



## PROPERTY CHECK

4084168481

capropertycheck@gmail.com

<https://www.capropertycheck.com>



## PROPERTY CHECK COPY

Sample report  
San Jose, CA 95123

Sample Team  
JANUARY 17, 2022



Inspector

Property Check Team

4084168481

[capropertycheck@gmail.com](mailto:capropertycheck@gmail.com)

---

# TABLE OF CONTENTS

1: Inspection Detail	5
2: Roof	7
3: Exterior	12
4: Basement, Foundation, Crawlspace & Structure	20
5: Heating	23
6: Plumbing	25
7: Electrical	31
8: Master Bedroom	35
9: Bedroom 2	37
10: Bathroom 1	39
11: Doors, Windows ,Interior & Hallways	41
12: Laundry	44
13: Kitchen	45
14: Living Room	49
15: Attached Garage	51
Standard of Practice	55

---

# SUMMARY

---



MAINTENANCE ITEM/MINOR  
DEFECT



MAJOR DEFECT

---

- 🔧 2.1.1 Roof - Roof Covering: Algae observed on the roof
- 🔧 2.5.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
- ⚠️ 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Cracking - Major
- 🔧 3.3.2 Exterior - Wall-Covering, Flashing & Trim: Poor patching observed
- 🔧 3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Dense Vegetation
- 🔧 3.6.1 Exterior - Walkways & Driveways: Minor Cracking at Walkway
- ⚠️ 3.11.1 Exterior - Exterior Doors: Wood Rot at patio Door frame
- ⚠️ 4.1.1 Basement, Foundation, Crawlspaces & Structure - Basement: Signs of old moisture and possible mold formation observed
- ⚠️ 5.1.1 Heating - Heating System Information: Heating System Did Not Operate
- ⚠️ 5.1.2 Heating - Heating System Information: Old System
- ⚠️ 5.1.3 Heating - Heating System Information: Possible presence of Asbestos observed
- ⚠️ 6.3.1 Plumbing - Hot Water Source: Defect at TPR Valve Discharge
- ⚠️ 6.3.2 Plumbing - Hot Water Source: Corrosion and water leak observed
- 🔧 6.3.3 Plumbing - Hot Water Source: Missing Catch Pan Under Tank
- ⚠️ 6.3.4 Plumbing - Hot Water Source: Old System (built in 1998)
- ⚠️ 6.4.1 Plumbing - Drain, Waste, & Vent Systems: Active Leaking Pipe
- ⚠️ 6.5.1 Plumbing - Water Supply & Distribution Systems: Poor installation
- ⚠️ 7.9.1 Electrical - Electrical Defects: Unsafe electrician practices observed
- ⚠️ 7.9.2 Electrical - Electrical Defects: Basement light switch not operating
- 🔧 8.3.1 Master Bedroom - Windows: Damaged Screen
- 🔧 8.5.1 Master Bedroom - Walls: Poor patching
- 🔧 8.6.1 Master Bedroom - Ceilings: Poor patching
- ⚠️ 8.8.1 Master Bedroom - GFCI & AFCI: Open Ground
- 🔧 9.3.1 Bedroom 2 - Windows: Missing Screen
- ⚠️ 9.4.1 Bedroom 2 - Floors: Carpet Stains
- 🔧 9.4.2 Bedroom 2 - Floors: Squeaky floor

- 
- 🔧 9.5.1 Bedroom 2 - Walls: Insect activity observed
  - ⚠️ 10.4.1 Bathroom 1 - GFCI & AFCI: No GFCI Protection Installed
  - 🔧 11.4.1 Doors, Windows ,Interior & Hallways - Floors, Walls, Ceilings: Patching observed
  - ⚠️ 11.7.1 Doors, Windows ,Interior & Hallways - Presence of Smoke and CO Detectors: Missing co detector in whole property
  - ⚠️ 13.2.1 Kitchen - Kitchen Sink: Slow drain
  - ⚠️ 13.4.1 Kitchen - AFCI: Open Ground
  - 🔧 13.7.1 Kitchen - Countertops & Cabinets: Wornout Areas of the Cabinets
  - 🔧 13.7.2 Kitchen - Countertops & Cabinets: Old sign of moisture and wood rot was observed
  - ⚠️ 13.7.3 Kitchen - Countertops & Cabinets: Cabinet not secured
  - 🔧 13.8.1 Kitchen - Floors, Walls, Ceilings: Cracked tiles observed
  - 🔧 13.9.1 Kitchen - Windows: Missing Window Screen
  - 🔧 14.2.1 Living Room - Windows: Missing Screen
  - 🔧 14.3.1 Living Room - Floors: Moderate Wear
  - ⚠️ 14.7.1 Living Room - GFCI & AFCI: Open Ground
  - ⚠️ 15.1.1 Attached Garage - Garage Vehicle Door: Missing door lock
  - 🔧 15.2.1 Attached Garage - Garage Floor: Crack observed
  - 🔧 15.3.1 Attached Garage - Electric in Garage: Improper installation
  - 🔧 15.4.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Poor Patching observed

# 1: INSPECTION DETAIL

1.1	General Inspection Info
1.2	General
1.3	Your Job As a Homeowner

## Information

### General Inspection Info: Occupancy

Vacant

### General Inspection Info: Weather Conditions

Sunny

### General Inspection Info: Type of Building

Single Family

### General Inspection Info: In Attendance

Just the Inspector

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

### General: Visual inspection

This inspection was visual inspection only ,we didn't not adhere to code inspection as it is outside of our scope of practice.

### Your Job As a Homeowner: What Really Matters in a Home Inspection

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

#### But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

## Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

## 2: ROOF

2.1	Roof Covering
2.2	Flashing
2.3	Plumbing Vent Pipes
2.4	Flue Gas Vent Pipes
2.5	Gutters & Downspouts
2.6	Chimney

### Information

**Roof Covering: Homeowner's Responsibility**

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

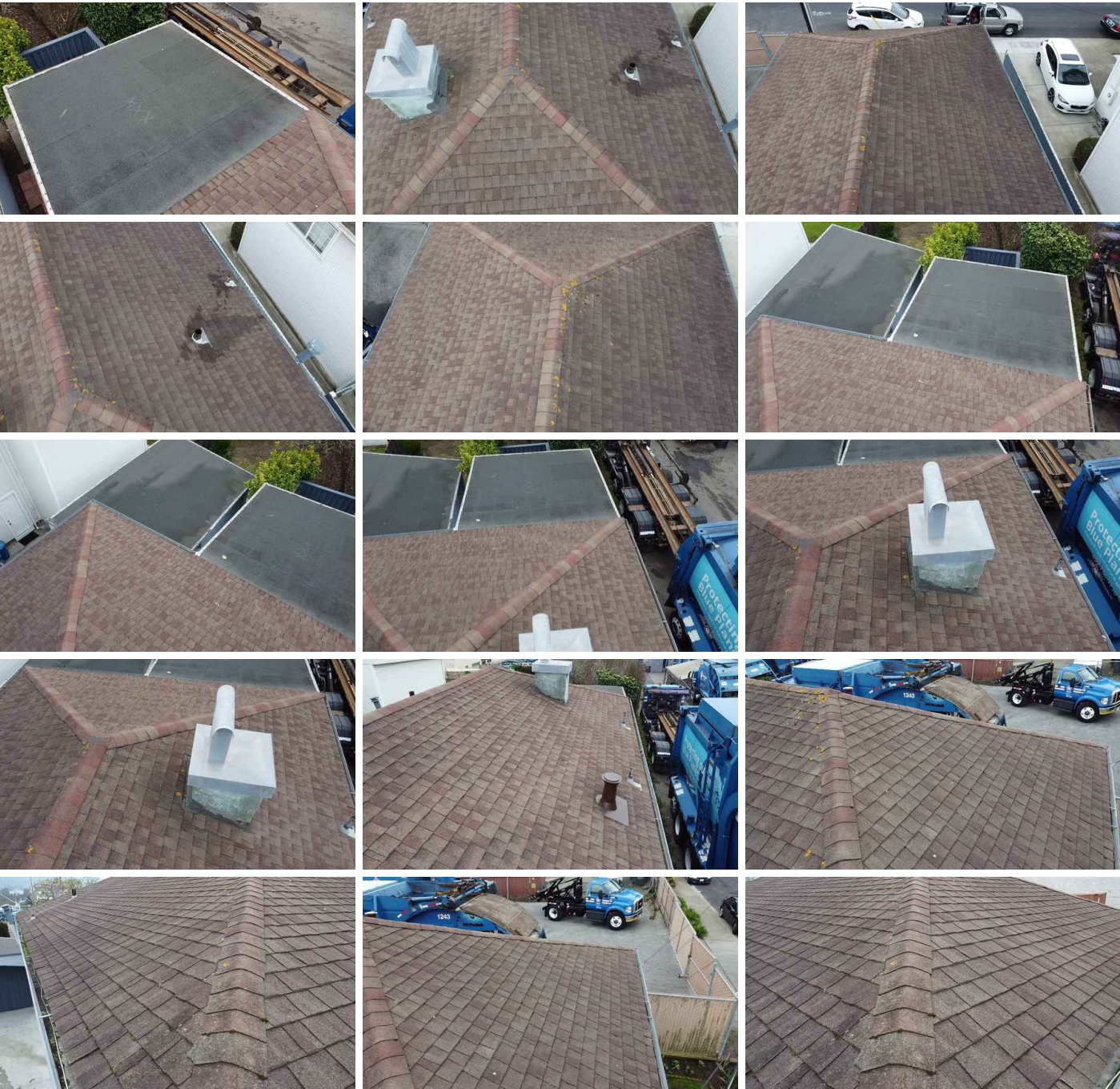
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.



Roof Covering: Type of Roof-Covering Described

Asphalt, Tile, Flat Roof Material

Thermoplastic polyolefin, or TPO for short, is a type of single-ply roofing material that is heat-reflective and energy-efficient. In laymen's terms, TPO roofing belongs to the broader category of "rubber roofing" materials and it can last 10-20 years if maintained well.



Roof Covering: Roof Was Inspected

Drone

We attempted to inspect the roof from various locations and methods, Drone and by observing from the bottom. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

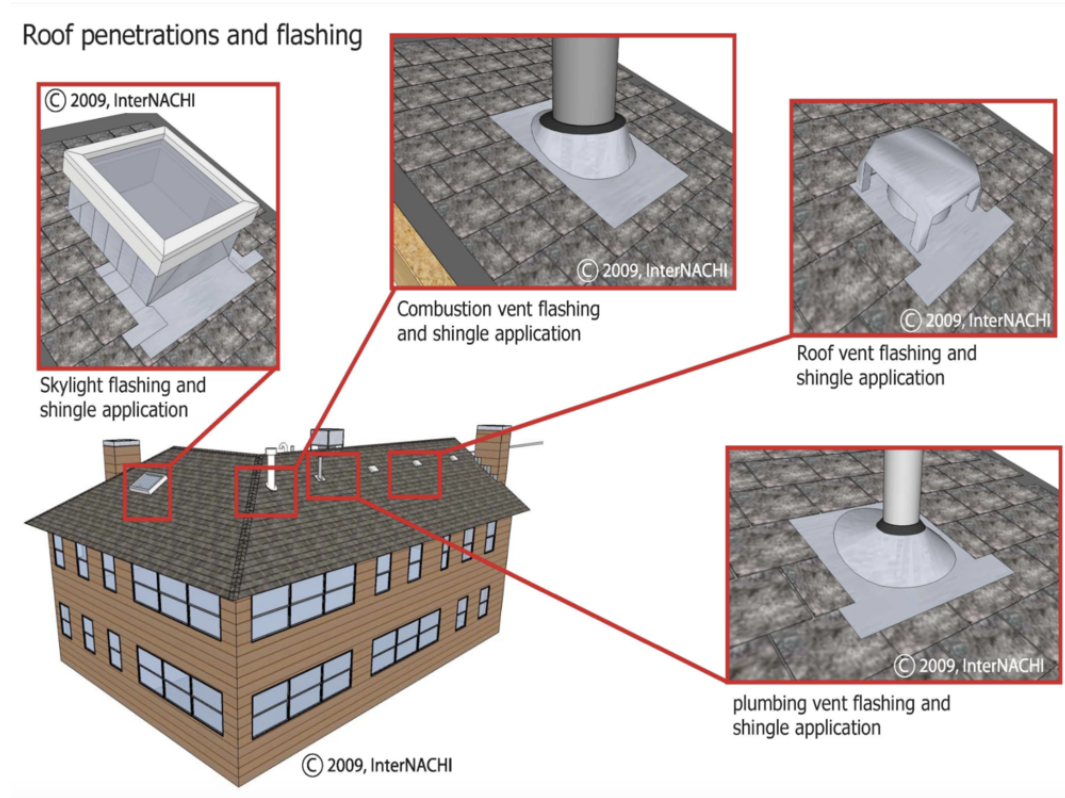


I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There is a watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes are extended far enough above the roof surface.

Your job is to monitor the flashing around the flue gas vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

I looked at flue gas vent pipes that pass through the roof covering.  
All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.  
Inspection satisfactory.

---

## Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

---

## Limitations

Roof Covering

### UNABLE TO SEE EVERYTHING

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

### UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but found it not safe.

---

Flashing

### DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

---

Plumbing Vent Pipes

### UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

---

Flue Gas Vent Pipes

### UNABLE TO REACH ALL THE FLUE GAS VENT PIPES

I was unable to closely reach and observe all of the flue gas vent vent pipes that pass through the roof-covering materials. This was an inspection restriction.

---

Gutters & Downspouts

### COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

---

Observations

2.1.1 Roof Covering

ALGEA OBSERVED ON THE ROOF

Recommendation

Contact a qualified professional.

 Maintenance Item/Minor defect




2.5.1 Gutters & Downspouts

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Recommended DIY Project

 Maintenance Item/Minor defect



### 3: EXTERIOR

3.1	General
3.2	Eaves, Soffits & Fascia
3.3	Wall-Covering, Flashing & Trim
3.4	Vegetation, Surface Drainage, Retaining Walls & Grading
3.5	GFCIs & Electrical
3.6	Walkways & Driveways
3.7	Stairs, Steps, Stoops, Stairways & Ramps
3.8	Porches, Patios, Decks, Balconies & Carports
3.9	Railings, Guards & Handrails
3.10	Windows
3.11	Exterior Doors
3.12	Exhaust Hoods
3.13	Fences

#### Information

**Wall-Covering, Flashing & Trim:**  
**Type of Wall-Covering Material**  
**Described**  
Stucco  
Inspection satisfactory.

**Exterior Doors: Exterior Doors**  
**Inspected**  
I inspected the exterior doors.  
Inspection satisfactory.



**General: Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.



General: Exterior Was Inspected

I inspected the exterior of the house.





**Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Inspection satisfactory.

**Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, (shared area) surface drainage, retaining walls and grading of the property, observed surface drainage slightly above the ground.

**GFCIs & Electrical: Inspected GFCIs/AFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Inspection satisfactory.

**Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Inspection satisfactory.

**Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Inspection satisfactory.

**Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Inspection satisfactory.

**Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Inspection satisfactory.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.  
Inspection satisfactory.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Observations

3.3.1 Wall-Covering, Flashing & Trim

CRACKING - MAJOR



At the time of inspection observed major partial cracks adjacent to foundation entrance.

Recommendation

Contact a qualified structural engineer.



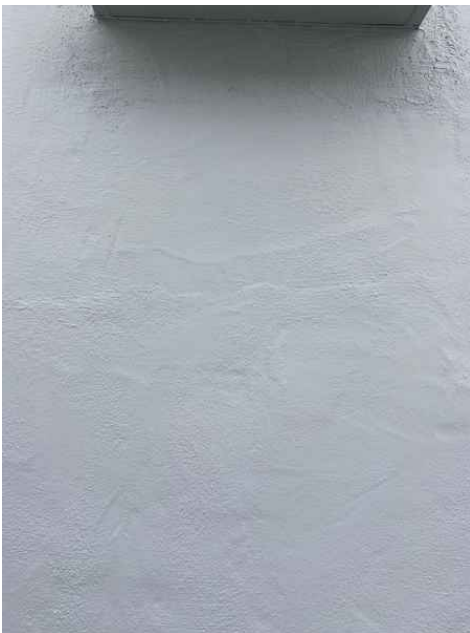
### 3.3.2 Wall-Covering, Flashing & Trim

#### **POOR PATCHING OBSERVED**

Please ask homeowner about possible repairs

Recommendation


Contact a qualified professional.







3.4.1 Vegetation, Surface Drainage,  
Retaining Walls & Grading

 Maintenance Item/Minor defect

**DENSE VEGETATION**

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Recommended DIY Project



3.6.1 Walkways & Driveways

 Maintenance Item/Minor defect

**MINOR CRACKING AT  
WALKWAY**

I observed minor cracking and no major damage at the walkway. Monitoring is recommended.

Recommendation

Contact a handyman or DIY project



3.11.1 Exterior Doors

**WOOD ROT AT PATIO DOOR FRAME**

I observed wood rot at the exterior door.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

 Major defect



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

4.1	Basement
4.2	Under-Floor Crawlspace

## Information

Basement: Type of Basement Foundation Described	Under-Floor Crawlspace: Under-Floor Crawl Access Location
Concrete	Basement
Inspection satisfactory.	

### Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

### Basement: Basement Was Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#). The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components. Inspection satisfactory.



### Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.



## Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described

Concrete

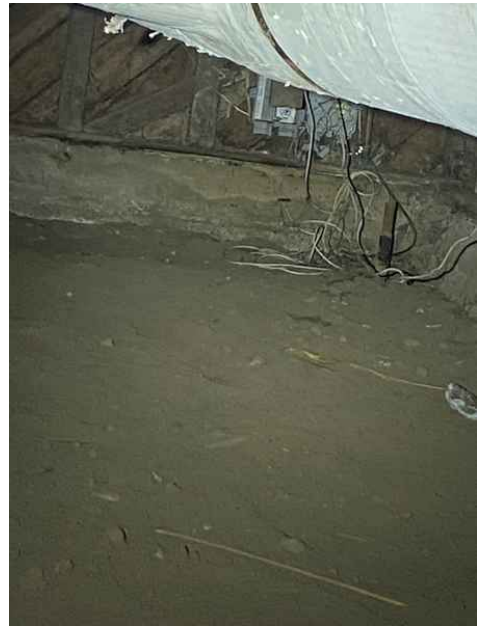
Access to the basement/foundation very tight i tried to squeeze in a tight spot to observe and take pictures.

Walls, insulation and footers looks to be intact.

## Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.



## Limitations

Under-Floor Crawlspace

**PARTIALLY INACCESSIBLE**

Parts of a crawlspace was inaccessible. This is an inspection restriction. I don't know what's going on inside parts of the crawlspace, because I could not enter. Access needs to be provided in order to inspect and evaluate the crawlspace condition in its entirety.

Observations

4.1.1 Basement

SIGNS OF OLD MOISTURE AND POSSIBLE MOLD FORMATION OBSERVED

Recommendation

Contact a qualified professional.

 Major defect



# 5: HEATING

5.1	Heating System Information
5.2	Thermostat and Normal Operating Controls

## Information

<b>Heating System Information:</b> <b>Energy Source</b> Gas, Electric	<b>Heating System Information:</b> <b>Heating Method</b> Warm-Air Heating System	<b>Thermostat and Normal Operating Controls:</b> <b>Thermostat Location</b> Hallway At the time of inspection, heating ,cooling tested satisfactory.
---	--	--



### Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

## Observations

5.1.1 Heating System Information

### HEATING SYSTEM DID NOT OPERATE

 Major defect

I observed that the heating system did not operate. Correction and further evaluation is recommended.

Recommendation  
Contact a qualified HVAC professional.



## 5.1.2 Heating System Information

**OLD SYSTEM**

Major defect

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.



## 5.1.3 Heating System Information

**POSSIBLE PRESENCE OF ASBESTOS OBSERVED**

Major defect

Recommendation

Contact a qualified professional.



# 6: PLUMBING

6.1	Main Water Shut-Off Valve
6.2	Water Supply
6.3	Hot Water Source
6.4	Drain, Waste, & Vent Systems
6.5	Water Supply & Distribution Systems

## Information

**Main Water Shut-Off Valve:**  
**Location of Main Shut-Off Valve**  
Outside of House



**Main Water Shut-Off Valve: Homeowner’s Responsibility**

**It's your job** to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

**Water Supply : Water Supply Is Public**

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.



Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Observations

6.3.1 Hot Water Source

DEFECT AT TPR VALVE DISCHARGE

Major defect



I observed a defect at the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or tee fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.



#### Recommendation

Contact a qualified plumbing contractor.

#### 6.3.2 Hot Water Source

### **CORROSION AND WATER LEAK OBSERVED**

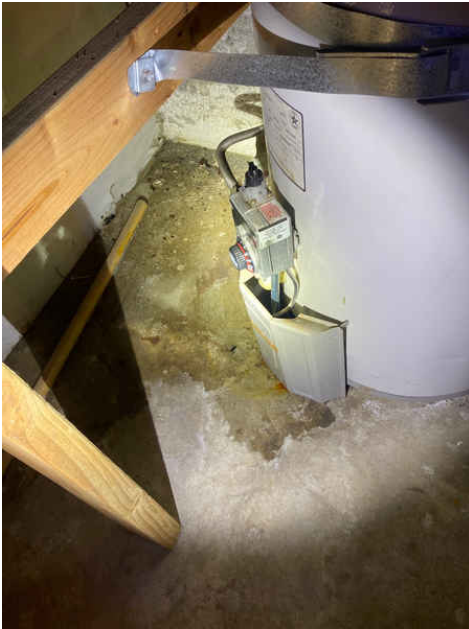
I observed corrosion at the hot water source.

#### Recommendation

Contact a qualified plumbing contractor.

 Major defect





#### 6.3.3 Hot Water Source

### MISSING CATCH PAN UNDER TANK

I observed that the hot water tank is missing a water leak catch pan. Prone to wall damage.

#### Recommendation

Contact a qualified professional.



Maintenance Item/Minor defect



#### 6.3.4 Hot Water Source

### OLD SYSTEM (BUILT IN 1998)

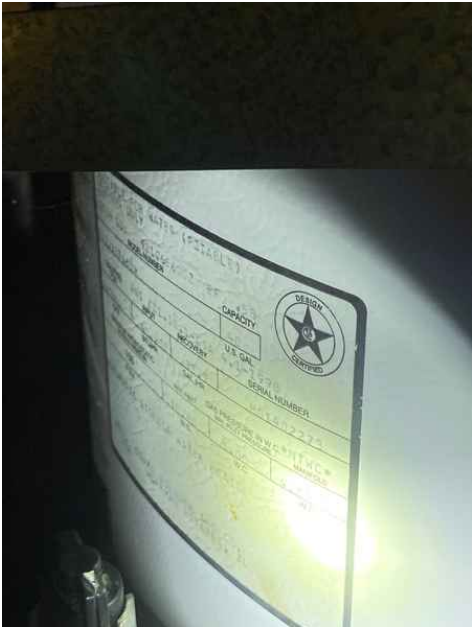


Major defect

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

#### Recommendation

Recommend monitoring.



6.4.1 Drain, Waste, & Vent Systems

**ACTIVE LEAKING PIPE**

I observed an active plumbing leak coming from a drain and waste pipe pipe.

Recommendation

Contact a qualified plumbing contractor.

Major defect



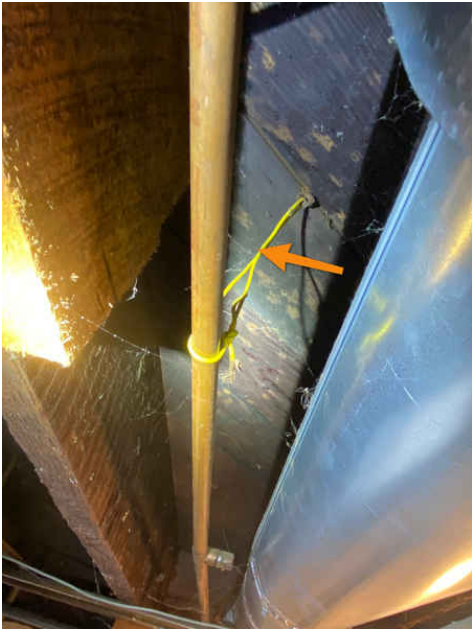
6.5.1 Water Supply & Distribution Systems

**POOR INSTALLATION**

Recommendation

Contact a qualified professional.

Major defect



# 7: ELECTRICAL

7.1	Electric Meter & Base
7.2	Service-Entrance Conductors
7.3	Main Service Disconnect
7.4	Panelboards & Breakers
7.5	Electrical Wiring
7.6	Service Grounding & Bonding
7.7	GFCIs
7.8	AFCIs
7.9	Electrical Defects

## Information

**Service-Entrance Conductors:**  
**Inspected Service-Entrance**  
**Conductors**

I inspected the electrical service-entrance conductors.

**Main Service Disconnect:**  
**Inspected Main Service**  
**Disconnect**

I visually inspected the electrical main service disconnect.

**Electrical Wiring: Type of Wiring,**  
**If Visible**  
NM-B (Romex), Conduit





## Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Inspection satisfactory.



## Main Service Disconnect: Homeowner's Responsibility

**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

## Main Service Disconnect: Main Disconnect Rating, If Labeled

100

I observed indications of the main service disconnect's amperage rating. It was labeled.



## Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

## Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses). 200Amp

## GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.



AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Observations

7.9.1 Electrical Defects

UNSAFE ELECTRICIAN PRACTICES OBSERVED

Recommendation

Contact a qualified professional.





7.9.2 Electrical Defects

**BASEMENT LIGHT SWITCH NOT  
OPRERATING**

Light stays on

Recommendation

Contact a qualified professional.

 Major defect



# 8: MASTER BEDROOM

8.1	General
8.2	Doors
8.3	Windows
8.4	Floors
8.5	Walls
8.6	Ceilings
8.7	Lighting Fixtures, Switches & Receptacles
8.8	GFCI & AFCI
8.9	Smoke Detectors

## Information

<b>General: Master bedroom</b>	<b>Doors: Doors</b>	<b>Windows: Window Type</b> Sliders
<b>Windows: Window Manufacturer</b> Unknown	<b>Floors: Floor Coverings</b> Hardwood	<b>Walls: Wall Material</b> Drywall
<b>Ceilings: Ceiling Material</b> Gypsum Board	<b>GFCI &amp; AFCI: AFCI</b>	<b>Smoke Detectors: Smoke detector</b> Tested satisfactory.

## Observations

8.3.1 Windows

**DAMAGED SCREEN**

Recommendation

Contact a qualified professional.



Maintenance Item/Minor defect

8.5.1 Walls

**POOR PATCHING**

Recommendation

Contact a qualified professional.



Maintenance Item/Minor defect




8.6.1 Ceilings

**POOR PATCHING**

Recommendation

Contact a qualified professional.

Maintenance Item/Minor defect

8.8.1 GFCI & AFCI

**OPEN GROUND**

It is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault.

Recommendation

Contact a qualified professional.

Major defect



## 9: BEDROOM 2

9.1	General
9.2	Doors
9.3	Windows
9.4	Floors
9.5	Walls
9.6	Ceilings
9.7	Lighting Fixtures, Switches & Receptacles
9.8	GFCI & AFCI
9.9	Smoke Detectors

### Information

<b>General: Bedroom 2</b>	<b>Windows: Window Type</b> Sliders	<b>Windows: Window Manufacturer</b> Unknown
<b>Floors: Floor Coverings</b> Carpet	<b>Walls: Wall Material</b> Drywall	<b>Ceilings: Ceiling Material</b> Gypsum Board
<b>Smoke Detectors: BDR2</b> Tested satisfactory.		
<b>GFCI &amp; AFCI: Bdr2 AFCI/GFCI</b> What does open hot mean on outlet tester?		

An open hot reading on your outlet tester means that the wire that should be 'hot', or connected to power, isn't getting any power. There could be a couple of reasons for this. If the outlet reading as open hot is connected to a switch, the switch could just be in the off position.



Limitations

Lighting Fixtures, Switches & Receptacles  
**NO LIGHTS IN ROOM**

Observations

9.3.1 Windows

**MISSING SCREEN**

Windows missing screen. .

Recommendation

Contact a qualified window repair/installation contractor.

 Maintenance Item/Minor defect

9.4.1 Floors

**CARPET STAINS**

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.

 Major defect

9.4.2 Floors

**SQUEAKY FLOOR**

**Floors** and stairs **squeak** when wooden floorboards or structural elements rub against each other when the bridging between joists flexes under traffic or when floorboards have not been properly nailed to the subfloor

Recommendation

Contact a qualified professional.

 Maintenance Item/Minor defect

9.5.1 Walls

**INSECT ACTIVITY  
OBSERVED**

Recommendation

Contact a qualified professional.

 Maintenance Item/Minor defect



# 10: BATHROOM 1

10.1	General
10.2	Toilet
10.3	Shower
10.4	GFCI & AFCI
10.5	Water Supply, Distribution Systems & Fixtures
10.6	Lighting Fixtures, Switches & Receptacles
10.7	Bathroom Cabinet

## Information

Toilet: Toilet

Shower: Shower



Water Supply, Distribution  
Systems & Fixtures: Distribution  
Material  
Consult with homeowner

Lighting Fixtures, Switches & Receptacles: Lighting System Fixture

Bathroom Cabinet: Bathroom Cabinet



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Consult with home owner



Observations

10.4.1 GFCI & AFCI

Major defect

**NO GFCI PROTECTION INSTALLED**

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



# 11: DOORS, WINDOWS ,INTERIOR & HALLWAYS

11.1	Doors
11.2	Windows
11.3	Switches, Fixtures & Receptacles
11.4	Floors, Walls, Ceilings
11.5	Stairs, Steps, Stoops, Stairways & Ramps
11.6	Railings, Guards & Handrails
11.7	Presence of Smoke and CO Detectors

## Information

### Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Inspection satisfactory.

### Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Inspection satisfactory.

### Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Inspection satisfactory.

### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Inspection satisfactory.

## Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Inspection satisfactory.



## Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Inspection satisfactory.

## Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Inspection satisfactory.

## Limitations

Switches, Fixtures & Receptacles

### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

### UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Observations

11.4.1 Floors, Walls, Ceilings

**PATCHING OBSERVED**

Recommendation

Contact a qualified professional.



Maintenance Item/Minor defect

11.7.1 Presence of Smoke and CO Detectors

**MISSING CO DETECTOR IN WHOLE PROPERTY**

Recommendation

Contact a qualified professional.



Major defect

# 12: LAUNDRY

12.1	Clothes Washer
12.2	Clothes Dryer

## Limitations

Clothes Washer

### DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



Clothes Dryer

### DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



13: KITCHEN

13.1	General
13.2	Kitchen Sink
13.3	GFCI
13.4	AFCI
13.5	Range/Oven/Cooktop
13.6	Refrigerator
13.7	Countertops & Cabinets
13.8	Floors, Walls, Ceilings
13.9	Windows
13.10	Lighting
13.11	Kitchen lights and switches
13.12	Range Hood

Information

General: General

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sinks.  
Inspection satisfactory.

AFCI: AFCI

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.  
Inspection satisfactory.

Lighting: LIGHTING

Kitchen lights and switches: Kitchen lights and switches

Range Hood : Range hood



**GFCI: GFCI Tested**

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Inspection satisfactory.

**Refrigerator: Refrigerator Was On**

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

Inspection satisfactory.

**Countertops & Cabinets: Inspected Cabinets & Countertops**

I inspected a representative number of cabinets and countertop surfaces.

**Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected**

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Inspection satisfactory.

Limitations

Range/Oven/Cooktop

**DID NOT OPERATE THE OVEN**

Observations

13.2.1 Kitchen Sink

**SLOW DRAIN**

Recommendation

Contact a qualified professional.

Major defect



13.4.1 AFCI

**OPEN GROUND**

Major defect

The open ground outlets It's basically the result of a two-prong outlet being updated to a three-prong outlet without adding a ground wire to the circuit.

Recommendation

Contact a qualified professional.

13.7.1 Countertops & Cabinets

**WORNOUT AREAS OF THE CABINETS**

Maintenance Item/Minor defect

I observed worn areas and some damage at the cabinets.

Recommendation

Recommend monitoring.

13.7.2 Countertops & Cabinets

**OLD SIGN OF MOISTURE AND WOOD ROT WAS OBSERVED**

Recommendation

Contact a qualified professional.

 Maintenance Item/Minor defect

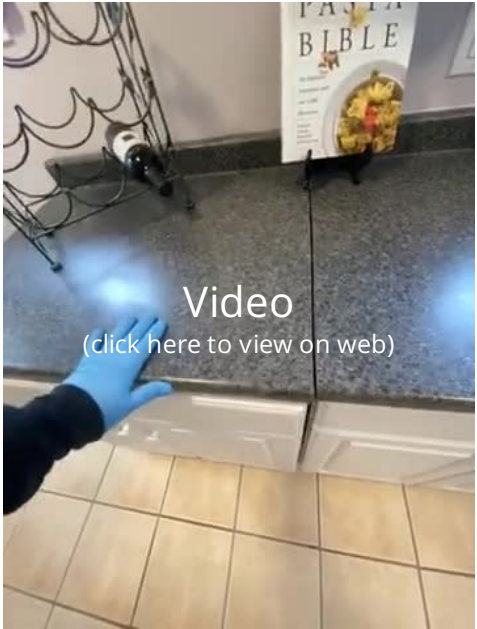
13.7.3 Countertops & Cabinets

**CABINET NOT SECURED**

Recommendation

Contact a qualified professional.

 Major defect




13.8.1 Floors, Walls, Ceilings

**CRACKED TILES OBSERVED**

Recommendation

Contact a qualified professional.

 Maintenance Item/Minor defect


13.9.1 Windows

**MISSING WINDOW SCREEN**

I observed a missing window screen.

Recommendation

Contact a qualified window repair/installation contractor.

 Maintenance Item/Minor defect



14: LIVING ROOM

14.1	General
14.2	Windows
14.3	Floors
14.4	Walls
14.5	Ceilings
14.6	Lighting Fixtures, Switches & Receptacles
14.7	GFCI & AFCI
14.8	Smoke & CO detector

Information

<b>General: Living and dinning room</b>	<b>Windows: Window Type</b> Sliders	<b>Windows: Window Manufacturer</b> Unknown
<b>Floors: Floor Coverings</b> Hardwood	<b>Walls: Wall Material</b> Drywall	<b>Ceilings: Ceiling Material</b> Gypsum Board
<b>Lighting Fixtures, Switches &amp; Receptacles: Lighting Fixtures, Switches &amp; Receptacles</b>	<b>Smoke &amp; CO detector : Smoke &amp; CO Detector</b>	

Observations


14.2.1 Windows

**MISSING SCREEN**

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Maintenance Item/Minor defect


14.3.1 Floors

**MODERATE WEAR**

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor

 Maintenance Item/Minor defect



14.7.1 GFCI & AFCI

**OPEN GROUND**

 Major defect

An open ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor.

Recommendation

Contact a qualified professional.

# 15: ATTACHED GARAGE

15.1	Garage Vehicle Door
15.2	Garage Floor
15.3	Electric in Garage
15.4	Ceiling, Walls & Firewalls in Garage
15.5	Moisture Intrusion in Garage

## Information

**Garage Vehicle Door: Type of Door Operation**  
Manual



**Garage Floor: Garage Floor Inspected**  
I inspected the floor of the attached garage.  
Inspection satisfactory.



Electric in Garage: Electric in garage



Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.  
Observed unfinished or missing base boards .



Observations

15.1.1 Garage Vehicle Door

**MISSING DOOR LOCK**

Recommendation

Contact a qualified professional.

Major defect

15.2.1 Garage Floor

**CRACK OBSERVED**

Maintenance Item/Minor defect

Recommendation  
Contact a qualified professional.




15.3.1 Electric in Garage  
**IMPROPER INSTALLATION**  
Recommendation  
Contact a qualified professional.

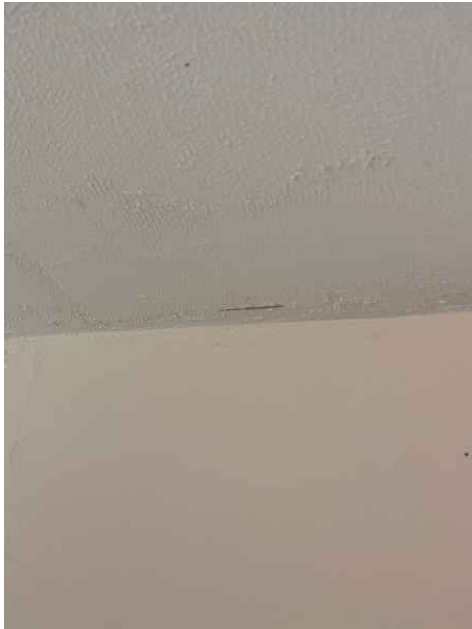
 Maintenance Item/Minor defect



15.4.1 Ceiling, Walls & Firewalls in Garage  
**POOR PATCHING OBSERVED**  
Recommendation  
Contact a qualified professional.

 Maintenance Item/Minor defect





---

# STANDARDS OF PRACTICE

---