



[Redacted]

[Redacted]

[Redacted] KY

[Redacted]

Prepared by:  
Armor Home  
Inspections

Prepared for:

[Redacted]



Armor Home Inspections  
david.daire@outlook.com

# Table of contents

- Rating Information ..... 1
- Summary ..... 2
- Inspection Details ..... 15
- Roof ..... 18
- Exterior ..... 21
- Basement, Foundation, Crawlspace & Structure ..... 27
- Heating ..... 30
- Cooling ..... 33
- Plumbing ..... 35
- Electrical ..... 41
- Fireplace ..... 46
- Attic, Insulation & Ventilation ..... 47
- Doors, Windows & Interior ..... 50
- Built-in Appliances ..... 54
- Garage ..... 56

# Rating Information

- **Functional:** Item/component was performing its function and its condition was appropriate for its age and use at the time of inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
- **Maintenance Needed:** Item/component was functional overall, but was in need of normal maintenance and upkeep or was unconventional and needs examination by a qualified specialist.
- **Monitor:** Item/component did not seem to be adversely and directly affecting the major components of the home at the time of the inspection, but should be monitored to ensure that changes, damage, or other issues do not occur. These items should be monitored and repaired as needed.
- **Not Present:** Not present or visible at the time of the inspection.
- **Not Inspected:** Not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
- **Marginal:** Item/component was performing some or all of its functions, but not as intended, and/or it's condition was not appropriate for its age and use. Requires repair or maintenance to become fully functional. Cost estimates may be required by a qualified specialist and are at the discretion of the client if estimates will be obtained.
- **Defective:** Item/component was not performing its function and/or its condition was not appropriate for its age or use and will require repairs or replacement. Item was considered defective in the opinion of the inspector - evaluation by a qualified specialist is recommended.
- **Hazardous:** An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.

# Roof

## Flashings

Defective

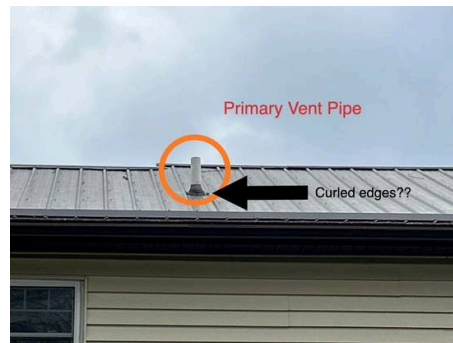
### Material

Aluminum

I was only able to inspect this portion with binoculars. I noted through them that the edges of the flashing appeared to be "curled upward." If water can get through at this point, significant damage to the roof structure could occur. A professional should inspect this.

Material Defect Noted - a specific issue with a system or component of a property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.





# Basement, Foundation, Crawlspace & Structure

## Roof Structure & Attic

**Defective**

### Material

Wood

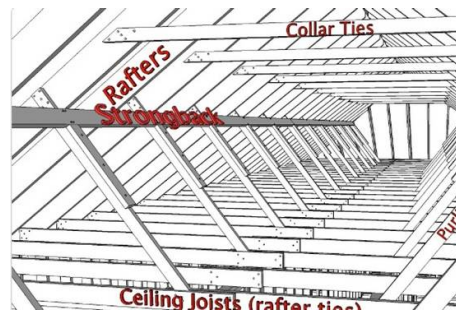
### Type

Gable

The attic was inspected through the use of moveable Hintze Boards on top of the loose-fill cellulose insulation. Because of the thick layer of insulation and the slope of the roof, I was not able to adequately access insulation and ventilation above the soffits. Additionally, a vaulted ceiling over the living/dining room prevented access to that portion of the attic.

Major Defect Noted- (a condition of a system or component that renders it non-working, non-performing, non-functioning or unsafe, and requires a professional contractor to evaluate further and repair, correct or replace.)

The (Cut Outs for previously installed ridge ventilation were not sealed when the metal roof was installed.



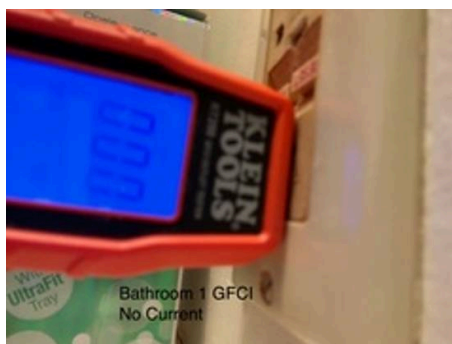
# Electrical

## GFCI & AFCI

**Defective**

Neither bathroom GFCI operates or has current. The GFCI in bath #1 test and reset buttons do not operate. It is likely that both outlets are on the same circuit. A qualified professional should inspect and repair/replace the outlets.

Major Defect Noted- a condition of the GFCIs in the bathroom renders them non-working, non-performing, non-functioning or unsafe and requires a professional contractor to evaluate further and repair, correct or replace.



## Smoke Detectors

**Hazardous**

Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturer's instructions.

The National Fire Protection Association recommends one be placed inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

<https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms>

Major Defect Noted- Insufficient number and location of smoke detectors are unsafe. See the previous comment for more information.

# Doors, Windows & Interior

## Floors

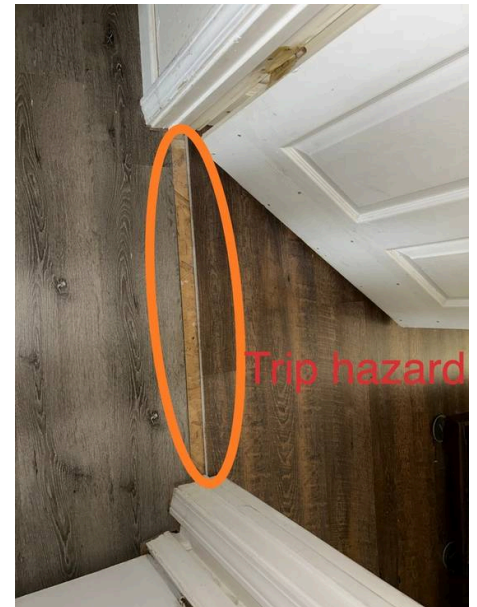
**Hazardous**

### Floor Coverings

Laminate, Tile

Major Defect Noted- The gaps between flooring systems are a trip hazard and require a professional contractor or the homeowner to evaluate further and repair, correct or replace.

In the doorways to the master bathroom and back spare bedroom, the floors have gaps and uneven heights as it transitions between types of flooring systems. This is a trip hazard. Recommend that a professional or the homeowner install floor transition strips or "T-caps"



## Steps, Stairways & Railings

**Hazardous**

Major Defect Noted- The loose handrail is unsafe, and requires a professional contractor or the homeowner to evaluate further and repair, correct or replace.

Loose railing was noted at stairs and is a safety issue that should be corrected.





# Exterior

## Siding, Flashing & Trim

**Maintenance Needed**

### Siding Material(s)

Fiber Cement

### Siding Style

Beveled

<https://www.vinylsiding.org/why-vinyl/cleaning-and-maintenance/>

Cosmetic Defect Noted - superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.



## Exterior Doors

**Maintenance Needed**

### Exterior Entry Door

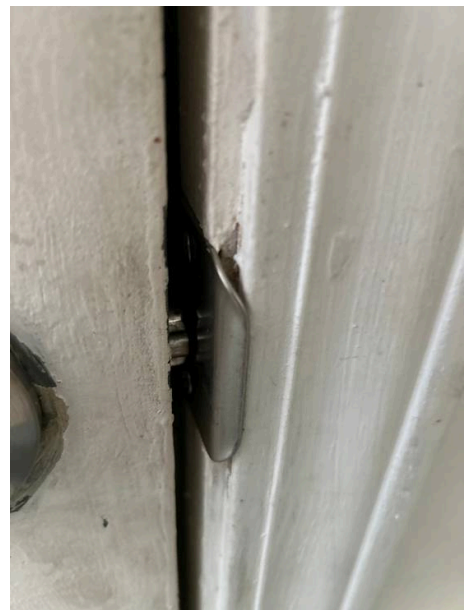
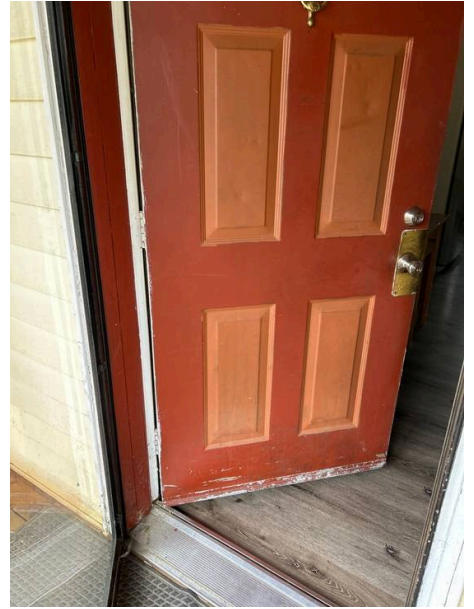
Steel, Glass

Minor Defect Noted - a condition of a system or component that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.

Neither main floor exterior door latches properly. Only the deadbolt secures the doors. Recommend qualified handyman adjust the strike plate and/or lock.

[Here is a DIY troubleshooting article](#)







## Vegetation, Grading, Drainage & Retaining Walls

### Monitor

Minor Defect Noted - a condition of the slider door (see "standing water" and "negative grading") that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.

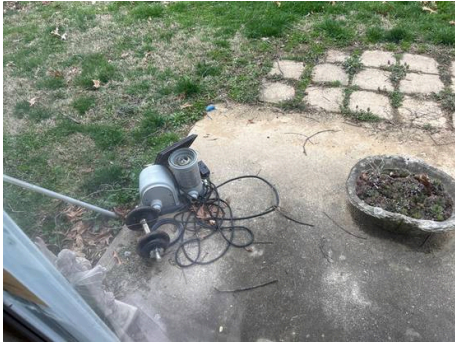
Evidence of standing water was observed on the concrete pad outside of the slider door, which could indicate poor drainage and/or grading. The slider door is only 2-3" above the pad. Water standing in this location could deteriorate the concrete and/or the frame of the slider door.

Recommend monitor and/or having a landscaper correct.

[Here is a resource](#)

Grading slopes towards the home near the slider door. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#)





# Plumbing

## Distribution, Drain, Waste, & Vent Systems- Bathroom 1

**Marginal**

### Drain Size

1 1/2"

### Material

PVC

Ventilator in the master bathroom exhausts into the attic. The loose-fill cellulose insulation is partially blown back from the ventilator, leaving an approximately 4 sq ft area with less insulation. Additionally, the exhaust carries moisture from the living space into the attic which may degrade the structural components. The homeowner may mitigate this by keeping the bathroom door shut and /or using a dehumidifier. The owner should consider having a professional further evaluate this issue.



# Attic, Insulation & Ventilation

## Ventilation

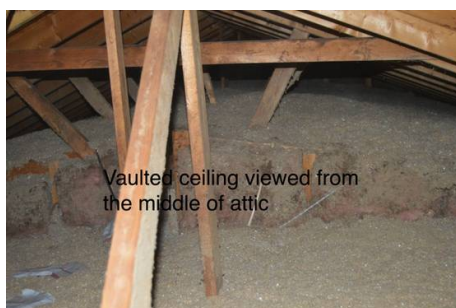
### Monitor

#### Ventilation Type

Ridge Vents, Soffit Vents

The Living /dining room had vaulted ceilings. The roof framing and roof structure could be viewed from the middle of the attic, but no details could be viewed. The ventilation method could be viewed when the exterior was observed. The soffit intake and ridge exhaust vents were visible, which indicated that the roof structure is ventilated, but confirming proper ventilation methods was impossible from the attic.

The attic was partially accessible (using Hintze boards to move about on top of insulation). Because of the thickness of the loose fill insulation and roof slope, I could not observe whether soffit vents were unobstructed. The attic should be monitored for signs of moisture (inadequate ventilation).



## Vapor Retarders (Crawlspace or Basement)

### Monitor

Foundation is poured Concrete, as observed in unfinished areas of the basement. No water/dampness noted. Some stains on the walls indicate previous water penetration. The owner reports that the foundation has been sealed since then. This area should be monitored for water penetration; if observed, a professional should advise.

Loose fill insulation, could not access

## Exhaust Systems

### Maintenance Needed

#### Exhaust Fans

Fan Only

Minor Defect Noted - Bathroom vents exhaust into the attic, which can introduce moisture into a place it does not need to be. Additionally, the exhaust may displace loose-fill insulation in the attic reducing its effectiveness. This issue



may be corrected by the addition of ducting to the outside. and may be done by a professional contractor or the homeowner.

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.



# Inspection Details

## General

**Functional**

### TIME

0900

### In Attendance

Home Owner

### Occupancy

Furnished

### Style

Ranch

### Temperature (approximate)

50

### Type of Building

Single Family

### Weather Conditions

Clear



## Inspection Details

Inspector Name:David Daire

Company Name:Armor HOME INSPECTIONS

Company Address:PO BOX 355

City:VINE GROVE

State:KY

Zip:40175

Phone:4029210175

Email:david.daire@outlook.com

Website:



**ARMOR HOME INSPECTIONS**

## InterNACHI Standards of Practice Summary

Within each section of this report, the specific standards pertaining to that section have been provided. What follows in this section is an overview of the SOP.

## Home Inspection Standards of Practice (Last revised January 2018)

I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

### 2.1. Limitations:

I. An inspection is not technically exhaustive.

II. An inspection will not identify concealed or latent defects.

III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

IV. An inspection will not determine the suitability of the property for any use. V. An inspection does not determine the market value of the property or its marketability.

VI. An inspection does not determine the insurability of the property.

VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.

IX. An inspection does not include items not permanently installed.

X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

A. property boundary lines or encroachments.

B. the condition of any component or system that is not readily accessible.

C. the service life expectancy of any component or system.

D. the size, capacity, BTU, performance or efficiency of any component or system.

E. the cause or reason of any condition.

F. the cause for the need of correction, repair or replacement of any system or component.

G. future conditions.

H. compliance with codes or regulations.

I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.

J. the presence of mold, mildew or fungus.

K. the presence of airborne hazards, including radon.

L. the air quality.

M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

N. the existence of electromagnetic fields.

O. any hazardous waste conditions.

P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

Q. acoustical properties.

R. correction, replacement or repair cost estimates.

- S. estimates of the cost to operate any given system.
- A. any system that is shut down.
- B. any system that does not function properly.
- C. or evaluate low-voltage electrical systems, such as, but not limited to:
  - 1. phone lines;
  - 2. cable lines;
  - 3. satellite dishes;
  - 4. antennae;
  - 5. lights; or
  - 6. remote controls.
- D. any system that does not turn on with the use of normal operating controls.
- E. any shut-off valves or manual stop valves.
- F. any electrical disconnect or over-current protection devices.
- G. any alarm systems.
- H. moisture meters, gas detectors or similar equipment
- A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- B. dismantle, open or uncover any system or component.
- C. enter or access any area that may, in the inspector's opinion, be unsafe.
- D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
- E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
- F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- G. inspect decorative items.
- H. inspect common elements or areas in multi-unit housing.
- I. inspect intercoms, speaker systems or security systems.
- J. offer guarantees or warranties.
- K. offer or perform any engineering services.
- L. offer or perform any trade or professional service other than a home inspection.
- M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 or environmental audits.
- Q. inspect any system or component that is not included in these Standards.



# Roof

## Roof Inspection Method and Roof Type

**Functional**

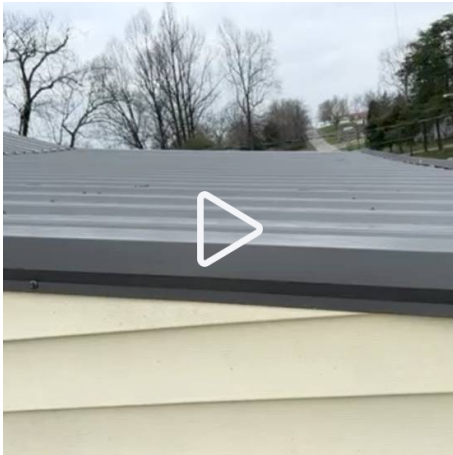
### Inspection Method

Ladder, Binoculars

### Roof Type/Style

Gable

The owner stated roof is about 7-8 years old.



## Roof Drainage Systems

**Functional**

### Gutter Material

Aluminum

### Leaf guards

Yes



## Flashings

Defective

### Material

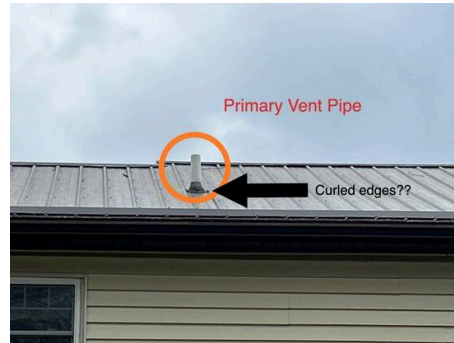
Aluminum

I was only able to inspect this portion with binoculars. I noted through them that the edges of the flashing appeared to be "curled upward." If water can get through at this point, significant damage to the roof structure could occur. A professional should inspect this.

Material Defect Noted - a specific issue with a system or component of a property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or

component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.



## InterNACHI SOP (Roof)

I inspected the roof of this home using the below InterNACHI SOP.

### 3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Coverings

**Functional**

### Material

Metal

## Roof Penetrations

**Functional**

No defects noted



# Exterior

## Siding, Flashing & Trim

Maintenance Needed

### Siding Material(s)

Fiber Cement

### Siding Style

Beveled

<https://www.vinylsiding.org/why-vinyl/cleaning-and-maintenance/>

Cosmetic Defect Noted - superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.



## Eaves, Soffits & Fascia

Functional

### Materials Used

Aluminum



## Exterior Doors

Maintenance Needed

### Exterior Entry Door

Steel, Glass

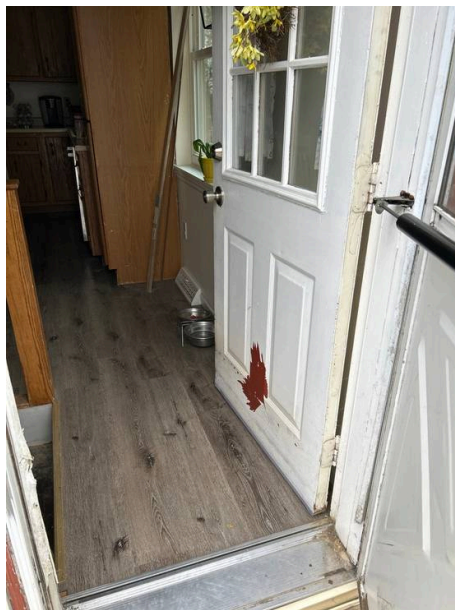
Minor Defect Noted - a condition of a system or component that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.

Neither main floor exterior door latches properly. Only the deadbolt secures the doors. Recommend qualified handyman adjust the strike plate and/or lock.

[Here is a DIY troubleshooting article](#)







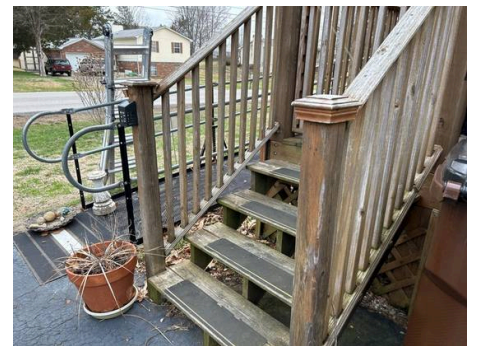
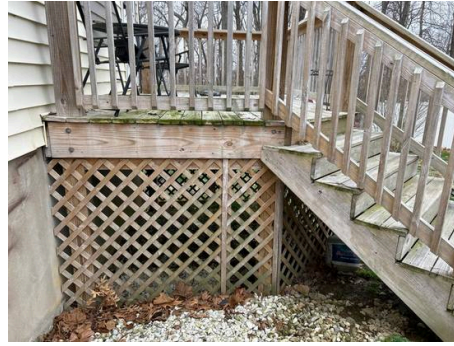
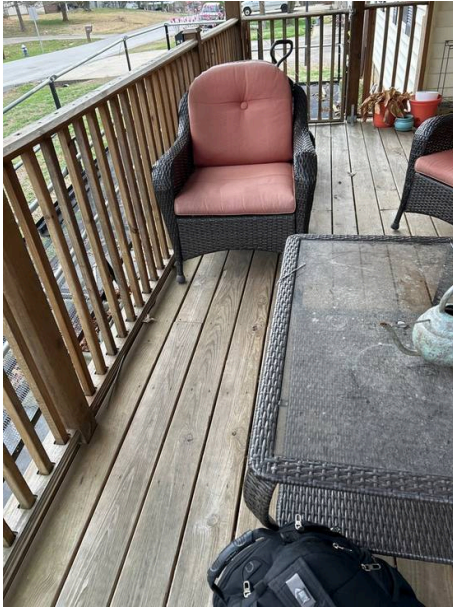
**Decks, Balconies, Porches & Steps**

**Functional**

**Appurtenance(s)**  
Front Porch, Deck, Deck with Steps

**Materials used**  
Wood, Metal





## Vegetation, Grading, Drainage & Retaining Walls

### Monitor

Minor Defect Noted - a condition of the slider door (see "standing water" and "negative grading") that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.

Evidence of standing water was observed on the concrete pad outside of the slider door, which could indicate poor drainage and/or grading. The slider door is only 2-3" above the pad. Water standing in this location could deteriorate the concrete and/or the frame of the slider door.

Recommend monitor and/or having a landscaper correct.



[Here is a resource](#)

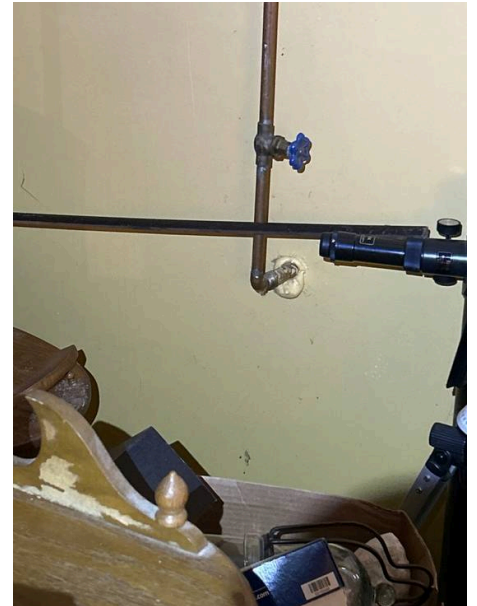
Grading slopes towards the home near the slider door. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#)



## Hose bibs

**Functional**



## InterNACHI SOP (Exterior)

I inspected the roof of this home using the below InterNACHI SOP.

### 3.2. Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials; B. the eaves, soffits and fascia; C. a representative number of windows; D. all exterior doors; E. flashing and trim; F. adjacent walkways and driveways; G. stairs, steps, stoops, stairways and ramps; H. porches, patios, decks, balconies and carports; I. railings, guards and handrails; J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A.the type of exterior wall-covering materials. III. The inspector shall report as in need of correction:  
A.any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to:  
A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B.  
inspect items that are not visible or readily accessible from the ground, including window and door flashing. C.  
inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or  
playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization  
measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J.  
inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M.  
inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O.  
inspect drain fields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window  
seals.

## Inspection Methods Used

**Functional**

## Walkways, Patios & Driveways

**Functional**

### Driveway Material

Asphalt

# Basement, Foundation, Crawlspace & Structure

## Foundation

Functional

### Material(s)

Concrete

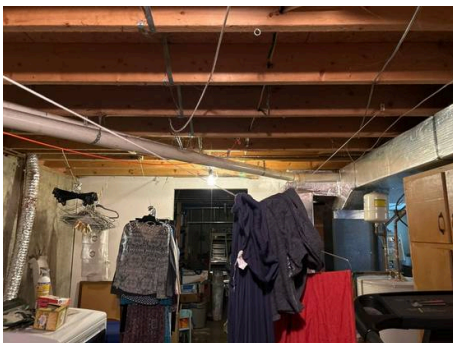
Staining on interior foundation walls does not appear to be moisture related. Minor spalling on the left-rear corner was noted.

Cosmetic Defect Noted - The superficial flaw or blemish in the appearance of the interior foundation walls and the spalling on the exterior does not interfere with its safety or functionality.



## Ceiling Structure

Functional



## Roof Structure & Attic

Defective



**Material**

Wood

**Type**

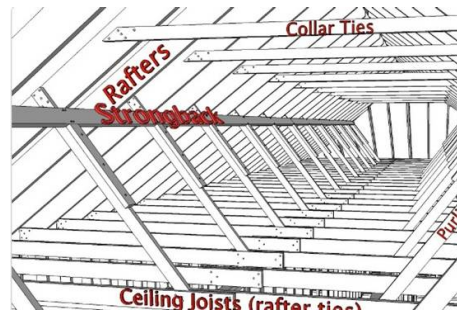
Gable

The attic was inspected through the use of moveable Hintze Boards on top of the loose-fill cellulose insulation. Because of the thick layer of insulation and the slope of the roof, I was not able to adequately access insulation and ventilation above the soffits. Additionally, a vaulted ceiling over the living/dining room prevented access to that portion of the attic

Major Defect Noted- (a condition of a system or component that renders it non-working, non-performing, non-functioning or unsafe, and requires a professional contractor to evaluate further and repair, correct or replace.)

The

(Cut Outs for previously installed ridge ventilation were not sealed when the metal roof was installed.



**InterNACHI SOP (Basement etc)**

I inspected the Structure, Basement / crawl space, and Foundation. What follows in the applicable InterNACHI SOP.

**3.3. Basement, Foundation, Crawlspace Structure**

I. The inspector shall inspect:

A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe:

A. the type of foundation; and B. the location of the access to the under-floorspace. III. The inspector shall report as in

need of correction:

A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to:  
A. enter any crawl space that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps within inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## Inspection Methods

**Functional**

### Inspection Method

Visual

## Basements & Crawlspace

**Functional**

## Floor Structure

**Functional**

### Basement/Crawlspace Floor

Concrete

#### Material

Wood Beams, Concrete, Wood I-Joists

#### Sub-floor

Inaccessible

## Wall Structure

**Functional**

### Materials /Construction Type

Drywall, Wood framing, Concrete or Masonary

# Heating

## Equipment

Functional

### Heat Type

Forced Air, Heat Pump

### Type of Gas Fired Furnace

Heat Pump

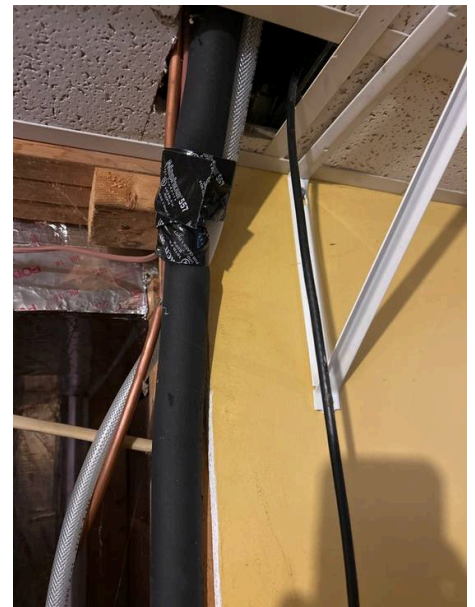
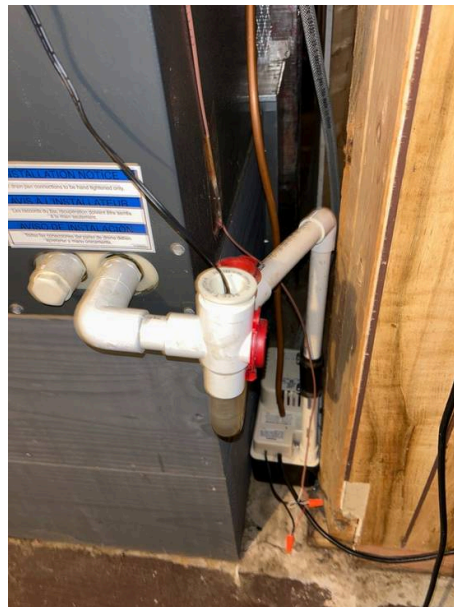
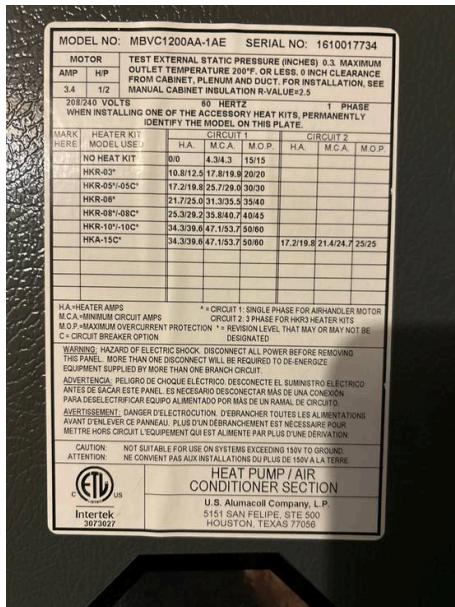
### Brand

Goodman

### Energy Source

Electric

<p>Electronic Air Filter was <u>Not</u> Inspected. Inspections of these devices can result in damage are inspections are not required under InterNACHI standards of practice.</p>







## Operating Controls

Functional



## InterNACHI SOP (Heating)

The Heating system was inspected to InterNACHI SOP. What follows in the applicable InterNACHI SOP.

### 3.4. Heating

#### I. The inspector shall inspect:

A. the heating system, using normal operating controls.

#### II. The inspector shall describe:

A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

#### III. The

inspector shall report as in need of correction:

A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

#### IV. The inspector is not required to:

A. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heatpump systems, or other heating systems when ambient



temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

## Inspection Methods Used

**Functional**

### Methods Used to Inspect

Visual

### Distribution Systems

**Functional**

### Ductwork

Insulated

# Cooling

## Cooling Equipment-General

Functional

**Brand**  
Daikin

**Energy Source/Type**  
Electric

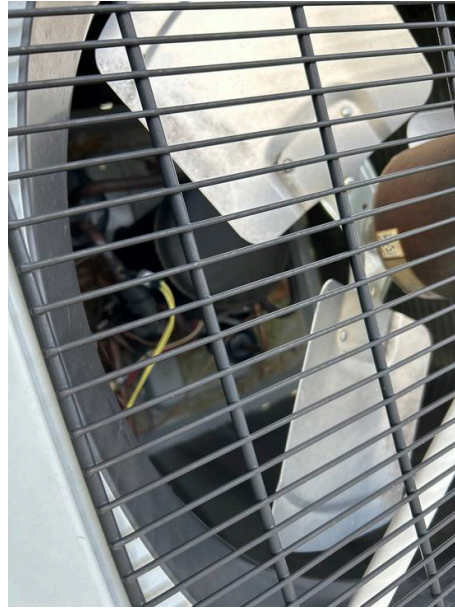
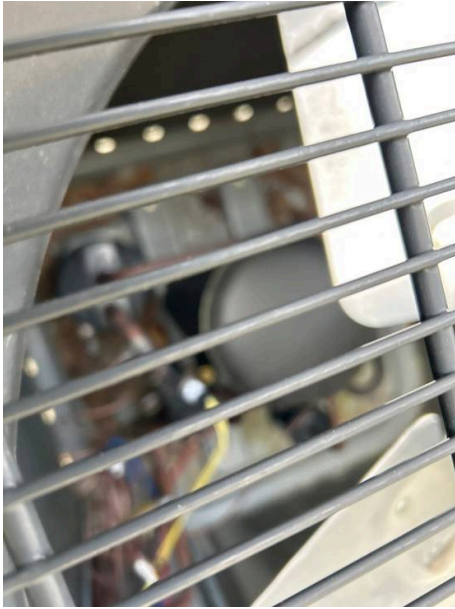
**Location**  
Exterior West

**SEER Rating**  
0

Daikin Heat Pump Manufactured 2016

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.





## InterNACHI SOP (Cooling)

The Cooling system was inspected to InterNACHI SOP. What follows in the applicable InterNACHI SOP.

### 3.5. Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls. II. The inspector shall describe:

A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction:

A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to:

A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Normal

## Operating Controls

Functional

## Distribution System

Functional

# Plumbing

## Main Water Shut-off

Functional

**Location**  
Basement



## Hot Water Systems, Controls, Flues & Vents

Functional

**Location**  
Basement

**Manufacturer**  
Rheem

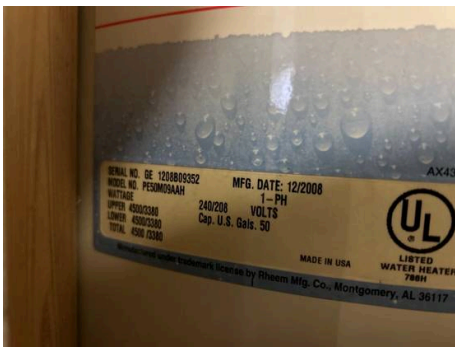
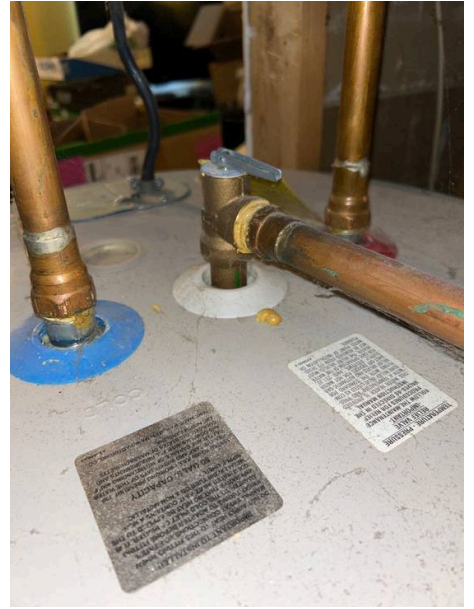
**Power Source/Type**  
Electric

GE 50 gal Electric (240V) manufactured 12/2008

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

[Here is a nice maintenance guide from Lowes to help.](#)





### Distribution, Drain, Waste, & Vent Systems- Kitchen

**Functional**

**Drain Size**

1 1/2"

**Material**

PVC



## Distribution, Drain, Waste, & Vent Systems- Bathroom 1

**Marginal**

### Drain Size

1 1/2"

### Material

PVC

Ventilator in the master bathroom exhausts into the attic. The loose-fill cellulose insulation is partially blown back from the ventilator, leaving an approximately 4 sq ft area with less insulation. Additionally, the exhaust carries moisture from the living space into the attic which may degrade the structural components. The homeowner may mitigate this by keeping the bathroom door shut and /or using a dehumidifier. The owner should consider having a professional further evaluate this issue.





## Distribution, Drain, Waste, & Vent Systems- Master Bath

**Functional**

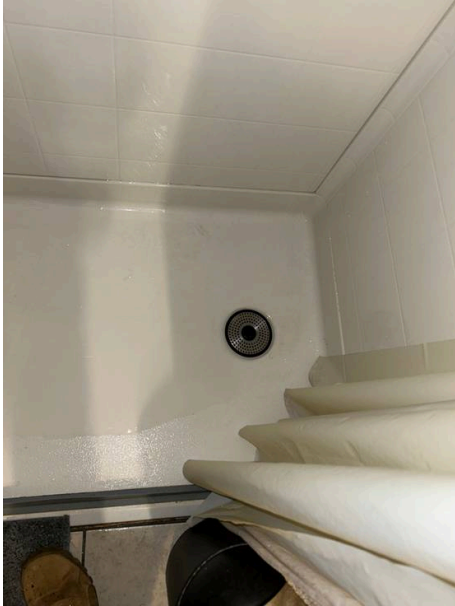
**Drain Size**

1 1/2"

**Material**

PVC

Hand Held Shower Head Needs replaced. Falls out from holders.

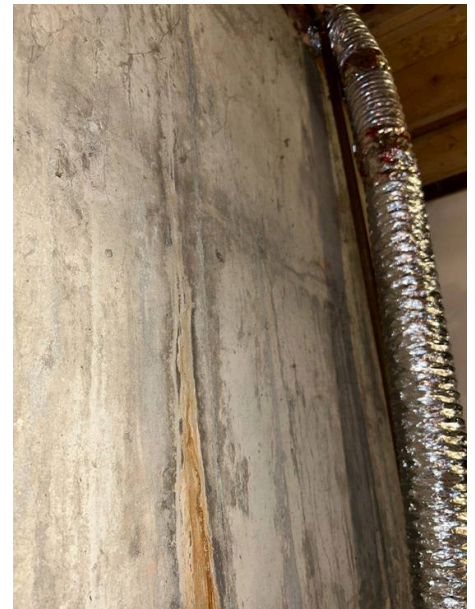
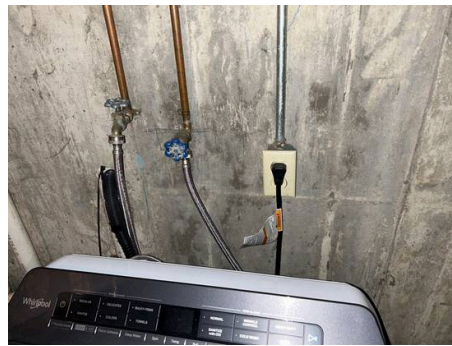






## Drain, Waste, & Vent Systems- Bathroom 3 OR Laundry

Functional



## InterNACHI SOP (Plumbing)

The plumbing system was inspected to InterNACHI SOP. What follows in the applicable InterNACHI SOP.

### 3.6. Plumbing

#### I. The inspector shall inspect:

A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

#### II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B.



deficiencies in the installation of hot and cold water faucets; C. active plumbing water leaks that were observed during the inspection; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping. V. inspect or test for gas or fuel leaks, or indications thereof.

## General

### Functional

#### Filters

None

#### Water Source

Public

## Water Supply, Distribution Systems & Fixtures

### Functional

#### Distribution Material

Copper, Galvanized

#### Water Supply Material

Galvanized

## Sump Pump

### Not Present

## Fuel Storage & Distribution Systems

### Not Present

# Electrical

## Service Entrance Conductors

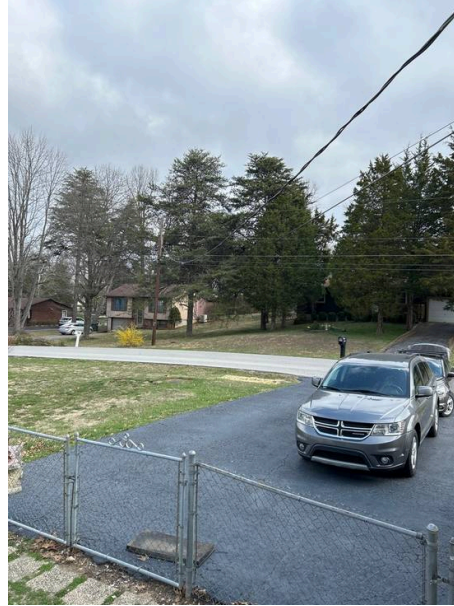
**Functional**

### Electrical Service Conductors

Overhead

### Power Supply

240 Volts



## Main & Subpanels, Service & Grounding, Main Overcurrent Device

**Functional**

### Main Panel Location

Basement

### Panel Capacity

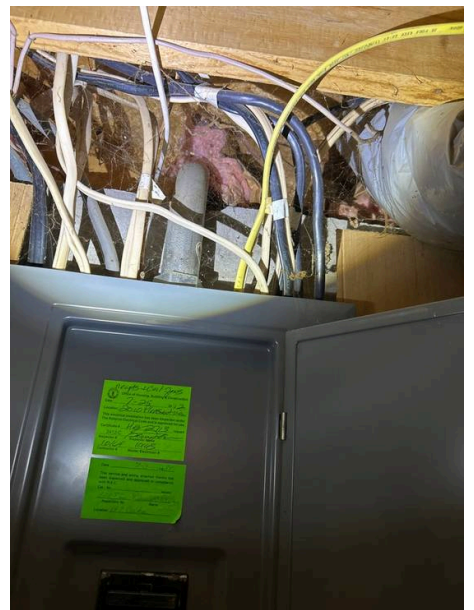
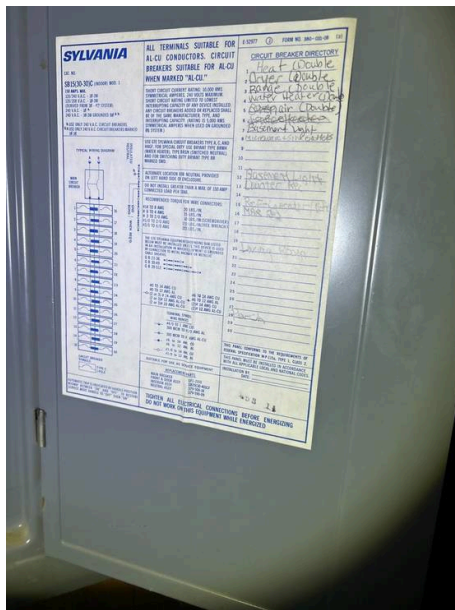
150 AMP

### Panel Manufacturer

Sylvania

### Panel Type

Circuit Breaker







# Branch Wiring Circuits

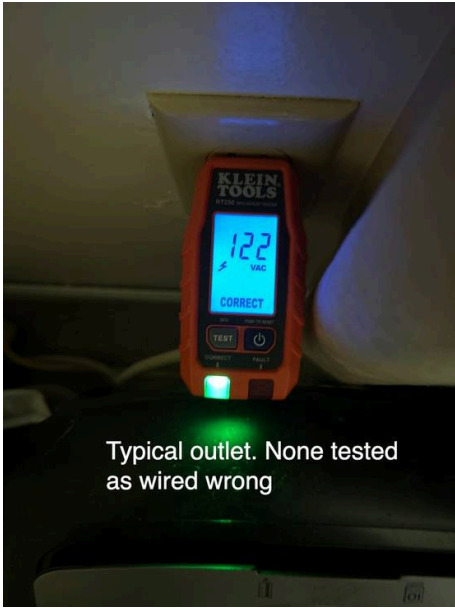
**Functional**

**Branch Wire 15 and 20 AMP**

Copper

**Wiring Method**

Romex



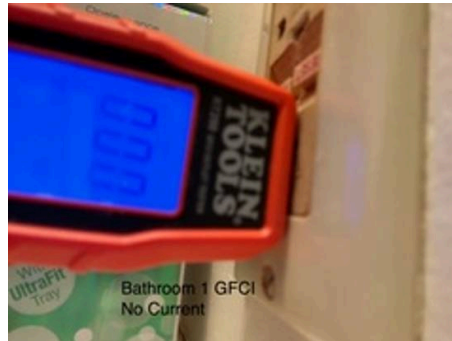
# GFCI & AFCI

**Defective**



Neither bathroom GFCI operates or has current. The GFCI in bath #1 test and reset buttons do not operate. It is likely that both outlets are on the same circuit. A qualified professional should inspect and repair/replace the outlets.

Major Defect Noted- a condition of the GFCIs in the bathroom renders them non-working, non-performing, non-functioning or unsafe and requires a professional contractor to evaluate further and repair, correct or replace.



## InterNACHI SOP (Electrical)

The electrical system was inspected to InterNACHI SOP. What follows in the applicable InterNACHI SOP.

### 3.7. Electrical

#### I. The inspector shall inspect:

A. the service drop; B. the overhead service conductors and attachment point; C. the servicehead, gooseneck and driplines; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. for the presence of smoke and carbon monoxide detectors.

#### II. The inspector shall describe:

A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction:

A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke and/or carbon monoxide detectors. IV. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shutdown. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly

labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Smoke Detectors

### Hazardous

Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturer's instructions.

The National Fire Protection Association recommends one be placed inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

<https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms>

Major Defect Noted- Insufficient number and location of smoke detectors are unsafe. See the previous comment for more information.

## Lighting Fixtures, Switches & Receptacles

### Functional

No defects in a representative number of switches were noted at the time of the inspection

## Carbon Monoxide Detectors

### Not Present

No CO producing appliances.

# Fireplace

General

**Not Present**

Vents, Flues & Chimneys

Lintels

Damper Doors

Cleanout Doors & Frames

# Attic, Insulation & Ventilation

## Attic Insulation

Functional

### Insulation Type

Loose-fill

Could not access. Visual inspection from hatch only.



## Ventilation

Monitor

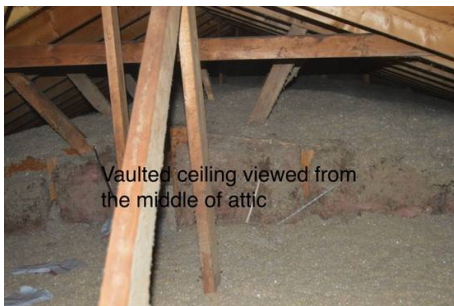


## Ventilation Type

Ridge Vents, Soffit Vents

The Living /dining room had vaulted ceilings. The roof framing and roof structure could be viewed from the middle of the attic, but no details could be viewed. The ventilation method could be viewed when the exterior was observed. The soffit intake and ridge exhaust vents were visible, which indicated that the roof structure is ventilated, but confirming proper ventilation methods was impossible from the attic.

The attic was partially accessible (using Hintze boards to move about on top of insulation). Because of the thickness of the loose fill insulation and roof slope, I could not observe whether soffit vents were unobstructed. The attic should be monitored for signs of moisture (inadequate ventilation).



## InterNACHI SOP (Attic, Insulation & Venilation)

### 3.9. Attic, Insulation Ventilation

#### I. The inspector shall inspect:

A. insulation in unfinished spaces, including attics, crawl spaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawl spaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

#### II. The inspector shall describe:

A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

#### III. The inspector shall report as in need of correction:

A. the general absence of insulation or ventilation in unfinished spaces.

#### IV. The inspector is not required to:

A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

## General

### Functional

#### Dryer Power Source

220 Electric

#### Dryer Vent

Vinyl (Flex)

#### Flooring Insulation

None

## Vapor Retarders (Crawlspace or Basement)

### Monitor

Foundation is poured Concrete, as observed in unfinished areas of the basement. No water/dampness noted. Some stains on the walls indicate previous water penetration. The owner reports that the foundation has been sealed since then. This area should be monitored for water penetration; if observed, a professional should advise.

Loose fill insulation, could not access

## Exhaust Systems

### Maintenance Needed

#### Exhaust Fans

Fan Only

Minor Defect Noted - Bathroom vents exhaust into the attic, which can introduce moisture into a place it does not need to be. Additionally, the exhaust may displace loose-fill insulation in the attic reducing its effectiveness. This issue may be corrected by the addition of ducting to the outside. and may be done by a professional contractor or the homeowner.

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

# Doors, Windows & Interior

## Floors

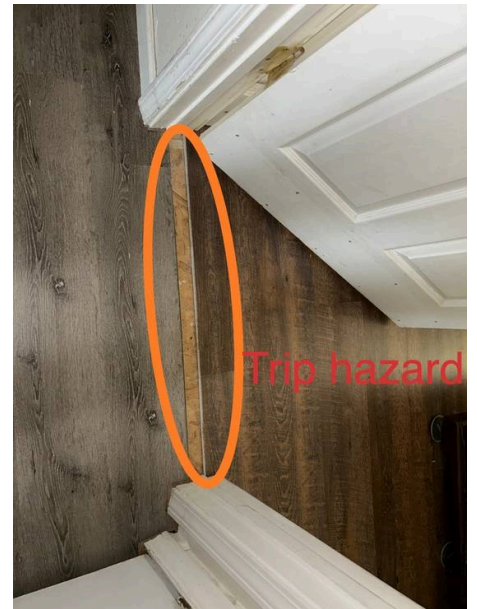
**Hazardous**

### Floor Coverings

Laminate, Tile

Major Defect Noted- The gaps between flooring systems are a trip hazard and require a professional contractor or the homeowner to evaluate further and repair, correct or replace.

In the doorways to the master bathroom and back spare bedroom, the floors have gaps and uneven heights as it transitions between types of flooring systems. This is a trip hazard. Recommend that a professional or the homeowner install floor transition strips or "T-caps"



## Walls

**Functional**

### Wall Material

Drywall

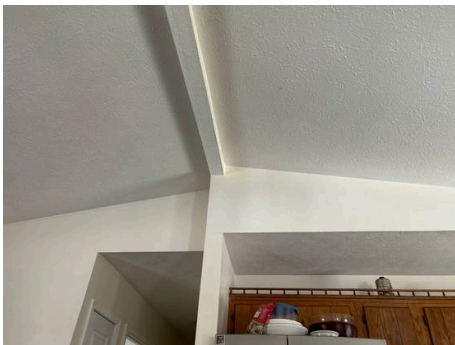


## Ceilings

Functional

### Ceiling Material

Popcorn, Drywall



## Windows

Functional

### Composition / Material

Vinyl

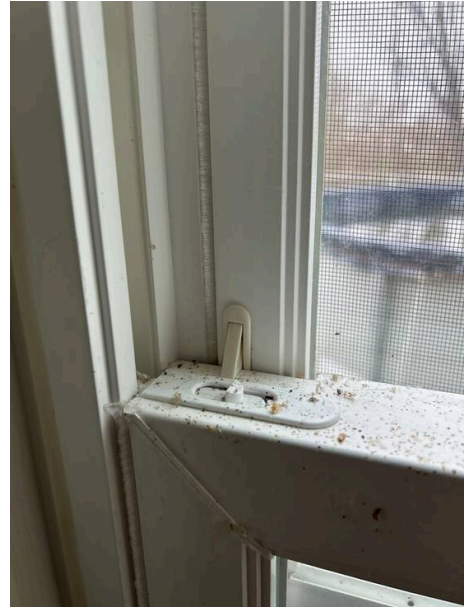
### Window Manufacturer

Unknown

### Window Type

Double-hung





## Steps, Stairways & Railings

**Hazardous**

Major Defect Noted- The loose handrail is unsafe, and requires a professional contractor or the homeowner to evaluate further and repair, correct or replace.

corrected.

Loose railing was noted at stairs and is a safety issue that should be



## Countertops & Cabinets

**Functional**

## Cabinetry

Laminate

## Countertop Material

Laminate



## InterNACHI SOP (Doors, Windows & Interior)

The Doors, Windows Interior were inspected to InterNACHI SOP. What follows in the applicable InterNACHI SOP.

### 3.10. Doors, Windows Interior

#### I. The inspector shall inspect:

A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

#### II. The inspector shall describe:

A. a garage vehicle door as manually-operated or installed with a garage door opener.

#### III. The inspector shall report as in need of correction:

A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

#### IV. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

## Doors

Functional

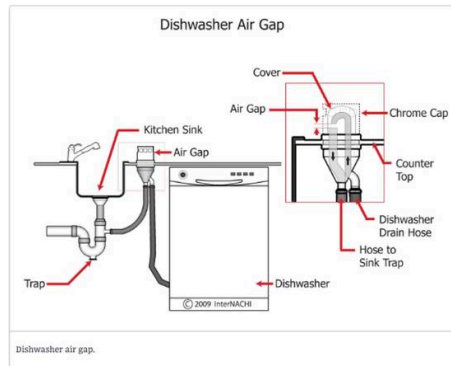
# Built-in Appliances

## Dishwasher

**Maintenance Needed**

Minor Defect Noted - the missing air gap on the dishwasher, if installed, would eliminate the chance for waste-water to enter your home's water distribution system. A professional contractor or the homeowner may install airgap on the dishwasher drain line. ⚠

<p>Air Gap on Dishwater drain line missing. A dishwasher&nbsp;<a href="https://www.freshwatersystems.com/collections/backflow-prevention" rel="noopener noreferrer" target="\_blank" style="background-color: rgb(255, 255, 255); color: rgb(0, 119, 192);">air gap</a>&nbsp;<a href="https://www.freshwatersystems.com/collections/backflow-prevention" rel="noopener noreferrer" target="\_blank" style="background-color: rgb(255, 255, 255); color: rgb(0, 119, 192);">is a fitting mounted about two inches above the sink that prevents contaminated water from re-entering the dishwasher from the drain via backflow. An air gap is a simple way to make certain wastewater and contaminants never re-enter your clean water supply. When you are running your dishes through a wash cycle, the last thing you want is for them to emerge streaked with grime pumped in from your clogged garbage disposal. Air gaps entirely separate the hose running dirty water from the hose running to the drain. Since these two paths never intersect, there is no risk of wastewater creeping back into your clean appliance.&nbsp;<a href="https://www.freshwatersystems.com/blogs/blog/what-is-a-dishwasher-air-gap" rel="noopener noreferrer" target="\_blank">https://www.freshwatersystems.com/blogs/blog/what-is-a-dishwasher-air-gap</a></p>



## Refrigerator

**Functional**

**Brand**  
Bosch



## Range/Oven/Cooktop

**Functional**

### Exhaust Hood Type

Re-circulate

### Range/Oven Brand

Maytag

### Range/Oven Energy Source

Electric



## Garbage Disposal

**Not Present**

## Built-in Microwave

**Not Present**



# Garage

Garage Door

**Not Present**

Garage Door Opener

Floor

Walls & Firewalls

Ceiling

Occupant Door (From garage to inside of home)