



# Property Inspection Report

1234 Not-A-Real-Street, Gainesville, VA 20155

INSPECTION PREPARED FOR:

SAMPLE REPORT

Date of Inspection: 1/10/2022

INSPECTOR: Michael L. Millspaugh License #3380000885

VETERAN OWNED



703-395-2753

<http://www.coveryourassetsinspections.com>



## Report Summary

The report and summary consists of findings during this inspection. As a guide to better serve you, I have color coded these findings as follows.

**INSPECTED** - Anything in BLACK is simply the conveyance of information to you. Most times it will be information about the homes components and if it was inspected. Sometimes there will be questions to ask the seller, I also put serial numbers & model numbers & date of manufacturer for major systems (water heater & HVAC) as well as a write up of your roof covering.

**MAINTENANCE ISSUE** - This item, component, or system while perhaps functioning as intended is in need of minor repair, service, or cleaning / maintenance. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance. Examples - Cleaning filters, changing washing machine hoses, trimming bushes.

**RECOMMENDATIONS** - Recommendations are made based on electrical, plumbing, structural and general construction code changes that have occurred over the years. Examples - Adding insulation to your attic. While not a requirement to add additional insulation, homes built many years ago have less insulation and as a result are less efficient than homes built today. GFCI protecting an outlet - Electrical outlets in certain areas of the home are now required to be GFCI protected for your safety. This was not always the case.

**BUDGET TO REPLACE** = If an item is older, showing signs of failing, or past the "average life expectancy" I will recommend you budget to replace. Example - Water heaters have an average life of 10-12 years. If the water heater is at or beyond that age, I will recommend you start to prepare financially.

**REPAIR OR REPLACE** = This item, component, or system is not functioning as intended or needs further inspection by a qualified professional or contractor. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

**SAFETY ITEM** = This item, component or system needs immediate attention by a qualified professional or contractor for the safety and/or health of the occupants. Inherent safety issues should be rectified as soon as possible or injuries could occur.

2. EXTERIOR

Page 13 Item: 1	WALL SIDING, FLASHING, AND TRIM	<ul style="list-style-type: none"><li>• Inspected - Repair / Replace - The door leading from the home to the deck has weathered wood trim on the outside. If left as is, this area could rot. Have a qualified contractor repair or replace as needed.</li><li>• Inspected - Repair / Replace - By the basement walk out the door, there is rotted wood trim. Have a qualified contractor replace and paint to match.</li></ul>
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Weathered Trim



Rotted / Damaged Trim

Page 13 Item: 2	DOORS (Exterior)	<ul style="list-style-type: none"><li>• Inspected - Repair / Replace - The dead bolt on the walk out door would not actuate as the bolt and catch were not aligned. Have this door / catch plate adjusted by a qualified handyman.</li></ul>
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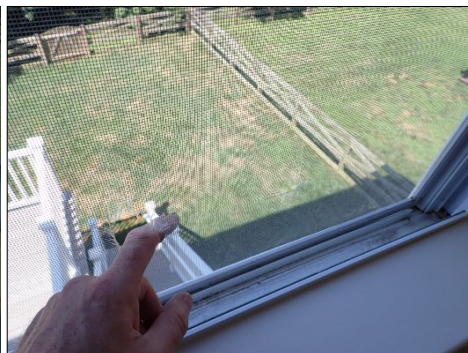


Dead Bolt

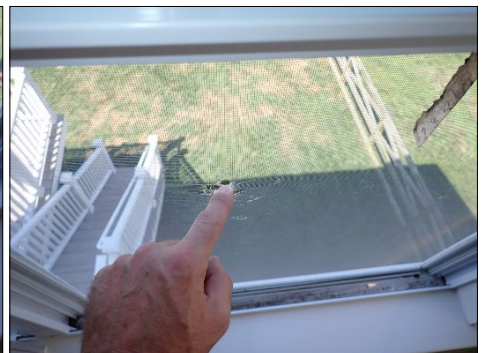
Page 14 Item: 3	WINDOWS	<ul style="list-style-type: none"><li>• Inspected - Repair / Replace - Some window screens are damaged. Below is a sampling of the screens, there were others also. Have all windows checked and have each screen repaired or replaced by a qualified contractor.</li></ul>
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Damaged Screens



Damaged Screens



Damaged Screens



<p>Page 14 Item: 4</p>	<p>DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS</p>	<ul style="list-style-type: none"> <li>• Inspected - Safety Item - The riser height from the walkway to the first step on the front of the home is excessive. This creates a trip hazard. The front concrete steps appear fine, it does appear that the walkway has settled though. This is an easier fix. Have a qualified contractor remove the slabs on the walkway, regrade higher and then place the slabs. The riser height should match that of the second step on the front concrete steps.</li> </ul>
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Concrete Steps - Trip Hazard



Concrete Steps

<p>Page 15 Item: 5</p>	<p>VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS</p>	<ul style="list-style-type: none"> <li>• Inspected - Safety Item - Another trip hazard was noted because the driveway appears to have been altered. This should be corrected with the walkway issue mentioned in the previous section.</li> </ul>
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Walkway - Trip Hazard

4. INTERIOR

<p>Page 19 Item: 7</p>	<p>WINDOWS</p>	<ul style="list-style-type: none"> <li>• Inspected - Repair / Replace - I was unable to open the right kitchen window facing the rear of the home. This appears to be a counterbalance type issue causing the windows stick. Have this window repaired by a qualified contractor.</li> <li>• Inspected - Repair / Replace - The dining room window has a failed counterbalance. This window has been marked with an orange sticker on the right side of the window. The broken / disconnected counterbalance can be seen in the track above. Have a qualified window contractor repair this window.</li> </ul>
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Window - Stuck Closed



Page 19 Item: 8

PESTS

• Inspected - Repair / Replace - A group of wasp nests was visible from one of the attic access panels. I marked the access panels cover with an orange sticker. Loft area, left rear corner. A licensed pest control contractor should remove the nests and attempt to seal any entry point areas.



Wasp Nest(s)



Wasp Nest(s)

6. PLUMBING

Page 21 Item: 2

PLUMBING  
WATER SUPPLY,  
DISTRIBUTION  
SYSTEMS AND  
FIXTURES

• Inspected - Repair / Replace - Multiple sinks were missing drain stops. There are times when people remove these, or they break and failed to repair them. Have a qualified plumbing contractor install functioning drain stops.

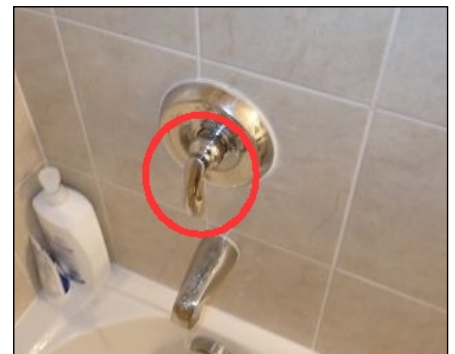
• Inspected - Repair / Replace - The hot and cold were reversed for the shower in the Jack and Jill bathroom. When turning on the shower, cold water should come first, with the water warming as the handle is turned. It is this way in all other showers in the home. In the shower, hot water comes first, which is incorrect. Have a qualified plumbing contractor correct.



Drain Stop



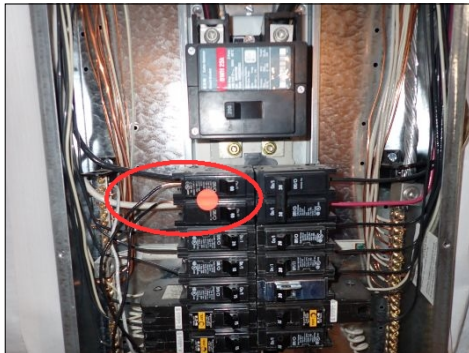
Drain Stop



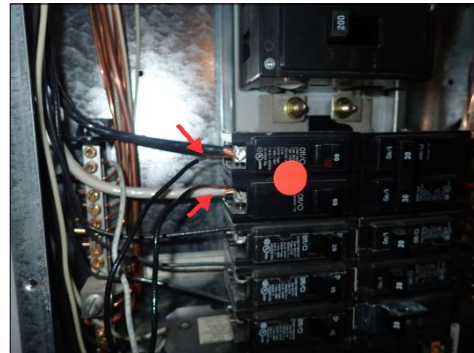
Hot / Cold Supply Reversed

7. ELECTRICAL

<p>Page 25 Item: 3</p>	<p><b>BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES</b></p>	<ul style="list-style-type: none"> <li>• Inspected - Repair / Replace - The circuit breakers for the HVAC system are 60 Amps. There are two individual 60 amp breakers providing power to the same piece of equipment. These should be replaced with a single double pole circuit breaker by a licensed electrician.</li> </ul> <p>NOTE - While replacing the circuit breakers, electrician should correct the excessive exposed copper conductor on the surge protector.</p>
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Circuit Breaker



Surge Protector Wiring

<p>Page 25 Item: 4</p>	<p><b>CONNECTED DEVICES AND FIXTURES</b></p>	<ul style="list-style-type: none"> <li>• Inspected - Repair / Replace - The 3 way switches in the stairway to the basement are not wired correctly. When one switch is off, the other should be able to turn the light on and back and forth forever. In this case, when one switch is turned off, the other ceases to function. Have these switches correctly wired by a qualified electrical contractor.</li> <li>• Inspected - Safety Item - The outlet in the basement to the right of the HVAC system needs a cover. Easy Fix.</li> <li>• Inspected - Safety Issue - There are outlets in the home that have the front plastic outlets face that is breaking off of the internal workings of the outlet. I have marked these outlets with an orange sticker with an X on it. These outlets should not be used until corrected. Have these outlets replaced by a qualified electrical contractor.</li> </ul>
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3 Way Switch Wiring



Open Electrical - Basement



Cracked Outlet - Dining



Cracked Outlet - Bathroom

8. HEATING & CENTRAL A/C

Page 28 Item: 2

NORMAL  
OPERATING  
CONTROLS

• Inspected - Repair / Replace - The thermostat on the loft level was disabled. You have the ability to have a zoned system for the upper-level HVAC. Have a qualified HVAC contractor correct.



Disabled Thermostat

Page 29 Item: 9

GAS/LP  
FIRELOGS AND  
FIREPLACES

• Inspected - Repair / Replace - The gas fireplaces have glass screens that are dirty / stained. Have the gas fireplaces serviced and cleaned by a licensed contractor.





Gas Fireplace #1



Gas Fireplace #2

Page 30 Item: 10

**COOLING AND AIR HANDLER EQUIPMENT**

• Inspected - Repair / Replace - The unit does not appear to be operating efficiently.

**A/C** Temperature at time of inspection - 59-60 degrees.  
 The outside temperature was - 85 degrees  
 The inside temperature of the home was - 75 degrees  
 Delta Temp - ~15 degrees

Compared to the upper level HVAC system, this unit appears to be struggling under the same operating conditions. I recommend you have a licensed HVAC contractor service this unit and make any necessary repairs. Any recommendations made by the technician concerning maintenance and upkeep should be completed with receipts provided for your records.



**10. APPLIANCES**

Page 33 Item: 4

**EXHAUST FAN**

• Inspected - Repair / Replace - The filters for the exhaust fan are greasy and also have burn marks on them. These filters should be replaced if they cannot be properly cleaned.



Exhaust Fan



Page 34 Item: 8

REFRIGERATOR

• Inspected - Repair / Replace - The plastic shelf on the door of the refrigerator is cracked.

NOTE - Tribles.com



Refrigerator - Door Shelf

# Disclosures and Definitions

PLEASE READ CAREFULLY: This report is the exclusive property of Cover Your Assets Home Inspections, LLC and the client for whom it was prepared. The use of this report by unauthorized persons is strictly prohibited.

The purpose of a home inspection is to assist in the evaluation of the overall condition of a building. This inspection is based on visual observations of the apparent condition of the building and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. The observations and opinions expressed within this report are those of Cover Your Assets Home Inspections, LLC and supersede any verbal comments by its representatives.

Cover Your Assets Home Inspections inspects all systems, components, and conditions in accordance with the Standards of Practice set forth by the National Association of Certified Home Inspectors (NACHI) (<http://www.nachi.org/sop.htm>). Those systems, components and conditions that we do not inspect are disclaimed in the contract and/or in the aforementioned standards. This inspection is of a general nature in as much as it does not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, this inspection and its subsequent report will not be, and are not intended to be, as comprehensive, nor as technically exhaustive, as those generated by specialists.

The purpose of this inspection is to identify significant defects or adverse conditions that would warrant evaluation by a specialist. You should be aware of the limitations of this type of inspection, which are clearly spelled out in the standards mentioned above.

However, this inspection is not intended to document insignificant deficiencies or the type of cosmetic deficiencies that are apparent to the average person. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs have been included in the inspection report to help you understand what has been observed during the inspection. A photo might be included to show an example of a defect, but may not show every occurrence of the defect. When correcting these defects, you should have a qualified specialist carefully check for similar occurrences.

All comments by the inspector should be considered before purchasing this property (if applicable). Any recommendations by the inspector to repair or replace suggests that you should get a second opinion or further instruction by a qualified contractor. All costs associated with further inspection, or repair and replacement of an item, component, or unit should be considered before you purchase the property.

## 1. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### 1. ROOF COVERINGS

- Asphalt Shingles
- Inspected by
- From Ground - Using Telescoping Pole with Camera

#### Observations:

- Inspected
- The home was built in 2009 and the roof covering is original. This places the roof at 13 years of age at the time of inspection. The roof appears in good condition for its age and the shingles don't exhibit any particular signs of early failure. I would estimate the shingles should be able to reach their full maturity given periodic inspections by a qualified roofing contractor as the shingles age. In the attic I found good air flow, and found no signs of any leaks from the roof sheathing. This appears to be a 20-25 year type shingle with years of life left on it.



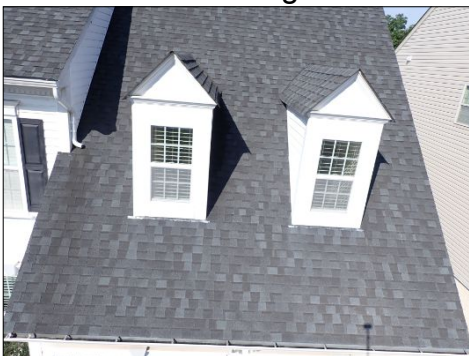
Front Shingles



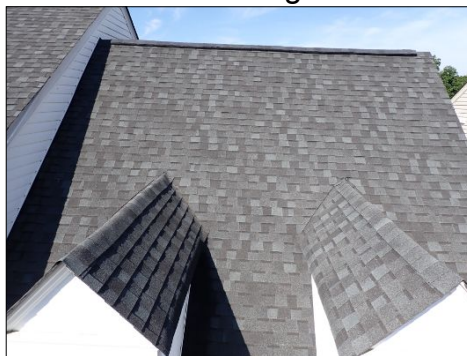
Front Shingles



Front Shingles



Front Shingles



Front Shingles

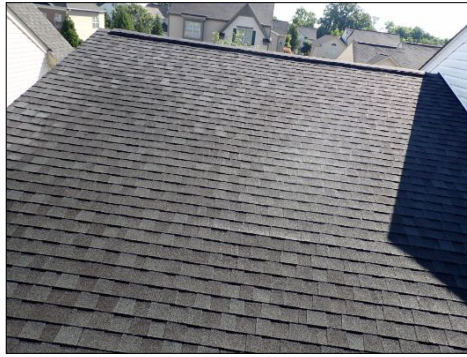


Rear Shingles





Rear Shingles



Rear Shingles



Rear Shingles



Rear Shingles



Rear Shingles



Rear Shingles



Rear Shingles

**2. FLASHINGS**

Observations: Inspected

**3. SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

- 2 Skylights
- Metal Chimney
- Pre Plumbed for Radon Remediation
- Plumbing Vent Pipes
  
- Chimney Inspected
- Roof Penetrations Inspected



Radon Exhaust Pipe



Chimney



Skylight & Vent Pipe



Skylight



Plumbing Vent Pipe

#### 4. ROOF DRAINAGE SYSTEMS

- Inspected
- Gutters Clean



## 2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### 1. WALL SIDING, FLASHING, AND TRIM

#### • Vinyl Siding

#### Observations:

- Inspected - Repair / Replace - The door leading from the home to the deck has weathered wood trim on the outside. If left as is, this area could rot. Have a qualified contractor repair or replace as needed.
- Inspected - Repair / Replace - By the basement walk out the door, there is rotted wood trim. Have a qualified contractor replace and paint to match.



Weathered Trim



Rotted / Damaged Trim

### 2. DOORS (Exterior)

- Metal Front Door
- Sliding Glass Door to Deck
- Basement Walkout - Single Door

#### Observations:

- Inspected - Repair / Replace - The dead bolt on the walk out door would not actuate as the bolt and catch were not aligned. Have this door / catch plate adjusted by a qualified handyman.



Dead Bolt



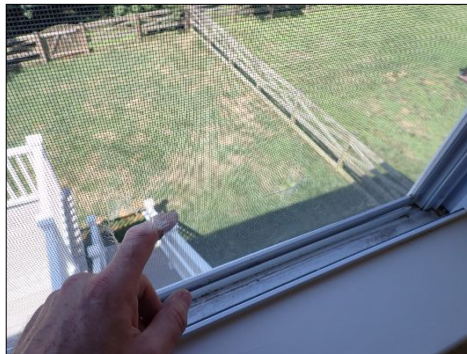
3. WINDOWS

Observations:

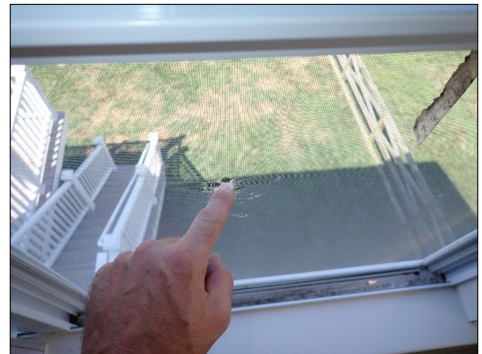
- Maintenance Item - I recommend to my clients to check and caulk the exterior windows annually. Left unchecked they could allow moisture and air to enter the home.
- Inspected - Repair / Replace - Some window screens are damaged. Below is a sampling of the screens, there were others also. Have all windows checked and have each screen repaired or replaced by a qualified contractor.



Damaged Screens



Damaged Screens



Damaged Screens

4. DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

- Concrete Front Steps
- Deck w/ Steps
- Deck Covering - Composite Decking
- Fenced Back Yard

Observations:

- The deck was constructed in 2011. Permit finalized.
- Inspected - Safety Item - The riser height from the walkway to the first step on the front of the home is excessive. This creates a trip hazard. The front concrete steps appear fine, it does appear that the walkway has settled though. This is an easier fix. Have a qualified contractor remove the slabs on the walkway, regrade higher and then place the slabs. The riser height should match that of the second step on the front concrete steps.



Deck



Concrete Steps - Trip Hazard



Concrete Steps

## 5. VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

- Asphalt Driveway

### Observations:

- Inspected - Safety Item - Another trip hazard was noted because the driveway appears to have been altered. This should be corrected with the walkway issue mentioned in the previous section.



Walkway - Trip Hazard

## 6. EAVES, SOFFITS AND FASCIAS

### Observations:

- Inspected

## 7. OTHER

- Recommendation - Check to see if you have a fire hydrant within 100 foot of your home. Some insurance companies (most) give a small discount on the home fire coverage because of this. Doesn't hurt to make that call.

## 8. ADDITIONAL BUILDINGS ON PROPERTY

- None

### 3. GARAGE

The inspector shall inspect: garage vehicle doors and the operation of garage vehicle door operators using normal operating controls. If no controls / opener exists, the inspector shall operate the door manually and describe function.

The inspector is not required to: move stored items to inspect flooring / walls, inspect or operate equipment housed in the garage except as otherwise noted, verify or certify the proper operation of any pressure activated auto reverse or related safety feature of the garage door.

#### 1. GARAGE CEILINGS

Observations:

- Inspected

#### 2. GARAGE WALLS

Observations:

- Inspected

#### 3. GARAGE FLOOR

Observations:

- Inspected

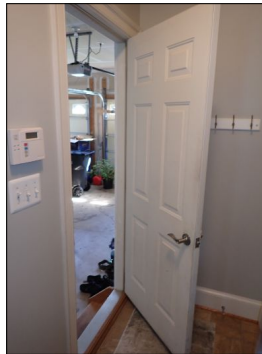
#### 4. OCCUPANT DOOR GARAGE TO INSIDE HOME

Observations:

- Inspected

• **Recommendation** - It is recommended that the garage to homes access door be spring closing to ensure the door closes every time.

<https://www.familyhandyman.com/doors/self-closing-door-making-an-existing-garage-service-door-automatic/>



Damaged Garage Door Seal

#### 5. GARAGE DOOR (S)

- Two Single Bay Metal Doors

Observations:

- Inspected



## 6. GARAGE DOOR OPERATORS

- LIFT-MASTER

Observations:

- Inspected
- The obstruction sensor was tested - It is an electronic eye mounted about six inches off the ground on each side of the door. As the door is closing, if the beam is broken the door will auto reverse as expected.
- The automatic reversal system was tested and activates anytime the door encounters excessive resistance. (~3-5 lbs of force)

## 4. INTERIOR

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### 1. CEILINGS

- Ceilings consist of finished and painted drywall

Observations:

- Inspected

### 2. WALLS

- Interior Walls consist of -
- Finished & Painted Drywall

Observations:

- Inspected

### 3. FLOORS

- Carpet
- Hardwood T&G
- Ceramic Tile
- Unfinished Basement Floor

Observations:

- Inspected

### 4. STEPS, STAIRWAYS, AND RAILINGS

Observations:

- Inspected

### 5. COUNTERS AND CABINETS

- Granite Counter Top
- Wood Cabinets

Observations:

- Inspected

### 6. DOORS

- Interior Doors- Hollow core

Observations:

- Inspected

## 7. WINDOWS

- Single Hung
- Tilt Feature
- Thermal Insulated

### Observations:

- Inspected - Repair / Replace - I was unable to open the right kitchen window facing the rear of the home. This appears to be a counterbalance type issue causing the windows stick. Have this window repaired by a qualified contractor.
- Inspected - Repair / Replace - The dining room window has a failed counterbalance. This window has been marked with an orange sticker on the right side of the window. The broken / disconnected counterbalance can be seen in the track above. Have a qualified window contractor repair this window.



Window - Stuck Closed



## 8. PESTS

### Observations:

- Inspected - Repair / Replace - A group of wasp nests was visible from one of the attic access panels. I marked the access panels cover with an orange sticker. Loft area, left rear corner. A licensed pest control contractor should remove the nests and attempt to seal any entry point areas.



Wasp Nest(s)



Wasp Nest(s)

## 9. OTHER

- Not Applicable



## 5. STRUCTURE

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

### 1. FOUNDATIONS, BASEMENTS AND CRAWLSPACES

- Poured Concrete

Observations:

- Inspected - No cracks or areas of concern were visible on the concrete foundation wall.

### 2. WALLS (Structural)

- 2 X 4 Wood
- 2 X 6 Wood

Observations:

- Inspected

### 3. COLUMNS OR PIERS

- Steel Lally Columns
- Supporting Walls

Observations:

- Inspected

### 4. FLOORS (Structural)

- Engineered Floor Joists
- Steel Beams

Observations:

- Inspected

### 5. CEILINGS (structural)

- 2 X 4

Observations:

- Inspected

### 6. ROOF STRUCTURE AND ATTIC

- Attic Access
- Multiple Attic Access Panels
- Master Closets & Loft Rooms

Observations:

- Inspected

## 6. PLUMBING

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### 1. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- 1 1/2" Diameter **PVC** Drains

Observations:

- Inspected

### 2. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- CPVC Supply Pipes

Observations:

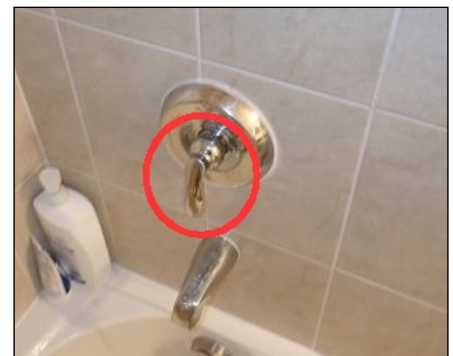
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Drain Stop



Drain Stop



Hot / Cold Supply Reversed

### 3. HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

- STATE
  - GAS
  - Serial Number - 1821110502149
  - Model Number - GS6-75-XRRS 400
  - Manufactured in - May 2018
  - Average Replacement Cost - \$1,900
  - Capacity - 75 Gallons
- Observations:
- Inspected
  - Average Life Expectancy - 10-12 Years



Gas Water Heater

### 4. MAIN WATER SHUT-OFF & HOSE BIBS

- Observations:
- Inspected - Clearly marked
  - The main water shut off is located in the basement utility area. I tested the valve and it functions. I placed a Cover Your Asserts Home Inspection tag on the valve.
  - The hose bib supply valves are located directly above the main water valve in the basement utility area. utility room <Hose Bib Supply Valve>hen the temperatures fall, You will want to winterize your hose bibs. The tag provides directions on how to winterize the valves.



Main Water Valve

### 5. FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

- Observations:
- Inspected



## 6. MAIN FUEL SHUT OFF

Observations:

- Inspected
- The main fuel shut off is at gas meter outside. A wrench is needed to turn this valve. Get to know where the gas shut off valve are for each gas appliance as well.



Gas Meter



Main Gas Valve

## 7. SUMP PUMP / EJECTION PUMP

- Inspected - Check your sump pump regularly (Recommended quarterly)
  - Two Wire Sump Pumps - Testing a two wire sump pump is very easy. The inner most plug that is actually plugged into the wall is the power to the float. The outer plug that is plugged into the float plug is power for the pump itself.
1. Unplug both from the wall and separate them from each other.
  2. Before you proceed, make sure there is water in the sump pit. You can run the pump without water but only for a brief second as it will damage the pump. If there is water in the pit, the pump can run until you hear it become empty.
  3. Take the pump plug and plug it into the wall and listen to the pump actuate. If there is water you can leave it for a few seconds then remove but just knowing the pump functions is what you were testing for.
  4. Return the plugs to the original state.



Sump Pump



Sump Pump Discharge



## 8. Water Heater Location

- Utility Area in Basement

## 7. ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their amperage and voltages. The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls. The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### 1. SERVICE ENTRANCE CONDUCTORS

- Underground Service Entrance

- Aluminum Mains
- 110 / 208 Volts

Observations:

- Inspected



Underground Service to Meter

### 2. SERVICE AND GROUNDING EQUIPMENT

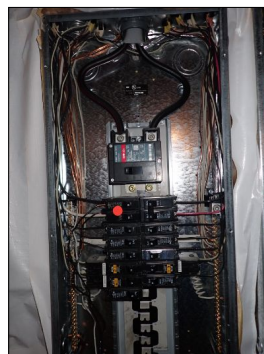
- Two - 200 Amp Main Breakers

Observations:

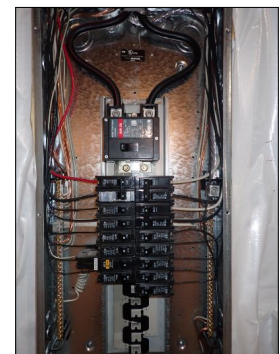
- Inspected



Main Electrical Panels



Main Electrical Panel



Main Electrical Panel

### 3. BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES

- Romex Wiring
- Circuit Breakers

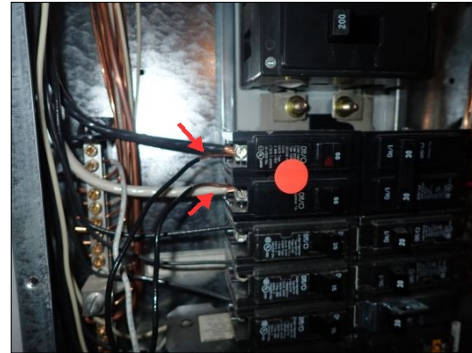
#### Observations:

• Inspected - Repair / Replace - The circuit breakers for the HVAC system are 60 Amps. There are two individual 60 amp breakers providing power to the same piece of equipment. These should be replaced with a single double pole circuit breaker by a licensed electrician.

NOTE - While replacing the circuit breakers, electrician should correct the excessive exposed copper conductor on the surge protector.



Circuit Breaker



Surge Protector Wiring

### 4. CONNECTED DEVICES AND FIXTURES

#### Observations:

• Inspected - Repair / Replace - The 3 way switches in the stairway to the basement are not wired correctly. When one switch is off, the other should be able to turn the light on and back and forth forever. In this case, when one switch is turned off, the other ceases to function. Have these switches correctly wired by a qualified electrical contractor.

• Inspected - Safety Item - The outlet in the basement to the right of the HVAC system needs a cover. Easy Fix.

• Inspected - Safety Issue - There are outlets in the home that have the front plastic outlets face that is breaking off of the internal workings of the outlet. I have marked these outlets with an orange sticker with an X on it. These outlets should not be used until corrected. Have these outlets replaced by a qualified electrical contractor.



3 Way Switch Wiring



Open Electrical - Basement



Cracked Outlet - Dining



Cracked Outlet - Bathroom

#### 5. OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Observations:

- Inspected
- 1. The bathroom outlets are all protected by the **GFCI** outlet in the Jack & Jill bathroom.
- 2. The kitchen outlets are all protected by the 2 GFCI outlets in the kitchen.

#### 6. LOCATION OF MAIN AND DISTRIBUTION PANELS

- The main electrical panel is located in the
- Basement

#### 7. SMOKE DETECTORS

Observations:

- Inspected
- Located in Bedrooms and Hallways

#### 8. CARBON MONOXIDE DETECTORS

Observations:

- Not present
- I recommend installing the carbon monoxide detectors on all levels of the home as per the manufacturer specifications.
- <https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Carbon-monoxide>

<https://www.nfpa.org/Public-Education/Teaching-tools/Community-tool-kits/Keeping-Your-Community-Safe-with-Carbon-Monoxide-Alarms>

<https://www.safety.com/carbon-monoxide-detector-placement/#gref>



## 8. HEATING & CENTRAL A/C

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### 1. HEATING EQUIPMENT

- Systems - TWO
- System Type - Gas Furnace
- System Type - Heat Pump
  
- Unit #1 - Gas Furnace - Services Main and Lower Level
- Serial Number - 5117A58316
- Model Number - PG92SCS48060B
- Manufactured - December 2017
  
- Unit #2 - Heat Pump - Services Upper Level
- Indoor Air Handler Section
- Serial Number - 1417A82389
- Model Number - FE4ANFF005
- Manufactured - April 2017

#### Observations:

- Inspected
  
- Average Life Expectancy - 12-14 Years
  
- Unit #1 - This furnace has a manufacturer's specification for heat rise of 35 degrees to 65 degrees. The heat rise (i.e. the difference in temperature of the intake air (76 Degrees) and the delivered air (117 Degrees) was 41 degrees. This is within the above specification. This is an indication that the unit is operating in a normal range.
  
- Unit #2 - The System heat was functioning properly in heat pump mode.



Gas Furnace - Unit #1



Heat Pump - Air Handler - Unit #2

### 2. NORMAL OPERATING CONTROLS

#### Observations:

- Inspected - Repair / Replace - The thermostat on the loft level was disabled. You have the ability to have a zoned system for the upper-level HVAC. Have a qualified HVAC contractor correct.



Disabled Thermostat

### 3. AUTOMATIC SAFETY CONTROLS

Observations:

- Inspected

### 4. DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

- Disposable Filters
- Filter Location - Located in the duct adjacent to EACH HVAC SYSTEM

Observations:

- Inspected
- The Filter was dirty for the upper-level HVAC system, so I replaced it.
- Maintenance Issue - The picture below is a condensation drain. This drain takes water from the HVAC system to a drain. Ensure this is kept clean using a brush and some warm water with bleach 1-2 times a year. Tutorial - <https://www.youtube.com/watch?v=8MPWJ8Q0BdY>
- Maintenance Item - The refrigerant line for the **A/C** unit has old and cracked insulation on it. This pipe should have insulation covering the entire pipe so the unit is more efficient. Add a new piece of insulation to this pipe.
- Maintenance Item - This HVAC unit has a humidifier which had a drip pad appearing to be in need of replacement at the time of the inspection. You should become familiar with humidifier operation, cleaning, and maintenance if you intend on using it. See **DIY** section later in report.



HVAC Filter

Condensation Drain  
Maintenance

HVAC Refrigerant Lines



Humidifier System

## 5. HVAC Maintenance

### Observations:

- Recommendation - I recommend getting the HVAC System(s) under a twice a year maintenance contract. This means that the contractor contacts you to set an appointment for Fall or Spring maintenance. This has many benefits:

- 1) Your system will run better, more efficiently, and last longer.
- 2) You are able to get emergency repair work priority
- 3) You won't forget to have the maintenance done.
- 4) When you go to sell the house, your service company can provide a computer print out of everything done on the unit.

## 6. PRESENCE OF INSTALLED HEAT / COOLING SOURCE IN EACH ROOM

### Observations:

- Inspected

## 7. FLUES AND VENTS (heat systems)

### Observations:

- Inspected

## 8. SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Present

## 9. GAS/LP FIRELOGS AND FIREPLACES

### Observations:

- Both units functioned correctly.

- Inspected - Repair / Replace - The gas fireplaces have glass screens that are dirty / stained. Have the gas fireplaces serviced and cleaned by a licensed contractor.



Gas Fireplace #1



Gas Fireplace #2

## 10. COOLING AND AIR HANDLER EQUIPMENT

- Unit #1 - 3.5 Ton - Services Main and Lower Level
- Serial Number - 5016E18959
- Model Number - 25HNB542310
- Manufactured - December 2016

- Unit #2 - 2.5 Ton - Services Upper Level
- Serial Number - 1909K09345
- Model Number - 13ACX-030-230-11
- Manufactured - October 2009

### Observations:

- Inspected - Upper Level / Loft
- Average Life Expectancy - 12-14 Years
- A/C Temperature at time of inspection - 55 degrees.  
The outside temperature was - 85-90 degrees  
The inside temperature of the home was - 75 degrees  
Delta Temp = 20 degrees

The unit is operating per the manufacturers specifications.

- **Budget for Replacement - One or more of your outdoor Cooling units are older. I recommend you begin to budget for replacement so you are prepared financially when the time comes. Estimated Cost - \$4,000 - \$4,500**
- Inspected - Repair / Replace - The unit does not appear to be operating efficiently.

A/C Temperature at time of inspection - 59-60 degrees.  
The outside temperature was - 85 degrees  
The inside temperature of the home was - 75 degrees  
Delta Temp - ~15 degrees

Compared to the upper level HVAC system, this unit appears to be struggling under the same operating conditions. I recommend you have a licensed HVAC contractor service this unit and make any necessary repairs. Any recommendations made by the technician concerning maintenance and upkeep should be completed with receipts provided for your records.





### 9. INSULATION & VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

#### 1. INSULATION IN ATTIC

- This attic has original blown in fiberglass insulation on horizontal areas and batt insulation on vertical and sloped areas.

Fiberglass insulation has an R value of 2.5 per inch (approx 6-7 inches)  
 Batt insulation has an R value of 3.1 per inch (approx 6 inches)

I would estimate the R value for this home to be ~R-20

#### Observations:

- Inspected - This home has both blown in loose fill Fiberglass insulation and batt fiberglass insulation. Loose fill insulation is on flat areas with batt insulation on sloped / vaulted areas.
- Maintenance Item - Check your attic area 2-3 times a year. Look for any changes in the insulation, signs of pests, water or moisture, etc. Finding issues early will reduce the cost to repair.



Attic Insulation



Attic Insulation



Attic Insulation



Attic Insulation



Attic Insulation

#### 2. INSULATION UNDER FLOOR SYSTEM

- Not Applicable

### 3. VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Observations:

- Not Applicable

### 4. VENTILATION OF ATTIC AND FOUNDATION AREAS

- Gable vents
- Soffit Vents

Observations:

- Inspected
- Good air flow - Soffit guards in place to prevent insulation from covering vents.

### 5. VENTING SYSTEMS (baths and laundry)

- Vented to Exterior

Observations:

- Inspected

### 6. VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Observations:

- Not Present

### 7. Radon

Observations:

- Test in place - Will be picked up Friday and the results sent directly to you.

- [https://www.epa.gov/sites/production/files/2016-02/documents/2012\\_a\\_citizens\\_guide\\_to\\_radon.pdf](https://www.epa.gov/sites/production/files/2016-02/documents/2012_a_citizens_guide_to_radon.pdf)



Active Radon Test

## 10. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self cleaning oven function, or thermostats for calibration or automatic operation; Non built in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

### 1. DISHWASHER

- BOSCH

Observations:

- Inspected - The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

### 2. RANGES/OVENS/COOKTOPS

- KITCHEN AID

Observations:

- Inspected

### 3. WALL OVEN

Observations:

- Inspected

### 4. EXHAUST FAN

- PART OF RANGE
- VENTED

Observations:

- Inspected - Repair / Replace - The filters for the exhaust fan are greasy and also have burn marks on them. These filters should be replaced if they cannot be properly cleaned.



Exhaust Fan

### 5. TRASH COMPACTOR

- Not Present

### 6. FOOD WASTE DISPOSER

- BADGER

Observations:

- Inspected

**7. MICROWAVE COOKING EQUIPMENT**

- SHARP

Observations:

- Inspected

**8. REFRIGERATOR**

Observations:

- **Maintenance Item - My recommendation is to always replace the filter when you initially move in.**
- **Inspected - Repair / Replace - The plastic shelf on the door of the refrigerator is cracked.**

NOTE - Tribles.com



Refrigerator Filter



Refrigerator - Door Shelf

**9. Clothes Washing Machine**

Observations:

- Inspected

**10. Clothes Dryer**

Observations:

- Inspected

- **Maintenance Item - I recommend to all of my clients to clean out the dryer vent line when they move in and then once annually. Dryer fires do happen and a clean dryer vent line can help prevent them.**

**11. BAR ICE MAKER**

Observations:

- Not Present



# 11 DIY

## 1. DIY

### Materials:

- Below are links to helpful Do It Yourself videos to help keep your home in good condition.

Home Checklist Video - [https://www.youtube.com/watch?v=MiaXIJFNq\\_w](https://www.youtube.com/watch?v=MiaXIJFNq_w)

### • CAULKING

- Choosing the right caulk - [https://www.youtube.com/watch?v=SZMke\\_7ktGg](https://www.youtube.com/watch?v=SZMke_7ktGg)

- Exterior Windows - <https://www.youtube.com/watch?v=xzPit2Jf1zg>

- Tubs and Sinks - [https://www.youtube.com/watch?v=-aoqL9VR\\_2g](https://www.youtube.com/watch?v=-aoqL9VR_2g)

- Kitchen - <https://www.youtube.com/watch?v=GqsuesGGFbs>

- Trim / Crown Caulking - - - <https://www.youtube.com/watch?v=qa7EahMC5Gk>

### • HVAC

- Filters - <https://www.airfiltersdelivered.com/c/how-do-i-change-my-air-filter>
- HVAC Line Insulation - <https://www.youtube.com/watch?v=Eyf-TvYSPoU>

### • HUMIDIFIER

- Aprilaire 500 - <https://www.youtube.com/watch?v=wFBsENXwP0k>

- Aprilaire 600 - [https://www.youtube.com/watch?v=Q7Oq1fAu\\_LA&t=19s](https://www.youtube.com/watch?v=Q7Oq1fAu_LA&t=19s)

- Aprilaire 700 - <https://www.youtube.com/watch?v=zWe1hLpg7XI>

### • CONCRETE WALL / FLOOR CRACK REPAIR

- Wall Crack Repair - [https://www.youtube.com/watch?v=7zM\\_aecIT7c](https://www.youtube.com/watch?v=7zM_aecIT7c)

- Floor Crack Repair - <https://www.youtube.com/watch?v=mYz2tSILkGk>

### • GARAGE DOOR LUBRICATION

- <https://www.youtube.com/watch?v=btGMELqhhwM>

### • WINDOWS

Tilt Release Replacement - <https://www.youtube.com/watch?v=hQ7vttJyMD8>

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
DIY	Do-it-yourself
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.