INSPECTION REPORT

ON SITE
HOME INSPECTIONS

123 West 456 South
Provo, Utah 84604
Prepared For: John Doe
Date: 4/9/2020 Time: 9:00 AM

Inspector: Mike Thomson
NACHI16060803

Reading the Inspection Report

USE OF PHOTOS & VIDEO

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

TEXT COLOR SIGNIFICANCE

COLOR CODING

PURPLE denotes what materials are made of, locations of components or utility shutoffs, percent visibility of certain areas, or inspection limitations.

BLUE denotes items that the inspector deemed to be in need of maintenance, minor repair, or that were cosmetic. You may feel these items are significant or important to you so please make sure you read the entire report.

GREEN denotes something that may be done to improve the energy efficiency of the house and possibly reduce your monthly utility expenses.

ORANGE denotes items that the inspector would like to draw extra attention to for further evaluation by a contractor or to keep a close eye on in the near future. This may be a water stain that was dry during the inspection but may leak under certain conditions or a repair which we cannot determine was done properly and may not hold up over time. Appliances that are past their estimated lifetime are also mentioned since they may need to be replaced in the near future or will need extra care and attention to keep operational.

RED denotes items that the inspector deemed a safety hazard, in need of immediate repair, could lead to more serious damage, is expensive to fix, needed further evaluation, or is otherwise significant. These items should generally be addressed during your due diligence period. You should read the entire report to understand all observations and recommendations.

RECOMMENDATIONS

There are recommendations throughout this report. It is understood and implied that the inspector is recommending that any issues be repaired by a properly certified, licensed (if applicable), insured, and qualified contractor who will provide you will a receipt for services performed.

NOTICE TO THIRD PARTIES

This report is the joint property of OnSite Home Inspections and the client listed above. Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of the qualified home inspector of their choice to provide them with their own report.

Inspection Details

1. Occupancy

Observations:
- **Occupied - Heavy amount of personal items observed. Any and all systems and components not readily visible at the time of the inspection due to furniture and/or personal items are excluded from the inspection and this report.**

2. Utilities

- **Utilities were on at the time of the inspection.**

Exterior Areas

1. Concrete

Condition:
- **Concrete was cracked, settled, or damaged.**

2. Steps/Stairs

Condition:
- **Steps were cracked, settled, or damaged.**

3. Railing

Condition:
- **Railing was inspected.**

4. Fence/Wall

Condition:
- **Fencing/wall was damaged or missing. Recommend repair.**
- **Wood fence had chipped, worn, or no paint/stain. Recommend keeping the fence painted/stained to prevent water damage.**
- **Fencing leaned or had fallen. Recommend repair.**
- **Gate sagged. Recommend repair.**

5. Siding

Type: **Metal Siding**
Condition:
- **Siding was loose, damaged, or had gaps. Recommend repair.**

Damaged North Siding

6. Foundation

Type: **Basement**
Materials: **Poured Concrete**
Condition:
• Foundation had a large crack. Recommend evaluation and repair by a foundation contractor.

Large Foundation Crack

7. Grading

Condition:
• Grading was improperly sloped towards the foundation. Recommend adding dirt to properly slope the grading away from the house to prevent moisture intrusion.
• Grading at the window well was too low. This may allow continuous erosion until the water gets below the foundation. Recommend filling the well until it is 4-6 inches below the window sill.

Improperly Sloped Grading

Improperly Sloped Grading

Window Well Grading Too Low

8. Exterior Doors

Condition:

- **Exterior door/trim had chipped, worn, or no paint/stain. Recommend keeping the door/trim painted/stained to prevent damage.**
- **Exterior door had missing, loose, or damaged weatherstripping. Recommend repair.**

Missing Exterior Door Weatherstripping

9. Exterior Windows

Condition:

- **Exterior windows had a missing/damaged screen. Recommend repair.**
- **Exterior windows had cracks that needed caulking. Recommend repair to prevent water from getting into the cracks. There may be hidden damage if water has gotten behind the window. Recommend sealing.**

Basement Window Caulking Needed

10. Window Wells

Condition:

- **Window well did not have a cover. Individuals (especially children) may fall into window wells and be injured. Recommend adding window well covers for safety and to prevent debris/leaves from falling into the window well.**
- **Window well had debris and/or leaves. This may cause water to not drain properly and possibly enter the window. Recommend removal of any debris/leaves to improve drainage.**

11. Exterior Trim

Condition:

- **Exterior trim was loose, damaged, or had gaps. Recommend repair.**

12. Downspouts

Condition:

• Downspouts drained close to the house. This could result in water eroding the dirt and causing low areas in the grading and water ponding. Recommend installing a downspout extension to divert the water at least 4 feet away from the foundation.

13. Vegetation

Condition:

• Tree limbs/branches were touching the house or roof. Recommend repair.

Tree Branches in Contact with the Roof

Garage

1. Fire Separation Wall/Ceiling

Observations:

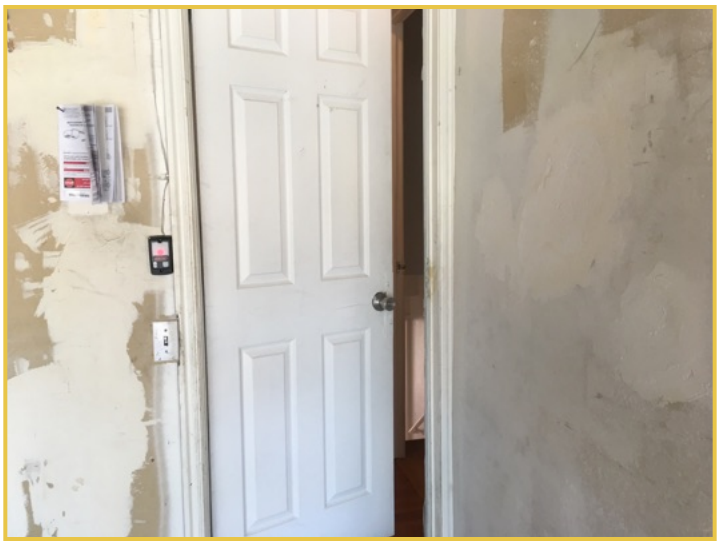
• Garage wall/ceiling had damage/holes or missing/loose drywall mud/tape. Recommend repair to maintain fire separation between the garage and living space/attic.

Holes in the Garage Wall

2. Fire Door

Observations:

• Door between the garage and house did not appear to be a fire-rated door. Recommend replacing with the appropriate door.



Garage Door Not Fire Rated

3. Garage Opener

Observations:

• Garage outdoor keypad opener was not tested due to not having the code.

• Garage reverse sensors were too high. Recommend moving to within 6 inches of the floor for safety.

• Garage opener button was too low. Recommend having it moved so that it is more than 60 inches off the floor to keep out of reach of children.

Garage Door Reverse Sensors Too High

Garage Opener Button Too Low

4. Garage Door

Observations:

• Garage door had wear/damage.

Roof

1. Roof

Architectural Asphalt Shingles

2. Visibility

100%

3. Inspected From

On the Roof

4. Roof Covering

Type: **Architectural Asphalt Shingles**
Observations:
- **Roof covering had exposed nail/bolt heads. Recommend sealing.**
- **Roof had two or more layers of roofing installed. Due to the weight of the roof covering, when new roofing is required, all layers will need to be removed before a new roof covering can be installed. If the house has more than 2 layers it is recommended that the roof be evaluated by a qualified roofer to assess the quality of the installation and the condition of the roof and to determine if it needs to be re-done.**

5. Vents/Flashings

Observations:
- **Vent/flashing had a gap. Recommend repair or replacement to prevent water intrusion.**
- **Vent flashing was not installed properly. Recommend repair to prevent water intrusion.**

Gap in the Vent

Improper Vent Flashing Installation

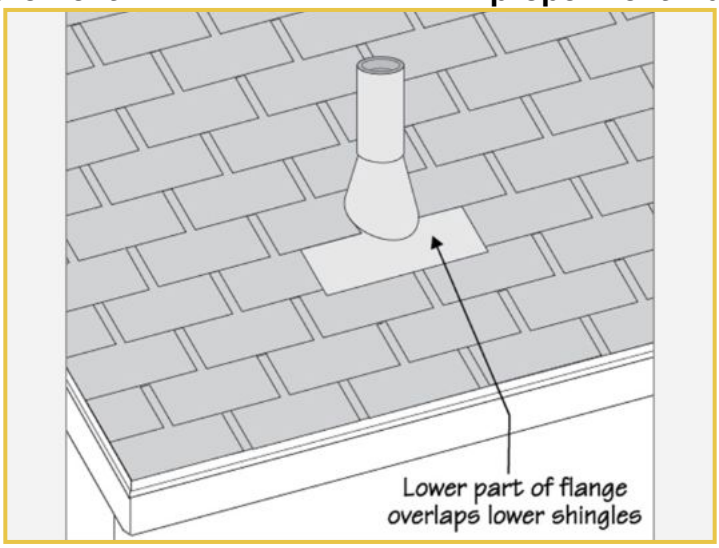


DIAGRAM - Proper Vent Flashing Installation

6. Gutters

Observations:

- **Rain gutters had debris. Recommend cleaning.**
- **Rain gutter was damaged. Recommend repair.**

Debris in the Rain Gutters

Attic

1. Attic

Attic With Fiberglass Insulation

2. Access

Observations:
• Access cover/trim was damaged. Recommend repair or replacement.
• Attic access did not have an insulation dam installed. This allows for more insulation and prevents insulation from falling into the living space when opening the access. Recommend installing.
• Attic access was not insulated. A single batt of insulation can be added to the attic side to increase energy efficiency.

3. Visibility

50%
Limited By: Insulation Covered the Joists - Not Safe to Walk In

4. Inspected From

At the Access

5. Sheathing/Framing

Observations:
- **Roof sheathing/framing was inspected.**

6. Insulation

Material: **Loose Fiberglass Insulation**
Depth: **Insulation Averaged 10-12 Inches in Depth**
Observations:
- **Attic insulation was missing or low. Recommend adding insulation to these areas.**

Areas of Missing Insulation

7. Ventilation

Observations:
- **Attic ventilation was inspected.**

8. Roof Penetrations

Observations:
- **Roof penetrations were inspected.**

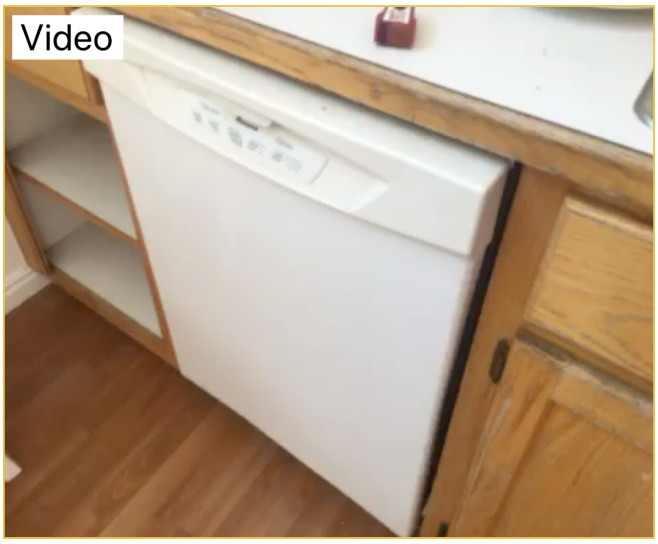
Appliances

Appliances are tested for operation only and not functionality (ie, how well the dishwasher cleans dishes). There may be comments in the Appliances section that note minor damage or general wear and tear. This is to be expected from buying a used item. These items are not all mentioned individually or at all if they are minor or cosmetic. If the inspector wants to draw attention to it there will be a picture. Examples may be dirty appliances, minor damage, rust, worn controls, mineral buildup, and loose handles. The appliances should be maintained and inspected annually to ensure proper function, especially if the units are older. Although a home inspection cannot determine how long any particular appliance will last, information regarding the Estimated Life Expectancies of several items can be found at http://www.nachi.org/life-expectancy.htm

1. Dishwasher

Observations:
- **Dishwasher had mineral buildup/debris. Recommend cleaning.**
- **Dishwasher was not fastened to the counter top or cabinet. It could tip if weight is placed on the open door or leak if it is not correctly leveled. Recommend repair.**
- **Dishwasher made an unusual noise that indicated that it may not be operating properly. Recommend repair.**

Main Floor Dishwasher Not Secured to the Counter Top or Cabinets



Main Floor Noisy Dishwasher - CLICK TWICE IN ADOBE PDF TO PLAY

2. Disposal

Observations:
- **Garbage disposal was rusted.**

3. Cook Top

Type: **Electric**
Observations:
- **Cook top was worn. Recommend using the appropriate cleaner to prevent further wear.**

4. Oven

Observations:
- **Oven was dirty. Recommend cleaning, especially if there is a lot of food built up, to prevent an oven fire.**
- **Stove was not fastened to the floor with an anti-tip bracket. A child climbing onto an open oven door could overturn the range. Recommend installing.**

No Main Floor Oven Anti-Tip Bracket

No Basement Oven Anti-Tip Bracket

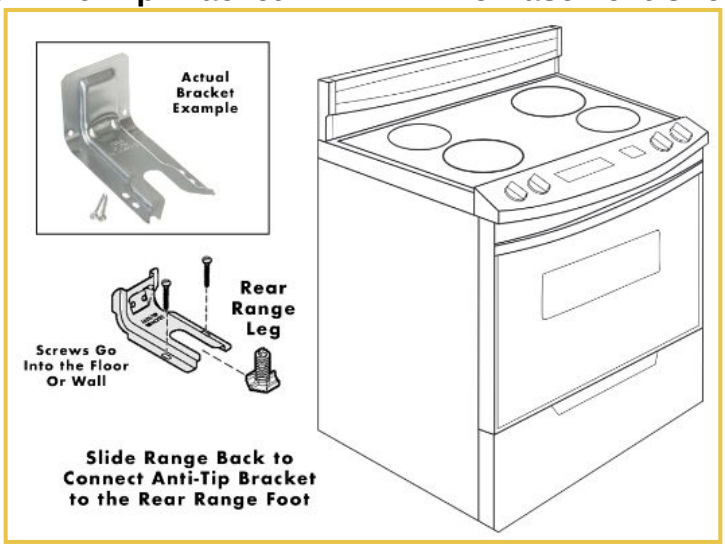


Diagram - Proper Oven Anti-Tip Bracket Installation

5. Microwave

Observations:

- **There was no built-in microwave. Only built-in microwaves are tested, if present.**

6. Refrigerator

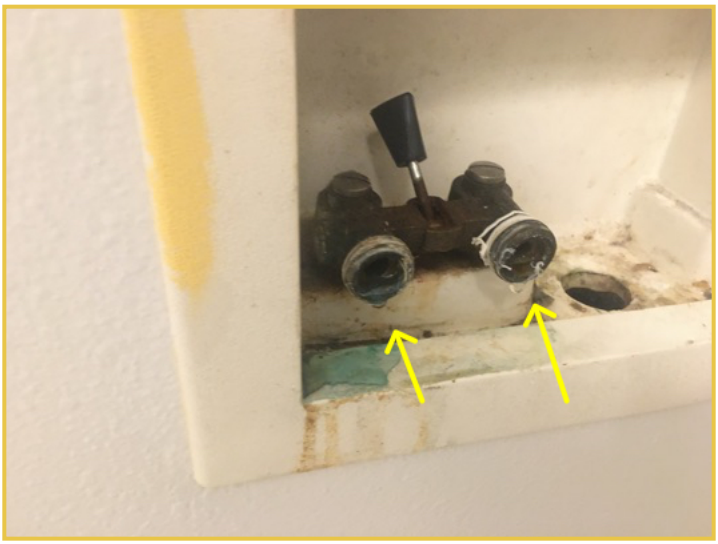
Observations:

- **Refrigerator had damage/wear.**

7. Washer Hookups

Observations:

- **No drain pan present under the washing machine. Recommend installing to direct any water into the drain from a possible washing machine leak.**
- **Washing machine water line dripped/leaked. Recommend repair.**



Basement Washer Water Line Dripped/Leaked

8. Dryer Hookups

Type: **Electric**
Plug: **3-Prong**
Observations:
- **Dryer vent had lint buildup. Recommend cleaning.**

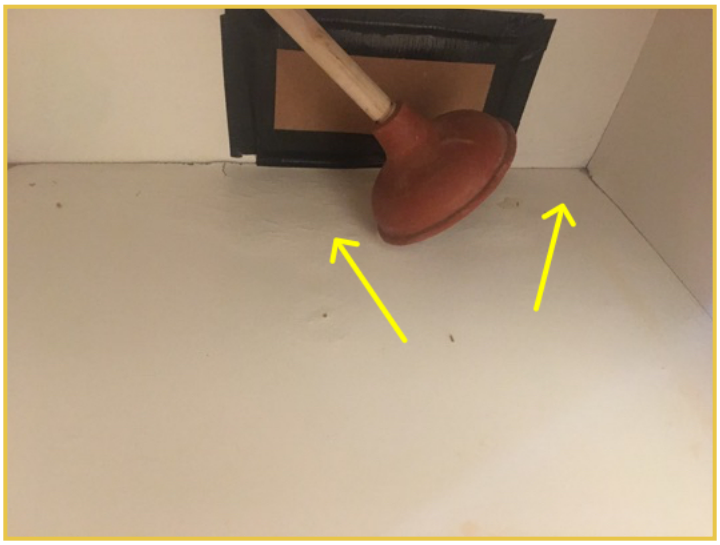
Interior Areas

There are several components in the Interior Areas section that may have minor damage or general wear and tear. This is to be expected from buying a used item that has been lived in. These items are not all mentioned individually or at all if they are minor or cosmetic. If the inspector wants to draw attention to it there will be a picture. Examples may be small holes, worn cabinets, loose cabinet hardware, minor damage to counter tops, walls, and ceilings, stained or worn flooring, missing door stoppers, loose door hardware, cracked window sill tiles, window sill seam cracks, and dirty window tracks.

1. Cabinets

Observations:
- **Cabinet had wear, damage, loose hardware, or missing hardware.**
- **Cabinet had evidence of past leaking. Tested dry at the time of the inspection. There may be hidden damage that requires a more invasive inspection that cannot be found during a normal home inspection. Recommend monitoring for future leaks, having the item further evaluated, and having any issues repaired by a qualified contractor as needed. You may also refer to the seller's disclosures or ask the seller for more information.**

Evidence of Past Leaking at the Main Floor Hall Bathroom Sink Under Cabinet



Evidence of Past Leaking at the Basement Bathroom Sink Under Cabinet

Evidence of Past Leaking at the Main Floor Kitchen Sink Under Cabinet

Evidence of Past Leaking at the Basement Kitchen Sink Under Cabinet

2. Counter Tops

Observations:

- **Counter tops were inspected.**

3. Walls

Observations:

- **Walls/baseboards had wear, holes, marks, or other damage.**

4. Ceilings

Observations:

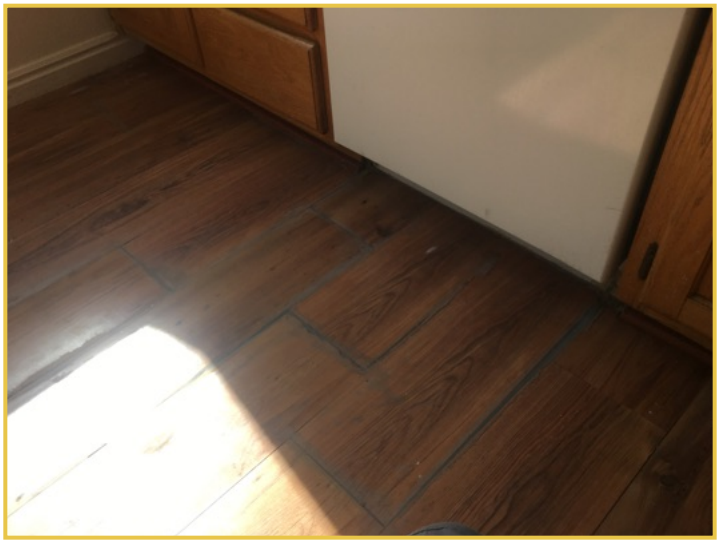
- **Ceilings had wear, holes, marks, or other damage.**

5. Flooring

Observations:

- **Flooring had damage, wear, stains, gaps, cracks, no finish flooring, were squeaky, etc.**
- **Flooring squeaked when it was walked on. This may be due to one or more of the**

following: nails that missed the joists, the subfloor not being secure, the house may be older and over time the floors start to squeak, or another condition. Recommend repair, if desired.
• Flooring was uneven. This may be due to one or more of the following: uneven joists, the subfloor not being secure, settled concrete, settling of the house, the house may be older and over time the floors start to sag, or another condition. Recommend repair, if desired.
• Flooring had evidence of past leaking. Tested dry at the time of the inspection. There may be hidden damage that requires a more invasive inspection that cannot be found during a normal home inspection. Recommend monitoring for future leaks, having the item further evaluated, and having any issues repaired by a qualified contractor as needed. You may also refer to the seller's disclosures or ask the seller for more information.



Evidence of Past Leaking on the Basement Kitchen Floor That Was Dry

6. Interior Doors

Observations:
• Interior door had a missing or broken stopper. Recommend installing to prevent damage to the wall.
• Interior door had wear, holes, marks, or other damage.
• Interior door had missing/loose hardware. Recommend repair.
• Interior door or door trim was missing. Recommend repair.

7. Interior Windows

Type: Metal
Observations:
• Interior windows had damage, seam cracks, dirty tracks, cracked sill tiles, broken/loose blinds or curtain rods, were difficult to operate, etc.
• Interior windows were either wood, metal, or single pane glass. These are not as energy efficient as newer vinyl windows used today. Recommend updating to save money on utility costs.
• Interior windows/sills had evidence of past leaking. Tested dry at the time of the inspection. There may be hidden damage that requires a more invasive inspection that cannot be found during a normal home inspection. Recommend monitoring for future leaks, having the item further evaluated, and having any issues repaired by a qualified contractor as needed. You may also refer to the seller's disclosures or ask the seller for more information.
• Interior window seals were broken or loose. Windows had moisture in between the panes. This obscures the window and reduces energy efficiency. Recommend replacement.

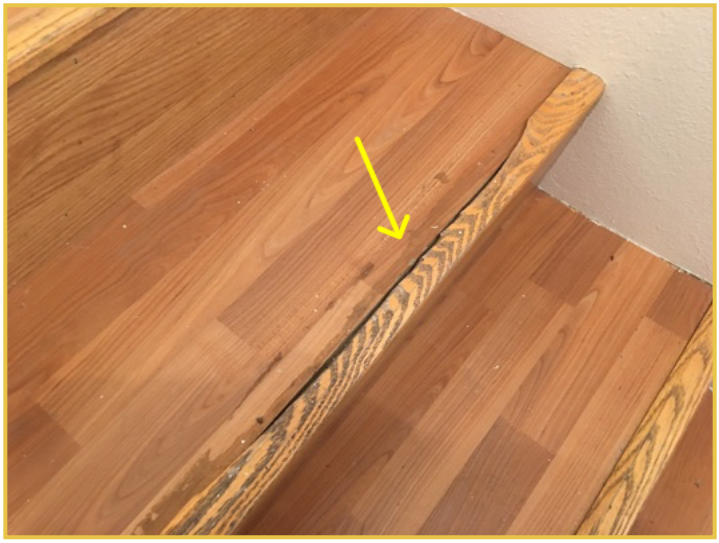
Condensation In the Basement East Window

Evidence of Past Leaking at Several Window Sills That Was Dry

8. Stairs

Observations:

- **Stairs were loose/damaged. Recommend repair.**



Damaged Stair Nosings

9. Railing

Observations:

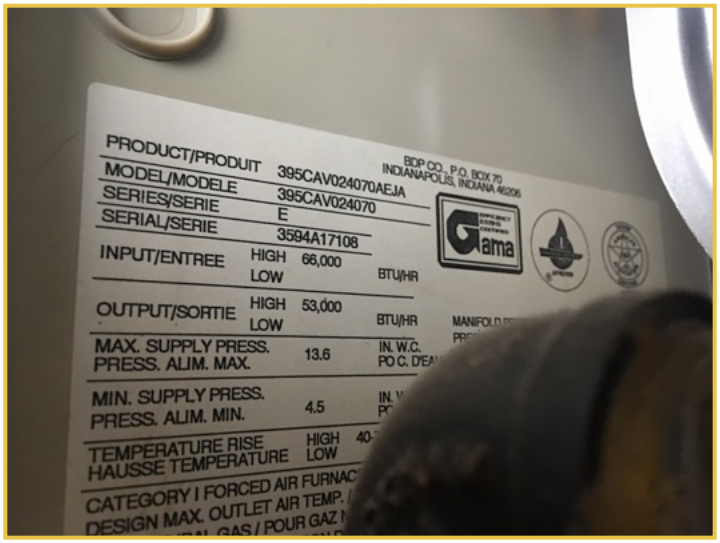
- **Railing was inspected.**

Heating/Cooling

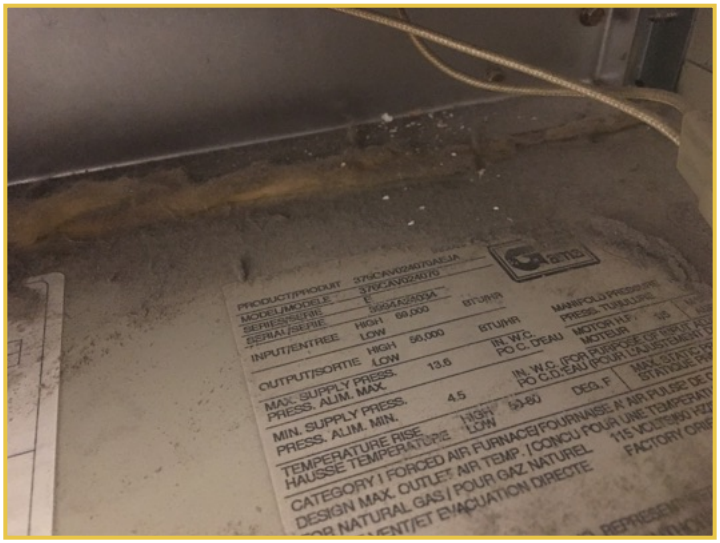
1. Heater Details

****Type****
Gas Furnace
****Brand****
Day & Night

Dated
September 1994
September 1994



Main Floor Furnace Dated September 1994



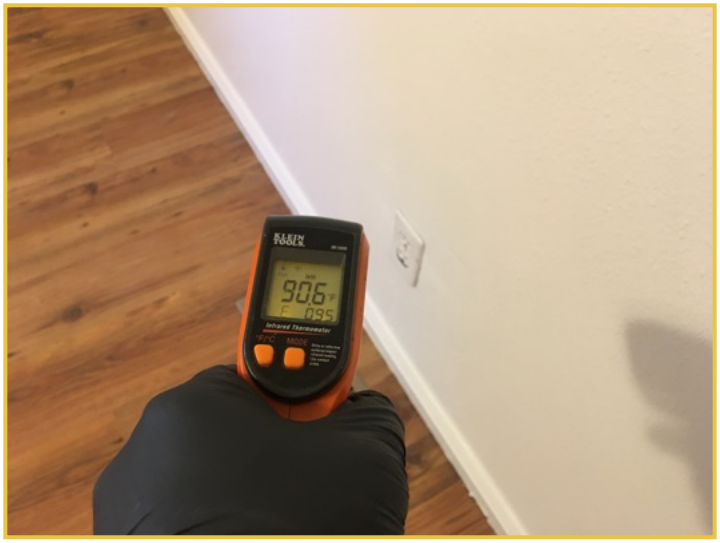
Basement Furnace Dated September 1994

2. Heater

Observations:

- **Heater did not have a green sticker. A green sticker is an adhesive sticker placed on your heater by a licensed heating contractor. The green sticker verifies that the heater has been properly adjusted to safely burn natural gas at your altitude. If your heater is not properly adjusted it may not operate safely. Recommend evaluation and adjustment as well as the placement of a green sticker on your heater.**
- **Furnaces have an estimated life span of 15-25 years. It is recommended that the furnace be evaluated by a qualified HVAC technician to determine if any repairs are needed, give a more accurate remaining life, and determine if replacement of any components are needed with an accompanied bid for replacement. A full and complete furnace evaluation goes beyond the home inspection standards of practice and the home inspector does not perform such an evaluation. Planning and budgeting for replacement should be considered.**

Main Floor Heater Ran at 115 Degrees



Basement Heater Ran at 90 Degrees

No Green Sticker on the Basement Heater

3. Enclosure

Observations:

- **Heater enclosure and components were dirty. Recommend a clean and check.**

4. Manual Shutoff

Observations:

- **Manual air handler shutoff switch was inspected.**

5. Cover Shutoff

Observations:

- **Cover shutoff was inspected.**

6. Exhaust

Observations:

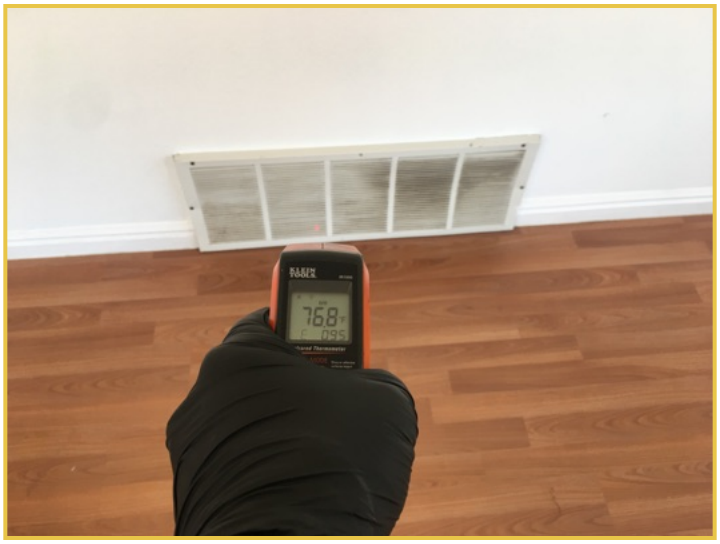
- **Heater exhaust piping should not be in contact with any combustible materials. A gap of at least 1 inch should be maintained to prevent melting/fire. Recommend repair.**

Basement Hot Heater Exhaust Piping In Contact With Combustible Material

7. Return Air

Observations:

- **Return air grill had accumulated dust. Recommend cleaning.**
- **Return air vent was located too close to the heater or combustion appliance. Recommend moving the return air so that it is more than 10 feet away from the appliance.**



Main Floor Return Air Was at 76 Degrees

Basement Return Air Was at 71 Degrees

Return Air Within 10 Feet of the Heater

8. Combustion Air

Observations:

- **Heater did not have a means of combustion air supply from outside OR it could not be located. The house may have been built when interior air was used. With today's tighter windows and doors there is less air seeping into the house from outside. The heater needs an oxygen source from outside so that it does not pull the oxygen from inside the house that the occupants need to breathe. Recommend asking the seller about its location or having a combustion air vent installed if one is not present.**

9. Vents

Observations:

- **Vent had debris in it. Recommend cleaning to improve air flow.**

• Vent cover was loose or missing. Recommend repair.

10. Filter

Location: Inside the Air Handler Enclosure, Interior Wall Grill
Observations:
• MAINTENANCE: The air filter should be inspected at least monthly and replaced as needed when dirty. Remember that dirty filters are the most common cause of inadequate heating or cooling performance. Recommend replacing the filter the day you move in and keeping a schedule for replacement.
• Air filter was dirty. Recommend replacement.

Dirty Air Handler Filter

11. Ductwork

Observations:
• Ductwork was inspected.

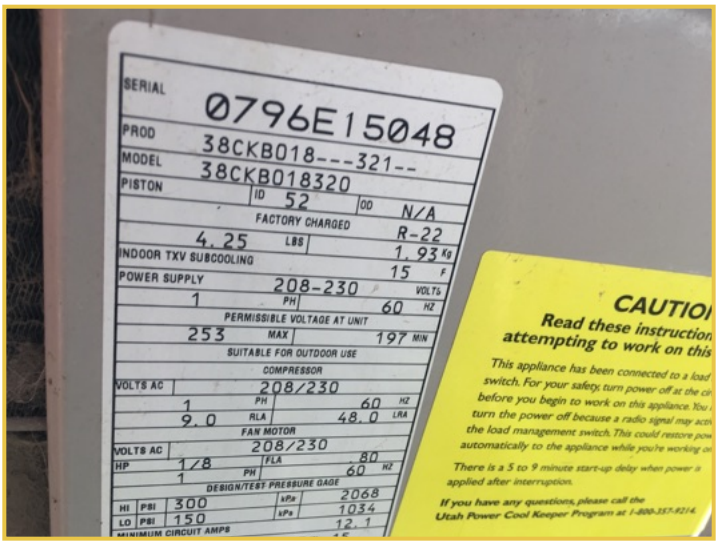
12. Thermostat

Location: Hallway
Observations:
• Thermostat was inspected.

13. Air Conditioning Details

Brand
Carrier
Day & Night
Dated
September 1994
February 1996

Main Floor Air Conditioning Condenser Dated September 1994



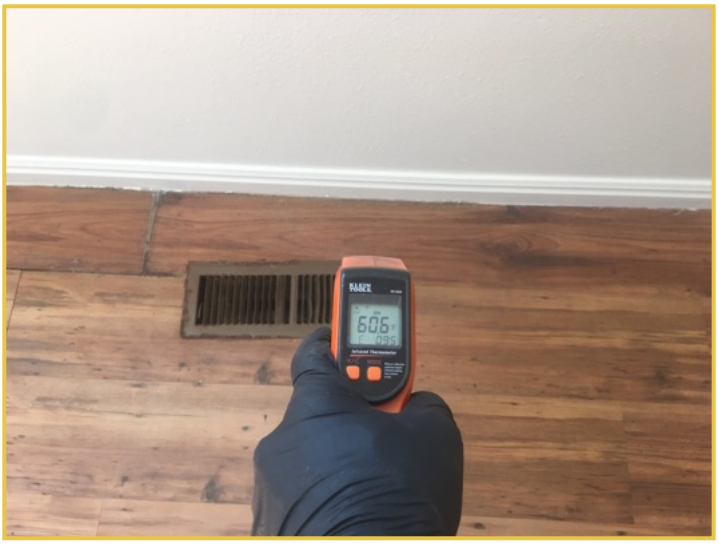
Basement Air Conditioning Condenser Dated February 1996

14. Air Conditioning

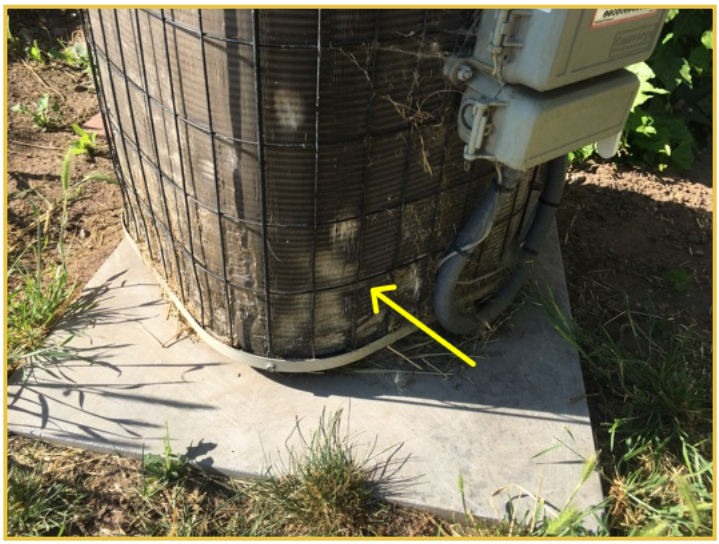
Observations:

- **Air conditioning condenser had dirt/debris around it. Recommend clearing.**
- **Air conditioning units have an estimate lifespan of 8-20 years. It is recommended that the air conditioning be evaluated by a qualified HVAC technician to determine if any repairs are needed, give a more accurate remaining life, and determine if replacement of any components are needed with an accompanied bid for replacement. A full and complete air conditioning evaluation goes beyond the home inspection standards of practice and the home inspector does not perform such an evaluation. Planning and budgeting for replacement should be considered.**
- **Air conditioning condenser fins were damaged. This restricts air flow and causes the unit to run ineffectively. Recommend possible repair or, if damage is significant, exploring options for replacement.**

Main Floor Air Conditioning Ran at 61 Degrees



Basement Air Conditioning Ran at 60 Degrees



Air Conditioner Condensers Fin Damage

15. Air Conditioning Disconnect

Type: Switch
Observations:
• Air conditioning disconnect was inspected.

16. Refrigerant Lines

Observations:
• Air conditioning refrigerant line insulation was missing/damaged. Recommend repair.

Plumbing

1. Water Service

Type: Public
Observations:
• Water service was inspected.

2. Main Water Line

Type: Could Not Determine
Location: Could Not Locate
Observations:
• Main water shutoff inside the house could not be located. Recommend asking the seller where it is or looking for it when there are not stored personal items that may be blocking it's view and access.

3. Water Supply Line

Type: Copper Metal
Observations:
• Water supply piping was inspected.

4. Drain Piping

Type: Acrylonitrile Butadiene Styrene Plastic (ABS)
Observations:

• Drain piping was inspected.

5. Hose Bibs

Observations:
• Hose bib was inspected.

6. Main Gas Valve

Location: Exterior North
Observations:
• Gas meter was inspected.

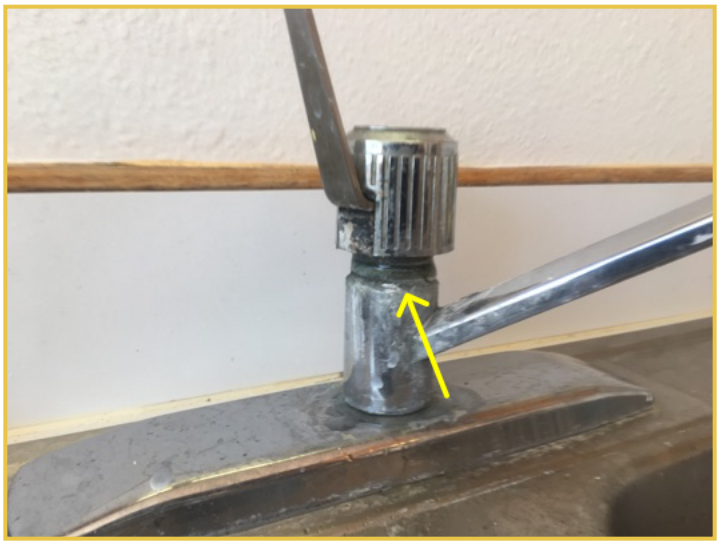
7. Gas Piping

Type: Black Iron, Appliance Connectors
Observations:
• Gas piping did not have a drip leg. The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the appliance gas valve, which can cause the appliance to shut down. Recommend adding drip legs where needed.
• Gas piping did not have a cap or appliance attached. Recommend capping the gas line if not in use.

Utility Room Gas Line Should be Attached to an Appliance or Capped

8. Faucets

Observations:
• Sink faucet drain stoppers were missing or did not function properly. Recommend repair.
• Sink faucet or side sprayers dripped/leaked. Recommend repair or replacement.



Kitchen Sink Faucet Dripped/Leaked

9. Sinks

Observations:

- **Sink was cracked. Recommend repair or replacement.**

Cracked Main Floor Hall Bathroom Sink

10. Toilets

Observations:

- **Toilet was inspected.**

11. Showers

Observations:

- **Shower was inspected.**

12. Bathtubs

Observations:

- **Bathtub was inspected.**

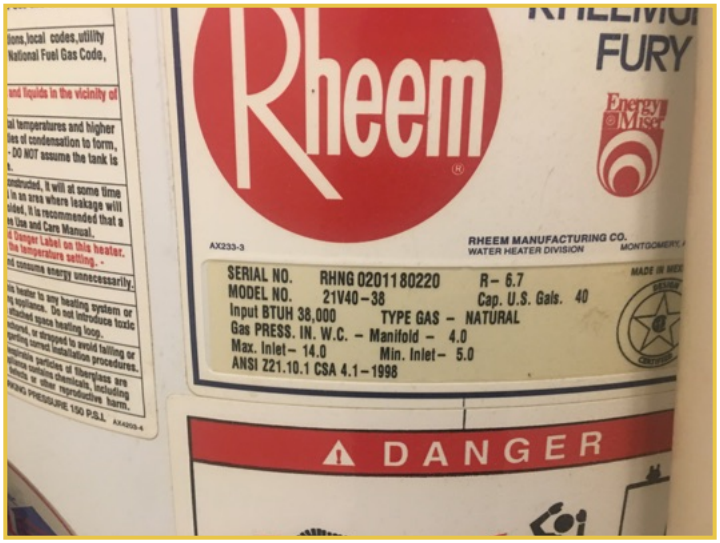
13. Water Softener

Observations:
• Water softener was not tested. Recommend having the water softener evaluated to ensure proper function.

Water Heater

1. Water Heater Details

****Type****
Gas
****Capacity****
40 gallons
50 gallons
****Brand****
Rheem
****Dated****
February 2001
December 2009



Water Heater Dated February 2001

Water Heater Dated December 2009

2. Water Heater

Observations:
• Water heaters have an estimated life span of 6-12 years. It is recommended that the water heater be evaluated by a qualified plumber to determine if any repairs are needed, give a more accurate remaining life, and determine if replacement of any components are needed with an accompanied bid for replacement. A full and complete water heater evaluation goes beyond the home inspection standards of practice and the home inspector does not perform such an evaluation. Planning and budgeting for replacement should be considered.

3. Combustion Air

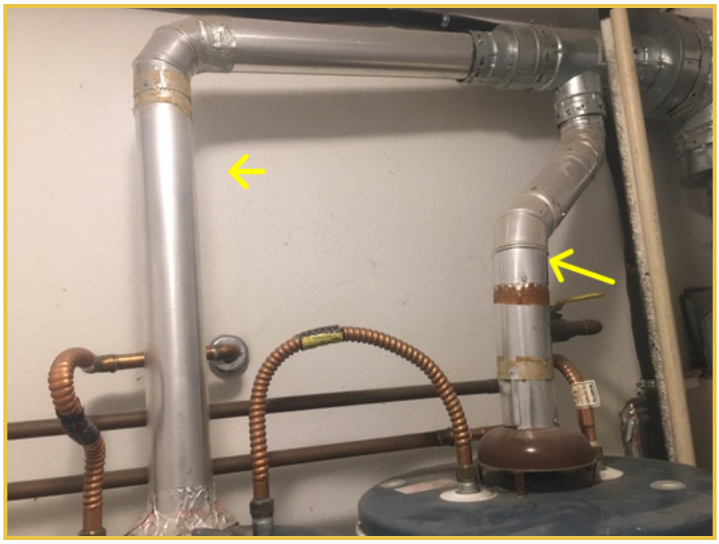
Observations:
• Water heater did not have a means of combustion air supply from outside OR it could not be located. The house may have been built when interior air was used. With today's tighter windows and doors there is less air seeping into the house from outside. The heater needs an oxygen source from outside so that it does not pull the oxygen from inside the house that the occupants need to breathe. Recommend asking the seller about its location or

having a combustion air vent installed if one is not present.

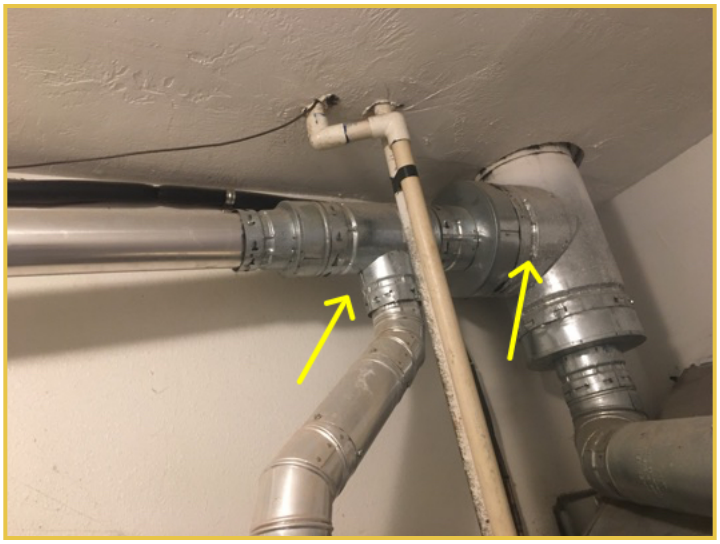
4. Exhaust

Observations:

- Water heater exhaust piping was under sized. The current size may have been acceptable when the water heater was installed. Current installations have a 4-inch exhaust. Recommend installing a larger exhaust to vent more efficiently.
- Water heater exhaust pipe connection to the furnace exhaust pipe should be a "WYE" and not a "T" type connection. Recommend repair.



Water Heater Exhaust Pipe Too Small in Diameter - Less Than 4 Inches



Improper Water Heater Exhaust Pipe Connection

5. Expansion Tank/Valve

Observations:

- Water heater did not have an expansion tank. Recommend adding to help relieve pressure that may build up inside the water piping.

6. Cold Water Shutoff Valve

Observations:

- Water heater cold water shutoff was inspected.

7. Water Lines

Observations:

- Water heater water lines were inspected.

8. Temperature Pressure Relief (TPR) Valve

Observations:

- Water heater temperature pressure relief (TPR) valve pipe should be a high heat tolerance pipe (ie, copper NOT PVC). Recommend replacement.

TPR Valve Pipe Not High Heat Tolerant

9. Earthquake Straps

Observations:

• Water heater did not have earthquake strapping. Recommend installing to secure the water heater.

No Water Heater Earthquake Strapping

10. Drain Valve

Observations:

• Water heater drain valve was inspected. It is recommended that excess minerals and sediment be cleared out often via this valve.

11. Enclosure

Observations:

• Water heater enclosure was inspected.

Electrical

1. Electric Service

Size: **150 Amps**
Observations:
• Main electrical shutoff panel cover was rusted. Recommend painting, but be sure not to paint any parts of the meter, wiring, or breakers.

2. Grounding

Observations:
• Electrical grounding was inspected

3. Outlets

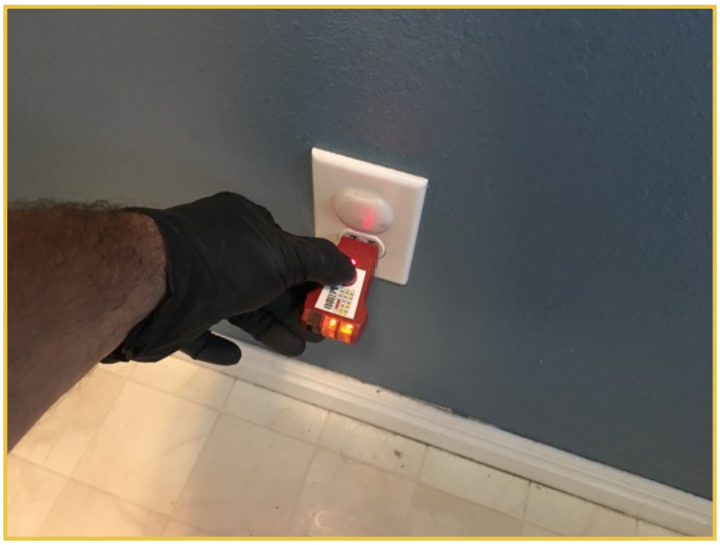
Observations:
• Exterior outlet did not have a weatherproof cover. Recommend installing.

4. GFCIs

Observations:
• Outlet was not GFCI protected. Recommend having GFCI outlets installed by a qualified contractor. GFCI outlets are required at the exterior (as of 1973), bathrooms (as of 1975), garage (as of 1978), kitchen within 6 feet of the sink (as of 1987), at all kitchen counter tops (not just within 6 feet of the sink - as of 1996), near utility, garage, or laundry sinks (as of 2005), and at all laundry areas (as of 2014).

Exterior Outlets Not GFCI Protected

Garage Outlets Not GFCI Protected



Laundry Outlets Not GFCI Protected

Basement Kitchen Outlets Not GFCI Protected

5. Electrical Wiring

Observations:

• Extension cord was being used improperly in a permanent installation (garage opener, appliance, bring power elsewhere, etc.) or was routed through a wall, floor, or ceiling. Recommend repair.

Improper Use of Extension Cord at the Garage Door Opener

6. Switches

Observations:

• Doorbell components was broken/missing. Recommend repair.

Missing Doorbell Components

7. Light Fixtures

Observations:

• Light fixture was damaged, had a missing/broken cover, had bulbs out, was loose, etc. Recommend repair.

8. Exhaust Fans

Observations:

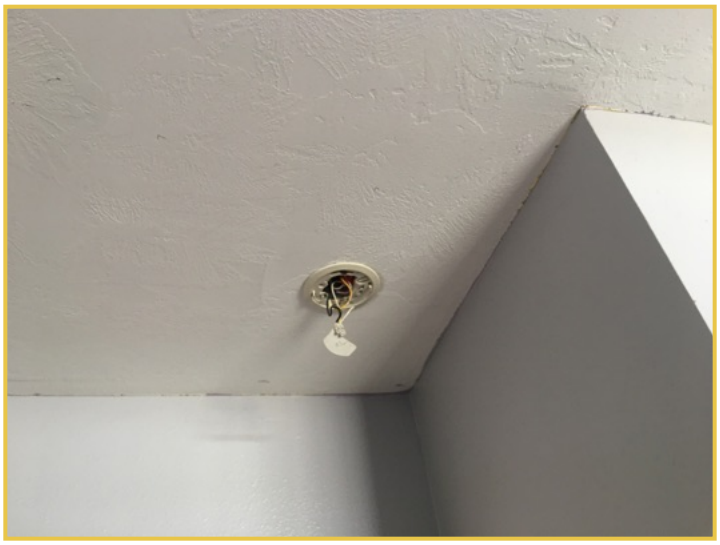
• Exhaust fan did not function. Recommend repair or replacement.

Main Floor Hall Bathroom Exhaust Fan Did Not Function

9. Safety Detectors

Observations:

• Smoke/carbon monoxide detector was not installed where it should be or was missing. Recommend ensuring that one smoke detector is installed in each bedroom, one smoke/carbon monoxide detector is installed in each hallway, and one smoke/carbon monoxide detector is installed in or near the utility room for safety.

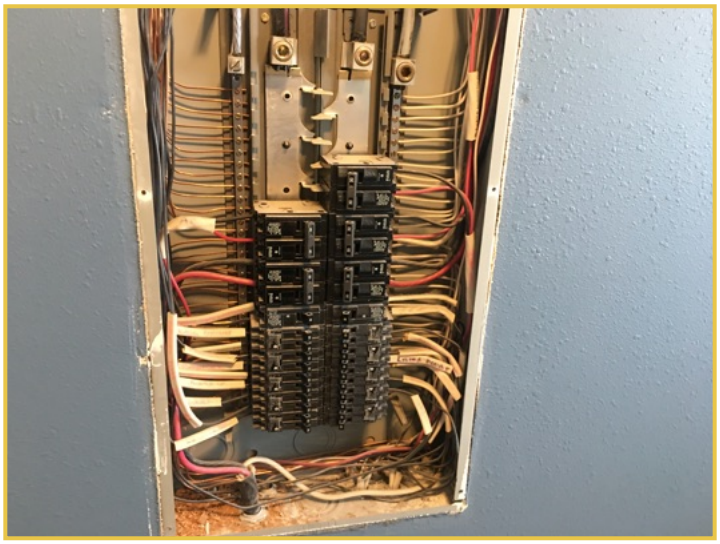


Missing Smoke Detectors

No Hallway Smoke/Carbon Monoxide Detector

10. Panel

Exterior of Main Electrical Panel



Interior of Main Electrical Panel

11. Electrical Panel

Location: **Laundry Room**
Observations:
- **Electrical panel cover screws were missing. Recommend installing.**
- **Electrical panel had missing breaker knockouts. Recommend covering for safety.**

Missing Breaker Knockout

12. Panel Wiring

Observations:
- **Panel wiring was inspected.**

13. Breakers

Observations:
- **Breakers were inspected.**

Add-On Inspections

1. Rodents & Pests

Observations:
- **House had evidence of rodents. Recommend inspection and treatment by a pest control company.**

Rodent Droppings in the Basement HVAC Return

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, improperly installed item, defective product, an item of significant expense ($500+), or an item that, if not repaired, could lead to a significant expense (these are in **RED**). The summary may also contain items that the inspector would like to draw extra attention to for further monitoring or evaluation by a qualified person (these are in **ORANGE**). The summary is not a complete listing of all the findings in the report. Please read your entire report as the summary alone does not explain all of the issues. All repairs should be done by a qualified person. It is recommended that you obtain a copy of all receipts, warranties, and permits for the work which is done.

Exterior Areas		
Page 3 Item: 6	**Foundation**	**• Foundation had a large crack. Recommend evaluation and repair by a foundation contractor.**
Page 3 Item: 7	**Grading**	**• Grading was improperly sloped towards the foundation. Recommend adding dirt to properly slope the grading away from the house to prevent moisture intrusion.** **• Grading at the window well was too low. This may allow continuous erosion until the water gets below the foundation. Recommend filling the well until it is 4-6 inches below the window sill.**
Page 6 Item: 13	**Vegetation**	**• Tree limbs/branches were touching the house or roof. Recommend repair.**
Garage		
Page 7 Item: 2	**Fire Door**	**• Door between the garage and house did not appear to be a fire-rated door. Recommend replacing with the appropriate door.**
Page 7 Item: 3	**Garage Opener**	**• Garage reverse sensors were too high. Recommend moving to within 6 inches of the floor for safety.** **• Garage opener button was too low. Recommend having it moved so that it is more than 60 inches off the floor to keep out of reach of children.**
Roof		
Page 8 Item: 5	**Vents/Flashings**	**• Vent/flashing had a gap. Recommend repair or replacement to prevent water intrusion.** **• Vent flashing was not installed properly. Recommend repair to prevent water intrusion.**
Appliances		
Page 12 Item: 1	**Dishwasher**	**• Dishwasher was not fastened to the counter top or cabinet. It could tip if weight is placed on the open door or leak if it is not correctly leveled. Recommend repair.** **• Dishwasher made an unusual noise that indicated that it may not be operating properly. Recommend repair.**
Page 12 Item: 4	**Oven**	**• Stove was not fastened to the floor with an anti-tip bracket. A child climbing onto an open oven door could overturn the range. Recommend installing.**
Page 13 Item: 7	**Washer Hookups**	**• Washing machine water line dripped/leaked. Recommend repair.**
Interior Areas		

Page 17 Item: 7	**Interior Windows**	**• Interior window seals were broken or loose. Windows had moisture in between the panes. This obscures the window and reduces energy efficiency. Recommend replacement.**
Page 17 Item: 8	**Stairs**	**• Stairs were loose/damaged. Recommend repair.**
Heating/Cooling		
Page 18 Item: 2	**Heater**	**• Heater did not have a green sticker. A green sticker is an adhesive sticker placed on your heater by a licensed heating contractor. The green sticker verifies that the heater has been properly adjusted to safely burn natural gas at your altitude. If your heater is not properly adjusted it may not operate safely. Recommend evaluation and adjustment as well as the placement of a green sticker on your heater.** **• Furnaces have an estimated life span of 15-25 years. It is recommended that the furnace be evaluated by a qualified HVAC technician to determine if any repairs are needed, give a more accurate remaining life, and determine if replacement of any components are needed with an accompanied bid for replacement. A full and complete furnace evaluation goes beyond the home inspection standards of practice and the home inspector does not perform such an evaluation. Planning and budgeting for replacement should be considered.**
Page 19 Item: 6	**Exhaust**	**• Heater exhaust piping should not be in contact with any combustible materials. A gap of at least 1 inch should be maintained to prevent melting/fire. Recommend repair.**
Page 20 Item: 7	**Return Air**	**• Return air vent was located too close to the heater or combustion appliance. Recommend moving the return air so that it is more than 10 feet away from the appliance.**
Page 20 Item: 8	**Combustion Air**	**• Heater did not have a means of combustion air supply from outside OR it could not be located. The house may have been built when interior air was used. With today's tighter windows and doors there is less air seeping into the house from outside. The heater needs an oxygen source from outside so that it does not pull the oxygen from inside the house that the occupants need to breathe. Recommend asking the seller about its location or having a combustion air vent installed if one is not present.**
Page 22 Item: 14	**Air Conditioning**	**• Air conditioning units have an estimate lifespan of 8-20 years. It is recommended that the air conditioning be evaluated by a qualified HVAC technician to determine if any repairs are needed, give a more accurate remaining life, and determine if replacement of any components are needed with an accompanied bid for replacement. A full and complete air conditioning evaluation goes beyond the home inspection standards of practice and the home inspector does not perform such an evaluation. Planning and budgeting for replacement should be considered.** **• Air conditioning condenser fins were damaged. This restricts air flow and causes the unit to run ineffectively. Recommend possible repair or, if damage is significant, exploring options for replacement.**
Plumbing		

Page 23 Item: 2	**Main Water Line**	**• Main water shutoff inside the house could not be located. Recommend asking the seller where it is or looking for it when there are not stored personal items that may be blocking it's view and access.**
Page 24 Item: 7	**Gas Piping**	**• Gas piping did not have a cap or appliance attached. Recommend capping the gas line if not in use.**
Page 24 Item: 8	**Faucets**	**• Sink faucet or side sprayers dripped/leaked. Recommend repair or replacement.**
Page 25 Item: 9	**Sinks**	**• Sink was cracked. Recommend repair or replacement.**
Water Heater		
Page 26 Item: 2	**Water Heater**	**• Water heaters have an estimated life span of 6-12 years. It is recommended that the water heater be evaluated by a qualified plumber to determine if any repairs are needed, give a more accurate remaining life, and determine if replacement of any components are needed with an accompanied bid for replacement. A full and complete water heater evaluation goes beyond the home inspection standards of practice and the home inspector does not perform such an evaluation. Planning and budgeting for replacement should be considered.**
Page 27 Item: 3	**Combustion Air**	**• Water heater did not have a means of combustion air supply from outside OR it could not be located. The house may have been built when interior air was used. With today's tighter windows and doors there is less air seeping into the house from outside. The heater needs an oxygen source from outside so that it does not pull the oxygen from inside the house that the occupants need to breathe. Recommend asking the seller about its location or having a combustion air vent installed if one is not present.**
Page 27 Item: 4	**Exhaust**	**• Water heater exhaust piping was under sized. The current size may have been acceptable when the water heater was installed. Current installations have a 4-inch exhaust. Recommend installing a larger exhaust to vent more efficiently.** **• Water heater exhaust pipe connection to the furnace exhaust pipe should be a "WYE" and not a "T" type connection. Recommend repair.**
Page 27 Item: 5	**Expansion Tank/Valve**	**• Water heater did not have an expansion tank. Recommend adding to help relieve pressure that may build up inside the water piping.**
Page 27 Item: 8	**Temperature Pressure Relief (TPR) Valve**	**• Water heater temperature pressure relief (TPR) valve pipe should be a high heat tolerance pipe (ie, copper NOT PVC). Recommend replacement.**
Page 28 Item: 9	**Earthquake Straps**	**• Water heater did not have earthquake strapping. Recommend installing to secure the water heater.**
Electrical		
Page 29 Item: 4	**GFCIs**	**• Outlet was not GFCI protected. Recommend having GFCI outlets installed by a qualified contractor. GFCI outlets are required at the exterior (as of 1973), bathrooms (as of 1975), garage (as of 1978), kitchen within 6 feet of the sink (as of 1987), at all kitchen counter tops (not just within 6 feet of the sink - as of 1996), near**

		utility, garage, or laundry sinks (as of 2005), and at all laundry areas (as of 2014).
Page 30 Item: 5	**Electrical Wiring**	**• Extension cord was being used improperly in a permanent installation (garage opener, appliance, bring power elsewhere, etc.) or was routed through a wall, floor, or ceiling. Recommend repair.**
Page 31 Item: 8	**Exhaust Fans**	**• Exhaust fan did not function. Recommend repair or replacement.**
Page 31 Item: 9	**Safety Detectors**	**• Smoke/carbon monoxide detector was not installed where it should be or was missing. Recommend ensuring that one smoke detector is installed in each bedroom, one smoke/carbon monoxide detector is installed in each hallway, and one smoke/carbon monoxide detector is installed in or near the utility room for safety.**
Page 32 Item: 11	**Electrical Panel**	**• Electrical panel had missing breaker knockouts. Recommend covering for safety.**
Add-On Inspections		
Page 33 Item: 1	**Rodents & Pests**	**• House had evidence of rodents. Recommend inspection and treatment by a pest control company.**