



NATIONAL  
PROPERTY  
INSPECTIONS®

NATIONAL PROPERTY INSPECTIONS - TEXOMA, OK

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## RESIDENTIAL HOME INSPECTION REPORT

1234 Main Street  
Elgin, OK 73538

Buyer Name  
12/07/2022 9:00AM



Inspector  
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# TABLE OF CONTENTS

1: Information	3
2: Foundation, Crawl Space, Basement	8
3: Exterior	10
4: Roof	12
5: Garage	14
6: Roof Structures and Attic	14
7: Electrical Systems	16
8: Heating, Ventilation & Air Conditioning Systems	20
9: Plumbing Systems	21
10: Interior Rooms	24
11: Bathrooms	28
12: Laundry	29
13: Kitchen	29
14: Fireplace and Chimney	30
15: Optional Systems	31

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# SUMMARY

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- ⊖ 2.1.1 Foundation, Crawl Space, Basement - Foundations: Pier & Beam- Further Evaluation Needed
- 🔧 3.1.1 Exterior - Grading and Drainage: Marginal Drainage
- ⊖ 3.2.1 Exterior - Exterior Walls: Mortar Needs Improved
- ⊖ 3.2.2 Exterior - Exterior Walls: Siding Deterioration / Damage
- ⊖ 4.1.1 Roof - Roof Covering Materials: Hail Damage
- ⊖ 4.1.2 Roof - Roof Covering Materials: Flue Storm Collar Needs Sealed
- 🔧 6.1.1 Roof Structures and Attic - Roof Structures & Attics: Evidence of Previous Fire in Attic
- ⊖ 6.2.1 Roof Structures and Attic - Insulation: Attic Floor Insulate Miss
- ⊖
- 7.1.1 Electrical Systems - Service Entrance and Panels: Electrical System and Service Panel Need Evaluated (Multiple)
- ⊖ 7.1.2 Electrical Systems - Service Entrance and Panels: Service Wire Hang Low To Ground
- ⊖ 7.2.1 Electrical Systems - Distribution : Open J-Box Attic
- ⊖
- 7.4.1 Electrical Systems - Branch Circuits, Connected Devices, and Fixtures: Missing GFCI in Wet / Damp Areas
- ⊖ 7.4.2 Electrical Systems - Branch Circuits, Connected Devices, and Fixtures: Reverse Polarity Receptacle
- ⊖
- 7.4.3 Electrical Systems - Branch Circuits, Connected Devices, and Fixtures: Light No Work Properly (Bulb)
- ⊖
- 8.3.1 Heating, Ventilation & Air Conditioning Systems - Heating Equipment: Gas Leak at Heater Pilot -Wall Heaters Inoperative
- ⊖ 9.1.1 Plumbing Systems - Plumbing Supply and Distribution Systems: Inoperative Hose Bibb
- ⊖ 9.2.1 Plumbing Systems - Drains, Wastes, & Vents: Cleanout Cover Missing Exterior Wall
- 🔧 9.3.1 Plumbing Systems - Water Heating Equipment: Rumbling Water Heater
- 🔧 10.1.1 Interior Rooms - Walls (Interior): Interior Wall Joint Cracks
- ⊖ 10.2.1 Interior Rooms - Ceilings and Floors: Tile Cracked / Damaged
- 🔧 10.2.2 Interior Rooms - Ceilings and Floors: Floor Covering Damaged
- ⊖ 10.4.1 Interior Rooms - Windows: Cracked / Broken Glass Window
- 🔧 10.4.2 Interior Rooms - Windows: Missing/ Damaged Window Screen
- 🔧 11.1.1 Bathrooms - Fixtures, Showers,Tubs: General Plumbing Repairs Needed (Multiple)
- ⊖ 12.1.1 Laundry - Laundry Plumbing: Laundry Bibb Leaks When Off
- ⊖ 13.1.1 Kitchen - Sinks/ Lavatory: Faucet Assembly Leaks into Cabinet
- 🔧 13.8.1 Kitchen - Cabinets: Cabinet Floor Damaged

## 1: INFORMATION

## Information

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### Occupancy

Vacant

### Temperature

60 Degrees or Below

### Type of Building

One Story, Single Family

### In Attendance

No one present, Inspector

### Weather Conditions

Cloudy, Recent Rain

### Direction of Structure

North

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

Purchasing a home can be stressful. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself can make the experience overwhelming. It is common in older homes to have multiple items on the report or components that are performing but may not meet today's building standards or practices. Most things identified in your inspection will be deferred maintenance and minor deficiencies. These items are important to know. However, the issues that really matter are:

- **MAJOR DEFECTS:** An example of this would be a significant structural failure.
- **THINGS THAT MAY LEAD TO MAJOR DEFECTS:** An example of this would be a small water leak coming from a piece of roof flashing.
- **THINGS THAT MAY HINDER YOUR ABILITY TO FINANCE, LEGALLY OCCUPY, OR INSURE THE HOME:** An example of this would be a roof that is old, damaged, and needs replaced.
- **SAFETY HAZARDS:** An example of this would be unconventional wiring practices or exposed wiring.

Keep things in perspective. No home is perfect. Realize that sellers are under no obligation to repair everything mentioned in the report and asking them to repair every deferred maintenance item can sometimes be unrealistic.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. THE INSPECTION MAY NOT REVEAL ALL DEFICIENCIES. A REAL ESTATE INSPECTION HELPS TO REDUCE SOME OF THE RISK INVOLVED IN PURCHASING A HOME, BUT IT CANNOT ELIMINATE THESE RISKS, NOR CAN THE INSPECTION ANTICIPATE FUTURE EVENTS OR CHANGES IN PERFORMANCE DUE TO CHANGES IN USE OR OCCUPANCY.** It is recommended that you obtain as much information as is available about the property, including any sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed by or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.** *When a deficiency is reported, it is the clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.* Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

## SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

### Informational

**Informational:** Information = Item is functional. Some serviceable items may show wear and tear. Other conditions may be noted on the information tab of the report such as age, capacity and brand. Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details.

### Limitations

**Limitations:** These are items that in some means hinder, prevent or block inspection of an item. Limitations have a separate tab for each section of the report. An item that is not present may also appear in this section. An inoperative unit that is not testable will occasionally be in this section. Foliage or stored items that restrict visibility are also considered a limitation. Some limitations are inherent to a visual inspection such as, items behind drywall, are expected, and are not specifically identified as a limitation in the report. It is important to read the limitations to determine what items may require a re-inspection or evaluation by a licensed contractor.

### Normal / Routine Maintenance Items

**Normal / Routine Maintenance Items (Blue):** Item warrant attention or monitoring, or have a limited remaining useful life expectancy and may require replacement in the near future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system. This rating also includes items recommended for upgrade. In many cases, it is impractical to expect the seller to bring a house up to modern building standards for a real estate transaction as it would be cost prohibitive. Sometimes, safety upgrades are required by law if not up to modern standards such as, smoke alarms and carbon monoxide detector requirements. In other situations, not required by law, the seller is not expected to bring the house up to modern building standards. When the state licenses a contractor's field of expertise, it is expected that a qualified contractor or qualified professional holds a license in the state he or she is working in.

### Marginal Recommendation Items

**Marginal Recommendations (Orange):** Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation needed by a qualified licensed contractor or specialty tradesman dealing with that item or system. Recommend any professionals or contractors be licensed as required by the state for their trade. May not qualify as a safety hazard, but needs attention sooner rather than later. Delaying repairs may cause further damage.

### Technician Needed

**Safety Hazard or Technician Needed (Red):** Item references a deficiency and corrective action should be taken immediately to prevent injury or further damage to the structure. Recommend any professionals or contractors be licensed as required by the state for their trade.

## Current Standard and Expectations

Throughout the report there may be observations or recommendations to update items that were not required when the home was built. These are items that may be "grandfathered" in and not required to be updated by the seller to meet current code or building practices. These are recommendations for the buyer to do to meet the current building practices and more importantly safety standards to protect our clients. Buyer should look at adding these as they can to provide safety for there family.

## Limitations

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General

**GENERAL LIMITATIONS**

The inspector is not required to:

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall such as Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or (v) the cause or source of a conditions;

**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy; (iv) the consequences of the inspection or its effects on current or future buyers and sellers; (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports; (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

**This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Oklahoma State Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company without prior written consent of the inspector and waives any claim of error or deficiency in this report.**

**The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.**

## 2: FOUNDATION, CRAWL SPACE, BASEMENT

### Information

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#### Foundations: Types of Foundations

Slab on Ground / Basement Type  
Combination

#### Foundations: Foundation

**NOTICE:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation.

**The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a foundation specialist.

**Foundations: Crawl Space Views**

Limited inspection of crawl space with remote inspection crawler/camera due to working access and clearance. This can limit inspection in some areas of structural, electrical, and plumbing components located in the crawlspace as well as any potential leaks or termite issues.



**Recommendations**

2.1.1 Foundations



**PIER & BEAM- FURTHER EVALUATION NEEDED**

Viewed From: Interior of Crawl Space, Limited access to some areas

**Foundation Needs Further Evaluation:** Some movement or settlement can be expected with an older home. The foundation is concrete supporting walls. No added piers have been installed for leveling or support. There is a concrete stem wall at the garage and right side bathroom that is cracked and starting to lean. This appears to have had movement or settlement that may be beyond normal. A foundation contractor should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

- Concrete supporting wall has a wide crack at the corner and the section of wall is leaning somewhat. The leaning can also be seen from the interior foundation wall at the garage.
- Noted associated interior wall and stress cracking located at the bathroom.



## 3: EXTERIOR

### Information

#### Exterior Walls: Siding Type

Wood Type Veneer, Brick,  
Composite Siding

#### Porches, Balconies, Decks, and Carports: Sidewalk Performing

All components inspected were found to be performing and in satisfactory condition on the day of the inspection.

#### Porches, Balconies, Decks, and Carports: Driveway Performing

All components inspected were found to be performing and in satisfactory condition on the day of the inspection.

- Minor cracks and/or deficiencies were observed in the driveway and flatwork common with age of home. Driveways can commonly need ongoing maintenance over time.
- Some slight settlement was observed near the garage door and corner of the home.



### Recommendations

#### 3.1.1 Grading and Drainage

#### MARGINAL DRAINAGE



- Marginal site drainage or erosion was observed around the structure at points. Proper drainage can help to prevent water from standing and/or ponding next to the foundation beam. Corrective measures such as soil backfill, corrective grading, or surface drains could be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours. Installation of gutters and downspout extensions around the perimeter of the home can also help with the control of water around the perimeter of the home.
- **Note:** There is evidence of possible previous water intrusion at the right side of the garage- foam sealant has been added at the interior foundation wall. Recommend asking seller about any previous issues.



3.2.1 Exterior Walls

Recommendations

**MORTAR NEEDS IMPROVED**

- Mortar improvements are recommended for the exterior masonry veneer on the structure. (All points may not be pictured)



Right



Garage



Left Front



Left

3.2.2 Exterior Walls

Recommendations

**SIDING DETERIORATION / DAMAGE**

- The exterior composite wood siding and/or trim has some deterioration and/or damage on the structure around the perimeter of the home. (All areas may not be pictured) Recommend repair or replacement as needed by contractor. Recommend all potential water intrusion areas are sealed.



## 4: ROOF

### Information

<b>Roof Covering Materials: Types of Roof Covering</b> Fiberglass	<b>Roof Covering Materials: Viewed From</b> Walked on roof	<b>Gutters and Downspouts: Gutters and Downspouts Not Present.</b>
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### Limitations

Roof Covering Materials

#### **COULD NOT SEE THE ENTIRE ROOF**

- This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering Materials

#### **LIFE EXPECTANCY OF THE ROOFING MATERIAL**

**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of repairs. This inspection does not determine the insurability of the roof. You are encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

## Recommendations

### 4.1.1 Roof Covering Materials



#### HAIL DAMAGE

- The roofing material was observed to have some areas of shingle surface damage or possible impact damage at various locations. The impact damage may have been caused by a previous hailstorm. Recommend the roof be further evaluated and repairs or replacement if/as determined by roofing contractor.



### 4.1.2 Roof Covering Materials



#### FLUE STORM COLLAR NEEDS SEALED

- The storm collar at the roof level gas equipment vent pipe needs to be properly positioned and sealed to help prevent water intrusion into the structure.
- The rubber plumbing boot is damaged and has been sealed with tar. This is a temporary fix and is recommended to replace the boot.



## 5: GARAGE

### Information

#### Garage Door Operators: Garage Opener Not Present- Manual Only

A garage door opener is not installed and the door was operated manually only. No issues were noted at time of inspection.

#### Garage Overall Condition: Garage Condition Typical With Older Home

The garage condition is typical with an older home. Fire separation requirements may not be complete such as finished drywall with an older home and is an "as is" condition.

## 6: ROOF STRUCTURES AND ATTIC

### Information

**Roof Structures & Attics: Roof Structure Type**  
Rafter

**Insulation: Approximate Average Depth of Insulation and Insulation Type**  
0 to 3" (Low)

#### Roof Structures & Attics: Viewed From

Attic Decked Space Only, Attic Hatch(Due to Low Clearance)

**Inspection Limitation:** Noted inspection limitations in most points of attic due to working access across attic, low clearance, framing design, insulation, and HVAC installation. Insulation or low clearance can limit inspection and ability to safely travel across attic space without possibly causing damage or disturbing insulation blanket.

#### Roof Structures & Attics: Roof Structure Performing

All components appear to be performing and in satisfactory condition on the day of the inspection.

### Roof Structures & Attics: General Attic Views



### Ventilation: Ventilation Performing

All components were found to be performing and in satisfactory condition on the day of the inspection. Ventilation is soffit and turbine vents.

## Limitations

Roof Structures & Attics

### INSPECTION LIMITATIONS

- **NOTICE:** Inspection limitations in some points of attic due to storage, framing design, insulation, and HVAC installation. Insulation or low clearance can limit inspection and ability to safely travel across attic space without possibly causing damage or disturbing insulation blanket.

## Recommendations

6.1.1 Roof Structures & Attics

 Maintenance Item

### EVIDENCE OF PREVIOUS FIRE IN ATTIC

Noted evidence of previous fire in attic space and garage ceiling. This appears to involve a small area at the ceiling and the electrical wiring has been cut and no longer in use. No significant structural damage was observed. Recommend asking seller for more information.



6.2.1 Insulation

### ATTIC FLOOR INSULATE MISS

 Recommendations

- The attic floor insulation was observed to be missing or lower than typical over the rear addition. Limited access to the area. Recommend adding insulation for better efficiency. The wood veneer paneling underneath is showing signs of damage and curling.
- Note: No active moisture was observed with infrared camera.



## 7: ELECTRICAL SYSTEMS

### Information

#### Service Entrance and Panels: Panel Box

Aluminum, Undetermined

#### Service Entrance and Panels: Sub Panel

Square D, Copper

#### Branch Circuits, Connected Devices, and Fixtures: Type of Wiring

Conduit, Romex, Copper, Cloth Wrapped

#### Service Entrance and Panels: Limited Inspection- General Home Inspection (Electrical Service)

**NOTE:** Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. When deficiencies are noted in the report it is recommended to have the system serviced prior to closing or expiration of any option/warranty period.

#### Grounding and Bonding: Ground Performing

All components inspected were found to be performing and in satisfactory condition on the day of the inspection.

#### Branch Circuits, Connected Devices, and Fixtures: Limitations of General Home Inspection (Branch Wiring)

**Note:** Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

#### Smoke Detectors: Smoke Detectors Present in Bedrooms and Hallway

Smoke detectors were present in the interior bedrooms and hallway meeting today's building practices. Smoke detectors were not tested. Recommend ensuring detectors and batteries are in serviceable condition with regular inspections.

### Limitations

Branch Circuits, Connected Devices, and Fixtures

### **NOTE: RECEPTACLE PAINTED OVER**

**Note:** Several of the receptacles have been painted over.

Smoke Detectors

### **NOTE: SMOKE ALARM INACCESSIBLE**

**Note:** Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection

## **Recommendations**

7.1.1 Service Entrance and Panels



### **ELECTRICAL SYSTEM AND SERVICE PANEL NEED EVALUATED (MULTIPLE)**

Recommend the electrical system be checked and certified by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be further evaluated and corrected as necessary.
- There was no main disconnect observed in the panel box. This may be an "as-built" condition and does not meet current building practices.



7.1.2 Service Entrance and Panels

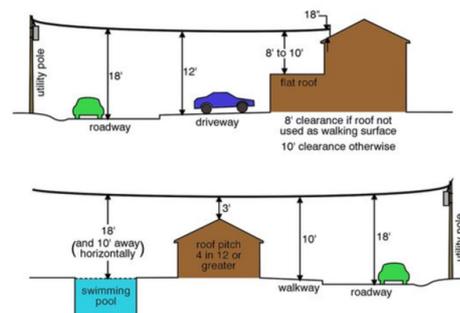


### **SERVICE WIRE HANG LOW TO GROUND**

- The electrical service wires hang too low across the back yard area. The electrical service wires from the service pole to the structure should clear the ground, decks or platforms by a minimum of 10-feet. This is an "as built" condition and does not meet today's building practices but may have been acceptable at time of installation.
- The tree branches should be trimmed away from the overhead service wires.



Service drop clearances (United States)



7.2.1 Distribution

**OPEN J-BOX ATTIC**

Recommendations

- Open electrical junction boxes were observed in the attic area. All open junction boxes and exposed wiring should be properly enclosed.

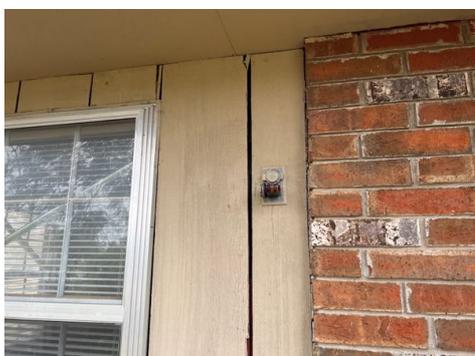


7.4.1 Branch Circuits, Connected Devices, and Fixtures

**MISSING GFCI IN WET / DAMP AREAS**

Recommendations

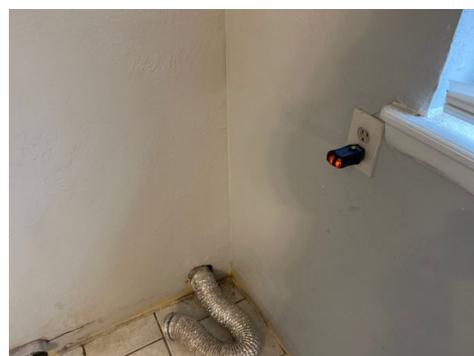
- Although not typical for age of home, some of the receptacles in the wet/damp areas do not appear to have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, all laundry room receptacles, all garage receptacles, dishwasher receptacle, receptacle in cabinet under kitchen sink, any receptacle within 6-feet of the sink should have GFCI protection. Recommend upgrading as needed by electrical contractor.



Exterior



Bathroom



Laundry Room



Kitchen



Rear Hall Bathroom

#### 7.4.2 Branch Circuits, Connected Devices, and Fixtures

[Recommendations](#)

### REVERSE POLARITY RECEPTACLE

- One or more of the receptacles appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary.



Kitchen



Front Living Room

#### 7.4.3 Branch Circuits, Connected Devices, and Fixtures

[Recommendations](#)

### LIGHT NO WORK PROPERLY (BULB)

- One or more of the light fixtures are not operating at time of inspection. Recommend changing bulb and further repair by electrical contractor if still not operating. Some exterior lights may operate on sensor. All lights may not be pictured. Recommend ensuring all lights are working throughout the structure as needed.



Bathroom



Rear Bedroom



Garage

# 8: HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

## Information

### Cooling Equipment: Cooling Equipment

No Unit/ Removed, Window Units

### Heating Equipment: Central Heating System

Gas Wall Unit

### Duct System, Chases, and Vents: HVAC Duct System Not Present

HVAC duct system is not present due to no central heat/air installed.

### Thermostat : Thermostat Performing

The thermostat component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

### Cooling Equipment: Window Units Not Inspected

Multiple portable window cooling/heating units are present but are not inspected.



### Heating Equipment: Heating Equipment- Limited General Inspection

**Note:** Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

## Recommendations

### 8.3.1 Heating Equipment

#### **GAS LEAK AT HEATER PILOT -WALL HEATERS INOPERATIVE**



- The gas wall heater units at the front family room and rear addition are in need of repair and were not operated. Gas company turned on gas and could not light pilot flames due to gas leak detected at or around the gas pilot assembly. Recommend repair as needed by HVAC or plumbing contractor as needed.



## 9: PLUMBING SYSTEMS

### Information

**Plumbing Supply and Distribution Systems: Location of Water Meter Exterior**

**Plumbing Supply and Distribution Systems: Location of Main Water Supply Valve**

**Plumbing Supply and Distribution Systems: Plumbing Distribution Materials**

Unable to Locate a Main Supply Valve

Copper, Galvanized, PEX

**Plumbing Supply and Distribution Systems: Plumbing Waste Material**

**Water Heating Equipment: Water Heater**

PVC, Cast Iron, Copper

Gas, 30 Gallon

**Plumbing Supply and Distribution Systems: Plumbing Performing**

Overall, water supply components were found to be performing and in satisfactory condition on the day of the inspection.

**Plumbing Supply and Distribution Systems: General Plumbing Inspection**

**Note:** Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

**Plumbing Supply and Distribution Systems: Exposed Water Lines Crawl Space**

- Exposed water lines are not insulated in the crawl space. This is a common practice in the area and build. Applying insulation on all exposed water supply lines in the crawl space can help protect them from possible freeze damage in the future. This is for your information.

**Plumbing Supply and Distribution Systems: Galvanized Water Line in Place**

- There are galvanized water lines in use at the time of this inspection. This is an older obsolete water supply system that is prone to water leaks. Full evaluation of all of the galvanized water line components and the integrity of those components are beyond the scope of this inspection. It would be wise to budget for replacement of all the older galvanized water supply system and to make a conversion over to a newer type of water supply system as soon as it is financially feasible.

## Drains, Wastes, & Vents: Main Lateral Drain Line Limitations

**Note:** A general functional main drain assessment was performed only during routine operation of supply fixtures. **Due to limited visible accessibility, we can not determine the condition of drain lines beyond the slab penetration. A more detailed scope inspection can be performed by a licensed plumbing contractor as desired.**



## Drains, Wastes, & Vents: Drains General Evaluation

**Note:** Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced or scoped prior to the expiration of any option/ warranty period.

## Water Heating Equipment: Water Heater Performing

- The water heater component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age. Hot water was not checked at individual fixtures due to gas being turned on during inspection and not enough time to heat up water. **AGE 2003**



## Water Heating Equipment: Note: Older / Aged Equipment

**Additional Notice from the Inspector:** It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. Typical life expectancy for a water heater is approximately 15 years. You can continue to use and service this component until replacement is necessary.

## Gas Distribution: Performing OK

Overall, the gas supply components appear to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

## Limitations

Plumbing Supply and Distribution Systems

### PLUMBING LIMITATIONS

**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

Drains, Wastes, & Vents

## NOTICE: REPORTING THE CONDITION OF DRAINS

**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

## Recommendations

9.1.1 Plumbing Supply and Distribution Systems



Recommendations

### INOPERATIVE HOSE BIBB

RIGHT SIDE

- The exterior water hose bibb (faucet) is inoperative for undetermined reason. Recommend repair by plumbing contractor.



Right

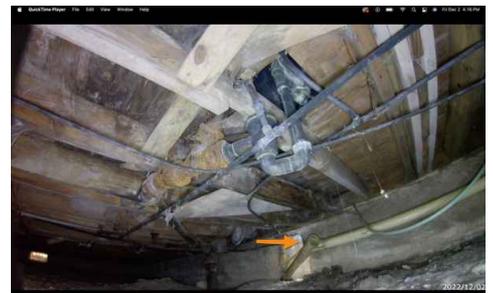
9.2.1 Drains, Wastes, & Vents



Recommendations

### CLEANOUT COVER MISSING EXTERIOR WALL

- The drain clean-out cover is missing in the crawl space. This could allow waste water to back flow into the crawl space.



9.3.1 Water Heating Equipment



Maintenance Item

### RUMBLING WATER HEATER

- The water heater is making a rumbling noise when operated. This is a good indicator that there is sediment in the bottom of the water heater tank. Cleaning and servicing is recommended.



## 10: INTERIOR ROOMS

### Information

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#### **Walls (Interior): Interior Walls Performing (Minor Cosmetic)**

All components inspected were found to be performing and in satisfactory condition on the day of the inspection.

- A few interior wall joint cracks or previous repairs were observed. Recommend cosmetic repair as needed.

#### **Walls (Interior): Older Home Building Materials**

**NOTICE:** It is common in older homes of this age for building materials to possibly contain lead based paint or a percentage of asbestos in building materials such as "popcorn" ceiling texture, siding, or abandoned transit pipe. This is beyond the scope of a general home inspection. Recommend further evaluation by contractor before removing or renovations are performed. This is for your information.



Garage Attic

### Walls (Interior): Older Home Changes to Original Construction or Systems

**Note:** In the inspectors opinion, the property was observed to have signs of repairs, renovation, change-outs or additions to the original construction. This work may or may not have been performed by a licensed contractor(s) with proper permits and code inspections, or in workmanlike manner, etc. The home inspector does not check with local jurisdictions on permitted work for the property. This is for your information.



### Ceilings and Floors: Ceiling Performing (General Cosmetic)

All components inspected were found to be performing and in satisfactory condition on the day of the inspection.

- Some general ceiling joint cracks, damage, or previous repairs were observed at time of inspection. Recommend cosmetic repair as needed

### Doors (Interior and Exterior): Interior Doors Performing- General Sticking

- Overall, interior doors were operating and performing satisfactorily at time of inspection. Noted a few interior door in need of general adjustment to close and latch freely. General surface damage observed.

### Doors (Interior and Exterior): Exterior Door Performing

All components inspected were found to be performing and in satisfactory condition on the day of the inspection.

### Windows: Window Performing

Overall, Windows were found to be performing and in satisfactory condition on the day of the inspection. Windows are older, single pane with storm windows typical with age of home.

## Limitations

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Walls (Interior)

### **NOTE: PRIOR REPAIRS**

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

Ceilings and Floors

### **NOTE: PRIOR REPAIRS CEILINGS**

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

## Recommendations

### 10.1.1 Walls (Interior)

 Maintenance Item

#### INTERIOR WALL JOINT CRACKS

- Interior wall joint cracks and/or loose drywall tape or damage were observed. Recommend cosmetic repair as needed.



### 10.2.1 Ceilings and Floors

 Recommendations

#### TILE CRACKED / DAMAGED

- The floor tile(s) were observed to be cracked and/or damaged at the bathroom areas. Sub floor wood damage noted under both bathrooms. The rear bathroom floor is very "soft". Recommend further evaluation and repair by contractor.



Right Bathroom

Rear Hall Bathroom

### 10.2.2 Ceilings and Floors

 Maintenance Item

#### FLOOR COVERING DAMAGED

- The floor covering was observed to be damaged in some areas.



10.4.1 Windows

**CRACKED / BROKEN GLASS WINDOW**

 Recommendations

- Cracked and/or broken window glass was observed. Recommend repair or replacement as necessary.



Rear Family Room

10.4.2 Windows

**MISSING/ DAMAGED WINDOW SCREEN**

 Maintenance Item

- One or more of the window screens were observed to be missing or damaged.
- Some locks/latches are missing or not operating properly.



# 11: BATHROOMS

## Information

### Jet Tub: Location of GFCI

N/A

### Mechanical Exhaust Vents and Bathroom Heaters: Performing OK Bathroom Exhaust

The bathroom exhaust component appears to be performing adequately at the time of this inspection.

### Mechanical Exhaust Vents and Bathroom Heaters: Bathroom Heater Fans Operating

The bathroom heater fans were operating and heating at time of inspection.

### Cabinets: Bathroom Cabinets Performing

Bathroom cabinets, doors, and drawers appear to be operating satisfactorily for age of home.

## Recommendations

### 11.1.1 Fixtures, Showers, Tubs



### GENERAL PLUMBING REPAIRS NEEDED (MULTIPLE)

General plumbing repairs are needed at some points. Recommend repairs as needed by plumbing contractor.

- Drain stops are missing or not operating properly at most bath fixtures.
- The shower head is leaking at the connection at the right side bathroom.
- The commode is loose at the base and needs reset and secured.



## 12: LAUNDRY

### Information

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#### Dryer Exhaust Systems: Performing OK Dryer Exhaust

The dryer vent and components appear to be performing adequately at the time of this inspection.

### Limitations

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Laundry Plumbing

#### LAUNDRY DRAIN LIMITATIONS

The laundry drain is only able to be tested by general operation of the fixtures during the inspection for a short period of time and may not represent the operation and load of a washer in normal use during living in the home.

### Recommendations

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12.1.1 Laundry Plumbing

#### LAUNDRY BIBB LEAKS WHEN OFF



- One of the laundry connection hose bibbs has a slow leak when in the off position. Recommend repair by plumbing contractor.



## 13: KITCHEN

### Information

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#### Dishwashers: Portable Dishwasher- Not Inspected

The portable dishwasher was not connected to the kitchen faucet and not inspected.

#### Range Hood and Exhaust Systems: Range Hood Exhaust Performing OK

The range hood exhaust component appears to be performing adequately at the time of this inspection.

## Range Hood and Exhaust Systems: Recirculating Vent Hood

- The range hood in place is ductless. The range hood does not terminate outside and is dependent on the charcoal filter installed. It is recommended to regularly clean your filter system to prevent damage to the structure.

## Ranges, Cooktops, and Ovens: Range/Cooktop/Oven Performing OK

This range/cooktop/oven component appears to be performing adequately at the time of this inspection.

## Recommendations

### 13.1.1 Sinks/ Lavatory

#### FAUCET ASSEMBLY LEAKS INTO CABINET



- The faucet assembly leaks water into the cabinet when operated. Recommend repair by plumbing contractor.



### 13.8.1 Cabinets

#### CABINET FLOOR DAMAGED



- The cabinet floor has damage or water damage and needs repair or replacement.



## 14: FIREPLACE AND CHIMNEY

## Information

### Fireplaces and Chimneys: Level 1 Chimney Inspection Performed

**NOTE:** With a level 1 inspection, the inspector will examine the readily accessible portions of your chimney. This means the technician or inspector will perform a visual inspection with a flashlight, examining all areas of your chimney and flue that can be viewed without any special tools.

### Fireplaces and Chimneys: Fireplace Sealed

The fireplace was sealed and the interior firebox was not inspected. Recommend further inspection by chimney sweep.



## 15: OPTIONAL SYSTEMS

### Information

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#### Fence / Gate: Fence Performing

Overall, fencing components were found to be performing and in satisfactory condition on the day of the inspection for age of home. General repair may be needed and there are several trees growing through the chain link fencing.

### Limitations

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Fence / Gate

#### **FENCING- OUTSIDE THE SCOPE**

Inspection of the fence is outside the scope and typically not inspected. General observations for repairs may be noted in the report.