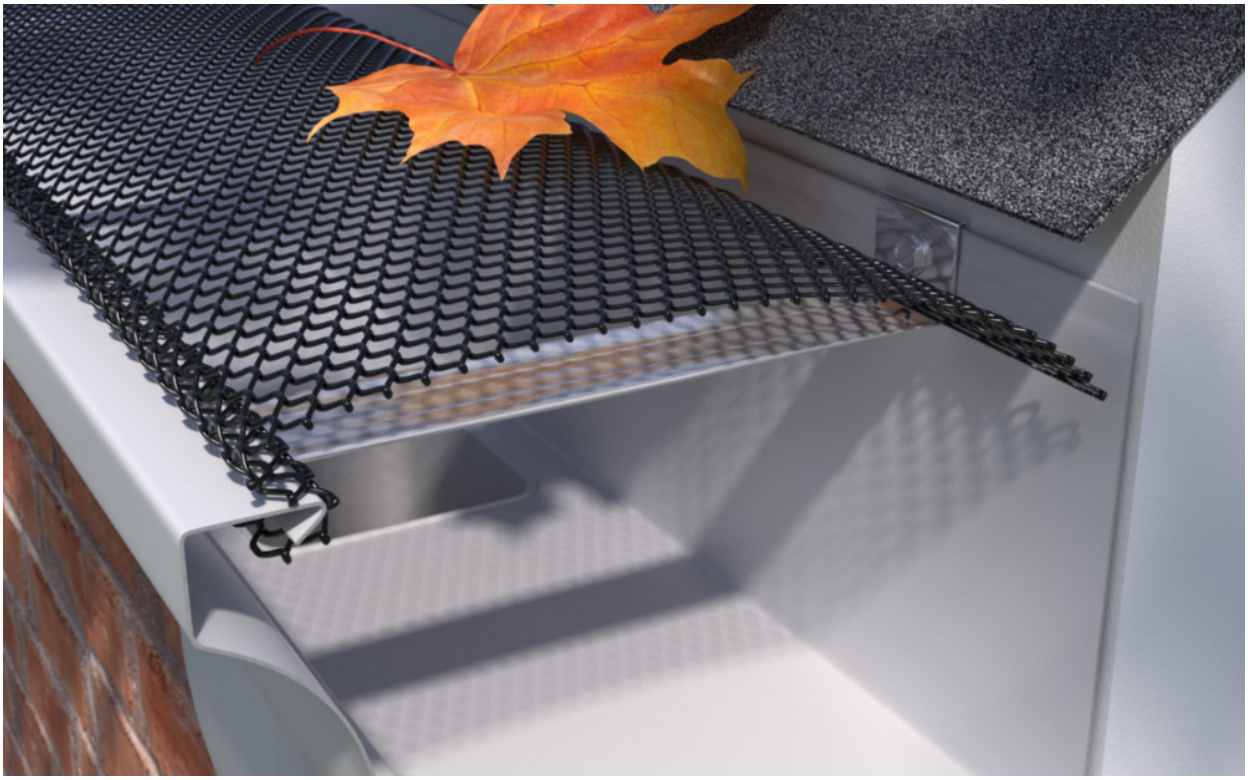
2.1.1 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Deferred Maintenance

GENERAL COMMENT: LOOSE FASCIA AND GUTTER GUARD INSTALLATION

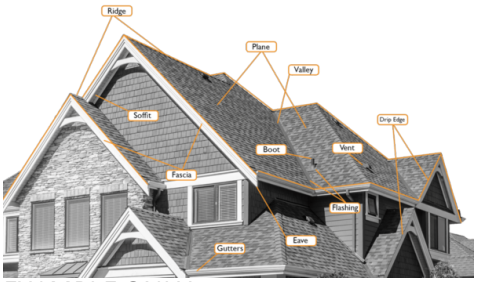
ROOF

1. These comments pertain to general maintenance observations. While the fascia shows some slight looseness, it remains adequately secured. This metal flashing can come loose, it is held in place by nails, and it generally covers lumber facing outward.
2. We recommend considering the installation of gutter guards to address having to clean gutters at this height. There are no trees directly over top of this property.



Recommendation
Contact a qualified professional.

SUMMARY PDF HOME INSPECTION REPORT FOR TRAINING PURPOSES (DEFECTS ONLY)



EXAMPLE ONLY


Loose fascia

2.1.2 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

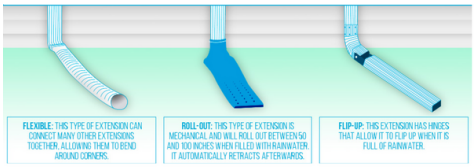
Recommendation

DOWN SPOUTS DRAIN NEAR HOUSE (MINOR DEFECT)

ROOF

Down spouts drain near the homes foundation, this can cause water to seep near or under the home. Down spout extensions should be installed.

Recommendation
Contact a qualified professional.



EXAMPLE ONLY


2.1.3 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Deferred Maintenance

SATELLITE DISH INSTALLATION COMMENT

REAR OF HOME

This is a general observation: In the past, satellite dishes were often installed with screws driven through the shingles and roof sheathing, potentially leading to small leaks. Although no leaks were observed during the inspection, buyers should be mindful of this issue. It's advisable to avoid having contractors who are not specialized roofers install additional items like dishes on the roof. Also, a short extension should be added to the gutter on the lower-level roof section (minor issue).

Recommendation
Contact a qualified professional.


3.1.1 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia

Recommendation

SIDING WARPING/BUCKLING/LOOSE

EXTERIOR

1. Vinyl siding was warping/buckling or loose in one or more areas. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction and *typical wear*. Recommend a qualified siding contractor evaluate and repair.
2. *The siding on the rear of the home is excessively loose in comparison to other areas of the property. Recommend evaluation and repair.*

Recommendation
Contact a qualified siding specialist.






3.1.2 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia

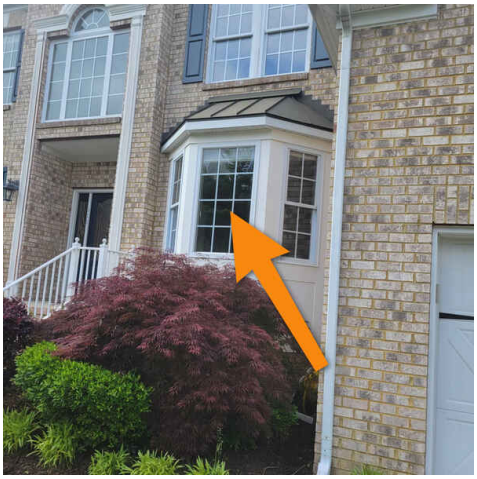
Recommendation

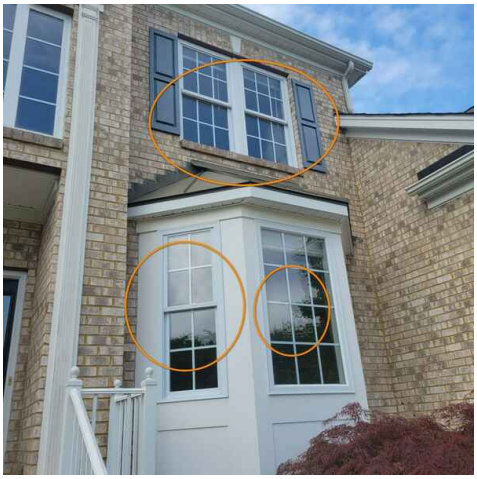
MISSING WINDOW SCREENS

EXTERIOR

1. Multiple window screens are missing at the time of inspection. Recommend a qualified contractor to evaluate and repair.
2. The window screens were discovered to be stored in the attic. We recommend having the screens installed in their correct locations.

Recommendation
Contact a qualified window repair/installation contractor.







3.2.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING (COMMON)

Recommendation

EXTERIOR

1. Driveway cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.
2. A stain was observed at the bottom of the driveway, recommend having the area pressure washed.

Recommendation
Contact a qualified concrete contractor.


3.3.1 Decks, Balconies, Porches & Steps

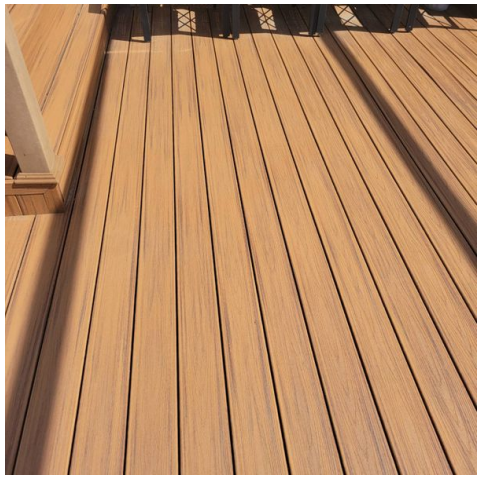
DECK - LOOSE COMPOSITE DECK BOARDS

Recommendation

EXTERIOR (REAR)

This is a minor issue: One or more composite deck boards are loose in the backyard.

Recommendation
Contact a qualified professional.



3.4.1 Exterior fence

GATE ADJUSTMENT NEEDED

Deferred Maintenance

EXTERIOR

Gate adjustment needed. Recommend a qualified contractor to evaluate and remedy.

Recommendation
Contact a qualified fencing contractor

3.5.1 Gas

MISSING SLEEVE ON GAS LINE ENTRY POINT TO CRAWL SPACE

Recommendation

FRONT RIGHT SIDE OF HOME

There should be a sleeve around the entry point where the gas line enters the crawl space. Currently, this area has been sealed with clear sealant. This sealant acts as a protective barrier between the brick and the gas line; however, a sleeve is the correct repair.

Recommendation
Contact a qualified professional.

4.1.1 Foundation

SEALANT COMMENT/FOUNDATION CRACKS (TYPICAL)

FOUNDATION AREA

Recommendation

1. An opening in the foundation exists where the drain line for the furnace exits the home. Although it has been sealed with clear sealant, the hole appears to be larger than necessary for the small drain line. To address this issue, clear sealant was applied as a temporary solution.

2. Typical cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement. Serious structural cracks are normally in a large "step shaped Z" formation. This will be followed by soft floors, large cracks in the interior of the home and general un-leveling of areas in the home. Small cracks are generally considered to be "Typical wear" These patches can be serviced (patched, injected and sealed).

Additional information on why concrete slabs/brick cracks:

Concrete foundations can develop cracks due to various factors, including:

1. Settlement: As the soil beneath a foundation undergoes natural compaction or shifts, the foundation can settle unevenly. Uneven settling can create stress on the concrete, leading to cracks.

2. Excessive Moisture: Excessive moisture in the soil surrounding the foundation can cause it to expand and contract. This movement can exert pressure on the concrete, resulting in cracks.

3. Poor Construction: Inadequate reinforcement, insufficient concrete strength, improper curing, or improper mixing of the concrete during construction can weaken the foundation, making it more susceptible to cracking.

4. Soil Movement: Certain soil types, such as expansive clay soils, have a tendency to expand or contract significantly with changes in moisture content. This movement can exert pressure on the foundation and lead to cracking.

5. Temperature Fluctuations: Extreme temperature fluctuations, especially freezing and thawing cycles, can cause concrete to expand and contract. Over time, this movement can result in cracks.

6. Hydrostatic Pressure: When water accumulates around the foundation, hydrostatic pressure can build up against the concrete. This pressure can cause the foundation to crack, especially if proper drainage measures are not in place.

7. Structural Loads: Excessive or concentrated loads placed on the foundation, such as heavy machinery or improperly distributed weight, can cause stress and lead to cracking.

8. Natural Disasters: Earthquakes, floods, or other natural disasters can subject the foundation to intense forces and movements, potentially causing cracks.

Preventing cracks in concrete foundations can be challenging, but some measures can help minimize the risk:

- Proper design and construction techniques, including appropriate reinforcement and adequate concrete strength.
- Adequate drainage systems to manage water and prevent water accumulation around the foundation.
- Regular inspection and maintenance to identify and address any

signs of foundation movement or deterioration promptly.
- Taking precautions to mitigate the effects of temperature fluctuations, such as using proper insulation and ensuring adequate expansion joints.

If cracks do occur in a concrete foundation, it is crucial to address them promptly. Depending on the severity and nature of the cracks, repairs may involve methods such as crack injection, epoxy coatings, or even structural reinforcement. Consulting with a professional foundation contractor or structural engineer is recommended to assess the situation and determine the appropriate repair approach.

Recommendation
Contact a foundation contractor.

4.2.1 Basements & Crawlspaces

GENERAL SUMMARY OF CRAWL SPACE/FOUNDATION AREA

Recommendation

CRAWL SPACE

General Summary of the Crawl Space: The crawl space is in acceptable condition considering the age of the home, with typical issues observed. Some insulation is hanging in the crawl space, secured in place by straps or small metal wire hangers. Over time, insulation may dislodge, potentially leading to more significant issues (refer to the example image for before and after crawl space remediation).

In sections towards the rear of the home, the electrical lines are configured atypically. In larger homes, these lines are usually secured to the bottoms of joists and run in a more organized manner, without being layered over other utility lines.

While the crawl space does have a moisture barrier, it does not constitute a full encapsulation (refer to the before and after image for a full crawl space encapsulation example). It's important to note that in homes with large crawl spaces, the main issue is often excessive wear of lumber due to neglect and high humidity levels, leading to wood fungus. Sagging floors are typically addressed by installing metal jacks or concrete blocks with beams under the home to support the floor.

Note: Ensure to obtain your termite and moisture letter from the seller. High levels of moisture or fungus was not observed.

Recommendation
Contact a qualified professional.

EXAMPLE ONLY_SUPPORT ADDED UNDER HOME

EXAMPLE ONLY - BEFORE AND AFTER FULL ENCAP





5.1.1 Heating and cooling equipment

UNITS NEAR THE END OF THEIR SERVICE LIFE (HVAC)

EXTERIOR OR INTERIOR

Recommendation

Set #1: Condenser unit manufactured in 2006, furnace or air handler also manufactured in 2006. Location: Exterior and garage.

Set #2: Condenser unit manufactured in 2006, furnace or air handler also manufactured in 2006. Location: Exterior and attic.

Modern air conditioners can have a lifespan of 15-20 years, thanks to advancements in technology, while older units typically last around 12-15 years. The longevity and efficiency of your A/C system depend on various factors, including proper maintenance throughout its lifetime and adherence to manufacturer specifications.

It's common for larger homes, especially those with two or three stories, to have multiple units, generally around four. Undersized units were sometimes installed during earlier construction periods, particularly in non-split-level systems.

Older units should be serviced annually by HVAC contractors as part of general maintenance. Consider obtaining a home warranty for added protection. Recommend preparing to replace the HVAC system in this home. The units are operational.

How HVAC units are installed (additional information):

The installation of HVAC (Heating, Ventilation, and Air Conditioning) systems typically involves several steps and requires the expertise of HVAC professionals. Here's a general overview of how HVAC systems are installed:

1. Assessment and Planning: The first step is to assess the heating and cooling needs of the building. HVAC professionals consider factors such as the building's size, layout, insulation, windows, and local climate to determine the appropriate HVAC system size and type.

2. System Selection: Based on the assessment, HVAC professionals select the appropriate HVAC system, including the heating source (e.g., furnace, heat pump), cooling source (e.g., central air conditioner, heat pump), ventilation components, and controls.

3. Ductwork Design and Installation: If the HVAC system requires ductwork, the professionals design the duct layout and sizing to ensure optimal airflow throughout the building. Ducts are installed in walls, ceilings, or floors, connecting the HVAC system to supply air to different rooms and return air to the system.

4. Equipment Installation: HVAC professionals install the heating and cooling equipment, such as the furnace, heat pump, air conditioner, or ventilation units. This involves connecting the equipment to the appropriate power sources, fuel lines (if applicable), and refrigerant lines (for cooling systems).

5. Electrical Wiring: Electrical wiring is installed to connect the HVAC system components to the building's electrical system. This includes wiring the thermostat, controls, and connecting the equipment to power sources.

6. Condensate Drainage: For cooling systems, a condensate drain is installed to remove excess moisture and water produced during the cooling process. This drain is typically connected to a floor drain or an external drainage system.

7. Start-up and Testing: Once the HVAC system is installed, HVAC professionals perform a start-up procedure to ensure proper functioning. This includes testing the equipment, adjusting settings, and verifying the airflow, temperature control, and safety features. They may also check for any leaks, measure system performance, and make necessary adjustments.

8. System Balancing: HVAC professionals perform system balancing, which involves adjusting the airflow and temperature distribution in different areas of the building to achieve optimal comfort and efficiency. This may involve adjusting dampers, registers, or diffusers.

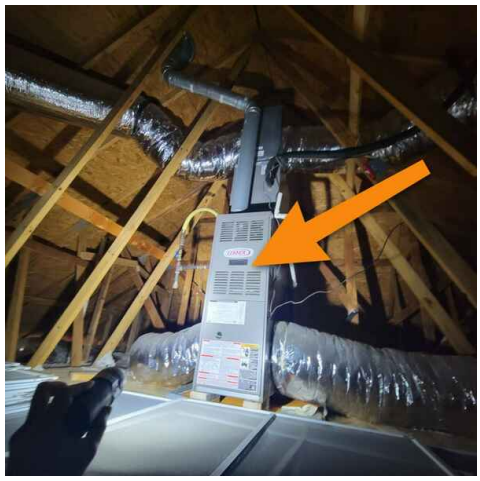
9. Final Inspections and Documentation: Before completing the installation, HVAC professionals may schedule final inspections to ensure compliance with local codes and regulations. They also provide

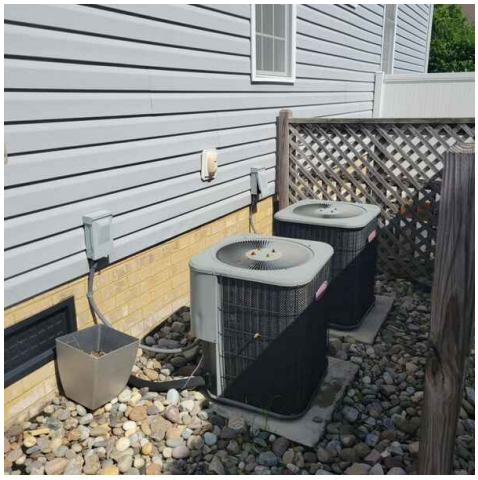
documentation, such as operation manuals, warranties, and maintenance instructions, to the building owner.

It's important to note that HVAC system installation can vary depending on the specific requirements of the building, local building codes, and the complexity of the system. Hiring qualified HVAC professionals ensures that the installation is done correctly and meets industry standards for safety, efficiency, and performance.

Recommendation
Contact a qualified heating and cooling contractor

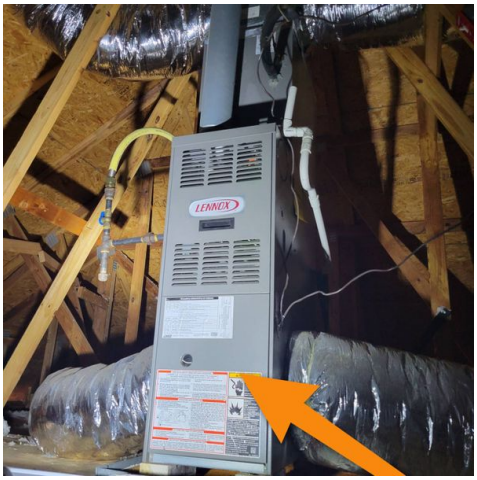











5.1.2 Heating and cooling equipment

NEEDS SERVICING/CLEANING (HVAC)

Deferred Maintenance

The furnace and or condenser unit should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Additional information on how HVAC units are serviced:

Servicing the condenser unit and furnace of an HVAC system typically involves routine maintenance tasks to ensure their optimal performance. Here are some general steps for servicing the condenser unit and furnace:

Condenser Unit:
1. Turn Off Power: Before starting any maintenance or servicing tasks, ensure that the power to the condenser unit is turned off. This can be done by switching off the electrical circuit that supplies power to the unit.

2. Clean the Exterior: Remove any debris, leaves, or dirt from the exterior of the condenser unit. You can use a brush or a soft cloth to gently clean the surfaces. Ensure that the unit's fan and grilles are free from obstructions.

3. Clean the Fins: The condenser unit's fins can accumulate dirt and debris, affecting airflow. Use a soft brush or a fin comb to carefully clean the fins. Be gentle to avoid bending or damaging them.

4. Check the Fan Motor: Inspect the fan motor for any signs of wear or damage. Lubricate the motor bearings if necessary (if they are accessible and require lubrication).

5. Inspect the Wiring: Check the wiring connections inside the condenser unit for any loose or damaged wires. Tighten any loose connections and replace any damaged wiring as needed.

6. Check the Refrigerant Lines: Inspect the refrigerant lines for any signs of damage or leaks. If you notice any issues, it's best to contact a professional HVAC technician to address the problem.

Furnace:
1. Turn Off Power: Similar to the condenser unit, ensure that the power to the furnace is turned off before performing any maintenance tasks. This can be done by switching off the electrical circuit that supplies power to the furnace.

2. Replace Air Filters: Check the furnace's air filters and replace them if they are dirty or clogged. Clean air filters ensure proper airflow and improve the efficiency of the furnace.

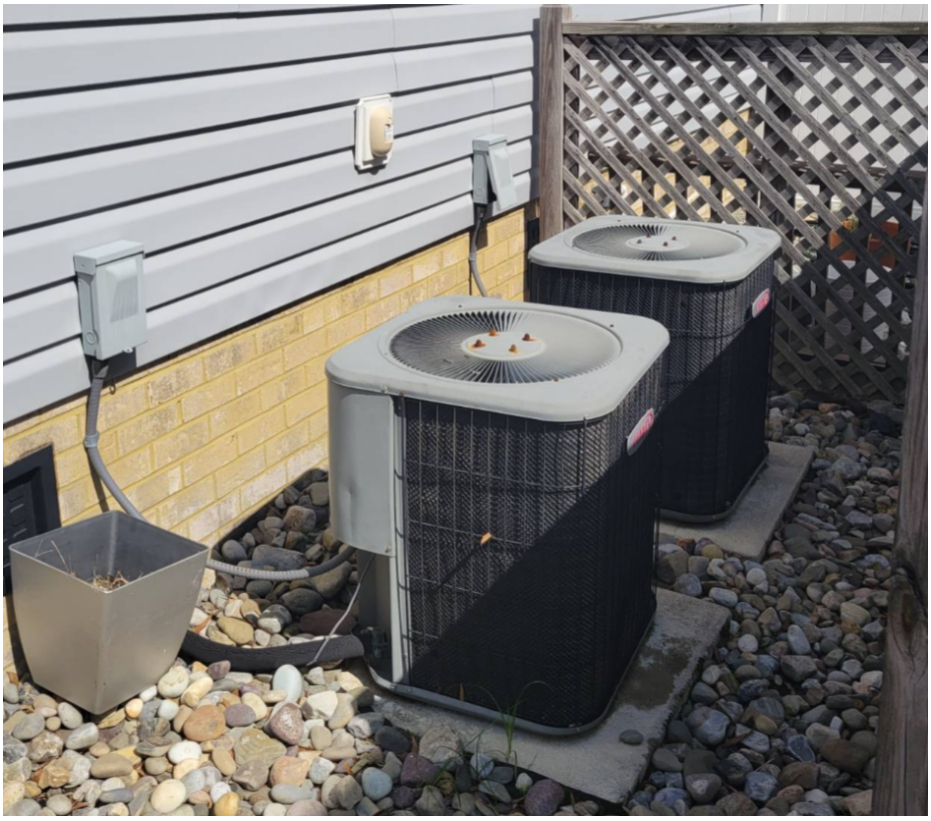
3. Clean the Blower Compartment: Remove the furnace's access panel and inspect the blower compartment for any dust or debris. Use a vacuum or a brush to clean the blower blades and surrounding areas.

4. Check the Burner and Igniter: Inspect the furnace's burner and igniter for any dirt or debris. Clean them if necessary using a soft brush or cloth. Ensure that the igniter is properly aligned and in good condition.

5. Inspect the Flue and Venting System: Check the flue pipe and venting system for any blockages or obstructions. Clear away any debris or buildup that may restrict the flow of exhaust gases.

6. Check Safety Controls: Test the furnace's safety controls, such as the limit switch and rollout switch, to ensure they are functioning correctly. Follow the manufacturer's instructions for testing and resetting these controls.

Please note that these steps provide a general guideline for servicing the condenser unit and furnace. It's important to consult the manufacturer's instructions and, if needed, seek the assistance of a qualified HVAC technician for proper servicing and maintenance of your specific HVAC system.



Recommendation
Contact a qualified heating and cooling contractor

5.1.3 Heating and cooling equipment

MOISTURE STAINS AROUND FLUE IN THE GARAGE

Recommendation

GARAGE

The ceiling around the exhaust flue in the garage displays signs of moisture stains where the flue exits through the roof. It is advisable to have this area evaluated and repaired. This is possible due to the condensation.

Condensation: When the exhaust gases from the furnace cool down as they exit through the flue, they can create condensation. If the flue isn't properly sloped to allow the condensation to drain away, or if there are obstructions in the flue, the condensation can accumulate and leak back into the furnace or surrounding areas.

Recommendation
Contact a qualified professional.



6.1.1 Interior doors, windows, floors, ceilings

TYPICAL CRACKS IN WALLS/CEILINGS AND NAIL POPS/GENERAL COSMETIC DAMAGE

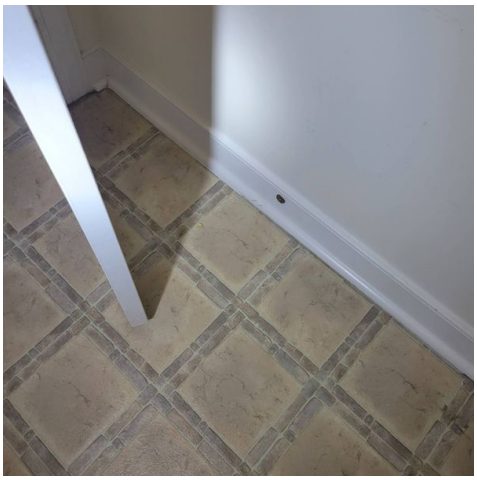
Recommendation

INTERIOR

1. Common cosmetic issues were noted during the inspection, such as typical cracks in walls and ceilings, which can occur over time due to minor settling of the house. Additionally, stains and markings were observed on the walls in the closet. It is recommended to have a qualified contractor evaluate and address these cosmetic defects.
2. Missing door stops observed in multiple areas.

Recommendation
Contact a qualified professional.









6.1.2 Interior doors, windows, floors, ceilings

TYPICAL WEAR ON FLOORS/CARPET

Deferred Maintenance

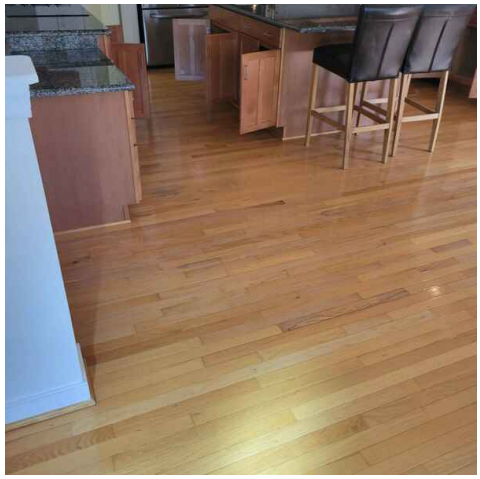
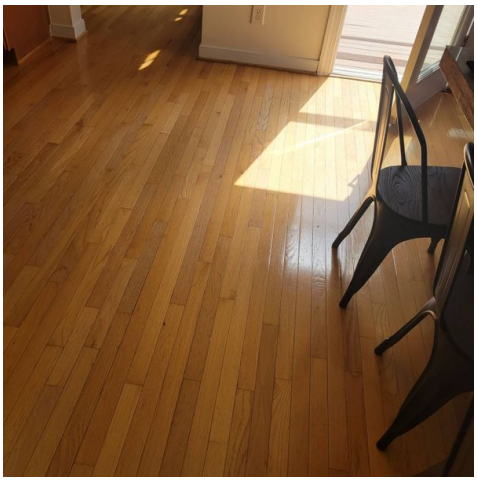
INTERIOR

The flooring and carpets exhibit typical signs of wear, which is expected given the age of the home. Overall, the flooring is in fair condition.

Recommendation

Contact a qualified flooring contractor



6.1.3 Interior doors, windows, floors, ceilings

GENERAL WEAR ON WINDOWS AND ALIGNMENT ISSUES

Recommendation

INTERIOR

Several windows exhibit locks that are misaligned. One or more windows are difficult to operate (open and close). This occurrence is common for homes of this age, as settling can cause windows to shift positions. It is advisable to apply a specialized window lubricant to all windows and locks to facilitate smoother operation. We recommend realigning the windows to ensure proper functionality.

Recommendation

Contact a qualified window repair/installation contractor.






6.2.1 Steps, Stairways & Railings

LOOSE HAND RAIL

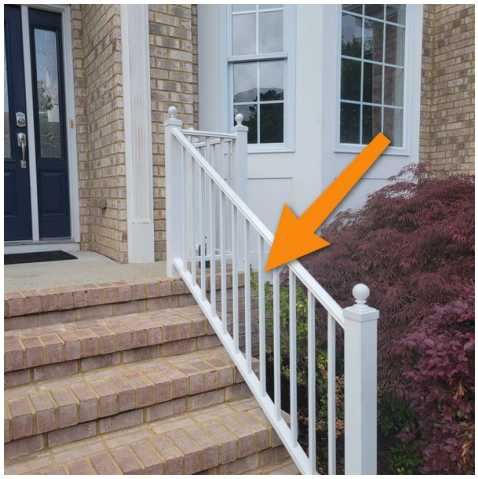
Recommendation

EXTERIOR OR INTERIOR

Loose handrail observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.

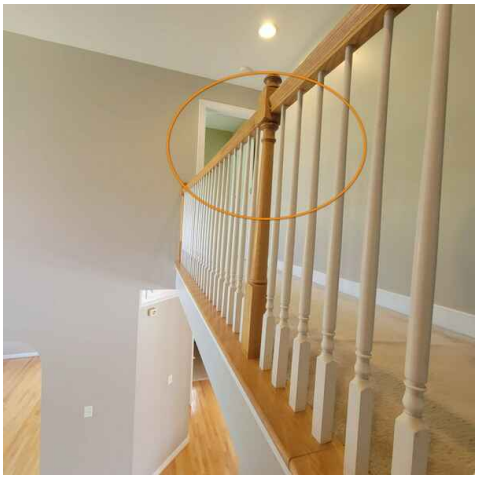
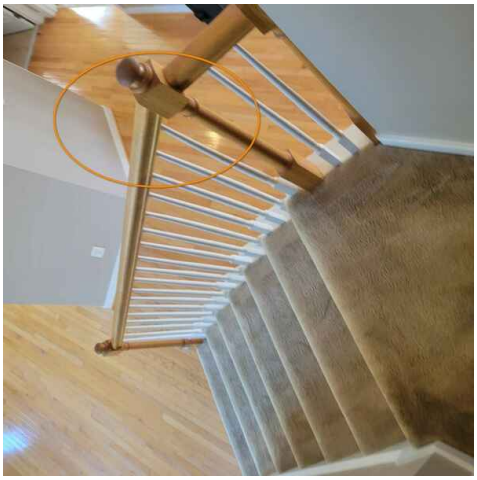
Recommendation

Contact a qualified professional.




DIAGRAM



6.3.1 Counter tops & Cabinets and kitchen appliances

LOOSE SINK FAUCET

Recommendation

KITCHEN

1. Loose sink faucets observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.
2. This mainly pertains to the large kitchen sink.

Recommendation
Contact a qualified professional.



6.3.2 Counter tops & Cabinets and kitchen appliances

CABINET MOISTURE DAMAGE/DAMAGED CABINETS/LOOSE HINGES

Recommendation

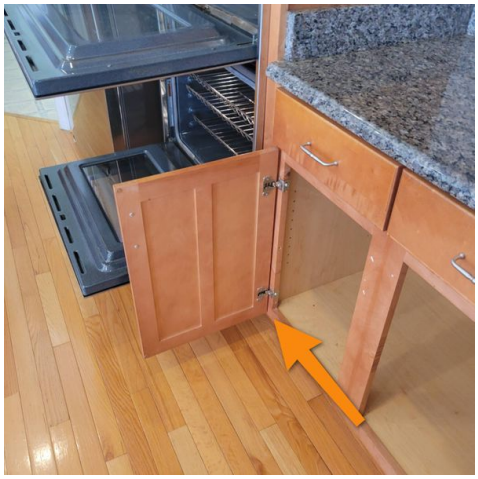
KITCHEN

1. Cabinet moisture damage/damage cabinets observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.
2. Recommend installing a moisture barrier in the base of the vanity to protect the cabinet from water damage (rubber matt, film or floor tile). There is a liner under one of the sinks, however, more robust liners are available, if liners are used in the beginning this issue will not present itself.
3. One or more drawers and cabinet hinges are loose. Recommend evaluation and repair.

Recommendation
Contact a qualified professional.








6.3.3 Counter tops & Cabinets and kitchen appliances

TYPICAL WEAR ON DISHWASHER

Deferred Maintenance

KITCHEN

Common signs of wear, such as loose plastic components, were observed on the dishwasher. However, the unit remains operational.

Recommendation
Contact a qualified professional.



6.3.4 Counter tops & Cabinets and kitchen appliances

SERVICE GARBAGE DISPOSALS (X2)

Recommendation

KITCHEN

In the kitchen, there are two garbage disposals. One of them has debris inside the unit, while the other is missing the line connecting to the plumbing system. It is recommended to have both units evaluated and repaired. Additionally, cleaning and servicing the units is advisable.

Recommendation
Contact a qualified professional.


Large sink (debris in unit)


Small sink

OXIDATION ON COPPER LINES/TYPICAL WEAR ON PLUMBING LINES

Recommendation

MULTIPLE

1. During the inspection, oxidation was noted on the plumbing lines. It is advisable to have a qualified contractor assess and address this issue. Oxidation is a natural occurrence on copper exposed to water and air over time, resulting in a greenish layer known as copper oxide. Although not harmful, it can lead to corrosion of the copper. The aging of plumbing is typical for homes of this age.
2. There are some loose PEX plumbing lines (white plumbing lines), however, this is typical for the age of the home.

The service life of plumbing materials can vary depending on factors such as installation quality, water quality, and usage patterns. However, as a general guideline:

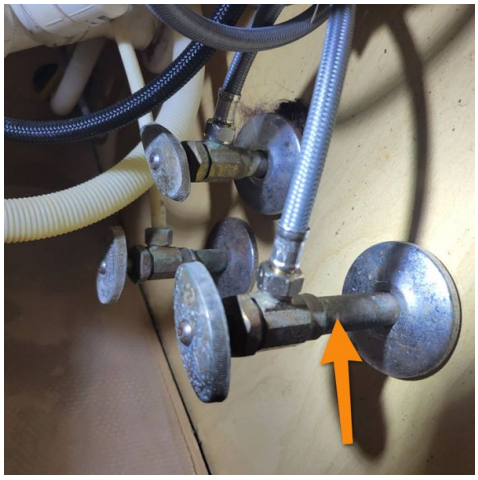
- Copper plumbing: Copper pipes have a long service life and can last for 50 years or more with proper installation and maintenance. However, in areas with aggressive water conditions or if the pipes are subject to corrosion, their lifespan may be shorter.
- PEX plumbing: PEX (cross-linked polyethylene) pipes are known for their flexibility and durability. They typically have a service life of 40-50 years, although some manufacturers claim they can last up to 100 years.
- PVC plumbing: PVC (polyvinyl chloride) pipes are commonly used for drain, waste, and vent (DWV) systems. They have a service life of 25-40 years on average, depending on factors such as exposure to sunlight and temperature fluctuations.

It's important to note that these are estimates, and the actual lifespan of plumbing materials can vary based on specific conditions and maintenance practices. Regular inspection and maintenance can help extend the lifespan of plumbing systems regardless of the material used.

Recommendation
Contact a qualified professional.









7.4.1 Bathrooms

DEFECTS SUMMARY FOR SECOND-FLOOR JACK AND JILL BATHROOMS (SMALL)

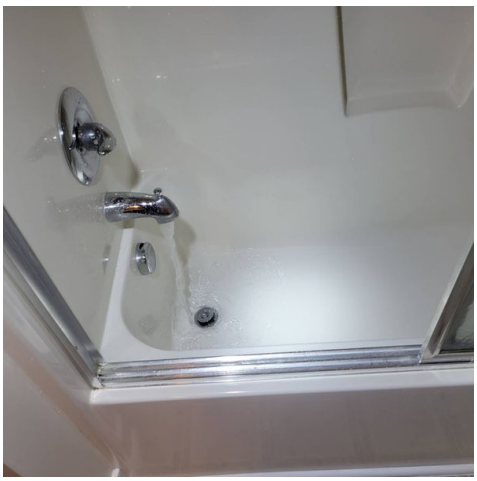
Recommendation

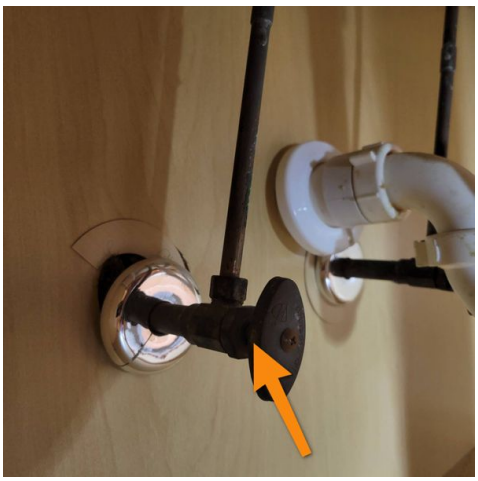
BATHROOMS 2ND FLOOR JACK AND JILL (SMALL)

Defects Summary for Second-Floor Jack and Jill Bathrooms (Small): The shower valve (diversion valve) shows signs of wear, along with a loose shower head (minor issue). Moisture stains are evident in the vanity area, and there is oxidation on the copper lines, which is typical for the age of the plumbing. Additionally, the shower doors are older models. The sink has a slow drain and some of the toilets on this floor appear to have a slow flush. Many of these items are original, this is typical for the age for the home.

Recommendation
Contact a qualified professional.





7.4.2 Bathrooms

DEFECTS SUMMARY FOR FIRST-FLOOR BATHROOM

Recommendation

FIRST-FLOOR BATHROOM

Defects Summary for First-Floor Bathroom:

- Loose toilet observed during inspection. Recommend evaluation and repair by a qualified contractor.
- Slow drain in sink and tub, along with a loose sink faucet. Additionally, there is a slow flush in the toilet. These issues should be addressed promptly to ensure proper functionality.

Recommendation
Contact a qualified professional.




DEFECTS SUMMARY FOR JACK AND JILL BATHROOM (LARGE)

Recommendation

JACK AND JILL BATHROOM (LARGE)

Defects Summary for Jack and Jill Bathroom (Large):

- Damaged door stopper observed.
- Aged shower doors with signs of wear.
- General wear noticed on the doors.
- Loose drawers on the vanity.
- Moisture stains detected in the vanity.
- Oxidation present on copper plumbing lines.

Recommendation
Contact a qualified professional.







DEFECTS SUMMARY FOR MASTER BATHROOM (2ND FLOOR):

Recommendation

BATHROOM 2ND FLOOR MASTER

Defects Summary for Master Bathroom:

- Slow drain observed in the large bathtub.
- Moisture stains detected in the vanity.
- Typical damage noticed on door edges (minor).
- Markings observed on walls in the closet (typical).
- Missing screw found in light switch (minor). Recommend evaluation and repair for all issues.
- ***Slow drains should be serviced by a plumber.***

Recommendation
Contact a qualified professional.







7.5.1 Washer and dryer

DAMAGED EXTERIOR DRYER VENT COVER

Recommendation

EXTERIOR AND INTERIOR

Recommend replacing the exterior vent for the dryer, and to replace the dryer vent is acquiring this property.

Recommendation

Contact a qualified professional.

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

ELECTRICAL PANEL CONFIGURATION ISSUE

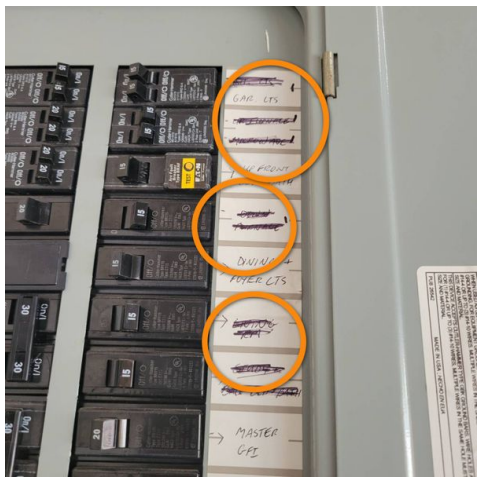
Recommendation

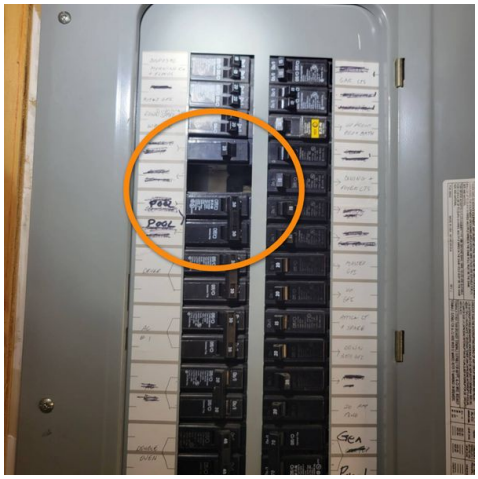
GARAGE

1. The electrical panel is inaccurately labeled, indicating potential rewiring. Some entries have been marked off, and a breaker is entirely missing, necessitating a cover. Breakers marked off do not contain wires (not in use), which should not remain in the panel. The configuration of the panel is unclear, warranting inspection and correction by a qualified electrician.
2. It's possible that these changes were made due to the installation of the pool or the generator. These changes are not typical. Recommend evaluation by an electrician (licensed).
3. *See the next defect for images without the panel cover.*

Recommendation

Contact a qualified electrical contractor.




8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

ELECTRICAL PANEL WITH MISSING BREAKERS AND BREAKERS WITH NO WIRING (BREAKERS NOT IN USE)

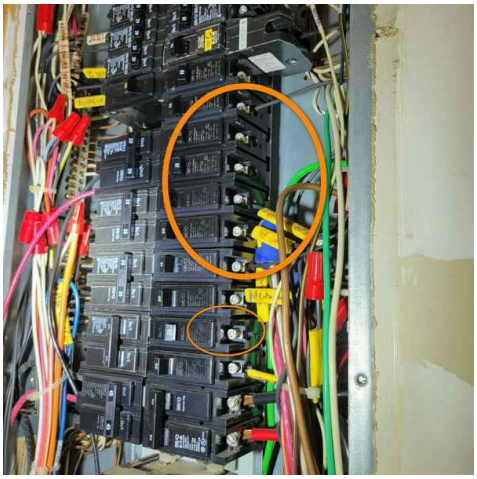
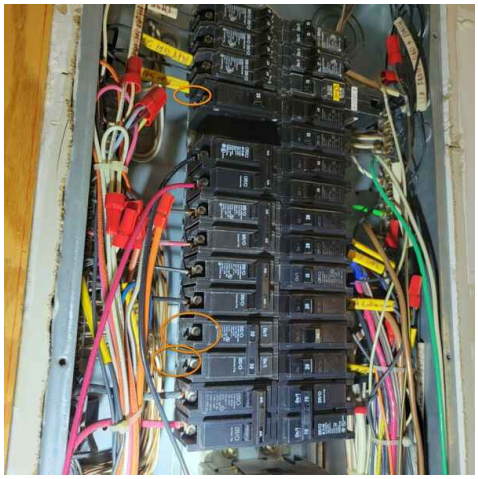
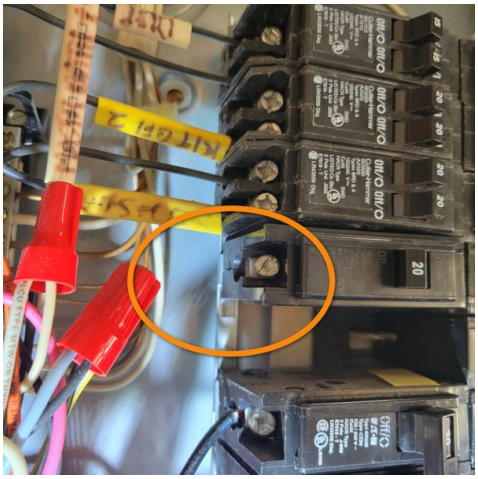
Recommendation

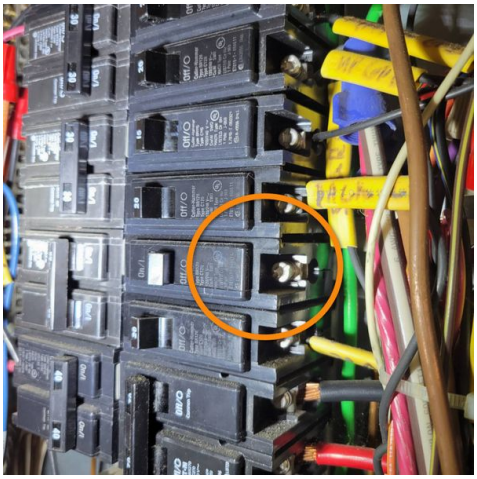
GARAGE

1. There are several breakers in the panel where the wiring has been removed. Although the receptacles and lights in the home are currently operational, this configuration is not typical. Additionally, one breaker is completely missing. It is recommended to have an electrician evaluate and rectify this issue promptly.
2. These breakers that are not wired have the original use for the breaker changed or marked out. In most cases, the electrical contractor would normally adjust the configuration, remove the breakers and apply plastic clip covers and add new labels on the panel as to not convolute the installation.
3. When swimming pools are installed is common for panels to have some changes or adjustments made, however, this configuration is not typical. The amperage is 200 amps which is the maximum. This issue could also be related to the installation of the Generac system.

Recommendation

Contact a qualified electrical contractor.



8.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

OBSERVATION: COMMUNICATION WIRING AND OLDER ADT ALARM SYSTEM IN GARAGE

Deferred Maintenance

GARAGE

In the garage, there is existing communication wiring alongside an older ADT alarm system within the home. It is advisable to consider upgrading these systems for enhanced functionality and security. Please note, this is solely an observation for consideration.

Recommendation
Contact a qualified professional.

8.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

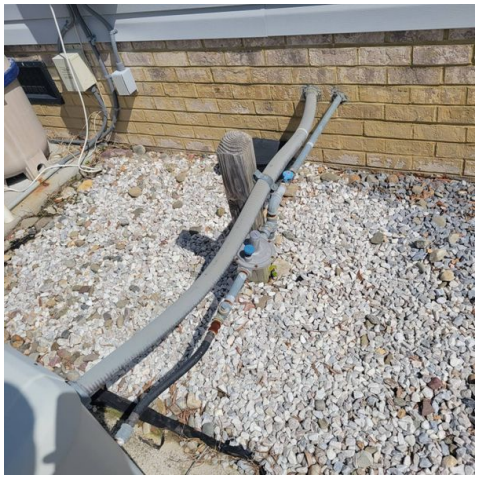
RECOMMENDATION: SERVICE AND OBTAIN MANUAL FOR GENERAC GENERATOR SYSTEM

Deferred Maintenance

REAR

There is a Generac generator system installed on the property. It is advisable to have this system serviced, especially considering that gas-powered generators like this one may not have been used for extended periods. Additionally, it is recommended to obtain the manual for this unit to ensure proper operation and maintenance. This precautionary measure helps ensure the reliability and functionality of the generator, providing peace of mind for homeowners.

Recommendation
Contact a qualified professional.


8.3.1 Switches & Receptacles

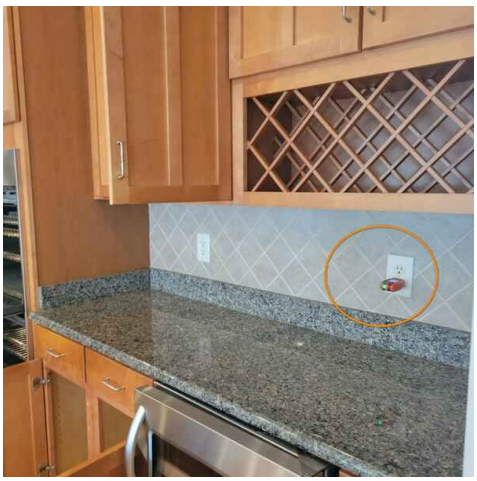
LOOSE OUTLETS OR RECEPTACLES

MULTIPLE

Recommendation

1. Loose outlets or receptacles observed at the time of inspection, recommend a qualified contractor to evaluate and repair.
2. Excessively loose outlets can lead to wires being loose behind the wall.
3. This is typical for older receptacles; these are original items. These receptacles are operational and they test for correct wiring.

Recommendation
Contact a qualified electrical contractor.







8.3.2 Switches & Receptacles

LOOSE LIGHT FIXTURES

Recommendation

MULTIPLE

1. One or more loose light fixtures observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.
2. This is common for older fixtures.

Recommendation

Contact a qualified electrical contractor.


8.3.3 Switches & Receptacles

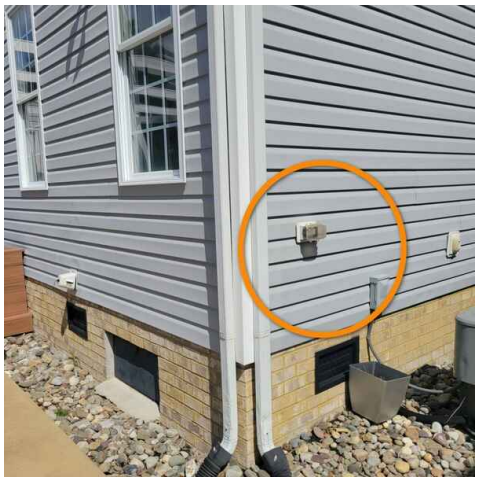
NO POWER TO RECEPTACLE (GFCIS ON REAR OF HOME)

Recommendation

REAR OF HOME

The exterior GFCIs exhibited malfunctioning behavior during the inspection. They were reset along with the GFCIs inside the home. It is recommended to assess and address this issue promptly. Additionally, there were some GFCI entries marked off on the panel, but it is unclear if they were associated with these specific GFCIs. Recommend an electrician to evaluate and repair.

Recommendation
Contact a qualified electrical contractor.


8.3.4 Switches & Receptacles

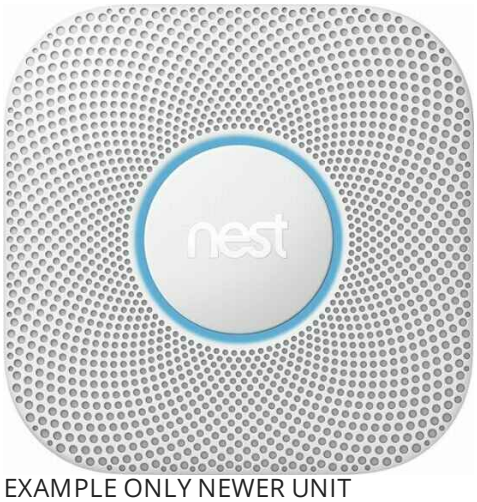
UPGRADE SMOKE DETECTION/CARBON MONOXIDE SYSTEM OR ALARM SYSTEM

Deferred Maintenance

WHOLE HOUSE

1. Recommend upgrading the smoke detection/carbon monoxide system. Newer systems include Wi-Fi options that notify the homeowner through an application in the event that the homeowner is not present at the property.
2. Recommend having the alarm system upgraded if an alarm system is on the premises.
3. Recommend upgrading the ADT electrical system.

Recommendation
Contact a qualified professional.



EXAMPLE ONLY NEWER UNIT

9.1.1 Vents, Flues & Chimneys

SERVICE GAS FIREPLACE

LIVING AREA

Deferred Maintenance

Recommend servicing this unit, as it has remained unused and unattended. The gas supply to the unit has been turned off. Additionally, there is evidence of dog hair under the fireplace. In certain regions, utility companies may offer complimentary fireplace servicing to encourage gas usage and increase profitability.

How gas fireplaces work (additional information):

Gas fireplaces work by utilizing natural gas or propane as a fuel source to produce flames and heat. Here's a general overview of how gas fireplaces work:

1. Fuel Supply: Gas fireplaces are connected to a gas supply line, either natural gas from a utility provider or propane from a tank. The gas supply is regulated by a control valve.

2. Ignition System: The gas fireplace is equipped with an ignition system that includes a pilot light or an electronic ignition. The pilot light is a small flame that remains lit constantly and ignites the main burner when the fireplace is turned on. Electronic ignition systems use an electronic spark or hot surface igniter to ignite the gas.

3. Burner and Flames: The gas burner, located within the firebox of the fireplace, releases the gas and creates a controlled flame. The flames produced are typically adjustable, allowing you to regulate the size and intensity of the fire.

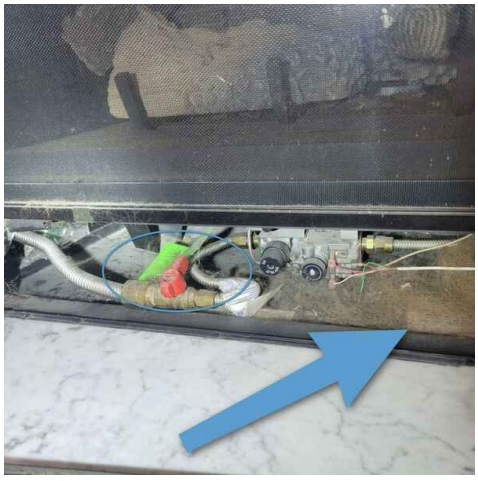
4. Venting System: Gas fireplaces require proper ventilation to expel combustion byproducts, such as carbon monoxide and other gases, from the home. Venting options include direct venting, which uses a sealed combustion system with a dedicated vent pipe for both intake and exhaust, or ventless options that rely on oxygen depletion sensors and catalytic converters to ensure safe operation.

5. Heat Distribution: Gas fireplaces can generate heat through various methods. Some models have built-in blowers or fans that distribute warm air into the room, while others rely on radiant heat, where the heat radiates directly from the fireplace into the surrounding area.

6. Controls and Safety Features: Gas fireplaces are equipped with controls, typically in the form of a wall switch or a remote control, that allow you to turn the fireplace on or off, adjust flame height, and control other settings. They may also include safety features like a thermocouple or flame sensor that detect if the flame is extinguished and automatically shut off the gas supply.

It's important to follow the manufacturer's instructions and any local building codes or regulations when installing, operating, and maintaining a gas fireplace. Regular maintenance, including cleaning, inspection, and servicing by a qualified technician, is essential to ensure safe and efficient operation.

Recommendation
Contact your local utility company


10.1.1 Roof system/Insulation

OBSERVATION ONLY: UNFINISHED AREA

Deferred Maintenance

2ND FLOOR NEAR ATTIC ENTRY

1. Observation only: This area in the home appears unfinished. No specific defects were noted; however, it seems this room is primarily utilized for storage purposes.
2. Note: this area can be refinished using a drywall contractor and a painting contractor.

Recommendation
Contact a qualified general contractor.




Recommendation

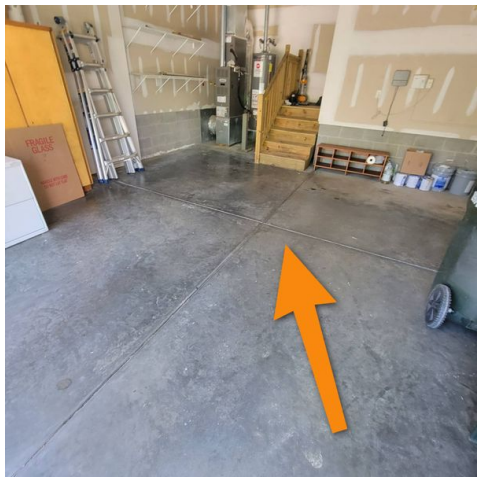
GENERAL GARAGE SUMMARY OF DEFECTS

GARAGE

1. General garage summary of defects:
2. The garage door sensor is too high off of the ground. These should be about 4 to 6 inches to ensure children, objects are dogs trigger the sensor and do get crushed by the door.
3. Typical wear and cracks noted on the garage slab.
4. Loose handrail in the garage observed.
5. Typical cracks on the garage foundation wall observed.
6. The garage area is unfinished, this is typical for homes in this area.

Recommendation
Contact a qualified professional.









POOL MAINTENANCE COMMENT

REAR OF HOME

Recommendation

The pool in the backyard is currently covered as the seller has vacated the property. It's essential to prioritize professional pool servicing upon acquiring the home. While the necessary equipment for the pool is in place, it's important to consider that when purchasing a home, you may inherit a pool that has been used by previous occupants, including families and pets, over an extended period. To ensure the pool is in optimal condition, it's advisable to engage a professional pool contractor for servicing.

In many cases, homeowners opt to include a pool service contract in their real estate agreements, typically spanning one year. Especially in areas with larger homes, homeowners often rely on dedicated pool service companies to maintain their pools, thereby preventing potential issues and ensuring compliance with safety standards.

To preemptively address any concerns, it is recommended to arrange for professional pool servicing before closing on the property. Service contracts ranging from 6 to 12 months are commonly available, providing peace of mind and ensuring the pool is in top condition for enjoyment.

Servicing a swimming pool involves regular maintenance tasks to keep the pool clean, safe, and in optimal condition. Here are some steps to service a swimming pool:

1. Skim and Clean the Surface: Use a pool skimmer or net to remove leaves, debris, and insects from the surface of the water. Empty the skimmer basket and clean any debris from the pool's waterline.

2. Vacuum the Pool: Use a pool vacuum to remove dirt and debris from the pool floor and walls. You can choose between manual vacuuming with a vacuum head attached to a telescopic pole or an automatic pool cleaner.

3. Test and Adjust Water Chemistry: Regularly test the pool water using a pool testing kit to check the chemical balance. The key parameters to monitor include pH, chlorine or sanitizer levels, total alkalinity, and calcium hardness. Adjust the water chemistry as needed using appropriate pool chemicals to maintain proper balance.

4. Clean and Maintain the Filter: Depending on the type of pool filter (sand, cartridge, or diatomaceous earth), follow the manufacturer's instructions to clean or backwash the filter regularly. Clean or replace filter cartridges as necessary.

5. Check and Maintain Water Level: Ensure that the water level in the pool is maintained at the appropriate level, usually halfway up the skimmer opening. Add water when needed using a garden hose.

6. Brush and Scrub the Pool Walls and Tiles: Use a pool brush or scrub brush to clean the walls, steps, and tile surfaces of the pool. This helps remove algae and prevent the buildup of scale and stains.

7. Monitor and Maintain Pool Equipment: Inspect pool equipment such as pumps, motors, heaters, and timers regularly. Clean the pump basket and skimmer basket, and ensure proper water circulation and filtration.

8. Backwash and Rinse the Filter: If you have a sand or D.E. (diatomaceous earth) filter, backwash the filter to remove trapped debris and then rinse it. Follow the manufacturer's instructions for the specific filter type.

9. Address Algae and Pool Water Issues: If you notice algae growth or other water issues, such as cloudy water or excessive foam, treat the pool using appropriate algaecides, clarifiers, or other pool water treatments. Follow the product instructions and maintain proper filtration and water circulation.

10. Maintain Pool Safety: Regularly inspect and maintain pool safety equipment, such as pool covers, fences, gates, and alarms. Ensure that all safety features are in proper working condition.

It's important to consult the owner's manual for your specific pool equipment and follow the manufacturer's instructions for maintenance and servicing. Additionally, consider seeking professional assistance or hiring a pool service company for more complex tasks or if you're unsure about certain maintenance procedures.

Contact a qualified swimming pool contractor