

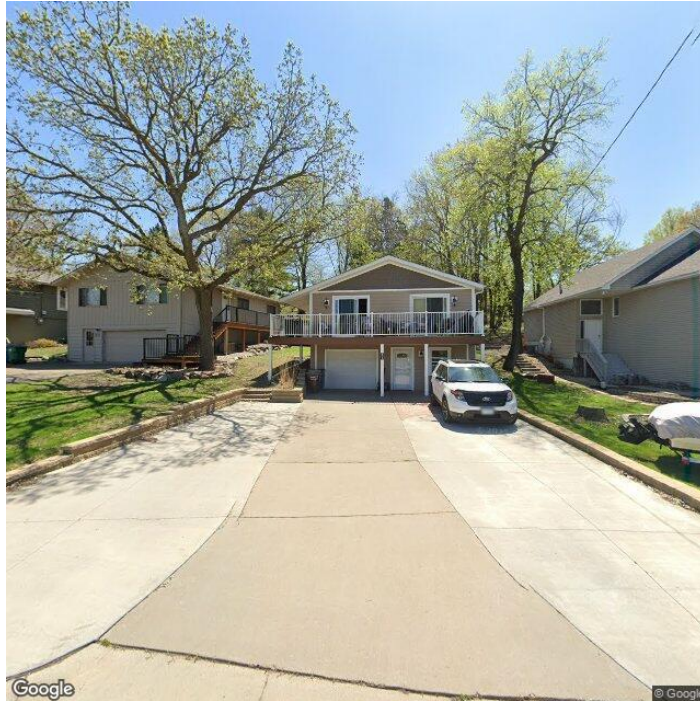


SPOT INSPECTION SERVICES

+19528072673

bret@spotinspectionsservices.com

<https://spotinspectionsservices.com>



HOME INSPECTION REPORT

5781 Grandview Blvd
Mound, MN 55364

John Labatt

10/06/2025



Inspector

Bret Spottke

Internachi Certified Professional Home Inspector

+19528072673

bret@spotinspectionsservices.com

TABLE OF CONTENTS

1: Inspection Detail	4
2: Roof	7
3: Exterior	15
4: Attached Garage	29
5: Basement Foundation, Structure & Crawlspace	36
6: Heating	38
7: Cooling	42
8: Plumbing	45
9: Electrical	53
10: Laundry	58
11: Attic, Insulation & Ventilation	61
12: Bathrooms	62
13: Kitchen	66
14: Doors, Windows & Interior	72
Standards of Practice	75

81

ITEMS INSPECTED

14

MAINTENANCE

13

RECOMMENDATION

SUMMARY

- 🔧 2.1.1 Roof - Roof Covering: Excessive Debris on Roof
- ⚠️ 2.6.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
- 🔧 2.6.2 Roof - Gutters & Downspouts: Debris In Gutters
- 🔧 2.6.3 Roof - Gutters & Downspouts: Corrugated Extensions
- ⚠️ 3.2.1 Exterior - Eaves, Soffits & Fascia: Hole In Soffit
- 🔧 3.4.1 Exterior - Vegetation, Surface Drainage & Grading: Negative Or Flat Grading
- 🔧 3.6.1 Exterior - Walkways & Driveways: Cracking At Walkway Or Driveway
- 🔧 3.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Missing Handrail
- ⚠️ 3.8.1 Exterior - Porches, Patios, Decks & Balconies: Missing Handrail
- ⚠️ 3.12.1 Exterior - Exhaust Hoods: Missing Exhaust Hood
- 🔧 3.13.1 Exterior - Hose Bibs: No Water Or Water Off
- ⚠️ 4.5.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Moisture Intrusion
- 🔧 4.7.1 Attached Garage - Garage House Door: Missing Weather Strip
- ⚠️ 4.7.2 Attached Garage - Garage House Door: Door Not Self Closing
- 🔧 7.1.1 Cooling - Cooling System Information: Air Flow Restricted By Dirt
- ⚠️ 8.4.1 Plumbing - Drain, Waste, & Vent Systems: Improper Patches
- 🔧 8.4.2 Plumbing - Drain, Waste, & Vent Systems: Pipe Taped
- 🔧 9.5.1 Electrical - Panelboards & Breakers: Panel Located At Staircase
- ⚠️ 9.5.2 Electrical - Panelboards & Breakers: Undersized Wire Gauge
- ⚠️ 9.6.1 Electrical - Service Grounding & Bonding: Unable To Confirm Presence Of Grounded Conductor
- 🔧 10.2.1 Laundry - Clothes Dryer: Improper Vent Material
- 🔧 10.3.1 Laundry - Laundry Room, Electric, and Tub: Missing GFCI/AFCI Protection
- 🔧 12.5.1 Bathrooms - Bathroom Exhaust Fan / Window: Unable To Confirm Exhaust
- ⚠️ 12.5.2 Bathrooms - Bathroom Exhaust Fan / Window: Bath Fan Did Not Turn On
- ⚠️ 13.6.1 Kitchen - Range/Oven/Cooktop: Burner Not working
- ⚠️ 13.9.1 Kitchen - Countertops & Cabinets: Damaged Cabinet
- ⚠️ 14.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing smoke and CO

1: INSPECTION DETAIL

		IN	NI	NP	O
1.1	Your Job As a Homeowner	X			
1.2	General Inspection Info	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Your Job As a Homeowner: What Really Matters In A Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items in your report.

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, 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: major defects, such as a structural failure; things that can lead to major defects, such as a small leak due to a defective roof flashing; things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and 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.

General Inspection Info: In Attendance

Inspector, Home Owner

Clients are welcome to accompany me on the inspection, or I'm happy to do a walk through to touch on the major issues at the end of the inspection.

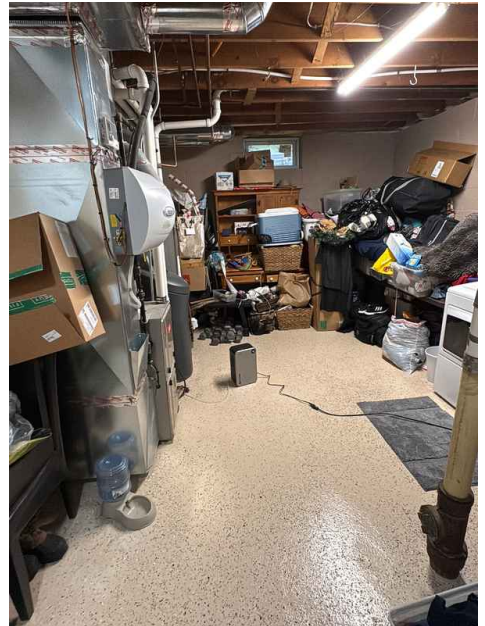
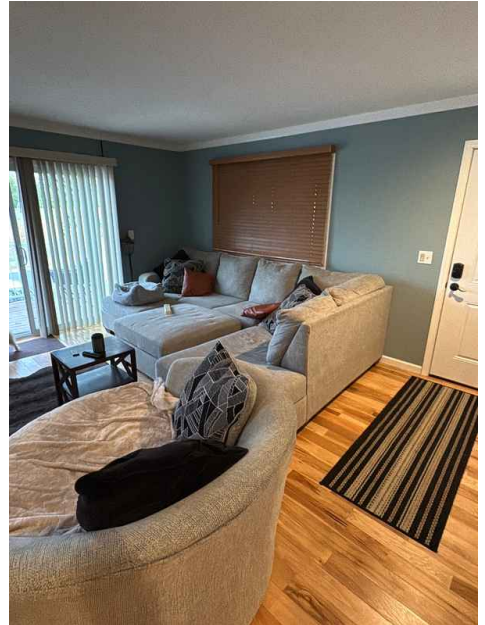
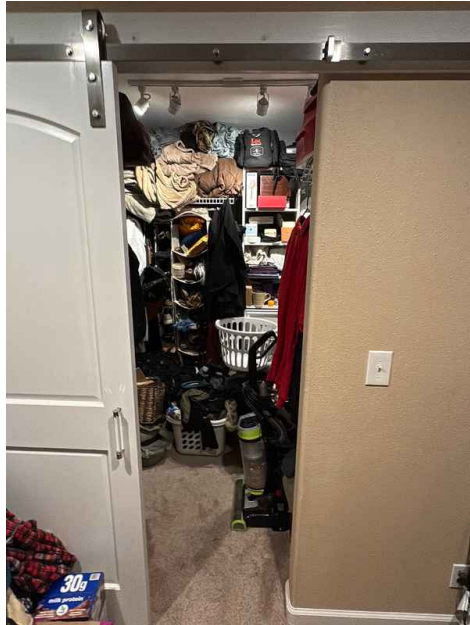
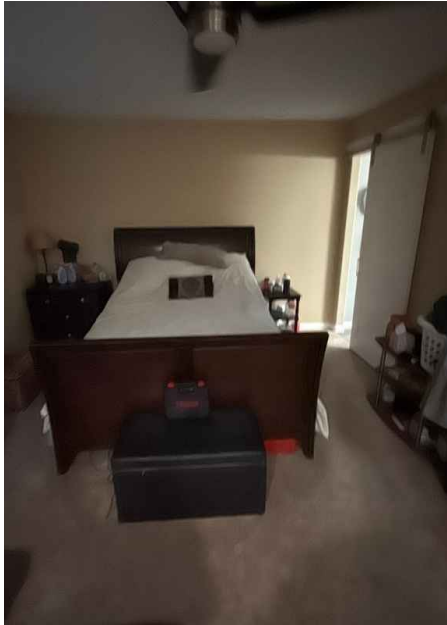
General Inspection Info: Occupancy

Occupied, Furnished

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property.

NOTE

If the property is occupied and furnished it will be a limitation on the inspection as there will be certain items that are not able to be seen, accessed or tested

**General Inspection Info: Weather Conditions**

Cloudy

Weather conditions at the time of the inspection can be a limitation to what I am able to view and test. For instance: snow cover can conceal exterior components, Air conditioners cannot be tested below 60 degrees. Water leaks from the exterior may show up seasonally or under specific weather conditions and might not be detectable at the time of the inspection.

General Inspection Info: Type Of Building

Single Family



2: ROOF

		IN	NI	NP	O
2.1	Roof Covering	X			X
2.2	Flashing	X			
2.3	Plumbing Vent Pipes	X			
2.4	Flue Gas Vent Pipes			X	
2.5	Skylight			X	
2.6	Gutters & Downspouts	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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, NOT 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

Asphalt

I observed the roof-covering material and attempted to identify its type. This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

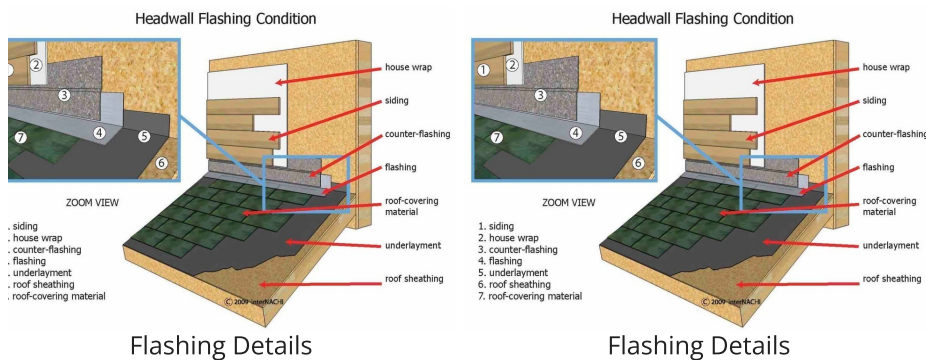
Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder. 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.

Flashing: Wall Intersections

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.



Flashing Details

Flashing Details

Flashing: Eaves & Gables

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.

Plumbing Vent Pipes: Homeowner's Responsibility

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.

Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering.

There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface for adequate venting.



Flue Gas Vent Pipes: Homeowner's Responsibility

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.

Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

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.

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.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects. Monitoring the gutters during a heavy rain (without lightening) is recommended.

In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.



Limitations

Roof Covering

UNABLE TO ASSESS 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. I attempt to walk roof surfaces that are accessible however some roofs are not safe to walk depending on the height of the building or roof pitch.

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.

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

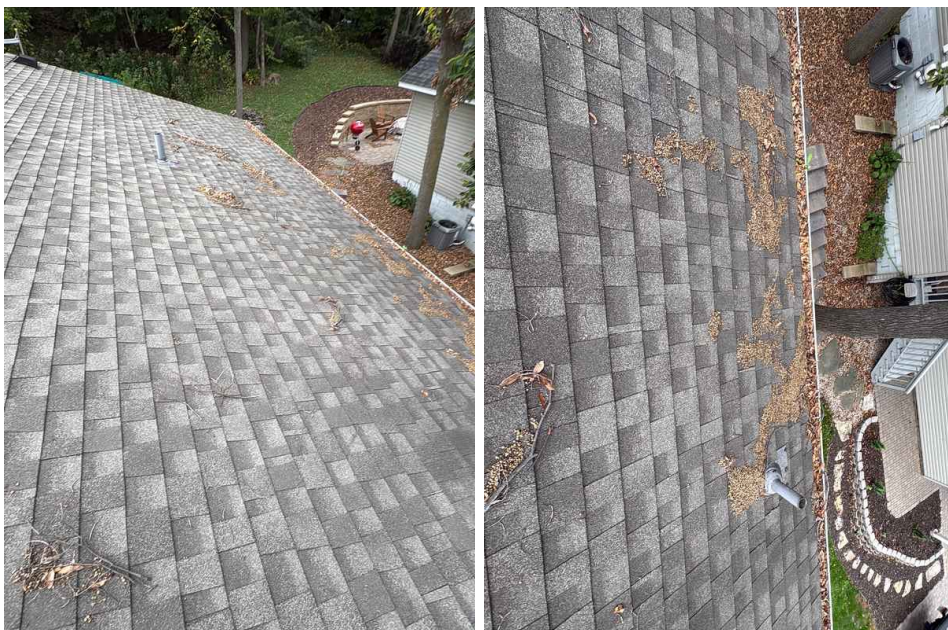


EXCESSIVE DEBRIS ON ROOF

Roof surface had leaves and sticks covering some areas. Roof covering should be cleared. Debris could be concealing damage and clean roofs will perform better.

Recommendation

Contact a qualified professional.



2.6.1 Gutters & Downspouts



Recommendation

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 issues and elevated moisture levels in the basement. This can also lead to siding damage near the downspout. Recommend adding downspout extensions to get water as far away from the foundation as possible.

Recommendation

Contact a qualified gutter contractor



2.6.2 Gutters & Downspouts



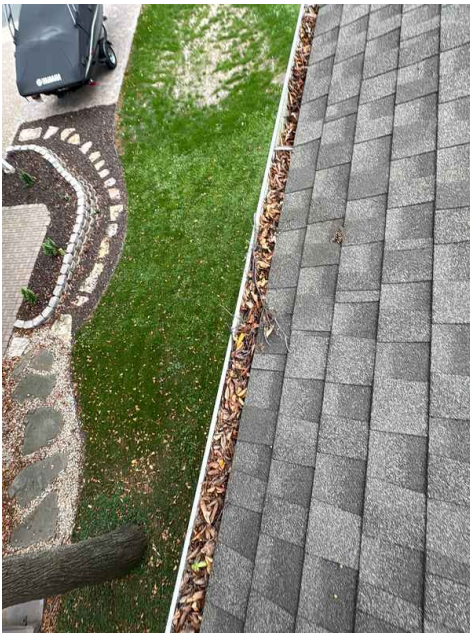
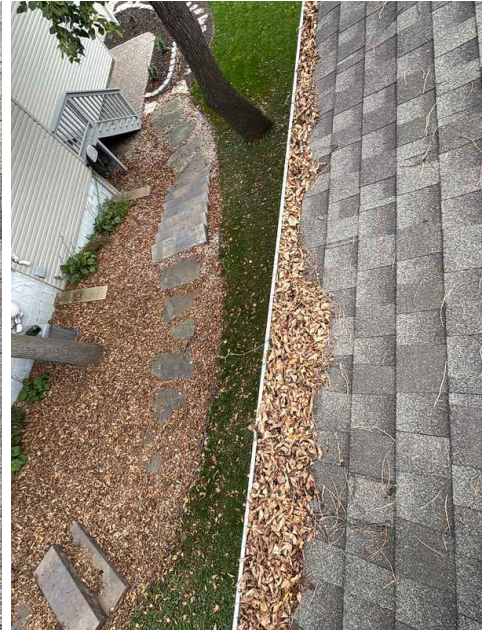
Maintenance

DEBRIS IN GUTTERS

I observed debris in the gutter. Cleaning and maintenance is recommended. Consider adding a gutter guard product to gutters.

Recommendation

Contact a qualified gutter contractor



2.6.3 Gutters & Downspouts

CORRUGATED EXTENSIONS

Corrugated plastic extensions were on the gutters. These are prone to breaking and leaking. Consider replacing with metal extension that extend as far from the foundation as possible (6'-10')

Recommendation

Recommended DIY Project



Maintenance



3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

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.

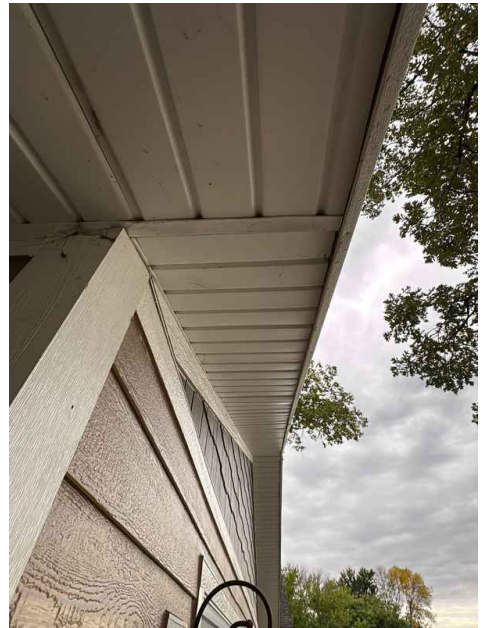


General: Exterior Was Inspected

I inspected the exterior of the house.

Eaves, Soffits & Fascia: Eaves, Soffits & 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.



Wall-Covering, Flashing & Trim: Type Of Wall-Covering Material Described

Fiber Cement

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 house's exterior for its condition and weathertightness. Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.



Vegetation, Surface Drainage & Grading: Vegetation, Drainage & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

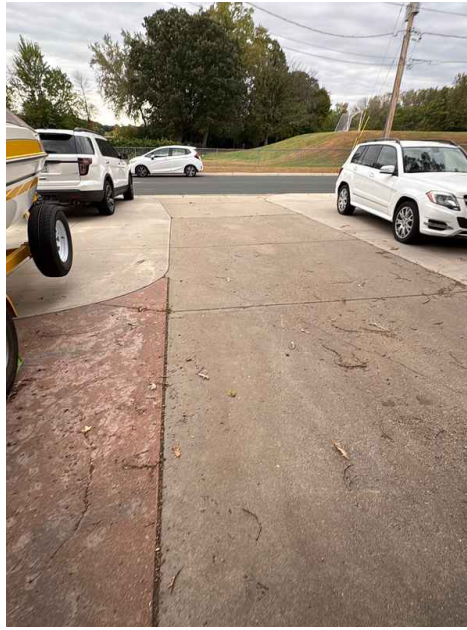
GFCIs & Electrical: Inspected GFCIs

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



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.



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

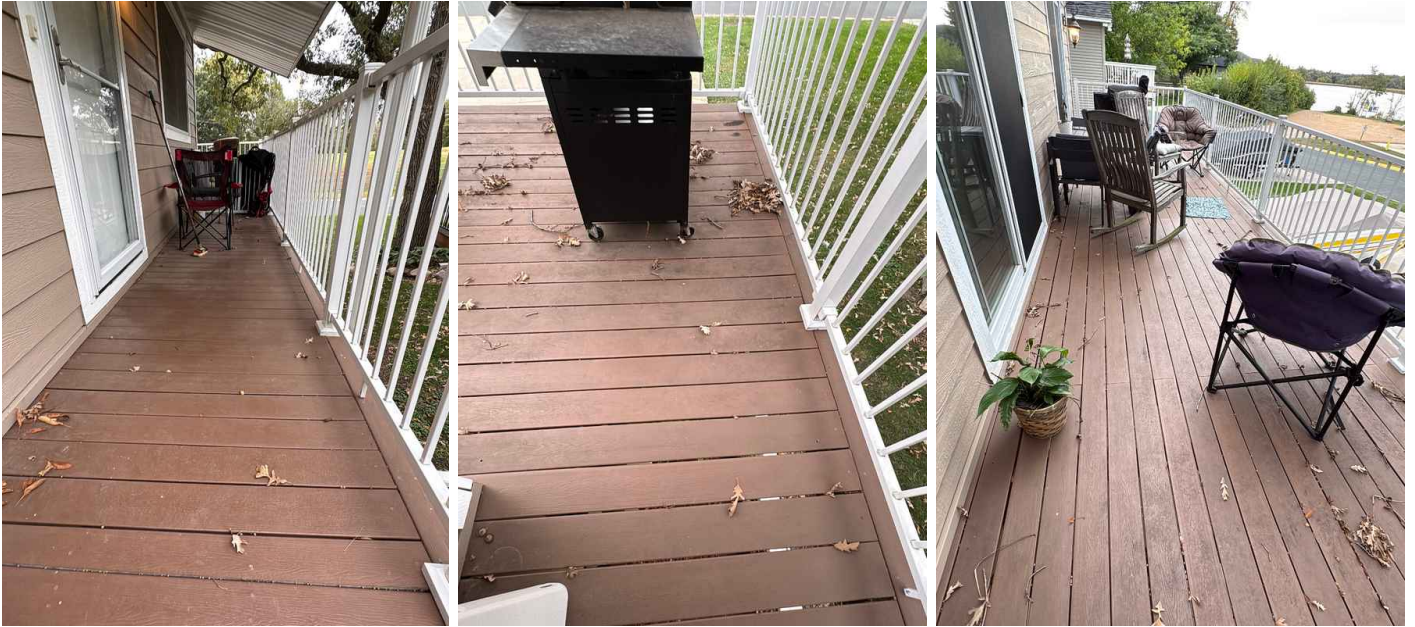
I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection. All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches, however this is often not the case in older properties.



Porches, Patios, Decks & Balconies: 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. Many older decks are likely not built to today's standards, however this is normal and is not necessarily going to lead to safety or maintenance issues.





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

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

Windows: Windows Inspected

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



Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors of the home. Older doors likely are not as weather resistant or energy efficient as newer doors. I would not consider this to be a deficiency and therefore do not necessarily comment on this in my inspection report.





Exhaust Hoods: Exhaust Hoods Inspected

I visually inspected, from the ground level, all visible exhaust hoods on the property. Some exhaust hoods may have been inaccessible or not visible at the home inspection.



Hose Bibs: Inspected Hose Bibbs

I inspected the exterior hose bibs.

Retaining walls : Retaining Walls Inspected

I checked any retaining walls for signs of leaning, cracks, and other damage.



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 from the ground. 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.

Exhaust Hoods

UNABLE TO REACH ALL EXHAUST HOODS

I was unable to reach all exhaust hoods on the property to closely inspect them. A home inspection is a visual inspection only. Some exhaust hoods located high on the building, on roofs, or restricted otherwise may not have been accessible. This is a limitation to my inspection.

Observations

3.2.1 Eaves, Soffits & Fascia

HOLE IN SOFFIT

Recommendation

There's a hole in the soffit where the electrical power comes in that needs to be addressed by a qualified electrician

Recommendation

Contact a qualified professional.

3.4.1 Vegetation, Surface Drainage & Grading

NEGATIVE OR FLAT GRADING

Maintenance

Grading is sloping towards the home in some areas or is very flat. This could lead to water intrusion and foundation issues. This is very common on older homes and especially in the city where space is limited. Ideally, the ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. This isn't always possible in a city setting. Making sure that gutters are properly functioning and discharging water away from the foundation is important.

Recommendation

Contact a qualified landscaping contractor



3.6.1 Walkways & Driveways

CRACKING AT WALKWAY OR DRIVEWAY



There are cracks present at a concrete walkway or driveway. Cracks can worsen over time. Filling larger cracks can help extend the life of the concrete. Recommend repair or replacement if desired.

Recommendation

Contact a qualified professional.



3.7.1 Stairs, Steps, Stoops, Stairways & Ramps

MISSING HANDRAIL



I observed a missing graspable handrail at the exterior steps. a handrail would be an added safety measure.

Recommendation

Contact a qualified professional.



3.8.1 Porches, Patios, Decks & Balconies

MISSING HANDRAIL

I observed a missing handrail. There is more than three step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.



Recommendation



3.12.1 Exhaust Hoods

MISSING EXHAUST HOOD

I observed an exhaust hood that was missing on the dryer vent.

Recommendation

Contact a handyman or DIY project



Recommendation



3.13.1 Hose Bibs

NO WATER OR WATER OFF

There was no water at a hose bib. Ask sellers if there is a valve inside the house that has been turned off.

Recommendation

Contact a qualified professional.



4: ATTACHED GARAGE

		IN	NI	NP	O
4.1	Garage Floor	X			
4.2	Garage Vehicle Door	X			X
4.3	Garage Vehicle Door Opener	X			
4.4	Electric in Garage	X			
4.5	Ceiling, Walls & Firewalls in Garage	X			X
4.6	Garage Heater			X	
4.7	Garage House Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Floor: Garage Floor Inspected

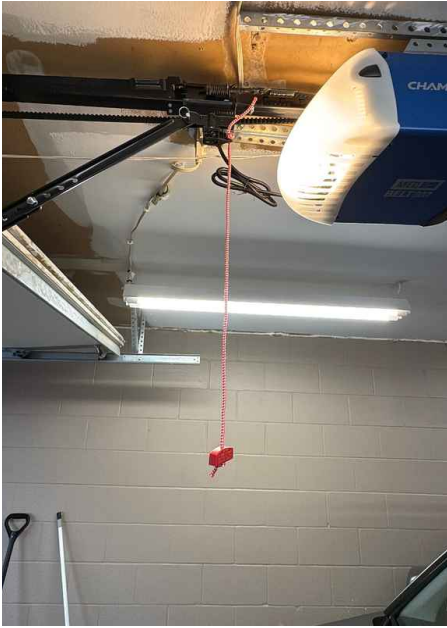
I inspected the floor of the attached garage.

Garage Vehicle Door: Type Of Door Operation Opener



Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.



Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.



Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage. I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.



Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition. I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level. I reconnected the door to the opener, if present. I checked the door handles or gripping points.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.



Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test. Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes. Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards. I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

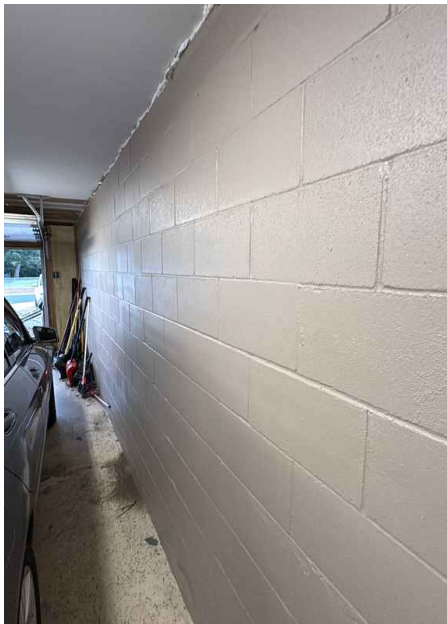
Electric in Garage: Electrical inspected

I inspected the readily accessible electrical components in the attached 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.



Ceiling, Walls & Firewalls in Garage: Door Between Garage And House Was Inspected

I inspected the door between the attached garage and the house. The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door. The door should be equipped with a self-closing or an automatic-closing device.

Garage House Door: Door To House

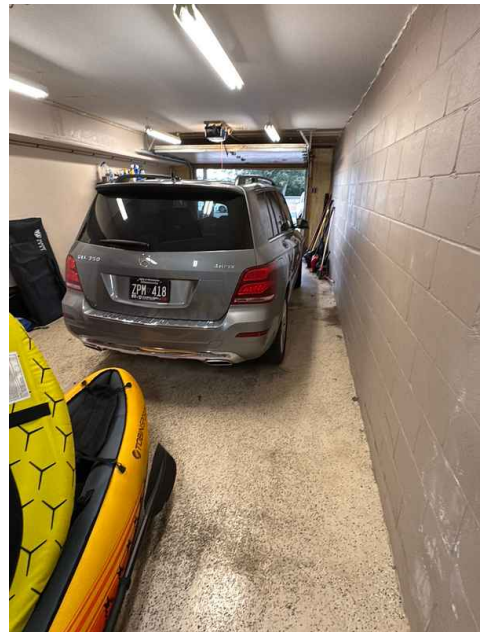
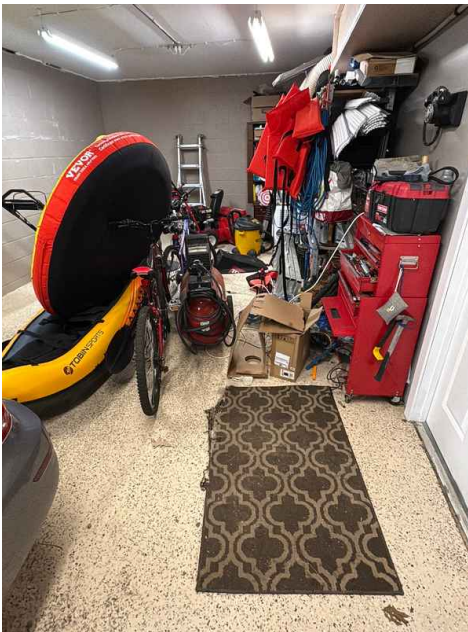


Limitations

Garage Floor

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.



Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.



Observations

4.5.1 Ceiling, Walls & Firewalls in Garage

Recommendation

MOISTURE INTRUSION

Garage walls showed signs of moisture intrusion. Recommend a qualified contractor evaluate and find source of moisture to prevent further damage and/or mold. Active roof leaks visible in garage sheathing. Roof above garage is old and due for replacement. Recommend further evaluation by a roofer.

Recommendation

Contact a qualified roofing professional.



4.7.1 Garage House Door

Maintenance

MISSING WEATHER STRIP

There is no weatherstripping on the door to the house from the garage.

Recommendation

Contact a qualified professional.



4.7.2 Garage House Door

DOOR NOT SELF CLOSING



Recommendation

I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. A self closing door prevents the garage door from accidentally being left open, it's an additional safety feature in case of fire.

Recommendation

Contact a qualified professional.

5: BASEMENT FOUNDATION, STRUCTURE & CRAWLSPACE

		IN	NI	NP	O
5.1	Basement	X			
5.2	Sump Pump			X	
5.3	Under-Floor Crawlpace			X	
5.4	Insulation in Crawlpace			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

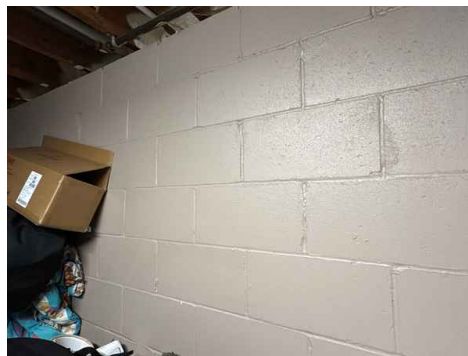
Information

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: Type of Basement Foundation Described

Masonry Block



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, drain waste and vent lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Basement: Foundation Was Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.

Basement: Structural Components Were Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observable floor joists.

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: Structural Components Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Limitations

Basement

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.



6: HEATING

		IN	NI	NP	O
6.1	Thermostat and Normal Operating Controls	X			
6.2	Heating System Information	X			
6.3	Ductwork	X			
6.4	Radiators			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

**Thermostat and Normal
Operating Controls: Thermostat
Location**

First floor



Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection.



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.

Most importantly, if your system has an air filter, be sure to keep that filter cleaned.

Heating System Information:
Energy Source

Gas

Heating System Information: Heating Method

Warm-Air Heating System



Heating System Information: Hvac Unit Age

7 Years

It is outside of the scope of a normal home inspection to determine the age of systems. I chose to include the age (to the best of my knowledge) as it may give you some insight into how much life a system may have left before needing to be replaced. The age of a system is in no way a guarantee that the system will not fail or need repairs prematurely.



Heating System Information: Whole House Humidifier

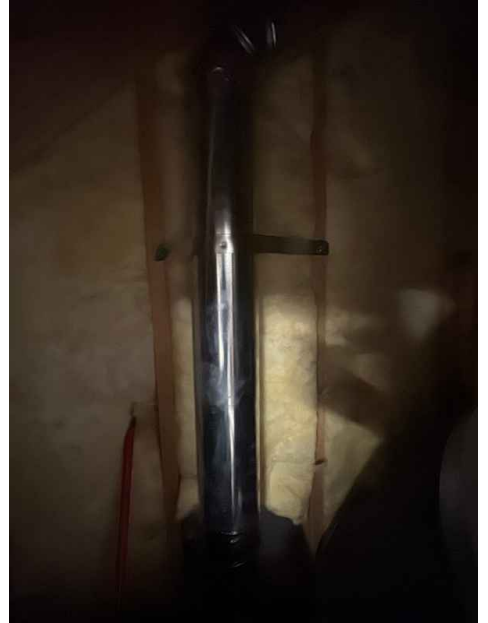
There is a whole house humidifier on your hvac system. This system was not tested as it is beyond the scope of a normal home inspection. Whole house humidifiers have been know to create moisture issues inside homes and also require some maintenance.



Ductwork: Ductwork Installed

Non-insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.



7: COOLING

		IN	NI	NP	O
7.1	Cooling System Information	X			X
7.2	Condensate	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the 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 air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Cooling System Information: Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.



Cooling System Information: Ac Condenser Age
7 Years

It is outside of the scope of a normal home inspection to determine the age of systems. I chose to include the age (to the best of my knowledge) as it may give you some insight into how much life a system may have left before needing to be replaced. The actual age of a system is in no way a guarantee that the system will not fail or need repairs prematurely.



Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.



Observations

7.1.1 Cooling System Information

AIR FLOW RESTRICTED BY DIRT

I observed that the air flow to the air conditioner unit was restricted because of dirt and debris. This may result in inefficient operation. Cleaning recommended.

Recommendation

Recommended DIY Project

Maintenance



8: PLUMBING

		IN	NI	NP	O
8.1	Main Water Shut-Off Valve	X			
8.2	Main GAS Fuel Supply Shut-Off Valve	X			
8.3	Hot Water Source	X			
8.4	Drain, Waste, & Vent Systems	X			X
8.5	Water Supply & Distribution Systems	X			
8.6	Gas lines	X			
8.7	Fuel Storage System			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

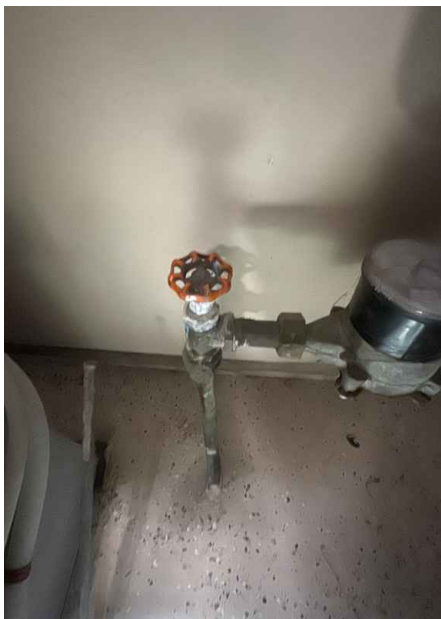
Main Water Shut-Off Valve: Homeowner's Responsibility

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.

Main Water Shut-Off Valve:

Location Of Main Shut-Off Valve

Basement, Utility room



Main Water Shut-Off Valve: 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.

Main GAS Fuel Supply Shut-Off

Valve: Location Of Main Gas Shut-Off Valve

Unable to Determine

Hot Water Source: Type Of Hot Water Source

Gas-Fired Hot Water Tank

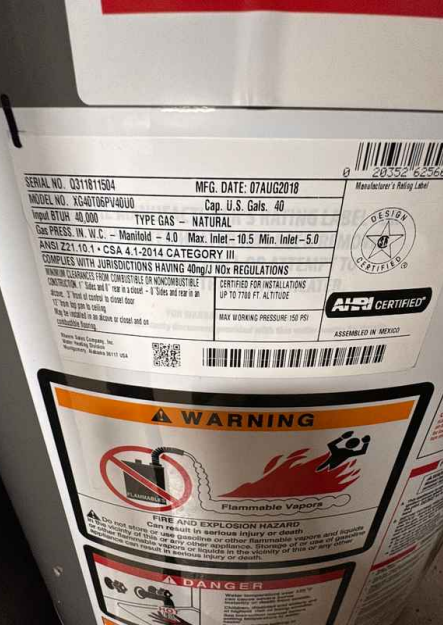
I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.



Hot Water Source: Water Heater Age

7 Years

It is outside of the scope of a normal home inspection to determine the age of systems. I chose to include the age (to the best of my knowledge) as it may give you some insight into how much life a system may have left before needing to be replaced. Age of a system is in no way a guarantee that the system will not fail or need repairs prematurely.



Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.



Hot Water Source: Inspected Venting Connections

I inspected the venting connections.



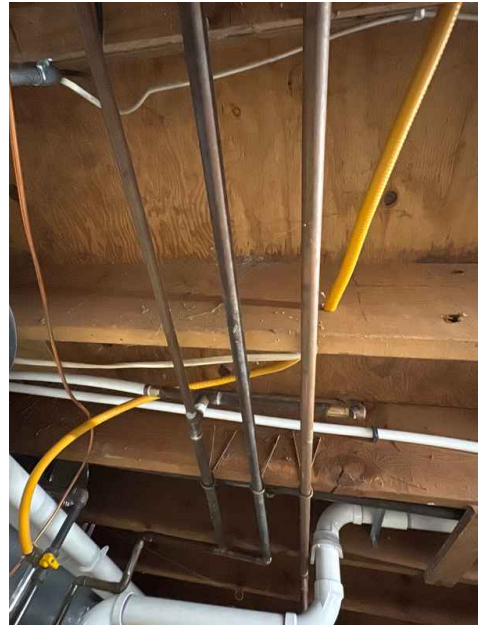
Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed, this is an inspection restriction. I run water at all house fixtures during the home inspection in an attempt to discover leaks. It's important to note that leaks may not be detectable at the time of inspection but may show up under heavier use scenarios once the house is occupied.



Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Ask the homeowner about water supply, problems with water pressure, and water leaks in the past.



Water Supply & Distribution Systems: Water Softener

I observed a water softener at the property. Water softeners are outside of the scope of a regular home inspections so the unit was not fully assessed. Ask sellers for more information.



Gas lines : Gas Lines

I checked gas lines for signs of damage, improper installation, or potential leaks. This is a visual inspection only. For a full safety check of gas lines and combustion appliances contact either your local gas utility or a qualified contractor.



Limitations

Main GAS Fuel Supply Shut-Off Valve

UNABLE TO LOCATE

I was unable to determine the location of the main gas fuel shut-off valve. Ask the homeowner.



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

8.4.1 Drain, Waste, & Vent Systems

IMPROPER PATCHES

There are signs of improper patching on some drain lines. While these patches may be working, they are not a proper plumbing repair, recommended monitoring for active leaks or properly repairing by a plumber. There were no signs of active leaks at the time of the inspection.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



8.4.2 Drain, Waste, & Vent Systems



Maintenance

PIPE TAPED

A waste pipe in the basement was taped or wrapped. This may be signs of a “repair” of a leaking pipe. I did not observe the pipe leaking at the home inspection, however it may leak under heavier use. Recommend monitoring for active leaks and repairing if needed.

Recommendation

Contact a qualified plumbing contractor.



9: ELECTRICAL

		IN	NI	NP	O
9.1	Electric Meter & Base	X			
9.2	Service-Entrance Conductors	X			
9.3	Main Service Disconnect	X			
9.4	Electrical Wiring	X			X
9.5	Panelboards & Breakers		X		
9.6	Service Grounding & Bonding	X			X
9.7	AFCIs			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Electric Meter & Base: Inspected
The Electric Meter & Base

I inspected the electrical electric meter and base.



Service-Entrance Conductors:
Inspected Service-Entrance
Conductors

I inspected the electrical service-entrance conductors.



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: Inspected Main Service Disconnect

I inspected the electrical main service disconnect as labeled at the panel or other shutoff location.

Main Service Disconnect: Main Disconnect Rating, If Labeled

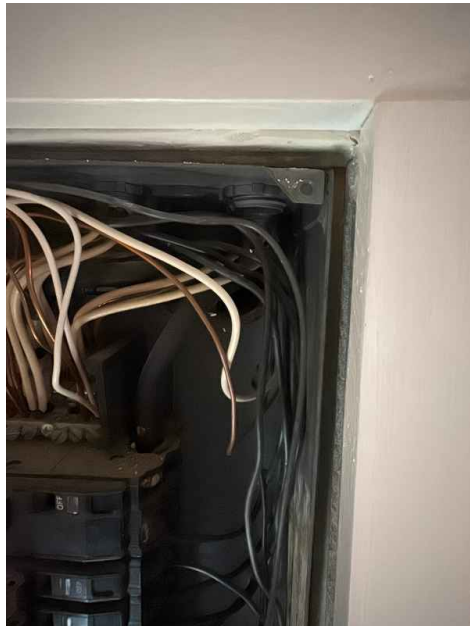
100

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

**Electrical Wiring: Type Of Wiring, If Visible**

NM-B (Romex)

I attempted to visually identify the type of electrical wiring in the house. Keep in mind that large portions of electrical wiring in your home is behind walls and ceiling and is not visible. It's not uncommon for older homes to contain old types of wiring (knob and tube, solid aluminum) that may not be readily visible during a home inspection.



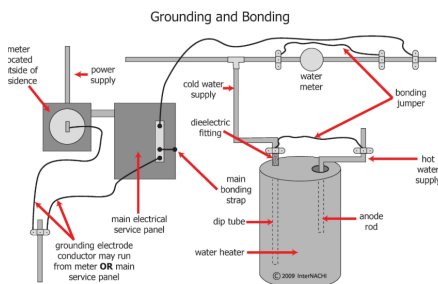
Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



Service Grounding & Bonding: Inspected The Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



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. AFCI is newer technology so it is common for it to be missing in older homes. If hiring an electrician to do any remodeling you may be required to make updates to AFCI, which can add extra cost. If your home contains old or ungrounded wiring this may complicate updates even more so. There is no obligation to make these updates unless electrical permits are being pulled for specific work.

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL 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. I do my best to determine if there is any old wiring in the home, however, it is common for some old wiring to be active in walls and ceilings that is not visible or verifiable during the inspection.

Panelboards & Breakers

INADEQUATE WORKSPACE AT PANELBOARD

I observed inadequate workspace at the panelboard. A clear working space for accessing all of the electrical equipment is needed. A clear space that is 3 feet deep, 30 inches wide, and 6' 6" in height should be provided in front of the equipment. I was unable to fully remove the front cover to inspect the panel.



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.

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

9.5.1 Panelboards & Breakers



Maintenance

PANEL LOCATED AT STAIRCASE

The electric panel are located above a staircase, modern standards do not allow this. It's creates difficult access to the electrical panels. This is likely this way due to the age of the property. Consult with an electrician if you want to relocate the panels.

Recommendation

Contact a qualified electrical contractor.



9.5.2 Panelboards & Breakers



Recommendation

UNDERSIZED WIRE GUAGE

The wire gauge on the lower right 40 amp circuit looks to be undersized for the amount of power going through and it should be upgraded to avoid possible fire hazard issues.

Recommendation

Contact a qualified professional.



9.6.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR



Recommendation

I was unable to confirm by observation the presence of a grounded conductor. Recommend further evaluation by a qualified electrician to confirm system is properly ground and make any necessary corrections to the system. Typically you will see a ground wire and jumper at the water meter which was not present.

Recommendation

Contact a qualified electrical contractor.

10: LAUNDRY

		IN	NI	NP	O
10.1	Clothes Washer	X			
10.2	Clothes Dryer	X			X
10.3	Laundry Room, Electric, and Tub	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Clothes Washer: Washer Started

I briefly turned on the washer to see if it appears to be functioning, and the water runs. I do not run a full cycle or test all cycles as this is outside the scope of a normal home inspection.



Clothes Dryer: Dryer Started

I briefly turned on the dryer to confirm that it starts and appears to heat. I do not running a full cycle or test all functions as this is outside the scope of a normal home inspection.



Laundry Room, Electric, and Tub: I Inspected The Laundry Room Electrical & Sink



Limitations

Clothes Washer

DID NOT INSPECT

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

Observations

10.2.1 Clothes Dryer

**IMPROPER VENT MATERIAL**

According to the International Residential Code (IRC) Section M1502, the clothes dryer exhaust duct should be made of metal, with No. 28-gauge thickness, a smooth interior finish, and a duct diameter of 4 inches. Flex pipes can be more prone to clogging. Consider updating.

Recommendation

Contact a qualified HVAC professional.



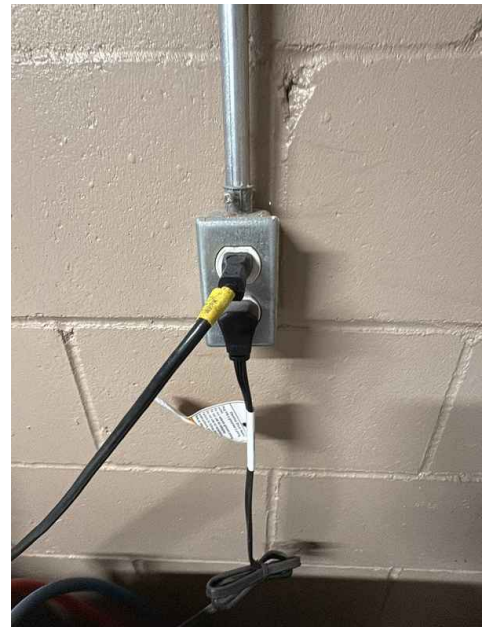
10.3.1 Laundry Room, Electric, and Tub

**MISSING GFCI/AFCI PROTECTION**

An electrical outlet in the laundry area lacks GFCI (Ground Fault Circuit Interrupter) protection and AFCI protection. This safety feature is commonly missing in older homes that haven't been updated to current electrical code standards. Consider making updates.

Recommendation

Contact a qualified electrical contractor.



11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
11.1	Structural Components & Observations in Attic		X		
11.2	Insulation in Attic		X		
11.3	Ventilation in Attic		X		
11.4	Mechanical Exhaust System		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice. I inspect attics from the available access points. I do not fully enter attic spaces as walking in attics can displace insulation and damage the ceiling below.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. I do not typically fully enter an attic space as I can gain most of the information necessary from the access hatch. Entering an attic is outside of my standards of practice and may damage the attic components, insulation, or ceilings below.

12: BATHROOMS

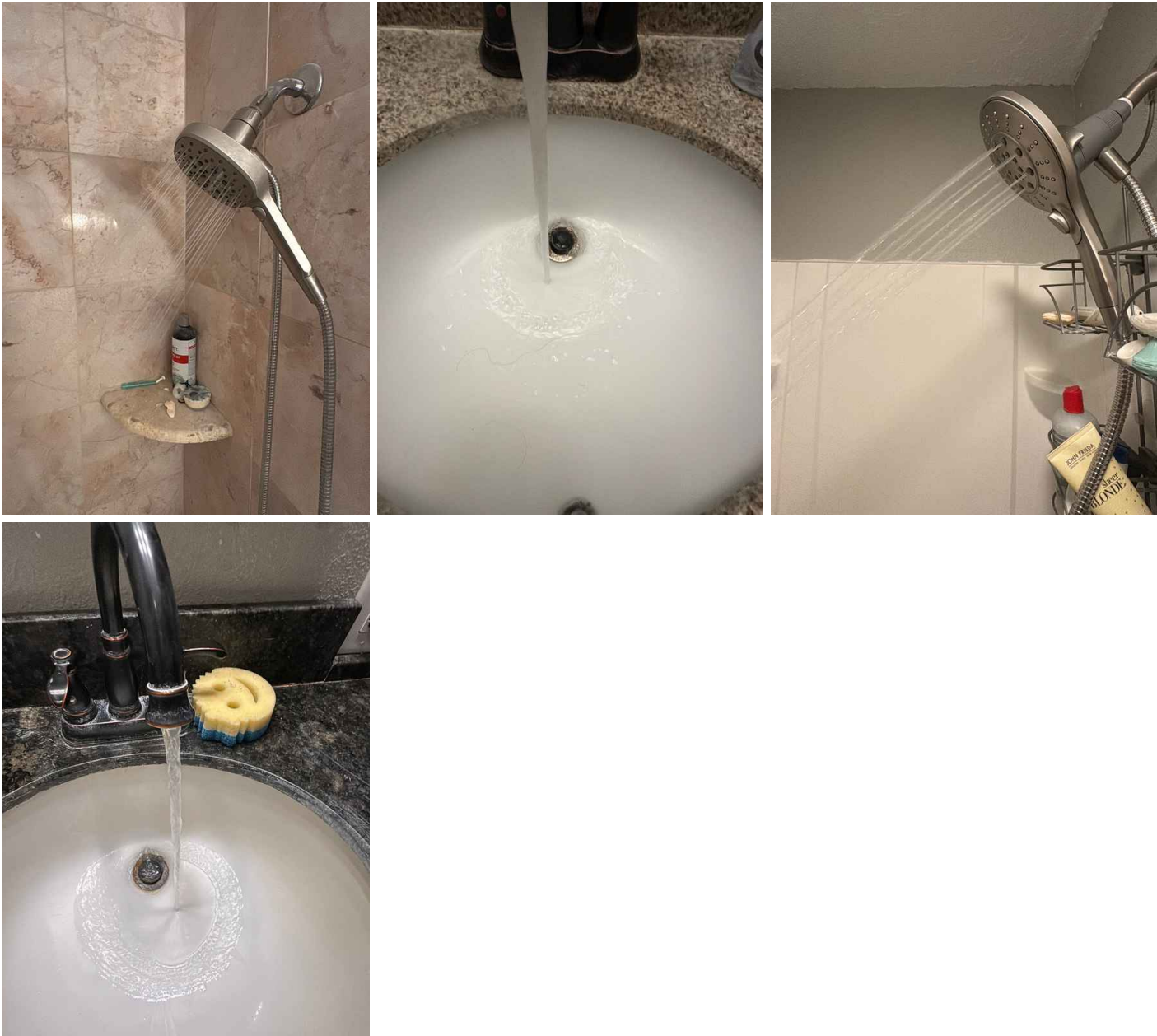
		IN	NI	NP	O
12.1	Sinks, Tubs & Showers	X			
12.2	Bathroom Toilets	X			
12.3	GFCI & Electric In Bathroom	X			
12.4	Cabinetry, Ceiling, Walls & Floor	X			
12.5	Bathroom Exhaust Fan / Window	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Sinks, Tubs & Showers: Ran Water At Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.



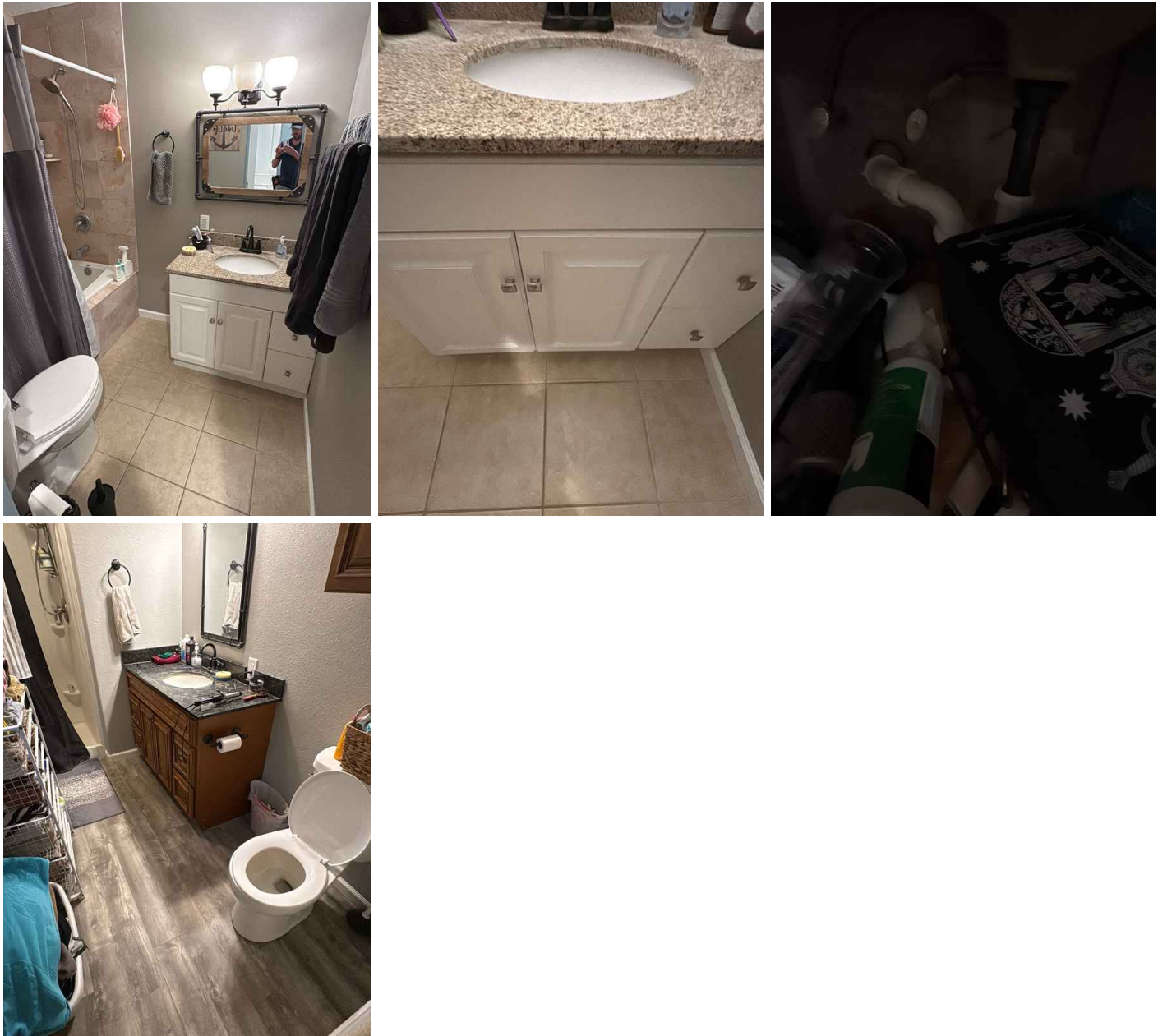
GFCI & Electric In Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument. All receptacles in the bathroom must be GFCI protected.



Cabinetry, Ceiling, Walls & Floor: Inspected Cabinetry, Ceiling, Walls & Floor

I inspected the cabinets, floors, walls, and ceilings of the bathrooms.



Limitations

Sinks, Tubs & Showers

GENERAL LIMITATIONS

It is outside of the scope of a normal home inspections to test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection. I run water, when possible, at all showers and tubs to test for leaks. It's important to note that leaks may not be found at a home inspection but may appear under more heavy/regular use.

Observations

12.5.1 Bathroom Exhaust Fan / Window
UNABLE TO CONFIRM EXHAUST

Maintenance

i was unable to confirm that the bathroom fan was properly exhausting. I could not locate a dedicated exhaust hood in the roof or exterior wall that would belong to this vent. Bathroom exhaust fans should vent directly to the exterior of the home. It's possible that this fan vents in the attic space and is covered with insulation. Further evaluation and correction recommended.

Recommendation

Contact a qualified HVAC professional.



12.5.2 Bathroom Exhaust Fan / Window

BATH FAN DID NOT TURN ON

I observed that the bathroom exhaust fan did not turn on as expected. Further evaluation and repair or replacement recommended.

Recommendation

Contact a qualified HVAC professional.



13: KITCHEN

		IN	NI	NP	O
13.1	Kitchen Sink	X			
13.2	Garbage Disposal	X			
13.3	GFCI	X			X
13.4	Built-in Microwave	X			
13.5	Exhaust Fan	X			
13.6	Range/Oven/Cooktop	X			X
13.7	Dishwasher	X			
13.8	Refrigerator	X			
13.9	Countertops & Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Kitchen Sink: Ran Water At Kitchen Sink

I ran water at the kitchen sink to check for functionality and leaks. It's important to note that leaks may not be visible at the time of the inspection but may show up under more regular/heavy use.



Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.



GFCI: GFCI Tested

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



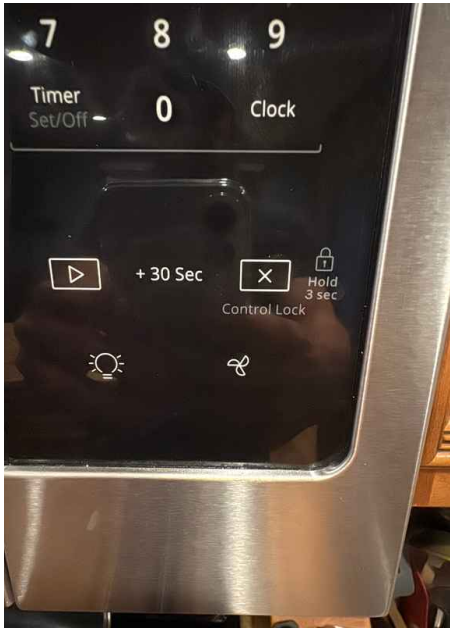
Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection however I will test them as a courtesy. not all cycles and setting were tested.



Exhaust Fan: Recirculating fan

The hood does not exhaust but recirculates.



Range/Oven/Cooktop: Turned On Stove & Oven

I briefly turned on the kitchen's stove and oven to see if they seem to be heating properly. Fully evaluating appliances is outside of the Nachi standards of practice however I will check them as a courtesy. I am not testing all of the settings to fully evaluate the stove and oven.



Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle, or running it briefly and draining it. I do not not fully evaluate appliances as it is outside of the Nachi Standards of Practice. Full cycles/all cycles of the dishwasher were not tested.



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 however I include checking them as a courtesy.



Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces for any major signs of damage. I do not report on minor aesthetic issues.



Observations

13.6.1 Range/Oven/Cooktop
BURNER NOT WORKING

I observed that one or more heating elements did not heat up when turned on.

Recommendation

Contact a qualified handyman.

 Recommendation



13.9.1 Countertops & Cabinets

DAMAGED CABINET

I observed damage at the kitchen cabinet.

Recommendation

Contact a qualified cabinet contractor.



Recommendation



14: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
14.1	Doors	X			
14.2	Windows	X			
14.3	Switches, Fixtures & Receptacles	X			
14.4	Stairs, Steps, Stoops, Stairways & Ramps	X			
14.5	Railings, Guards & Handrails	X			
14.6	Floors, Walls, Ceilings	X			
14.7	Presence of Smoke and CO Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

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.

Windows: Windows Inspected

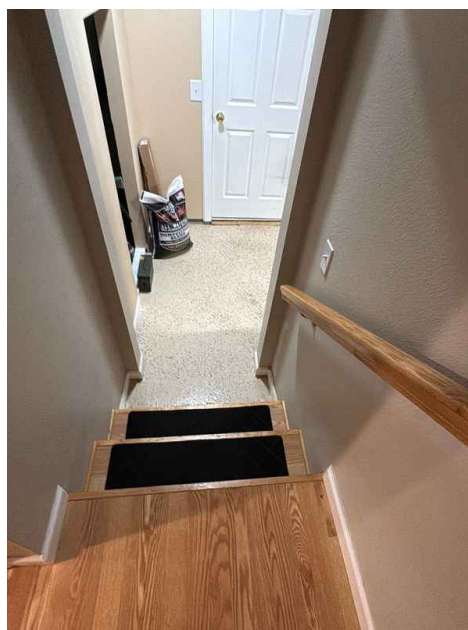
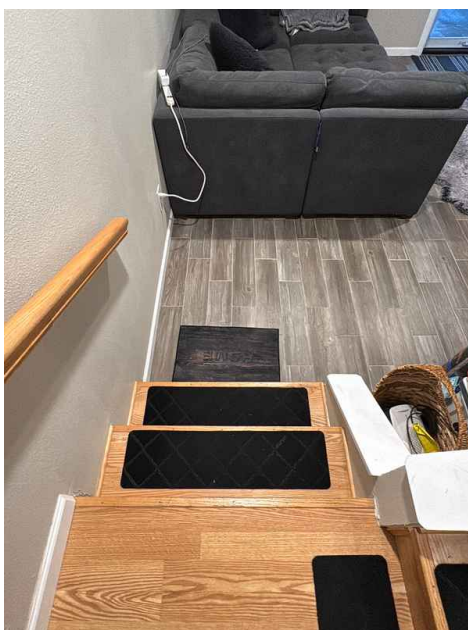
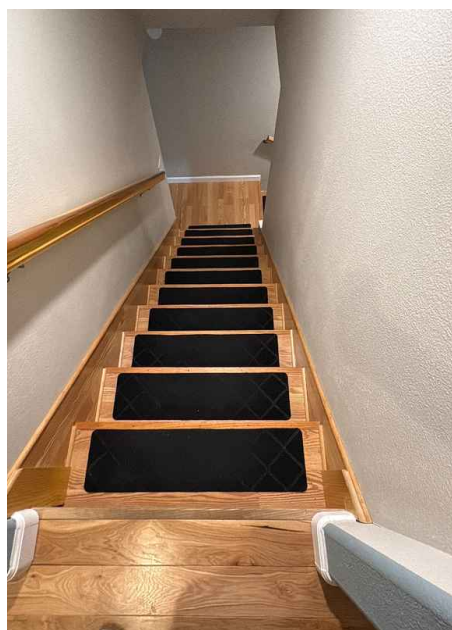
I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window all locks and operation features, which is beyond the scope of a home inspection.

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

I inspected a representative number of switches, lighting fixtures and receptacles. In the case of furnished homes there may be outlets or switches that are not accessible to me.

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.



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.



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.

Floors, Walls, Ceilings: Limitations to inspection due to occupancy

Due to the home being occupied and furnished, I had certain limitations to what I could see and inspect.

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. Smoke & CO detectors should be tested as soon as you move into the house and monthly. Replace smoke and CO detectors that are 10 years old. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house. CO detectors should be located within 10' of sleeping rooms.



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

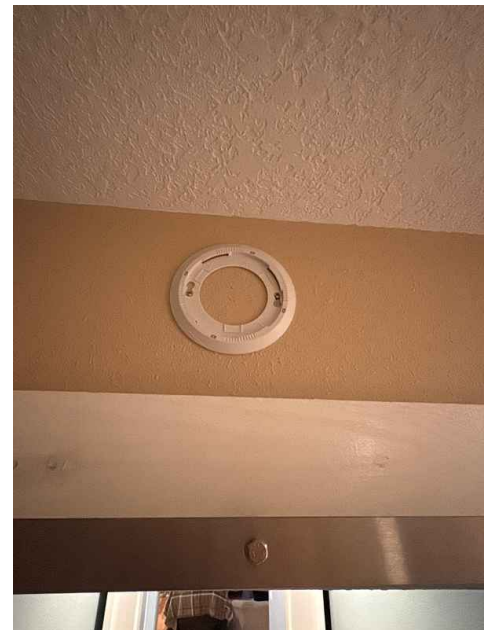
14.7.1 Presence of Smoke and CO Detectors

MISSING SMOKE AND CO

The house did not have all the necessary smoke and CO detectors in the correct places. Recommend replacing and adding smoke and CO where required. CO on all floors within 10' of sleeping rooms. In hallways outside sleeping rooms. In sleeping rooms. On each level of the building and in basements. On ceiling or wall (less than 12 inches below ceiling).

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE
