



Inspection Report

Sample Report

Property Address:

123 Main St
Anytown ME 04000



123 Main St, Anytown ME

Square One Home Inspections LLC

Matt LaForge
Brunswick, ME 04011
Office: (207) 560-3222
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Date: 6/13/2019	Time: 03:00 PM	Report ID: 061319-123MainAnytown
Property: 123 Main St Anytown ME 04000	Customer: Sample Report	Real Estate Professional: Mary Realtor ABC Realty, Inc

Comment Key or Definitions

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

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer and their agent

Type of Home:

Single Family (1 story)

Style of Home:

Ranch

Approximate age of building:

Under 5 Years

Temperature:

Below 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

Water Test:

Yes

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings					Viewed roof covering from: Walked roof
1.1	Flashings					Roof-Type: Gable
1.2	Skylights, Chimneys and Roof Penetrations					Roof Covering: Architectural
1.3	Roof Ventilation					Chimney (exterior): Brick
1.4	Roof Drainage Systems (gutters and downspouts)					Sky Light(s): None
1.5	Roof Structure and Attic (Report leak signs or condensation)					Roof Ventilation: Ridge vents Soffit Vents
1.7	Insulation in Attic					Method used to observe attic: Scuttle hole
1.8	Visible Electric Wiring in Attic					Roof Structure: 2 X 4 Rafters Ceiling Structure: 2X4 Attic info: Scuttle hole Attic Insulation: Blown Batt

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Comments:

1.0 Architectural shingles



1.0 Item 1(Picture) Architectural shingles



1.0 Item 2(Picture) Architectural shingles



1.0 Item 3(Picture) Architectural shingles



1.0 Item 4(Picture) Architectural shingles

1.2 Lead flashing around chimney. Chimney cap is recommended to protect chimney and block rain/snow from entering chimney.



1.2 Item 1(Picture) Lead flashing around chimney



1.2 Item 2(Picture)



1.2 Item 3(Picture) Lead flashing around chimney



1.2 Item 4(Picture) Plumbing boot

1.7 14-16" of insulation in attic



1.7 Item 1(Picture) Insulation in attic



1.7 Item 2(Picture) 14-16" of insulation in attic

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding, Flashing and Trim					Siding Style: Bevel
2.1	Doors (Exterior)					Siding Material: Vinyl
2.2	Windows					Exterior Entry Doors: Steel
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings					Appurtenance: Deck with steps Steps
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)					Driveway: Gravel
2.5	Eaves, Soffits and Fascias					
2.6	Plumbing Water Faucets (hose bibs)					
2.7	Outlets (Exterior)					

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IN NI NP RR

Comments:

2.0 Caulking recommended around fuel entry to block water and pests from entering home



2.0 Item 1(Picture) Caulking recommended



2.0 Item 2(Picture) Vinyl siding

2.1 Door to deck is missing doorknob to enter/exit



2.1 Item 1(Picture) Door to deck is missing doorknob to enter/exit

2.3

Deck guards are recommended to be added to left side of each staircase, for safety.



2.3 Item 1(Picture) Left side deck guard recommended



2.3 Item 2(Picture) Dry Sill

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Kitchen Components and Appliances

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

		IN	NI	NP	RR	Styles & Materials
4.0	Ceiling					Disposer Brand: NONE
4.1	Walls					Cabinetry: Wood
4.2	Floor					Countertop: Laminate
4.3	Pantry/Closet Doors					Clothes Dryer Vent
4.4	Windows					Material: None
4.5	Counters and a representative number of Cabinets					Dryer Power Source: 220 Electric
4.6	Plumbing Drain and Vent Systems					
4.7	Plumbing Water Supply Faucets and Fixtures					
4.8	Outlets Wall Switches and Fixtures					
4.9	Dishwasher					
4.10	Ranges/Ovens/Cooktops					
4.11	Range Hood					
4.12	Food Waste Disposer					
4.14	Clothes Dryer Vent Piping					
4.15	Washer/Dryer					
4.16	Refrigerator					
		IN	NI	NP	RR	

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Comments:

4.5 Kitchen cabinets require adjustments.



4.5 Item 1(Picture) Door rubs against microwave

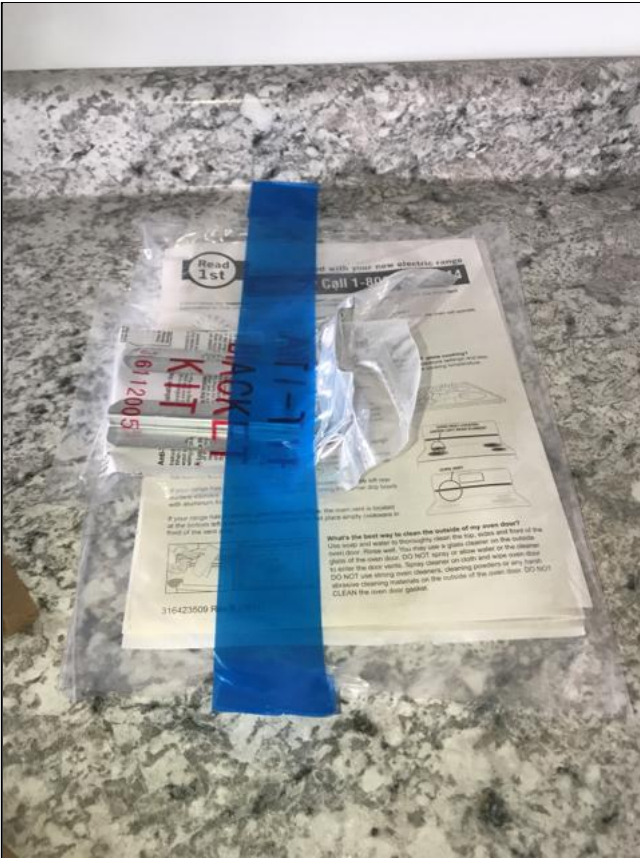


4.5 Item 2(Picture) Drawer does not soft-close as intended



4.5 Item 3(Picture) Door does not close flush

4.10 Anti-tip bracket not installed, per manufacturer instructions. Anti-tip brackets keep the oven from tipping inward when weight is applied to the inside of the door.



4.10 Item 1(Picture) Anti-tip bracket

4.14 No clothes dryer venting is installed to vent to exterior.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
5.0	Ceilings					Ceiling Materials: Drywall
5.1	Walls					Wall Material: Drywall
5.2	Floors					Floor Covering(s): Carpet Engineered wood
5.3	Steps, Stairways, Balconies and Railings					Interior Doors: Hollow core
5.4	Doors (Representative number)					Window Types: Casement Double-hung
5.5	Windows (Representative number)					
5.6	Outlets, Switches and Fixtures					

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IN NI NP RR

Comments:

5.3 Railing required on at least one side of stairs



5.3 Item 1(Picture) Railing required on at least one side of stairs

5.4 Door slide/guide is missing in front office/bedroom



5.4 Item 1(Picture) Door slide/guide is missing in front office/bedroom

5.6 Front office/bedroom outlet incorrectly installed with an open neutral. Recommend to be re-installed by a qualified electrician.



5.6 Item 1(Picture) Receptacle incorrectly installed



5.6 Item 2(Picture) Receptacle incorrectly installed

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

		IN	NI	NP	RR	Styles & Materials
6.0	Counters and Cabinets					Exhaust Fans: Fan
6.1	Doors (Representative number)					
6.2	Windows					
6.3	Plumbing Drain, Waste and Vent Systems					
6.4	Plumbing Water Supply and Distribution Systems and Fixtures					
6.5	Outlets Switches and Fixtures					
6.6	Exhaust fan					
6.7	Ceiling					
6.8	Floors					
6.9	Walls					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

6.6 Exhaust fan not venting to exterior, as required. No vent piping installed and mouth of vent is clogged with insulation. Recommended to vent to exterior, through soffit (not roof). DO NOT vent towards soffit, but vent through soffit for all moist air to exit the attic space.



6.6 Item 1(Picture) Exhaust fan not venting to exterior



6.6 Item 2(Video) Exhaust fan not venting to exterior



6.6 Item 3(Picture) Bath fan not venting to exterior



6.6 Item 4(Picture) Bath vent to exit soffit

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

					IN	NI	NP	RR	Styles & Materials
7.0	Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)								Foundation: Poured concrete Floor Structure: 2 X 10 Columns or Piers: Steel lally columns Floor System Insulation: NONE
7.1	Walls (Structural)								
7.2	Columns or Piers								
7.3	Floors (Structural)								
7.4	Ceilings (Structural)								
7.5	Insulation under Floor System								
7.9	Basement windows								

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IN NI NP RR

Comments:

7.0 Door recommended for energy efficiency and to minimize pest intrusion



7.0 Item 1(Picture) Door recommended for energy efficiency



7.0 Item 2(Picture) Basement



7.0 Item 3(Picture) Basement

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
8.0	Plumbing Drain, Waste and Vent Systems					Water Source: Well
8.1	Plumbing Water Supply and Distribution Systems and Fixtures					Water Filters: None
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents					Plumbing Water Supply (into home): Black hose
8.3	Main Water Shut-off Device (Describe location)					Plumbing Water Distribution (inside home): Copper PEX
8.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)					Washer Drain Size: 2" Diameter
8.5	Main Fuel Shut-off (Describe Location)					Plumbing Waste Line: PVC
8.6	Sump Pump					Water Heater Power Source: Electric Water Heater Capacity: 40 Gallon (1-2 people) Water Heater Manufacturer: A.O. SMITH Water Heater Location: Basement

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Comments:

8.1 Metal drain pan recommended per the manufacturer instructions to help collect leaks that may occur and create a barrier between the heater and concrete.



8.1 Item 1(Picture) Well pressure tank



8.1 Item 2(Picture) Water heater detail

8.2 Metal drain pan recommended beneath water heater, per the manufacturer instructions to help collect leaks that may occur and create a barrier between the heater and concrete.



8.2 Item 1(Picture) Metal drain pan recommended beneath water heater

8.3 Water shutoff located near pressure tank



8.3 Item 1(Picture) Water shutoff

8.5 Fuel shutoff at tank



8.5 Item 1(Picture) Fuel shutoff

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
9.0	Service Entrance Conductors					Electrical Service
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels					Conductors: Overhead service
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage					Panel capacity: 100 AMP
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)					Panel Type: Circuit breakers
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls					Electric Panel
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)					Manufacturer: SQUARE D
9.6	Location of Main and Distribution Panels					Branch wire 15 and 20
9.8	Carbon Monoxide Detectors					AMP: Copper
						Wiring Methods: Romex

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IN NI NP RR

Comments:

9.0 Meter on exterior of home



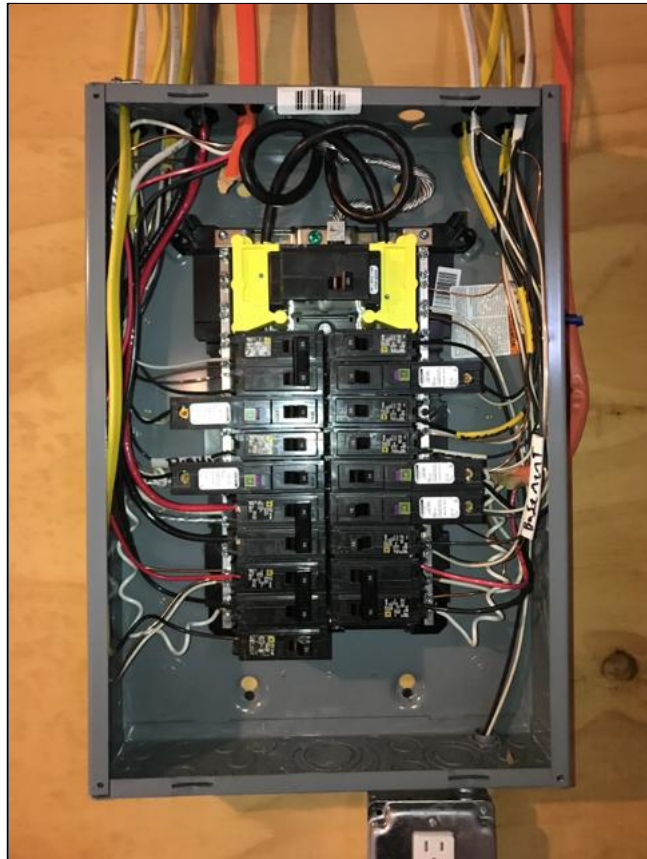
9.0 Item 1(Picture) Meter on exterior of home



9.0 Item 2(Picture) Main entrance

9.1 100 amp panel in basement

9.1 Item 1(Picture) 100 amp panel in basement



9.1 Item 2(Picture) 100 amp panel in basement

9.8 Carbon monoxide/smoke combination detector in basement. Recommend a second on main floor, outside of bedrooms.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
10.0	Heating Equipment					Heat Type: Forced Air
10.2	Automatic Safety Controls					Energy Source: Propane
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)					Number of Heat Systems (excluding wood): Two
10.4	Presence of installed heat source in each room					Heat System Brand: RINNAI
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)					Types of Fireplaces: None
10.6	Solid Fuel heating Devices (Fireplaces, Woodstove)					Number of Woodstoves: None
10.7	Gas/LP Firelogs and Fireplaces					

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IN NI NP RR

Comments:

10.0 Error code 11 on each heater. Recommend service by a qualified technician to confirm running properly prior to sale.



10.0 Item 1(Picture) Error code 11 on each heater



10.0 Item 2(Picture) Rinnai heater in basement and 1st floor

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Square One Home Inspections LLC

Brunswick, ME 04011
Office: (207) 560-3222
Cell: (207) 841-7699

Customer
Sample Report

Address
123 Main St
Anytown ME 04000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

Lead flashing around chimney. Chimney cap is recommended to protect chimney and block rain/snow from entering chimney.



1.2 Item 1(Picture) Lead flashing around chimney



1.2 Item 2(Picture)



1.2 Item 3(Picture) Lead flashing around chimney



1.2 Item 4(Picture) Plumbing boot

2. Exterior

2.0 Wall Cladding, Flashing and Trim

Inspected, Repair or Replace

Caulking recommended around fuel entry to block water and pests from entering home



2.0 Item 1(Picture) Caulking recommended



2.0 Item 2(Picture) Vinyl siding

2.1 Doors (Exterior)

Inspected, Repair or Replace

Door to deck is missing doorknob to enter/exit



2.1 Item 1(Picture) Door to deck is missing doorknob to enter/exit

2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

Deck guards are recommended to be added to left side of each staircase, for safety.



2.3 Item 1(Picture) Left side deck guard recommended



2.3 Item 2(Picture) Dry Sill

4. Kitchen Components and Appliances

4.5 Counters and a representative number of Cabinets

Inspected, Repair or Replace

Kitchen cabinets require adjustments.



4.5 Item 1(Picture) Door rubs against microwave



4.5 Item 2(Picture) Drawer does not soft-close as intended



4.5 Item 3(Picture) Door does not close flush

4.14 Clothes Dryer Vent Piping

Inspected, Repair or Replace

No clothes dryer venting is installed to vent to exterior.

5. Rooms**5.3 Steps, Stairways, Balconies and Railings****Inspected, Repair or Replace**

Railing required on at least one side of stairs



5.3 Item 1(Picture) Railing required on at least one side of stairs

5.4 Doors (Representative number)**Inspected, Repair or Replace**

Door slide/guide is missing in front office/bedroom



5.4 Item 1(Picture) Door slide/guide is missing in front office/bedroom

5.6 Outlets, Switches and Fixtures

Inspected, Repair or Replace

Front office/bedroom outlet incorrectly installed with an open neutral. Recommend to be re-installed by a qualified electrician.



5.6 Item 1(Picture) Receptacle incorrectly installed



5.6 Item 2(Picture) Receptacle incorrectly installed

6. Bathroom and Components

6.6 Exhaust fan

Inspected, Repair or Replace

Exhaust fan not venting to exterior, as required. No vent piping installed and mouth of vent is clogged with insulation. Recommended to vent to exterior, through soffit (not roof). DO NOT vent towards soffit, but vent through soffit for all moist air to exit the attic space.



6.6 Item 1(Picture) Exhaust fan not venting to exterior



6.6 Item 2(Video) Exhaust fan not venting to exterior



6.6 Item 3(Picture) Bath fan not venting to exterior



6.6 Item 4(Picture) Bath vent to exit soffit

8. Plumbing System

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

Metal drain pan recommended beneath water heater, per the manufacturer instructions to help collect leaks that may occur and create a barrier between the heater and concrete.



8.2 Item 1(Picture) Metal drain pain recommended beneath water heater

9. Electrical System

9.8 Carbon Monoxide Detectors

Inspected, Repair or Replace

Carbon monoxide/smoke combination detector in basement. Recommend a second on main floor, outside of bedrooms.

10. Heating / Central Air Conditioning

10.0 Heating Equipment

Inspected, Repair or Replace

Error code 11 on each heater. Recommend service by a qualified technician to confirm running properly prior to sale.



10.0 Item 1(Picture) Error code 11 on each heater



10.0 Item 2(Picture) Rinnai heater in basement and 1st floor

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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