



RESIDENTIAL INSPECTION - SAMPLE

1234 Main Street
Jacksonville, FL 32224

Buyer Name
03/21/2023 9:00AM



Inspector
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SUMMARY



ITEMS INSPECTED



MAJOR DEFECT

Summary Text (enter here)

- ⊖ 2.2.1 Roof - Flashing: Missing Flashing
- ⊖ 3.5.1 Exterior - GFCIs & Electrical: Refasten Receptical
- ⊖ 9.2.1 Bathrooms - Sinks, Tubs & Showers: Shower door does not close
- ⊖ 9.2.2 Bathrooms - Sinks, Tubs & Showers: Floor finish
- ⊖ 9.2.3 Bathrooms - Sinks, Tubs & Showers: Tub Stopper
- ⊖ 9.2.4 Bathrooms - Sinks, Tubs & Showers: Tub caulking
- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Carpet threshold
- ⊖ 10.1.2 Doors, Windows & Interior - Doors: Door seal unattached
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Two windows did not close
- ⊖ 10.2.2 Doors, Windows & Interior - Windows: Back sliding door
- ⊖ 12.1.1 Attached Garage - Garage Floor: Unusual cracking

1: INSPECTION DETAIL

Information

**General Inspection Info:
Occupancy**

Vacant

**General Inspection Info: Weather
Conditions**

Sunny

**General Inspection Info: Type of
Building**

Single Family

General Inspection Info: In Attendance

Client, 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.

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

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

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

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

But the issues that matter fall into four categories:

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

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

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

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

We'll Buy Your Home Back



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...



Watch on  YouTube

We'll Buy Your Home Guarantee



Watch on  YouTube

For more information, please visit www.nachi.org/buy.

Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

2: ROOF

Information

Gutters & Downspouts: No Gutters or Downspouts

The home has no gutters or
downspouts installed.

Roof Covering: Homeowner's Responsibility

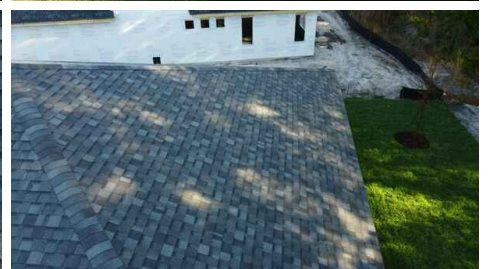
Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

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.



4:12 Pitch





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

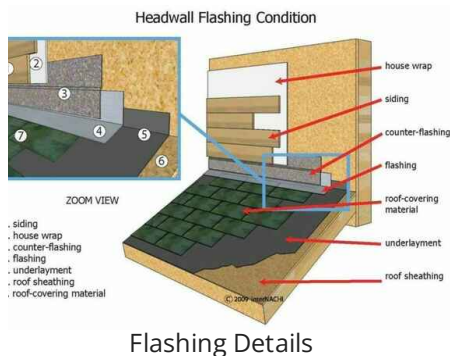
Drone, Ladder

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

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

Flashing: Wall Intersections

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



Flashing Details

Flashing: Eaves and Gables

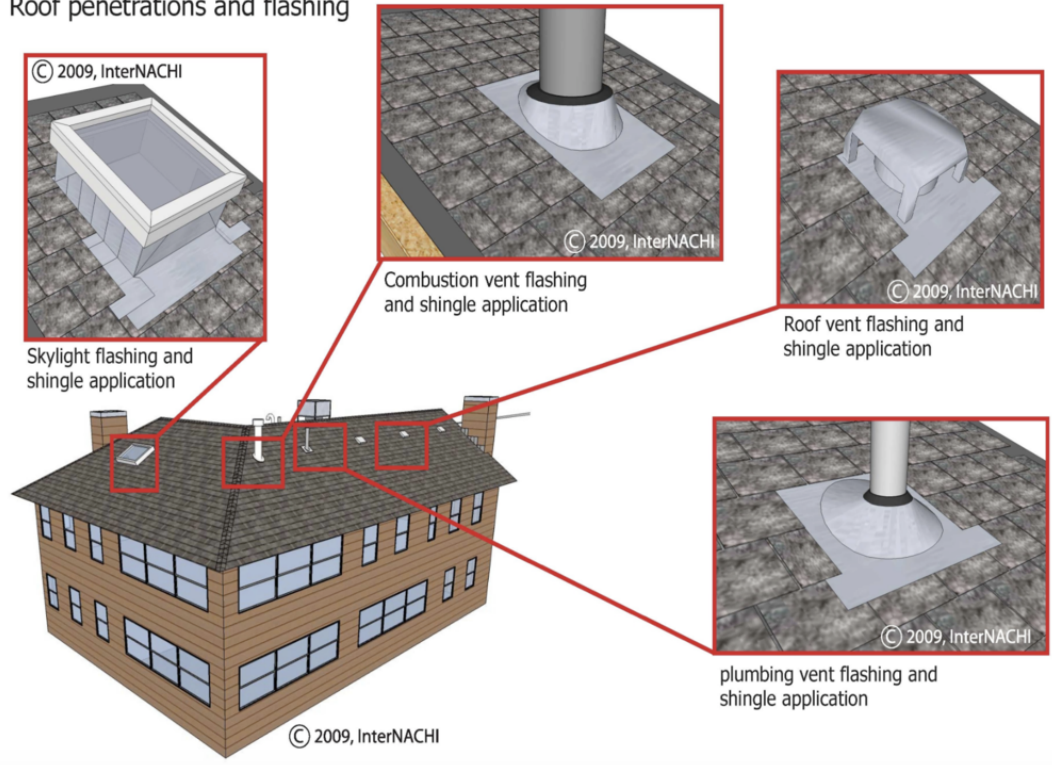
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent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



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste, and vent) pipes that pass through the roof covering. Watertight flashing (often black rubber material) should be installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface. No defects were noted in the DWV flashing.



DWV flashings depicted.



DWV flashings from another angle.



Flashing closer look



Flashing closeup.

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.

Gutters & Downspouts

SITE DRAINAGE

Gutters and downspouts are recommended to be installed at a minimum over the sidewalk area leading into the home and around the back porch area. The site drainage is limited, and additional gutters and downspouts may help divert water into drainage areas away from the structure.

Recommendations

2.2.1 Flashing

MISSING FLASHING



Major Defect

I observed areas where flashing was missing. Not installed. Improper installation of flashing. These areas of missing flashing are prone to water penetration. Flashing is installed to provide protection against roof leaks and to divert water away from certain areas. Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.



The flashing appears to be defective and should be checked by a professional.

3: EXTERIOR

Information

General: Homeowner's Responsibility

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

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

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

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

I visually inspected the eaves, soffits, and fascia. I could not inspect every detail since a home inspection is limited in scope.



Continuous vent soffit



Soffit extends around the structure.



Soffit

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

Fiber Cement

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

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

Vegetation, Surface Drainage, 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.



Pavers are in good condition.

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

I inspected the porch and patio at the house which were within the scope of the home inspection.



Gas valve bottom left and two GFCI electrical outlets.



Closeup of gas valve and electrical outlets on the back porch.



Front porch and entry door.

Windows: Windows Inspected

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



Representative exterior window image



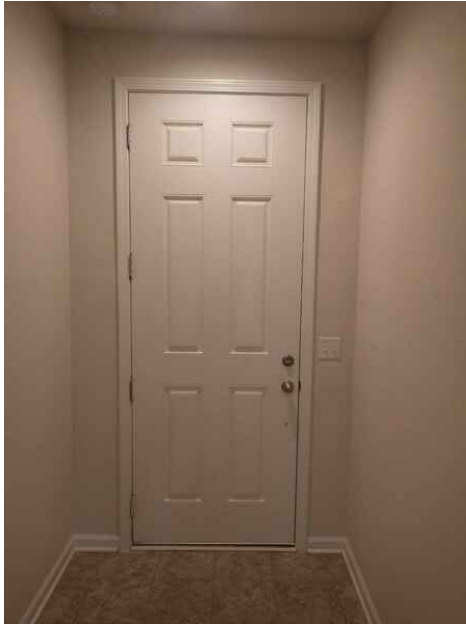
Representative exterior window image 2.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.



Front door



Front door from the inside



Double sliding glass doors.



Glass doors from the inside.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

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

Windows

INSPECTION RESTRICTED

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

Recommendations

3.5.1 GFCIs & Electrical

REFASTEN RECEIPTICAL



The switch to turn of the water heater is coming loose from the wall.

Recommendation

Contact a qualified professional.



Fastener pulling out of the support block.

4: HEATING

Information

**Heating System Information:
Energy Source**

Electric, Heat Pump

**Heating System Information:
Heating Method**

Heat Pump System

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

Hallway by family room

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. It depends upon occupant perceptions affected by air distribution, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter clean.

5: COOLING

Information

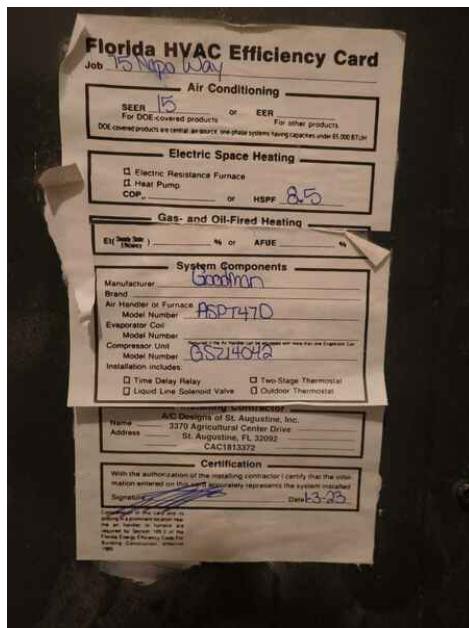
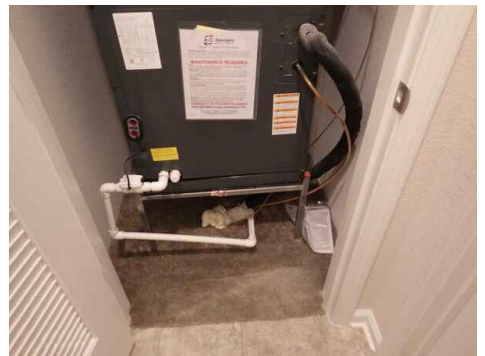
Thermostat and Normal Operating Controls: Thermostat Location

Hallway near family 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.



Limitations

Cooling System Information

CARPET IN AIR HANDLER CLOSET

The inspector recommends that the carpet that is installed under the air handling unit should be removed. This unit houses the evaporator coil, which diverts condensation to a drain pan and subsequent drain pipe. If the drain plugs and water leaks onto the carpet, it may be hard to detect until mold or mildew forms. The floor is unfinished concrete under the carpet, making it easy to spot moisture and clean it.



Carpet installed under air handler.



The carpet is not glued or tacked to the concrete floor. It can be easily removed.

6: PLUMBING

Information

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

Hot Water Source: Inspected TPR Valve
Valve
I inspected the temperature and pressure relief valve.

Main Water Shut-Off Valve: Homeowner's Responsibility

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



Water meter box



Water shutoff



Water shutoff with cap



Recycled water for sprinkler system shutoff



Recycled water location

Water Supply : Water Supply Is Public

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



Public water meter

Hot Water Source: Type of Hot Water Source

Other

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](#).



External on-demand gas and electric water heater



Water heater



Water heater with cover off



Gas meter feeding water heater and gas appliances

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.

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

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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



50 PSI

Water pressure measured 50 pounds per square inch

7: ELECTRICAL

Information

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



200 Amp service



200 amp breaker



Main Service Disconnect: Homeowner's Responsibility

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

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

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



200 amp disconnect



Location under meter

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

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

Garage

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

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

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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



Ground wire inside wall mounted grounding appliance

AFCIs

UNABLE TO INSPECT EVERYTHING

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

GFCIs

UNABLE TO INSPECT EVERYTHING

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

8: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass, Cellulose

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](#).

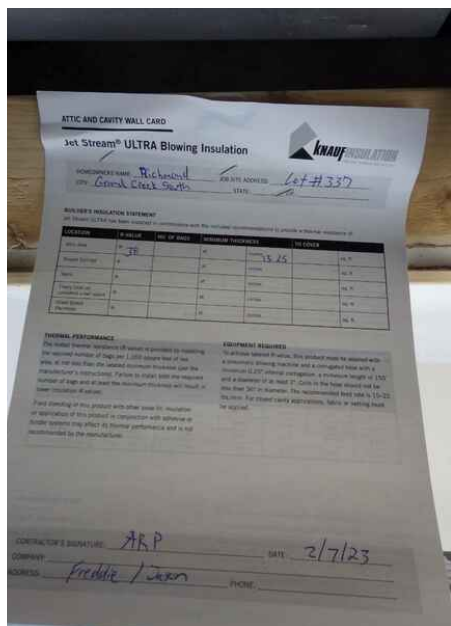


Garage access

Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in the attic.

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. Insulation was installed by Knauf Insulation at a depth of 13.25 inches.



Knauf Insulation 13.25 inch depth



Insulation in Attic: Approximate Average Depth of Insulation

greater than 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. And I inspected for mechanical exhaust systems.



Exhaust fan in air handler closet

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.

9: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.



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 on the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom were GFCI protected.

Limitations

Cabinetry, Ceiling, Walls & Floor

WALL REPAIR

The wall corner finish did not go to the floor. Recommend correction by a qualified craftsman.



Recommendations

9.2.1 Sinks, Tubs & Showers

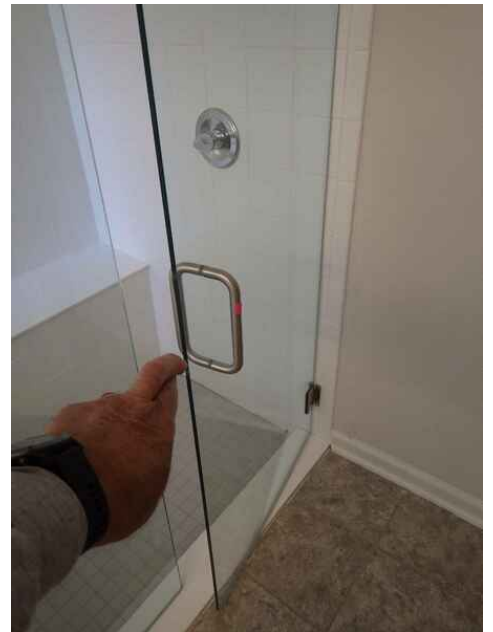
SHOWER DOOR DOES NOT CLOSE

 Major Defect

The shower door depicted does not close properly.

Recommendation

Contact a qualified professional.



9.2.2 Sinks, Tubs & Showers

FLOOR FINISH

 Major Defect

The floor finish at the shower base is defective and needs to be sealed.

Recommendation

Contact a qualified professional.



9.2.3 Sinks, Tubs & Showers

TUB STOPPER

Bathtub missing a stopper.

Recommendation

Contact a qualified professional.

 Major Defect



9.2.4 Sinks, Tubs & Showers

TUB CAULKING

The caulking under the tub is missing in areas around the tub.

Recommend re-caulking.

Recommendation

Contact a qualified professional.

 Major Defect



10: DOORS, WINDOWS & INTERIOR

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 several windows according to the [Home Inspection Standards of Practice](#) by opening and closing them.

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

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

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

Windows

CEILING SEAM

The seam on the ceiling needs painted.



Windows

CAULKING MISSING

The wall next to the bathtub lacks the caulking to seal water out.



Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

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

Recommendations

10.1.1 Doors

CARPET THRESHOLD

The carpet is unfinished at the door of each room.

Recommendation

Contact a qualified professional.



Missing threshold

10.1.2 Doors

DOOR SEAL UNATTACHED



The seal under the passage door leading into the garage is not attached properly. Recommend reattachment.

Recommendation

Contact a qualified professional.



10.2.1 Windows

Major Defect

TWO WINDOWS DID NOT CLOSE

Two windows did not close and lock properly. They have been marked with a sticker. Sticker color has no meaning.

Recommendation

Contact a qualified professional.



10.2.2 Windows

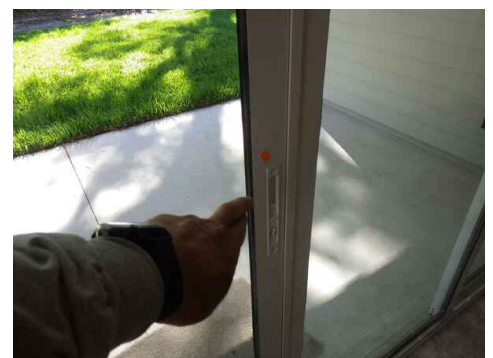
Major Defect

BACK SLIDING DOOR

The back sliding door does not lock. Recommend correcting the alignment to allow door to lock.

Recommendation

Contact a qualified professional.



11: LAUNDRY

Limitations

Clothes Washer and Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer. Both appliances are new and have not been hooked to the water or electricity.

12: ATTACHED GARAGE

Information

Garage Vehicle Door: Type of Door Operation
Opener

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage. There are multiple cracks reported below.

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

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

Recommendations

12.1.1 Garage Floor

UNUSUAL CRACKING

Major Defect

Multiple cracks have developed in the garage. Some have larger gaps than others. This being a new home, the cracks should be evaluated by a qualified engineer.

Recommendation

Contact a qualified professional.



13: KITCHEN

Information

Kitchen Sink and Appliances: Summary of kitchen

I ran water at the kitchen sink and got hot and cold water. The General Electric appliances were new and had not been used. The gas range worked. All burners and the oven light using the controls on the range. The Insinkerator disposal worked. The General Electric refrigerator and microwave were not turned on. These items are new and have not been fully assembled. The General Electric dishwasher operated as designed.



Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

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

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

STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while 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:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. 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. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

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 wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Attic, Insulation & Ventilation

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.

Attached Garage**The inspector shall inspect:**

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.

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.