JAMESON HOME INSPECTIONS LLC
+14078730070
jamesoninspections@gmail.com

HOME INSPECTION

1234 Main Street
HARMONY, FL 34773

Buyer Name
04/13/2025 9:00AM

Inspector
Jason Jameson
Internachi Certified Home Inspector
+14078730070
jamesoninspections@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

SUMMARY

81	20	1	5
ITEMS INSPECTED	MINOR DEFECT	MATERIAL DEFECT	MAJOR DEFECT

Summary Text (enter here)

- 2.2.1 Roof - Flashing: Drip edge flashing
- 2.4.1 Roof - Roof Drainage Systems: Gutters Missing
- 3.1.1 Exterior - General: Foundation
- 3.6.1 Exterior - Walkways & Driveways: Street broken at driveway
- 3.8.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Front porch light
- 6.3.1 Plumbing - Hot Water Source: Water Heater tank has damage
- 8.2.1 Attic, Insulation & Ventilation - Insulation in Attic: Attic Access Lacks Insulation
- 9.2.1 Bathrooms - Sinks, Tubs & Showers: Water leaking
- 10.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
- 10.1.2 Doors, Windows & Interior - Doors: Garage door
- 10.1.3 Doors, Windows & Interior - Doors: Mismatching doors
- 10.2.1 Doors, Windows & Interior - Windows: Window screen
- 10.2.2 Doors, Windows & Interior - Windows: Windows screen
- 10.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Switch
- 10.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing CO Detector
- 10.8.1 Doors, Windows & Interior - Master bedroom closet: Clothing rack
- 12.1.1 Attached Garage - Garage Floor: Nail
- 12.1.2 Attached Garage - Garage Floor: Floor crack
- 12.5.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Door Was Not Self-Closing
- 13.1.1 Kitchen - Kitchen Sink: Leak
- 13.6.1 Kitchen - Range/Oven/Cooktop: Gap
- 13.9.1 Kitchen - Countertops & Cabinets: Cabinet door
- 13.9.2 Kitchen - Countertops & Cabinets: Minor damage

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance

Client

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

General Inspection Info: Occupancy

Vacant

General Inspection Info: Weather Conditions

Dry

General Inspection Info: Type of Building

Single Family

In Attendance

Client

Occupancy

Vacant

Style

Modern

Temperature (approximate)

65 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Dry

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

Roof Covering: Homeowner's Responsibility

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

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

Drone

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

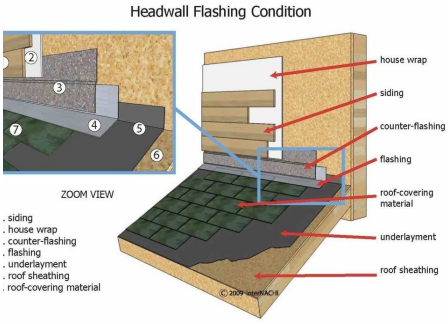
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. 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.

Coverings: Inspection Method
Ground, Drone

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
None present

Gutters & Downspouts: Homeowner's Responsibility

The homeowner should monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

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.

Recommendations

2.2.1 Flashing

Minor Defect

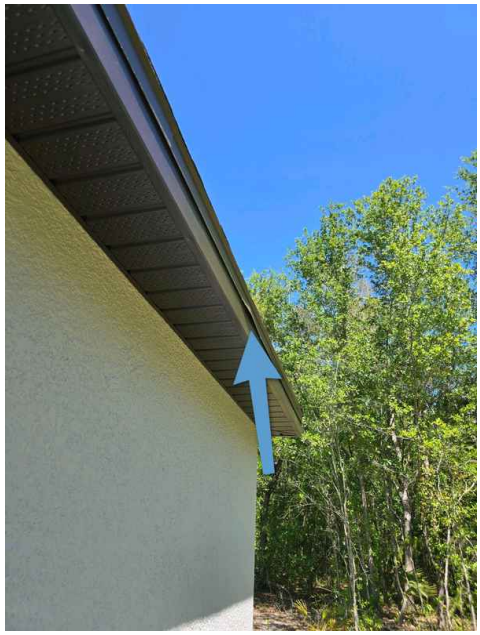
DRIP EDGE FLASHING

RIGHT SIDE

Bent drip edge flashing

Recommendation

Contact a qualified roofing professional.



2.4.1 Roof Drainage Systems

Minor Defect

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified 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. You should 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.

General: Exterior Was Inspected

I inspected the exterior of the house.







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

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

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

Stucco

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.

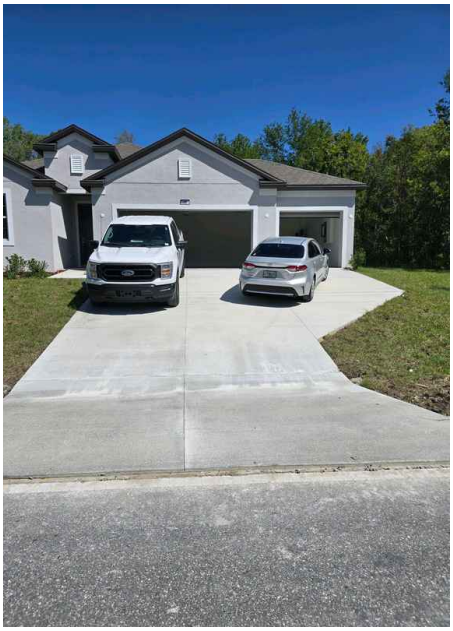
GFCIs & Electrical: Inspected GFCIs

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

Driveway is steep going up to home.

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.



Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

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

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: **Windows Inspected**

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

Exterior Doors: **Exterior Doors Inspected**

I inspected the exterior doors.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during 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.

GFCIs & Electrical

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.

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.

Recommendations

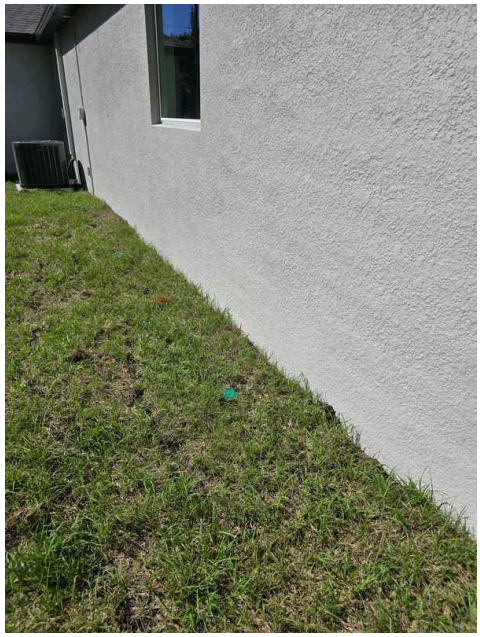
3.1.1 General

Minor Defect

FOUNDATION

AROUND HOME

It is always recommended that the foundation be exposed. This helps identify foundation issues visually and also allows for visual inspections for insect intrusion including termites.



3.6.1 Walkways & Driveways

Minor Defect

STREET BROKEN AT DRIVEWAY

FRONT

Road broken at driveway. Could cause erosion.

3.8.1 Porches, Patios, Decks, Balconies & Carports

Minor Defect

FRONT PORCH LIGHT

FRONT PORCH

Unable to get front porch light to come on.

4: HEATING

Information

Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It is recommended to get the HVAC system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter cleaned.

Heating System Information: Energy Source

Electric

Heating System Information: Heating Method

Heat Pump System

Thermostat and Normal Operating Controls: Thermostat Location

First floor

Limitations

Heating System Information

HOT TEMPERATURE RESTRICTION

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

5: COOLING

Information

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 is recommended to get the air conditioning system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter cleaned.

Cooling System Information:
Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.

Thermostat and Normal Operating Controls: Thermostat Location

First floor

Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

6: PLUMBING

Information

Main Water Shut-Off Valve:
Confirm standard of practice

Standard of practice is confirmed

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

Right side of home

Outside of House

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.

Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

Garage

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

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. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

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.

Recommendations

6.3.1 Hot Water Source

Major Defect

WATER HEATER TANK HAS DAMAGE

BOTTOM OF WATER HEATER

Damage to the Water Heater was observed at the bottom of the tank. This can affect the integrity of the tank. Recommend further evalutation.

Recommendation

Contact a qualified plumbing contractor.

7: ELECTRICAL

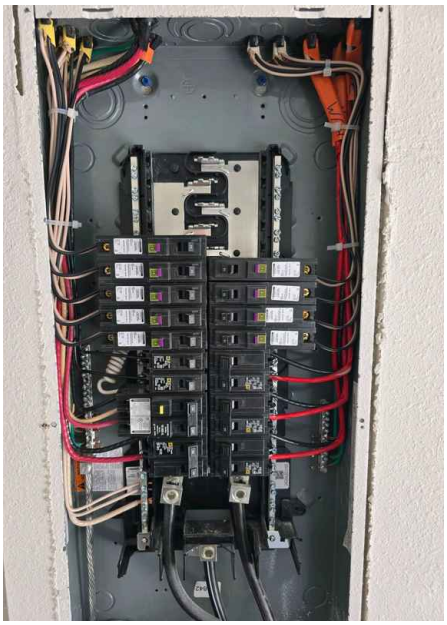
Information

Electric Meter & Base: **Inspected the Electric Meter & Base**

I inspected the electrical electric meter and base.

Service-Entrance Conductors: **Inspected Service-Entrance Conductors**

I inspected the electrical service-entrance conductors.



Main Service Disconnect: Homeowner's Responsibility

As the homeowner, you need 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.

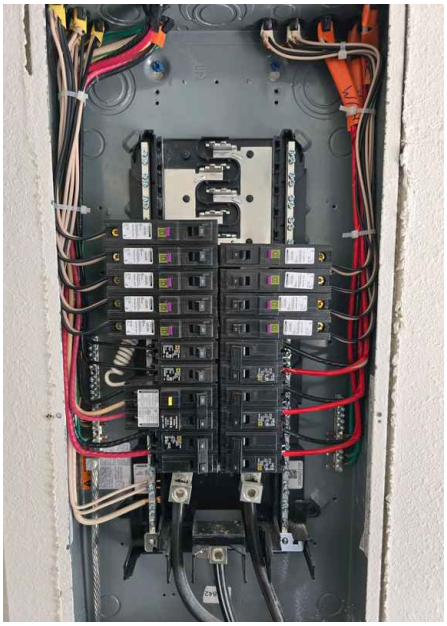
Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

Electrical Wiring: Type of Wiring, If Visible

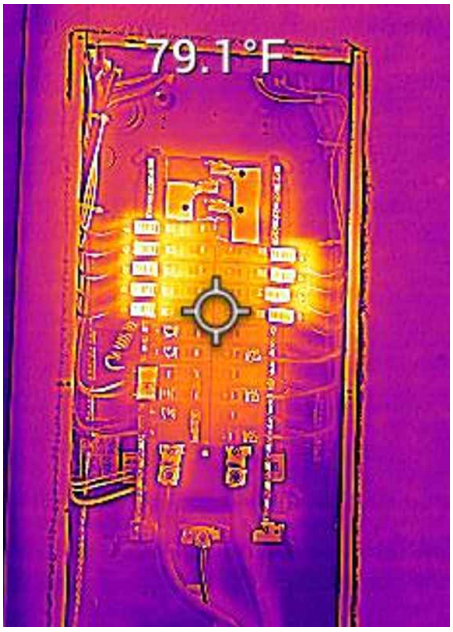
NM-B (Romex)

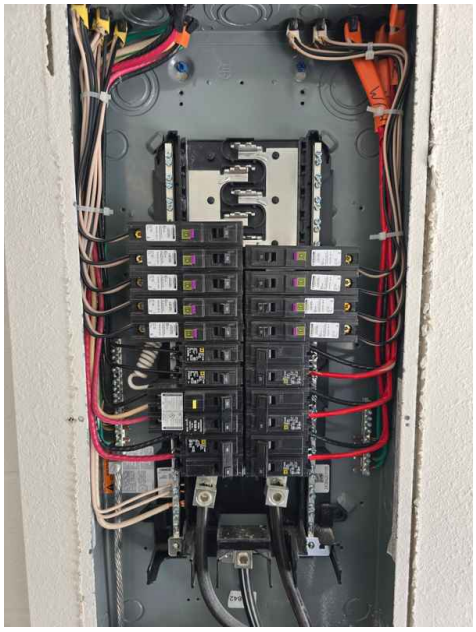


Panelboards & Breakers: Inspected Main Panelboard & Breakers

Garage

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).





Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).

AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

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.

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

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Attic: Type of Insulation Observed

Fiberglass

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, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

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

Recommendations

8.2.1 Insulation in Attic

Minor Defect

ATTIC ACCESS LACKS INSULATION

I observed indications that the access to the attic was not insulated and sealed properly. This condition will create a heat/energy loss area. Adding insulation and air sealing at the attic access is recommended.

Recommendation

Recommended DIY Project

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 at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Recommendations

9.2.1 Sinks, Tubs & Showers

Major Defect

WATER LEAKING

BATHROOM TO THE LEFT AFTER ENTERING FRONT DOOR

Water leaks around tub faucet when shower is engaged

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 a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

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

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

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

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

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

They were not tested.

Master bedroom closet: Closet

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Recommendations

10.1.1 Doors

Minor Defect

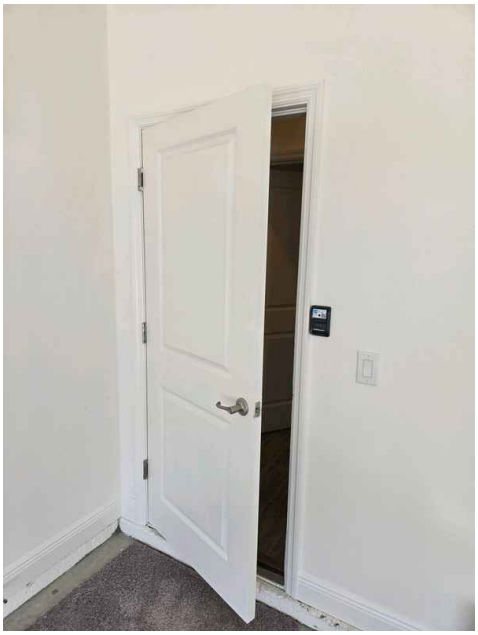
DOOR DOESN'T LATCH

GARAGE

I observed that a door does not latch and close properly. Garage door entry into home.

Recommendation

Contact a qualified handyman.



10.1.2 Doors

Minor Defect

GARAGE DOOR

GARAGE

Screw is not flush with the plate

Recommendation

Contact a qualified handyman.

10.1.3 Doors

Material Defect

MISMATCHING DOORS

BEDROOM TO THE RIGHT OF THE FRONT DOOR

Different color closet door. Also door is dirty.

10.2.1 Windows

Minor Defect

WINDOW SCREEN

LIVING ROOM

I observed a torn window screen.

Recommendation

Contact a qualified handyman.

10.2.2 Windows

Minor Defect

WINDOWS SCREEN

MASTER BEDROOM

Windows screen has a small tear and the fabric is loose slightly

Recommendation

Contact a qualified handyman.

10.3.1 Switches, Fixtures & Receptacles

Minor Defect

SWITCH

FRONT DOOR INSIDE

Light switch at the front door doesn't seem turn anything on. Recommended checking with builder on what its purpose is.

Recommendation

Contact a qualified professional.

10.7.1 Presence of Smoke and CO Detectors

Major Defect

MISSING CO DETECTOR

I observed indications of a missing carbon monoxide detector. Hazard.

Recommendation

Contact a qualified professional.

10.8.1 Master bedroom closet

Minor Defect

CLOTHING RACK

CLOSET

Anchor going into wall moves. Recommended resetting.

Recommendation

Contact a qualified handyman.

11: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

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

Clothes Dryer

DID NOT INSPECT

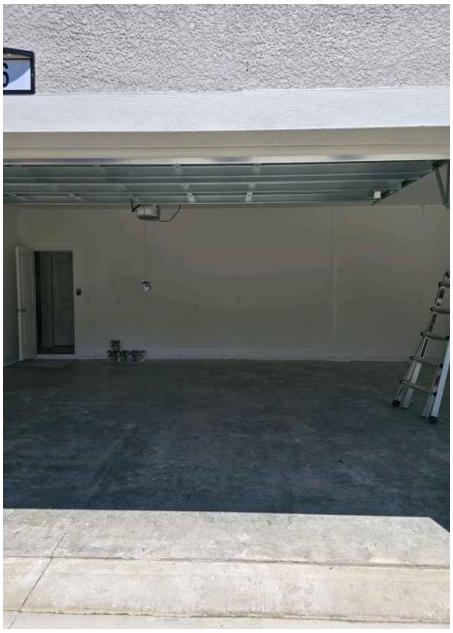
I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

12: ATTACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.



Garage Vehicle Door: Type of Door Operation

Manual, Opener

Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Vehicle Door Opener: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

Garage Vehicle Door Opener: General Warning Label Was Inspected

I observed a general warning label attached to the back of the door panel. Good.

Garage Vehicle Door Opener: Bottom Bracket Label Was Inspected

I observed two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

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.

Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Attic entrance: Attic entrance

Garage

In garage

Recommendations

12.1.1 Garage Floor

Major Defect

NAIL

GARAGE FLOOR ENTERING INTO GARAGE

Nail sticking out of floor. Safety issue for people and vehicles.

Recommendation

Contact a qualified general contractor.

12.1.2 Garage Floor

Minor Defect

FLOOR CRACK

FLOOR

Floor cracked at wall connection

Recommendation

Contact a qualified concrete contractor.

12.5.1 Ceiling, Walls & Firewalls in Garage

Minor Defect

DOOR WAS NOT SELF-CLOSING

I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard.

Recommendation

Contact a qualified general contractor.

13: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

GFCI: GFCI Tested

The ground fault circuit interrupter(GFCI) protection in the kitchen are located in the electrical panel in the garage which are GFCI breakers. No reset on the outlets in the kitchen.


Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

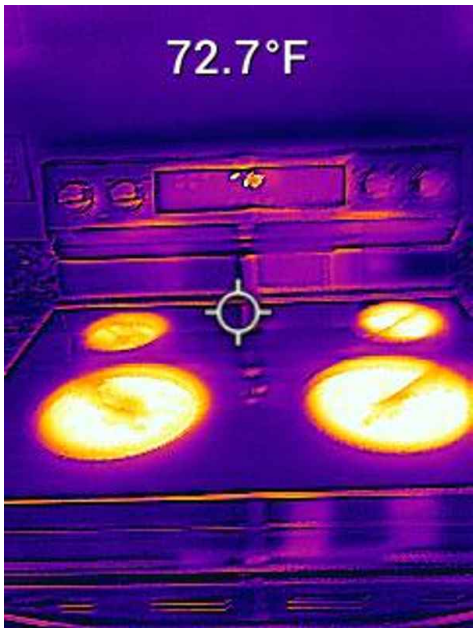

Dishwasher: GFCI for Dishwasher Was Observed

At Circuit breaker in garage

I observed apparent GFCI protection at the outlet that serves the dishwasher. Good.
The GFCI protection is at the breaker.
Ground-fault circuit-interrupter protection must be provided for outlets that supply dishwashers installed in the house (NEC 2014 210.8.D). GFCI devices must be readily accessible.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Built-in Microwave: Microwave Turned On

Kitchen

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

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.

Recommendations

13.1.1 Kitchen Sink

Major Defect

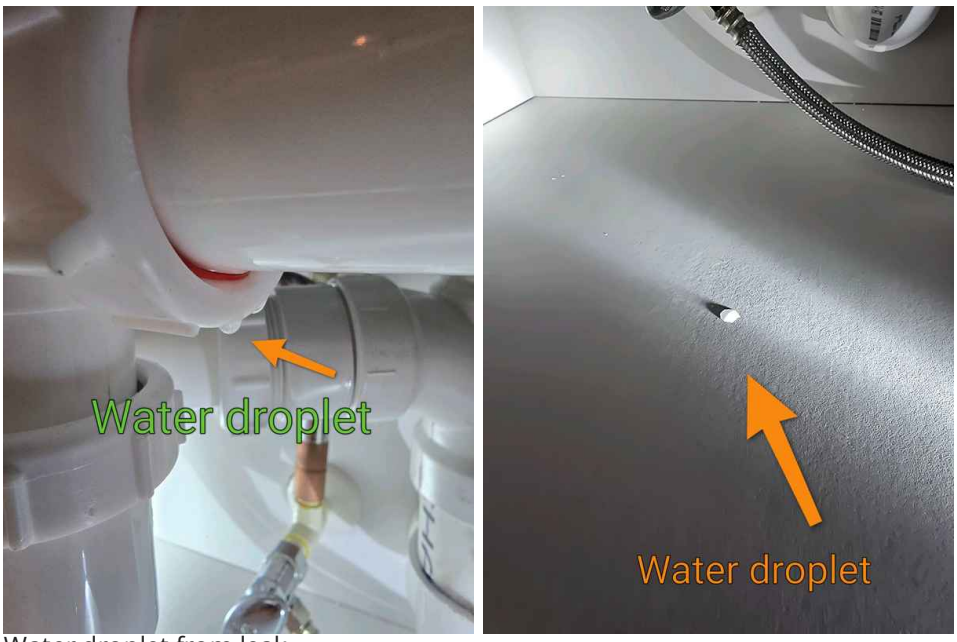
LEAK

UNDER KITCHEN SINK

Water leak under kitchen sink

Recommendation

Contact a qualified plumbing contractor.



Water droplet from leak

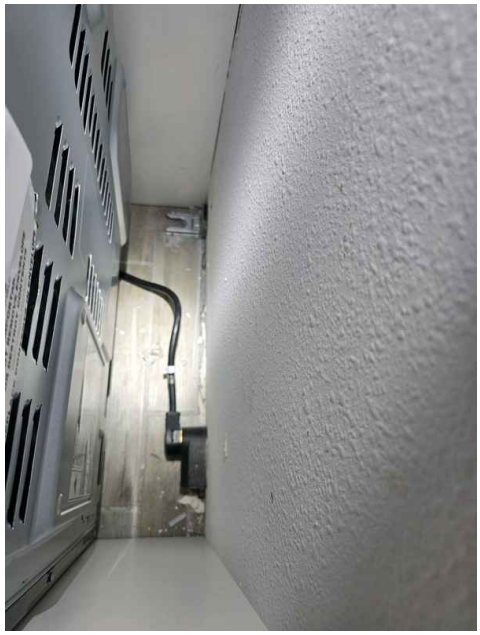
13.6.1 Range/Oven/Cooktop

Minor Defect

GAP

BEHIND STOVE

Gap behind stove. Recommended sealing.



13.9.1 Countertops & Cabinets

Minor Defect

CABINET DOOR

KITCHEN CABINET

Kitchen cabinet door not flush with cabinet

13.9.2 Countertops & Cabinets

Minor Defect

MINOR DAMAGE

KITCHEN CABINET

Minor damage to interior cabinet

14: IRRIGATION

		IN	NI	NP	R
14.1	Irrigation heads	X			X

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

Information

Controller location
Right side of home

Recommendations

14.1.1 Irrigation heads
IRRIGATION BREAK
FRONT OF HOUSE BY STREET
Irrigation line break front of house

Minor Defect

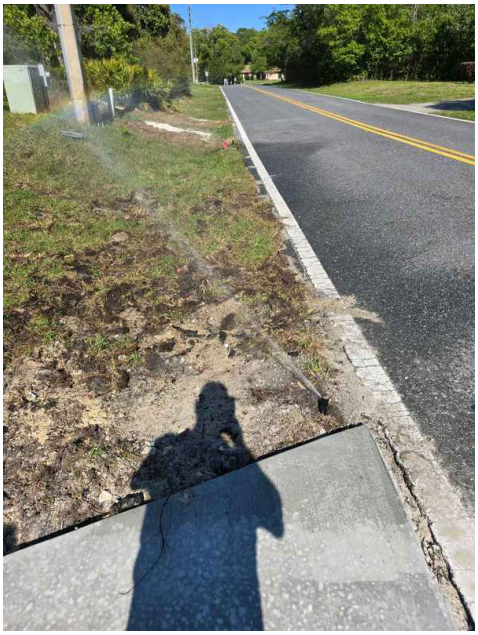
14.1.2 Irrigation heads

Minor Defect

IRRIGATION HEADS BY STREET

FRONT OF HOUSE

Irrigation heads too close to street. Will likely get run over by vehicles. Recommend moving away from street



15: PATIO

		IN	NI	NP	R
15.1	Sliding door and screen	X			X

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

Recommendations

15.1.1 Sliding door and screen

Minor Defect

SCREW STICKING OUT

PATIO SCREEN DOOR

Screw sticking out. Recommended removing or repairing so it doesn't catch on someone's clothes or body.

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.