



STEP BY STEP INSPECTIONS

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RESIDENTIAL INSPECTION

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MARCH 16, 2022



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IMPORTANT INFORMATION ABOUT THIS INSPECTION

Step by Step Inspections home inspections are completed in accordance with the South Carolina Standards of Practice, the **American Society of Home Inspectors Standards of Practice (ASHI)**, and your **Step by Step Inspections Inspection Agreement**. Please be sure that you fully read and understand these items as a general home inspection does have some limitations. The inspector shall only inspect readily accessible, visually observable, installed systems and components listed in the ASHI Standards of Practice. Only the items that are specifically listed in this report are inspected. If an item is not listed in this report or is not accessible, it was not inspected and it is recommended that all concerns related to this item be resolved prior to closing. Any recommendations in this report should be further evaluated by the appropriate contractor BEFORE closing on the property.

For Re Inspections: Step by Step is only determining if there is visual evidence that a repair was made to an item. Step by Step does not guarantee the workmanship, functionality, compliance, or future performance of the repair in any way whatsoever. If Client has concerns regarding repair guarantees, workmanship, future performance, compliance, or functionality, it should be resolved with the repair contractor or the property's seller prior to purchase of the property. Client should be aware that some repairs are not fully visible to the inspector and that the inspector will only report on items that are readily accessible and visible. Client should obtain all documentation, receipts, reports, warranties, and guarantees that relate to each repaired item. Step by Step recommends and advises that only reputable, licensed, and insured contractors complete the repair work to the property. Client should resolve all concerns related to a repaired item prior to purchase of the property.

1: INSPECTION DETAILS

Information

General: In Attendance

Client & Agent

General: Type Of Building

Single Family Home

General: Weather Conditions

Light rain

General: Temperature

70's

General: Elevation Photo(s)

Done



2: EXTERIOR

		IN	NI	NP	R
2.1	EXTERIOR SIDING	X			X
2.2	EXTERIOR WOOD TRIM	X			X
2.3	EAVES, SOFFITS AND FASCIAS	X			
2.4	EXTERIOR FLASHINGS	X			
2.5	DOORS (Exterior)	X			X
2.6	WINDOWS(Exterior)	X			X
2.7	VEGETATION, GRADING, DRAINAGE, RETAINING WALLS	X			X
2.8	DRIVEWAY & SIDEWALK	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Siding Material

Brick veneer, Cement-Fiber,
Asbestos Shingle



Recommendations

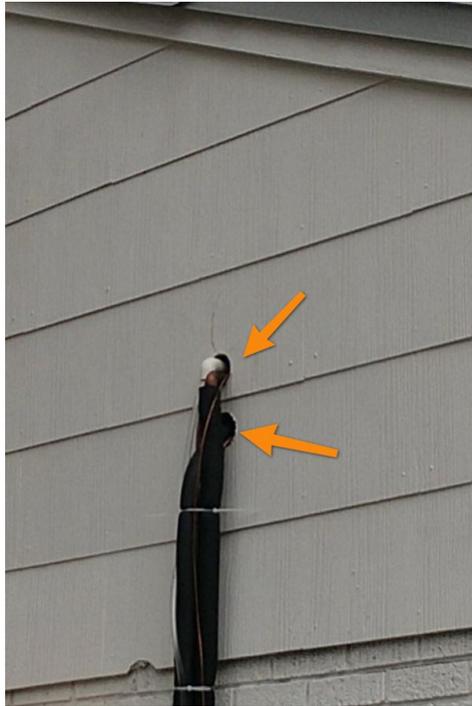
2.1.1 EXTERIOR SIDING

ALL GAPS - SEAL OPENINGS

Visible gaps noted around the perimeter of the home. All open gaps should be sealed to help prevent potential deterioration and water entry. See photo(s) for examples.

Recommendation

Contact a qualified professional.



Left Side

2.2.1 EXTERIOR WOOD TRIM
PAINT EXTERIOR TRIM

Paint is peeling and/or deteriorated on the exterior trim and will likely need to be painted in the near future. Typical homeowner maintenance suggests that homes be painted every 3-5 years. See photo(s) for example(s).

Recommendation

Contact a qualified professional.



Front

2.5.1 DOORS (Exterior)

HARDWARE ISSUE

Hardware issue is evident on exterior door. Repair as needed. See photo(s).

Recommendation

Contact a qualified professional.



Rear



Can't open

2.5.2 DOORS (Exterior)

LATCH PLATE MISSING

Latch plate is missing at exterior door. Damage can/has occur to door/jamb. Replacement of plate is needed. See photo.

Recommendation

Contact a qualified handyman.



Rear Master Bedroom

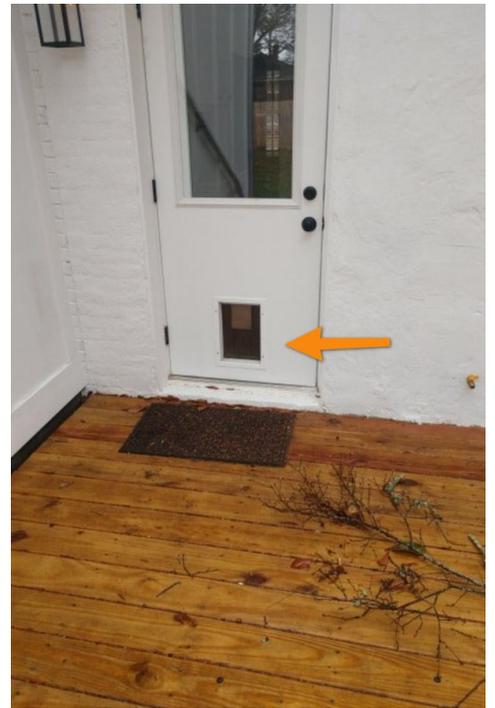
2.5.3 DOORS (Exterior)

PET DOOR INSTALLED

Pet door installed at exterior door. Insects may enter or this can cause energy loss. Recommend replace door as needed. See photos.

Recommendation

Contact a qualified professional.



Rear

2.6.1 WINDOWS(Exterior)

SCREENS NOT INSTALLED

ALL WINDOWS

Window screen(s) not installed. Recommend replace / add screen(s) as needed.

Recommendation

Contact a qualified professional.



Right Side



Rear



Front

2.7.1 VEGETATION, GRADING, DRAINAGE, RETAINING WALLS

TREES LIMBS NEAR ROOF

Tree limbs are in contact with roof or are hanging near roof. All limbs should be trimmed at least 5' away. This will help prevent damage to the roof surface and may help prevent rodent entry into the attic. See photo(s) for example(s).

Recommendation

Contact a qualified tree service company.



Rear



Front

3: DECK / PATIO / PORCH

		IN	NI	NP	R
3.1	PORCH / PATIO / DECK	X			
3.2	STEPS / LANDING	X			X
3.3	ATTACHMENT / FLASHING	X			
3.4	RAILS / BARRIERS	X			X
3.5	COLUMNS	X			
3.6	DECK / PORCH FLOOR FRAMING	X			
3.7	DECK / PORCH FLOOR SURFACE	X			

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Limitations

PORCH / PATIO / DECK

LIMITED VISUAL

Limited visual of framing under deck(s) due to low clearance to the ground. Framing was observed from the edge. Framing and attachment method is not fully known and cannot be confirmed.



Right Side



Rear

ATTACHMENT / FLASHING

LIMITED VISUAL - CLEARANCE TO GROUND

Limited visual of framing under deck due to low clearance to the ground. Framing was observed from the edge. See photo(s).



Recommendations

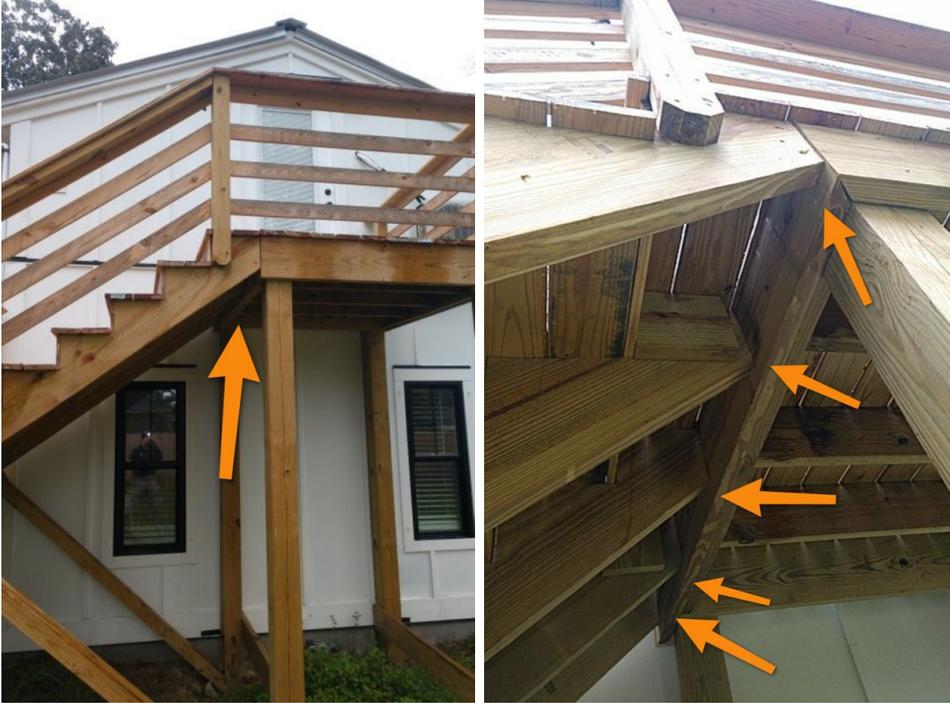
3.2.1 STEPS / LANDING

STRINGERS - HANGERS MISSING

Stringers (stairwell framing) do not appear to be supported properly where they meet the deck / porch. Additional bracing and/or fasteners may be needed to ensure a solid connection. See photo(s).

Recommendation

Contact a qualified professional.



Rear

3.4.1 RAILS / BARRIERS

INADEQUATE RAIL

Rails are inadequate. Rail barriers should be at least 36" high and should have vertical spindles to prevent small people from falling through or getting stuck in the spindles. See photo(s).

Recommendation

Contact a qualified professional.



35 in

3.4.2 RAILS / BARRIERS

RAILING - LADDER PATTERN (UPDATE)

Guard rails on rear deck have a spindle pattern that could allow someone to climb up the rails. Use supervision or alter railing to prevent climbing on rail. See photo(s).

Recommendation

Contact a qualified professional.



Rear

4: ROOFING

		IN	NI	NP	R
4.1	ROOF COVERINGS	X			
4.2	FLASHINGS	X			
4.3	ROOF PENETRATIONS AND SKYLIGHTS	X			
4.4	GUTTERS and DOWNSPOUTS	X			X
4.5	WATER ENTRY IN ATTIC	X			

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Information

Roof Observation Method

Ladder

Roof Material

Metal

Roof Photo(s).

Views of Roof

General photo(s) of roof.



Recommendations

4.4.1 GUTTERS and DOWNSPOUTS

END CAP MISSING

SEVERAL AREAS

End cap is missing on gutter. End cap is needed for proper drainage. See photos.

Recommendation

Contact a qualified handyman.



Left Side



Rear



4.4.2 GUTTERS and DOWNSPOUTS

DOWNSPOUTS - EXTENSIONS RECOMMENDED

Water is draining from the downspout near the foundation of the home. Downspout extensions may help resolve this issue. All roof water should drain at least 5 feet away from the home. See photo(s).

Recommendation
Contact a qualified handyman.



Rear



Front



4.4.3 GUTTERS and DOWNSPOUTS

DOWNSPOUTS - LEAKING

Downspout is leaking water and needs to be repaired. See photo(s).

Recommendation
Contact a qualified handyman.



Video
(click here to view on web)



Video
(click here to view on web)

5: STRUCTURAL COMPONENTS

		IN	NI	NP	R
5.1	ROOF STRUCTURE AND ATTIC	X			
5.2	ATTIC ACCESS DOOR, PANEL, PULL DOWN STAIR	X			X
5.3	CEILINGS (Structural)	X			
5.4	WALLS (Structural)	X			X
5.5	FLOORS (Structural)	X			
5.6	PESTS	X			

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Information

Method used to observe attic

Crawled

Wall Structure

Wood Frame

Foundation

Concrete Slab

Attic Photos / Construction Type

Stick Built

General photo(s) of the attic. Access is limited to the walk areas provided.



Limitations

ROOF STRUCTURE AND ATTIC

SPRAY FOAM

Spray foam insulation has been installed in some locations in the attic. As a result, framing and roof decking could not be inspected for potential issues.

Recommendations

5.1.1 ROOF STRUCTURE AND ATTIC

PURLINS & STRUTS NOT ADEQUATE

Existing purlin & struts (horizontal bracing for the rafters) do not appear to be adequately supporting the rafters in the attic. Purlins shall be sized not less than the size of the rafter and braced every four feet. This system helps prevent rafter sag which can eventually lead to broken rafters. See photo(s).

Recommendation

Contact a qualified professional.



5.2.1 ATTIC ACCESS DOOR, PANEL, PULL DOWN STAIR

NO INSULATION ATTIC PANEL

Attic access ceiling panel is not insulated. Energy loss can occur. See Photo.

Recommendation

Contact a qualified handyman.



5.4.1 WALLS (Structural)

LOAD BEARING WALL REMOVED

A load-bearing wall has been removed from the home. Doubled LVL joist have been installed in the attic space, however ceiling joist appear to have been cut back too far to allow proper connection to the LVL beams. Nails on some brackets are not embedded enough into the joist to provide any support. Recommend further evaluation by a licensed contractor/ or a structural engineer. Additionally I recommend that the seller provides documentation of building permits and signed off inspections by the city/county. See photos for examples of this area.

Recommendation

Contact a qualified professional.



6: INSULATION AND VENTILATION

		IN	NI	NP	R
6.1	INSULATION IN ATTIC	X			X
6.2	VENTILATION OF ATTIC	X			
6.3	KITCHEN and BATHROOM VENTS	X			X
6.4	LAUNDRY VENTS	X			

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Information

Attic Insulation

Spray Foam, Blown

Roof Ventilation

Soffit Vents, Ridge vents

Recommendations

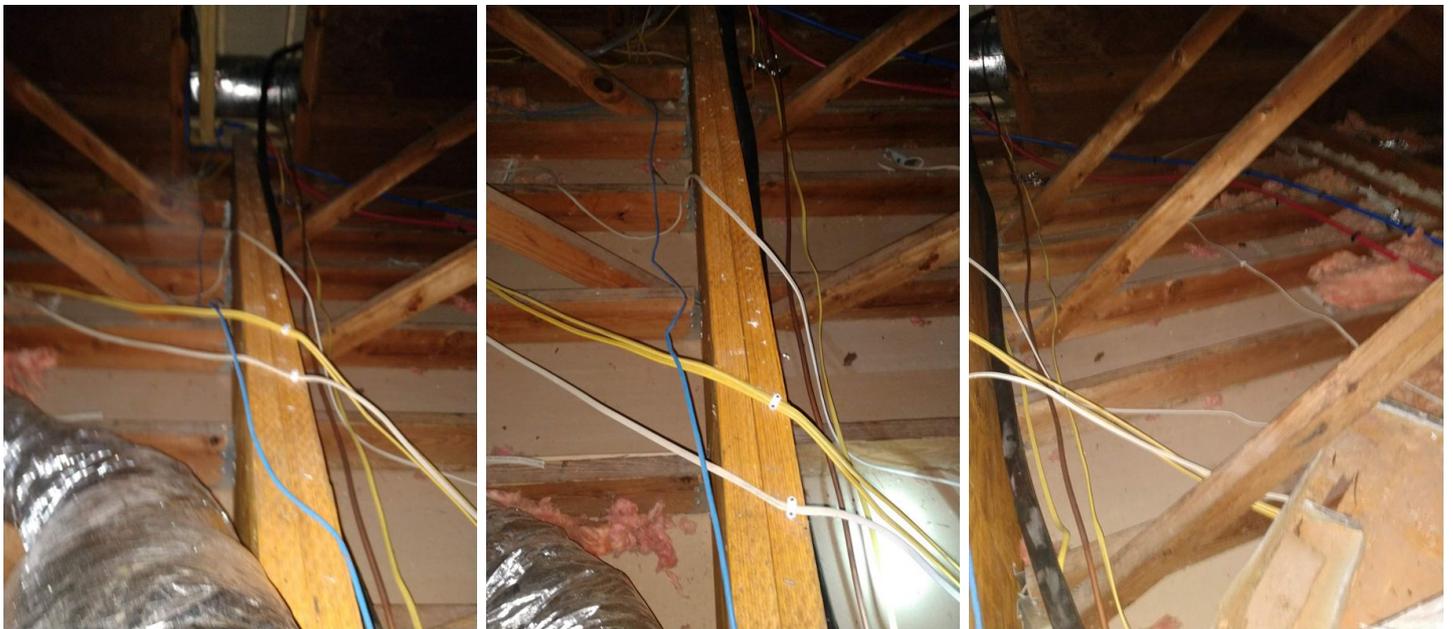
6.1.1 INSULATION IN ATTIC

MISSING INSULATION

Insulation is missing in area(s). This is not energy efficient and should be corrected. See photo(s).

Recommendation

Contact a qualified professional.



6.1.2 INSULATION IN ATTIC

LOW INSULATION LEVELS - LESS THAN R-30

Insulation has settled throughout the attic and the ceiling joists are visible. Additional insulation is recommended to provide better energy efficiency. Current standards suggest a minimum of R-30. See photo(s).

Recommendation

Contact a qualified professional.



6.3.1 KITCHEN and BATHROOM VENTS

BATH VENT

RIGHT SIDE HALL BATHROOM

Bath vent constantly running. Switch for on/off operation not located. Repair as needed.

Recommendation

Contact a qualified professional.

7: PLUMBING SYSTEM

		IN	NI	NP	R
7.1	WATER SHUT-OFF, DISTRIBUTION, HOSE BIBS	X			X
7.2	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
7.3	SINKS	X			X
7.4	SHOWERS and TUBS	X			X
7.5	TOILETS	X			
7.6	WATER HEATER	X			X
7.7	GAS PIPING AND DISTRIBUTION SYSTEM	X			X

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Information

Gas Type& Shut Off Location

Natural Gas Meter



Water Source

Public

Water Pressure Acceptable

Yes

Water pressure at time of inspection. See photo.



79 psi

Water Supply Material (into home)

Not visible, Underground portion of main water line is of unknown material and condition

Water Distribution Material (inside home)

PEX

Drain And Vent Pipe Material

Underground portion of the main sewer pipe is of unknown material and condition, PVC

Drain Cleanout Location

Front



Front

Water Heater Age

2020

Water Heater Capacity

Tankless

Water Heater Power Source

Gas

Main Water Location

Water Meter, In Ground In Front Of House

View of Main Water shut-off.



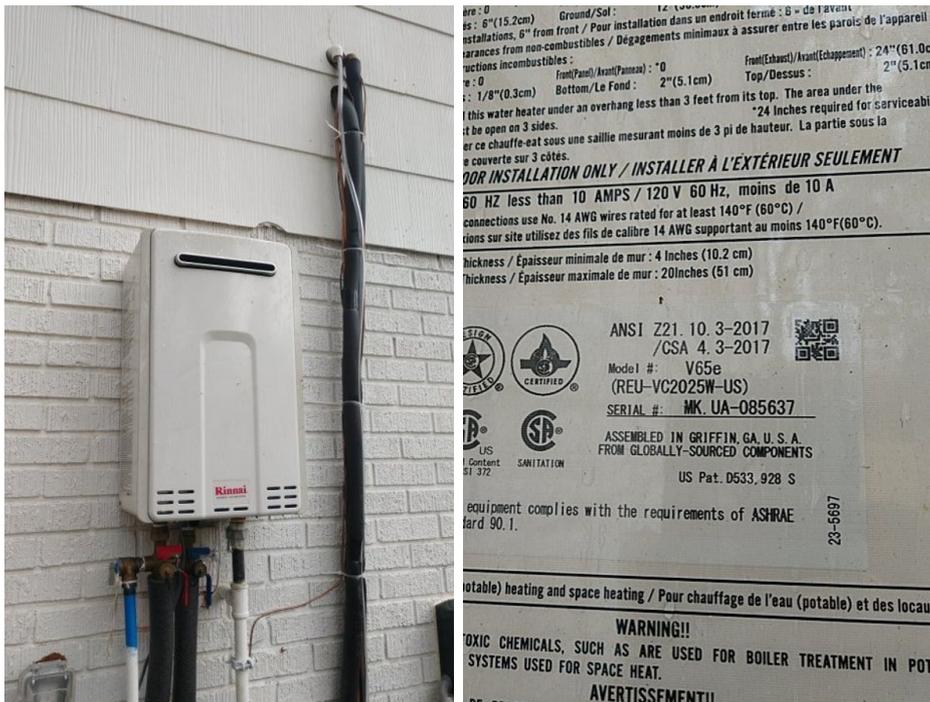
Front



Water Heater View/Location

Outside

View of the Water Heater(s).



WATER HEATER: Tankless Water Heater Service

Service recommended on the tankless water heater. Tankless or demand water heater manufacturers require periodic maintenance of the units to ensure they will have a long life. This usually entails a cleaning and flushing of the system to prevent clogs and scale build up. Failure to maintain units can lead to pre-mature failure. It is not clear when the last time the unit(s) were serviced.

Recommendations

7.1.1 WATER SHUT-OFF, DISTRIBUTION, HOSE BIBS

HOSE BIBS - VACUUM BREAKERS

Recommend to have vacuum breakers installed on each of the exterior faucets. This will help prevent cross contamination when the faucets are used. This was not required on older homes.

Recommendation

Contact a qualified professional.



Rear

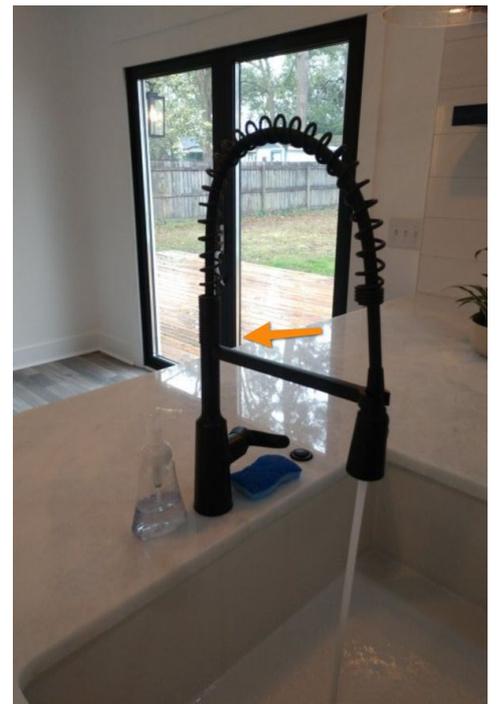
7.3.1 SINKS

SINK FIXTURE LOOSE

Sink fixture is loose. Loose fixtures may begin to leak or break. Repair needed. See photo(s).

Recommendation

Contact a qualified professional.



Kitchen

7.3.2 SINKS

SINK - SLOW DRAIN

Slow drain noted for the sink. Recommend to have drain line checked for possible clog. See photo(s)

Recommendation

Contact a qualified plumbing contractor.



Kitchen

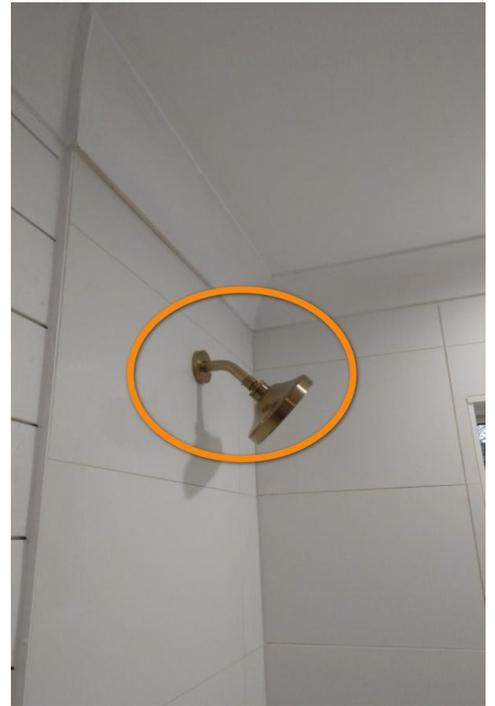
7.4.1 SHOWERS and TUBS

TUB / SHOWER FIXTURE LOOSE

Tub / shower fixture is loose. Loose fixtures may begin to leak or break. Repair needed. See photo(s).

Recommendation

Contact a qualified professional.



Right Side Hall Bath

7.4.2 SHOWERS and TUBS

SHOWER DOOR SEAL MISSING/WORN

Shower door has missing/worn lower seal. The seal strip is intended to prevent water from splashing out on the floor through the bottom of door when shower is in use. Repair needed. See photo(s).

Recommendation

Contact a qualified professional.



Master Bath

7.7.1 GAS PIPING AND DISTRIBUTION SYSTEM

GAS PIPE - SEDIMENT TRAP MISSING

Sediment trap could not be located on the gas pipe for the appliance. This trap is intended to prevent excess debris (sediment) from entering the unit and causing an issue with the system. Recommend adding sediment trap. See photo(s).

Recommendation

Contact a qualified plumbing contractor.



Left Side

8: ELECTRICAL SYSTEM

		IN	NI	NP	R
8.1	SERVICE ENTRANCE & MAIN DISCONNECT BREAKER	X			
8.2	GROUNDING & BONDING	X			
8.3	MAIN/SUB PANELS & DISCONNECT BOXES	X			X
8.4	CONDUIT	X			X
8.5	CIRCUIT BREAKERS	X			
8.6	SWITCHES / OUTLETS	X			X
8.7	WIRING CABLE	X			
8.8	GFCI/AFCI	X			X
8.9	FIXTURES / CEILING FANS	X			X
8.10	SMOKE & CARBON DETECTORS	X			

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Information

Wiring Methods

Non-metallic Sheathed Cable

Branch wire 15 and 20 AMP

Copper

Photos Of Disconnect(s) & Panel(s)

At Meter Outside

Panel(s) inspected for function only (not code compliance). Building codes and standards have changed over the years.



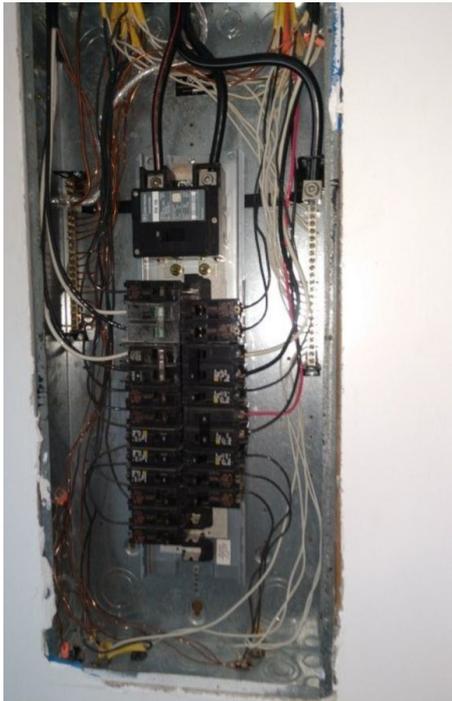
A



B



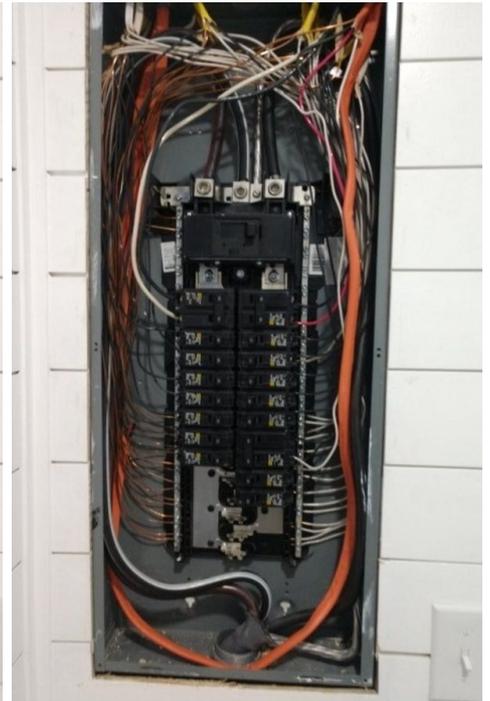
A



A



B



B

Panel Capacity

200 AMP, 150 AMP

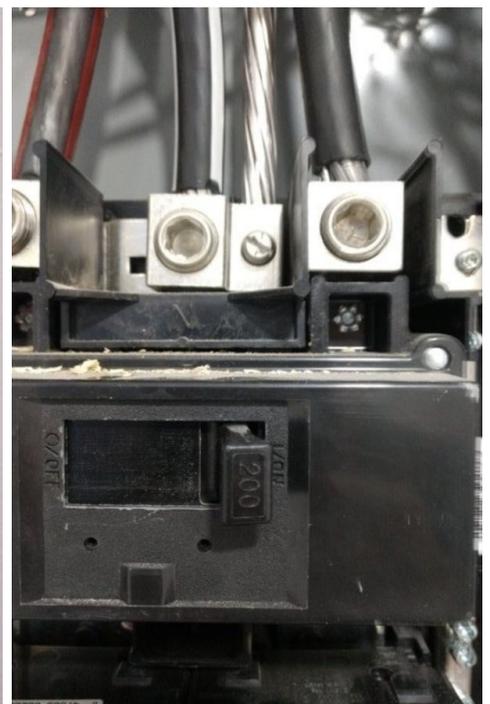
Photo of Panel Capacity.



A



B



B

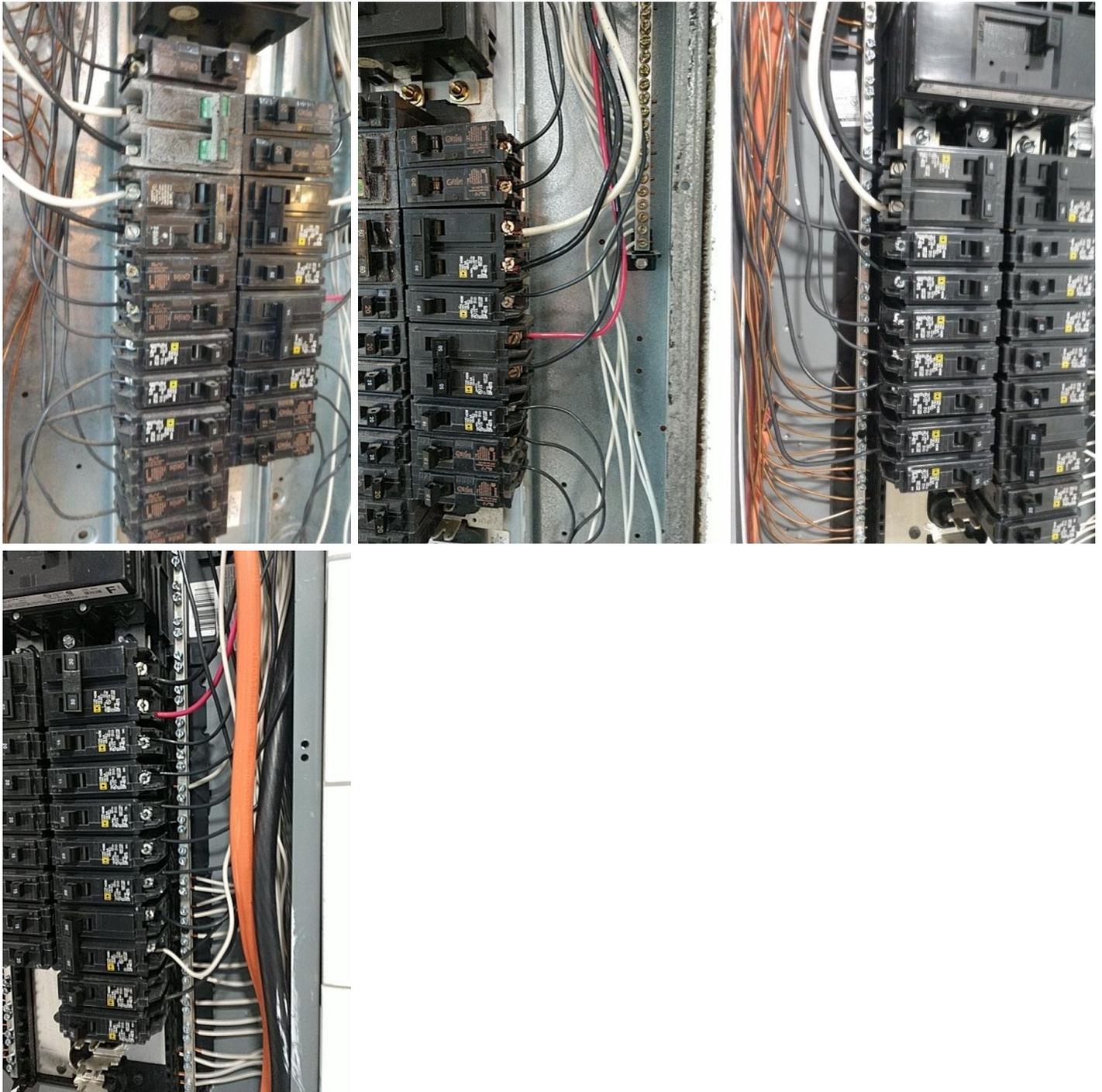


A

Panel Type

Circuit breakers

Photos of Breakers / Fuses.



MAIN/SUB PANELS & DISCONNECT BOXES: Panel Inspected for Function

Panel was inspected for function (not code compliance) and building codes and standards have changed over the years. Breakers were not tripped or operated, unless they are GFCI and AFCI breakers. AFCI breakers were only tested if the home was vacant.

SWITCHES / OUTLETS: Light switch

Unsure of what this switch controls. Have current owner demonstrate what these switches control prior to closing. See photos.



Laundry Room



Right Side Hallway

SMOKE & CARBON DETECTORS: Smokes - General

All smoke and carbon monoxide alarms should be tested upon moving in to the home. Typically, there should be at least one smoke and carbon monoxide detector per level, one smoke alarm in each bedroom and one in the immediate bedroom hallway. Newer homes have units that are interconnected through the electrical system. Older homes have battery powered units. Smoke and carbon monoxide detectors have an expiration date and typically last 10 years before needing replacement.

Recommendations

8.3.1 MAIN/SUB PANELS & DISCONNECT BOXES

ADJUST PANEL COVER

Main electrical panel cover does not fit well on the panel box. Some of the breakers are under a bit of stress when this cover is screwed down. Have adjusted to ensure the breakers are sitting correctly on the bus bar. See photo

Recommendation

Contact a qualified professional.



Kitchen

8.3.2 MAIN/SUB PANELS & DISCONNECT BOXES

PANEL COVER DOOR

Electrical panel door does not close correctly. Repair as needed. See photo.

Recommendation

Contact a qualified professional.



Kitchen

8.4.1 CONDUIT

SECURE CONDUIT

Conduit is loose. Conduit needs to be secured to structure to help prevent being pulled loose or damaged. See photo(s).

Recommendation

Contact a qualified professional.



Left Side

8.6.1 SWITCHES / OUTLETS

OUTLETS - LOOSE TO WALL

MANY LOCATIONS

Outlet(s) loose to the wall. Loose outlet boxes can allow wiring connections to move. Have all loose boxes secured for safety. See photo(s) for example(s).

Recommendation

Contact a qualified electrical contractor.



Rear



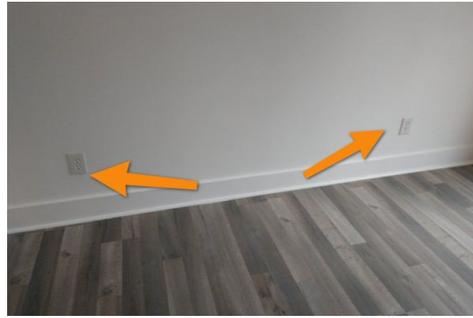
Living Room



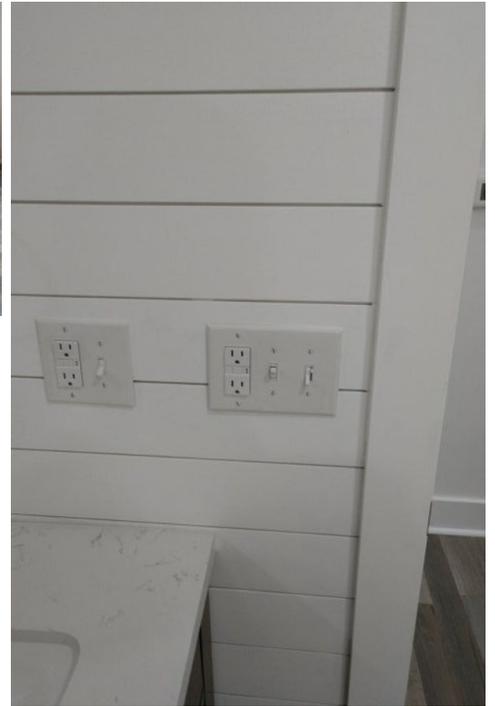
Master Bedroom



Master Bedroom



Dining Room



Right Side Hall Bath



Front Right Bedroom

8.6.2 SWITCHES / OUTLETS

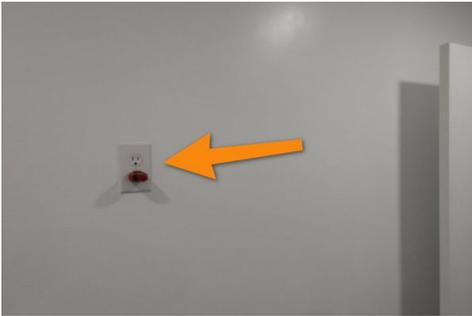
OUTLET - NO POWER

MANY OUTLETS UPPER LEVEL

Outlet(s) did not have power at time of inspection. Unable to fully determine if this is a loose connection, defective outlet, or possibly a defective breaker. See photo(s).

Recommendation

Contact a qualified electrical contractor.



Master Bedroom



Dryer



Dryer



Upper Level



Upper Level

8.6.3 SWITCHES / OUTLETS

REVERSED POLARITY

KITCHEN

Outlet(s) not wired correctly (hot and neutral reversed). Reverse polarity in outlets increases the likely hood of electric shock since the outlets do not have a good ground potential. See photo(s) for example(s).

Recommendation

Contact a qualified electrical contractor.



Kitchen

8.6.4 SWITCHES / OUTLETS

OPEN GROUND (ANY)

SEVERAL OUTLETS

Outlet(s) not properly grounded. A non-grounded outlet is a potential shock hazard. Recommend to have this condition corrected for safety. See photo(s) for example(s).

Recommendation

Contact a qualified electrical contractor.



Front Right Bedroom

8.6.5 SWITCHES / OUTLETS

SWITCHES - 3 WAY SWITCH

RIGHT REAR BEDROOM

3-way switch is not wired correctly. Both switches currently need to be in the 'on' position for light to work.

Recommendation

Contact a qualified electrical contractor.

8.8.1 GFCI/AFCI

GFCI NOT RESET

GFCI would not reset after being tripped. Repair needed. See photo.

Recommendation

Contact a qualified electrical contractor.



Front

8.9.1 FIXTURES / CEILING FANS

LOOSE LIGHT FIXTURE

Light fixture is loose and needs to be secured properly. This is a safety concern. See photo(s).

Recommendation

Contact a qualified electrical contractor.



Rear



Rear



Right Side

8.9.2 FIXTURES / CEILING FANS

NOT TESTED SINCE THE REMOTE WAS NOT FOUND

Ceiling fan was not tested since the remote was not found. Recommend homeowner demonstrate fan is operational. See photo.

Recommendation

Contact a qualified professional.



Left Rear Bedroom

8.9.3 FIXTURES / CEILING FANS

LIGHT

Light installed in removable attic hatch. Excessive movement of hatch could cause wiring to be stressed. Repair as needed. See photo.

Recommendation

Contact a qualified professional.



9: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	R
9.1	COOLING	X			X
9.2	HEAT/AIR HANDLER UNITS	X			X
9.3	THERMOSTAT CONTROLS	X			
9.4	CONDITIONED AIR IN ROOM(S)	X			
9.5	DISTRIBUTION SYSTEM	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Number of HVAC Systems
Three

Cooling Equipment Age
2020, 2021

Cooling Equipment Energy Source
Electricity

Heating Equipment Energy Source
Electric

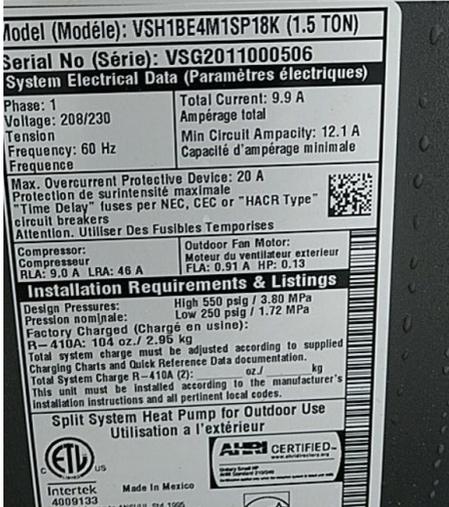
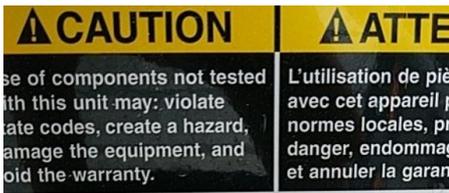
Heating Equipment Age
2021

Heat Temp
Heating system was not tested due to outside temperature being over 65 degrees

View Of Cooling Equipment

Heat Pump Forced Air (also provides warm air)

Photo(s) of A/C unit(s).



A/C Temp

A/C appeared to cool properly

Normal temperature differential for AC system is generally between 12-22 degrees.



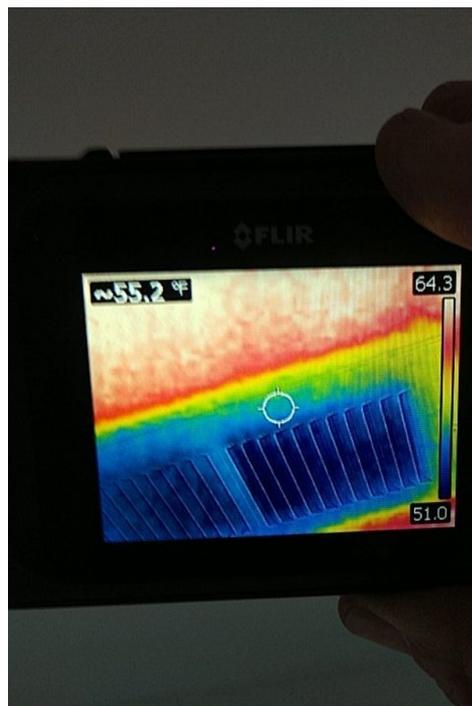
Return Left



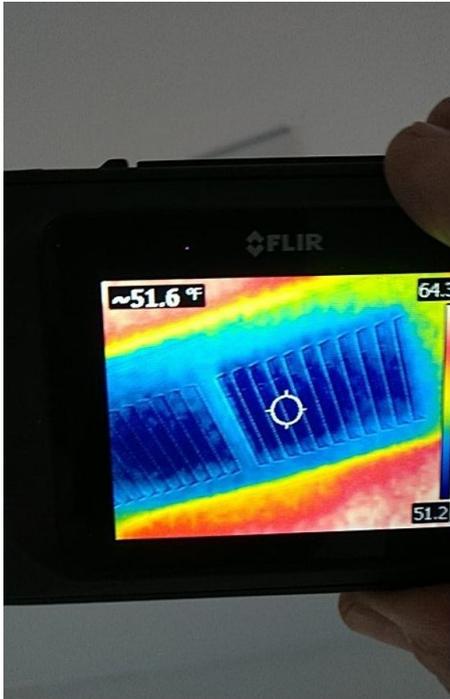
Return Right



Supply Left



Supply Right



Upper Level Return

Upper Level Supply

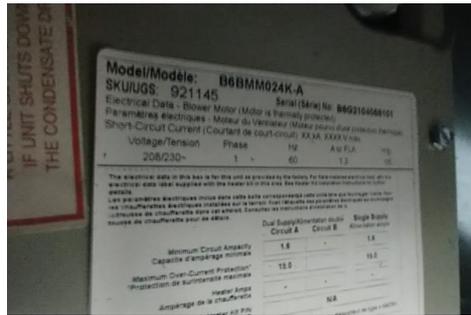
View Of Heating Equipment

Heat Pump Forced Air (also provides cool air)

Photo(s) of Air Handler(s).



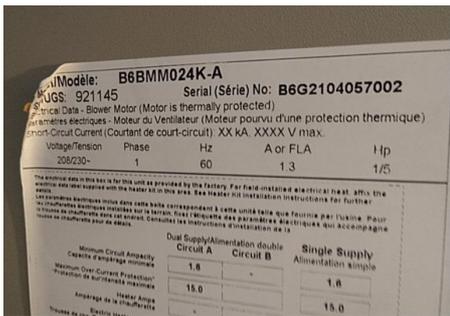
Left Side



Left Side



Right Side



Right Side



Air Filter Location(s)

At the return(s)

As a part of maintenance, it is recommended that the 1" filter(s) be changed every 3 months. 3" to 5" (thicker) filters are typically replaced every 6 months to 1 year. Changing the filter(s) will help prolong the life of the HVAC system(s).

Recommendations

9.1.1 COOLING

GAP IN INSULATION AT A/C

Re-insulate the open portions of the A/C lines between the unit and the siding. This will help maintain energy efficiency. See photo(s).

Recommendation

Contact a qualified professional.



Rear



Left Side



9.2.1 HEAT/AIR HANDLER UNITS

STRAPS TO FURNACE

Furnaces do not have adequate straps that secure it to nearby framing. Straps are needed to help minimize movement in the event of seismic activity. See photo(s).

Recommendation

Contact a qualified professional.



9.2.2 HEAT/AIR HANDLER UNITS

REFRIGERANT LINE - INSULATION GAPS

Gaps noted on the insulation around the refrigerant pipes at the air handler(s). The insulated line contains very cold refrigerant. Insulation around all open gaps help prevent condensation from forming and dripping onto the area below. See photo(s).

Recommendation

Contact a qualified professional.



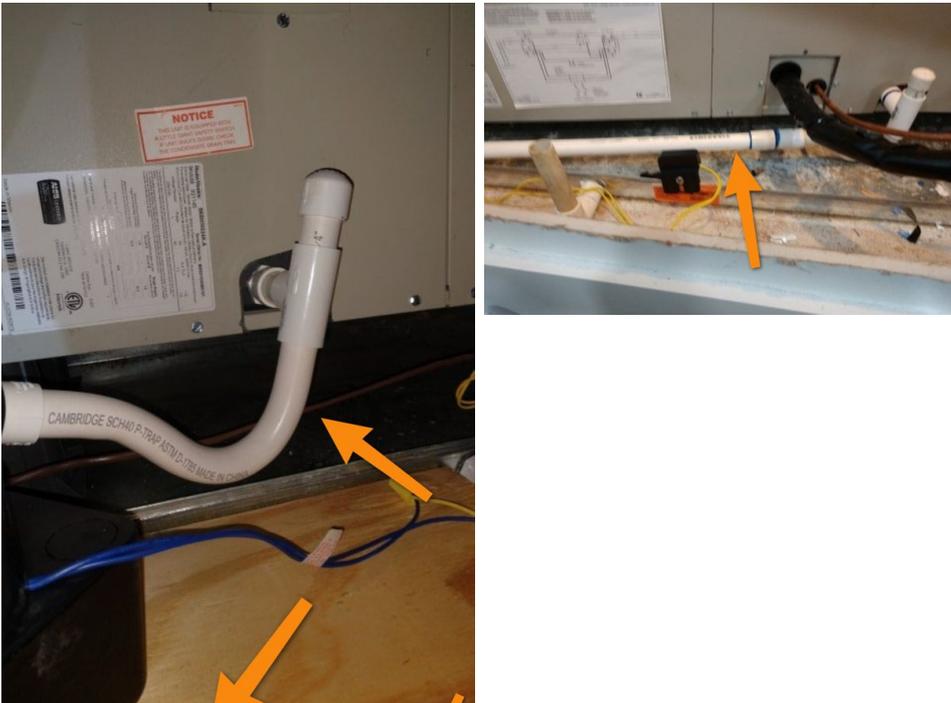
9.2.3 HEAT/AIR HANDLER UNITS

CONDENSATE DRAIN PIPE NOT FULLY INSULATED

Condensate drain pipe is not fully wrapped in insulation. Moisture stains / concerns can occur. See photo.

Recommendation

Contact a qualified professional.



Left Side

9.5.1 DISTRIBUTION SYSTEM

SUPPLY REGISTER

LEFT HALL BATHROOM

HVAC supply register not present in room. Repair as needed.

Recommendation

Contact a qualified professional.

10: INTERIORS

		IN	NI	NP	R
10.1	Interior Summary (many defects)				
10.2	CEILINGS				
10.3	WALLS				
10.4	FLOORS				
10.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				
10.6	COUNTERS AND CABINETS				
10.7	INTERIOR DOORS	X			X
10.8	WINDOWS				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Recommendations

10.7.1 INTERIOR DOORS

DOESN'T FIT IN FRAME (RUBS JAMB)

Interior door does not fit in the frame and will not close properly. It is important that all doors are operational for means of egress and emergency exit. See photo(s) for location.

Recommendation

Contact a qualified professional.



Half Bath

11: BUILT-IN APPLIANCES

		IN	NI	NP	R
11.1	OVERALL CONDITION	X			
11.2	DISHWASHER	X			
11.3	RANGES/OVENS/COOKTOPS	X			
11.4	VENT HOOD/DOWN DRAFT	X			X
11.5	GARBAGE DISPOSAL	X			

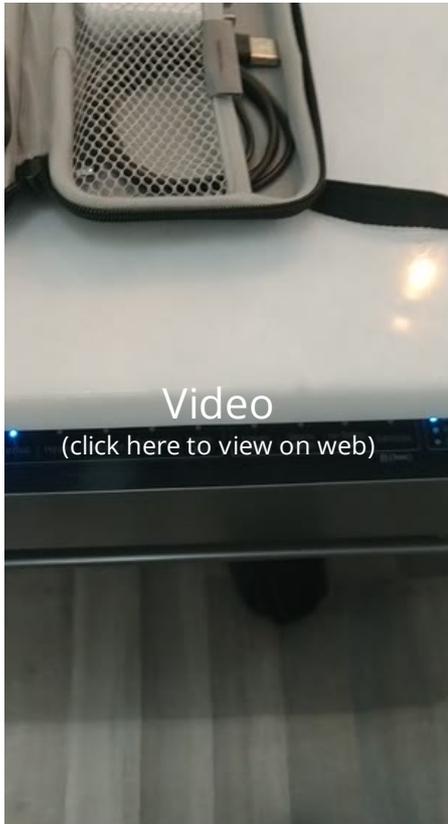
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

DISHWASHER: Dishwasher Works

Tested

Dishwasher was operational at time of inspection. Unit was tested for basic function. The efficiency of the unit is not known. See video / photo.



RANGES/OVENS/COOKTOPS: Oven Works

Tested

Oven was operational at time of inspection. Unit was tested for basic function. See photo.

**RANGES/OVENS/COOKTOPS: Range Works**

Tested

Range was operational at time of inspection. Unit was tested for basic function. See photo.

**Recommendations****11.3.1 RANGES/OVENS/COOKTOPS****ANTI-TIP BRACKET**

Oven can tip forward when pulling out large items. Installing an anti-tip bracket may help correct this condition.

Recommendation

Contact a qualified professional.



11.4.1 VENT HOOD/DOWN DRAFT

DEFECTIVE VENT HOOD

Vent hood would not test at time of inspection. Make unit operational.

Recommendation

Contact a qualified appliance repair professional.



Kitchen

STANDARDS OF PRACTICE

Exterior

The inspector shall inspect: The siding, flashing, exterior doors, and trim. All eaves, soffits and fascia where accessible from the ground level. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.

The inspector is not required to: Inspect any exterior component not readily visible or accessible from the ground. Inspect or operate screening, shutters, awnings, and similar seasonal accessories, trees, fences, boundary walls, and similar structures, geological and soil conditions, recreational facilities, outbuildings other than garages and carports, docks, erosion control and earth stabilization measures. Inspect underground utilities, inspect underground items, inspect wells or springs, inspect solar, wind or geothermal systems, inspect swimming pools or spas, inspect wastewater treatment systems septic systems or cesspools, inspect irrigation or sprinkler systems, inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals. **Trim or structural rot may be present on wood and building components not reported on due to weather, concealment, or occupancy conditions during the inspection.**

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Deck / Patio / Porch

The inspector shall inspect: The decks, stoops, steps, stairs, porches, and railings readily accessible from the ground or from the occupant side of the deck, stoop, or porch. The inspector shall inspect for basic function only and report any significant deficiencies or unsafe conditions.

The inspector is not required to: Inspect for current code or cosmetic issues. Inspect attachment methods concealed behind walls or ceilings. **Trim or structural rot may be present on wood and building components not reported on due to weather, concealment, or occupancy conditions during the inspection.**

If the deck is over 10 years old, periodic repairs/replacement of deck floor boards and framing members will be required as normal maintenance. Deck boards will weather over time and will require replacement.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Roofing

The inspector shall inspect from ground level or eaves: the roof coverings, the gutters, the downspouts, the vents, flashings, skylights, chimney and other roof penetrations.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

The complete water tightness of a roof may be unknown unless there is heavy rainfall during the inspection which produces visible signs of water. The COMPANY does not guarantee that the roof will remain leak free for any period of time. This inspection does not include hail damage. The roof was not mounted. It was observed from the ground level with binoculars. During times of extreme weather conditions, such as heavy rains or tropical storms, water entry or leaks may occur throughout areas of the roof, which may not be points of water entry in normal weather

patterns, and may not be evident at the time of inspection. The roof inspection is completed with consideration given for the age of the roof shingle and normal wear and tear.

Asphalt/fiberglass shingles have a normal life of 15-20 years, depending on weather conditions, before needing replacement. If your roof falls within this age range, replacement or repairs should be expected in the near future and should be evaluated by a licensed roofing contractor.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Structural Components

The inspector shall inspect: The visible structural components of the basement, foundation, attic, and crawlspace.

The inspector is not required to: Provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter under-floor crawlspace or attic areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches, and traverse attic load-bearing components that are concealed by insulation or by other materials. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, move stored items or debris, operate sump pumps with inaccessible floats, identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.

The inspection is in no way a guarantee that the home will remain water tight in the future. The inspector can only report on the conditions present at the time of inspection. While every attempt will be made to locate any current water entry, the buyer should be aware that future water entry may occur due to weather conditions and other causes that were not present during the home inspection.

Any mold related comments in this report are only inserted as a courtesy to the buyer. The scope of this inspection does not include a full mold evaluation of the home. There is always the possibility that mold will be present in areas that are not accessible or visible or that mold will grow in the home after the inspection. If mold conditions are suspected or if there is a mold concern, mold testing is recommended to be completed prior to closing.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Insulation and Ventilation

The inspector shall inspect: Insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas, kitchen, bathroom, and laundry venting systems, clothes dryer exhaust systems, and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The inspector is not required to: Inspect any concealed insulation and vapor retarders, or venting equipment that is integral with household appliances. Disturb insulation or report on the adequacy or energy efficiency of any items. Inspect any concealed or the interior sections of vent pipes or flues.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Plumbing System

The inspector shall inspect: All visible interior water supply and distribution systems including fixtures and faucets, interior drain, waste, and vent systems including fixtures, water heating equipment and hot water supply systems, fuel distribution systems, sewage ejectors, sump pumps and related piping.

The inspector is not required to: Inspect clothes washing machine connections, interiors of vent systems, flues, chimneys that are not readily accessible, wells, well pumps, water conditioning systems, fire suppression systems, sprinkler and landscape irrigation equipment, septic and other sewage disposal systems. Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

This inspection will not determine the condition of the underground main water pipe or main sewer pipe. The type of material used for the underground main water pipe and sewer pipe is unknown and can not be inspected. Cast iron drain pipe has a life expectancy of approx. 40-60 years before corrosion and rust will occur. If the home has cast iron drain pipes, there is the possibility that repairs/replacement will be needed in the near future. It is recommended that any cast iron drain lines still in use in the home be further evaluated by a plumber. Also, a sewer scope is recommended to assess the condition of the main underground sewer pipe as this condition is unknown to the general home inspector.

The typical life span of water heaters is 10-12 years. If your water heater falls within this range, you should expect failure and the need for replacement in the near future.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Electrical System

The inspector shall inspect: The service drop, service entrance conductors, cables, raceways, service equipment, main disconnects, service grounding, interior components of service panels and subpanels, conductors, overcurrent protection devices, a representative number of installed light fixtures/switches/receptacles, and ground fault circuit interrupters and arc fault circuit interrupters.

The inspector is not required to: Inspect remote control devices, test smoke and carbon monoxide alarms, security systems, low voltage wiring systems and components, or generators and generator components. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Measure or determine the amperage or voltage of the main service if not visibly labeled. Activate any electrical systems or branch circuits which are not energized. Verify the continuity of the connected service ground. Determine the accuracy of breaker labeling. Inspect exterior lighting not attached to the home.

The electrical is inspected while giving consideration to the age of the system and older systems are not inspected to modern standards.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Heating / Central Air Conditioning

The inspector shall inspect: The heating and cooling systems for basic function only using normal operating controls. The fireplace, vent systems, flues, and chimneys.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, sanitization devices, whole house mechanical ventilation systems, electronic air filters, ground-source HVAC systems, water source systems and HVAC ductwork. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the HVAC system. Light or ignite pilot flames. Override electronic thermostats. Inspect window units, through-wall units, or electronic air filters. Operate cooling equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe

operation or may damage the equipment. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts or logs. Light pilot flames. Inspect combustion and/or make-up air devices. Move fireplace inserts, stoves, or firebox contents.

This inspection does not include the interior section of ductwork or HVAC systems for mold, dirt, or harmful substances.

The typical life span of heating and cooling systems is 20-25 years and 8-15 years respectively. If your systems fall within this range, you should expect failure and the need for repairs or replacement. All systems should be serviced bi-annually as a part of routine home owner maintenance.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Interiors

The inspector shall inspect: Walls, ceiling, floors, Steps, stairways, balconies, railings, countertops and a representative number of installed cabinets, and a representative number of doors and windows.

The inspector is not required to: Inspect paint, wallpaper, other finish treatments on the interior, floor coverings, window treatments, coatings on and the hermetic seals between panes of window glass, central vacuum systems, or recreational facilities. Inspector does not inspect for minor or cosmetic issues in floor coverings.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Built-In Appliances

The inspector shall inspect: Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. Appliances are tested for basic function only.

The inspector is not required to: Inspect installed and free-standing kitchen appliances not listed above. Inspect clothes washers/dryers or any laundry appliances. Inspect appliance thermostats, adequacy of heating elements, indicator lights, door seals, timers, clocks, timed features, self-cleaning oven cycles, and other specialized features of the appliance.

Kitchen appliances last approximately 9-15 years before needing repairs or replacement.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.