

# Inspection Report

Provided by:



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Property Address:

Somewhere NH



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**Section number:**

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# 1 Report Information

## Property Photo

### 1) NH Seal of Approval

This seal represents the License that is held by the inspector which allows him to conduct home inspections in the state of New Hampshire where he has fulfilled all the requirements demanded by the states Board of Inspectors.



## Client Information

Client Name                      John Doe  
Client Phone                      555-555-5555

## Property Information

Approximate Year Built              2008  
Approximate Square Footage              2000  
Number of Bedroom                      3  
Number of Bath                              3  
Direction House Faces                      North

## Inspection Information

Inspection Date                      6/7/18  
Inspection Time                      1pm  
Weather Conditions                      Partly Sunny  
Outside Temperature                      70 degrees  
Price for Inspection                      400

### **Introduction, Scope, Definitions and Compliance**

**Introduction:** The following numbered and attached pages are your home inspection report. The report includes video, pictures, information and recommendations. This inspection was performed in accordance with the current [Standards of Practice](#) and [Code of Ethics](#) (Spanish [Estándares de la Práctica](#) and [Código de ética](#)) of InterNACHI (International Association of Certified Home Inspectors). The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

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

No warranty, guarantee or insurance by NH Home Inspector LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. NH Home Inspector LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

**Use of photos and video:** Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

**Comment Key or Definitions:**The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Definition of conditions:

**AS** = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

**R** = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S** = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**MO** = Monitor: The item is questionable and will need to be monitored for a time to be sure the condition does not get worse.

NI = Not Inspected: The item was not inspected during the inspection.

**What really matters in a home inspection:** The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancy and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of **AFCI/GFCI** outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

This report has been produced in accordance with the **AGREEMENT** and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our **CLIENT**. Not to be used or interpreted by anyone other than our **CLIENT** or **REPRESENTATIVE**. If you're reading this report but did not hire us, NH Home Inspector LLC, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly at (603) 819-9849 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank You!

## Furnished Homes

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact NH Home Inspector LLC immediately if any adverse conditions are observed that were not commented on in your inspection report.

## Pre-Closing Walkthrough

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases NH Home Inspector LLC of all responsibility. The Client assumes responsibility for all known defects after settlement. The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

## **Conclusion**

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

## 2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Roofing	2	There appeared to be at least one missing shingle on the front section of roof. Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.
Roofing	4	The property has a partial gutter system. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house. The gutters that were on the house appeared to be in serviceable condition and also had leaf guards which is great.
Exterior	7	The concrete steps into the front entry of the home appeared to have been sinking a bit at the front of the steps. This is causing the concrete pad to be sloped beyond the standard of one quarter inch per foot and is also causing the first step to be substantially smaller than the second step. These conditions may cause trips and falls. It is suggested that a general contractor be contacted for further evaluation and repair.
Exterior	8	At the rear deck there appeared to be multiple repairs needed. The ledger board of the deck was attached to the bump out of the bay window. This is not recommended as the deck adds a substantial load to that connection point via snow and dead weight. Bay window bump outs are cantilevered and are typically built to only hold its own weight. There was also a gap between the boards of the carrying beam. This appeared to be due to the lack of fasteners holding the ply's of the beam together. There should be staggered bolts or approved fasteners along the entire length of the carrier. The 4x4 support posts of the deck appeared to be undersized. By today's standards any support post that is taller than 4 feet should be made of a minimum of 4x6 lumber. This is because smaller lumber, like a 4x4, tend to twist as they dry over time. One post appeared to be doing this during the inspection. The bottom step was taller than the maximum standard tread height of 7 3/4 inches. This could cause a trip and fall hazard. The decking appeared to be aging and cracking prematurely for a typical composite material. It appeared to be only a cosmetic defect during the inspection but this area should be monitored in the future and replaced as needed. There also appeared to be a decent sag

		in the center of the deck. It appeared to be a blemish from the time of installation due to a joist not lining up correctly but it should be evaluated further. It is suggested that a General Contractor and a Structural Engineer be contacted for further evaluation and repair of these items. There also appeared to be no GFCI outlet within 6.5 feet of the deck. Current standards require that a GFCI outlet be on or within 6.5 feet of the deck as to lessen the use of unsafe extension cords stretching across wet conditions or causing trip and fall hazards near and around the deck. It is suggested to contact an electrician for further evaluation and repair.
Exterior	9	There were a couple pieces of siding falling out of place at the time of the inspection. This is typical when its the top piece of siding as it sometimes is only clipped into the utility strip above it. It is common practice to put a small nail in the siding to keep this from happening. It should be a fairly simple job to just clip the siding back into place by a general handyman.
Exterior	11	The exterior entry door to the garage appeared to need a new coat of paint. Paint will help keep the wood trim from rotting as quickly. Recommend contacting a painter or general handyman.
Exterior	12	The spigot on the rear of the home had a broken handle. It should be an easy repair for a general handyman. The faucet is a frost free type which is good.
Grounds	14	The grading in the back yard near the fence line should be monitored for further erosion. Leaving as much vegetation in the back would be the best thing for erosion control. If erosion persists then I would recommend contacting a Landscaping contractor for further evaluation and repair.
Grounds	18	The propane tank was labeled as a 500 gallon tank. The tank is underground in the back yard and I was unable to inspect it. Recommend contacting the propane delivery company for maintenance and the life expectancy of the tank. The main gas shut off is under the lid of the black box in the back yard.
Heating - Air	23	There was dense vegetation growing around and into the AC condenser at the rear of the home. This vegetation should be cut back. The condenser needs adequate air flow to function correctly and a lack of air flow may shorten the lifespan of the unit and cause poor performance.
Interiors	36	One of section of handrail at the second floor stairway had a loose bracket connection. This should be re-secured so that the handrail does not fall away from the brackets and cause a fall hazard. Recommend contacting a general handyman to repair this.
Interiors	42	There were no carbon monoxide detectors found on the first floor and in the basement at the time of inspection. There was one plugin unit found in the hallway on the second floor which is good. Current state laws require the installation of these devices. Client should contact



		the local Fire Marshall's office for proper locations.
Kitchen	59	The drain piping for the dishwasher did not have a "high loop" attachment. Today's standards require that the drain line be connected to a point just below the counter top before it continues to the sink drain. This limits any back-flow of contaminated water from the sink to the dishwasher.
Bath(s)	66	Appears Serviceable
Bath(s)	70	One of the drain fittings appeared to be cross threaded at the 1st floor bathroom sink. This fitting did not appear to be leaking at the time of the inspection but it should be repaired so that it does not leak. Recommend repair by a general handyman or plumber.
Garage - Laundry	79	The door from the garage into the home did have self closing hinges, however, it did not appear to be a fire rated door. There was no label stating that it was fire rated. Any door from a garage into the living space of a home should be a minimum one hour fire rated door. It is recommended that a General Contractor be contacted for evaluation and repair.
Basement	87	Though it is typical on concrete floors, evidence of cracks and / or settlement was observed to the basement floor and theses should be monitored and assessed. Recommend further evaluation by a qualified contractor.
Basement	94	One of the columns in the basement appeared to be loose. There did however appear to be plenty of support for the main carrier beam above it. This column may just need to be shimmed and re-secured so that it does not fall out of place and hurt someone. There was also spray foam around the main drain line that as it went through the foundation. It is ideal to have this area filled with concrete or mortar products. Spray foam does not stop moisture or critters. Recommend contacting a general contractor for repair and evaluation.
Foundation - Crawl Space	95	There was one larger crack in the foundation below the garage exterior entry door. This should be repaired so that it does not get larger. There was also a normal looking stress crack in the basement on one of the walls. This crack appeared to be about a quarter of an inch near the top and smaller as it went down. This crack should be filled at minimum and evaluated further by a foundation expert.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MO = Monitor

## 3 Roofing

### Roof Covering

#### Scope

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashing's, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

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

#### Method of Inspection

The roof was inspected by observing from a ladder placed at the edge of the roof and with high power binoculars

#### Roof Style

Gable

#### Roof Covering Material

Asphalt composition shingles.

#### Number of Layers

One

#### 2) Roof Covering Condition

**R** There appeared to be at least one missing shingle on the front section of roof. Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.



Missing Shingle on roof

#### 3) Flashing Conditions

**AS** **Appears Serviceable** The exposed flashings appeared to be in serviceable condition at the time of inspection.

#### 4) Gutter & Downspout Conditions

**MO** The property has a partial gutter system. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house. The gutters that were on the house appeared to be in serviceable condition and also had leaf guards which is great.

### Attic Area

**AS = Appears Serviceable** | **R = Repair** | **S = Safety** | **NI = Not Inspected** | **MO = Monitor**

<b>Scope</b>	Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)
<b>Attic Access</b>	Master Bedroom Closet
<b>Method of Inspection</b>	Entered attic area.
<b>Roof Frame Type</b>	The roof framing is constructed with rafter framing.
<b>5) Attic Conditions</b>	<span style="border: 1px solid black; padding: 2px;">AS</span> <b>Appears Serviceable</b> The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.
<b>Attic Ventilation Type</b>	Ridge Vents and Soffit vents
<b>Attic Ventilation Conditions</b>	<b>Appears Serviceable</b>
<b>Attic Insulation Type</b>	Batt Insulation and Loose fill
<b>6) Attic Insulation Conditions</b>	<span style="border: 1px solid black; padding: 2px;">AS</span> <b>Appears Serviceable</b> The attic has batt insulation and blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

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## 4 Exterior

### Front - Back Entrance

#### Scope

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. Any adjacent walkways and driveways. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items, including window and door flashing's, which are not visible or readily accessible from the ground. Inspect geological, geotechnical, hydro-logical and/or soil conditions. Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks. Inspect erosion control and earth stabilization measures. Inspect for safety type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar, wind or geothermal systems. Inspect swimming pools or spas. Inspect waste-water treatment systems septic systems or cesspools. Inspect irrigation or sprinkler systems. Inspect drain fields or dry-wells. Determine the integrity of multi-pane window glazing or the thermal window seals.

#### Front Entrance Type

Concrete steps

#### 7) Front Entrance Conditions

**S** The concrete steps into the front entry of the home appeared to have be sinking a bit at the front of the steps. This is causing the concrete pad to be sloped beyond the standard of one quarter inch per foot and is also causing the first step to be substantially smaller than the second step. These conditions may cause trips and falls. It is suggested that a general contractor be contacted for further evaluation and repair.



Different size risers.



Tilted front steps

#### Back Entrance Type

Deck

#### 8) Back Entrance Conditions

**R** At the rear deck there appeared to be multiple repairs needed. The ledger board of the deck was attached to the bump out of the bay window. This is not recommended as the deck adds a substantial load to that connection point via snow and dead weight. Bay window bump outs are cantilevered and are typically built to only hold its own weight. There was also a gap between the boards of the carrying beam. This appeared to be due to the lack of fasteners holding the ply's of the beam together. There should be staggered bots or approved fasteners along the

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entire length of the carrier. The 4x4 support posts of the deck appeared to be undersized. By today's standards any support post that is taller than 4 feet should be made of a minimum of 4x6 lumber. This is because smaller lumber, like a 4x4, tend to twist as they dry over time. One post appeared to be doing this during the inspection. The bottom step was taller than the maximum standard tread height of 7 3/4 inches. This could cause a trip and fall hazard. The decking appeared to be aging and cracking prematurely for a typical composite material. It appeared to be only a cosmetic defect during the inspection but this area should be monitored in the future and replaced as needed. There also appeared to be a decent sag in the center of the deck. It appeared to be a blemish from the time of installation due to a joist not lining up correctly but it should be evaluated further. It is suggested that a General Contractor and a Structural Engineer be contacted for further evaluation and repair of these items. There also appeared to be no GFCI outlet within 6.5 feet of the deck. Current standards require that a GFCI outlet be on or within 6.5 feet of the deck as to lessen the use of unsafe extension cords stretching across wet conditions or causing trip and fall hazards near and around the deck. It is suggested to contact an electrician for further evaluation and repair.



It is not recommended to attach a deck to a bumpout



4x4 is too small for today's standards

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Twisted post due to being undersized



Gap in carrier for deck due to lack of fasteners



Seams in carriers should fall on a post



First step on deck stairs is too tall. Maximum of 7 3/4 inches is the standard.



Decking was cracking around screws and in random locations



More cracking

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Sag in deck

**Exterior Walls**

**Structure Type**

Wood frame

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are vinyl.

**9) Exterior Wall Conditions**

**R** There were a couple pieces of siding falling out of place at the time of the inspection. This is typical when its the top piece of siding as it sometimes is only clipped into the utility strip above it. It is common practice to put a small nail in the siding to keep this from happening. It should be a fairly simple job to just clip the siding back into place by a general handyman.



Falling siding



More falling siding

**Exterior Windows - Doors**

**Window Type**

Double Hung

**Window Material**

Vinyl

**10) Window Conditions**

**AS** **Appears Serviceable** all windows appear to be fairly new with the exception of one window in the shower area of the front bathroom

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**11) Exterior Door  
Conditions**

R

The exterior entry door to the garage appeared to need a new coat of paint. Paint will help keep the wood trim from rotting as quickly. Recommend contacting a painter or general handyman.



Exterior garage door

**Exterior Water Faucet(s)**

**Faucet Location**

South side of home.

**12) Faucet Conditions**

R

The spigot on the rear of the home had a broken handle. It should be an easy repair for a general handyman. The faucet is a frost free type which is good.



Broken handle

**Chimney**

**13) Chimney  
Conditions**

NI

Not Inspected



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## 5 Grounds

### Grading

**Grading Slope** The site is moderately sloped. The site grading slope is steep in the back yard.

**14) Grading Conditions** MO The grading in the back yard near the fence line should be monitored for further erosion. Leaving as much vegetation in the back would be the best thing for erosion control. If erosion persists then I would recommend contacting a Landscaping contractor for further evaluation and repair.

### Driveways - Sidewalks - Walkways

**Driveway Material** Asphalt

**15) Driveway Conditions** AS **Appears Serviceable** The driveway appeared to be in serviceable condition at the time of the inspection.

**Sidewalk Material** Stepping stones

**16) Sidewalk Conditions** AS **Appears Serviceable** The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

### Retaining Wall

**Retaining Wall Material** Rock

**17) Retaining Wall Conditions** AS **Appears Serviceable** The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.

### Propane tank

**18) New parameter name 1** NI The propane tank was labeled as a 500 gallon tank. The tank is underground in the back yard and I was unable to inspect it. Recommend contacting the propane delivery company for maintenance and the life expectancy of the tank. The main gas shut off is under the lid of the black box in the back yard.



Underground propane tank



Propane tank info plate

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Gas shut off at the propane tank

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MO = Monitor

## 6 Heating - Air

### Heating

#### Scope

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

#### Location of Unit

Basement

#### Heating Type

Forced Air

#### Energy Source

Propane

#### Approximate BTU Rating

The BTU's were not available.

#### 19) Unit Conditions

AS

**Appears Serviceable** The heating system was operational at time of inspection. This is not an indication of future operation or condition.

#### Distribution Type

The visible areas of the heat distribution system is duct-work with registers.

#### 20) Distribution Conditions

AS

**Appears Serviceable** The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

#### 21) Ventilation Conditions

AS

**Appears Serviceable** The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

#### 22) Thermostat Condition

AS

**Appears Serviceable** The normal operating controls appeared to be serviceable at the time of the inspection.

### Air Condition - Cooling

#### Type of Cooling System

Central air unit

#### AC Unit Power

240V

#### 23) AC Unit Conditions

R

**There was dense vegetation growing around and into the AC condenser at the rear of the home. This vegetation should be cut back. The condenser needs adequate air flow to function correctly and a lack of air flow may shorten the lifespan of the unit and cause poor performance.**

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Dense veggitation around condenser

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MO = Monitor

## 7 Electrical

### Service Drop - Weatherhead

#### Scope

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather-heads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting

#### Electrical Service Type

The electrical service is underground.

#### Electrical Service Material

Aluminum

#### Number of Conductors

Two

#### 24) Electrical Service Conditions

AS

**Appears Serviceable** The main service entry appeared to be in serviceable condition at the time of inspection.



Electrical service and meter

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MO = Monitor

## Main Electrical Panel

**Main Disconnect** At Main Panel

**Location**

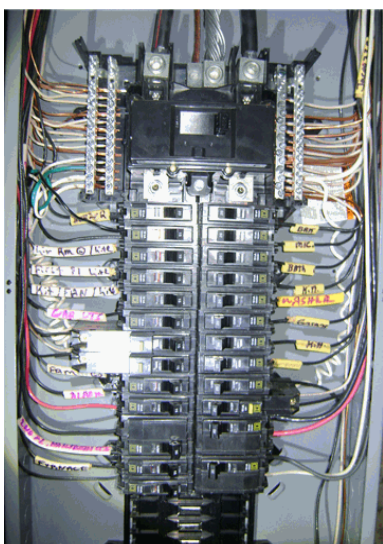
**Electric Panel Location** The main electric panel is located at the basement.

**Panel Amperage Rating** The electrical capacity of main breaker was listed / labeled as 200 amps.

**Circuit Protection Type** Breakers

25) **Wiring Methods** AS **Appears Serviceable** The main power cable is aluminum. The branch cables are copper.

26) **Electrical Panel Conditions** AS **Appears Serviceable** The main panel appeared to be in serviceable condition at the time of the inspection.



Main Panel Looks Good

## Electrical Subpanel

**Subpanel Location** Not Inspected

27) **Subpanel Conditions** NI Not Inspected

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## 8 Plumbing

### Water Main Line

#### Scope

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/ or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

#### Main Shutoff Location

The main valve is located at the basement.

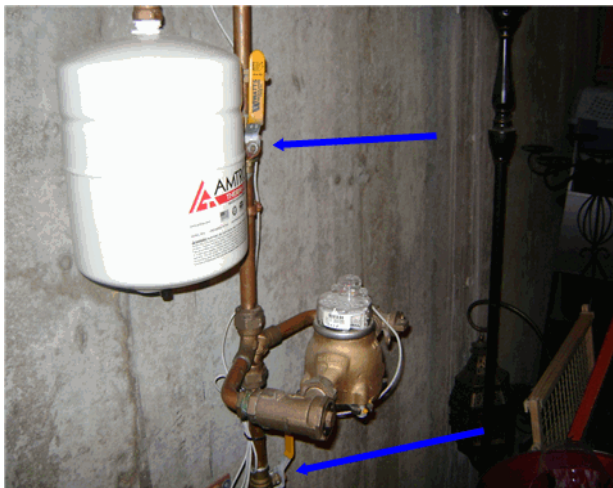
#### Main Line Material

The visible material of the main line / pipe appears to be copper.

#### 28) Main Line & Valve Conditions

AS

**Appears Serviceable** The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water main shutoff

### Water Supply Lines

#### Supply Line Material

The visible material used for the supply lines is plastic.

#### 29) Supply Line Conditions

AS

**Appears Serviceable** The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply

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lines were not fully visible or accessible at the time of the inspection.

**Drain - Waste Lines**

**Drain Line Material**

The visible portions of the waste lines are plastic.

**30) Drain Line Conditions**

AS

**Appears Serviceable** The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

**Water Heater(s)**

**Water Heater Type**

Propane

**Water Heater Location**

Basement

**Water Heater Capacity**

50 Gallon

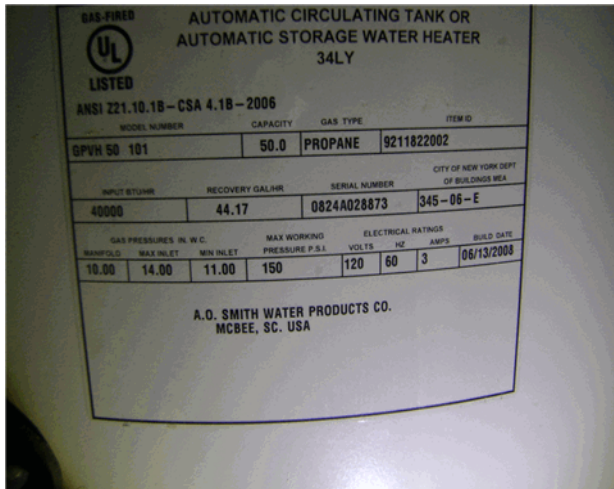
**Btu rating**

40,000

**31) Water Heater Conditions**

AS

**Appears Serviceable** The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



Water heater info plate



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## 9 Interiors

### Walls - Ceilings - Floors - Stairways

#### Scope

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, counter-tops, shelving, and cabinets; and ceiling and whole-house fans.

#### 32) Wall Conditions

AS

**Appears Serviceable** The general condition of the walls appeared to be in serviceable condition at the time of the inspection. There was a typical stress crack found in the master bedroom and only appears to be a cosmetic issue. Recommend repairs as needed.



Typical stress crack in master bedroom

#### 33) Ceiling Conditions

AS

**Appears Serviceable** The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 34) Floor Conditions

AS

**Appears Serviceable** The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 35) Heat Source Conditions

AS

**Appears Serviceable**

#### 36) Stairways and handrails

R

One of section of handrail at the second floor stairway had a loose bracket connection. This should be re-secured so that the handrail does not fall away from the brackets and cause a fall hazard. Recommend contacting a general handyman to repair this.

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Loose handrail connection at second floor stairway

## Windows - Doors

### 37) Interior Window Conditions

AS

**Appears Serviceable** The sample of windows tested were operational at the time of the inspection. All windows appeared to have opening control devices which is great.

### 38) Interior Door Conditions

AS

**Appears Serviceable** The interior doors appeared to be in serviceable condition at the time of the inspection.

## Electrical Conditions

### 39) Electrical Conditions

AS

**Appears Serviceable**

### 40) Lighting Conditions

AS

**Appears Serviceable**

### 41) Ceiling Fan Conditions

AS

**Appears Serviceable** The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

### 42) Smoke Detector Conditions

S

**There were no carbon monoxide detectors found on the first floor and in the basement at the time of inspection. There was one plugin unit found in the hallway on the second floor which is good. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations.**

## Fireplace

### Scope

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials. The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### Fireplace Location

A fireplace is located at the living room.

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**Fireplace materials**

The fireplace is metal/pre-fabricated.

**43) Fireplace  
Conditions**

AS

**Appears Serviceable** The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection.

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## 10 Kitchen

### Walls - Ceilings - Floors

#### Scope

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cook-top (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

#### 44) Wall Conditions

AS

**Appears Serviceable** The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 45) Ceiling Conditions

AS

**Appears Serviceable** The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 46) Floor Conditions

AS

**Appears Serviceable** The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 47) Heat Source Conditions

AS

**Appears Serviceable**

### Windows - Doors

#### 48) Kitchen Window Conditions

AS

**Appears Serviceable** The sample of windows tested were operational at the time of the inspection.

#### 49) Kitchen Door Conditions

AS

**Appears Serviceable** The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 50) Electrical Conditions

AS

**Appears Serviceable**

#### 51) Lighting Conditions

AS

**Appears Serviceable**

#### 52) Ceiling Fan Conditions

AS

**Appears Serviceable** The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

### Kitchen Sink - Counter tops - Cabinets

#### 53) Counter Conditions

AS

**Appears Serviceable** The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

#### 54) Cabinet Conditions

AS

**Appears Serviceable** The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

#### 55) Sink Plumbing Conditions

AS

**Appears Serviceable** The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

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56) Garbage Disposal Condition

NI Not Inspected

**Appliances**

Stove - Range Type

57) Stove - Range Condition

AS Appears Serviceable The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

58) Hood Fan Conditions

AS Appears Serviceable The fan / hood and light were in operational condition at the time of the inspection.

59) Dishwasher Conditions

R The drain piping for the dishwasher did not have a "high loop" attachment. Today's standards require that the drain line be connected to a point just below the counter top before it continues to the sink drain. This limits any back-flow of contaminated water from the sink to the dishwasher.



Should be connected making a high loop

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## 11 Bath(s)

### Walls - Ceilings - Floors

#### Scope

Inspection of the bathrooms typically includes the following: walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, under-sink); toilet/bidet tub and shower (valves, shower-head, walls, enclosure); electrical (outlets, lighting); and room ventilation

#### 60) Wall Conditions

AS Appears Serviceable The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 61) Ceiling Conditions

AS Appears Serviceable The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 62) Floor Conditions

AS Appears Serviceable The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 63) Heat Source Conditions

AS Appears Serviceable

### Windows - Doors

#### 64) Bathroom Window Conditions

AS Appears Serviceable The sample of windows tested were operational at the time of the inspection.

#### 65) Bathroom Door Conditions

AS Appears Serviceable The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 66) Electrical Conditions

AS Appears Serviceable

#### 67) Lighting Conditions

AS Appears Serviceable

#### 68) Vent Fan Conditions

AS Appears Serviceable

### Bathroom Sink

#### 69) Counter - Cabinet Conditions

AS Appears Serviceable

#### 70) Sink Conditions

R One of the drain fittings appeared to be cross threaded at the 1st floor bathroom sink. This fitting did not appear to be leaking at the time of the inspection but it should be repaired so that it does not leak. Recommend repair by a general handyman or plumber.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MO = Monitor



Cross threaded fitting at 1st floor  
bathroom sink

### Shower - Tub - Toilet

#### 71) Shower - Tub Conditions

AS

**Appears Serviceable** The bathtub, faucet, and drains appeared to be in serviceable condition.

#### 72) Toilet Conditions

AS

**Appears Serviceable** The toilet appeared to be in serviceable condition at the time of inspection in bath

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MO = Monitor

## 12 Garage - Laundry

### Walls - Ceilings - Floors

#### Scope

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

#### Garage Type

The garage is attached to the house.

#### 73) Siding Conditions (if detached)

AS Appears Serviceable The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

#### 74) Roof Conditions (if detached)

AS Appears Serviceable The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

#### 75) Wall Conditions

AS Appears Serviceable The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 76) Ceiling Conditions

AS Appears Serviceable The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 77) Floor Conditions

AS Appears Serviceable The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 78) Window Conditions

AS Appears Serviceable The sample of windows tested were operational at the time of the inspection.

#### 79) Door Conditions

S The door from the garage into the home did have self closing hinges, however, it did not appear to be a fire rated door. There was no label stating that it was fire rated. Any door from a garage into the living space of a home should be a minimum one hour fire rated door. It is recommended that a General Contractor be contacted for evaluation and repair.

#### 80) Vehicle Door Conditions

AS Appears Serviceable The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

#### 81) Electrical Conditions

AS Appears Serviceable

#### 82) Lighting Conditions

AS Appears Serviceable

### Laundry Room

#### Scope

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

#### Location

The laundry facilities are located in the laundry room on the first floor

#### 83) Laundry Room Conditions

AS Appears Serviceable The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



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## 13 Basement

### Walls - Ceilings - Floors

#### Scope

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheet-rock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

#### 84) Basement Stair Conditions

AS

**Appears Serviceable** The interior stairs appeared serviceable at the time of the inspection.

#### 85) Wall Conditions

AS

**Appears Serviceable** The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 86) Ceiling Conditions

AS

**Appears Serviceable** The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 87) Floor Conditions

MO

**Though it is typical on concrete floors, evidence of cracks and / or settlement was observed to the basement floor and these should be monitored and assessed. Recommend further evaluation by a qualified contractor.**

#### 88) Heat Source Conditions

AS

**Appears Serviceable**

### Windows - Doors

#### 89) Basement Window Conditions

AS

**Appears Serviceable** The sample of windows tested were operational at the time of the inspection.

#### 90) Basement Door Conditions

AS

**Appears Serviceable** The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 91) Electrical Conditions

AS

**Appears Serviceable**

#### 92) Lighting Conditions

AS

**Appears Serviceable**

#### 93) Sump Pump Conditions

AS

**Appears Serviceable** The sump pump operated when tested at the time of the inspection. This does not however guarantee future conditions or operation.

### Other Conditions

#### 94) Other Conditions

R

**One of the columns in the basement appeared to be loose. There did however appear to be plenty of support for the main carrier beam above it. This column may just need to be shimmed and re-secured so that it does not fall out of place and hurt someone. There was also spray foam around the main drain line that as it went through the foundation. It is ideal to have this area filled with concrete or mortar products. Spray**

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foam does not stop moisture or critters. Recommend contacting a general contractor for repair and evaluation.



Loose post in basement



spray foam around drain line

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MO = Monitor

## 14 Foundation - Crawl Space

### Foundation

#### Scope

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheet-rock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component

#### Foundation Type

Basement

#### Foundation Material

Concrete

#### 95) Foundation Conditions

R There was one larger crack in the foundation below the garage exterior entry door. This should be repaired so that it does not get larger. There was also a normal looking stress crack in the basement on one of the walls. This crack appeared to be about a quarter of an inch near the top and smaller as it went down. This crack should be filled at minimum and evaluated further by a foundation expert.



Large crack below garage entry door



Crack in foundation

### Flooring Structure

#### Flooring Support Type

The wood framing floor system was constructed of 2 X 8 floor joists.

#### 96) Flooring Support Conditions

AS **Appears Serviceable** The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.