



317-721-4242

www.inspectionSPI.com

Inspector Brent Whalen  
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contact no. buyer\_hi-rpt-1283

Inspection date: 10/31/2019

Start time: 1:00 pm

Stop time: 3:30 pm

## Full Home Inspection



Prepared for **Mr. Joseph Buyer**  
Property Address 1234 Main Street  
Indianapolis, IN 46201

This inspection report has two sections.

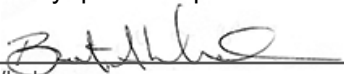
**Section A - Executive Summary** which lists material defects or repairs.

**Section B - Photo Report** which includes pictures along with observations, recommendations for maintenance, equipment age or things you should ask the current owner.

Minor maintenance items may be completed by a handyman or the home owner, however it is generally recommended to use a licensed or qualified contractor. Please read the entire report and contact us with any clarifications. Once clear on all items, review the report with your Real Estate Broker or Attorney. Reliability and adequacy of repairs is solely the responsibility of those chosen to perform repairs.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

Please read and review the entire report, all pictures and any and all materials delivered at the time of inspection. If there are any questions please call.

  
Brent Whalen 317-721-4242



# Executive Summary Section A



The Executive Summary outlines deficiencies that, in the judgment of the inspector, the client should be aware of. The summary is not the entire report. Section B of the report includes all observations made during the inspection, including suggestions for maintenance.

## Exterior

**A general inspection of the exterior areas of the home was conducted, including: windows & screens, doors, siding, GFCI receptacles, downspouts, light fixtures, sidewalks, patios/decks, stairs, driveway and overall site grading.**

### Repair Needed

Photo

- 25 The dead bolt on the rear entry door was damaged and would not engage. Recommend repair or replacement.
- 100 Soffit area where electrical service passes through showed signs of previous water damage and wood deterioration. Recommend further evaluation and repair by a qualified contractor.
- 154 Front walkway had significant cracks and deterioration in a few areas. A qualified contractor should evaluate and repair or replace walkway sections as necessary.
- 165 Air Conditioning line set is routed through an open crawlspace vent. This condition can lead to insect and animal entry. Recommend installing vent screens or sealing off open area.
- 175 Patio had significant cracks and deterioration. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary.
- 202 Soffit boards are damaged and deteriorated in several areas. A qualified contractor should evaluate and make repairs as necessary. This can be caused by gutters overflowing due to buildup of leaves and debris. Suggest setting up a maintenance schedule to keep gutter clean.

## Roof

**The shingles are laying flat and no tabs were found missing. Roof is in satisfactory condition.**

### Repair Needed

Photo

- 152 The rubber boot flashing around the waste vent was damaged and may result in water or vermin intrusion. A qualified contractor should replace flashings where necessary.

## Attic

**Exhaust fans from the bathrooms dump into the attic space. Adding moisture into attic spaces is not desirable. Suggest extending the exhaust vent through the gable or at a minimum, closer to a roof vent.**

### Safety/Repair

Photo

- 179 A large gap noted in the ceiling the attached garage and the attic. These surfaces are intended to prevent vehicle fumes from entering living spaces, and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.
- 189 Open J boxes were found, suggest having a qualified electrician fully evaluate and make necessary repairs. This is a fire hazard.

### Repair Needed

Photo

- 190 The clothes dryer exhaust fan exhausts into the attic space. Dryer lint is highly flammable and should not be allowed to accumulate. Additionally, warm/moist air is causing the roof decking to deteriorate and grow mold. Duct should be routed to the outside.

## Electrical Service

**There were no major issues found within the service panels. Electrical system is serviceable with some minor repairs. See below**

### Safety/Repair

Photo

- 39 Junction box in garage had an open knockout. Recommend installing a knockout plug to prevent shock or insect entry.
- 42 Abandoned "live" wiring was found taped on the garage wall. Recommend this wiring be completely removed or properly terminated in a junction box with a cover.
- 62 One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire or pest entering the panel. A qualified electrician should install knockout covers where missing.
- 63 One breaker is "double tapped", where 2 wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave other loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.
- 68 Extra wires or abandon wiring was found in the service panel. These leads need to be capped off for safety reasons.

### Repair Needed

Photo

- 168 Condenser disconnect on the rear of the home was coming loose from house. Recommend securing to brick siding by a qualified contractor.

## Plumbing/Laundry

**Washer and dryer were both present, however were not tested because they had clothes in them. The dryer was briefly turned on and appeared to function correctly. Water heater TPR valve terminated more than 6 inches off the ground which may increase scalding injuries if people are nearby when it goes off.**

### Safety/Repair

Photo

- 38 The water heater temperature-pressure relief valve discharge line is more than 6" off the ground. This is a possible scalding hazard should the valve release with someone in the vicinity.

### Repair Needed

Photo

- 41 The dryer exhaust duct end cap is not pest proof. Their purpose is to prevent unconditioned air from entering the house, and keep out birds, rodents and bugs. Blocked ducts can cause clothes dryers to overheat and may pose a fire hazard. A new pest proof vent cap should be installed.
- 78 The dryer exhaust duct end cap is not pest proof. Their purpose is to prevent unconditioned air from entering the house, and keep out birds, rodents and bugs. Blocked ducts can cause clothes dryers to overheat and may pose a fire hazard. A new pest proof vent cap should be installed.

## Kitchen

**The following kitchen appliances (refrigerator / freezer, exhaust hood, and range), did function on the day of the inspection. The cabinets and tops are secure in place and all cabinet doors and drawers did operate on the day of the inspection except where noted below.**

### Repair Needed

Photo

- 69 The sink faucet appeared to be dripping when turned off. Needs repaired/replaced.

## Bathrooms

**Toilets in both bathrooms were loose and need to be evaluated and possibly taken off and reseated to ensure proper seal. Subfloor under hall toilet may need to be repaired.**

### Safety/Repair

Photo

- 9 The bathroom receptacle in the medicine cabinet is not ground fault circuit interrupter (GFCI) protected. This a shock hazard. Suggest having a qualified electrician update for your protection.

### Repair Needed

Photo

- 71 Vanity faucet handle is damaged/leaking. Suggest replacing faucet.

- 79 Flooring is behind and around toilet is damaged and/or deteriorated and toilet is loose. The subfloor below may be damaged by water intrusion. A qualified contractor should evaluate and replace or repair the damaged flooring and reinstall toilet with new seal.

## Interior Rooms

**Some wall and floor surfaces were obscured by stored items. Some areas couldn't be fully evaluated.**

### Safety/Repair

Photo

- 32 An open J box was found in converted garage area. Suggest having a qualified electrician evaluate and make necessary repairs.
- 85 One or more doors will not latch when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts and/or replacing locksets.

### Repair Needed

Photo

- 2 Ceiling has separated from the wall in several areas. This may indicate possible foundation issues. A qualified contractor should evaluate and make repairs as necessary.
- 3 Diagonal cracks at several door frames possibly indicating foundation issues. A qualified contractor should evaluate and make repairs as necessary.

## Crawlspace

**Center house beam, several floor joists, band boards, and subflooring was heavily damaged by termite infestation leading to the entire house shifting. There is evidence of previous termite treatment. Recommend entire structure be evaluated by a qualified contractor to recommend and perform repairs.**

### Safety/Repair

Photo

- 88 Termite damage to center wooden beam. Recommend full evaluation and repair by qualified contractor.

### Repair Needed

Photo

- 92 Subfloor damaged in several areas. Recommend evaluation and repair by qualified contractor.
- 93 Copper piping in several areas was leaking. Suggest having a qualified plumber fully evaluate and make repairs.
- 94 Substandard cribbing under floor joists. Band board and floor joists are deteriorated. Recommend evaluation and repair by qualified contractor.
- 97 Termite damaged floor joists, band boards and subflooring. Recommend evaluation and repair by qualified contractor.

## Fireplace/Chimney

**The chimney does not appear to be in use, however needs some work to prevent water intrusion into the house.**

### Repair Needed

Photo

- 142 The masonry chimney crown and flue is deteriorated (cracked or broken) and needs repairs or replacement. The crown is meant to keep water out of the chimney structure or brick. The chimney can be damaged by wet masonry going through freeze-thaw cycles. The chimney does not appear to be in use. If that is the case, it may be able to be removed.
- 148 Chimney bricks were missing mortar in one or more sections of brick and had moss growing in between. Keep mortar joints tuck pointed and clean to prevent further damage to brick from freezing or water infiltration.

# Photo Report Section B

Photographs in this section of the report provide visuals for all observations made during the inspection.



Major Defect ■

Safety/Repair ■

Repair Needed ■

Observed Condition ■

Maintenance ■

For Your Information ■

## General Information

Structure faces: North  
Entrance faces: North  
Type of structure: Single family  
Structures inspected: House only

Present: Client(s) & Realtor(s) &  
Residence occupied: Yes  
Weather: Clear  
Temperature: Cool

Ground: Dry



Front elevation



1

Rear elevation



111

East elevation



213

West elevation

## Exterior

Foundation matl: Concrete block

Driveway matl: Concrete

Apparent wall structure: Wood frame

Sidewalk matl: Concrete

Exterior door matl: Solid core wood

Wall covering: Brick

A general inspection of the exterior areas of the home was conducted, including: windows & screens, doors, siding, GFCI receptacles, downspouts, light fixtures, sidewalks, patios/decks, stairs, driveway and overall site grading.



**202**

Soffit boards are damaged and deteriorated in several areas. A qualified contractor should evaluate and make repairs as necessary. This can be caused by gutters overflowing due to buildup of leaves and debris. Suggest setting up a maintenance schedule to keep gutter clean.



**162**

Settling cracks were observed under the window on the west side of the home. The client is advised to consult a qualified masonry contractor to recommend repairs and seal area to prevent moisture intrusion and minimize future damage.



**165**

Air Conditioning line set is routed through an open crawlspace vent. This condition can lead to insect and animal entry. Recommend installing vent screens or sealing off open area.



**100**

Soffit area where electrical service passes through showed signs of previous water damage and wood deterioration. Recommend further evaluation and repair by a qualified contractor.



**154**

Front walkway had significant cracks and deterioration in a few areas. A qualified contractor should evaluate and repair or replace walkway sections as necessary.



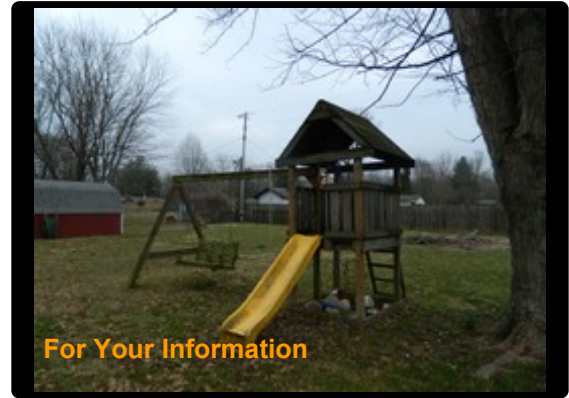
**175**

Patio had significant cracks and deterioration. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary.



25

The dead bolt on the rear entry door was damaged and would not engage. Recommend repair or replacement.



12

Recreational facilities and playground equipment are outside the scope of this Home Inspection. Please make sure to fully evaluate equipment prior to use.

## Roof

Inspection method: Traversed

Gutter matl: Metal

Roof type: Gable

Roof covering: Asphalt or fiberglass

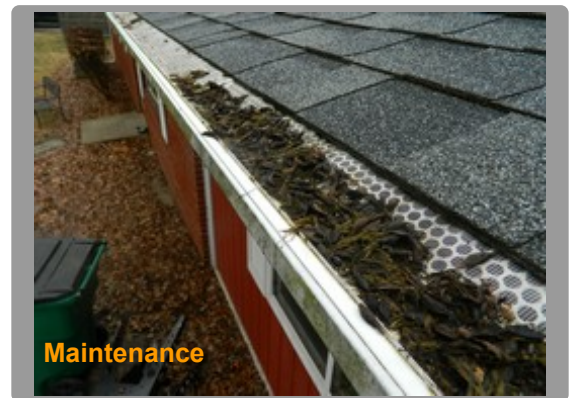
Estimated age: Mid life

The shingles are laying flat and no tabs were found missing. Roof is in satisfactory condition.



150

The inspector observed what appears to be a nail pop on the front roof. Nail pops can work their way through the shingle above and cause damage to the roof. Suggest having a qualified contractor fully evaluate and make any necessary repairs.



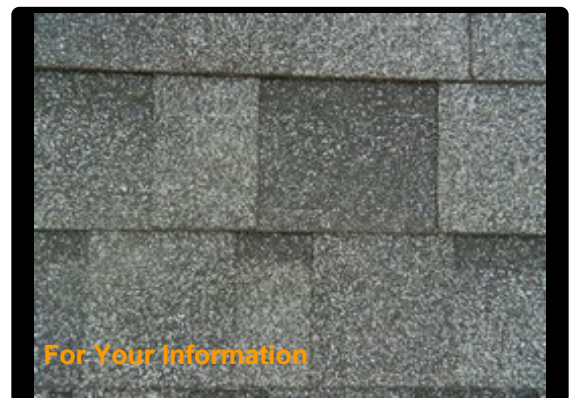
134

Guttering and gutter guards need to be kept clean. Allowing leaves to "dam up" roof run off can cause soffits to rot and/or cause water and ice to back up under shingles and cause leaks.



152

The rubber boot flashing around the waste vent was damaged and may result in water or vermin intrusion. A qualified contractor should replace flashings where necessary.



140

The shingles are laying flat and no tabs were found missing.

## Attic

Inspection method: Traversed

Insulation depth: 6 inches

Roof structure: Rafters

Insulation "R" value: 20

Ceiling structure: Rafters

Ventilation: Inadequate

Insulation material: Loose fiberglass

Exhaust fans from the bathrooms dump into the attic space. Adding moisture into attic spaces is not desirable. Suggest extending the exhaust vent through the gable or at a minimum, closer to a roof vent.



179

Safety/Repair

A large gap noted in the ceiling the attached garage and the attic. These surfaces are intended to prevent vehicle fumes from entering living spaces, and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.



190

Repair Needed

The clothes dryer exhaust fan exhausts into the attic space. Dryer lint is highly flammable and should not be allowed to accumulate. Additionally, warm/moist air is causing the roof decking to deteriorate and grow mold. Duct should be routed to the outside.



189

Safety/Repair

Open J boxes were found, suggest having a qualified electrician fully evaluate and make necessary repairs. This is a fire hazard.



183

Observed Condition

Ceiling insulation is missing or marginal in some areas. Recommend installing insulation where missing for better energy efficiency.



## Electrical Service

Service feeds: Overhead

Service conductor matl: Copper

Service panel mfg: Siemens

Service voltage: 220

Loc. main disconnect: Garage

Overload type: Circuit breaker

Service amprage: 200

System ground: Ground rod

Branch wiring type: Copper

Main disconnect rating: 200

Legend Satisfactory

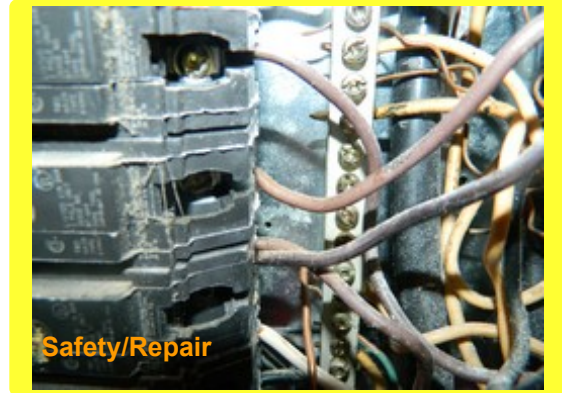
There were no major issues found within the service panels. Electrical system is serviceable with some minor repairs. See below



62

Safety/Repair

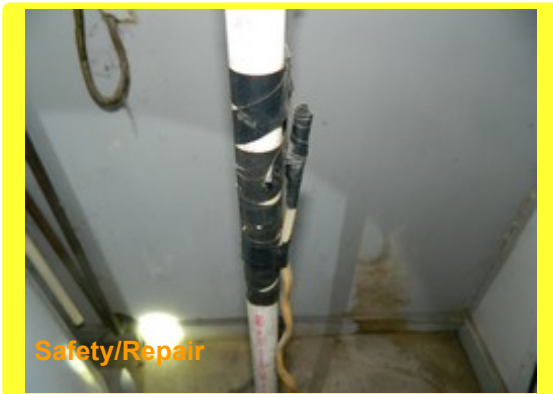
One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire or pest entering the panel. A qualified electrician should install knockout covers where missing.



63

Safety/Repair

One breaker is "double tapped", where 2 wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave other loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.



42

Safety/Repair

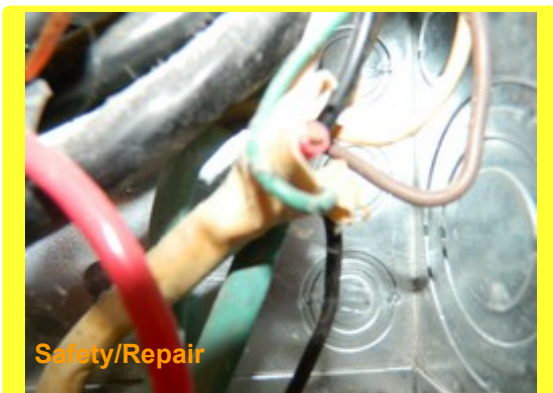
Abandoned "live" wiring was found taped on the garage wall. Recommend this wiring be completely removed or properly terminated in a junction box with a cover.



168

Repair Needed

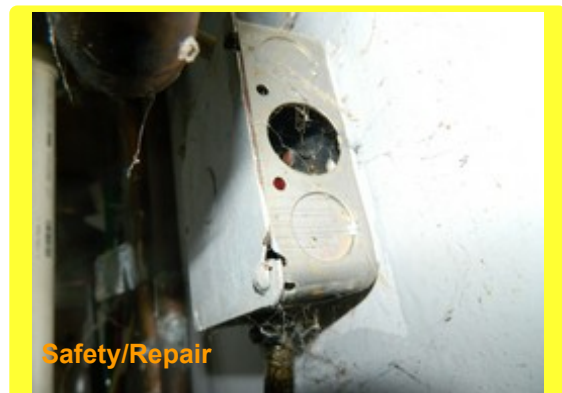
Condenser disconnect on the rear of the home was coming loose from house. Recommend securing to brick siding by a qualified contractor.



68

Safety/Repair

Extra wires or abandon wiring was found in the service panel. These leads need to be capped off for safety reasons.



39

Safety/Repair

Junction box in garage had an open knockout. Recommend installing a knockout plug to prevent shock or insect entry.

# Mechanical Services

HVAC type: Split system

AC mfg: Bryant

Thermostat location: Bedroom hallway

Heating mfg: Bryant

Energy source: Electric

Energy Source: Natural gas

Duct matl: Flex

HVAC equipment was tested and did operate on the day of inspection.



46

The return central air filter is located at the top of the furnace. Air handler filters should be checked regularly and cleaned or replaced as needed. Keeping return air filter clean prolongs the life of the furnace heat exchanger and allows AC coils to operate more efficiently. Filter size 16x25x4



174

Evidence of possible abandoned underground oil tank was found (vent pipe, metal supply lines, etc.). The client should determine if underground oil tank exists on this property, and if tank has been removed or legally decommissioned.



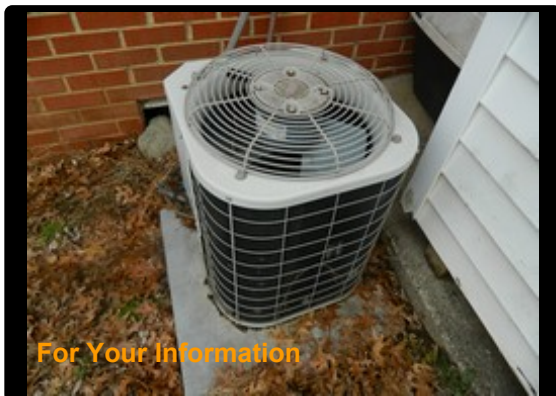
173

The metal fins on the condenser had several bent fins. Recommend having fins "combed" the next time the unit is serviced.



43

The Bryant furnace is approx. 15 years old. The average lifespan of a residential furnace is 15 to 25 years.



166

The external condenser is approx. 20 years old. The average lifespan of a residential condenser is 8 to 20 years.



44

Filter cover screw missing. Recommend ordering replacement to ensure proper seating and sealing of cover.

# Plumbing/Laundry

Main water shutoff Base of water heater  
 Water supply from: City  
 Water supply matl: Copper  
 Waste line matl: PVC

Washer/Dryer hookup: Yes  
 Dryer vent terminates: Side wall  
 Dryer energy source: Electric

Water heater mfg: General Electric  
 Energy source: Electric  
 Type: Tank  
 Capacity (gals): 40

Washer and dryer were both present, however were not tested because they had clothes in them. The dryer was briefly turned on and appeared to function correctly. Water heater TPR valve terminated more than 6 inches off the ground which may increase scalding injuries if people are nearby when it goes off.



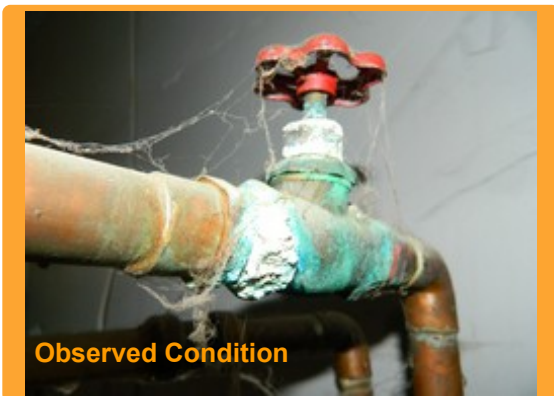
41

The dryer exhaust duct end cap is not pest proof. Their purpose is to prevent unconditioned air from entering the house, and keep out birds, rodents and bugs. Blocked ducts can cause clothes dryers to overheat and may pose a fire hazard. A new pest proof vent cap should be installed.



78

The dryer exhaust duct end cap is not pest proof. Their purpose is to prevent unconditioned air from entering the house, and keep out birds, rodents and bugs. Blocked ducts can cause clothes dryers to overheat and may pose a fire hazard. A new pest proof vent cap should be installed.



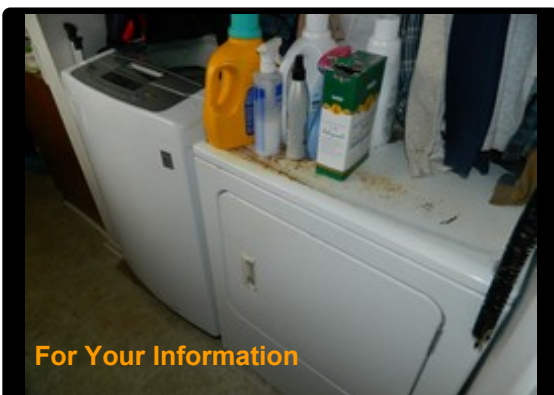
40

Due to the age of the home and it's plumbing the shut off valves may or may not operate without leaking, or may not shut off completely. The client should be prepared to replace or repair shut off valves when repairing or replacing any fixtures.



38

The water heater temperature-pressure relief valve discharge line is more than 6" off the ground. This is a possible scalding hazard should the valve release with someone in the vicinity.



11

The washer & dryer had clothing in them and were not operated during this inspection. The inspector was unable to fully evaluate the washer and its drain line. (electric dryer)



35

Water heater is approx. 11 years old. The average lifespan of a residential water heater is 6 to 12 years.

## Kitchen

Cabinets: Repairs needed

Counter tops: Satisfactory

Sink and faucet: Repairs needed

Disposal: n/a

Floors: Satisfactory

Refrigerator: Satisfactory

Range: Satisfactory

Ground fault Recp: Tested

The following kitchen appliances (refrigerator / freezer, exhaust hood, and range), did function on the day of the inspection. The cabinets and tops are secure in place and all cabinet doors and drawers did operate on the day of the inspection except where noted below.



69

**Repair Needed**

The sink faucet appeared to be dripping when turned off. Needs repaired/replaced.



17

**Observed Condition**

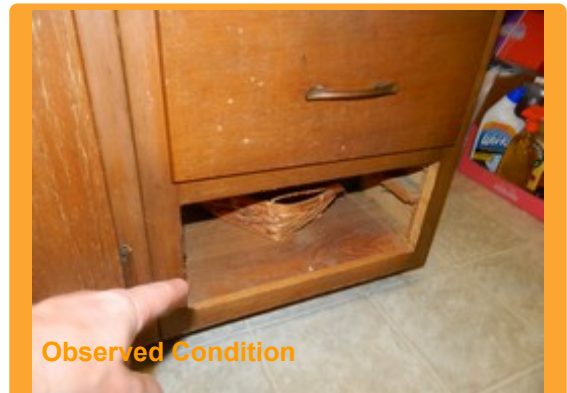
Exhaust hood light did not work.



22

**Observed Condition**

Oven light did not work.



19

**Observed Condition**

Cabinet drawer missing.

## Bathrooms

Cabinets: Satisfactory

Fixtures: Need repairs

Counter tops: Satisfactory

Ground fault Recps: Unsatisfactory

Sink and faucet(s): Need replacing

Floors: Need repairs

Toilets in both bathrooms were loose and need to be evaluated and possibly taken off and resealed to ensure proper seal. Subfloor under hall toilet may need to be repaired.



79

Flooring is behind and around toilet is damaged and/or deteriorated and toilet is loose. The subfloor below may be damaged by water intrusion. A qualified contractor should evaluate and replace or repair the damaged flooring and reinstall toilet with new seal.



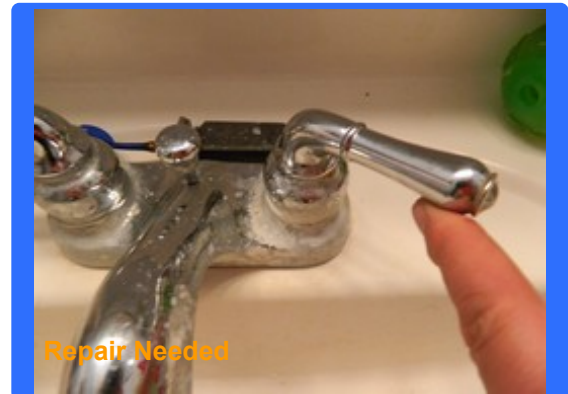
5

The sink stopper mechanism is missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.



9

The bathroom receptacle in the medicine cabinet is not ground fault circuit interrupter (GFCI) protected. This is a shock hazard. Suggest having a qualified electrician update for your protection.



71

Vanity faucet handle is damaged/leaking. Suggest replacing faucet.

# Interior Rooms

Smoke detec. installed: Yes  
 Smoke detec. placement: Adequate  
 CO2 detec. installed: None installed  
 Floors: Need repairs

Ceilings: Need repairs  
 Walls: Need repairs

Some wall and floor surfaces were obscured by stored items. Some areas couldn't be fully evaluated.



85

Safety/Repair

One or more doors will not latch when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts and/or replacing locksets.



2

Repair Needed

Ceiling has separated from the wall in several areas. This may indicate possible foundation issues. A qualified contractor should evaluate and make repairs as necessary.



3

Repair Needed

Diagonal cracks at several door frames possibly indicating foundation issues. A qualified contractor should evaluate and make repairs as necessary.



32

Safety/Repair

An open J box was found in converted garage area. Suggest having a qualified electrician evaluate and make necessary repairs.



28

For Your Information

Some wall and floor surfaces were obscured by stored items. Some areas couldn't be fully evaluated.



53

Observed Condition

Heating ducts were not observed in the front additional bedroom.



211

Observed Condition

Some doors and frames had damage likely inflicted by pet.



207

Observed Condition

Closet doors missing in bedrooms.

### Crawlspace

Inspection method: Traversed

Ventilation: Marginal

Vapor barrier present: No

Beam matl: Built up wood

Floor structure: Wood joist

Sump pit: No

Sump pump installed: No

Center house beam, several floor joists, band boards, and subflooring was heavily damaged by termite infestation leading to the entire house shifting. There is evidence of previous termite treatment. Recommend entire structure be evaluated by a qualified contractor to recommend and perform repairs.



94

Repair Needed

Substandard cribbing under floor joists. Band board and floor joists are deteriorated. Recommend evaluation and repair by qualified contractor.



93

Repair Needed

Copper piping in several areas was leaking. Suggest having a qualified plumber fully evaluate and make repairs.



86

Ask the Owner

Evidence of past termite treatment observed. Recommend asking owner for more information and any transferable warranties.



97

Repair Needed

Termite damaged floor joists, band boards and subflooring. Recommend evaluation and repair by qualified contractor.



88

Safety/Repair

Termite damage to center wooden beam. Recommend full evaluation and repair by qualified contractor.



92

Repair Needed

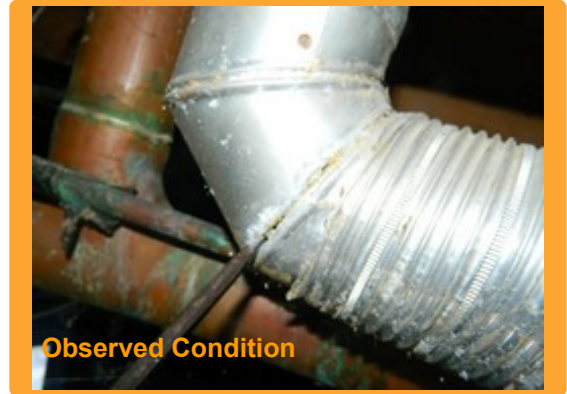
Subfloor damaged in several areas. Recommend evaluation and repair by qualified contractor.



87

Observed Condition

The main cast iron drain line shows signs of external corrosion.



91

Observed Condition

Dryer ductwork starting to deteriorate. Recommend replacement.

## Fireplace/Chimney

Chimney type: Masonry

The chimney does not appear to be in use, however needs some work to prevent water intrusion into the house.



142

Repair Needed

The masonry chimney crown and flue is deteriorated (cracked or broken) and needs repairs or replacement. The crown is meant to keep water out of the chimney structure or brick. The chimney can be damaged by wet masonry going through freeze-thaw cycles. The chimney does not appear to be in use. If that is the case, it may be able to be removed.



148

Repair Needed

Chimney bricks were missing mortar in one or more sections of brick and had moss growing in between. Keep mortar joints tuck pointed and clean to prevent further damage to brick from freezing or water infiltration.



## Storage Barn

Siding: Satisfactory

Roof: Satisfactory

Doors: Satisfactory

Only a cursory inspection of the storage buildings was conducted.



23

Only a cursory inspection of the storage buildings was conducted. The barn doors were locked. The structure exterior appears to be in satisfactory condition.

## Site, Grounds, Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

## Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

## Roof Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

## Plumbing Systems

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

## Electrical Systems

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

### **Attic Inspection**

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

### **Interior Components**

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### **Bathrooms and Kitchen**

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

### **Basement & Crawlspace**

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

### **Heating System**

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function.