



PEACE OF MIND INSPECTION SERVICES

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<https://www.pomiservices.com>



GENERAL HOME INSPECTION



OCTOBER 13, 2022



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SUMMARY



MINOR/COSMETIC
CONCERNS OR
RECOMMEND UPGRADES



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - General: Near End of Life
- 🔧 2.3.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.3.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.3.3 Roof - Roof Drainage Systems: Downspouts Missing
- ⊖ 2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Metal Chimney Rust
- 🔧 3.1.1 Exterior - Walkways, Porches & Driveways: Driveway Cracking - Minor
- 🔧 3.1.2 Exterior - Walkways, Porches & Driveways: Light Inoperable
- ⊖ 3.5.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- 🔧 3.5.2 Exterior - Siding, Flashing & Trim: Light Inoperable
- ⊖ 3.8.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.10.1 Exterior - Fuel Storage & Distribution Systems: Corrosion
- ⊖ 4.1.1 Heating/Cooling - Exterior A/C: Needs Servicing/Cleaning
- ⊖ 4.1.2 Heating/Cooling - Exterior A/C: Unit not level
- 🔧 4.1.3 Heating/Cooling - Exterior A/C: Vegetation too close
- ⊖ 4.2.1 Heating/Cooling - Air Handler: Needs annual service maintenance
- 🔧 6.2.1 Garage - Floors: Settling
- 🔧 7.1.1 Shed - Ceiling: Debris
- ⊖ 7.3.1 Shed - Windows: Subterranean termite bodies found
- ⊖ 7.4.1 Shed - Walls & Firewalls: Termite mud tubes found
- ⊖ 7.5.1 Shed - Door: Door sill/trim
- ⊖ 9.1.1 Laundry Room - General: Stain(s) on ceiling
- ⊖ 11.1.1 Kitchen - General: Stains(s) on ceiling
- ⊖ 11.2.1 Kitchen - Dishwasher: Inoperable
- ⊖ 11.8.1 Kitchen - Countertops & Cabinets: Cabinet Hinge Loose
- ⊖ 11.8.2 Kitchen - Countertops & Cabinets: Countertop Cracked/Chipped
- ⊖ 12.2.1 Dining/Living Rooms - Windows: Failed Seal

-
- ⊖ 12.3.1 Dining/Living Rooms - Floors: Minor Wear
 - ⊖ 12.5.1 Dining/Living Rooms - Ceilings: Stain(s) on Ceiling
 - 🔧 13.5.1 Bedrooms - Walls: Doorknob Hole
 - ⊖ 14.5.1 Bathrooms - Shower: Leaking shower head
 - ⊖ 14.7.1 Bathrooms - Ceilings: Stain(s) on Ceiling
 - ⊖ 14.9.1 Bathrooms - Floors: Damaged (General)
 - ⚠️ 15.4.1 Interior - Solid Fuel Heating Device (Fireplace, Woodstove): Creosote Buildup

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Client

Occupancy

Furnished

Style

Ranch

Temperature (approximate)

76 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy, Recent Rain

2: ROOF

		IN	NI	NP	D
2.1	General	X			X
2.2	Coverings	X			
2.3	Roof Drainage Systems	X			X
2.4	Flashings	X			
2.5	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

General: Inspection Method
Roof

General: Roof Type/Style
Hip

General: Number of layers
1



Coverings: Material
Asphalt (Architectural)



Coverings: Previous repair



Roof Drainage Systems: Condition
Satisfactory

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Condition
Satisfactory



Helpful illustration

Skylights, Chimneys & Other Roof Penetrations: Condition
Satisfactory

Coverings: Condition

Satisfactory



Front Left



Rear Left



Front Right



Rear Right

Coverings: Granule loss

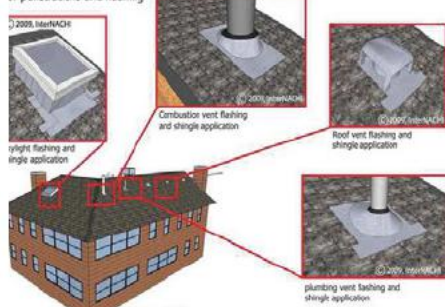


Roof Drainage Systems: Recommend a better gutter configuration so the shingles do not get overly saturated



Flashings: Material Aluminum

of penetrations and flashing



Helpful illustration



Observations

2.1.1 General

NEAR END OF LIFE

Recommendation

Roof showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future or budget for replacement.

Recommendation

Contact a qualified roofing professional.

2.3.1 Roof Drainage Systems

Minor/Cosmetic Concerns or Recommend Upgrades

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



2.3.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

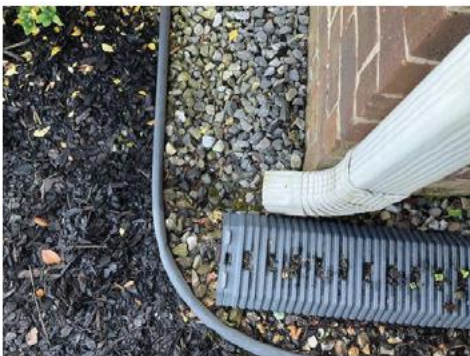
 Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

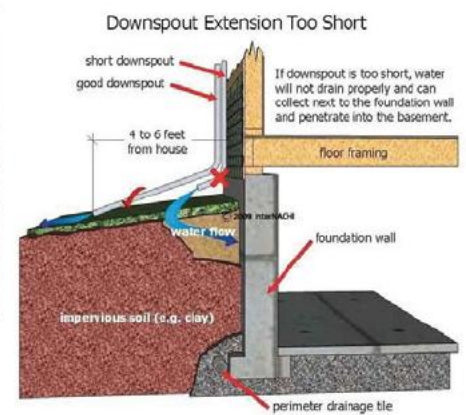
Contact a qualified gutter contractor



Recommend extensions on all sides



Helpful illustration



Helpful illustration

2.3.3 Roof Drainage Systems

DOWNSPOUTS MISSING

 Recommendation

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor



Rear

2.5.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

Recommendation

Contact a qualified chimney contractor.



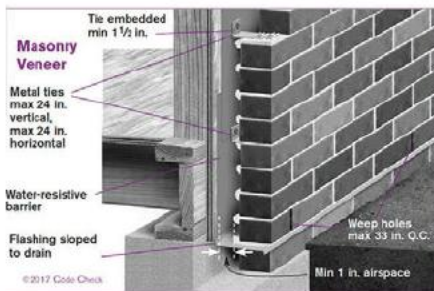
3: EXTERIOR

		IN	NI	NP	D
3.1	Walkways, Porches & Driveways	X			X
3.2	Main Water Shut-off Device	X			
3.3	Foundation		X		
3.4	Eaves, Soffits & Fascia	X			
3.5	Siding, Flashing & Trim	X			X
3.6	Exterior Doors	X			
3.7	Decks, Balconies, Patios & Steps	X			
3.8	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.9	Fence	X			
3.10	Fuel Storage & Distribution Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Walkways, Porches & Driveways: Appurtenance Front Porch, Driveway, Sidewalk	Walkways, Porches & Driveways: Condition Satisfactory	Walkways, Porches & Driveways: Driveway Material Concrete
Foundation: Material Not visible	Eaves, Soffits & Fascia: Condition Satisfactory	Siding, Flashing & Trim: Condition Satisfactory
Siding, Flashing & Trim: Siding Material Brick Veneer, Vinyl	Siding, Flashing & Trim: Siding Style Panels, Brick	Exterior Doors: Condition Satisfactory



Helpful illustration

Exterior Doors: Exterior Entry Doors Glass, Metal	Decks, Balconies, Patios & Steps: Appurtenance Patio	Decks, Balconies, Patios & Steps: Condition Satisfactory
Decks, Balconies, Patios & Steps: Material Concrete		

Decks, Balconies, Patios & Steps: Broken cover
Fence: Type Vinyl



Fence: Condition Satisfactory

Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Meter



Main Water Shut-off Device: Location Front lawn



Siding, Flashing & Trim: Adjustment needed



Rear Center



Rear Center

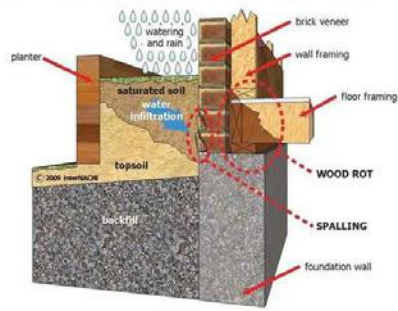
Vegetation, Grading, Drainage & Retaining Walls: Landscaping too close

Recommend trimming and/or removal of vegetation away from home.



Shed

potential Problems with Gardens or Planters Against Exterior Walls

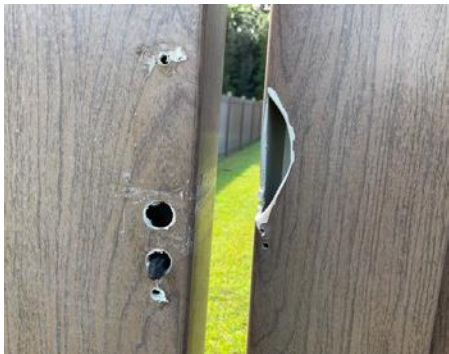


Helpful illustration



Fence: Gate(s)

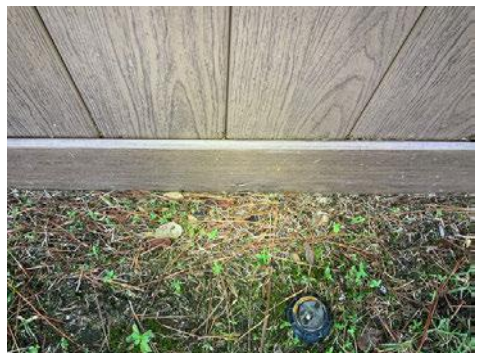
Damaged, Operable=Yes



Missing lock



Fence: Minor defects



Limitations

Main Water Shut-off Device

OUT OF SCOPE

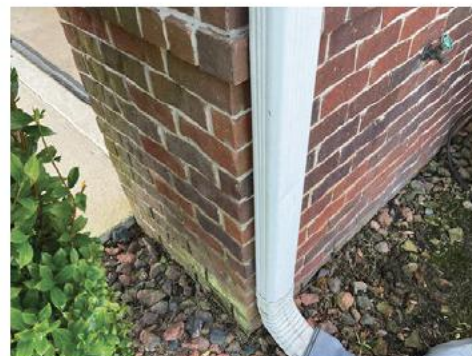


Irrigation system

Foundation

SLAB/FOUNDATION

Slab/Foundation access is limited due to coverings, and was not fully evaluated. Only what was readily accessible was inspected.



Decks, Balconies, Patios & Steps

INSPECTION LIMITED BY OWNER'S BELONGINGS



Observations

3.1.1 Walkways, Porches & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Recommend monitoring.



Minor/Cosmetic Concerns or Recommend Upgrades



3.1.2 Walkways,
Porches &
Driveways



Minor/Cosmetic Concerns or Recommend Upgrades

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed. If its more than a lightbulb change, recommend an electrician evaluate further.

Recommendation

Contact a handyman or DIY project



3.5.1 Siding, Flashing & Trim

CRACKING - MINOR



Recommendation

Brick veneer siding showed cracking in one or more places. Recommend monitoring. If it continues, recommend a bonded and licensed contractor to evaluate and repair/replace as necessary.

Recommendation

Contact a qualified masonry professional.



Front Center



Rear

3.5.2 Siding,
Flashing & Trim



Minor/Cosmetic Concerns or Recommend Upgrades

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed. If its more than a lightbulb change, recommend an electrician evaluate further.

Recommendation

Contact a handyman or DIY project



3.8.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

 Recommendation

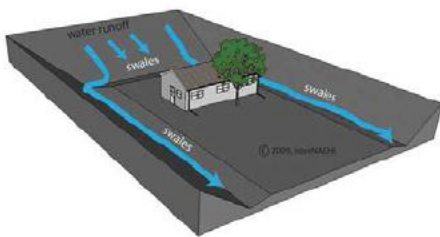
Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor

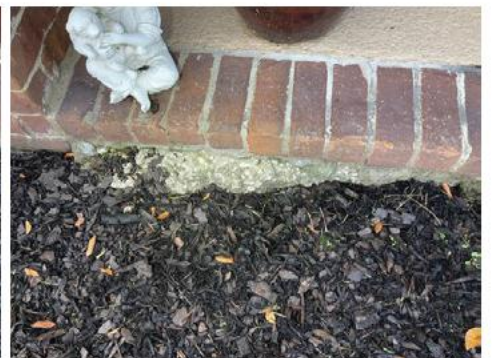
Water Swales



Helpful illustration



Front Center



Front Center

3.10.1 Fuel Storage & Distribution Systems

CORROSION

Gas pipes were corroded. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.

Recommendation

Contact your local utility company

 Recommendation



4: HEATING/COOLING

		IN	NI	NP	D
4.1	Exterior A/C	X			X
4.2	Air Handler	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Exterior A/C: Condition

Satisfactory

Exterior A/C: Location

Exterior wall left side

Exterior A/C: Brand

Payne



Exterior A/C: Energy Source

Electric

Exterior A/C: Model Number

PH14NB042-A

Exterior A/C: Serial Number

0318X69974



Exterior A/C: Age

Manufactured January 2018

Exterior A/C: Maximum fuse/breaker rating (amps)

40

Exterior A/C: Fuses/breakers installed (amps)

30



Installed circuit breaker

Air Handler: Condition
Satisfactory

Air Handler: Brand
Carrier

Air Handler: Energy Source/Type
Electric



Air Handler: Model Number
FB4CNP042

Air Handler: Serial Number
5117F17989

Air Handler: Age
Manufactured December 2017



Air Handler: Location
Hallway

Air Handler: Filter
Needs cleaning



Limitations

Air Handler

SYSTEM NOT OPERATED DUE TO EXTERIOR TEMPERATURE

Heat function not initiated

Most manufacturers recommend that you not run the air handler in heat mode when the ambient temperature is greater than ~65F. This may cause damage to the unit.

Observations

4.1.1 Exterior A/C

NEEDS SERVICING/CLEANING

Exterior A/C should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean and service Exterior A/C.

Recommendation

Contact a qualified HVAC professional.

Recommendation



Corrosion found

4.1.2 Exterior A/C

UNIT NOT LEVEL

If the unit isn't level, then the oil may separate from the refrigerant and end up pooling in the lines and coils. Over time, this can lead to a shortage of oil in the compressor, causing damage and overheating.

Recommendation

Contact a qualified heating and cooling contractor

Recommendation



4.1.3 Exterior A/C

Minor/Cosmetic Concerns or Recommend Upgrades

VEGETATION TOO CLOSE

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation

Recommended DIY Project



4.2.1 Air Handler

NEEDS ANNUAL SERVICE MAINTENANCE

Plan to schedule annual HVAC system maintenance once in the spring for your cooling equipment and again in the fall for your heating system. If you have a heat pump, the combined heating/cooling system should receive maintenance twice a year. Change the HVAC air filter every month.

Recommendation

Contact a qualified HVAC professional.

Recommendation



5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Condition

Satisfactory

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Left

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
125 AMP, 200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub panel age

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex



Service Entrance Conductors: Electrical Service Conductors
Below Ground, Aluminum, 240 Volts



Multi-strand aluminum wiring-acceptable

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer(s)
 Siemens, Milbank



Main



Sub

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
 Circuit Breaker



Main



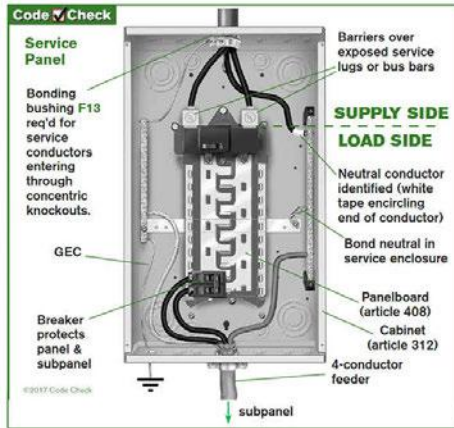
Sub

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

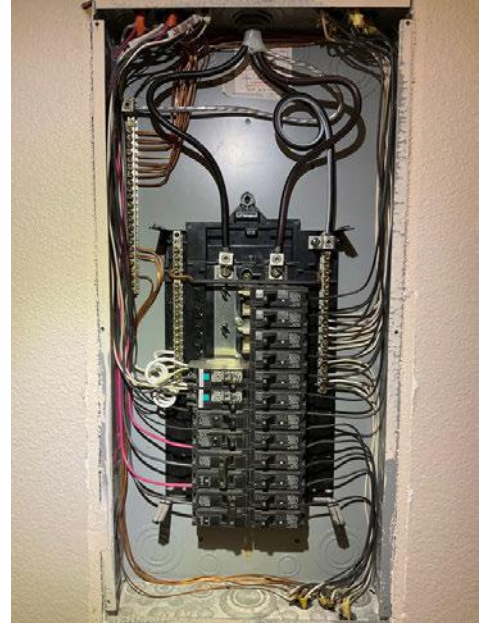
Copper



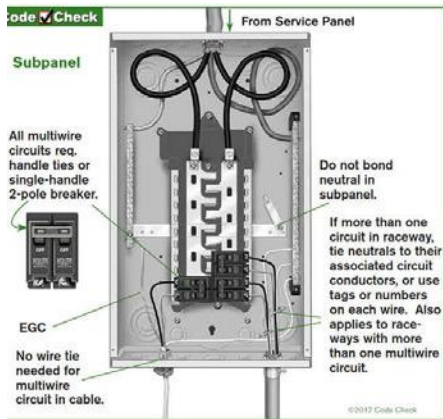
Main



Helpful illustration



Sub



Helpful illustration

6: GARAGE

		IN	NI	NP	D
6.1	Ceiling	X			
6.2	Floors	X			X
6.3	Walls & Firewalls	X			
6.4	Garage Door	X			
6.5	Garage Door Opener	X			
6.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Garage Door: Material
Aluminum

Garage Door: Type
Automatic

Walls & Firewalls: General photos



Garage Door: Minor dents



Observations

6.2.1 Floors

SETTLING

Garage floors had some settlement, but cosmetic in nature. Recommend that cracks be sealed to prevent further damage.



Minor/Cosmetic Concerns or Recommend Upgrades

Recommendation

Contact a handyman or DIY project



7: SHED

		IN	NI	NP	D
7.1	Ceiling	X			X
7.2	Floors	X			
7.3	Windows	X			X
7.4	Walls & Firewalls	X			X
7.5	Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Ceiling: Possible squirrel damage



Rear

Windows: Window Type Single-hung



Torn screens

Windows: Window Manufacturer

Pella

Door: Material Metal, Glass

Door: Type Regular

Door: Bottom lock will not engage



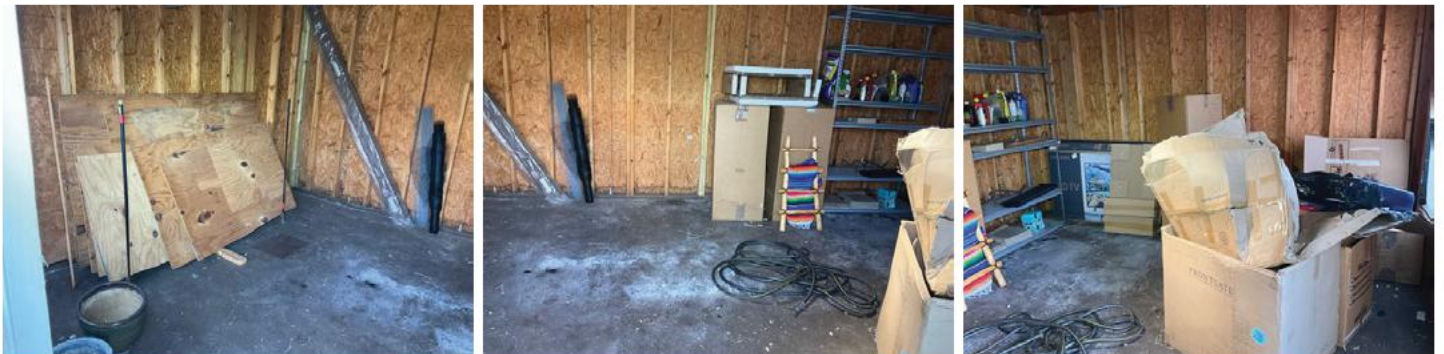
Walls & Firewalls: General photos



Limitations

Floors

INSPECTION LIMITED TO OWNERS BELONGINGS



Observations

7.1.1 Ceiling



Minor/Cosmetic Concerns or Recommend Upgrades

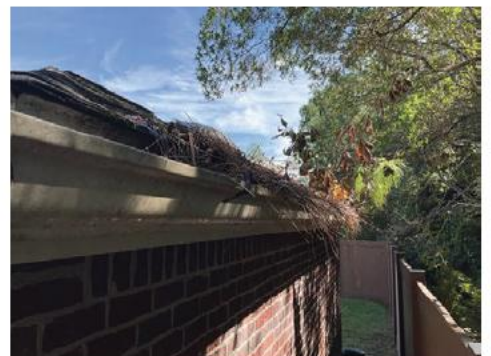
DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project



7.3.1 Windows

SUBTERRANEAN TERMITE BODIES FOUND

Recommendation

Contact a qualified pest control specialist.

Recommendation



(also in WDO report)



(also in WDO report)



(also in WDO report)



(also in WDO report)

7.4.1 Walls & Firewalls

TERMITE MUD TUBES FOUND

Recommendation

Contact a qualified pest control specialist.

Recommendation



Interior side of door right side (also in WDO report)



Back left corner (also in WDO report)



Back wall (also in WDO report)

7.5.1 Door

DOOR SILL/TRIM

 Recommendation

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified professional.



Shed door right side (also in WDO report)



Shed door left side (also in WDO report)



Shed door left side (also in WDO report)

8: ATTIC

		IN	NI	NP	D
8.1	Roof Structure & Attic	X			
8.2	Attic Insulation	X			
8.3	Ventilation	X			
8.4	Distribution System	X			
8.5	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Roof Structure & Attic:Decking
OSB



Roof Structure & Attic:Type
Hip

Attic Insulation:Condition
Satisfactory

Distribution System:Ductwork
Insulated

Distribution System:Configuration
Central

Exhaust Systems:Exhaust Fans
Fan with Light



Roof Structure & Attic: Inspection Method

Attic Access





Roof Structure & Attic: Reinforced rafters



Attic Insulation: Insulation Type
Batt, Fiberglass, Loose-fill



	INSULATION THICKNESS	INSULATION RESISTANCE	TYPE	R OF BATT	R OF BLOWN
EXTERIOR WALLS	3 1/2"	R-13			
SLOPE CEILINGS					
FLAT CEILINGS	1 1/2"	R-30	Batt		
CRAWL SPACE					

MADE OF POLYESTER FIBER INSULATION
 INSULATION RESISTANCE OF 3 1/2" OF BATT INSULATION IS R-13 PER 2009 IRC
 LOCATION: 1800 1st St, Denver, CO
 AUTHORIZED SIGNATURE: [Signature]

Ventilation: Ventilation Type

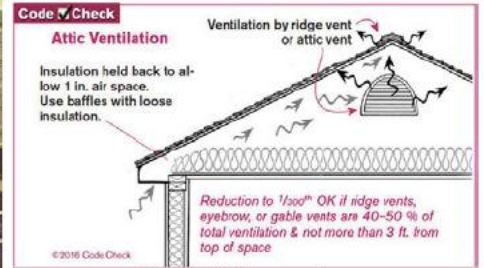
Gable Vents, Ridge Vents



Ridge vents



Soffit vents



Helpful illustration

Limitations

Roof Structure & Attic

LIMITED ACCESS



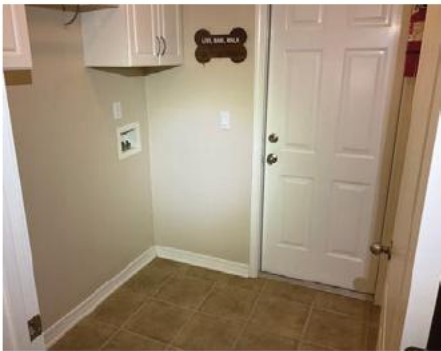
9: LAUNDRY ROOM

		IN	NI	NP	D
9.1	General	X			X
9.2	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

General: General photos



General: Water Source Public



General: Dryer Power Source 125 Volts



General: Dryer Vent Metal



General: Wall Material Drywall

General: Ceiling Material Popcorn

General: Broken cover



Floors: Floor Coverings Tile

Observations

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint.

Source of staining should be determined. It's possible that the condensation build-up occurred prior to the recent HVAC system installation in 2018.

Recommendation

Contact a qualified professional.



Recommendation



10: HOT WATER HEATER

IN NI NP D

10.1 Hot Water Systems, Controls, Flues & Vents

X

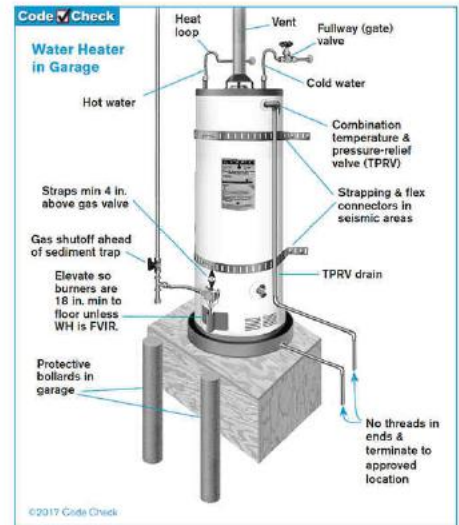
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Hot Water Systems, Controls, Flues & Vents: Condition
Satisfactory

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Location
Garage



Helpful illustration

Hot Water Systems, Controls, Flues & Vents: Model Number
PROG50-38N RH60

Hot Water Systems, Controls, Flues & Vents: Serial Number
M442123955

Hot Water Systems, Controls, Flues & Vents: Age
Manufactured November 2021



Hot Water Systems, Controls, Flues & Vents: Capacity
50

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Limitations

Hot Water Systems, Controls, Flues & Vents

CIRCUIT BREAKER TURNED OFF

The circuit breaker was turned off but hot water still came out. It's possible that the circuit breaker label is incorrect.



11: KITCHEN

	IN	NI	NP	D
11.1 General	X			X
11.2 Dishwasher	X			X
11.3 Garbage Disposal	X			
11.4 Range/Oven/Cooktop	X			
11.5 Built-in Microwave	X			
11.6 Windows	X			
11.7 Refrigerator	X			
11.8 Countertops & Cabinets	X			X
11.9 Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

General: Monitor plumbing lines for any future leaks



Worn out plumbing lines

Dishwasher: Brand
Bosch

Garbage Disposal: Condition
Satisfactory

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Built-in Microwave: Condition
Satisfactory



Inoperable light fixture; may need lightbulb change

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets:

Cabinetry

Wood

General: Condition

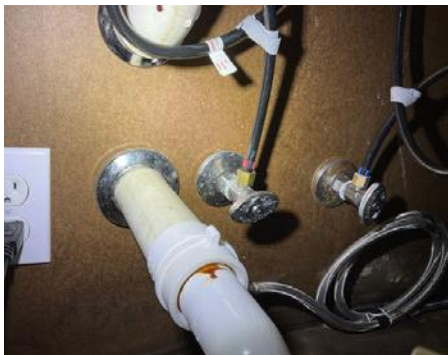
Satisfactory

Floors: Floor Coverings

Tile



General: Plumbing



Range/Oven/Cooktop: Range/Oven Energy Source

Electric



Operates normally



Operates normally-upper oven



Operates normally-lower oven



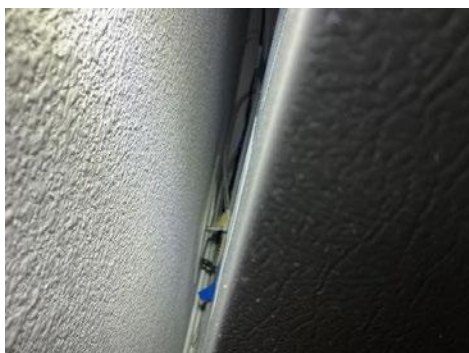
Oven settings

Refrigerator: Brand

GE



Operates normally-wine cooler



Refrigerator Supply



Operates normally



Operates normally

Limitations

General

LIMITED DUE TO GARBAGE DISPOSAL REPAIR

Faucet was not turned on.



Observations

11.1.1 General

STAINS(S) ON CEILING



Recommendation

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined. It's possible that the condensation build-up occurred prior to the recent HVAC system installation in 2018.

Recommendation

Contact a qualified professional.



11.2.1 Dishwasher

INOPERABLE



Recommendation

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

Recommendation

Contact a qualified appliance repair professional.



Error message

11.8.1 Countertops & Cabinets

CABINET HINGE LOOSE



Recommendation

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified cabinet contractor.



11.8.2 Countertops & Cabinets

COUNTERTOP CRACKED/CHIPPED

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.



Recommendation



12: DINING/LIVING ROOMS

	IN	NI	NP	D
12.1 Doors	X			
12.2 Windows	X			X
12.3 Floors	X			X
12.4 Walls	X			
12.5 Ceilings	X			X
12.6 Thermostat Controls	X			
12.7 Lighting Fixtures, Switches, GFCI & Receptacles	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Doors: Condition

Satisfactory

Windows: Window Type

Single-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Ceilings: Previous repair



Living Room

Thermostat Controls: General photos



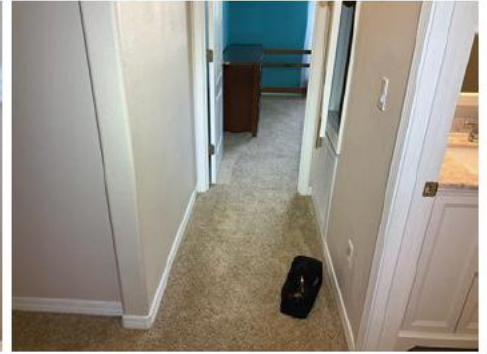
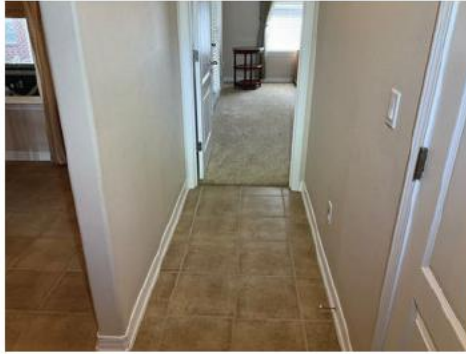
Lighting Fixtures, Switches, GFCI & Receptacles: Condition

Satisfactory

General Photos



Dining Room



Limitations

General

INSPECTION LIMITED BY OWNER'S BELONGINGS



Living Room

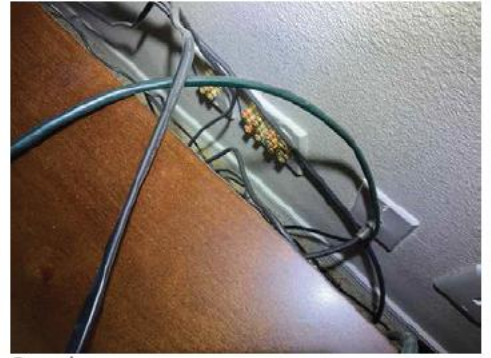


Office/Den



Walls

OUT OF SCOPE



Speaker system

Ceilings

OUT OF SCOPE



Speaker system

Observations

12.2.1 Windows

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



Office/Den

12.3.1 Floors

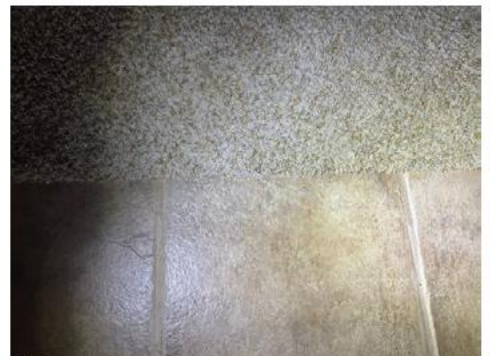
MINOR WEAR

Floors in the home exhibited minor surface wear along major paths of travel.

Recommendation

Contact a qualified flooring contractor

 Recommendation



Living Room

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined. It's possible that the condensation build-up occurred prior to the recent HVAC system installation in 2018.

Recommendation

Contact a qualified professional.



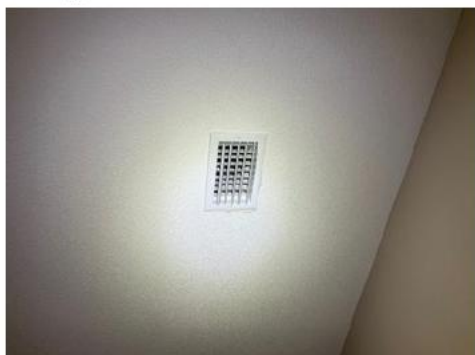
Dining Room



Living Room



Front foyer



Office/Den

13: BEDROOMS

	IN	NI	NP	D
13.1 General	X			
13.2 Doors	X			
13.3 Windows	X			
13.4 Ceilings	X			
13.5 Walls	X			X
13.6 Floors	X			
13.7 Lighting Fixtures, Switches & Receptacles	X			
13.8 Smoke Detectors	X			
13.9 Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Doors: Condition
Satisfactory

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

Ceilings: Ceiling Material
Popcorn

Walls: Wall Material
Drywall

Floors: Floor Coverings
Carpet

Lighting Fixtures, Switches & Receptacles: Condition
Satisfactory

Lighting Fixtures, Switches & Receptacles: Loose assembly



Left

General: General photos



Right



Limitations

General

INSPECTION LIMITED BY OWNER'S BELONGINGS



Main



Left



Observations

13.5.1 Walls

DOORKNOB HOLE

 Minor/Cosmetic Concerns or Recommend Upgrades

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.



Right

██████████

Recommendation

Contact a handyman or DIY project

14: BATHROOMS

	IN	NI	NP	D
14.1 General	X			
14.2 Water Supply, Distribution Systems & Fixtures	X			
14.3 Toilet	X			
14.4 Windows	X			
14.5 Shower	X			X
14.6 Lighting Fixtures, Switches, GFCI & Receptacles	X			
14.7 Ceilings	X			X
14.8 Walls	X			
14.9 Floors	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Windows: Window Type
Fixed

Windows: Window Manufacturer
Unknown

Lighting Fixtures, Switches, GFCI & Receptacles: Condition
Satisfactory

Ceilings: Ceiling Material
Popcorn

Ceilings: Previous repair

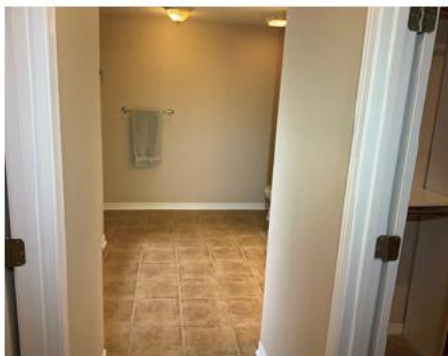


Guest

Walls: Wall Material
Drywall

Floors: Floor Coverings
Tile

General: General photos



Main



Guest

General: Whirlpool tub



Access panel



Operates normally



Helpful illustration

Water Supply, Distribution Systems & Fixtures: Distribution Material PVC



Main Left



Main Right



Guest

Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper



Main Left



Main Right



Guest

Toilet: Toilet supply



Main



Guest

Observations

14.5.1 Shower

LEAKING SHOWER HEAD

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Main

14.7.1 Ceilings

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined. It's possible that the condensation build-up occurred prior to the recent HVAC system installation in 2018.

Recommendation

Contact a qualified professional.



Recommendation



Guest

14.9.1 Floors

DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified flooring contractor



Recommendation



Main

15: INTERIOR

	IN	NI	NP	D
15.1 Drain, Waste, & Vent Systems	X			
15.2 Vents, Flues & Chimneys	X			
15.3 Smoke Detectors	X			
15.4 Solid Fuel Heating Device (Fireplace, Woodstove)	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Drain, Waste, & Vent Systems:
Material
 PVC

Vents, Flues & Chimneys:
Condition
 Satisfactory

Smoke Detectors:Condition
 Satisfactory

Solid Fuel Heating Device
(Fireplace, Woodstove):Condition
 Satisfactory

Solid Fuel Heating Device
(Fireplace, Woodstove):Type
 Wood, Blower



Observations

15.4.1 Solid Fuel Heating Device (Fireplace, Woodstove)

Safety Hazard

CREOSOTE BUILDUP

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.

Recommendation

Contact a qualified fireplace contractor.



STANDARDS OF PRACTICE

Inspection Details

13.1 General limitations: The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

Inspections performed using this Standard: Are not technically exhaustive.

Are not required to identify and to report: Concealed conditions, latent defects, consequential damages, and Cosmetic imperfections that do not significantly affect a component's performance of its intended function. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports, This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors, Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

13.2 General exclusions: The inspector is NOT required to determine: The condition of systems and components that are not readily accessible, The remaining life expectancy of systems and components, The strength, adequacy, effectiveness, and efficiency of systems and components, The causes of conditions and deficiencies, Methods, materials, and costs of corrections, Future conditions including but not limited to failure of systems and components, The suitability of the property for specialized uses, Compliance of systems and components with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.), The market value of the property and its marketability, The advisability of purchasing the property.

The presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances, The presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air, The effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards, Operating costs of systems and components, Acoustical properties of systems and components, Soil conditions relating to geotechnical or hydrologic specialties, Whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

The inspector is NOT required to offer: Or to perform acts or services contrary to law or to government regulations, Or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others, Or to perform trades or professional services other than home inspection, Warranties or guarantees.

The inspector is NOT required to operate: Systems and components that are shut down or otherwise inoperable, Systems and components that do not respond to normal operating controls, Shut-off valves and manual stop valves, Automatic safety controls.

The inspector is NOT required to enter: Areas that will, in the professional judgment of the inspector, likely be dangerous to the Inspector or to other persons, or to damage the property or its systems and Components, Under-floor crawlspaces and attics that are not readily accessible.

The inspector is NOT required to inspect: Underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active, Items that are not installed, Installed decorative items, Items in areas that are not entered in accordance with 13.2.D, Detached structures other than garages and carports, Common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing, Every occurrence of multiple similar components, Outdoor cooking appliances.

The inspector is NOT required to: Perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components, Describe or report on systems and components that are not included in this Standard and that were not inspected, Move personal property, furniture, equipment, plants, soil, snow, ice, and debris, Dismantle systems and components, except as explicitly required by this Standard, Reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard, Ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition, Probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

Roof

5.1 The inspector shall: Inspect: roofing materials, Roof drainage systems, Flashing, Skylights, chimneys, and roof penetrations.

Describe: Roofing materials, Methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect: antennae, Interiors of vent systems, flues, and chimneys that are not readily accessible, Other installed accessories.

Exterior

4.1 The inspector shall: Inspect: Wall coverings, flashing, and trim, Exterior doors, Attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings, Eaves, soffits, and fascias accessible from the ground level, Vegetation, grading, surface drainage, and retaining walls that are likely to affect the building adversely, Adjacent and entryway walkways, patios, and driveways, Describe wall coverings.

4.2 The inspector is NOT required to inspect: Screening, shutters, awnings, and similar seasonal accessories, Fences,

boundary walls, and similar structures, Geological and soil conditions, Recreational facilities, Outbuildings other than garages and carports, Seawalls, break-walls, and docks, Erosion control and earth stabilization measures.

6.1 The inspector shall: Inspect: Interior water supply and distribution systems, including fixtures and faucets, Interior drain, waste, and vent systems, including fixtures, Water heating equipment and hot water supply systems, Vent systems, flues, and chimneys, Fuel storage and fuel distribution systems, Sewage ejectors, sump pumps, and related piping.

Describe: Interior water supply, drain, waste, and vent piping materials, Water heating equipment, including energy source(s), Location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to: inspect: Clothes washing machine connections, Interiors of vent systems, flues, and chimneys that are not readily accessible, Wells, well pumps, and water storage-related equipment, Water conditioning systems, Solar, geothermal, and other renewable energy water heating systems, Manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems, Septic and other sewage disposal systems.

determine: Whether water supply and sewage disposal are public or private, Water quality, The adequacy of combustion air components, Measure water supply flow and pressure, and well water quantity, Fill shower pans and fixtures to test for leaks.

Heating/Cooling

8.1 The Inspector shall: Open readily openable access panels.

Inspect: Installed heating equipment, Vent systems, flues, and chimneys, Distribution systems.

Describe: Energy source(s), Heating systems.

8.2 The inspector is NOT required to: Inspect: Interiors of vent systems, flues, and chimneys that are not readily accessible, Heat exchangers, Humidifiers and dehumidifiers, Electric air cleaning and sanitizing devices, Heating systems using ground-source, water-source, solar, and renewable energy technologies, Heat-recovery and similar whole-house mechanical ventilation systems.

Determine: Heat supply adequacy and distribution balance, The adequacy of combustion air components.

9.1 The inspector shall: Open readily openable access panels.

Inspect: Central and permanently installed cooling equipment, Distribution systems.

Describe: Energy source(s), Cooling systems.

9.2 The inspector is NOT required to: Inspect electric air cleaning and sanitizing devices, Determine cooling supply adequacy and distribution balance, inspect cooling units that are not permanently installed or that are installed in windows, Inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Electrical

7.1 The inspector shall: Inspect: Service drop, Service entrance conductors, cables, and raceways, Service equipment and main disconnects, Service grounding, Interior components of service panels and subpanels, Conductors, Overcurrent protection devices, A representative number of installed lighting fixtures, switches, and receptacles, Ground fault circuit interrupters and arc fault circuit interrupters.

Describe: The amperage rating of the service, Location of main disconnect(s) and subpanels, Presence or absence of smoke alarms and carbon monoxide alarms, The predominant branch circuit wiring method.

7.2 The inspector is NOT required to: Inspect: Remote control devices, Or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices, Low voltage wiring systems and components, Ancillary wiring systems and components not a part of the primary electrical power distribution system, Solar, geothermal, wind, and other renewable energy systems, Measure amperage, voltage, and impedance, Determine the age and type of smoke alarms and carbon monoxide alarms.

Attic

11.1 The inspector shall: Inspect: Insulation and vapor retarders in unfinished spaces, Ventilation of attics and foundation areas, Kitchen, bathroom, laundry, and similar exhaust systems, Clothes dryer exhaust systems.

Describe: Insulation and vapor retarders in unfinished spaces, Absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

Interior

10.1 The inspector shall inspect: Walls, ceilings, and floors, Steps, stairways, and railings, Countertops and a representative number of installed cabinets, A representative number of doors and windows, Garage vehicle doors and garage vehicle door operators, Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect: Paint, wallpaper, and other finish treatments, Floor coverings, Window treatments, Coatings on and the hermetic seals between panes of window glass, Central vacuum systems, Recreational facilities, Installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F, Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance, Operate, or confirm the operation of every control and feature of an inspected appliance.

12.1 The inspector shall: Inspect: Fuel-burning fireplaces, stoves, and fireplace inserts, Fuel-burning accessories installed in fireplaces, Chimneys and vent systems, Describe systems and components listed in 12.1.A.1 and .2.

12.2 The inspector is NOT required to: inspect: interiors of vent systems, flues, and chimneys that are not readily accessible, Fire screens and doors, Seals and gaskets, Automatic fuel feed devices, Mantles and fireplace surround, Combustion air components and to determine their adequacy, Heat distribution assists (gravity fed and fan assisted), Fuel-burning fireplaces and appliances located outside the inspected structures, Determine draft characteristics, Move fireplace inserts and stoves or firebox contents.