

# Confidential Inspection Report

PREPARED EXCLUSIVELY FOR:  
Happy Home Buyer

REALTOR:  
Awesome Realtor  
(801)123-4567

LOCATED AT:  
777 Luck Ln  
Happyville Utah



Inspector, Heath Madsen  
J-Pro Inspects

## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### Grounds

#### REVERSE PERIMETER SLOPE

**RM Mo s-22:** - The soil or grading sloped towards building(s). This can result in water accumulating around/under the foundation and in basements. Recommend grading soil so it slopes away from the structure. The recommended slope is at least 1 inch per horizontal foot for every 6 feet out from buildings.



#### BASEMENT STAIRWAY DRAIN

**RM s-32:** - The basement stairwell drain drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.



## Roof

### WOOD SHAKES, SHINGLES

**RR s-49:** - Some wood shakes or shingles were loose and warped. Leaks can occur as a result. Recommend that a qualified contractor repair as necessary. For example, by replacing or fastening shakes or shingles, or installing flashing.



Fasteners loose



Fasteners loose



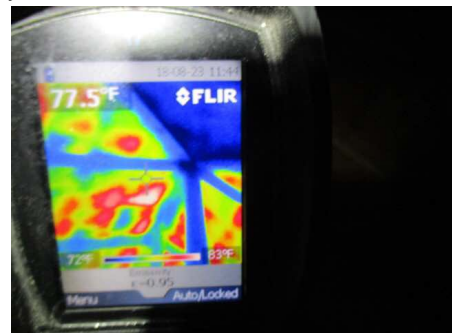
**RR s-50:** - The wooden roof surface (shakes or shingles) appeared to have been recently repaired. Shakes can deteriorate prematurely if not maintained. Recommend that a qualified contractor clean the roof surface and apply a preservative per standard building practices. For wooden roof surfaces, this should be done approximately once every three to five years.



## Attic and Roof Structure

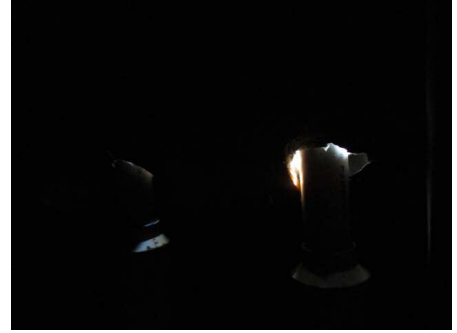
### CONDITION OF ROOF STRUCTURE

**s-57:** - Stains were found in one or more areas on the underside of the roof. The inspector was unable to determine if an active leak exists (inaccessible height). Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.



## OTHER

**RM E s-64:** - Light was visible from the underside of the roof around the plumbing vents and furnace flues. Recommend sealing opening to prevent water intrusion.



## Plumbing / Fuel Systems

### CONDITION OF SERVICE AND MAIN LINE

**s-99:** - The main water line entry and shut off was located behind the drawers in the NW bedroom/bathroom vanity. The seller was unable to get the drawer catches to release so the shut off could be evaluated. The main line and shut off valve are excluded from this inspection. Recommend a qualified plumber move the shut off to an accessible location so the water can be turned off quickly in the event of an emergency.



### GAS SUPPLY PIPING

**Safe RR s-110:** - The natural gas supply terminations at the BBQ were unused (no appliance connected) and no cap was installed on the gas shut-off valve(s). Gas can flow directly out of the termination with the shut-off valve is opened. This is a potential fire hazard. Recommend that a qualified person install caps where missing per standard building practices.





## Water Heater

### CONDITION OF VENTING SYSTEM

**Safe** **RR** **s-122:** - The flues were undersized for the units. Units with a BTU rating 38,000 or greater should have a four inch flue pipe installed. Recommend having a plumber replace the 3 inch flue pipe with a 4 inch flue.



## Heating, Ventilation and Air Condition (HVAC)

### SERVICE

**Safe** **E** **s-133:** - Because of the age of and condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection. Recommend having this service completed prior to the due diligence date.



### AGE

**MD** **s-146:** - The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. The inspector was unable to determine the age of this unit. Be aware that it may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the age (ask property owner or service technician), and budgeting for a replacement.












Dear Happy Home Buyer,

We have enclosed the report for the property inspection we conducted for you on 00/00/00 at:

777 Lucky Ln

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Poses a risk of injury or death
-  = Correction likely involves a significant expense
-  = Recommend repairing or replacing
-  = Recommend repair and/or maintenance
-  = Recommend ongoing maintenance
-  = Recommend evaluation by a specialist
-  = Recommend monitoring in the future
-  = Item or component is in serviceable condition
-  = Comment

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Heath Madsen  
J-Pro Inspects

# Table of Contents

Executive Summary.....	2
Introduction.....	8
General Inspection Information.....	8
Kitchen.....	10
Grounds.....	11
Structure and Foundation.....	14
Roof.....	15
Attic and Roof Structure.....	17
Garage.....	19
Electric.....	20
Plumbing / Fuel Systems.....	23
Water Heater.....	26
Heating, Ventilation and Air Condition (HVAC).....	27
Fireplaces, Stoves, Chimneys and Flues.....	30
Bathrooms, Laundry and Sinks.....	31
Interior.....	34
Environmental Concerns.....	40

## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

## General Inspection Information

### GENERAL INFORMATION

1: - Report number: Sample Report

Time Start: 9:00 AM

Time Finished: 1:10 PM

Weather Condition during inspection: Sunny, Dry and (no rain)

Temperature during inspection: Hot >80 degrees Fahrenheit

Inspection Fee: Best inspection for the money

Building inspected: House

Age of main building: 23 Years

Source of age information: Municipal records or Property listing

Property occupied: Yes



## **C** 2: - About this report

Items, components, and systems noted as "Appeared Serviceable" in this inspection report operated and performed as expected and/or were not in need of repair at the time of the inspection. These items will require routine cleaning and maintenance in accordance with manufacture recommendations. Items, components, and systems can develop problems and concerns suddenly and over time which require repair and/or replacement.

Pictures in the report are provided to emphasize general concerns. Not all areas are pictured.

### **PRESENT DURING INSPECTION**

3: - Owner.

### **CLIENT PRESENT FOR DISCUSSION AT END OF INSPECTION**

4: - Yes

### **GENERAL CONCERNS**

**E** 5: - Many areas and items at this property were obscured by furniture, stored items and debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.



6: - Based on visible equipment an alarm system was installed at this property. This is a specialty system that is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Recommend that a qualified specialist evaluate the these systems for defects and repair if necessary.



## DISPOSAL REQUESTS

**E 7:** - Items that require special disposal and sometime a fee such as paint were found at the home. Client may wish to ask the sellers to remove these items before closing.



## Kitchen

### LIMITATIONS

**8:** - See the International Standards of Practice for Performing a General Home Inspection.  
<https://www.jproinspects.com/standards/>

### COUNTERS

**9:** - Appeared serviceable.

### CABINETS

**10:** - Appeared serviceable.

### SINKS AND RELATED PLUMBING

**11:** - Appeared serviceable.

### BELOW SINK AND RELATED PLUMBING

**Mo 12:** - Stains were found in shelving or cabinets below the kitchen sink. No leaks were found at the time of the inspection. The inspector is unable to determine the condition of underlying materials.



### UNDER-SINK FOOD DISPOSAL

**13:** - N/A (none installed).

### DISHWASHER

**14:** - Appeared serviceable.

### RANGE, COOKTOP

**15:** - Appeared serviceable.

## RANGE, COOKTOP TYPE

16: - Combination.

## REFRIGERATOR

17: - No water appeared to be attached to the fridge or the dispenser controls did nothing.



## MICROWAVE

18: - Appeared serviceable.

## SPECIALTY SYSTEMS

19: - The trash compactor was inoperable. Did not respond to testing.



## Grounds

### LIMITATIONS

20: - See the International Standards of Practice for Performing a General Home Inspection for grounds. See 3.2.Exterior

<https://www.jproinspects.com/standards/>

### TYPE OF SITE SLOPE

21: - Level.

## REVERSE PERIMETER SLOPE

**RM Mo 22:** - The soil or grading sloped towards building(s). This can result in water accumulating around/under the foundation and in basements. Recommend grading soil so it slopes away from the structure. The recommended slope is at least 1 inch per horizontal foot for every 6 feet out from buildings.



## DRIVEWAY MATERIAL

**23:** - Concrete.

## DRIVEWAY CONDITION

**Safe RR 24:** - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway. For safety reasons, recommend that a qualified contractor repair as necessary.



## SIDEWALK MATERIAL

**25:** - Concrete.

## SIDEWALK CONDITION

**Safe RM 26:** - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary.



## CONDITION OF DECK, PATIO AND/OR PORCH COVERS

**S 27:** - Appeared serviceable.



## DECK, PATIO, PORCH COVERS

28: - Covered.

## DECK, PORCH AND/OR BALCONY MATERIAL

29: - Concrete.

## STAIRS, HANDRAILS AND GUARDRAILS

**S** 30: - Appeared serviceable.

31: - Concrete.

## BASEMENT STAIRWAY DRAIN

**RM** 32: - The basement stairwell drain drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.



## FENCES, RETAINING WALLS, AND WINDOW WELLS

33: - The wood fencing was damaged or in need of general maintenance.



34: - Due to the size/depth or close proximity to walkways of the window wells, recommend installing covers for greater safety.



## Structure and Foundation

### LIMITATIONS

**35:** - See the International Standards of Practice for Performing a General Home Inspection for structure and foundations. See 3.3. Basement, Foundation, Crawlspace, & Structure.

<https://www.jproinspects.com/standards/>

### WALL COVERING

**36:** - Brick and Metal.

### APPARENT WALL STRUCTURE

**37:** - Brick and Wood frame.

### CONTACT

**RM 38:** - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



### TREE

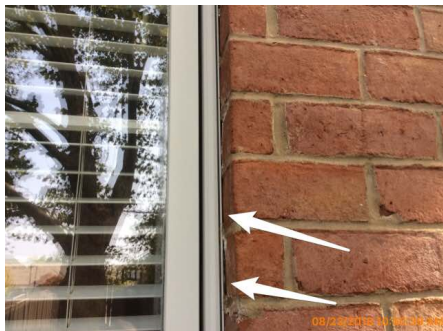
**RM 39:** - Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds. Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.





### CAULK PAINT OR STAIN

**RR RM 40:** - Caulk was missing and substandard in some areas. For example, around windows. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.



### CONDITION OF FOUNDATION AND FOOTINGS

**S 41:** - Appeared serviceable.

### APPARENT FOUNDATION TYPE

**42:** - Finished basement.

### FOUNDATION/STEM WALL MATERIAL

**43:** - Poured in place concrete.

### FOOTING MATERIAL (UNDER FOUNDATION STEM WALL)

**44:** - Undetermined, not visible.

## Roof

### LIMITATIONS

**45:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.1. Roof  
<https://www.jproinspects.com/standards/>

### ROOF INSPECTION METHOD

**46:** - Viewed from ground with binoculars.

### ROOF SURFACE MATERIAL

**47:** - Wood shakes or shingles.

### ROOF TYPE

**48:** - Gable and Hipped.

## WOOD SHAKES, SHINGLES

**RR 49:** - Some wood shakes or shingles were loose and warped. Leaks can occur as a result. Recommend that a qualified contractor repair as necessary. For example, by replacing or fastening shakes or shingles, or installing flashing.



Fasteners loose



Fasteners loose



**RR 50:** - The wooden roof surface (shakes or shingles) appeared to have been recently repaired. Shakes can deteriorate prematurely if not maintained. Recommend that a qualified contractor clean the roof surface and apply a preservative per standard building practices. For wooden roof surfaces, this should be done approximately once every three to five years.



## CONDITION OF EXPOSED FLASHINGS

**RR 51:** - One or more roof flashings were rusted. Leaks can occur as a result. Recommend that a qualified person repair as necessary.



## CONDITION OF GUTTERS, DOWNSPOUTS AND EXTENSIONS

**RM 52:** - Debris had accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



**RR 53:** - One or more downspouts and down spout extensions were damaged. Rainwater can come in contact with the building exterior or accumulate in and around the building as a result. Recommend that a qualified person repair as necessary.



## Attic and Roof Structure

### LIMITATIONS

**54:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.9. Attic, Insulation, & Ventilation.

<https://www.jproinspects.com/standards/>

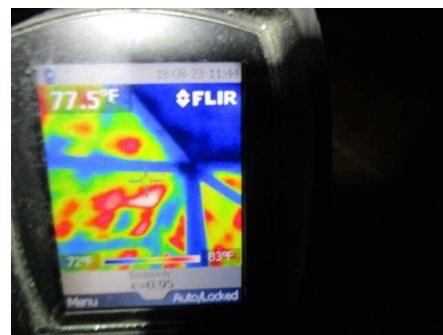
### ATTIC INSPECTION METHOD

**55:** - Traversed.

### CONDITION OF ROOF STRUCTURE

**56:** - Stains

**57:** - Stains were found in one or more areas on the underside of the roof. The inspector was unable to determine if an active leak exists (inaccessible height). Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.



### **ROOF AND CEILING STRUCTURE TYPE**

**58:** - Trusses and trusses.

### **CEILING INSULATION MATERIAL**

**59:** - Fiberglass loose fill and Fiberglass roll or batt.

### **APPROXIMATE ATTIC INSULATION R VALUE (MAY VARY IN AREAS)**

**60:** - R-38 estimated.

### **CEILING INSULATION**

**61:** - The ceiling insulation in one or more areas of the attic was compacted or uneven and missing. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).



### **CONDITION OF ROOF VENTILATION**

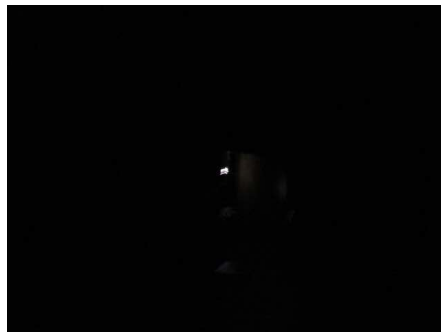
**62:** - Appeared serviceable.

### **ROOF VENTILATION TYPE**

**63:** - Box vents (roof jacks) and Enclosed soffit vents.

## OTHER

**RM E 64:** - Light was visible from the underside of the roof around the plumbing vents and furnace flues. Recommend sealing opening to prevent water intrusion.



## Garage

### LIMITATIONS

**65:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.10. Doors, Windows, & Doors.

<https://www.jproinspects.com/standards/>

### TYPE

**66:** - Attached garage.

### TYPE OF DOOR BETWEEN GARAGE AND HOUSE

**67:** - Metal.

### CONDITION OF GARAGE VEHICLE DOOR(S)

**68:** - Appeared serviceable.

### TYPE OF GARAGE VEHICLE DOOR

**69:** - Roll.

### NUMBER OF VEHICLE DOORS

**70:** - 2

### CONDITION OF AUTOMATIC OPENER(S)

**71:** - Appeared serviceable.

### MECHANICAL AUTO-REVERSE

**72:** - The mechanical auto-reverse was operable at the time of the inspection.

### CONDITION OF GARAGE FLOOR

**73:** - Appeared serviceable.

### CONDITION OF GARAGE INTERIOR

**74:** - Appeared serviceable.

### GARAGE VENTILATION

**75:** - Windows only.

## ATTIC ACCESS

**E 76:** - The attic access hatch in the garage was blocked by a vehicle or stored items. The inspector was unable to enter, view or traverse the attic space over the garage. This area is excluded from this inspection.



## Electric

### LIMITATIONS

**77:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.7. Electrical <https://www.jproinspects.com/standards/>

### PRIMARY SERVICE TYPE

**78:** - Underground.

### NUMBER OF SERVICE CONDUCTORS

**79:** - 3

### SERVICE VOLTAGE (VOLTS)

**80:** - 120-240

### ESTIMATED SERVICE AMPERAGE

**81:** - 150

### PRIMARY SERVICE OVERLOAD PROTECTION TYPE

**82:** - Circuit breakers.

### SERVICE ENTRANCE CONDUCTOR MATERIAL

**83:** - Stranded aluminum.

### MAIN DISCONNECT RATING (AMPS)

**84:** - 150



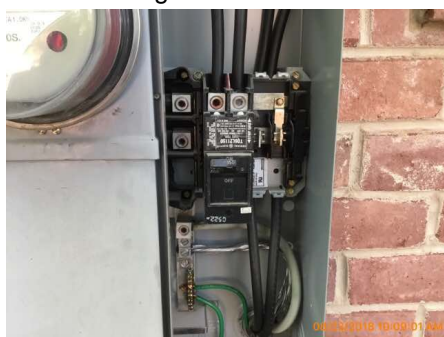
## SYSTEM GROUND

85: - Ground rod(s) in soil.



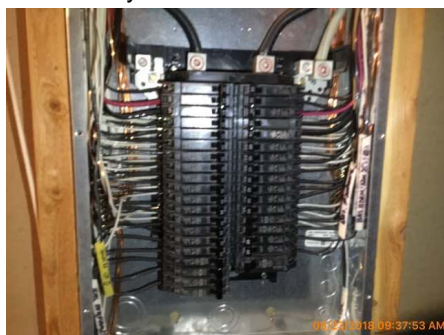
## LOCATION OF MAIN SERVICE PANEL A

86: - Building exterior.



## LOCATION OF SUB-PANEL B

87: - Utility room.



## PANEL & WIRING CONCERNS

88: - The main disconnect breaker was damaged. Recommend replacing the breaker.



## CONDITION OF BRANCH CIRCUIT WIRING

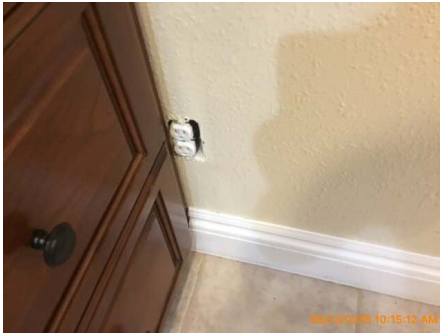
89: - Serviceable

## BRANCH CIRCUIT WIRING TYPE

90: - Non-metallic sheathed.

## RECEPTACLES

**Safe** **RR** 91: - Cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Basement south east wall

**Safe** **RR** 92: - One or more receptacles (outlets) were worn. Worn receptacles can work intermittently or when the plug is wiggled. They can overheat or arc and spark due to loose connections. Recommend that a qualified electrician replace such receptacles as necessary.



Kitchen

**Safe** **RM** 93: - Some electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. Recommend that a qualified electrician repair as necessary.



Kitchen

**RM E 94:** - One or more electric receptacles (outlets) appeared to have no power. Switches may need to be operated to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.



Outside the garage

### SWITCHES

**Safe RR 95:** - One or more wall switches were broken or damaged. Recommend that a qualified electrician replace wall switches.



Kitchen

### OTHER

**RR 96:** - Recommend installing oversized coverplates where gaps are visible.



Basement bedroom

## Plumbing / Fuel Systems

### LIMITATIONS

**97:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.6. Plumbing  
<https://www.jproinspects.com/standards/>

### EXCLUDED

**98:** - Based on visible equipment a water softener, humidifier and sprinkler system were installed at the property. These are specialty systems and are excluded from this inspection. Comments in this report related to these systems are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Recommend that a qualified specialist evaluate the these systems for defects and repair if necessary.



### CONDITION OF SERVICE AND MAIN LINE

**99:** - The main water line entry and shut off was located behind the drawers in the NW bedroom/bathroom vanity. The seller was unable to get the drawer catches to release so the shut off could be evaluated. The main line and shut off valve are excluded from this inspection. Recommend a qualified plumber move the shut off to an accessible location so the water can be turned off quickly in the event of an emergency.



### WATER PRESSURE (PSI)

**100:** - 38 PSI.

### MAIN SHUT-OFF

**101:** - The main water shut off was located in the north wall of the basement. See other comments in this section.

## **WATER SUPPLY PRESSURE**

**102:** - Water pressure was below 40 pounds per square inch (PSI), but the flow appeared to be adequate. 40-80 PSI is considered the normal range for water pressure in a home. The inspector performed a "functional flow test" during the inspection, where multiple fixtures were run simultaneously and checked for significantly decreased flow. For example, the shower flow did not decrease significantly when the toilet was flushed. However, this is not a guarantee that the client will find the pressure and flow to be adequate. If the client does find the flow to be inadequate, they should have a qualified plumber evaluate and repair as necessary. A pressure-boosting system was installed. For information on these systems, visit:

<http://www.google.com/search?q=low+water+pressure>



## **SUPPLY PIPE MATERIAL**

**103:** - Copper.

## **SUPPLY PIPE CONCERNS**

**104:** - Corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.



## **DRAIN PIPE MATERIAL**

**105:** - Plastic.

## **WASTE PIPE MATERIAL**

**106:** - Plastic.

## **VENT PIPE MATERIAL**

**107:** - Plastic.

## **CONDITION OF FUEL SYSTEM**

**108:** - Appeared serviceable.

## **LOCATION OF MAIN FUEL SHUT-OFF VALVE**

**109:** - At gas meter.



## GAS SUPPLY PIPING

**Safe RR 110:** - The natural gas supply terminations at the BBQ were unused (no appliance connected) and no cap was installed on the gas shut-off valve(s). Gas can flow directly out of the termination with the shut-off valve is opened. This is a potential fire hazard. Recommend that a qualified person install caps where missing per standard building practices.



## Water Heater

### LIMITATIONS

**111:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.6. Plumbing <https://www.jproinspects.com/standards/>

### WATER HEATER INFORMATION

**112:** - The water fuel type was natural gas.

**113:** - The water heater was two tank water heaters.

**114:** - The water heater was located in the utility room.

**115:** - 50 and 50 gallons.

### TEMPERATURE-PRESSURE RELIEF VALVE INSTALLED

**116:** - Yes.

### AGE

**117:** - 6 and 4 years.

### TEMPERATURE

**118:** - The water temperature at the time of the inspection was 128 degrees Fahrenheit.

**Safe RM 119:** - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit: <http://www.cpsc.gov/CPSC/PUBS/5098.pdf>

### SEISMIC STRAPS

**Safe RR 120:** - The water heater's earthquake straps or struts were substandard. For example, they may allow significant movement or use substandard fasteners. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person repair or replace existing earthquake reinforcement.



## CONDITION OF BURNERS

121: - Appeared serviceable.

## CONDITION OF VENTING SYSTEM

**Safe** **RR** 122: - The flues were undersized for the units. Units with a BTU rating 38,000 or greater should have a four inch flue pipe installed. Recommend having a plumber replace the 3 inch flue pipe with a 4 inch flue.



## Heating, Ventilation and Air Condition (HVAC)

### LIMITATIONS

123: - See the International Standards of Practice for Performing a General Home Inspection. See 3.4. Heating <https://www.jproinspects.com/standards/>

### GENERAL HEATING SYSTEM TYPE(S)

**C** 124: - Forced air furnace.

### GENERAL HEATING DISTRIBUTION TYPE(S)

125: - Ducts and registers.

### LAST SERVICE DATE OF PRIMARY HEAT SOURCE

126: - 12/24/15



### SOURCE FOR LAST SERVICE DATE OF PRIMARY HEAT SOURCE

127: - Label.

### FORCED AIR HEATING SYSTEM FUEL TYPE

128: - Natural gas.

### ESTIMATED AGE OF FORCED AIR FURNACE

129: - 23 years.

## LOCATION OF FORCED AIR FURNACE

130: - Basement.

## FORCED AIR SYSTEM CAPACITY IN BTUS OR KILOWATTS

131: - 120,00.

## AGE

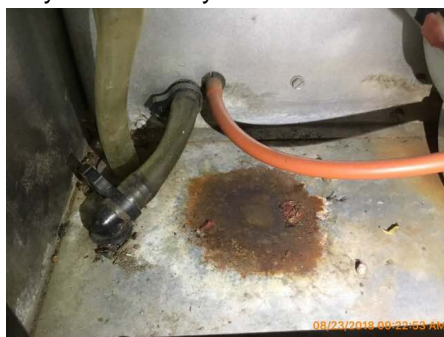
**MD E** 132: - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond this age.

## SERVICE

**Safe E** 133: - Because of the age of and condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection. Recommend having this service completed prior to the due diligence date.



**E** 134: - Corrosion was present inside the furnace. No leaks were present at the time of the inspection. The issue may have already been resolved. Recommend having a qualified HVAC contractor evaluate and repair if necessary.



**Safe C** 135: - The safety switch for the furnace was covered and not readily accessible.



## CONDITION OF FURNACE FILTERS

136: - Appeared serviceable. 20X20X1

### LOCATION FOR FORCED AIR FILTER(S)

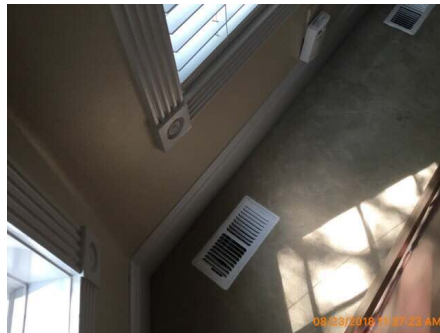
137: - At side of air handler.

### REGISTERS

**RM 138:** - Some air supply registers were loose or installed in a substandard way. Recommend that a qualified person repair as necessary so registers are securely attached and are flush with the surface on which they are installed.



**RR 139:** - Some air supply registers were damaged. Recommend replacing where necessary.



### CONDITION OF BURNERS

140: - Appeared serviceable.

### CONDITION OF VENTING SYSTEM

141: - Appeared serviceable.

### CONDITION OF COOLING SYSTEM

142: - Appeared serviceable.

### COOLING SYSTEM FUEL TYPE

143: - Electric.

### LOCATION

144: - Furnace and exterior.

### TYPE

145: - Split system.

## AGE

**MD 146:** - The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. The inspector was unable to determine the age of this unit. Be aware that it may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the age (ask property owner or service technician), and budgeting for a replacement.



## CONDITION OF CONTROLS

**147:** - Appeared serviceable.

# Fireplaces, Stoves, Chimneys and Flues

## LIMITATIONS

**148:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.8. Fireplace <https://www.jproinspects.com/standards/>

## GAS FIREPLACE OR STOVE TYPE

**149:** - Converted wood-burning fireplace.



## CONVERSION PROBLEMS

**Safe** **RR** **150:** - The fireplace was equipped with a gas burner and the chimney damper could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this. A qualified contractor should repair per standard building practices so the damper cannot close.



**Safe** **RR** **151:** - A wood burning fireplace has been converted to use gas logs, and no glass doors were installed on the fireplace. For gas conversions like this, the fireplace damper should be modified so it is permanently open to prevent combustion gases from the pilot light and main burners accumulating in living spaces. Since the damper is always open, unconditioned air from outside can enter living spaces through the chimney, and conditioned air from inside can exit through the chimney. This can result in higher heating and cooling costs. Recommend that a qualified person install glass doors on the fireplace per standard building practices.



## CONDITION OF CHIMNEYS AND FLUES

**152:** - Appeared serviceable.

## GAS-FIRED FLUE TYPE

**153:** - Masonry with metal liner.

## Bathrooms, Laundry and Sinks

### LIMITATIONS

**154:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.6. Plumbing <https://www.jproinspects.com/standards/>



## COUNTERS

**155:** - Gaps, no caulk, or substandard caulking were found between the backsplash and the wall in the master bathroom. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Master bathroom



Master bathroom

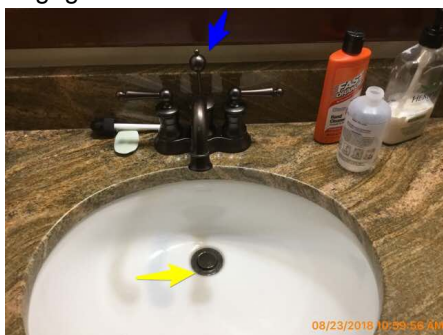
## CABINETS

**156:** - One or more drawers and cabinet doors in the basement bathroom were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.



## TOP OF THE SINKS AND RELATED PLUMBING

**RM 157:** - The sink drain stopper(s) in the basement bathroom and master bathroom allowed water to pass when engaged.



Basement bathroom



Master bathroom



## UNDER THE SINK AND RELATED PLUMBING

**Mo 158:** - Stains were found in shelving or cabinet components below one or more sinks in the upstairs hallway bathroom and master bathroom. No leaks were found at the time of the inspection. The inspector is unable to determine the condition of underlying materials.



## TOILETS

**159:** - Appeared serviceable.

## CONDITION OF BATHTUB AND SURROUND

**RM 160:** - Gaps, no caulk, or substandard caulking were found between the bathtub and the surround in the basement bathroom. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



## CONDITION OF SHOWER AND SURROUND

**161:** - Appeared serviceable.

## SHOWER PLUMBING

**RM 162:** - The shower head in the master bathroom bathtub dripped when the shower was turned on. Recommend that a qualified person repair as necessary.



## VENTILATION SYSTEMS

**163:** - Spot fans and window.

**164:** - Appeared serviceable.

### GROUT AND BATHROOM FIXTURES

**RM 165:** - Recommend cleaning and sealing the grout in wet areas such as showers and bathtub surrounds.



### DRYER

**C 166:** - Hookups for an electric and a gas dryer were present.

## Interior

### LIMITATIONS

**167:** - See the International Standards of Practice for Performing a General Home Inspection. See 3.10. Doors, Windows, & Interior

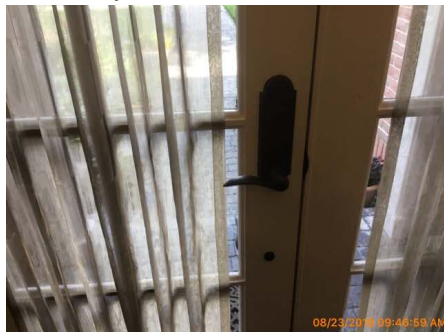
<https://www.jproinspects.com/standards/>

### EXTERIOR DOORS

**RR 168:** - Weatherstripping around front door was substandard. Energy efficiency may be reduced as a result. Recommend that a qualified person repair or replace weatherstripping as necessary.



**169:** - The deadbolt lock for the front door was difficult to operate. Recommend that a qualified person repair as necessary.



Front door

## INTERIOR DOORS

**170:** - Appeared serviceable.

**RM 171:** - One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

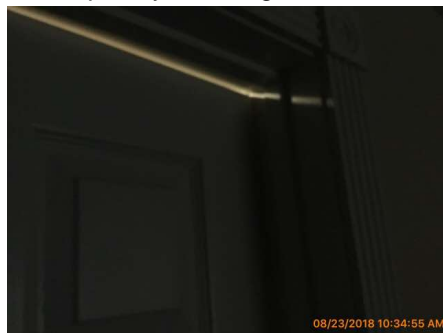


Basement play room.

**RM 172:** - One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.



Basement hall east door



Basement bathroom

**173:** - One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.



North bedroom



Basement door west side

**RR 174:** - One or more doorstops were missing. Wall damage had occurred as a result.



North bedroom



North bedroom



Master bedroom



Basement



Master bathroom

## CLOSET

**RR 175:** - One or more closet doors were damaged.



Upstairs Hallway

## WINDOWS

**Ma 176:** - Recommend caulking around the insides of windows where cracks are visible.



Basement bedroom

**RR 177:** - Crank handles at some windows were difficult to operate and damaged. Recommend that a qualified person replace handles or make repairs as necessary.



Master bedroom the new crank has been ordered.

**178:** - Evidence of past water intrusion was found in one or more window sills. No elevated levels of moisture were found at the time of the inspection. The inspector is unable to determine the condition of underlying materials. Recommend monitoring these areas in the future especially during times of heavy and/or prolonged rain. If moisture is found in the future recommend a qualified person make repairs.



Basement bedroom

**C 179:** - Some window blinds were damaged.



Basement bedroom



**180:** - One or more windows were damaged.



Kitchen

## SCREENS

**RR 181:** - One or more window screens were missing. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



North bedroom



Basement south window.



## WALLS AND CEILINGS

**C 182:** - The wall material or covering was: Drywall.

**C 183:** - The ceiling material or covering was: Drywall.

**184:** - One or more ceilings and walls were damaged.



Basement play room.

**RM 185:** - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.google.com/search?q=elastic+crack+cover>



Basement Southwest wall

## GENERAL FLOORING

**C 186:** - Carpet, Wood products and Tile or travertine.

**RR 187:** - Recommend installing transition strips where two different types of flooring meet.



## WOOD AND LAMINATE

**Ma 188:** - Wood flooring in one or more areas was worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.



## FLOOR INSULATION

**C 189:** - Fiberglass roll or batt installed.

## FLOOR SUBSTRUCTURE

**190:** - The beam material was: Built-up wood.

**191:** - The support post material was: Wood and Bearing wall.

**192:** - The floor structure was: Engineered wood joists.

#### **STAIRS**

**193:** - Appeared serviceable.

#### **HANDRAILS**

**194:** - Appeared serviceable.

#### **GUARDRAILS**

**195:** - Appeared serviceable.

## **Environmental Concerns**

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.