

SuburbanHomeInspections, Inc

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651-276-9918



CONFIDENTIAL HOME INSPECTION REPORT

Sample Dr, Sample City, MN

client: Sample
inspection date: 7-15-2024

report #9060



Inspector
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HOME INSPECTION REPORT SUMMARY

Suggested Repairs / Improvements

Inspection Address: Sample Dr, Sample City, MN
Inspection Date: 7-15-2024
Report #: 9060

Client: Sample
Buyer's Agent: Sample

Inspected By: Tim Walz, 651-276-9918, tim.walz@msn.com

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This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in the summary. The service recommendations that we make in this summary - and throughout the report - should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend additional upgrades that could affect your evaluation of the property.

Our inspections determine if construction, materials and workmanship were standard for the industry when this structure was built. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us.

Your inspector does take into consideration the age of the house - realizing that all properties experience some degree of wear, and deterioration over time. Cosmetic considerations are not within the scope of this inspection.

Furthermore, owning any building involves some risk. While we can give a thorough overview of the property, we cannot inspect what we cannot see. Moving furniture, personal belongings, and any dismantling of items is not within the scope of this inspection. This is not an exhaustive technical evaluation; Such an evaluation would cost much more to perform.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

SUMMARY OF FINDINGS:

ROOF

FIREPLACE MASONRY CHIMNEY(S):

SPARK ARRESTER (COVER):

There is no cover on the wood burning chimney opening. Covers help prevent sparks from exiting the chimney and they also prevent animals, leaves and rain from entering the chimney. Chimney covers should also include a mesh that surrounds the opening.

ATTIC

ROOF STRUCTURE CONDITION:

DAMAGED / MODIFIED TRUSSES:

Repairs were made at several truss plate locations (plywood has been used to replace the metal truss plates). These repairs appear to have been made by a professional, but we suggest that you ask the seller for any paperwork associated with the repairs - for re-sale purposes (repairs to trusses should only be made by licensed professionals - and must be approved by a structural engineer).

HEATING & COOLING SYSTEMS

FURNACE CONDITION:

SUB-SLAB AIR DUCTS:

Fiber cement heating ducts were used for the in-slab ducts in the basement family room. In most cases, these ducts were made from materials that contain asbestos.

The cut edges of this material are often rough / friable - and have the potential to release microscopic asbestos particles into the air if disturbed. This means that the ductwork probably should not be cleaned.

If desired, you can have ceiling / wall registers installed in the basement - and can have the existing in-floor ducts permanently sealed. A specialist can provide repair options and estimates, if desired.

AIR FLOW DETECTED AT ALL REGISTERS?:

There is no air flow to the basement floor registers when the air-conditioner is in use - but there is air flow to these registers when the heat is on. The reason for this was not determined. Further evaluation and repair by a licensed HVAC specialist is needed.

Low air flow exists at one second floor, bedroom register (bedroom at front / left corner of home). The reason for this was not determined.

PLUMBING

DRAIN, WASTE & VENT PIPES:

FLOOR DRAIN:

The access plug is not in place, which allows sewer gases to enter the home. In this case, the drain threads are stripped, which means that a rubber plug with a steel core and wing nut fitting should will likely be needed.

BATHROOM(S)

PLUMBING FIXTURES:

SHOWER VALVES:

The hot and cold water flow has been reversed at the fixture (master bathroom). This usually indicates that the control cartridge, or plastic insert (for attachment of the handle) is installed upside down. While repair is usually simple and quick, it often takes a plumbers knowledge to disassemble the faucet so the adjustment can be made.

Note: Certain repairs or improvements may require permits. To obtain this information, contact your local Inspection Department or City Hall.

----- End of Report Summary -----

Understand the Limitations of Your Home Inspection Before You Proceed

If there are items in the report that are of concern to you, you must consult with your real estate agent to determine which, if any of these items, will be addressed prior to closing.

This inspection follows the ASHI standards of Practice (American Society of Home Inspectors)
[To view a copy of the standards, click here.](#)

This inspection report is for the use of our client only - and cannot be sold to any third parties. Suburban Home Inspections will not be held responsible for any claims made by third parties - relating to the information in this report.

This report is not intended to list / itemize each and every item in the home that has worn, or that needs improvement / repair. Our goal is to make you aware of as many issues as possible in the limited time we spend onsite - so that you can gain an impression of the overall condition of the home - as compared to other homes of a similar age and style. We do try to make our reports as comprehensive as possible, but because of limited time spent at the home, and to limited turnaround time allowed to produce your report, we cannot guarantee that all items / issues have been discovered or reported.

Your inspector may recommend further evaluation of specific items by appropriate specialists. Please note: specialists may find additional issues during their evaluations, which they may recommend repairing. For that reason, if we recommended further evaluation of a specific item / area, we highly recommend doing so prior to closing.

This is not a code enforcement inspection. Some cities have code requirements that exceed the scope of this inspection. If there is evidence of non-permitted work performed, it is advised to have these items inspected by a city inspector. A city inspector may determine additional items that are in need of improvement. This is beyond the scope of your pre-purchase inspection.

Listed below are some of the most common exclusions / limitations:

- Your inspection is not a code compliance inspection - and is not intended to identify all code violations that may exist.
- Furnace heat exchangers are not inspected (this requires testing by a licensed HVAC contractor).
- Determining asbestos containing products is not a part of your inspection. Your inspector may alert you to specific areas where asbestos is suspected (i.e. attic insulation), but positively identifying asbestos is not possible without testing the material at an appropriate lab. For that reason, we do not assume responsibility for pointing out each and every product that may contain asbestos. If you have concerns with asbestos, you must contact an appropriate specialist for a separate analysis / inspection.
- No environmental tests are performed. This includes testing for the presence of airborne particles, or noxious gases. This includes, but is not limited to: **formaldehyde, molds, mildews, toxic / carcinogenic substances.**
- No test for lead products is performed.
- The existence of abandoned wells cannot be guaranteed. Existing wells and septic systems also are not included in the inspection (these require specific tests prior to the transfer of ownership - paid for by the seller).
- The existence of abandoned septic systems, or underground fuel storage tanks cannot always be determined during the inspection.
- The quality of drinking water is not a part of this inspection.
- No tests are performed to determine the presence of rodents and insect pests.
- Security systems, cable / satellite, phone and sound systems are not included.
- Cosmetic conditions such as floor coverings, countertop condition, wallpapering & painting, and general woodwork (including cabinets) are also excluded.
- No destructive analysis is performed during your inspection. This means that no walls / ceilings are opened. If water intrusion is suspected, it will be noted and if the inspector is concerned that damage to the wall structure is possible, it will be indicated. Moisture damage can exist where there are no interior indicators. Ultimately, the only way to know the condition of exterior walls is to have an intrusive, moisture test performed.

General repair estimates may have been discussed during the walkthrough portion of your inspection, but if provided, they should be considered approximations at best and must be confirmed by quotes from actual, qualified contractors.

CLIENT, SITE & OTHER GENERAL INFORMATION

CLIENT & REPORT INFO.:

REPORT #: 9060.	TYPE OF INSPECTION: Pre-Purchase Home Inspection.	PROPERTY INSPECTED: Sample Dr, Sample City, MN.	INSPECTION DATE: 7-15-2024.
CLIENT: Sample.	CLIENT E-MAIL: sample@sample.com .	BUYER'S AGENT: sample.	PEOPLE PRESENT: Buyers.

CLIMATE CONDITIONS:

WEATHER: Clear.	LAST RAIN OCCURRED: Rained during previous night.	OUTSIDE TEMP.: 80 degrees.	INDOOR AIR TEMP.: 75 degrees.
SOIL CONDITIONS: Dry.			

BUILDING CHARACTERISTICS:

YEAR BUILT: 1996.	TOTAL SQUARE FEET: 4,000 sq ft.	BUILDING TYPE: Single Family.	SPACE BELOW GRADE: Walkout basement.
GARAGE: Attached.	HOUSE OCCUPIED: Yes.	HOUSE FURNISHED: Yes.	UTILITIES STATUS: All utilities on.

PAYMENT INFORMATION:

SERVICES ORDERED: Pre-purchase Inspection Sewer Pipe Scope.	INSPECTION FEE: \$525.00.	SEWER SCOPING FEE (Drainbusters): \$195.00.	TOTAL FEE: \$720.00.
PAID BY: Credit Card (processed by Autobooks)	DATE PAID: 7-15-2024.		

GROUNDS & DRAINAGE

LIMITATIONS:

SINGLE FAMILY HOME:

Throughout the report, the specific sides of the home are referred to as Right, Left, Front and Back (as though you are looking at the home from the front yard).

My evaluation of the exterior of the property conforms to the ASHI standards of practice. This inspection is not intended to address or include any geological conditions - including, but not limited to - soil types, or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to soil grade is limited to the areas around the house foundation. This inspection does not attempt to determine drainage performance of the site (for example, does water pool in portions of the yard during heavy rainfalls?). Fences and outbuildings (other than primary garages) also are not observed.

GUTTERS & DOWNSPOUTS:

GUTTERS:

Portions of the gutters are sagging, which will prevent water from draining properly (water may overflow the gutters at these locations). This is often caused by ice buildup / ice dams.



EXTENSIONS:

Portions of the downspouts and extensions are not secured in place properly. This will allow water to drain against the foundation.

RETAINING WALLS:

KEY STONE WALL:

Portions of the retaining wall are leaning (at back side of home), which is usually caused by excessive water accumulation on the back side. In most cases, this indicates that the back sides of the walls were not properly designed (i.e. lack of drain tile and / or gravel). There also are not drainage holes installed.

The cap stones are not secured in place. This creates a potentially hazardous condition - for any children / people that may walk on the top of the walls.



HARD SURFACES:

ASPHALT DRIVEWAY:

The driveway is partially directing water toward the garage, which means that periodic leakage into the garage could occur during heavy rainfalls.



SIDEWALKS:

The front walkway has been "mud-jacked", which means that it had settled at one time. While the slope/elevation of the walkway has been corrected, some settlement has recurred - and will likely continue. This occurs when the mortar below the slabs erodes over time.

DECKS / BALCONIES:

DECK FLOOR SURFACES:

Portions of the floorboards have decayed.



HOUSE CONNECTION - STUCCO:

The deck was anchored directly to the stucco siding. While this is commonly found, it is considered improper to anchor a deck directly to stucco siding. The preferred installation is to have a beam (with posts / footings) installed near the home - transforming the deck into a free-standing structure.



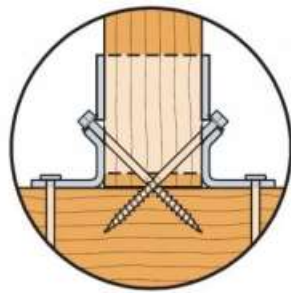
JOIST HANGERS:

Screws were used to secure some of the joist hangers, rather than nails. This is improper (screws have much less strength than nails). The proper 10d nail to use is approximately 3" long.

The largest manufacturer of joist hangers, Simpson Strong-Tie, has put out a letter giving direction on how to correct this. In short, the fix is to remove the existing screws and install Simpson's [#9 x 2 1/2" SD Connector screws](#).



10dx1 1/2" nails may not be used as double shear nails



Replace double shear nails with SD #9x2 1/2" screws

POSTS:

The posts are not pinned to the footings with manufactured connections (connectors / isolation stools are now required).

Some posts also were not centered on their footings - and the bottom portion of one post has cracked.



GUARD RAILING:

Decay is occurring at the base of some deck rail posts (where the posts were notched).



decay at notched locations

STAIRS:

STAIRCASE:

There is no handrail installed on the exterior staircase (back side of garage). The steps are also covered with moss, which creates a serious potential falling hazard.



EXTERIOR:

LIMITATIONS:

SINGLE FAMILY HOME:

The evaluation of this home is based on visual observations only. There is no de-constructive analysis performed, so no portions of the inside wall structure are viewed. The presence of rot, mold or deterioration inside the wall cavity cannot be positively determined during the inspection.

The underlayments below the siding are essential for keeping the structure dry. If underlayments are missing, or are improperly installed, moisture damage to the home can occur. Unfortunately, evidence of this type of problem is not always detectable with the naked eye and as a result, can go unnoticed for many years. It is scientifically known that moisture and mold are inter-related. If moisture intrusion is listed in any portion of the report, you should understand that mold can also be present. If you are concerned, and want further evaluation, please contact a moisture specialist (referrals are available on request).

All penetrations into or through the exterior walls & siding (typically around doors, windows, exterior light fixtures and outlets) must be kept well sealed against moisture intrusion by the use of an appropriate sealant. These areas should be inspected and maintained on a regular basis by the homeowner.

DESCRIPTION OF MATERIALS:

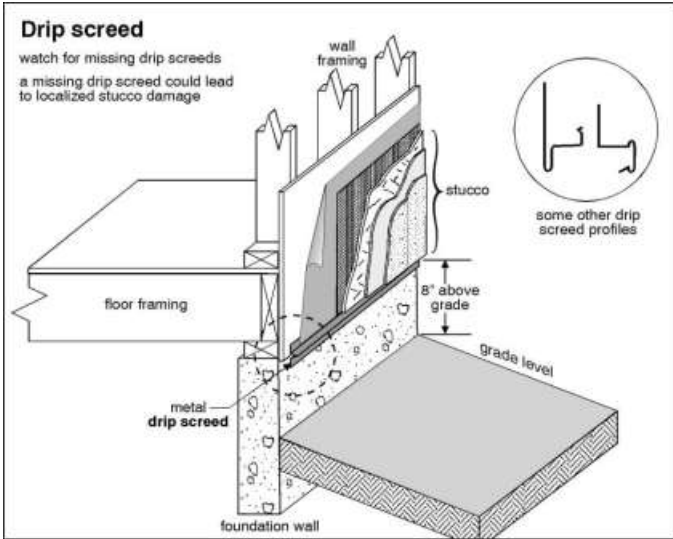
TYPE OF WALL STRUCTURE: Wood Framed. SIDING TYPE: Stucco (appears to be traditional 3-coat stucco). FOUNDATION TYPE(S): Block and mortar.

SIDING TERMINATIONS:

TERMINATIONS (Stucco):

The stucco has inadequate clearance to the soil at most locations - and is contacting the soil at many of these locations. While this is common for the year the house was built, it is improper. Modern codes require stucco to terminate 4" above the soil and 2" above paved surfaces.

When stucco is in contact with the soil, it can allow moisture to wick into the wall structure - and can also prevent moisture from completely draining out from behind the stucco - resulting in deterioration at the base of the walls over time.



SIDING CONDITION:

STUCCO:

Portions of the chimney chase stucco have deteriorated / cracked.

Note: In some cases, masonry that is coated with stucco will deteriorate over time. The condition of the brick was not determined during the inspection.



ROOF

LIMITATIONS:

SINGLE FAMILY HOME:

My evaluation of the roof coverings, the components and drainage systems conforms to the ASHI standards of practice. Roofs are walked unless they are inaccessible, or if I feel it is unsafe to do so. The roof evaluation determines if portions are missing, deteriorated and/or subject to possible leakage. **Positively identifying hail damage is not included in this evaluation.**

Every roof is only as good as the waterproof membrane beneath it. Since the underlayments, flashings and decking are hidden from view, they cannot be evaluated. The roof is not disassembled during the inspection, so only surface areas are reported. My review is not a guarantee against roof leaks.

Also note: certain attached roof accessories, such as solar systems, antennae, and lightning rods are not observed.

EVALUATION:

ACCESS:

The inspection was performed from the rooftop (roof was walked).



ROOF DESCRIPTION:

STYLE:
Hip.

MATERIALS USED:
Architectural Asphalt /
Fiberglass Composition
Shingles.

OF LAYERS:
One layer exists on the home.

AGE OF ROOF COVERINGS:

APPROXIMATE AGE (According to Disclosure Statement):

The shingles are approximately 1 year old (according to the disclosure statement). Heavy weight shingles generally have a service life of 25 to 30 years.

I suggest that you ask the sellers if there is a transferable warranty for the shingles.

ASPHALT / FIBERGLASS COMPOSITION SHINGLES:

CONDITION:

Overall, the house shingles appear to be in good condition.

FURNACE / WATER HEATER EXHAUST FLUE(S):

FLUE COVER:

The abandoned flue does not have a proper cover / cage at the vent opening. Note: This flue is no longer used for any of the appliances. A noise was occurring inside the flue at the time of the inspection, which could indicate that a bird is stuck inside.

A proper cap will help to prevent birds / debris from falling into the vent. This vent opening can be permanently sealed.



FIREPLACE MASONRY CHIMNEY(S):

BASE FLASHING:

No problems noted.



MORTAR CAP:

No problems noted.

Note: Cracks in chimney caps will occur over time. These should be repaired / sealed periodically to protect the masonry from deterioration.

SPARK ARRESTER (COVER):

There is no cover on the wood burning chimney opening. Covers help prevent sparks from exiting the chimney and they also prevent animals, leaves and rain from entering the chimney. Chimney covers should also include a mesh that surrounds the opening.



VENTILATION:

SOFFIT VENTS:

Several soffit vents are clogged with debris. Cleaning these is recommended to allow for proper ventilation into the attic area.



OTHER ROOF PENETRATIONS:

SKYLIGHT (Curb):

No problems noted.



GARAGE

ROOF SUPPORT SYSTEM CONDITION:

TYPE OF ROOF STRUCTURE:

Engineered Truss.

TYPE OF ROOF SHEATHING:

Plywood.

FOUNDATION WALLS & SUPPORT POSTS:

INSPECTION CONDITIONS:

Because of storage, most portions of the foundation walls were not viewed.

FLOOR:

SLAB:

Salt damage (pitting) has occurred at several portions of the floor surface - and some cracks are also present.

WALLS AND CEILING:

FIRE WALLS/CEILINGS:

There is no tape / mud at the wall / ceiling drywall joints.

According to the fire code, all walls that connect to living portions of the home must be completely covered with a fire-rated material (i.e. drywall) and most cities also require the joints to be sealed with tape & mud.



VEHICLE DOORS, OPENERS & SERVICE DOORS:

VEHICLE DOOR TYPE & MATERIAL:

Roll-up, Metal insulated.

VEHICLE DOOR CONDITION:

Note: The openings for the vehicle doors may not be large enough for some vehicles.



OPENER:

The openers were operational at the time of the inspection.

Note: The "down force" is not tested for operation, due to the potential for damaging the door.

INTERIOR SERVICE DOOR INSTALLATION:

The door is not made from a fire rated material (metal door or 1 3/8" solid core wood door).

The door to the house is not self-closing. A self-closing mechanism is recommended for interior service doors (this prevents car exhaust from entering the home).



EXTERIOR SERVICE DOOR CONDITION:

The exterior service door was not tested / inspected due to the excess amount of storage in front of it.

ATTIC

ATTIC ACCESS:

INSPECTION CONDITIONS:

Note: Items below the attic insulation are not inspected unless there is a compelling reason to do so. In most cases, insulation is not disturbed during the inspection.

HATCH CONDITION:

The attic hatch cover is not made from a fire-rated material (drywall).

ACCESSIBILITY:

The examination of the attic occurred from a ladder at the access hatch. Several portions were not easily accessible and were not inspected.

DESCRIPTION:

TYPE OF ROOF STRUCTURE:

Engineered Truss.

TYPE OF SHEATHING:

Plywood

Some portions of the roof sheathing have been replaced with OSB sheathing.

INSULATION TYPE & R-VALUE:

Loose-fill Fiber Glass (R value = approximately 3.2 per inch of thickness)

Cellulose (R value = approximately 3.5 per inch of thickness).

INSULATION QUALITY:

The overall depth and quality of the insulation installation for the attic spaces is poor.

VAPOR BARRIER:

A vapor barrier was not located below the insulation (common in old homes). This should be added if you plan to improve the attic space.

INSULATION DEPTH:

INSULATION DEPTH:

Less than 6 inches of insulation exists in the attic space (14" is ideal; an R-value of 49 is the requirement for new construction in Minnesota).

Inadequate insulation can lead to ice buildup problems on the roof during winter months. Ice buildup / ice dams can cause leakage into the home - so attic improvements are recommended.

Note: Improving the attic insulation will also improve the energy efficiency of the home as well as the comfort (both winter and summer months).

Prior to adding insulation, it is necessary to first seal any gaps / thermal bypasses that may exist (see below for samples). Thermal bypasses allow house air to leak into the attic space and this is the primary source of ice dams.

- Less than 6 inches = Inadequate
- 6 - 8 inches = Minimal
- 9 - 12 inches = Good
- 14 - 20 inches = Excellent.



ROOF STRUCTURE CONDITION:

DAMAGED / MODIFIED TRUSSES:

Repairs were made at several truss plate locations (plywood has been used to replace the metal truss plates). These repairs appear to have been made by a professional, but we suggest that you ask the seller for any paperwork associated with the repairs - for re-sale purposes (repairs to trusses should only be made by licensed professionals - and must be approved by a structural engineer).





THERMAL BYPASSES:

BYPASS LOCATIONS (Not all bypasses are listed):

Fiberglass insulation was used to insulate the skylight. This material is a poor insulator because gaps will exist, which allow large amounts of house air / heat to leak into the attic space. This often results in condensation on the attic structure and ice buildup on the roof during winter months. Note: Spray foam insulation is the best way to insulate a skylight chase.



BYPASS LOCATION 2:

Outdated recessed lighting fixtures exist in the home (which penetrate the attic level ceiling). Recessed fixtures that were manufactured prior to 1993 generally provide a major route for air exfiltration, which increases heating bills, and also increases the risk of condensation in the attic space.

Using LED bulbs will greatly reduce the amount of heat generated by the fixtures. Ideally, these fixtures would be upgraded with modern fixtures.

BASEMENT / FOUNDATION / STRUCTURE

LIMITATIONS & INSPECTION CONDITIONS:

SINGLE FAMILY HOME:

Water seepage and moisture penetration is common in basements and is usually the result of inadequate water management above ground. Most cases can be corrected by improving grading and drainage. Please note: The review of the basement cannot always detect the past or future possibility of water in this area.

STRUCTURE ACCESSIBILITY:

Note: Almost all of the first floor support system is completely covered. Most of the structure could not be evaluated as a result.

STRUCTURE DESCRIPTION & MATERIALS:

TYPE OF COLUMNS / POSTS: Because of the presence of load bearing walls, no support posts / beams are necessary.	FLOOR SUPPORTS: Wood Joists.	TYPE OF SUBFLOOR: Plywood.	FOUNDATION TYPE: Block and mortar.
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WATER CONTROL:

BASEMENT WALLS:

No signs of past or current leakage into the basement were found during the inspection.

DRAIN TILE:

Not applicable (a drain tile / sump pump system has not been installed).

The lack of a drain tile system & sump pump means that leakage prevention must be handled from the house exterior. Proper grading is needed (soil and paved surfaces must slope away from the home so water cannot pool next to the foundation). Gutters must be present and must not be clogged. All gutter extensions should terminate away from the foundation.

ELECTRICAL

LIMITATIONS:

SINGLE FAMILY HOME:

Electrical Limitations: A majority of accessible switches and outlets are tested for operation. Those that are inaccessible due to furniture, or storage, or those that have electronic items such as clocks, stereo systems, or computers plugged into them are not tested. Inoperative light fixtures often lack bulbs, or have dead bulbs installed (light bulbs are not changed during the inspection, due to time constraints). Motion lights are not tested for operation. Cover plates are rarely removed, unless there is a compelling reason to do so. Time-clock motors are not tested for operation. Low voltage systems - wiring that is not a part of the primary electrical distribution system - are not tested. Also, over current devices / circuit breakers (other than ground fault circuit interrupters) are not tested. Determining the number of outlets per circuit is also almost never determined.

Most homes over ten-years-old have had some electrical modifications and in many cases, these are made by non-professionals. When evidence of "amateur work" is found, it is reported. Since most electrical components are hidden, the condition of a majority of the system typically cannot be evaluated during a standard home inspection. For those reasons, it is always advised to check permit records at the home. If additional work has been made, but no permits were pulled, it is smart for buyers to ask for further evaluation of the electrical system by a licensed electrician - particularly if evidence of amateur work is found.

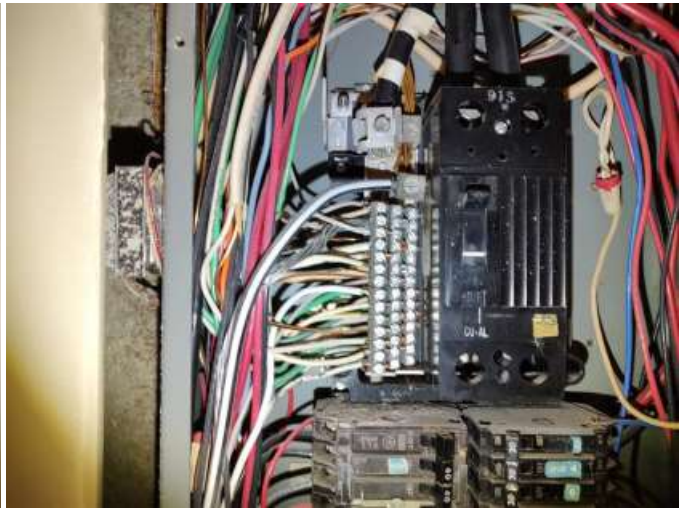
SERVICE DESCRIPTION:

SERVICE SIZE: 120/240 Volt, 200-AMP: Very good size.	SERVICE TYPE: Underground supply.	TYPE OF PANEL: Circuit Breakers.
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MAIN PANEL:

LOCATION:

Basement Bedroom.



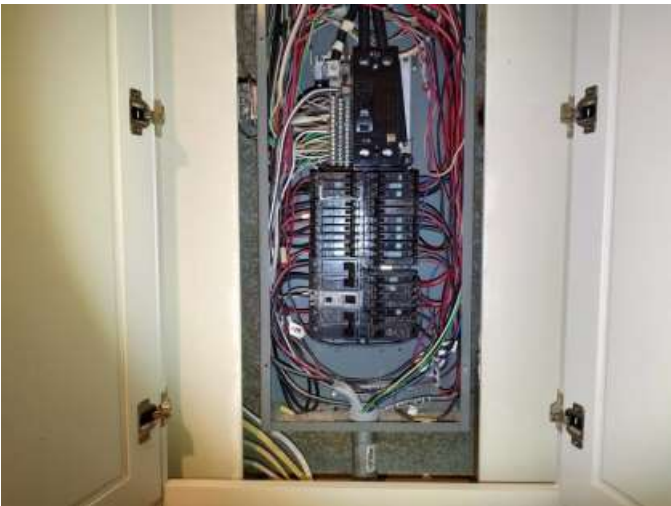
MAIN CIRCUIT BREAKER:
No problems noted.

INDEX IMAGE:



CIRCUIT BREAKERS:
No problems noted

Note: Determining the proper type of circuit breakers for the panel type is beyond the scope of this inspection.



SUBPANELS:

LOCATION(S):

Next to main panel.

MAIN CIRCUITS:

No problems noted.

CIRCUIT BREAKERS:

No problems noted.



DISTRIBUTION WIRING:

DISTRIBUTION WIRING TYPE(S):

Greenfield (flexible metal casing)

Modern non-metallic sheathed cable - copper wiring (Romex)

JUNCTION BOXES:

GARAGE BOXES:

An improper junction box was used at one location (wire connections are exposed).



SWITCHES:

SWITCHES:

Note: Some 3-way switches may not have been tested, due to time constraints.

The purpose for some of the switches was not determined (throughout the home).

OUTLETS:

INSPECTION CONDITIONS:

Note: A representative number of outlets are tested from each room. Not all outlets are tested. Some are not tested due to inaccessibility.

EXTERIOR OUTLETS:

There is no outlet installed at the balcony location (outside the master bedroom).

GARAGE OUTLETS:

One damaged receptacle was found.

BATHROOM OUTLETS:

The outlet is on the same circuit as the switch / light fixture, which is improper (upstairs hallway bathroom). Note: It is more likely for things like hair dryers and curling irons to exceed the circuit's capacity in situations like this.

BEDROOM OUTLETS:

Fixtures were installed in one bedroom (after the house was built), but these fixtures are on the same circuit as the switch controlled outlet. This means that there will be no power to the outlet when the switch / fixture is off (located in room at front / left corner of home).

In this case, a dimmer switch was installed, which is improper (appliances that are plugged into this outlet will be negatively affected).

HEATING & COOLING SYSTEMS

LIMITATIONS:

SINGLE FAMILY HOME:

All owners of combustion heating systems should purchase a maintenance contract that includes an annual inspection and tune-up. This is especially true if the appliance is more than five years old.

FURNACE DESCRIPTION:

MAKE:
Carrier.

APPROXIMATE AGE:
The furnace is approximately 4 years old. Average lifespan: 20-25 years.

INPUT CAPACITY OF UNIT:
80,000 btu.

SYSTEM TYPE:
Forced Air, Direct Vent,
Three Heating Zones.

FUEL TYPE:
Natural Gas.

TEST READINGS (High-Efficiency Condensing Gas Appliance 90+ %)

UNDILUTED CARBON MONOXIDE (uCO):

10 ppm
(Normal range is 14-45 ppm)



FURNACE CONDITION:

FURNACE ROOM:

Mildew stains exist at the bottom portions of some furnace room walls (indicating that water has pooled on the floor at one time).



COMBUSTION / MAKE-UP AIR SOURCE:

The air intake opening is located inside a window well - and could be buried with snow during winter months. Modifications to the vent opening are recommended so that it telescopes higher above the soil.



AIR FILTERS:

A wide 4" filter is in use (these should generally be replaced every 3 - 6 months).

Note: The filter chamber is accessible through a small door at the base of the storage room wall.

SUB-SLAB AIR DUCTS:

Fiber cement heating ducts were used for the in-slab ducts in the basement family room. In most cases, these ducts were made from materials that contain asbestos.

The cut edges of this material are often rough / friable - and have the potential to release microscopic asbestos particles into the air if disturbed. This means that the ductwork probably should not be cleaned.

If desired, you can have ceiling / wall registers installed in the basement - and can have the existing in-floor ducts permanently sealed. A specialist can provide repair options and estimates, if desired.



metal transitions to transite @ floor slab

AIR FLOW DETECTED AT ALL REGISTERS?:

There is no air flow to the basement floor registers when the air-conditioner is in use - but there is air flow to these registers when the heat is on. The reason for this was not determined. Further evaluation and repair by a licensed HVAC specialist is needed.

Low air flow exists at one second floor, bedroom register (bedroom at front / left corner of home). The reason for this was not determined.

AIR CONDITIONING DESCRIPTION:

APPROXIMATE AGE:
The air-conditioner is less than 1 year old. Average lifespan: 20-25 years.

MANUFACTURE DATE:
2024.

REFRIGERANT TYPE:
R-410A.



AIR CONDITIONING PERFORMANCE & COMPONENTS:

OPERATION & THERMOSTAT:

The air-conditioning system is operational and did produce the optimum air temperature drop of 15-20 degrees.

SUPPLY AIR TEMP:

Supply air temp: 50 degrees.

FINS & CONDENSOR COIL:

Portions of the fins are dirty. Cleaning is recommended for improved efficiency (use a garden hose for this).

EVAPORATOR COIL:

The indoor coils were not accessible and were not viewed.

RADIANT ELECTRIC FLOOR HEAT:

LOCATION (S):

Master bathroom and laundry room.

CONDITION:

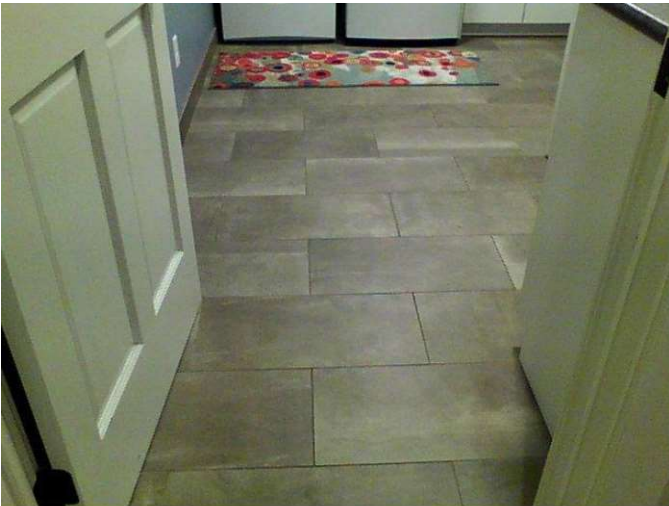
The heating coils were viewed with infrared. Note: An irregular pattern was used for the coils in the master bathroom.



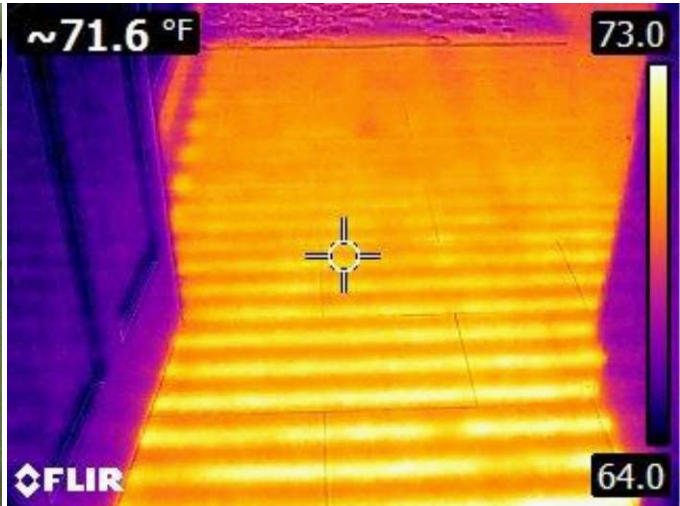
laundry room



laundry room



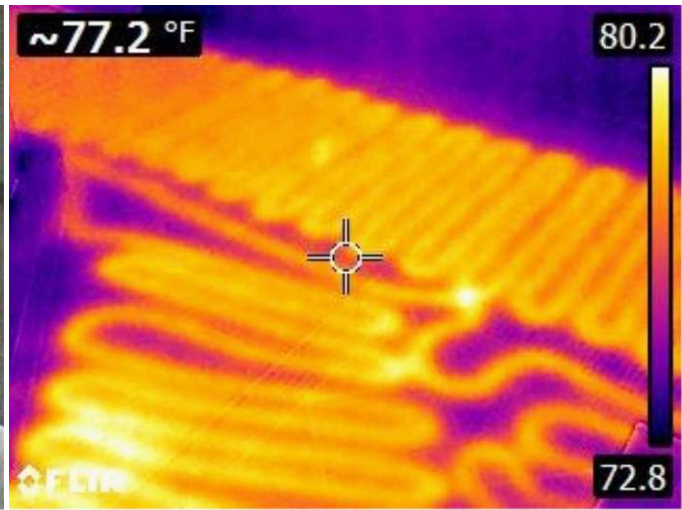
laundry room



laundry room



master bathroom



irregular pattern



master bathroom



irregular pattern

PLUMBING

LIMITATIONS:

SINGLE FAMILY HOME:

The plumbing system is inspected in accordance with the ASHI standards of practice. Since shutoff valves are operated infrequently, it is not unusual for them to become stuck in place over time. Stuck valves can leak or break when operated after a long period of inactivity. For this reason NO shutoff valves are tested during the home inspection.

Corrosion is very common at pipe joints and is often not reported.

Many portions of the plumbing system are not visible during a standard inspection. This includes: underground supply and drain pipes, septic systems, and all plumbing that is located behind walls, floors, or ceilings. Plumbing leakage is a major part of your inspection. During the inspection procedures, all fixtures are operated for at least 10 minutes at each location (and often much longer) and the areas under these fixtures are inspected for signs of leakage whenever it is possible to do so. However, there ultimately is no way to guarantee that all leaks have been located, or that future leaks will not occur.

PLUMBING MATERIALS:

SERVICE TYPE:
Public / City Water.

MAIN LOCATION:
The main interior water
shut-off valves are located
under the staircase.

MAIN MATERIAL:
The portion of visible pipe is
made of copper.

DISTRIBUTION PLUMBING
TYPES (Visible Portions):
Copper (Type M - red)
PEX Plastic.

DRAIN SERVICE:
Public / City Sewer.

DRAIN PLUMBING TYPES:
Plastic (PVC)

Cast Iron.

MAIN PUBLIC WATER SUPPLY PIPE:

METER:

No problems noted.

VALVE CONDITION (valves are not turned):

No problems noted.

CURB STOP LOCATION:

Not determined.

WATER FLOW:

Reduced water flow occurs at some fixtures when certain combinations of fixtures / appliances are in use at the same time.

In many cases, this is caused by a buildup of hard water deposits inside fixture aerators, or valves. The exact source was not determined during the inspection.

DISTRIBUTION PIPES:

WATER SOFTENER:

Note: Water softeners are not tested for operation - the condition and effectiveness of the unit was not determined. The average lifespan of a softener is approximately 15 years. Effectiveness decreases (sometimes significantly) after this. This unit appears to have been recently installed. I suggest that you ask the sellers for more information.

When water becomes visible at the base of the tank, it is time to refill the tank (2 bags per fill is recommended).



SHUT-OFF VALVES (To Exterior Spigots):

Note: The shut off valves for the spigots are old and are susceptible to leakage. Upgrading to modern ball valves is recommended.

Two shut off valves were located.

EVERY FALL: Before the first freeze, shut off the valves that supply water to the exterior spigots. Next, open the exterior spigots so the pipes can drain. Then, open the air petcocks (small cap located on the interior shut-off valve). This will allow air into the line, which will drain the remaining water out of the valve. Replace the petcock caps. It is smart to leave the spigot valve - at the house exterior - in the open position because this reduces the chances of freeze damage to the spigot components.



DRAIN, WASTE & VENT PIPES:

CLEANOUTS:

One cleanout is located at the base of a vertical drainpipe, but the main cleanout access was not located.

FLOOR DRAIN:

The access plug is not in place, which allows sewer gases to enter the home. In this case, the drain threads are stripped, which means that a rubber plug with a steel core and wing nut fitting will likely be needed.



ELECTRIC WATER HEATER:

MAKE:

GE.

APPROXIMATE AGE:

The unit's age could not be positively determined. Inquire with homeowner.

CONDITION:

No problems noted with the operation of the unit at the time of the inspection.

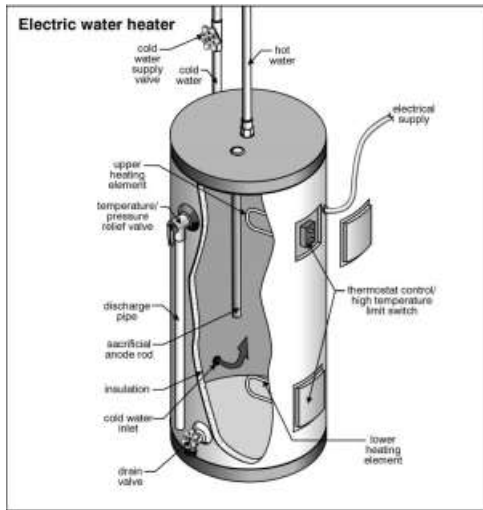
Note: Hot water flow is tested during the inspection, and the water is checked a second time at the end of the inspection to ensure that the hot water has recovered. However, due to time constraints, this cannot guarantee adequate hot water flow from the water heater.

Note: Pressure relief valves are not tested during the inspection.

ELECTRIC ELEMENT:

The heating coils are not inspected.

Note: If the hot water runs out prematurely, this generally indicates that one or both of the heating coils has failed. This is a simple repair, but often requires a licensed plumber.



THERMOSTAT(S):

Thermostats are not tested on electric water heaters.

Note: Most electric water heaters thermostats are adjusted by using a screwdriver. The thermostats are located under the upper and lower access doors (Be sure to turn off the circuit breaker that serves the water heater before adjusting the temp).

FUEL (Gas) SUPPLY:

OVERALL CONDITION:

NOTE: If gas odors are detected at shut off valves, or unions, they are reported, but not all joints / unions / valves are inspected - and the absence of leaks is not guaranteed (gas pipes cannot be completely evaluated, due to time constraints).

MAIN GAS SHUT-OFF VALVE LOCATION:

The main interior gas shut-off valve is located in the furnace room.

LAUNDRY

LIMITATIONS:

SINGLE FAMILY HOME:

The interior review is visual and the findings are reported in a manner that compares your home to other homes of a similar age. Cosmetic considerations are not reported (i.e. paint, trim, countertop stains). Minor flaws such as torn screens, or an occasional cracked window can be overlooked.

Portions that are covered with floor coverings, furniture, or storage are not included. False ceiling panels are generally not removed during the inspection unless there is a compelling reason to do so. Determining the source of odors, or like conditions is also not a part of this inspection.

APPLIANCES:

LIMITATIONS / INSPECTION CONDITIONS:

Appliances are tested for basic operation only. If a thorough evaluation of the appliances is desired, this must be performed by a specialist.

Note: Some appliances may not have been tested (see below for details).

DRYER TYPE:

Electric.

DRYER CONDITION:

No problems were noted with the operation of the unit.

Note: Dryers are tested for operation, but are not completely cycled.

CLOTHES WASHER:

No problems noted with the operation of the unit.

KITCHEN

FLOOR, WALLS & CEILING:

HARDWOOD FLOOR:

Warped floorboards exist throughout the kitchen area. This often indicates that water has pooled on the floor from a past leak, but the exact source was not determined during the inspection.

SUPPLY PLUMBING:

OVERALL CONDITION:

No problems noted.

DRAIN & VENT PLUMBING:

OVERALL CONDITION:

No problems noted.

APPLIANCES & VENTILATION:

LIMITATIONS / CONDITIONS:

Appliances are tested for basic operation only. If a thorough evaluation of the appliances is desired, this must be performed by a specialist.

Note: Some appliances may not have been tested (if they are not listed, they were not tested).

TYPE OF RANGE:

Electric.

ELECTRIC RANGE CONDITION:

No problems noted with the operation of the unit (unit is tested for basic operation only).

Oven self cleaning or continuous cleaning operations, cooking functions, clocks, timing devices and thermostat accuracy are not tested during this inspection. These devices usually fail, or need adjustment long before the range or oven must be replaced. Electronic gadgetry consistently incurs greater need for repairs than simple dial controls.

GAS COOK TOP CONDITION:

Portions of the center / grill burners are smoking when in use.



DUCTED RANGE HOOD:

There is no pest screen installed over the kitchen vent opening (at house exterior).



REFRIGERATOR:

No problems noted with the operation of the unit (tested for basic function only).

ICE MAKER:

Note: The water line - and connection to the refrigerator was not inspected.

The ice maker was not tested for operation.

DISHWASHER

The dishwasher cycled properly during the inspection and no concerns were identified with the operation of the unit (unit was operated on the 1-hour cycle mode).

DISPOSAL:

No problems noted with the operation of the unit.

MICROWAVE:

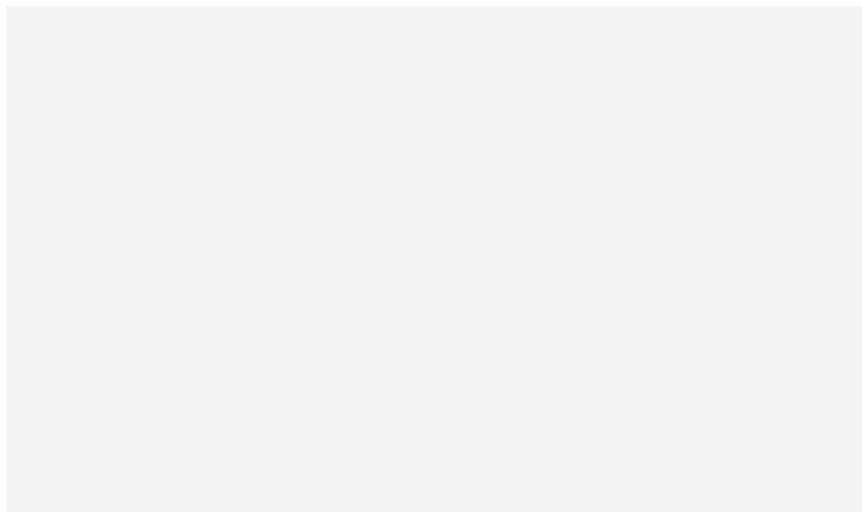
The microwave was not tested for operation.

BATHROOM(S)

FLOOR, WALLS, CEILING & VENTILATION:

MECHANICAL VENTILATION / FAN:

There is no pest screen installed over the basement bathroom vent opening (located at house exterior).



sample pest screen



SUPPLY PLUMBING:

OVERALL CONDITION:

No problems noted.

DRAIN & VENT PLUMBING:

BELOW BATHTUB:

A towel has been wrapped around portions of the bathtub plumbing (below the upstairs hallway bathtub). This may indicate that leakage has occurred at one time. No signs of active leakage were found at the time of the inspection, but this area should be periodically monitored. Note: The overflow drain was not tested for leakage.



PLUMBING FIXTURES:

SINKS:

The drain stop does not open completely (basement bathroom sink).

SHOWER VALVES:

The hot and cold water flow has been reversed at the fixture (master bathroom). This usually indicates that the control cartridge, or plastic insert (for attachment of the handle) is installed upside down. While repair is usually simple and quick, it often takes a plumber's knowledge to disassemble the faucet so the adjustment can be made.

STEAMER:

The steamer was tested for basic function only (master bathroom).

BATHTUB:

The drain stop does not prevent water from draining out of the tub (upstairs hallway bathtub). Note: The overflow drain was not tested for operation as a result.

CABINETS AND/OR CLOSETS:

CABINETS:

The cabinet doors are warped - at the vanity in the upstairs hallway bathroom.



BEDROOMS

SMOKE / CO ALARMS:

SMOKE ALARM LOCATION:

No problems noted.

SMOKE ALARM CONDITION:

Note: Smoke detectors are not tested for operation during the inspection. The only sure way to test for operation is to use a smoke test. The test buttons (located on the detectors) test ONLY the condition of the battery / power.

CARBON MONOXIDE ALARMS:

No problems noted (detectors are not tested for operation).

REMAINING INTERIOR PORTIONS

WINDOWS:

INSPECTION CONDITIONS:

We identify failed seals whenever possible, but this condition cannot always be identified during certain weather conditions, or certain times of the day. For these reasons, we cannot and do not guarantee that all failed seals are identified and reported.

STAIRS & HANDRAILS:

UPSTAIRS STAIRWELL:

There is less than 6' 8" of headroom at the base of the staircase, which is considered inadequate.

UPSTAIRS HANDRAIL:

The handrail does not extend the entire length of the stairs.

FIREPLACE (Gas Burner):

TYPE: First Floor

Gas fueled, Natural B-vent.

OVERALL CONDITION:

No problems noted with the operation of the unit (unit was tested for basic operation only).

FIREPLACE:

TYPE(S):

Wood burning, Clay vent.

VISIBLE FLUE INTERIOR (FROM INSIDE HOME):

0% of the flue was visible from the fireplace.

VISIBLE FLUE INTERIOR (FROM ROOFTOP):

Not applicable (opening was not easily accessible, so none of the flue interior was evaluated from the roof).

BURNER CHAMBER & FLUE CONDITION (CLAY LINED):

Most portions of the flue interior could not be evaluated. Cracks / gaps inside old chimneys are common and can sometimes result in costly repairs. Additionally, gaps at mortar joints are often times only detectable with the aid of a camera (used by chimney sweeps). Further evaluation by a specialist is recommended before you use the fireplace. A specialist can determine whether the fireplace is safe for use.

DAMPER OPERATIONAL?:

The damper has been removed.

HEARTH EXTENSION (<6 sq. ft. opening):

The hearth extension extends less than 16" in front of the fireplace opening.



ENVIRONMENTAL

LIMITATIONS:

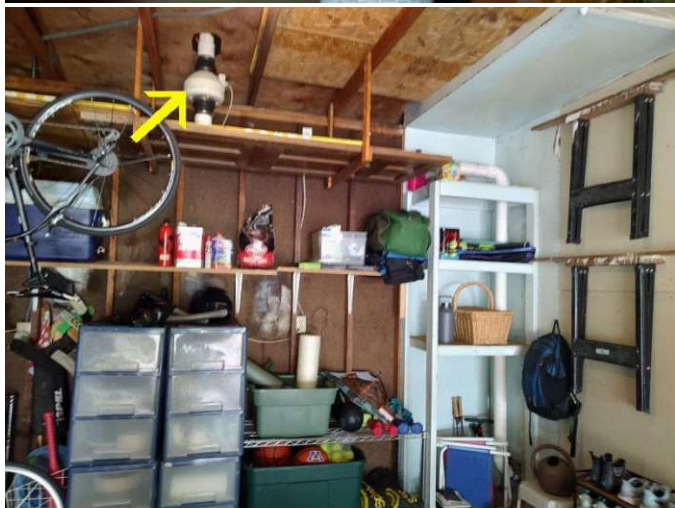
ENVIRONMENTAL:

Environmental items included in this section are specifically excluded by our standards of practice, but may be noted here as a courtesy, or as a convenience if additional testing was conducted at the same time as the home inspection.

RADON:

ACTIVE RADON MITIGATION SYSTEM:

An active radon mitigation system has been installed. The system has two suction points; both start in the basement, but only one was accessible. They combine into one pipe and extend through the garage roof. There is the possibility that this radon mitigation system has an extended warranty that is transferable.



fan located in garage