amp service is considered obsolete by modern standards and for safety reasons the Inspector recommends that you consult with a qualified electrical contractor to discuss options and prices for upgrading the electrical service.</li> </ul>
Page 40 Item: 14	Service Panel General Condition	<ul style="list-style-type: none"> <li>The service panel appeared to be original and was outdated. Service panels of this type and age were not designed to handle the larger loads placed upon service panel equipment by electrical appliances commonly found in modern homes. This system is a potential fire hazard. The Inspector recommends upgrading to a modern service panel. If you do not upgrade, it's important that you have the electrical system evaluated by a qualified electrical contractor to determine the limitations connected with its continued use.</li> </ul>

## WATER SUPPLY PIPES

Page 42 Item: 1	Main Water Pipe	<ul style="list-style-type: none"> <li>The inspector observed an active water leak at the main water supply pipe in the crawl space. We recommend having a licensed plumbing contractor evaluate and correct this condition.</li> </ul>
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## WATER HEATER

Page 46 Item: 11	TPR Discharge Pipe	<ul style="list-style-type: none"> <li>The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction by a qualified plumbing or HVAC contractor.</li> </ul>
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## BOILER

Page 48 Item: 16	TPR Discharge Pipe	<ul style="list-style-type: none"> <li>The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. <b>THE TPR VALVE SHOULD NOT BE TESTED UNTIL A PROPER DISCHARGE PIPE HAS BEEN INSTALLED</b></li> </ul>
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## FIREPLACES

Page 50 Item: 2	Ember Barrier	<ul style="list-style-type: none"> <li>The wood-burning fireplace lacked an ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material. The Inspector recommends providing a means for containing fireplace embers such as a screen.</li> </ul>
Page 50 Item: 3	Firebox	<ul style="list-style-type: none"> <li>Firebrick lining the wall of the firebox of the wood-burning fireplace in the main floor family room was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. The Inspector recommends repair by a qualified contractor.</li> </ul>

## KITCHEN

Page 53 Item: 6	Receptacles	<ul style="list-style-type: none"> <li>At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen but they had no ground fault circuit interrupter (GFCI) protection.</li> </ul> <p>For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.</p> <p>This can be achieved by:</p> <ol style="list-style-type: none"> <li>Replacing the current standard receptacle with GFCI outlets</li> <li>Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.</li> <li>Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.</li> </ol>
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## MAIN FLOOR BATHROOM

Page 57 Item: 5	Electrical Receptacles	<ul style="list-style-type: none"> <li>At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles but they had no ground fault circuit interrupter (GFCI) protection.</li> </ul> <p>For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.</p> <p>This can be achieved by:</p> <ol style="list-style-type: none"> <li>Replacing the current standard receptacle with GFCI outlets</li> <li>Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.</li> </ol>
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## INSPECTION and SITE DETAILS

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

### 1. Inspection Time

#### Observations:

- The Inspection started at 8:30AM
- The inspection ended at 12PM

### 2. Present at the Inspection

#### Observations:

- The buyer and buyer's agent attended the entire inspection.
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- The seller and seller's agent attended the entire inspection.

### 3. Weather Conditions

#### Observations:

- During the inspection the weather was overcast, but dry.
- The temperature at the inspection was approximately 30F degrees.
- During the 2 days preceding the inspection the inspection the weather was generally overcast with periods of moderate rain.

### 4. Year of Original Construction

#### Observations:

- The home was originally constructed in approximately 1965

### 5. Home Footprint Size

#### Observations:

- The size of the home was approximately 2000 square feet.

### 6. Utilities

#### Observations:

- All utilities were on at the time of the inspection.

### 7. Ground/Surface soil Condition

#### Observations:

- At the inspection, the ground was wet from recently melted snow.
- Portions of the ground were covered with snow.
- The snow depth averaged approximately 6inches.

## EXTERIOR VIEWS

### 1. Front



## 2. Right side



## 3. Rear



# GROUPS

## 1. Driveway Material

### Observations:

- The home had an asphalt driveway.

## 2. Driveway Condition

### Observations:

- The Inspector observed few deficiencies in the condition of the driveway at the time of the inspection. Notable exceptions will be listed in this report.
- Significant cracks visible in the driveway at the time of the inspection should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.





### 3. Walkways

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.

### 4. Building Lot Description

#### Observations:

- The building site was relatively level and flat.

### 5. Window Wells

#### Observations:

- One or more window wells lacked covers at the time of the inspection. This condition can be hazardous to small children and may trap pests. The inspector recommends installation of window well covers.



## EXTERIOR WALLS

### 1. Exterior Wall Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the exterior wall structures. Notable exceptions will be listed in this report.

### 2. Door Exteriors

#### Observations:

- At the time of the inspection, exterior door surfaces had damage or deterioration requiring maintenance. All work should be performed by a qualified contractor.

### 3. Window Exterior Condition

#### Observations:

- At the time of the inspection, window exteriors exhibited general deterioration requiring maintenance. All work should be performed by a qualified contractor.

### 4. Brick Construction Methods

#### Observations:

- The exterior walls were brick.

### 5. Brick Wall Condition

#### Observations:

- The Inspector observed few deficiencies in the condition of brick exterior walls. Notable exceptions will be listed in this report.

Inspection of brick veneer typically includes visual examination of the following:

- brick exposed surface condition
- mortar joint condition
- provision for ventilation of the air space
- provision for drainage of the air space (weep holes or wicks)
- brick support ledge condition (when visible)
- lintel condition
- overall installation quality



### 6. Brick Damage and Deterioration

#### Observations:

- The brick exterior walls had damage visible above and below windows that should be repaired by a qualified masonry contractor before this condition develops into more serious damage.

## 7. Wood Shingles

### Observations:

- The exterior walls of the home were covered with wood shingles.
- The Inspector observed few deficiencies in the condition of wood shingles covering exterior walls at the time of the inspection. Notable exceptions will be listed in this report.

Inspection of wood shingle wall coverings typically includes visual examination for:

- excessive splitting
- shingle distortion (cupping, curling, etc.)
- proper installation
- missing shingles
- damaged shingles
- fungal growth
- vegetative growth

• Some wood shingles covering exterior walls observed at the time of the inspection were split. Splitting is typically due to age and exposure to weather and an often-used rule of thumb calls for replacement when 30% or greater of shingles are split. The percentage of split shingles covering exterior walls appeared to be lower than 30% at the time of the inspection.

• The wood shingle exterior wall covering was missing shingles at the time of the inspection. Missing shingles should be replaced to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.



## EXTERIOR TRIM

### 1. Trim Material

#### Observations:

- Exterior trim was constructed of wood.

### 2. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior trim. Notable exceptions will be listed in this report.
- The inspector observed areas around the doors and windows that need to be sealed. We recommend using caulking to seal around all doors and window to ensure an air tight home.
- The inspector observed wood rot at the bottom overhead garage door frames. We recommend having a qualified contractor remove and replace any damaged trim at the exterior of the home.

### 3. Soffits

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the soffits. Notable exceptions will be listed in this report.
- Home soffits had stained areas visible at the time of the inspection indicating past roof leakage. The Inspector observed no deficiencies in the condition of the roof-covering material above these areas, indicating that the source of leakage has been corrected.

### 4. Fascia

#### Observations:

- At the time of the inspection, home fascia showed moderate weathering and deterioration commensurate with its age.

### 5. Window Trim

#### Observations:

- Window trim at the home exhibited moderate weathering and deterioration commensurate with its age.



### 6. Door Trim

#### Observations:

- Door trim at the home exhibited severe weathering and deterioration. It appeared to be adequately protecting the structure at the time of the inspection.



## EXTERIOR ELECTRICAL

## 1. Exterior Electrical Receptacles

### Observations:

- Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.
- At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.
- Exterior receptacles at the home were not protected from weather and had no Ground Fault Circuit Interrupter (GFCI) protection. Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacles located closest to the main electrical service panel with a GFCI receptacles.
3. Replacing the breaker currently protecting the electrical circuit that supplies these receptacles with a GFCI breaker.

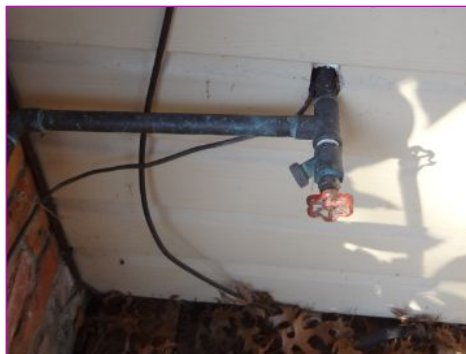


## EXTERIOR PLUMBING

### 1. Exterior Faucets

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.



## REAR DECK

## 1. General Condition

### Observations:

- This deck was exhibited minor general deterioration commensurate with its age.



## 2. Deck Foundation

### Observations:

- The deck structure rested upon poured concrete piers.
- [[Foundation OK]At the time of the inspection, the Inspector observed no deficiencies in the condition of the deck foundation.

## 3. Deck Structure

### Observations:

- The basic deck structure was built of wood.
- Inspection of the deck structure typically includes examination of the following:
  - Visible foundation
  - Posts (main support and handrail)
  - Diagonal bracing (permanently-installed only)
  - Adequately-sized/spaced fasteners
  - Adequate fastener schedule (spacing between fasteners)
  - Adequate connections between framing members.

This inspection is designed to ensure that the deck structure is in compliance with good building practices based on the Inspector's past experience and familiarity with good building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the structure of this deck.

Inspection of the deck structure typically includes examination of the following:

- Visible foundation
- Posts (main support and handrail)
- Diagonal bracing (permanently-installed only)
- Adequately-sized/spaced fasteners
- Adequate fastener schedule (spacing between fasteners)
- Adequate connections between framing members.

This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector's past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.





#### 4. Deck Attachment to Home

##### Observations:

- The deck was attached to the home with a ledger attached to the home exterior walls.
- The deck was attached to the home with a ledger bolted to the exterior of the foundation walls.
- At the time of the inspection, the Inspector observed no deficiencies in the method of deck attachment to the home.



#### 5. Deck Planking

##### Observations:

- Deck planking (the walking surface) was composed of wood.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the deck planking (the walking surface).

#### 6. Deck Guardrails

##### Observations:

- Guardrail assemblies protecting the deck were made of wood.
- Inspection of guardrails typically includes examination of the following:
  - attachment to the deck;
  - attachment to the home structure;
  - general condition; and
  - safety deficiencies.
- Deck guardrail assemblies were loose and should be made secure by a qualified contractor.
- At the time of the inspection, the deck guardrail assemblies exhibited minor deterioration.

#### 7. Deck Finish Coating

##### Observations:

- The deck appeared to be coated with a solid body stain.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the deck finish coating.

## 8. Stair Foundation

### Observations:

- The base of this deck staircase rested upon a poured concrete pad.

## 9. Stair Structure Materials

### Observations:

- This deck staircase was entirely constructed of wood.

## 10. Stair Structure Condition

### Observations:

- The deck stair stringers were old, badly damaged and unsafe. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

## 11. Exterior Stair Handrails

### Observations:

- Although it may have met with generally-accepted safety standards during the time period in which it was built, this deck staircase handrail did not meet generally-accepted modern safety standards.

Standards change over time. Homes are not required to be constantly upgraded to meet newly-enacted building codes or standards.

Some generally-accepted current standards regarding handrails are as follows:

1. A 4 3/8 inch sphere may not pass through the handrail at any point.
2. The handrail should not be climbable (especially by children).
3. Handrail height should be between 34 and 38 inches from tread nosing.
4. The handrail should protect the entire staircase.

This stairway failed to meet number .

All corrections should be made by a qualified contractor.

## PATIO

## 1. Patio Location

### Observations:

- This patio was located at the right side of the home.

## 2. Patio Materials

### Observations:

- This patio was constructed of poured concrete.

### 3. Patio Condition

#### Observations:

- Inspection of the patio typically includes examination of the: surface for...

- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling.

roof or cover and its supporting structure

- The patio was not level or flat at the time of the inspection. This condition appeared to be the result of heaving or settling of soil beneath the patio. Determining the cause and likelihood of continuing damage will require that you consult with a soils engineer.

### 4. Patio Slab Condition

#### Observations:

- The patio surface had severe cracking visible at the time of the inspection. The source of cracking appeared to be soil movement. Determining the cause and likelihood of continuing damage will require that you consult with a soils engineer. The Inspector recommends that cracks be filled with an appropriate material to help prevent continued deterioration.



## ROOF STRUCTURE EXTERIOR

### 1. Method of Inspection

#### Observations:

- The Inspector inspected the roof and its components by walking the roof.

### 2. Roof Configuration

#### Observations:

- The home had a gabled roof.

### 3. Roof Slope

#### Observations:

- The roof pitch (slope) was approximately 4&12.

## 4. Roof structure Exterior Appearance

### Observations:

- The inspector observed few deficiencies in the condition of the roof structure exterior. Notable exceptions will be listed in this report.
- In localized areas of the roof, when it was walked on, sheathing deflected to a greater degree than on the rest of the roof. This can be the result of a number of conditions, including wood decay and sheathing panels with damaged or defective sections.

## 5. Roof sheathing

### Observations:

- The roof appeared to be sheathed with 3/8-inch plywood. Although this is not considered acceptable by modern standards, it was considered acceptable at the time the home was originally constructed. Houses are not required to be upgraded to comply with newly-enacted building codes or standards. 3/8-inch plywood used as roof sheathing does not constitute a defective condition.

## 6. Roof Underlayment

### Observations:

- The underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

# FLASHING

## 1. General Condition

### Observations:

- The inspector observed few deficiencies when inspecting roof flashing. Notable exceptions will be listed in this report.
- Metal flashing protecting portions of the roof exhibited light corrosion that were not a concern at the time of the inspection

## 2. Roof-edge Flashing

### Observations:

- No roof edge flashing was installed at the time of the inspection. Lack of roof edge flashings leaves the edges of roof sheathing and underlayment exposed to the deteriorating effects of weather, with damage from moisture such as delamination and decay possible.

# SYSTEM VENTS

## 1. Plumbing Vents

### Observations:

- The rubber boot at a roof plumbing vent pipe was damaged and may allow moisture intrusion of the roof assembly. The Inspector recommends replacement by a qualified roofing contractor.



## ROOF DRAINAGE SYSTEM

### 1. Drainage System Description

#### Observations:

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
- Gutters and downspouts were fabricated from seamless aluminum (seams are at corners only).

### 2. General System Condition

#### Observations:

- The Inspector observed few deficiencies in the condition of the roof drainage system. Notable exceptions will be listed in this report.

### 3. Gutter

#### Observations:

- The Inspector observed few deficiencies in the condition of the gutters. Notable exceptions will be listed in this report.
- Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



## 4. Downspouts

### Observations:

- The Inspector observed few deficiencies in the condition of the downspouts. Notable exceptions will be listed in this report.
- One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.
- One or more downspouts designed to discharge roof drainage needed to be re-connected in order to properly control roof run-off. Disconnected downspouts can cause excessively high moisture levels in soil next to the foundation that can effect the ability of the soil to support the weight of the structure above and/or can cause damage related to soil/foundation movement. The Inspector recommends re-connection of any disconnected downspouts to help protect the home structure. All work should be performed by a qualified contractor.



## CHIMNEY at ROOF

### 1. Chimney General Condition

#### Observations:

- Inspection of the portion of the chimney that protrudes above the roof typically includes examination of the following:
  - Chimney cap
  - Roof penetration
  - Flue
  - Cricket
  - Spark arrestor
  - Any necessary bracing
  - Adequate height above roof
- The Inspector observed few deficiencies in the portion of the chimney that extended above the roof. Notable exceptions will be listed in this report.





## 2. Chimney Cap

### Observations:

- The chimney cap was constructed using sheet metal.
- The Inspector observed few deficiencies in the condition of the chimney cap. Notable exceptions will be listed in this report.

## 3. Chimney Penetration

### Observations:

- The areas at which the chimney penetrated the roof-covering material were dependant upon a sealant alone to prevent moisture intrusion of the roof structure. Sealant will eventually dry, shrink and crack, allowing moisture intrusion with the potential to cause decay of the roof sheathing or framing, microbial growth, or damage to other home materials. The condition of the sealant should be checked annually and an appropriate sealant reapplied as necessary by a qualified roofing contractor. The Inspector recommends installation of proper flashing and counter-flashing by a qualified contractor.

## 4. Chimney Flue

### Observations:

- The chimney was lined with a metal exhaust flue.
- Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.
- The portions of the chimney flue visible from the roof was dirty at the time of the inspection. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that the flue be cleaned by a qualified contractor.



## 5. Spark Arrestor

### Observations:

- The inspector noted that part of the screen that prevents animals from entering the chimney was missing. We recommend replacing any missing sections of this screen.



## SKYLIGHT

### 1. Skylight Condition

#### Observations:

- Skylight installation quality was poor, increasing the chances of leakage.



## ASPHALT SHINGLES

## 1. Asphalt Shingle Warranties

### Observations:

- Shingles appeared to have a 20-year warranty. Confirmation would require documentation or confirmation by a qualified roofing contractor. The length of the warranty is not an accurate reflection of the actual long-term expected service life. Manufacturer's warranties are a sales tool.
- Shingles may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Here's how it works:

### MANUFACTURER'S WARRANTY

The manufacturer's warranty is limited to shingle defects that are caused by the manufacturing process. It covers defects that cause shingles to fail before the term of the warranty has expired. This is called premature failure. Manufacturers' warranties are not negotiable, so a homeowner can't negotiate with a contractor or salesperson for a better manufacturer's warranty.

Shingles may be warranted for 20, 30, 40 or 50 years, although the 50-year warranty may also be called a lifetime warranty.

When a home is sold, the manufacturer's warranty may not transfer to the new owner at all, or it may transfer one time, or it may transfer with limited coverage, or it may transfer fully. It all depends on how the warranty was written.

### Warranty Prorating

Warranties, especially longer ones, often prorate to zero at the end of the warranty period. This would mean that, if, in the 30th year of its life, a roof with shingles warranted for 40 years failed, the warranty may cover only 25% of the roof's total replacement cost, since the shingles were already 75% of the way through their warranty period. Even less than that time period might be covered, if that's how the warranty was written. A lifetime warranty does not mean that the roof will be covered for replacement cost as long as the homeowner lives in or owns the home.

### Installation Requirements

Some manufacturers' warranties cover installation errors, but they require installation by manufacturer-certified installers using the manufacturers' products exclusively, from the underlayment on up.

### Labor and Disposal Costs

Manufacturers' warranties may cover only the cost of new shingles, or a portion of their costs, but not the cost of labor for installation, especially further along in the warranty period. Labor costs for installation are affected by the roof pitch. There's typically an extra charge for steeper pitches, which may not be included in the original warranty.

Roof replacement may require removal and disposal of the existing shingles, and that may not be covered, either.

### WIND WARRANTY: Separate and Shorter

The wind warranty is almost always a separate section within the overall manufacturer's warranty, and the time period covered is generally shorter than that of the overall warranty.

The average wind warranty for 20- to 40-year shingles is five years. For 50-year shingles, it's 10 years. This is because shingles become less wind-resistant as they age.

### Adhesive Strips: Failed Bond

Some wind warranties may not cover shingle blow-off before the adhesive strips fully bond to the shingles. This means that shingles installed during colder weather may be at risk, since the adhesive strips rely on heat to develop an adequate bond. In some climates, shingles installed during the cold season may take months to bond completely.

### Installation Deficiencies

Many wind warranties become void the day they're installed because of installation deficiencies. These kinds of deficiencies might include lack of underlayment, improper fastening methods, or

installation over a non-compliant substrate, such as an existing layer of shingles or a roof deck with cracks between panels or boards wider than 1/4-inch.

#### Manufacturers' Warranties Vary

Put simply, the terms of manufacturers' warranties can vary widely. If the seller claims that a warranty is a selling point, you should review the warranty terms carefully.

#### CONTRACTOR'S WARRANTY

The second type of warranty is the contractor's warranty. It covers proper installation methods and workmanship. The terms of a contractor's warranty may be negotiable, so they also vary.

Jurisdictional requirements may influence the terms. Jurisdictional requirements include those instituted by a city, county, state or provincial government.

Although manufacturers' and contractors' warranties are technically separate, improper installation or damage caused by workers may shorten the service life of a roof, in which case the manufacturer would deny the claim and refer the homeowner to the contractor.

There often is no single cause of shingle failure. The forces that have the greatest effect on shingles are different in different climate zones, and will be further influenced by many other conditions. If a leak occurs within the first few years of roofing installation, the leak is probably installation-related. If a new roof lasts for a few years but fails prematurely, the cause is usually manufacturing-related, although an older roof may also fail prematurely because of poor design or maintenance.

The real cause of failure is not always obvious and may involve a combination of factors.

You should ask about any roof warranties that may transfer with the sale of the home and read the terms carefully. If the roof is not covered by a warranty, you may want to purchase an insurance policy that will pay for roof damage.

## 2. Asphalt Shingle Description

#### Observations:

- The roof was covered with 3-tab fiberglass composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

## 3. Number of Layers

#### Observations:

- The roof had one layer of asphalt shingles installed at the time of the inspection.

## 4. General Condition

#### Observations:

- The Inspector observed no deficiencies in the condition of the asphalt composition shingle roof-covering material.





## 5. Shingle Bonding

### Observations:

- The representative shingles tested were adequately bonded at the time of the inspection. Asphalt shingles are manufactured with adhesive asphalt strips that—after shingles are first installed—are designed to soften in the heat of the sun, bonding to the shingles in the course above. The desired result is that the entire shingle roof acts a single, unified membrane. Successful bonding of the shingles is the most important factor in determining the shingle roof's resistance to wind damage.

## 6. Shingle Installation

### Observations:

- Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking shingles. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed. For this reason, the Inspector disclaims all responsibility for accurate confirmation of proper shingle roof installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, but accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

- At the time of the inspection, the Inspector observed no deficiencies in the installation of asphalt composition shingles covering this roof.



## 7. Fasteners

### Observations:

- The Inspector did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to asphalt connect asphalt composition shingles to the roof deck were not visible. At the time of the inspection the shingle adhesive strips were fully bonded. Because a fully bonded roof is the most important factor in the wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. Lack of damage to the roof indicated that fasteners were performing as designed.

# GENERAL STRUCTURE

## 1. General Structure

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

# EXTERIOR WALLS

## 1. Exterior Wall Construction

### Observations:

- Exterior walls were wood frame 2x4.

## 2. Exterior Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior wall structures.

# ATTIC

## 1. Attic Access

### Observations:

- The Inspector evaluated the attic from inside the attic space.
- The attic was accessed by a ceiling-installed pull-down ladder in the hallway.

## 2. Roof Structure

### Observations:

- The inspector observed no deficiencies during inspection of the roof structure.

## 3. Conventional Roof Framing

### Observations:

- The roof structure was built using conventional framing methods (rafters and ridge).
- The Inspector observed no deficiencies in the roof framing at the time of the inspection.





#### 4. Roof Sheathing Material

##### Observations:

- The roof appeared to be sheathed with plywood.

#### 5. Roof Sheathing Condition

##### Observations:

- Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Although the roof had experienced recent rain, sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected.



#### 6. Thermal Insulation Type

##### Observations:

- The attic floor insulation included fiberglass batts.

#### 7. Thermal Insulation Depth

##### Observations:

- Attic floor insulation depth averages 4 to 6 inches. The Inspector recommends installing additional insulation to comply with local energy codes.

#### 8. Thermal Insulation Condition

##### Observations:

- The attic was missing insulation in some areas. This condition can result in increased heating and cooling costs, reduced comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified contractor.

- Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.



## 9. Roof Structure Ventilation

### Observations:

- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

- Soffit vents were installed as part of the roof structure ventilation system.
- Continuous ridge vents were installed as part of the roof structure ventilation system.
- Gable vents were installed to ventilate the attic space.



## 10. Ventilation General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

## 11. Room Vent Terminations

### Observations:

- A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop.

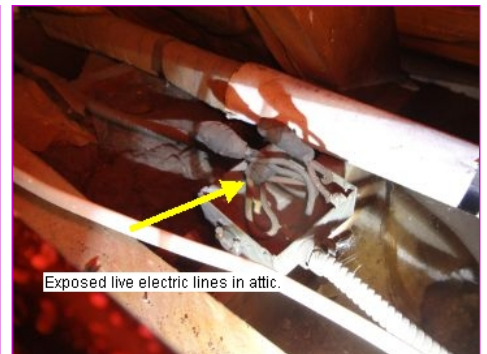
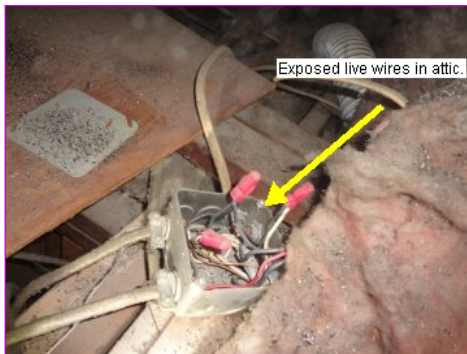
The Inspector recommends correction by a qualified contractor.



## 12. Attic Electrical

### Observations:

- Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.



## FOUNDATION

### 1. Foundation Configuration

#### Observations:

- Foundation construction included a crawlspace.

### 2. Footings

#### Observations:

- The footings were not visible.

### 3. CMU Foundation Walls

#### Observations:

- The visible portions of the foundation walls were constructed of concrete masonry units (CMU) commonly called "concrete block".
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the Concrete Masonry Unit (CMU) foundation walls.

## CRAWLSPACE

### 1. Crawlspace Access

#### Observations:

- Inspection of the crawlspace typically includes visual examination of the following:
  - Excavation
  - Foundation
  - Floor
  - Framing
  - Plumbing
  - Electrical
  - HVAC
  - Insulation
  - Pest (general evidence)
  - General condition
- The Inspector examined the crawlspace from the inside the crawlspace.
- This crawlspace was accessed through a foundation hatch at the garage.





## 2. General Condition

### Observations:

• At the time of the inspection, the Inspector observed few deficiencies in the condition of this crawlspace. Notable exceptions will be listed in this report.

Inspection of the crawlspace typically includes examination of the following:

- Excavation
- Floor
- Foundation
- Framing
- Plumbing
- Electrical
- HVAC
- Insulation
- Ventilation
- Pest (general evidence)
- General condition

• This crawlspace had an odor typically associated with elevated moisture levels. The Inspector was unable to locate any source of leakage or other source of excessive moisture. Odors similar to those noticeable in the crawlspace at the time of the inspection can be caused by mold fungi or soil-borne bacteria.

The source of moisture should be identified and the condition corrected. If the odor persists, consider consulting with a qualified industrial hygienist to determine the source of the odor and gain an idea of options and costs for correction.



## 3. Moisture; Walls & Floor

### Observations:

- The crawlspace had a dirt floor.
- No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.



## 4. Electrical

### Observations:

- Poorly supported electrical wires in the crawlspace should be corrected by a qualified electrical contractor.
- The inspector observed a light fixture in the crawlspace which was detached from the junction box exposing live electrical wires. We recommend having a qualified contractor resecured the light fixture.



*The inspector observed a light fixture in the crawlspace which was detached from the junction box exposing live electrical wires. We recommend having a qualified contractor resecured the light fixture.*

## 5. Insulation

### Observations:

- No insulation was installed in the unheated crawlspace.



# FLOOR STRUCTURE

## 1. Floor Structure Description

### Observations:

- The floor structure was viewed from the basement
- The floor structure was supported around the foundation perimeter by posts that rested upon the poured concrete foundation footing.
- [[Built-up (nailed) wood beams in beam pockets]Floor joists lapped on top of and were supported by built-up wood beams that rested in pockets in the perimeter foundation walls. The built-up wood beams consisted of layers of nominal 2x lumber nailed together to form a single framing member.
- The floor structure consisted of wood board subfloor sheathing installed over conventional joists.



## 2. General Framing Condition

### Observations:

• Inspection of the floor structure typically includes examination of the condition and proper installation of the following:

- Joist condition;
- Joists supporting structures and members;
- Connections and fasteners; and
- Floor sheathing

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible floor structure.

Inspection of the floor structure typically includes examination of the condition and proper installation of the following:

- Joist condition
- Joists supporting structures and members
- Connections and fasteners
- Floor sheathing



## 3. Floor Joists

### Observations:

- The floor joists were dimensional lumber.

## 4. Girders

### Observations:

- Where floor joists overlapped, they were supported by built-up conventional lumber girders, nailed together, that were supported by stacked concrete masonry unit (CMU) that rested on poured concrete pads.

PEST

## 1. Termites

### Observations:

- Tubes visible in the garage indicated termite infestation. The Inspector recommends an inspection and any necessary work be performed by a qualified pest control contractor.



## GARAGE

### 1. Garage Description

#### Observations:

- The home had a single-car detached garage.

### 2. Garage General Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage. Notable exceptions will be listed in this report.



### 3. Garage Floor

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage floor. Notable exceptions will be listed in this report.
- At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.
- The garage floor had common shrinkage cracks. These cracks are not a structural concern.

## 4. Fire Separation

### Observations:

- The walls separating the garage from the home living space did not meet firewall requirements. Although firewalls may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet current firewall requirements.
- The garage ceiling had holes at the time of the inspection. These holes should be repaired to provide an intact fire-resistant barrier between the garage and the adjoining living space.
- The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20 minute fire-rated panel door.

## OVERHEAD GARAGE DOOR

### 1. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the overhead vehicle doors. Notable exceptions will be listed in this report.
- At the time of the inspection, the the overhead garage doors exhibited general minor deterioration commensurate with their age.



### 2. Door Panels

#### Observations:

- A garage vehicle door had peeling paint. The Inspector recommends maintenance be performed by a qualified contractor.

### 3. Door Springs

#### Observations:

- Extension springs installed at a garage door did not have containment cables installed. Extension springs should have containment cables installed to help prevent injury or death if a spring should break. The Inspector recommends correction by a qualified contractor.

#### 4. Door Tracks

**Observations:**

- The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.

#### 5. Automatic Opener

**Observations:**

- One overhead garage door was equipped with an automatic door opener.
- The automatic garage door opener responded to the controls at the time of the inspection.

#### 6. Automatic Reverse

**Observations:**

- Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.
- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

#### 7. Automatic Opener Switch

**Observations:**

- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

#### 8. Manual Disconnect

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

## ELECTRICAL SYSTEM

#### 1. General Description

**Observations:**

- The electrical service conductors fed a service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

## 2. General Condition

### Observations:

- The home contained an older electrical system. As electrical technology and has advanced over the years, so has our knowledge of electrical safety practices. The National Electric Code (NEC) has been published by the National Fire Protection Association since 1911. It is considered to be the primary authority on safe wiring practices and has been updated frequently. Because the NEC never disallows something once it has been approved, older systems that have been installed and maintained correctly are not considered to be defective. Homes are not required to update electrical equipment each time the National Electric Code is updated. This means that often, older systems, though not technically defective, do not meet modern safety standards. Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, the Inspector recommends a comprehensive inspection of the entire electrical system by a qualified electrical contractor.

# ELECTRICAL SERVICE

## 1. Service Drop

### Observations:

- The electrical service was overhead.
- The overhead service-drop conductors attached directly to the home exterior. Although this is an outdated practice, the Inspector observed no deficiencies in the condition of the attachment at the time of the inspection.
- The overhead service-drop conductors were an older, cloth-covered type which had frayed and left energized wires exposed to touch. The Inspector recommends replacement buy the electric utility provider.



# ELECTRIC METER

## 1. Electric Meter Location

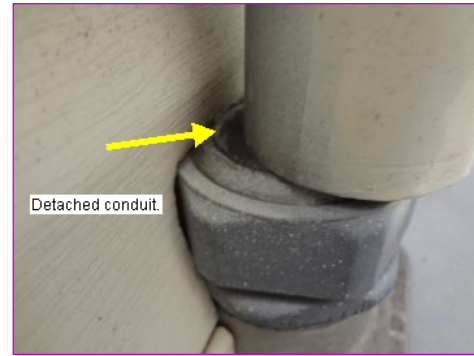
### Observations:

- The electric meter was located at the left side of the home.

## 2. Electric Meter Condition

### Observations:

- Detached conduit at the top of the meter will allow moisture intrusion of the meter housing. This could cause corrosion of electrical components in the meter. This condition should be corrected by the electrical utility.



## SERVICE PANEL

### 1. Service Panel Description

#### Observations:

- This main disconnect load center was the service equipment (first means of disconnect).

### 2. Service Panel Location

#### Observations:

- The electrical service panel was located in a hallway closet.

### 3. Service Panel Manufacturer

#### Observations:

- The service panel brand was Bulldog Pushmatic. It was an older switched type.



### 4. Cabinet Exposure Type

#### Observations:

- The service panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of falling dirt.

### 5. Dead Front Cover Condition

#### Observations:

- The service panel front cover (trim) was held in place by the wrong type of screws. Pointed, coarse-thread screws can cut conductors, causing damage that can create electrical arcing, or can energize the metal panel. Blunt, fine-thread screws are required for this application. This condition should be corrected by a qualified electrical contractor.
- The dead front cover of the service panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.



## 6. Cabinet Condition

### Observations:

- All components visible in the service panel appeared to be in serviceable condition at the time of the inspection.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

- The service panel cabinet interior exhibited moderate amounts of corrosion indicating some moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor to ensure that electrical connections have not deteriorated.



## 7. Service Entrance Conductors

### Observations:

- Markings describing the amperage rating of the service entrance conductors were not visible on the conductor insulation and the Inspector was unable to confirm proper rating.

Confirmation of correct main conductor rating would require the services of a qualified electrical contractor.

- The service entrance conductors were inspected in the service panel.

## 8. Cabinet Amperage Rating

### Observations:

- The service panel label listed the panel rating at 60 amps.

A 60 amp service is considered obsolete by modern standards and for safety reasons the Inspector recommends that you consult with a qualified electrical contractor to discuss options and prices for upgrading the electrical service.

## 9. Main Disconnect

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- The main disconnect was located at the service panel.
- The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
- The electrical service disconnect was rated at 60 amps.



## 10. Overcurrent Protection

### Observations:

- Overcurrent protection was located in the service panel.
- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.
- The service panel was full and had no room for additional circuit breakers. You may wish to consult with a qualified electrical contractor to discuss options and costs for installing additional circuits to the home.

## 11. Service Grounding

### Observations:

- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.



## 12. Equipment Grounding

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.



## 13. Bonding

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the neutral/ground bonding connection.

## 14. Service Panel General Condition

### Observations:

- The service panel appeared to be original and was outdated. Service panels of this type and age were not designed to handle the larger loads placed upon service panel equipment by electrical appliances commonly found in modern homes. This system is a potential fire hazard. The Inspector recommends upgrading to a modern service panel. If you do not upgrade, it's important that you have the electrical system evaluated by a qualified electrical contractor to determine the limitations connected with its continued use.



## BRANCH WIRING

## 1. Branch Wiring

### Observations:

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible branch wiring. Notable exceptions will be listed in this report.
- The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.
- Electricity in the home was distributed through old wiring insulated with cloth insulation. This wiring should be evaluated by a qualified electrical contractor.

## 2. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.
- At the time of the inspection, an electrical receptacle cover plate was missing in the living room. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.

## 3. Switches

### Observations:

- Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.
- The majority of switches tested responded to testing at the time of the inspection. Switches that did not respond to testing will be listed in the appropriate area of this report.
- At the time of the inspection, a switch cover plate was missing in the dining room. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends that a listed cover plate be installed by a qualified electrical contractor.



## 4. Lighting

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

# WATER SUPPLY SOURCE

## 1. Water Supply

### Observations:

- The home water was supplied from a public source.

# WATER SUPPLY PIPES

## 1. Main Water Pipe

### Observations:

- The main water supply pipe was 3/4-inch copperpipe.
- The inspector observed an active water leak at the main water supply pipe in the crawl space. We recommend having a licensed plumbing contractor evaluate and correct this condition.



## 2. Main Water Shut-off

### Observations:

- The main water supply shut-off was located in the garage.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.



## 3. Water Supply Pipe Material

### Observations:

- Most water supply pipes were not visible due to wall, floor and ceiling coverings.
- Water supply pipe diameter was half-inch.

## 4. Water Supply Pipe Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of most visible water supply pipes. Notable exceptions will be listed in this report.
- The Inspector recommends that uninsulated water supply pipes in the crawlspace be insulated by a qualified contractor to save on water heating costs and to help prevent damage from freezing pipes.



## 5. Functional Flow

### Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

## 6. Water Pipe Bonding

### Observations:

- The home water supply pipes appeared to be properly bonded to the home electrical system at the time of the inspection.

# DRAIN, WASTE, and VENT PIPES

## 1. DWV Material

### Observations:

- The visible drain, waste and vent (DWV) pipes were a combination of cast iron, galvanized steel, and approved PVC.
- Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

## 2. Functional Drainage

### Observations:

- All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

## 3. DWV Pipe Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

# SEPTIC SYSTEM



## 1. Septic Tank

### Observations:

- The home was attached to a private onsite wastewater treatment (septic) system which treated home sewage. A number of system types exist and determining which type is installed in the home and inspection of the system exceeds the scope of the General Home Inspection.

You should ask the sellers for any documents, installation or service records, receipts or other information they might have relating to this system and take the time to learn the maintenance requirements. All systems have maintenance requirements. Poor maintenance can shorten the lifespan of these systems and they can be one of the most expensive systems in the home to replace.

Performance can be affected by the following...

- Component design, size and quality
- Proper Installation
- Frequency of use
- Methods of use
- Type and quality of maintenance

The Inspector recommends inspection by a qualified contractor.

## WATER HEATER

### 1. Water Heater Type

#### Observations:

- This water heater was gas-fired.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

- This water heater was a medium-efficiency induced-draft type which used a mechanical fan to draw **combustion air** from the surrounding room through the combustion chamber and expel hot exhaust gasses through a metal exhaust flue to the home exterior.

### 2. Water Heater Location

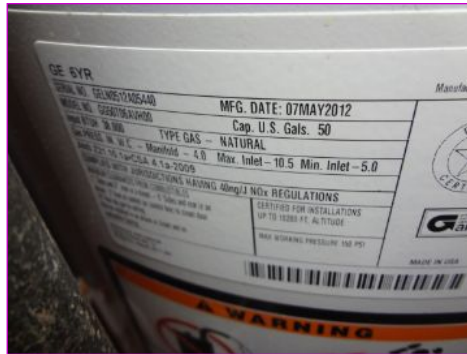
#### Observations:

- [Laundry room]]The water heater was located in the laundry room.

### 3. Water Heater Data Plate Information

#### Observations:

- The photo shows the data plate of the water heater.
- This water heater model number was GG50T06AVH00.
- This water heater serial number was GELN0512A05440.
- The date of manufacture for this water heater appeared to be 01/01/2008.
- The water heater was manufactured by General Electric.
- Water heater capacity was 50 gallons.



#### 4. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

#### 5. Burn Chamber Condition

**Observations:**

- The color of the water heater burner flame indicated that the water heater should be serviced by a qualified plumbing contractor.

#### 6. Fuel Supply

**Observations:**

- This gas-fired water heater was equipped to burn natural gas.

#### 7. Combustion Exhaust

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

#### 8. Combustion Air Supply

**Observations:**

- **Combustion air** supplying this water heater appeared to be sufficient at the time of the inspection.

#### 9. Water Pipe Connections

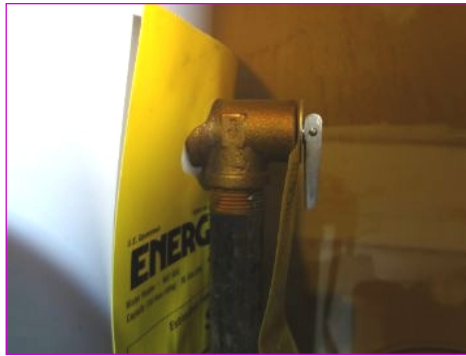
**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

#### 10. Pressure Relief Valve

**Observations:**

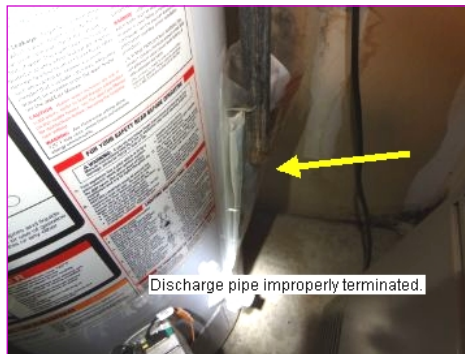
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).



## 11. TPR Discharge Pipe

### Observations:

- The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. The Inspector recommends correction by a qualified plumbing or HVAC contractor.



## BOILER

### 1. Boiler Location

#### Observations:

- The boiler was located in the garage.

### 2. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the boiler.

Inspection of the boiler typically includes examination of the following

- Cabinet interior and exterior,
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate **combustion air**
- Proper ignition
- Circulation pumps
- Pressure relief valve and overflow pipe
- Burn chamber conditions
- Proper exhaust flue conditions
- Fluid temperature and pressure
- General components condition
- Response to the thermostat(s).

### 3. Boiler Exterior

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler exterior.

### 4. Boiler Efficiency

#### Observations:

- The boiler was a mid-efficiency type.

### 5. Data Plate

#### Observations:

- The photo shows information marked on the boiler label or data plate such as the manufacturer, model and serial numbers.
- The boiler serial number was CROWNB000567307.
- The boiler model number was AWR105ENST2PSU.
- The boiler date of manufacture appeared to be 2/1/2013.
- The boiler brand was Crown Boiler Company.

### 6. Boiler Operation

#### Observations:

- The boiler responded to the demand for heat.

### 7. Oil-fired Boiler

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the oil-fired boiler.

### 8. Combustion Exhaust Flue

#### Observations:

- The inspector observed signs of past water/roof leakage at the combustion flue.



### 9. Combustion Air

#### Observations:

- **Combustion air** supply appeared to be sufficient at the time of the inspection.

### 10. Combustion Chamber

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler combustion chamber.

## 11. System Temperature/Pressure

### Observations:

- According to the installed system gauge, the boiler system water temperature was within the acceptable range of 160 - 180 degrees F. at the time of the inspection.

## 12. Boiler Interior

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the boiler interior.

## 13. Boiler Shut-offs

### Observations:

- The photo shows the electrical shut-off for the boiler.



## 14. Fuel Pipe Condition

### Observations:

- The pipes supplying fuel to the boiler appeared to be properly configured and in serviceable condition at the time of the inspection.

## 15. Pressure Relief Valve

### Observations:

- The boiler was equipped with a temperature/pressure relief (TPR) valve which was not operated by the Inspector. Operating the **TPR valve** lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

## 16. TPR Discharge Pipe

### Observations:

- The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. The TPR V ALVE SHOULD NOT BE TESTED UNTIL A PROPER DISCHARGE PIPE HAS BEEN INSTALLED

## 17. Circulation Pump

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the circulation pump.

## 18. Expansion Tank

### Observations:

- The boiler had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed.

## 19. Hot Water Baseboard Distribution

### Observations:

- Home heat was distributed by fluid heated by the boiler and circulated through pipes that radiated heat to the home from baseboard housings. This is called a "hot water baseboard" heating system.
- The hot water baseboard heating system appeared to be in serviceable condition and supplied heat upon demand at the time of the inspection.

# FIREPLACES

## 1. Wood-burning Fireplace

### Observations:

- The home contained a wood-burning fireplace located in the main floor family room.
  - At the time of the inspection, the Inspector observed few deficiencies in the condition of the wood-burning fireplace in the . It was not operated. Any exceptions will be listed in this report.
- Inspection of wood-burning fireplaces typically includes visual examination of the following:
- Adequate hearth
  - Firebox condition
  - Operable damper
  - Visible flue condition
  - Ember barrier
  - Exterior condition

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



## 2. Ember Barrier

### Observations:

- The wood-burning fireplace lacked an ember barrier. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material. The Inspector recommends providing a means for containing fireplace embers such as a screen.



### 3. Firebox

#### Observations:

- Firebrick lining the wall of the firebox of the wood-burning fireplace in the main floor family room was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. The Inspector recommends repair by a qualified contractor.



## OIL TANK

### 1. Oil Tank Condition

#### Materials:

#### Observations:

- The oil tank was in serviceable condition at the time of the inspection. We recommend having the oil tank inspected on an annual basis to ensure the tank is free from leaks.



## DOORS

### 1. Exterior Door Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the interior condition of exterior doors.
- Exterior doors exhibited general light damage or deterioration at the time of the inspection.

### 2. Exterior Door Hardware

#### Observations:

- The door to the exterior in the entry rattled while closed and would benefit from having the strike plate trim tabs adjusted. The Inspector recommends adjustment by a qualified contractor.

### 3. Exterior Door Operation

#### Observations:

- The door to the exterior in the entry appeared to have been installed by persons lacking adequate skills.

### 4. Interior Door Condition

#### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the interior doors. Notable exceptions will be listed in this report.
- Interior doors in the home exhibited light damage or deterioration commensurate with the age of the home.
- Interior entry doors to rooms containing heating supply registers but no return air registers had inadequate gaps at the bottoms that will not allow adequate air flow between the supply registers located in these rooms and the return air registers in the hall. This condition can result in pressurization of these rooms that can reduce the amount of conditioned air entering the rooms. The inspector recommends the door bottoms be cut to provide gaps of at least 3/4-inch.



### 5. Interior Door Hardware

#### Observations:

- Door hardware at an interior door in the hallway closet was old and showed minor deterioration commensurate with its age at the time of the inspection.



### 6. Interior Door Operation

#### Observations:

- The latch bolt of an interior door in the hallway bathroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.

## 7. Sliding Glass Doors

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the sliding glass doors.

# WINDOWS

## 1. Window Type

### Observations:

- The home had a mixture of wood and vinyl windows.
- Windows in the home were a mixture of double-hung and casement.

## 2. Window Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the interior condition and operation of windows of the home. Notable exceptions will be listed in this report.

## 3. Window Glazing

### Observations:

- Condensation visible in the double-pane glazing of a window in the living room indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.
- One or more window in the living room had a cracked or broken pane.



## 4. Window Operation

### Observations:

- A casement window in the dining room would not close completely due to binding. The Inspector recommends service by a qualified contractor.

# KITCHEN

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the kitchen. Notable exceptions will be listed in this report.

## 2. Range Condition



## 3. Range Hood

### Observations:

- The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

## 4. Microwave

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

## 5. Kitchen Lighting

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

## 6. Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard receptacle with GFCI outlets
2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.
3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

## 7. GFCI Receptacles



## 8. Switches

### Observations:

- The electric switches in the kitchen were in serviceable condition at the time of the inspection.

## 9. Sink

### Observations:

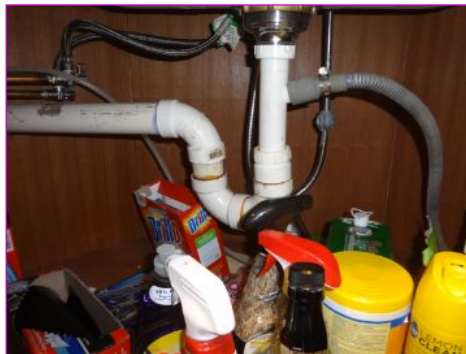
- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.
- The kitchen sink had functional flow and functional drainage at the time of the inspection.
- The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.



## 10. Undersink Conditions

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.





## 11. Dishwasher

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.
- The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.



## 12. Cabinets

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

## 13. Countertops

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the countertops.

## 14. Floors

### Observations:

- The kitchen floor tile had minor damage visible at the time of the inspection.

## 15. Walls

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

## 16. Ceilings

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

# LAUNDRY ROOM

## 1. General Condition

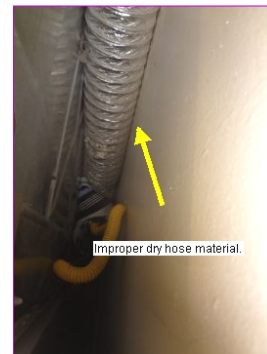
### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.
- The dryer was tested and working properly at the time of the inspection.
- The washing machine was tested by filling with water and allowing machine to run through a cycle. The washing machine operated properly at the time of the inspection.

## 2. Dryer Venting

### Observations:

- A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.
- The dryer was vented using a flexible, ribbed foil vent. This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.



## MAIN FLOOR BATHROOM

## 1. Bathroom Configuration

### Observations:

- This bathroom contained a pedestal sink and a toilet.

## 2. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.

### 3. Sinks

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.
- This bathroom sink had functional flow and functional drainage at the time of the inspection.
- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.



### 4. Toilet Type/Operation

#### Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.



### 5. Electrical Receptacles

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles but they had no ground fault circuit interrupter (**GFCI**) protection. For safety reasons, consider having **GFCI** protection installed for receptacles within 6 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard receptacle with **GFCI** outlets
2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a **GFCI** receptacle.



## 6. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

## 7. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

## 8. Floor

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

## 9. Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

## 10. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

# UPSTAIRS HALL BATHROOM

## 1. Bathroom Configuration

### Observations:

- This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

## 2. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.



### 3. Sinks

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.
- This bathroom sink had functional flow and functional drainage at the time of the inspection.
- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.



### 4. Undersink Conditions

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing.



### 5. Cabinets

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

## 6. Counters

### Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

## 7. Toilet Type/Operation

### Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.



## 8. Bath Tubs

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components.

Tub inspection includes testing for:

- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve

- The tub had functional flow and functional drainage at the time of the inspection.





## 9. Shower

### Observations:

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.



## 10. GFCI Receptacles

### Observations:

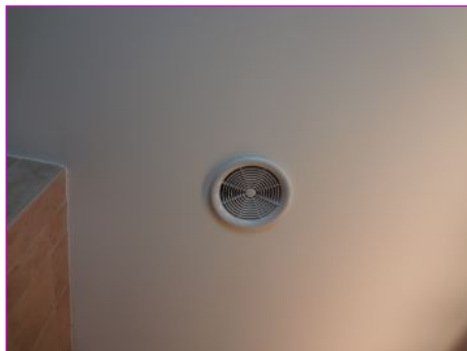
- Electrical receptacles in this bathroom had ground fault circuit interrupter (**GFCI**) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.



## 11. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.



## 12. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

## 13. Floor

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

## 14. Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

## 15. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

## 16. Heating

### Observations:

- This bathroom had an operable heat source at the time of the inspection.

## Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves