Highlands
HOME INSPECTIONS

2032 W 2ND STREET EDMOND OK 73003

DEC 8 2022

INSPECTIONS BY:BRANDON ROBINSON

CLIENT:SCOTT SMITH

Highlands
HOME INSPECTIONS

ABOUT US

protecting Home Owners and Buyers Through Knowledge

After graduating with a degree in industrial technology, Brandon Robinson spent 5 years in the construction industry, with 3 of those years as a City Building Inspector. In 2022, he decided to launch Highlands Home Inspections LLC, taking his building code knowledge and eye for detail, and using it to provide thorough home assessments for his clients. This is done through advanced technology and techniques. Highlands Home Inspections LLC is committed to the goal of providing the best quality of service one can get.

OUR MISSION

Our home inspectors use of state-of-the-art technology and expertise to provide an upscale experience for our clients. Highlands Home Inspections is committed in providing unparalleled quality while being cost-effective.

HIGHLANDS FACT SHEET

SERVING THE COMMUNITY

Highlands is committed to the goal of giving back to the community through volunteer work and monetary donations

5 Years of exspirance

3400 Inspections performed as City Building Inspector

3 licenses

STANDARDS OF INTEGRITY

As a catholic owned business, we believe in the truth of the Bible and God's teachings. In business we must live by the golden rule. Love your neighbor as you love yourself.

QUALIFICATION	DETAILS	NUMBER
Oklahoma State Home inspector License	Required License to be a home inspector in the state of OK.	License #70002842
Oklahoma State Certified applicator license	Required License to treat or inspect for termites in the state of OK.	License #79414
ICC B1 Building inspector certification	internationally recognized certification to be a building code enforcement officer.	Certification #9627084

HOW MUCH WE HAVE SAVED OUR CLIENTS THIS YEAR

$154,000
in repairs

$58,543
In negotiations

"There is nothing like staying at home for real comfort." —Jane Austen

Highlands
HOME INSPECTIONS

580-216-5888 | highlandshomeinspection@gmail.com

WHATS INSPECTED?

The inspector usually looks at the foundation, roof, attic, walls, ceilings, windows, doors, and any attached decks or porches. He will also inspect the electrical, heating, air conditioning, and plumbing systems. Keep in mind that the inspector examines only what is visible and accessible.

WHAT'S NOT INCLUDED IN THIS INSPECTION?

The standard home inspection practice does not include reviewing any dangerous substances including asbestos, radon, methane, radiation, formaldehyde, and more. This means that home inspectors do not look for toxins, and contaminants in soil, air, and water.

WHAT IS A QR CODE?

The "QR" in the QR code stands for "Quick Response". It's a two-dimensional matrix barcode that can be read and scanned with compatible devices such as a smartphone camera or an app. With an online QR code generator, you can create QR codes readable in both vertical and horizontal dimensions. QR codes can store various data and information, including a link to an online store, an influencer's social media sites, and files such as photos, videos, music, official documents, and more.

QR codes hold more data than a barcode. A barcode consists of a series of characters, numbers, and symbols, while a QR code can store up to 406 bytes of information. QR codes are a practical and highly efficient tool, bridging the gap between the physical and digital worlds.

HOW WE USE QR CODE IN THE REPORT

We use QR code at the top of the page of each inspection section.These QR codes, when scanned by your phone's camera, link to videos of your actual inspection. In these videos we go through the inspection and speak about any findings we observe.QR codes my also be used to link to websites or sections of relevant building codes.

Due to privacy concerns, all QR codes in this sample inspection are non-functioning

DON'T PANIC

Scan QR code to watch a short video about what to expect when getting a home inspection

SCAN ME

HOME FACT SHEET

GENERAL INFORMATION

General Inspection Info:
Occupancy
Vacant

General Inspection Info:
Weather Conditions
Cold

General Inspection Info:
Type of Building
Single Family

General Inspection Info: In Attendance
Home Owner
I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

HEATING &. COOLING

- Natural Gas
- Indoor Air Handler
- Outdoor Compressor

ELECTICITY

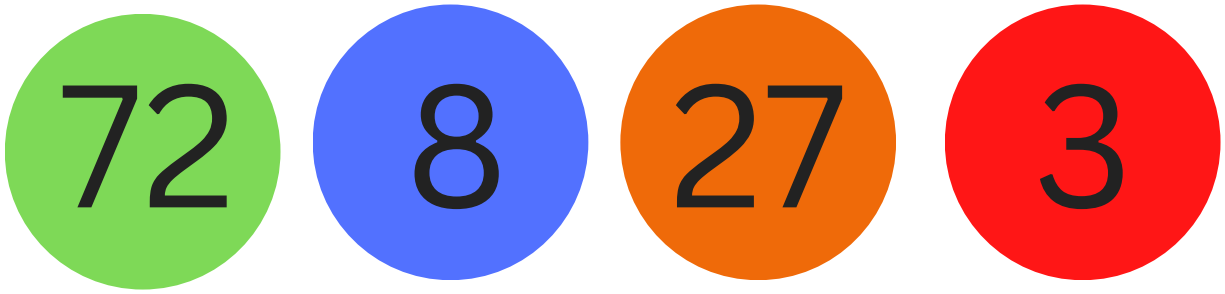
- 100 amp
- 2 sub panels
- Underground

WATER & PLUMBING

- Septic
- Well

SUMMERYSHEET

Remember DONT PANIC



ITEMS INSPECTED | MINOR DEFECT | MAJOR DEFECT | MATERIAL DEFECT

1.1 Roof - Roof Covering: Exposed Fasteners
2.1.2 Roof - Roof Covering: Tree Too Close
2.2.1 Roof - Flashing: Corroded - Minor
2.3.1 Roof - Plumbing Vent Pipes: Flashing Defect
2.4.1 Roof - Gutters & Downspouts: Debris in Gutters
2.4.2 Roof - Gutters & Downspouts: Gutters Missing
3.2.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Fascia
3.2.2 Exterior - Eaves, Soffits & Fascia: Damage Observed at Soffit
3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
3.3.2 Exterior - Wall-Covering, Flashing & Trim: Cracking - Major at Masonry Exterior
3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Negative Grading
3.5.1 Exterior - GFCIs & Electrical: Missing GFCI
3.6.1 Exterior - Walkways & Driveways: Major Cracking at Driveway
3.8.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Wood Rot
3.10.1 Exterior - Windows: Cracked caulking
4.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Foundation Crack - Minor
4.5.1 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Wood in Contact With orClose to Soil
4.7.1 Basement, Foundation, Crawlspace & Structure - Ventilation in Crawlspace: Open Crawlspace VentsObserved
7.3.1 Plumbing - Hot Water Source: Corrosion
7.3.2 Plumbing - Hot Water Source: Missing Catch Pan Under Tank

SUMMERYSHEET

Remember DONT PANIC

7.3.3 Plumbing - Hot Water Source: Old System
7.3.4 Plumbing - Hot Water Source: Hot water temp is too Hot
8.5.1 Electrical - Panelboards & Breakers: Cable Connector Defect
8.5.2 Electrical - Panelboards & Breakers: Material Defect
8.5.3 Electrical - Panelboards & Breakers: Subpanel Grounds Neutrals Not Separated
8.6.1 Electrical - Service Grounding & Bonding: Unable to Confirm Presence of Grounded Conductor
8.7.1 Electrical - AFCIs: Missing AFCI
8.8.1 Electrical - GFCIs: Missing GFCI
9.3.1 Attic, Insulation & Ventilation - Ventilation in Attic: Attic Ventilation Insufficient
10.2.1 Bathrooms - Sinks, Tubs & Showers: Loose Fixture
11.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Minor Corner Cracks
11.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Recent Roof Leak Damage
11.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Old Detectors, New DetectorsRecommended
12.3.1 Laundry - Laundry Room, Electric, and Tub: Missing GFCI Protection
13.1.1 Kitchen - Kitchen Sink: Defect at the Kitchen Sink
13.2.1 Kitchen - GFCI: Missing GFCI Protection
13.3.1 Kitchen - AFCI: Missing AFCI Protection
13.4.1 Kitchen - Countertops & Cabinets: Evidence of rodent droppings.

SEE THAT WASN'T TOO BAD

EXTERIOR

INSPECTION

WATCH EXTERIOR INSPECTION VIDEO

SCAN ME

TOTAL DEFICIENCIES: 9

INFORMATION

General: Exterior Was Inspected
I inspected the exterior of the house.

Exterior Doors: Exterior Doors Inspected
I inspected the exterior doors.

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.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected
I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described
Brick
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 weather tightness. Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & 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.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected
I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

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 INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 9

LIMITATIONS

Eaves, Soffits & Fascia
INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during ahome inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior waslimited. 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 exhaustiveevaluation. My inspection of the exterior was limited. I did not reach and access closely every part of theexterior wall-covering.

GFCIs & Electrical
UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according tomodern 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 asI could according to the Home Inspection Standards of Practice.

EXTERIOR INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 9

RECOMMENDATIONS

3.2.1 Eaves, Soffits & Fascia
DAMAGE OBSERVED AT FASCIA

Major Defect

I observed indications that one or more areas of the fascia were damaged. Correction and further evaluation is recommended.
Recommendation
Contact a qualified general contractor.

Major Defect

3.3.1 Wall-Covering, Flashing & Trim
DAMAGED WALL-COVERING MATERIAL

I observed indications of a defect at the exterior wall-covering material. Correction and further evaluation is recommended.
Recommendation
Contact a qualified professional.






EXTERIOR INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 9

RECOMMENDATIONS

Major Defect

3.3.2 Wall-Covering, Flashing & Trim
CRACKING - MAJOR AT MASONRY EXTERIOR

I observed indications of major structural cracking at the time of my inspection of the exterior. Crackingwas observed at one or more areas. Monitoring the masonry walls of the house is needed. Although masonry can deform elastically over longperiods of time to accommodate small amounts of movement, large movements normally cause cracking.Cracking can result from a variety of problems: differential settlement of the foundation; drying shrinkage;expansion and contraction due to ambient thermal and moisture variations; improper support overopenings; the effects of freeze-thaw cycles; the corrosion of iron and steel wall reinforcement; differentialmovement between building materials; expansion of salts; and the bulging or leaning of walls.
Further evaluation is recommended.

Recommendation
INSTALL GUTTER SYSTEM

Major Defect

3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading
NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.
The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

Recommendation
Contact a qualified landscaping contractor

Major Defect

3.5.1 GFCIs & Electrical
MISSING GFCI
I observed indications that a GFCI is missing in an area that is required to keep people safe.

Recommendation
Contact a qualified electrical contractor.

EXTERIOR INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 9

RECOMMENDATIONS

3.5.1 GFCIs & Electrical
MISSING GFCI

Minor Defect

I observed indications that a GFCI is missing in an area that is required to keep people safe.

Recommendation
Contact a qualified electrical contractor.

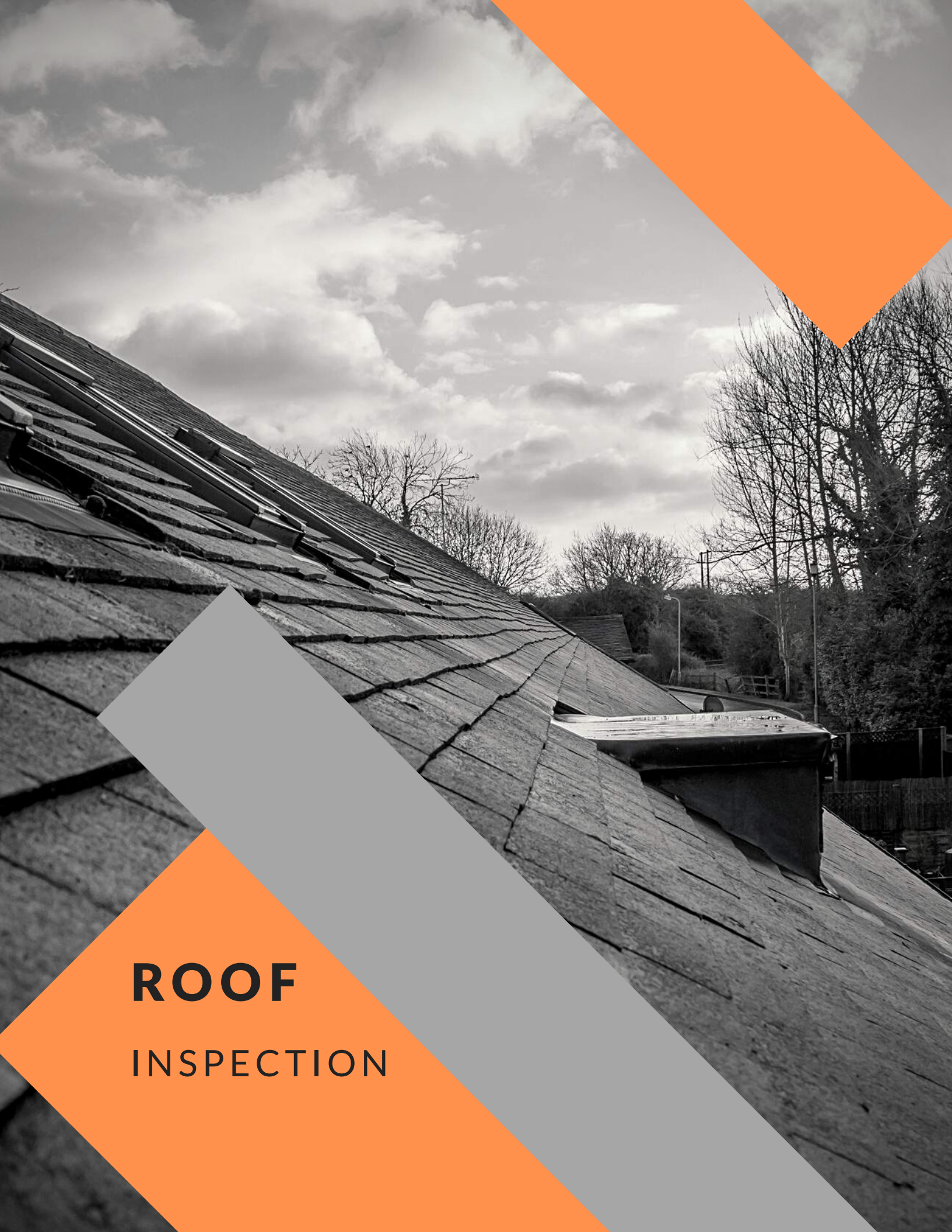
Major Defect

3.8.1 Porches, Patios, Decks, Balconies & Carports
WOOD ROT

I observed wood rot at the patio awning . This condition is a structural defect. Correction and further evaluation of the patio awning is recommended.

Recommendation
Contact a qualified carpenter.



ROOF

INSPECTION

WATCH ROOF INSPECTION VIDEO

SCAN ME

TOTAL DEFICIENCIES: 6

INFORMATION

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described
Asphalt

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.







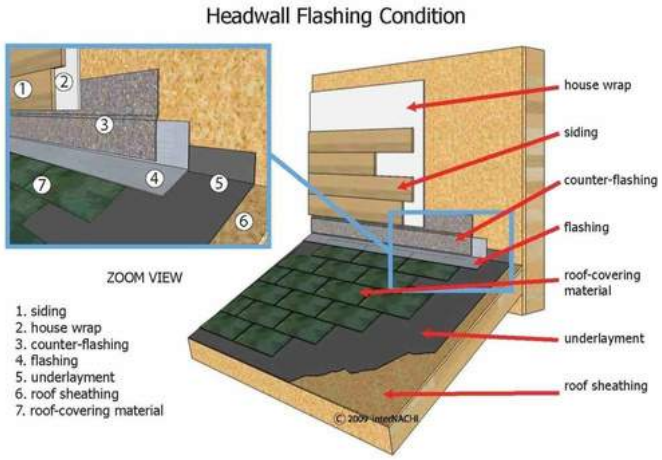
ROOF INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 6

INFORMATION

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.

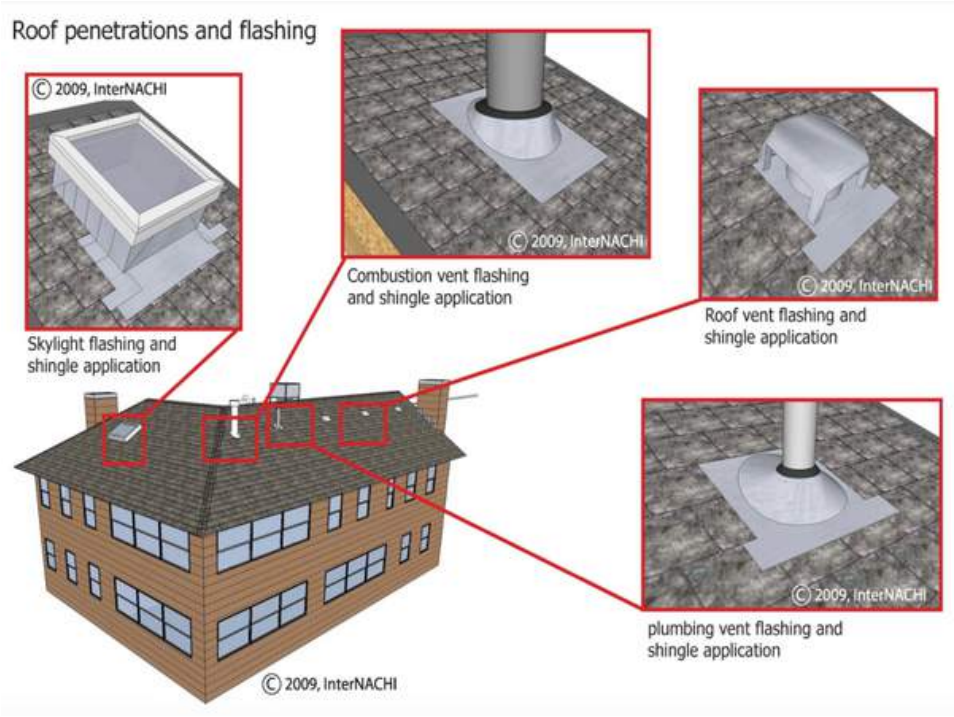


Flashing: Eaves and Gables

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.



ROOF INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 6

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.

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

ROOF INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 6

RECOMMENDATIONS

2.1.1 Roof Covering
EXPOSED FASTENERS

Major Defect

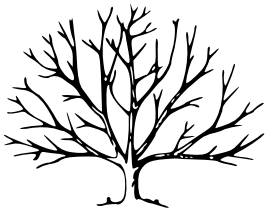
I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Recommendation
Contact a qualified roofing professional.

2.1.2 Roof Covering
TREE TOO CLOSE

Minor Defect

I observed indications that a tree and or tree branch where overhanging the roof and maybe in contactwith it.
Recommendation
Contact a qualified tree service company.



2.2.1 Flashing
CORRODED - MINOR

Major Defect

Roof flashing showed signs of corrosion, but seemed to not be amajor defect. Flashing should be monitored to prevent severecorrosion leading to moisture intrusion.
Recommendation
Contact a qualified roofing professional.

ROOF INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 6

RECOMMENDATIONS

2.3.1 Plumbing Vent Pipes
FLASHING DEFECT

Major Defect

I observed indications of a defect at the vent pipe flashing.
Prone to water penetration or roof leak.
Recommendation
Contact a qualified roofing professional.

2.4.1 Gutters & Downspouts
DEBRIS IN GUTTERS

Minor Defect

I observed debris in the gutter. Location was on the patio awning.
Cleaning and maintenance isrecommended.
Recommendation
Contact a qualified gutter contractor

2.4.2 Gutters & Downspouts
GUTTERS MISSING

Major Defect

Gutters are necessary to properly collect rain water from the roof,control it, divert it, and discharge that water away from the houseand its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.
Recommendation
Contact a qualified gutter contractor

BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

INSPECTION

WATCH B.F.C.S INSPECTION VIDEO

SCAN ME

TOTAL DEFICIENCIES: 3

INFORMATION

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

Under-Floor Crawlspace: Under-Floor Crawl Access Location
Exterior

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: 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 observed floor joists.

Insulation in Foundation/Basement Area: Type of Insulation Observed
NONE

Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation
NONE

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.
This house is located in a climate zone that requires an R-value of

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.

Ventilation in Crawlspace: Ventilation Inspected
During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.
I report as in need of correction the general absence of ventilation in unfinished spaces.

Ventilation in Crawlspace: Attic Insulation Thickness
missing insulation
Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.
This house is located in a climate zone that requires an **R-value of 0**

B.F.C.S INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 3

RECOMMENDATIONS

Minor Defect

4.1.1 Basement
FOUNDATION CRACK - MINOR

I observed indications of a crack at the foundation. The crack is hairline with no major displacement ormovement.

Recommendation
Recommend monitoring.

Minor Defect

4.5.1 Under-Floor Crawlspace
WOOD IN CONTACT WITH OR CLOSE TO SOIL

I observed indications of wooden structural components in contact with soil or in close proximity with soil. This condition is prone to water penetration into the structural materials resulting in water damage. Correction and further evaluation is recommended.

Recommendation
Contact a qualified general contractor.

Minor Defect

4.7.1 Ventilation in Crawlspace
CRAWLSPACE VENTS OBSERVED

The crawlspace is ventilated with the outside. This type of crawlspace and foundation is equipped with permanent vents to the outdoors that are intended to furnish cross-ventilation to prevent moisture in the space. This conventional ventilated crawlspace tend to have inherent problems including energy loss, decreased comfort, excessive moisture, durability issues, and indoor air quality problems. It might be best to implement a closed-crawlspace strategy that treats the crawlspace essentially as a short room with conditioned air. Recommend having a qualified contractor further evaluate the vented crawlspace. Not enough ventilation.

HEATING

INSPECTION

WATCH HEATING INSPECTION VIDEO

TOTAL DEFICIENCIES: 0

INFORMATION

Heating System Information:
Energy Source
Gas

Heating System Information:
Heating Method
Warm-Air Heating System

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.

get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to lter cleaned.

COOLING

INSPECTION

WATCH COOLING INSPECTION VIDEO

WATCH VIDEO

TOTAL DEFICIENCIES: 0

INFORMATION

Thermostat and Normal Operating Controls: Thermostat Location
Living room

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 INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 0

LIMITATIONS

Cooling System Information
COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

Condensate
DID NOT OPERATE

The condensate pump did not operate during my home inspection. Forcing the pump to discharge is beyond the scope of my home inspection. Ask the seller for more information about the condensate pump and its past performance.

Condensate
DISCHARGE UNCONFIRMED

I was unable to confirm where the condensate pump discharges. It should discharge outside and away from the house foundation properly. Ask the homeowner for more information.

PLUMBING

INSPECTION

WATCH PLUMBING INSPECTION VIDEO

WATCH VIDEO

TOTAL DEFICIENCIES: 4

INFORMATION

Main Water Shut-Off Valve: Location of Main Shut-Off Valve
Unable to Determine

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.

Main Water Shut-OffValve: Homeowner's Responsibility
It's your job to know where the main water and fuel shutoffvalves are located. And be sure to keep an eye out for any water and plumbing leaks.

Water Supply : Water Supply Is Private
The water supply to the house appeared to be from a private water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source
Gas-Fired Hot Water Tank
I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source
I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

https://youtu.be/Tdwm2ScbN1M

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. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

https://youtube.com/shorts/IUEhfwv88VA?feature=share

https://youtu.be/Qbm1-6uhm4M

PLUMBING INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 4

LIMITATIONS

Main Water Shut-OffValve
UNABLE TO LOCATE
I was unable to determine the location of the main water shut-offvalve. 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 hiddenwithin the walls.

RECOMMENDATIONS

7.3.1 Hot Water Source
CORROSION

Major Defect

I observed corrosion at the hot water source.
Recommendation
Contact a qualified plumbing contractor.

Minor Defect

7.3.2 Hot Water Source
MISSING CATCH PAN UNDER TANK
I observed that both hot water tank are missing a water leak catch pan
Recommendation
Contact a qualified professional.

7.3.3 Hot Water Source
OLD SYSTEM

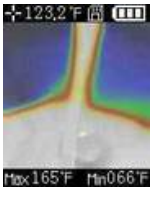
Minor Defect

I observed during my inspection that the system appeared to be old and at the end of its service life. Itmay not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenanceand monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart forHomes
Water heater located on the left side of home is old, and should be replaced.
Recommendation
Recommend monitoring.

7.3.4 Hot Water Source
HOT WATER TEMP IS TOO HOT

Major Defect

I observed with a IR camera, the hot water coming from the tap, tobe 160 degrees. Burns are likely at this temperature. Temperaturegauge at hot water tank needs to be turned down.



ELECTRICAL

INSPECTION

WATCH ELECTRICAL INSPECTION VIDEO

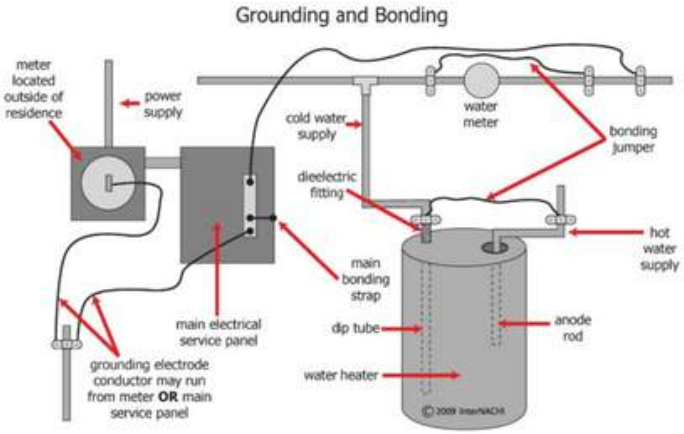
TOTAL DEFICIENCIES: 6

WATCH VIDEO

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: Inspected Main Service Disconnect
I inspected the electrical main service disconnect.

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

Service Grounding & Bonding: Inspected the Service Grounding & Bonding
I inspected the electrical service grounding and bonding.

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.

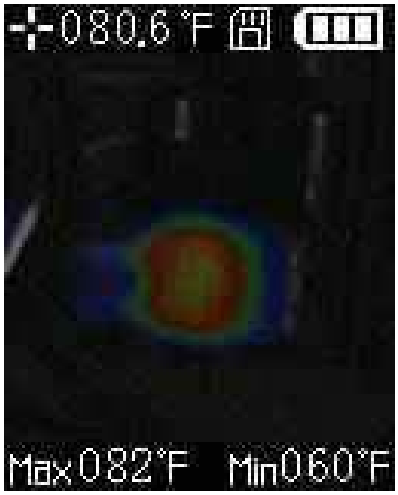
ELECTRICAL INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 6

INFORMATION

Main Service Disconnect: Main Disconnect Rating, If Labeled
100
I observed indications of the main service disconnect's amperage rating. It was labeled.

Panelboards & Breakers: Inspected Main Panelboard & Breakers
I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).




Panelboards & Breakers: Inspected Subpanel & Breakers
I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).

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.

GFCIs: Inspected GFCIs
ound-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a tester, where possible.

ELECTRICAL INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 4

LIMITATIONS

Electrical Wiring
UNABLE TO INSPECT ALL OF THE WIRING
I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view withinwalls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding
UNABLE TO CONFIRM PROPER GROUNDING AND BONDING
I was unable to confirm proper installation of the system grounding and bonding according to moderncode. A licensed electrician or township building code inspector could perform that type of test, which isbeyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as Icould 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 tomodern 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 asI could according to the Home Inspection Standards of Practice.

GFCIs
UNABLE TO INSPECT EVERYTHING
I was unable to inspect every electrical component or proper installation of the GFCI system according tomodern 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 asI could according to the Home Inspection Standards of Practice.

RECOMMENDATIONS

7.3.1 Hot Water Source
CORROSION

Major Defect

I observed corrosion at the hot water source.
Recommendation
Contact a qualified plumbing contractor.

Minor Defect

7.3.2 Hot Water Source
MISSING CATCH PAN UNDER TANK
I observed that both hot water tank are missing a water leak catch pan
Recommendation
Contact a qualified professional.

ELECTRICAL INSPECTION OVERVIEW CONTINUED

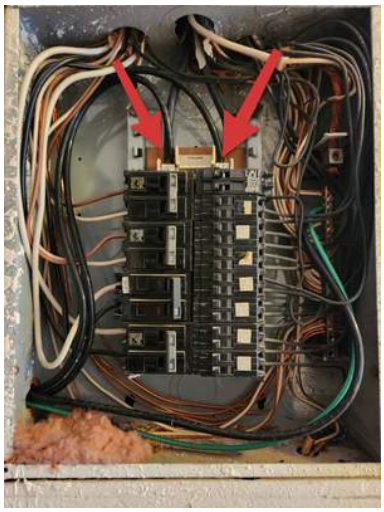
TOTAL DEFICIENCIES: 4

RECOMMENDATIONS

8.5.1 Panelboards & Breakers
CABLE CONNECTOR DEFECT

Material Defect

I observed a defect at the electrical cable connector at thepanelboard. 2 conductors cannot be sharing the same lug.
Recommendation
Contact a qualified electrical contractor.



8.5.2 Panelboards & Breakers
MATERIAL DEFECT

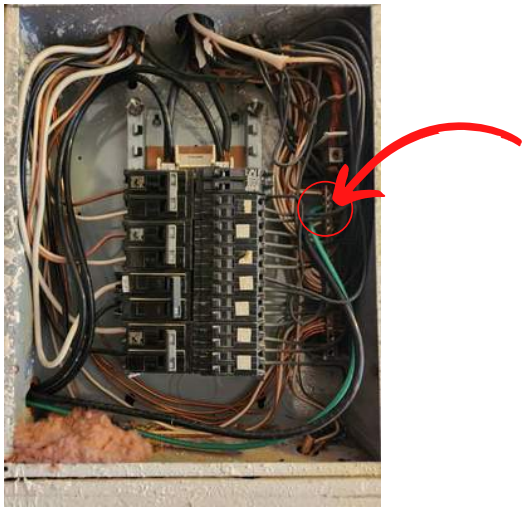
Material Defect

I observed indications of a material defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended.
Recommendation
Contact a qualified electrical contractor.

Major Defect

8.5.3 Panelboards & Breakers
SUBPANEL GROUNDS NEUTRALS NOT SEPARATED

I observed that the grounds and neutrals at the subpanel are not isolated (separated). Defect.



ELECTRICAL INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 4

RECOMMENDATIONS

Major Defect

8.6.1 Service Grounding & Bonding
UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR

I was unable to confirm by observation the presence of a grounded conductor.
Recommendation
Contact a qualified electrical contractor.

Major Defect

8.7.1 AFCIs
MISSING AFCI

I observed indications that an AFCI is missing in an area that is required to keep the house safe.
Recommendation
Contact a qualified electrical contractor.

Major Defect

8.8.1 GFCIs
MISSING GFCI

I observed indications that a GFCI is missing in an area that is required to keep people safe. Missing in all bathrooms and kitchen.
Recommendation
Contact a qualified electrical contractor.

ATTIC, INSULATION & VENTILATION

INSPECTION

WATCH A.I.V INSPECTION VIDEO

WATCH VIDEO

TOTAL DEFICIENCIES: 1

INFORMATION

Insulation in Attic: Type of Insulation Observed
Fiberglass

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.

Insulation in Attic: Insulation Was Inspected
During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.
I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.
I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Attic: Approximate Average Depth of Insulation
9-12 inches
Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected
During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.
I report as in need of correction the general absence of ventilation in unfinished spaces

LIMITATIONS

Structural Components & Observations in Attic
COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited

RECOMMENDATIONS

Major Defect

9.3.1 Ventilation in Attic
ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy. Passive vents need soffit vents to properly function.
Recommendation
Contact a qualified professional.

BATHROOMS

INSPECTION

WATCH BATHROOMS INSPECTION VIDEO

WATCH VIDEO

TOTAL DEFICIENCIES: 1

INFORMATION

Bathroom Toilets: Toilets Inspected
I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected
I inspected the heat source in the bathroom (register/baseboard).

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 Exhaust Fan / Window: Inspected Bath Exhaust Fans
I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

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.

LIMITATIONS

No limitations were observed.

RECOMMENDATIONS

Major Defect

10.2.1 Sinks, Tubs & Showers
LOOSE FIXTURE

I observed indications that the fixture is loose. Not secure. Not installed properly. Loose.
Recommendation
Contact a qualified plumbing contractor.

DOORS, WINDOWS & INTERIOR

INSPECTION

WATCH DOORS, WINDOWS & INTERIOR INSPECTION VIDEO

TOTAL DEFICIENCIES: 1

WATCH VIDEO

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 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.

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.

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.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors
I inspected for the presence of smoke and carbon-monoxide detectors.
There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

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 ctrical 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 theperformance of the detectors and of any issues regarding them. We recommend replacing all of thedetectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

DOORS, WINDOWS & INTERIOR INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 4

RECOMMENDATIONS

Major Defect

11.4.1 Floors, Walls, Ceilings
MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.
Recommendation
Contact a qualified professional.

Major Defect

11.4.2 Floors, Walls, Ceilings
RECENT ROOF LEAK DAMAGE

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.
Recommendation
Contact a qualified professional.

Major Defect

11.7.1 Presence of Smoke and CO Detectors
OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. The should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.
Recommendation
Contact a qualified professional.

LAUNDRY

INSPECTION

WATCH LAUNDRY ROOM INSPECTION VIDEO

TOTAL DEFICIENCIES: 1

WATCH VIDEO

LIMITATIONS

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

Clothes Dryer
DID NOT INSPECT
I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. Th st pipe must be inspected and
cleaned every year to help prevent house fires.

RECOMMENDATIONS

12.3.1 Laundry Room, Electric, and Tub

Major Defect

MISSING GFCI PROTECTION
I observed that there is missing GFCI protection at the receptacles in the laundry room.
All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A)(10) & 210.12(A)
Recommendation
Contact a qualified electrical contractor.

KITCHEN

INSPECTION

WATCH KITCHEN INSPECTION VIDEO

TOTAL DEFICIENCIES: 1

WATCH VIDEO

INFORMATION

Kitchen Sink: Ran Water at Kitchen Sink
I ran water at the kitchen sink. SLOW DRAINING.

Range/Oven/Cooktop: Turned On Stove & Oven
I turned on the kitchen's stove and oven.






LIMITATIONS

No limitations were observed

KITCHEN INSPECTION OVERVIEW CONTINUED

TOTAL DEFICIENCIES: 4

RECOMMENDATIONS

Major Defect

3.1.1 Kitchen Sink
DEFECT AT THE KITCHEN SINK

I observed indications of a defect at the kitchen sink. Very slow draining when the sink was running and dishwasher was draining.
Garbage disposal was not functioning.

Major Defect

13.2.1 & 13.3.1 GFCI/ AFCI
MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.
Recommendation
Contact a qualified electrical contractor.

Major Defect

13.7.1 Countertops & Cabinets
EVIDENCE OF RODENT DROPPINGS.

Rodent droppings was opserved in lower cabinet by sink.
Recommendation
Contact a qualified professional.

WATCH OUR STANDARDS OF PRACTICE VIDEO

WATCH VIDEO

STANDARDS OF PRACTICE

Inspection Detail
Please refer to the
reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations.
Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.
Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:
1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:
1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:
1. observed indications of active roof leaks.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

a. **the exterior wall-covering materials;**
b. **the eaves, soffits and fascia;**
c. **a representative number of windows;**
d. **all exterior doors;**
e. **flashing and trim;**
f. **adjacent walkways and driveways;**
g. **stairs, steps, stoops, stairways and ramps;**
h. **porches, patios, decks, balconies and carports;**
i. **railings, guards and handrails; and**
j. **vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.**

II.The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

STANDARDS OF PRACTICE

Basement, Foundation, Crawlspace & Structure

The inspector shall inspect:
the foundation; the basement;
the crawlspace; and structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil; observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Heating

I.The inspector shall inspect:

1. the heating system, using normal operating controls.

The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling

I.The inspector shall inspect:

1. the cooling system, using normal operating controls.

II.The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III.The inspector shall report as in need of correction:

1.That did not operate; and
2. if the cooling system was deemed inaccessible.

STANDARDS OF PRACTICE

Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the
5. the absence of smoke and/or carbon monoxide detectors.

STANDARDS OF PRACTICE

The inspector shall inspect:
insulation in unfinished spaces, including attics, crawlspaces and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:
the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:
the general absence of insulation or ventilation in unfinished spaces.

Bathrooms
The home inspector will inspect:
interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; and all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior
The inspector shall inspect:
a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:
a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:
improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Laundry
The inspector shall inspect:
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Kitchen
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:
the stove, oven, microwave, and garbage disposer.

Highlands
HOME INSPECTIONS

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Thank You