Travis Haberman
"The Happy Home Inspector"
Sure Foundation Home Inspections
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SURE FOUNDATION
HOME INSPECTION
An inspection you can stand sure on.

SURE FOUNDATION HOME INSPECTIONS

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YOUR HAPPY INSPECTORS REPORT

[redacted]

del city, OK 73115

travis haberman

09/20/2025

Inspector
Travis Haberman

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33 MODERATE DEFICIENCIES

4 DEFECTIVE OR HAZARDOUS

I appreciate the chance to serve as your inspector, and I hope I was able to provide a more tolerable home inspection process for you.

I know the whole process can be rough, but if I was able to make it just a little easier I ask that if you can please leave me a 5 star review.

Once again I'm your happy home inspector Travis Haberman Lic#70003200

P.S, Tell your friends I even do pre-listing inspections. Thank You and if you have any questions at any point in the future I'll be happy to answer.

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1: INFORMATION DETAILS

Information

Type of Building
Single Family

In Attendance
Client, Inspector, Client's Agent

Temperature
63 Fahrenheit

Degrees Farenheit

Property Direction
South

Occupancy
Furnished, Occupied, Utilites On

Weather Conditions
Clear, Humid, Windy

Your home maintenance guide and checklist


S. F. H. INSPECTIONS
Yearly Homeowners Maintenance Checklist

JANUARY	FEBRUARY
Regularly Check for Ice Dams & Icicles	Check & Vacuum Curtains
Tighten Any Handles, Knobs, Racks, etc.	Check & Repair Caulking Around Showers & Tubs
Check & Clean Range Hood Fan	Regularly Check for Ice Dams & Icicles
Deep Clean & Inspect Basement	Replace Batteries in Smoke Detectors
Vacuum Refrigerator Coils	Replace Batteries in Carbon Monoxide Detectors
Run Water & Flush Toilets in Unused Spaces	Repair any Interior Wall Damage
Check Water Softener, Add Salt if needed	Change Furnace Filters (Check filters for frequency)
Change Furnace Filters (Check filters for frequency)	Test Carbon Monoxide & Smoke Detectors
Test Carbon Monoxide & Smoke Detectors	Clean Garbage Disposal (Ice, Baking Soda & Citrus Rinds)
Clean Garbage Disposal (Ice, Baking Soda & Citrus Rinds)	

MARCH	APRIL
Inspect Roof for Missing & Damaged Shingles & Leaks	Test/Repair Air Conditioning Units for Summer Use
Check Exterior Drainage	Run Water & Flush Toilets in Unused Spaces
Repair/Replace Damaged Window Screens	Remove Leaves & Debris from Gutters & Downspouts
Flush Hot Water Heater & Remove Sediment	Clear Dead Plants/Shrubs from Landscaping
Change Furnace Filters (Check filters for frequency)	Clear Out Window Wells of Debris
Test Carbon Monoxide & Smoke Detectors	Wash/Power Wash Outside of House & Windows
Clean Garbage Disposal (Ice, Baking Soda & Citrus Rinds)	Clean Furnace Condensation Line
	Test Carbon Monoxide & Smoke Detectors
	Clean Garbage Disposal (Ice, Baking Soda & Citrus Rinds)

MAY	JUNE
Have a Professional Pump & Inspect & Septic System	Remove Lint from Dryer Exhaust Vent
Inspect & Clean Outdoor Lighting	Maintain Yard Growth
Re-nail any Loose Siding or Trim Boards	Check Grout in Baths, Kitchens, etc. Repair as needed
Oil Garage Door Tracks	Check Thermostat Batteries
Trim Trees, Bushes & Shrubs	Repair any Interior Wall Damage
Maintain Yard Growth	Clean Garage
Apply Fertilizer to Lawn	Inspect Plumbing for Leaks; Clean Aerators on Faucets
Remove & Clean All Window Screens	Change Furnace Filters (Check filters for frequency)
Test Carbon Monoxide & Smoke Detectors	Test Carbon Monoxide & Smoke Detectors
Clean Garbage Disposal (Ice, Baking Soda & Citrus Rinds)	Clean Garbage Disposal (Ice, Baking Soda & Citrus Rinds)

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_13_Maintenance_2011.pdf

Limited Inspection

A limited inspection indicates that certain areas, systems, or components were not readily accessible during the inspection. This limitation may arise from various factors such as restricted access, safety concerns, or obstructions that prevent comprehensive examination. Understanding these limitations is crucial for potential buyers or property owners to recognize potential unknown conditions that might require further investigation.

Read Entire Report

Please Read the Whole Report

The summary of recommended repairs might be everyone's first concern when reading an inspection report, but we strongly recommend that this report be read in its entirety, including looking through the informational sections, the "blue" recommendations, the limitations tab, and standards of practice tab. We may have noted information, a "blue" recommendation, or a limitation that you would have a question about and want the opportunity to address before you make your home purchase. The standards of practice provide information about the scope and limitations of a home inspection, what we inspect, and what we do not inspect. Your inspection agreement also outlines the scope and limitations of an inspection i.e., what an inspection is and is not. All of these documents will help you have a better understanding and realistic expectations about your inspection and the subject property.

Home Warranty

I Like to let my clients know there's an option of purchasing a one year home warranty. These can be purchased at any time and may help cover the cost of in expensive repair or appliance replacement such as a water heater or air conditioner. These items are inspected by us, but our inspection is a snapshot in time and is not a warranty or guarantee. Home systems can be working perfectly at our inspection and then fail shortly after moving into the home. We don't recommend nor offer 90 day home warranties because they are essentially worthless, they have many exclusions, and they are tapped at $500 in total coverage.

Limitations

General

HOUSE IS OCCUPIED/STAGED

Due to house being occupied/staged and furnished, the inspection will be limited due to obstructions from furnishings.

2: STRUCTURAL

Information

General: Foundation Type
Slab

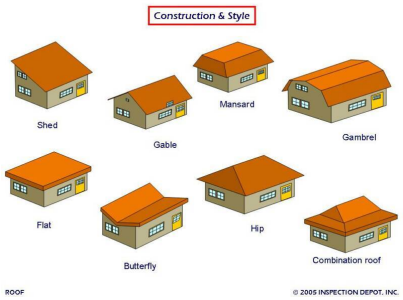
General: Wall Structure
Wood Frame

General: Roof Structure
Rafter and Beam, Slat

Roof structure: Build structure and Material
Rafter and Beam, Slat decking

General: Floor Structure
Concrete

Roof structure: Build style
Hip



The most common styles off roofs.

Limitations

General

FOUNDATION LIMITATION

Concealed Components

Structural components are concealed behind finished surfaces and underground limiting what can be inspected.

Foundation

LIMITATIONS

Structural components are concealed behind finish surfaces and underground making it unable to be visually inspected.

Wall Structure

LIMITATIONS

Parts of the structural components are concealed behind finish surfaces and under grade therefore those parts could not be inspected

Observations

2.2.1 Foundation

CORNER POP

Minor or Maintenance Items

A corner pop was observed on the foundation. This condition can indicate stress on the foundation and may result in further structural distress over time. It is recommended that a qualified foundation expert be consulted to further evaluate and provide recommendations for any necessary repairs.


South West Wall


South West Wall


North East Wall

2.2.2 Foundation

HONEY COMBING ON FOUNDATION

Minor or Maintenance Items

During the inspection. It was noted areas of honeycombing on the foundation wall, which looked like rough, Rockfield holes. this happens when the concrete mix did not fully fill the space, leaving gaps in the material. These spots are weaker than the rest of the wall and can let in water, which is not what is recommended for a good barrier,. Preparing these boys is recommended to make the wall stronger and ensure the foundation remains up to acceptable standards.

2.3.1 Wall Structure

MINOR WALL MOVEMENT

Moderate Deficiencies

Wall movement indicates slight shifts or settlement in the structural framework. During inspection, minor displacement was observed, which could potentially signal underlying foundation or framing issues. While not immediately critical, continued monitoring is recommended to prevent potential structural complications.


North West Wall

2.3.2 Wall Structure

Moderate Deficiencies

GARAGE HEADER MOVEMENT

Noted garage door header sagging, twisted or uneven. Recommend evaluation and repair by qualified professional.

2.4.1 Roof structure

Defective or Hazardous

EVIDENCE OF WATER INTRUSION

Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

2.4.2 Roof structure

Minor or Maintenance Items

GAPS IN SLAT DECKING

Cats are noted in the slot deck going to be over 1/8 inch, this prevents proper nailing and support of shingles. This can allow wind and water damage to occur easier. Recommend evaluation by qualified roofer.

3: EXTERIOR

Information

Walkway material
Concrete

Driveway Material
Concrete

Exterior Door Material
Metal, Wood

Wall/Fencing Material
metal

Patio/Deck Material
Concrete

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

Eaves, Soffits & Fascia: Exterior Eaves, Soffit, Fascia, Trim Inspected
Inspected Eaves, Fascia, Flashing and Trim

Siding Material
Brick Veneer, Wood, Stone Veneer

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.

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

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.

Landscape, Walls. Fencing: Grading, walls & Fences, Vegetation
I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

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

Limitations

General

HOMEOWNER'S RESPONSIBILITY

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

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

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

Windows

INSPECTION RESTRICTED

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

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.

Siding, Trim, Flashing

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.

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.

Observations

3.1.1 Exterior Doors

Moderate Deficiencies

DOOR WOOD DECAY OBSERVED

Observed wood decay on the exterior door and/or trim. Further evaluation or correction is recommended.


Wall East

3.4.1 Siding, Trim, Flashing

HOLE IN EXTERIOR

Moderate Deficiencies

Observed hole in exterior siding, this can let in moisture and pest intrusions. Recommend sealing DIY or Handyman


North Wall


Front Patio

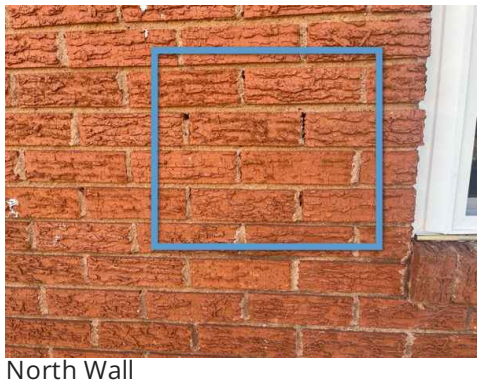

Front Patio


Front Patio

3.4.2 Siding, Trim, Flashing

MASONRY MORTAR CRACKING MINOR

Minor or Maintenance Items


North Wall

I observed indications of major structural cracking at the time of my inspection of the exterior. Cracking was observed at one or more areas.

Monitoring the masonry walls of the house is needed. Although masonry can deform elastically over long periods of time to accommodate small amounts of movement, large movements normally cause cracking. Cracking can result from a variety of problems: differential settlement of the foundation; drying shrinkage; expansion and contraction due to ambient thermal and moisture variations; improper support over openings; the effects of freeze-thaw cycles; the corrosion of iron and steel wall reinforcement; differential movement between building materials; expansion of salts; and the bulging or leaning of walls.

Further evaluation is recommended.

3.4.3 Siding, Trim, Flashing

Moderate Deficiencies

WALL TIES LOOSE

I observed indications of loose areas of the exterior wall-covering material. Correction and further evaluation is recommended.

3.4.4 Siding, Trim, Flashing

Minor or Maintenance Items

SIDING HAIL DAMAGE

I observed indications of hail damage to siding. Recommend Monitoring

3.4.5 Siding, Trim, Flashing

Moderate Deficiencies

MASONRY CRACKS MODERATE

Moderate exterior wall cracks discovered during inspection. These cracks indicate potential settlement. Recommend professional evaluation to assess underlying causes and potential repair strategies.

North Wall

3.5.1 Eaves, Soffits & Fascia

Moderate Deficiencies

EXTERIOR PAINT FAILING

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.


3.5.2 Eaves, Soffits & Fascia

Moderate Deficiencies

SOFFIT DAMAGE OBSERVED

I observed indications that one or more areas of the soffit were damaged.

Correction and further evaluation is recommended.


North Wall

3.7.1 Walkways, Driveways and Patios

Minor or Maintenance Items

WALKWAY MINOR CRACKING

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.


Front Yard


East Yard

4: ROOF

Information

Roof covering material and number of layers

1layer, Asphalt Three Tab

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.

Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Roof Inspected Method

Roof

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.

Limitations

Flashing

DIFFICULT TO SEE EVERY FLASHING

I did inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Flu and vent stacks

UNABLE TO REACH ALL THE FLUE GAS VENT PIPES

I was unable to closely reach and observe all of the flue gas vent vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Observations

4.1.1 Roof Covering

GRANUAL LOSS

Moderate Deficiencies

The asphalt shingles show signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

4.1.2 Roof Covering

AGED ROOF COVERING

Minor or Maintenance Items

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

4.1.3 Roof Covering

TREE CLOSE TO ROOF

Minor or Maintenance Items

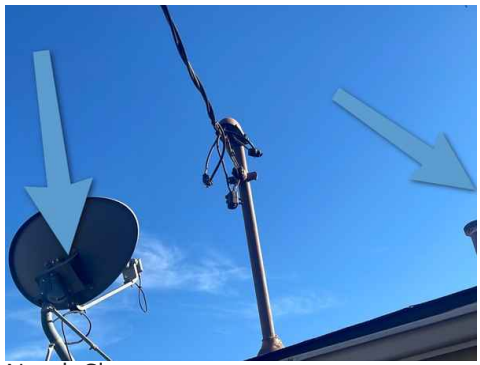
I observed indications that a tree and or tree branch where overhanging the roof and maybe in contact with it.

4.1.4 Roof Covering

SATELLITE DISH INSTALLED

Minor or Maintenance Items

it was observed that satellite dishes were attached directly to the main roof. The mounting hardware create potential penetrations through the roofing material, this is not recommended. Removing the satellite dishes and sealing the holes is recommended.



North Slope

4.1.5 Roof Covering

Moderate Deficiencies

HAIL DAMAGE (MODERATE)

Observed moderate sized and/or amount of hail damage. Recommend evaluation by roofing contractor.

4.3.1 Gutters & Downspouts

Moderate Deficiencies

GUTTERS MISSING

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

4.3.2 Gutters & Downspouts

Minor or Maintenance Items

GUTTER DRAINS NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.


North East Yard


North East

4.4.1 Flu and vent stacks

Moderate Deficiencies

SOFT METAL HAIL DAMAGE

soft metal vent caps showed signs of possible health damage. With Dance consistent from Hill stones, which can weaken the metal. These dim spots can cause improper water runoff, which is not recommended for a water tight roof system. Recommend replacing vent caps.

5: PLUMBING

Information

Water meter Location
right of driveway

Clean out Location
Right Yard

Main water Shut-Off Valve
At meter

Supply pipe material type Inspected
copper, pex

Drain material type Inspected
cast, PVC

Water Pressure
60-80psi

Fuel Storage and Delivery System: Gas Service Present

Fuel Storage and Delivery System: Gas Meter Location
Back yard

I observed the location of the gas meter. And inspected..

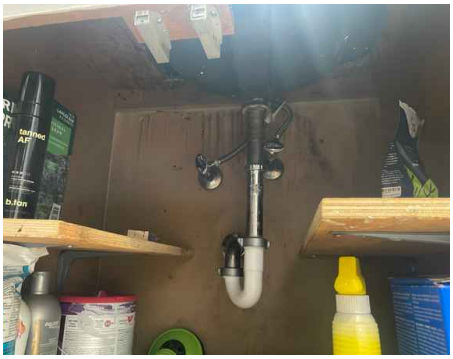
Fuel Storage and Delivery System: Main Gas Shut Off Location
At Meter

Hot Water Heater: Capacity
40 Gallon

Hot Water Heater: Power Source/Fuel Type
N. Gas, 110v

Utilities

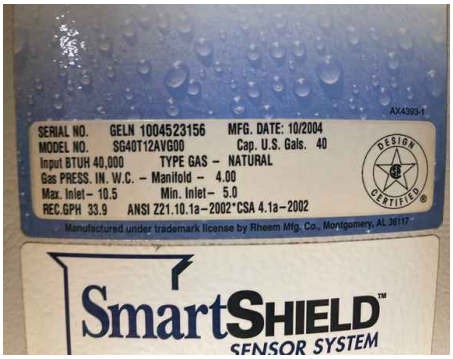
Public



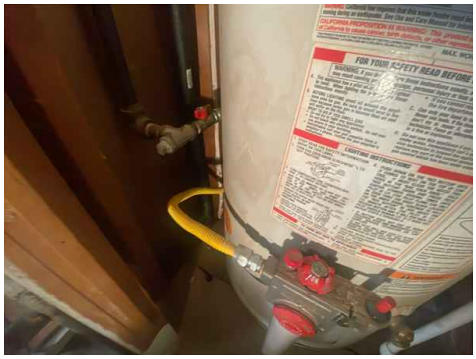
Hot Water Heater: Manufacturer Water Heater

General Electric

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 Heater: Age of unit

12+years

12 years is the expected life of a water heater Though they can go much longer and sometimes shorter. I'd recommend proper maintenance such as having it flushed once a year. Recommend planing form new one just in case..

Hot Water Heater: Standards for TPR Valve

I observed a defect a the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or tee fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger that the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.

Limitations

General

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.

Observations

5.1.1 Fuel Storage and Delivery System

Minor or Maintenance Items

RUST ON PIPES

Noted during inspection, gas lines have spots in areas of rest, recommend monitoring

5.1.2 Fuel Storage and Delivery System

Moderate Deficiencies

CSST NOTED

The inspector shall note the presence of any shade of
yellow corrugated stainless steel tubing
("CSST") flexible gas piping observed during the inspection in which the inspector is not required to identify concealed conditions,
components not
readily accessible, or any other item excepted from inspection pursuant to OAC 158:70-1-3. If any shade of yellow CSST flexible gas piping is observed, the home inspector shall notify the client, in writing, as follows: "Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor."

5.2.1 Hot Water Heater

Minor or Maintenance Items

MISSING CATCH PAN UNDER TANK

I observed that the hot water tank is missing a water leak catch pan.

5.2.2 Hot Water Heater

Minor or Maintenance Items

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

6: BUILT IN APPLIANCES

Information

Garbage Disposal
Not Present

Dishwasher

Hood/Exhaust Fan

Refridfgerator

Washer Hook-ups: Water valves

Clothes Dryer Hook-ups: Dryer

Dishwasher: Inspected Dishwasher

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

Dishwasher: GFCI for Dishwasher Was Observed

I observed apparent GFCI protection at the outlet that serves the dishwasher. Good.

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.

Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Refrigerator: Refrigerator inspected

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

Limitations

Washer Hook-ups

LIMITED INSPECTION

Limited inspection of washer hook-ups due to washer being installed.

Clothes Dryer Hook-ups

LIMITED INSPECTION

Limited inspection of dryer due to clothes washer and dryer fully hooked up. The clothes dryer exhaust pipe should be inspected and cleaned every year to help prevent house fires.

Observations

6.2.1 Dishwasher

Minor or Maintenance Items

NO HIGH LOOP

Recommend upgrading discharge line to have a high loop to create a air gap so the dishwasher doesn't siphon dirty water.

6.3.1 Washer Hook-ups

Minor or Maintenance Items

GLOBE VALVES INSTALLED

Observed globe valves installed at washer connections. Recommend having replaced at your convenience. These type of valves do tend to leak recommend monitoring.

6.5.1 Exhaust Fan

Moderate Deficiencies

EXHAUST DUCT TERMINATES IN ATTIC

I observed that the exhaust fan terminates into the attic. This can result in moisture damage and mold in the attic.

6.5.2 Exhaust Fan

Minor or Maintenance Items

FILTER DIRTY

Observed cooktop exhaust fan dirty. Recommend cleaning

7: HVAC

Information

Cooling System Information: Service Disconnect Inspected

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

Cooling System Information: Data Tag

Good

Cooling System Information: Energy Source/Type

Electric

Cooling System Information: Unit Size

2.5tons

Cooling System Information: Max Fuse

25 amp

Cooling System Information: Temperature Differential

47- 68 Cool Fahrenheit

Cooling System Information: Age of A/C unit

2021 fahrenhieght

A typical A/C unit is expected to last 11-15 years.

Duct Material

Insulated, Fixed, Metal

Register Locations

supply High, Return Low

Filter Location

At Furnace

Heating Unit: Energy Source

Gas, Electric

Heating Unit: Fuel Cut-Off

Left

Heating Unit: Heat Echanger Visible

Normal Operating Controls

At time of inspection heating and air controls and equipment worked with-in normal operating standards.

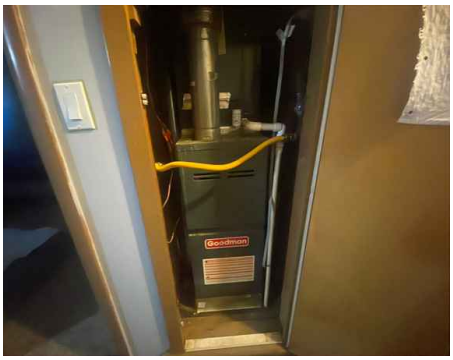
Cooling System Information: Homeowner's Responsibility

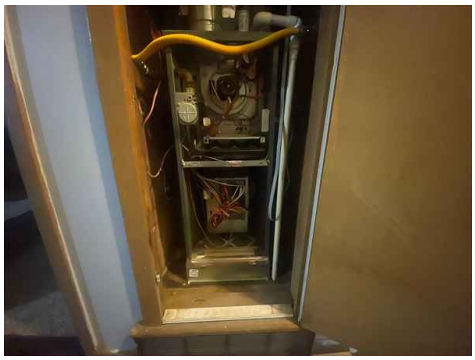
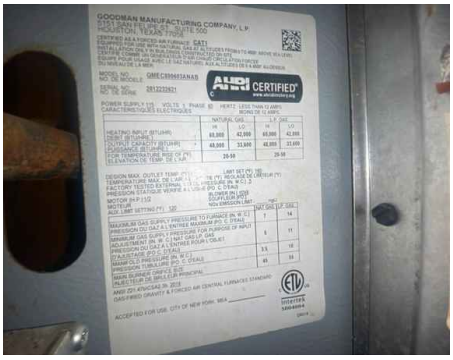
Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Heating Unit: Heating Method

Forced Air Heating, Gas



Heating Unit: 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's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Observations

7.1.1 Cooling System Information

Minor or Maintenance Items

AIR FLOW RESTRICTED BY DIRT

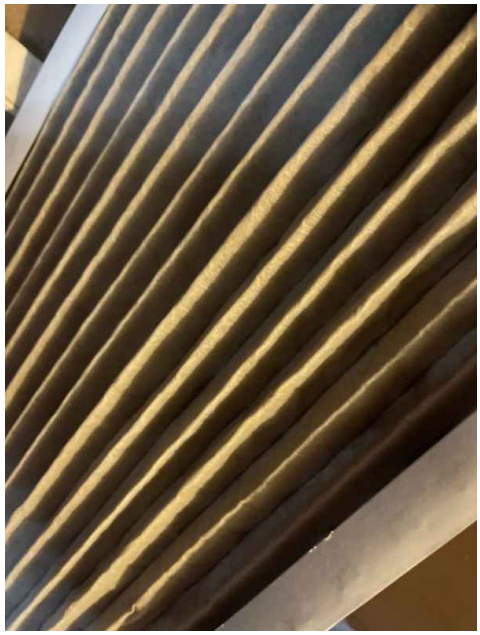
I observed that the air flow to the air conditioner unit was restricted because of dirt and debris. This may result in inefficient operation.

7.2.1 Heating Unit

FILTER DIRTY

Minor or Maintenance Items

I observed a dirty air filter at the furnace filter.



7.2.2 Heating Unit

CORROSION & RUST

Moderate Deficiencies

I observed areas of corrosion and rust at the furnace. Rust on the furnace usually indicates high moisture, which is undesirable. Not posing any current problems at this point. Recommend monitoring and changing filter regularly every one to three months

7.2.3 Heating Unit

CAST

Moderate Deficiencies

AT FURNACE

Observed CSST (corrugated stainless steel tubing) at the furnace. Though it’s fairly common the presence of any shade of yellow corrugated stainless steel tubing ("CSST") flexible gas piping observed during the inspection in which the inspector is not required to identify concealed conditions, components not readily accessible, or any other item excepted from inspection pursuant to OAC 158:70-1-3. If any shade of yellow CSST flexible gas piping is observed, the home inspector shall notify the client, in writing, as follows: "Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor." This is your writing.

8: ELECTRICAL

Information

Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Panel Manufacturer

GE, GE

Type of Wiring, If Visible

NM-B (Romex)

Panelboards & Breakers:

Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Service Entrance

Service Drop, 100amp

Grounded and/or Bonded

Ground Rods

Panelboards & Breakers: Main Disconnect Rating, If Labeled

50amp breaker

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

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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

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

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

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

Limitations

General

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES: DISCLAIMER- SWITCHES

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the structure may not be confirmed by the inspector.

Panelboards & Breakers

INADEQUATE WORKSPACE AT PANELBOARD

I observed inadequate workspace at the panelboard.

A clear working space for accessing all of the electrical equipment is needed. A clear space that is 3 feet deep, 30 inches wide, and 6' 6" in height should be provided in front of the equipment.

Panelboards & Breakers

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.

Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

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

Electrical Defects

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.

Observations

8.2.1 Panelboards & Breakers

Defective or Hazardous

GROUND ROD NOT FLUSH

I observed indications that the grounding rod is not flush with or below grade level.

8.2.2 Panelboards & Breakers

Defective or Hazardous

OPEN BREAKER KNOCKOUT (FILLER PLATE MISSING)

I observed unused circuit-breaker panel opening that was not filled. Missing filler plate at the electrical panel cover. Hazardous. Fatal if someone sticks their finger through the opening and touches a live electrical component.

8.2.3 Panelboards & Breakers

Moderate Deficiencies

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

8.2.4 Panelboards & Breakers

Moderate Deficiencies

ELECTRICAL PANEL PANEL IN CLOSET

I observed that the electrical panelboard was located inside a clothes closet, and for your safety I would recommend saving and planning to get it installed either in the garage or on the exterior of the wall.

East Bedroom Closet

8.3.1 AFCIs

Moderate Deficiencies

MISSING AFCI

I observed indications that an AFCI is missing in an area that is required to keep the house safe.

8.4.1 GFCIs

Moderate Deficiencies

MISSING GFCI

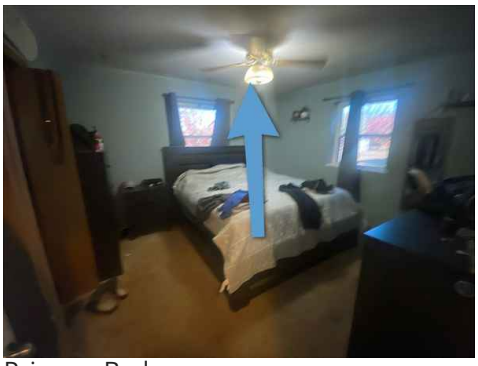
I observed indications that a GFCI is missing in an area that is required to keep people safe.

8.5.1 Lighting and Fixtures

Minor or Maintenance Items

CEILING FAN WOBBLES

Observed ceiling fan wobbling when in operation, this is likely due to an imbalance of the blades.



Primary Bedroom

8.6.1 Smoke and CO Detectors

Moderate Deficiencies

MISSING SMOKE DETECTOR

I observed indications of a missing smoke detector. Hazard.

Hallway

9: DOORS, WINDOWS & INTERIOR

Information

Wall material
Drywall

Cieling material
Drywall

Floor covering type
Laminate planks, Carpet, tile

Window Type
Double pane, Hung, Fixed, Slider

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.

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.

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.

Limitations

Floors, Walls, Ceilings

OCCUPANTS BELONGINGS

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.

Observations

9.1.1 Doors

DOOR STICKS

Moderate Deficiencies

Observed closet door that has access to electrical panel sticks and is not easy to open. Not a major safety risk but due to the fact that the electrical panel is in that closet I would recommend DIY or qualified handyman to replace door for ease of opening.

East Bedroom Closet Door

9.1.2 Doors

Moderate Deficiencies

CLOSET LIGHT FIXTURE DEFECTY

observed zero lighting on interior of closet with electrical panel. Recommend in having some sort of light installed to reduce any safety concerns for Work potentially to be done on electrical panel.

9.2.1 Countertops & Cabinets

Minor or Maintenance Items

WORN AREAS AT CABINETS

I observed worn areas and some damage at the cabinets.

9.2.2 Countertops & Cabinets

Minor or Maintenance Items

CABINET DOOR MISSING

I observed one a missing cabinet door.

9.3.1 Floors, Walls, Ceilings

Moderate Deficiencies

MODERATE WEAR

observed normal, wear and tear on interior of house, consider considering the homes. Recommend adding personal touches such as paint and flooring throughout home as desired.

9.3.2 Floors, Walls, Ceilings

Minor or Maintenance Items

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.


East Bedroom


Living Room


Primary Bedroom

9.3.3 Floors, Walls, Ceilings

Moderate Deficiencies

CEILING CRACKS

Observed cracks and ceiling. Cracks are fairly good size, but there's no indication of structural damage recommend monitoring.


Living Room, Dining Room

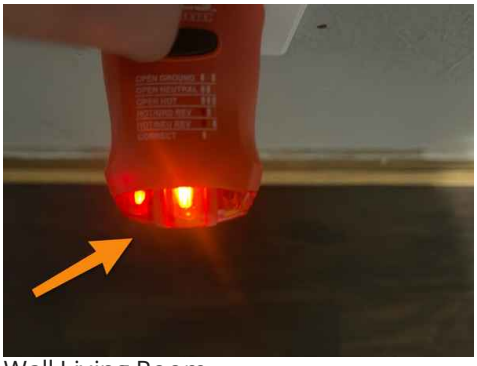

Kitchen

9.5.1 Switches, Fixtures & Receptacles

Moderate Deficiencies

REVERSED POLARITY

I observed indications of one or more wall receptacles that have been wired with reversed polarity. This could create an electrical shock hazard.


Wall Living Room

9.5.2 Switches, Fixtures & Receptacles

Moderate Deficiencies

MISSING GROUND AT RECEPTACLE

I observed indications of a missing, open, or disconnected ground at a receptacle. Hazard.

North Wall Hallway

9.5.3 Switches, Fixtures & Receptacles

Moderate Deficiencies

DAMAGED ELECTRICAL COMPONENT

I observed damage to an electrical component. Electrical hazard.


East Wall Primary Bedroom

9.5.4 Switches, Fixtures & Receptacles

Moderate Deficiencies

INADEQUATE NUMBER OF RECEPTACLES IN A ROOM

I observed indications of a minimal number of receptacles in a room.

9.5.5 Switches, Fixtures & Receptacles

Minor or Maintenance Items

MORE THAN 6' APART

I observed a lack of wall receptacles.

A receptacle should be no more than 6 feet apart along the wall.

10: GARAGE

Information

Size/Type
Single, sectional, insulated

Garage Door Opener
Not Present

Type of Door Operation
Manual

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Door : Garage Door Inspected

I inspected the garage door and its operation.

Garage Door: overhead door introduction.

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:
- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

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: Occupant Door

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.

Limitations

Garage Door

UNABLE TO INSPECT GARAGE DOOR OPENER

I was unable to inspect the garage door opener. Inspection restriction.

Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Observations

10.3.1 Garage Vehicle Door

Minor or Maintenance Items

WEATHERED CONDITION AT GARAGE DOOR

I observed weathered conditions at the garage door. Indications of delayed maintenance.

10.4.1 Ceiling, Walls & Firewalls in Garage

Defective or Hazardous

DOOR WAS NOT A FIRE-RATED DOOR

I observed that the door between the garage and the house is not a fire-rated door. This is a fire hazard.

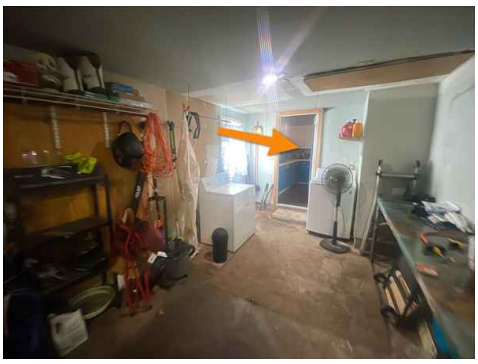
The door between the garage and the house should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

10.4.2 Ceiling, Walls & Firewalls in Garage

Moderate Deficiencies

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.



11: ATTIC, INSULATION & VENTILATION

Information

General: InsulationType
Mineral Wool

General: Method of Inspection
In attic space

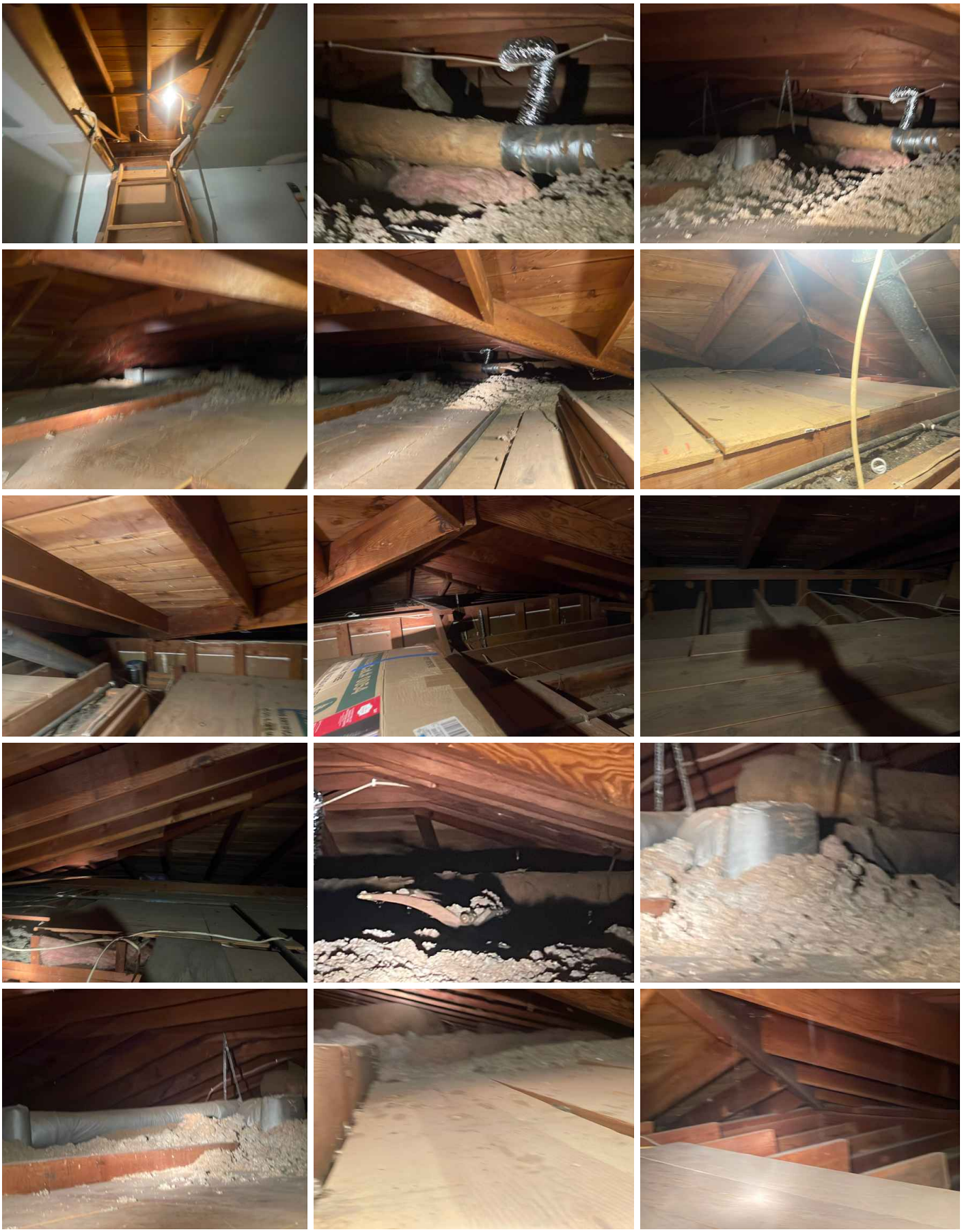
General: Percentage inspected (due to limitations)
60-90%

General: Ventilation Type
Turbine

General: Vapor Barrier
Not Visible

General: Attic Access

Pull down stairs, garage access



General: **Approximate Insulation Depth**

9-12 inches

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

This house is located in a climate zone that requires an R-value of

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.

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.

Bathroom Exhaust Fan : **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.

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

General

ATTIC VENTILATOIN DISCLAIMER

Attic ventilation disclaimer
The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different site locations and conditions or weather conditions within a single climate zone.
The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.
Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

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.

Observations

11.2.1 Insulation in Attic

Moderate Deficiencies

GENERAL ABSENCE OF INSULATION

I observed indications of the general absence of insulation in the unfinished attic area.


11.4.1 Bathroom Exhaust Fan

Moderate Deficiencies

IMPROPERLY EXHAUSTING

I observed that the bathroom fan is improperly exhausting air from the bathroom.

Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.

11.5.1 Ventilation in Attic

Moderate Deficiencies

WHOLE HOUSE FAN INOPERABLE

Whole house fan was inoperable at time of inspection. Recommend a qualified whole house fan contractor evaluate and repair.


11.5.2 Ventilation in Attic

Minor or Maintenance Items

EAVE VENTS DIRTY

Observed eaves vents dirty. Recommend cleaning with broom or washcloth. When vents get clogged with dust dirt it limits flow of air, which is undesirable for attic conditions.

North, South, West, East

STANDARDS OF PRACTICE

Information Details
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.

Structural
I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

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

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

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

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.

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.

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.

Built in Appliances
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 installed appliances such as:

the stove,
oven,
microwave, and

garbage disposer.

HVAC
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.

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.

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.

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.

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.