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RESIDENTIAL HOME INSPECTION REPORT

1234 Main Street
Fernandina Beach, FL 32034

Buyer Name
10/13/2025 9:00AM

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TABLE OF CONTENTS

THANK YOU FOR CHOOSING US!

Thank you for choosing us to perform your general Home Inspection. We always endeavor to do our best in providing you with the information you need to make an informed purchase decision. Once you have read the report, don't hesitate to contact us with questions about report content or home condition.

Please take a few minutes to read the following...

The SCOPE OF THE INSPECTION

This report is designed to identify safety issues and system and major component defects in the following: roof materials and drainage, exterior, grading and surface drainage, foundation, general structure, attic, general interior, plumbing, electrical, and HVAC. Although we endeavor to be thorough, a General Home Inspection is not technically exhaustive, nor will it be as thorough as that of a specialist contractor (electrical, plumbing, roofing, etc.) or technician.

Non-Destructive

The inspection is non-destructive, and does not include damaging, dismantling, removing, or moving any mechanical components or personal belongings such as rugs, furniture, or boxes.

Visual only

The inspection is based on observations of the readily visible condition of the home during the time of the inspection only.

PURCHASE INCLUDES RISK

Having a General Home Inspection performed helps reduce the risk inherent in the purchase of a property. Because it is a general inspection, it is also a limited inspection and you should be diligent in following the recommendations for repair, correction, further evaluation, etc. as advised in this report. Deficiencies may exist requiring the services of a specialist such as a contractor or structural engineer. Although best efforts are made to identify hidden deficiencies according to observed evidence, such evidence is not always apparent. Invasive measures or dismantling any system or component exceeds the scope of the inspection.

You should schedule any specialist inspections in time to use the results in your negotiations with the seller. Because time constraints may exist in scheduling, make any necessary appointments as soon as possible after receiving this report. Pay attention to your contingency period (inspection objection) deadline.

Some conditions indicating a problem may only be readily visible seasonally or intermittently. Conditions sometimes exist that prevent inspection of certain systems or components. These may be environmental (such as weather-related), related to lack of utilities (gas, electricity, or water), or other. The inspection company disclaims

responsibility for inspecting systems, components, or items that are not readily accessible, visible or operable.

A HOME INSPECTION DOES NOT GUARANTEE FUTURE CONDITIONS

A home inspection report describes the condition of the home at the time of the inspection only. It is not a warranty or guarantee of any future conditions, which may change at any time once the inspection is complete. Manufacturer's or contractor's warranties of certain systems or components may or may not be in effect at the time of sale. Warranties may or may not transfer to you as the new owner, or may transfer with limitations. You should ask the seller and your agent about any such warranties. Warranties may be available for purchase. Read the fine print carefully to understand the terms, expiration date, and any other limitations.

IT'S NOT A CODE COMPLIANCE INSPECTION

The purpose of this report is not to identify any building code violations. This report may include descriptions of conditions that are building code violations, but this is because the goal of home inspections and building code inspections are similar: to help ensure that safe conditions exist. However, inspection for building code violations far exceeds the scope of the General Home Inspection, and you should adjust your expectations accordingly.

THIS REPORT REFLECTS OUR OPINION

This report reflects our opinion of the home condition according what was observed by the inspector and according to our experience. Over the years, building practices—along with what has widely been considered safe and acceptable— have changed. Building methods and materials have evolved and have been combined in different ways by designers by workmen of various attitudes and skill.

Some systems alone require years of training to understand at the contractor or engineering level. Home inspectors are trained to recognize deficiencies in a wide range of systems and components commonly found in homes, but part of this training is to understand the limitations of a General Home Inspection and when to recommend a specialist. You are encouraged to follow report recommendations.

DISCLAIMER

This report is limited to identification of certain, easily-identified features and conditions. It is non-invasive, limited to readily visible conditions, is not technical exhaustive, and does not include evaluating risk levels or identifying compliance with any jurisdictional or manufacturers requirements.

SUMMARY

4
MINOR CONCERN

8
MODERATE CONCERN

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

- 2.4.1 Plumbing - Water Heater: TPR discharge pipe: termination not visible
- 4.7.1 Roof - Roof Drainage: Gutters: slope, improper
- 4.9.1 Roof - Vents on the Roof: Plumbing vent: flashing, Exposed Fasteners
- 5.6.1 Exterior - Driveway: Cracks: shrinkage
- 5.9.1 Exterior - Door/Window Exteriors: Windows: sealant cracking - minor
- 5.11.1 Exterior - Porch: Concrete slab: common cracks less than 1/4 in.
- 5.19.1 Exterior - Exterior Wall Penetrations: Dryer exhaust duct: discharge cover missing/damaged
- 5.19.2 Exterior - Exterior Wall Penetrations: Seal pipe penetrations
- 5.20.1 Exterior - Parge Coat: Parge coat: deterioration minor
- 5.30.1 Exterior - Stucco/EIFS: Cracking
- 5.30.2 Exterior - Stucco/EIFS: Cracking: minor
- 19.8.1 Bathroom, Master - Double sink: 1 Inoperable stopper

1: INSPECTION DETAILS

Information

Location: Front of House Faces
North

Inspection Conditions: Approximate temperature at the inspection
70s F

Inspection Conditions: Property-related weather condition
Dry

Inspection Conditions: Weather at the inspection
Sunny, Cool, Breezy

Inspection Conditions: Weather, over previous 2 days
Sunny

Utilities on/off: Utilities: all utilities on
All utilities were on.

Attendees: Inspection Attendees
Only Inspector

The following attended some portions or all of the inspection:

Attendees: Portion Attended by Occupant
N/A

Exterior Photo : Exterior Photos

Occupancy: State of Occupancy
Owner occupied

Utilities on/off: Utilities on
Electricity on, Water on

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

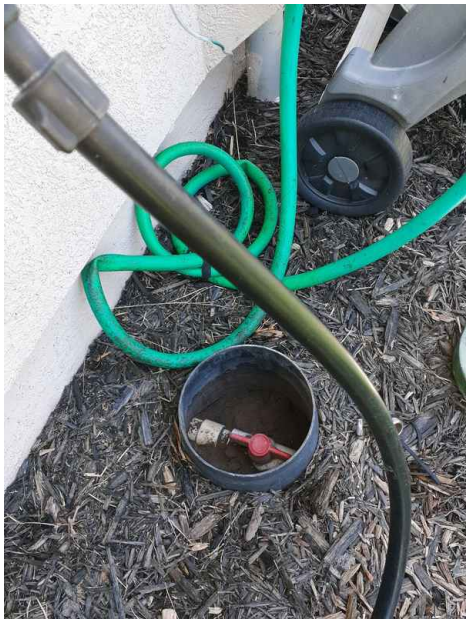
2: PLUMBING

Information

Water Supply and Distribution: Water Source
Public

Water Supply and Distribution: Water meter location
underground box near the street

Water Supply and Distribution: Main water shut-off: location
underground box next to home, East Side



Water Supply and Distribution: Water Service Pipe Material
CPVC

Water Supply and Distribution: Distribution Pipe Material
Chlorinated polyvinyl chloride (CPVC)

Water Heater: Water Heater Type
Electric

Water Heater: Water Heater Brand
A. O. Smith

Water Heater: Photo of water heater

The photo shows the data plate of the water heater.

Water Heater: Water Heater Location

garage

Water Heater: Data plate: photo

The photo shows the data plate of this water heater.

Water Heater: Date of manufacture

The date of manufacture for this water heater appeared to be ____.

Water Heater: Water Heater Tank Capacity

50 gallons (189 litres)

Cleanouts: Cleanout Location

Under Front Bedroom Window

Drain, Waste and Vent (DWV) : Drain, Waste, & Vent Pipe Materials

Polyvinyl Chloride (PVC)

Drain, Waste and Vent (DWV) : Sewer System

Public

Water Heater: Water heater, what's inspected?

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

Water Heater: About conventional storage tank water heaters

Storage tanks water heaters are the most common type of water heater. They consist of an insulated tank in which water is heated and stored until needed. When a hot water valve is opening somewhere in the home, hot water is pulled from a pipe at the top of the water heater. To prevent overheating resulting in the development of excessive pressure in the tank (with the potential for high-energy explosion) a temperature/pressure relief (TPR) valve is installed that is designed to open if either exceeds a preset level. Natural-gas water heaters typically use less energy and cost less to run (by about half) than electric water heaters, although gas models cost more at the time of purchase.

Water Heater: Electric water heater

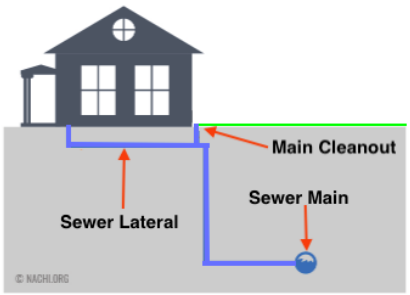
This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Cleanouts: Cleanout definition

A Plumbing system "cleanout" is an access opening in a home drainage/waste/sewer pipe system installed for the purpose of removing a clog, blockage, or other obstruction from the pipes. Building standards specify locations for clean outs, although these specified locations have varied over the years, with older homes typically having fewer cleanouts.



Limitations

General

UNABLE TO SEE EVERYTHING

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Water Softener

WATER SOFTENER: INSTALLED, NOT INSPECTED

The home had a water softener installed (not inspected). Inspection of water softeners lies beyond the scope of the General Home Inspection and should be inspected by a specialist. You should contact the manufacturer for operation and maintenance details.

Deficiencies

2.4.1 Water Heater

Moderate Concern

TPR DISCHARGE PIPE: TERMINATION NOT VISIBLE

The termination point of the discharge pipe for the water heater temperature/pressure relief (TPR) valve was not readily observable. The termination should be visible to help ensure that the termination is never capped. This condition should be corrected by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

3: GENERAL STRUCTURE

Limitations

General

UNABLE TO SEE EVERYTHING

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Slab-on-Grade

SLAB-ON-GRADE: NOT VISIBLE, DISCLAIMER

The home floors were concrete slab, most of which were hidden beneath floor covering materials and could not be visually evaluated. The Inspector disclaims identification of any defects or deficiencies of the slab that would require direct viewing to identify.

4: ROOF

Information

Inspection Method: Roof inspection method
walked the roof, from ground and ladder

Inspection Method: Walked the roof
The Inspector inspected the roof and its components by walking on the roof.

Roof Configuration: Roof Configuration
Gable and hip

Roof Configuration: Roof Slope (Approximate)
4:12

Roof Drainage: Drainage system materials
aluminum

Roof Drainage: Gutter Coverage
Front Only

General Roof Flashing : Flashing Material
Aluminum

Asphalt Shingles: Type of Shingle
Architectural

Asphalt Shingles: Type of Valley
Closed valley

Roof Structure Exterior: What's inspected?

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

Roof Drainage: What is inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

Roof Drainage: Gutters & downspouts

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

General Roof Flashing : General description *

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

Asphalt Shingles: About Shingle Warranties

Shingle condition indicated that the shingle warranty may not yet have expired.

1. Confirmation would require documentation.
2. Shingles may have one warranty, two warranties, three warranties, or no warranty at all.
3. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully.
4. Time limits for notifying the shingle manufacture of the sale of the home may exist.

You should read the terms of any warranty carefully to determine whether any action is necessary by you, or by the seller, for the warranty to remain in effect.

MANUFACTURER'S WARRANTY

The manufacturer's warranty is limited to shingle defects that are caused by the manufacturing process only. It covers defects that cause shingles to fail before the term of the warranty has expired. This is called premature failure. Manufacturers' warranties are not negotiable, so a homeowner can't negotiate with a contractor or salesperson for a better manufacturer's warranty.

Shingles may be warranted for 20, 30, 40 or 50 years, although the 50-year warranty may also be called a lifetime warranty. When a home is sold, the manufacturer's warranty may not transfer to the new owner at all, or it may transfer one time, or it may transfer with limited coverage, or it may transfer fully. It all depends on how the warranty was written.

Terms Vary

Put simply, the terms of manufacturers' warranties can vary widely. If the seller claims that a warranty is a selling point, you should review the warranty terms carefully.

Limited Coverage

Manufacturers' warranties may cover only the cost of new shingles, or a portion of their costs, but not the cost of labor for installation, especially further along in the warranty period. Labor costs for installation are affected by the roof pitch. There's typically an extra charge for steeper pitches, which may not be included in the original warranty. Roof replacement may require removal and disposal of the existing shingles, and that may not be covered, either.

Warranty Prorating

Warranties, especially longer ones, often prorate to zero at the end of the warranty period. This would mean that, if, in the 30th year of its life, a roof with shingles warranted for 40 years failed, the warranty may cover only 25% of the roof's total replacement cost, since the shingles were already 75% of the way through their warranty period. Even less than that time period might be covered, if that's how the warranty was written. A lifetime warranty does not mean that the roof will be covered for replacement cost as long as the homeowner lives in or owns the home.

Special Requirements

Some manufacturers' warranties cover installation errors, but they require installation by manufacturer-certified installers using the manufacturers' products exclusively, from the underlayment on up.

Warranties are Not Predictive

Manufacturer's warranties are a sales tool. The length of the warranty is not an accurate reflection of the actual long-term expected service life or of the remaining service life of the shingles. Actual lifespan can vary widely with shingle quality and climate.

CONTRACTOR'S WARRANTY

The second type of warranty is the contractor's warranty. It covers proper installation methods and workmanship. The terms of a contractor's warranty may be negotiable, so they also vary. Jurisdictional requirements may influence the terms. Jurisdictional requirements include those instituted by a city, county, state or provincial government.

Although manufacturers' and contractors' warranties are technically separate, improper installation or damage caused by workers may shorten the service life of a roof, in which case the manufacturer would deny the claim and refer the homeowner to the contractor.

There often is no single cause of shingle failure. The forces that have the greatest effect on shingles are different in different climate zones and will be further influenced by many other conditions. If a leak occurs within the first few years of roofing installation, the leak is probably installation-related. If a new roof lasts for a few years but fails prematurely, the cause is usually manufacturing-related, although an older roof may also fail prematurely because of poor design or maintenance.

The real cause of failure is not always obvious and may involve a combination of factors. You should ask about any roof warranties that may transfer with the sale of the home and read the terms carefully. If the roof is not covered by a warranty, you may want to purchase an insurance policy that will pay for roof damage.

WIND WARRANTY (separate and shorter)

A wind warranty is almost always a separate section within the overall manufacturer's warranty, and the time period covered is generally shorter than that of the overall warranty. The average wind warranty for 20- to 40-year shingles is five years. For 50-year shingles, it's 10 years. This is because shingles become less wind-resistant as they age.

Limitations

General

UNABLE TO SEE EVERYTHING

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Underlayment

DISCLAIMER: UNDERLAYMENT COMPLETELY HIDDEN

The underlayment was hidden beneath the roof-covering material. It was not inspected and the inspection company disclaims responsibility for evaluating its condition or confirming its presence.

Asphalt Shingles

SHINGLE INSTALLATION DISCLAIMER

Many different types, brands, and models of asphalt shingles have been installed over the years, each with specific manufacturer's installation recommendations that may or may not apply to similar-looking shingles. In addition, most shingles have underlayment and fastening requirements that cannot be visually confirmed once the shingles have been installed. For this reason, the inspection company disclaims responsibility for accurate confirmation of proper shingle installation.
The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands, and models. Accurate confirmation of proper installation requires research that exceeds the scope of the General Home Inspection, and will require the services of a qualified roofing contractor.

Asphalt Shingles

FASTENING: NOT VISIBLE - DISCLAIMER

The Inspector examined the asphalt shingle roof only for readily visible indications of fastening deficiencies. The inspection company disclaims responsibility for fully evaluating shingle fastening, which would require breaking shingle sealant strip adhesion to view fasteners. This would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection.

Deficiencies

4.7.1 Roof Drainage

Moderate Concern

GUTTERS: SLOPE, IMPROPER

Some gutters sloped incorrectly. This condition can result in water pooling in the gutters, encouraging corrosion and shortening gutter lifespan. It can also allow spillage that can cause foundation/structural damage related to soil movement. Gutters should be brought into good working order by a qualified contractor.

Recommendation

Contact a qualified professional.

4.9.1 Vents on the Roof

Moderate Concern

PLUMBING VENT: FLASHING, EXPOSED FASTENERS

On the roof, plumbing stack vent flashing fasteners were exposed. This condition increases the potential for damage from roof leakage. Recommend homeowner monitor and have sealed as needed.

Recommendation

Contact a handyman or DIY project

5: EXTERIOR

Information

Grounds: Landscape irrigation control panel location
Garage

Driveway: Driveway surface material
Concrete

Walkways: Walkway Materials
Concrete

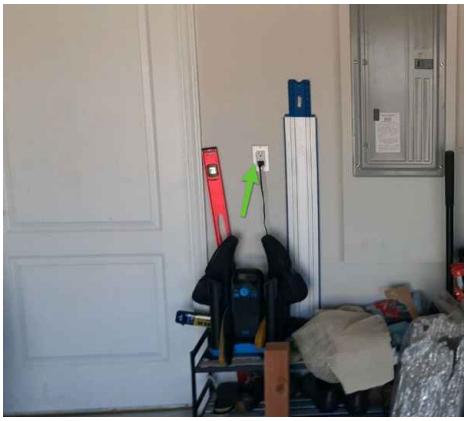
Door/Window Exteriors: Exterior door materials
Fiberglass

Door/Window Exteriors: Window exterior materials
Vinyl

Exterior Trim: Trim Material
Stucco

Exterior Electrical: GFC's Tested
Front Porch

Exterior Electrical: Main Outdoor GFCI Receptacle Location/s
In Garage



Exterior Electrical: Ground fault circuit interruption (GFCI) protection method
GFCI receptacles

GFCI protection of some branch circuits was provided by this method.

Grounds: Grading: Slope
Away from home (good)

Grading refers to the slope and contour of the ground surrounding a property, which plays a critical role in water drainage and foundation protection. Proper grading ensures water moves away from the home's foundation, preventing potential moisture intrusion, soil erosion, and structural damage. Ideal slopes typically range between 2-5% away from the building to effectively manage water runoff and protect the property's structural integrity.

Grounds: Landscape irrigation: operation, beyond the scope

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

Porch: What's inspected

Inspection of the porch typically includes visual evaluation of the:

- Foundation;
- Structure;
- Floor surfaces;
- Guardrails; and
- Stairs

Porch: Porch Location
Front, Rear


Limitations

General

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Wall Exterior Conditions

READILY VISUAL INSPECTION DISCLAIMER

Inspection of wall exteriors includes identification of deficiencies that are readily visible. The Inspection company disclaims identification of deficiencies not readily visible from the exterior.

Deficiencies

5.6.1 Driveway

Minor Concern

CRACKS: SHRINKAGE

The concrete driveway had shrinkage cracks that commonly occur as newly-placed concrete dries. They are surface cracks that are not a structural concern.

5.9.1 Door/Window Exteriors

Minor Concern

WINDOWS: SEALANT CRACKING - MINOR

Windows sealant was observed to have minor cracking. Recommend monitoring and repair/replacement of sealant if the cracks worsen.

Recommendation

Contact a handyman or DIY project

5.11.1 Porch

Minor Concern

CONCRETE SLAB: COMMON CRACKS LESS THAN 1/4 IN.

REAR COVERED PORCH

The concrete porch slab had common cracks (1/4-inch (6.3mm) or less). Recommend monitoring for additional movement.

Recommendation

Recommended DIY Project

5.19.1 Exterior Wall Penetrations

Moderate Concern

DRYER EXHAUST DUCT: DISCHARGE COVER MISSING/DAMAGED

Where it discharged to the home exterior, the dryer exhaust duct was missing or damaged. A proper cover should be installed by a qualified contractor.

Recommendation

Contact a qualified professional.

5.19.2 Exterior Wall Penetrations

Moderate Concern

SEAL PIPE PENETRATIONS

EAST SIDE OF HOME

Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

Contact a handyman or DIY project

5.20.1 Parge Coat

Moderate Concern

PARGE COAT: DETERIORATION MINOR

A parge coat covered the foundation exterior surface. Parge coats are layers of mortar-like material applied with a trowel and designed to harden, cover and protect the exterior surface of the foundation wall.

Recommendation

Contact a qualified professional.

5.30.1 Stucco/EIFS

Moderate Concern

CRACKING

Stucco exterior walls were cracked in areas. Identifying the cause and/or determining the level of risk of continuing damage associated with this condition exceeds the scope of the General Home Inspection and would require the services of a structural engineer or qualified foundation repair contractor. Cracks exceeding 1/16-inch in width should be filled with an appropriate material.

Recommendation

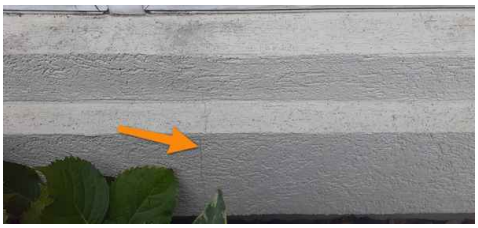
Contact a stucco repair contractor

5.30.2 Stucco/EIFS

Moderate Concern

CRACKING: MINOR

AT BASE OF FRONT BEDROOM WINDOW



Stucco exterior showed signs of minor cracking in one or more areas. Identifying the cause and/or determining the level of risk of continuing damage associated with this condition exceeds the scope of the General Home Inspection. Recommend monitoring and repair if cracks expand.

Recommendation

Contact a stucco repair contractor

6: HVAC

Information

Heat Pump: Heat Pump Brand
Lennox

Heating: Air Filter Location
Furnace blower compartment

Heating: Air filter Size
20x20

Heating: Air filter type
Pleated, Fiberglass/synthetic

Heating: Annual Fuel Utilization Efficiency (AFUE) Rating
High (90%-98%)

Heating: Data plate: photo
The photo shows the furnace data pate or manufacturer's label

Heating: Duct Type
Flexible duct

Heating: Energy Source
Electric

Heating: Furnace Brand
Lennox

Heating: Furnace Efficiency Rating
High

Heating: Furnace Location
Garage in Closet

Boiler: Boiler brand
Buderus

Cooling: AC: split system description
The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Cooling: AC: what's inspected?
Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Cooling: Condenser: data plate, photo

Information from the air-conditioner compressor unit data plate is shown in the photo.

Cooling: Delta-T

Master Bedroom

15 Degrees Fahrenheit

Delta-T (Temperature Differential) Formula:

Delta-T (Temperature Differential) = Supply Air Temperature − Return Air Temperature

Acceptable Delta-T (Temperature Differential) Ranges

The correct temperature split range depends on the type of HVAC system (heating vs. cooling):

- Cooling Systems: An acceptable Delta-T (Temperature Differential) typically falls within 14ºF - 22ºF.
- Heating Systems: Temperature rise requirements vary by system; check the data plate on the furnace for the manufacturer's minimum and maximum temperature rise (often around a 30º spread).

Heating: Furnace type: what is inspected?

Inspection of gas-fired furnaces typically includes visual examination of the following:

- Cabinet exterior;
- Fuel supply and shut-off (not tested);
- Electrical shut-off;
- Adequate combustion air;
- Proper ignition;
- Burn chamber conditions (when visible);
- Combustion exhaust venting;
- Air filter and blower;
- Plenum and ducts;
- Response to the thermostat;
- Return air system; and
- Condensate drain components (where applicable).

Heating: Thermostat: programmable, heating/cooling

Hallway Outside Guest Bathroom

The furnace and the air-conditioning were controlled by a programmable thermostat located ____. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

Limitations

General

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7: DECKS

Limitations

General

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8: GARAGE

Information

Garage Description
Attached, 2-car

Automatic Opener: Garage Door Opener Type
Automatic chain drive

Automatic Opener: Number of Automatic Openers
2

Garage Electrical: Main GFCI Receptacle Location/s
In Garage

Overhead Doors: Overhead doors: what's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- Door panels;
- Mounting brackets;
- Track & rollers;
- Manual disconnect;
- Warning labels;
- Automatic opener;
  - Automatic reverse;
  - Photo sensor; and
  - Switch placement.

Limitations

General

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Ceilings, Floors, and Walls

FLOOR: LIMITED VIEW

The occupant's belongings significantly limited the Inspector's view of the garage floor.

9: CRAWL SPACE

Information

Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Under-Floor Crawlspace: Structural Components Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

10: ELECTRICAL

Information

Service Drop: Electrical service type
Underground

Service Drop: Service lateral: underground
Conductors supplying electricity to the home were buried underground.

Electric Meter: Electric meter location
East Side

Electric Meter: Electric meter type
Electromechanical (conventional)

Service Entrance Cables: Service entrance cables: materials and ampacity
2/0 aluminum/150 amps

Service Entrance Cables: Viewed service entrance conductors at:
In the service panel

Service Panel: Main disconnect ampacity
150 amps

Service Panel: Main disconnect type
Breaker

Service Panel: Overcurrent protection type
Circuit breakers, AFCI

Service Panel: Service panel ampacity
150 amp

Service Panel: Service panel brand
Eaton

Service Panel: Service panel location
Home Exterior East Side

Service Panel: Service panel type
Surface mount

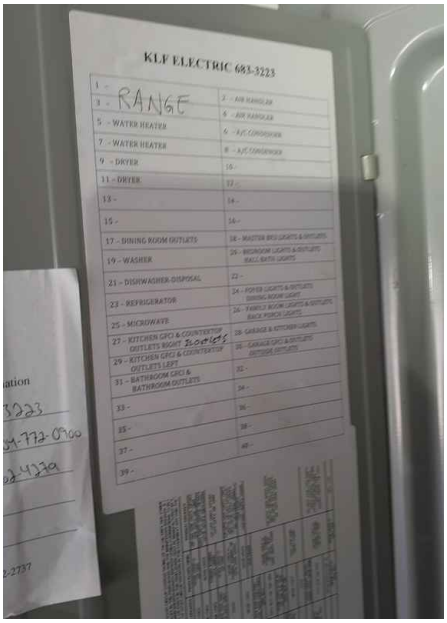
Service Grounding and Bonding: Grounding electrode Type
Driven rod

Sub-Panel: Disconnect type
Circuit breaker

Sub-Panel: Label: circuit directory, photo
The Circuit Directory label for this sub-panel is shown in the photo.

Sub-Panel: Overcurrent protection type
Circuit breakers

Sub-Panel: Sub-panel ampacity
150 amp



Sub-Panel: Sub-panel brand
Eaton

Sub-Panel: Sub-panel location
Garage

Sub-Panel: Sub-panel Type
Flush mount

Branch Circuits & Devices: Overcurrent protection type
Circuit breakers, AFCI

Branch Circuits & Devices: Branch circuit conductor type
Solid copper #14-2 and larger

Service Grounding and Bonding: Ground and neutrals on same bus bar, OK
In the electrical service panel, equipment grounding and neutral conductors terminated on the same bus bar. This is not a concern.

Service Grounding and Bonding: **Grounding electrode system: driven rod**

The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

Sub-Panel: **Disconnect: no single disconnect- OK**

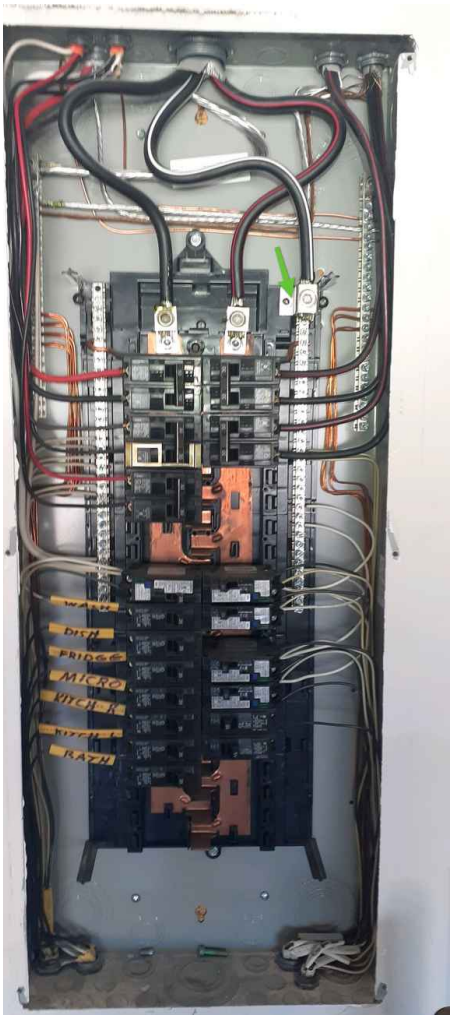
This sub-panel had no single disconnect controlling circuits. Shutting off power to the circuits controlled by this sub-panel required turning off individual circuit breakers, or shutting off power to the entire sub-panel using a disconnect located at the service panel.

Sub-Panel: **Overcurrent protection: AFCI installed**

This sub-panel contained Arc Fault Circuit Interrupter (GFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

Sub-Panel Grounding & Bonding: Neutral & grounds isolated

The neutral and grounding conductors were electrically isolated from each other in this sub-panel. This is a proper condition.



Branch Circuits & Devices: About GFCI protection

Ground Fault Circuit Interrupter (GFCI) are life-safety devices (typically a GFCI circuit breaker or electrical outlet) designed to protect people from electrical shock if they should accidentally become part of an electrical circuit. In most jurisdictions they have been required within 6 feet of a plumbing fixture for many years. Additional locations have been added periodically. As of 2023 the National Electric Code (NEC) required GFCI protection at the following locations:

- Bathrooms;
- Garages, accessory buildings and boat houses;
- Outdoors;
- Crawlspaces and Basements;
- Laundry areas;
- Damp or wet locations;
- Within 6 feet of a sink, tub, or shower, and
- At specific appliances: sump pumps, dishwashers, electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and microwave ovens.

GFCI protection may not have been required at all of these locations when the home was built and homes are not required to be updated when new requirements are enacted. Researching those requirements exceeds the scope of the General Home Inspection.

Branch Circuits & Devices: About AFCI protection

- An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.
- AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada).
- AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

Branch Circuits & Devices: Exterior receptacles: GFCI response, OK

At the time of the inspection, the Inspector observed no deficiencies in the response of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.

Branch Circuits & Devices: Exterior receptacles: mostly GFCI, weather-protected

Most exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected and enclosed in weather-resistant covers. Exceptions will be listed in this report.

Limitations

General

UNABLE TO SEE EVERYTHING

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11: ATTIC

Information

Attic Access: Access hatch type and location
Garage

Attic Access: Attic inspection method
Direct entry

Attic Thermal Insulation: Insulation Average Depth
11-16 inches

Attic Thermal Insulation: Thermal Insulation Type
Blown fiberglass

Attic Thermal Insulation: Thermal condition
Attic is outside the thermal envelope

The "thermal envelope" consists of the parts of the home that prevent contain conditioned air and prevent heat from entering/escaping the home.

Limitations

General

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12: ROOF STRUCTURE

Information

Attic/Roof Structure Ventilation: **Attic Ventilation Method**

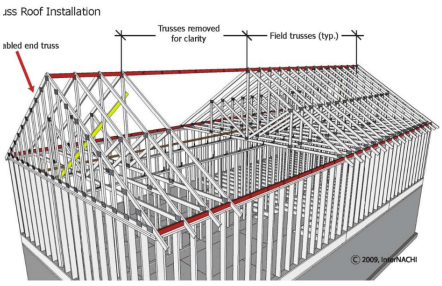
Soffit vents, Individual roof vents

Roof Sheathing: **Roof Sheathing Material**

1/2-inch oriented strand board (OSB)

Roof Trusses: **Truss roof**

The roof was framed using manufactured roof trusses. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.



Limitations

General

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13: GREAT ROOM

Limitations

General

UNABLE TO SEE EVERYTHING

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14: LIVING ROOM

Limitations

General

UNABLE TO SEE EVERYTHING

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15: DINING ROOM

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

16: BEDROOM, MASTER

Information

Bedroom Location: **Bedroom Location**
Ground Floor Back, West Side

Interior Doors: **Interior Door Types**
Hollow core

Floors: **General Floor Materials**
Laminate

Windows: **Window frame material**
Vinyl

Windows: **Window glazing type**
Thermal-pane

Windows: **Window style(s)**
Single hung

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

17: BEDROOM 2

Information

Bedroom Location: Bedroom Location
Ground Floor Front, West Side

Interior Doors: Interior Door Types
Hollow core

Floors: General Floor Materials
Carpet

Windows: Window frame material
Vinyl

Windows: Window glazing type
Thermal-pane

Windows: Window style(s)
Single hung

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

18: BEDROOM 3

Information

Bedroom Location: Bedroom Location
Ground Floor Middle, West Side

Interior Doors: Interior Door Types
Hollow core

Floors: General Floor Materials
Carpet

Windows: Window frame material
Vinyl

Windows: Window glazing type
Thermal-pane

Windows: Window style(s)
Single hung

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

19: BATHROOM, MASTER

Information

Bathroom Location: Bathroom Location
Ground Floor Back, West Side, Attached to Master Bedroom

Bathroom ventilation: Exhaust Fans
Fan only

Double sink: Sink 2
2 sinks in a cabinet

Cabinets: Cabinets
Veneer on Particle Board, Painted

Toilet: Toilet Type:
Low-volume flush (1.6 gal. [6 liters] or less), Elongated, Tall

Bathtub: Bathtub type
Fiberglass

Shower: Shower
Walk-in, Glass enclosure

Floors: Bathroom Floor Material
Tile

Toilet: Low-flow
The bathrooms had low-flow toilets installed that used a maximum of 1.6 gallons (6 liters) per flush.

Limitations

General

UNABLE TO SEE EVERYTHING

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Deficiencies

19.8.1 Double sink

Minor Concern

1 INOPERABLE STOPPER

SINK CLOSEST TO DOOR

One bathroom sink had an inoperable stopper.

Recommendation

Contact a qualified professional.

20: BATHROOM 2

Information

Bathroom Location: Bathroom Location
Ground Floor Middle, West Side

Toilet: Toilet Type:
Low-volume flush (1.6 gal. [6 liters] or less), Elongated

Bathroom ventilation: Exhaust Fans
Fan only

Floors: Bathroom Floor Material
Tile

Single sink: Sink
Sink in a cabinet

Bathtub: Bathtub type
Bathtub with shower

Cabinets: Cabinets
Veneer on Particle Board, Painted

Limitations

General

UNABLE TO SEE EVERYTHING

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21: BATHROOM, HALF

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

22: ENTERTAINMENT ROOM

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

23: LAUNDRY

Information

Interior Doors: Interior Door Types
Hollow core

Floors: General Floor Materials
Laminate

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

24: KITCHEN

Information

Dishwasher: Dishwasher Brand
GE

Range: Range/Cooktop Brand
Whirlpool

Range: Range Type
Electric range

Range Hood: Range hood exhaust type
Recirculating w/cleanable filters, Built-in Microwave

Refrigerator: Refrigerator Brand:
Whirlpool

Built-in Microwave: Built-in microwave oven
The home had a built-in microwave oven.

Range: Range: anti-tip installed
The range was equipped with an anti-tip device designed to prevent overturning.

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

25: GENERAL INTERIOR

Information

Floors: General Floor Materials
Laminate

Interior Doors: Interior Door Types
Hollow core

Windows: Window frame material
Vinyl

Windows: Window glazing type
Thermal-pane

Windows: Window style(s)
Single hung

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the various systems and components. It does not include an inspection of the entire system. There are components that are not visible or accessible at all.

STANDARDS OF PRACTICE

Plumbing
Full InterNACHI Standards of Practice HERE

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;**

General Structure
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **the foundation;**
2. **the basement;**
3. **the crawlspace; and**
4. **structural components.**

II. The inspector shall describe:

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

Roof
II. The inspector shall describe:

A. the type of roof-covering materials.

Full InterNACHI Standards of Practice HERE

Exterior
II. The inspector shall describe:

the type of exterior wall-covering materials.

Full InterNACHI Standards of Practice HERE

HVAC
Full InterNACHI Standards of Practice HERE

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/cooling system;**
2. **the energy source; and**
3. **the heating method.**

4. **the cooling method.**

Garage
I. The inspector shall describe:

a. garage vehicle door as manually-operated or installed with a garage door opener.

Electrical
Full InterNACHI Standards of Practice HERE

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;**

Attic
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **insulation in unfinished spaces, including attics, crawlspaces and foundation areas;**
2. **ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and**
3. **mechanical exhaust systems in the kitchen, bathrooms and laundry area.**

II. The inspector shall describe:

1. **the type of insulation observed; and**
2. **the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.**

Great Room
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**
3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe:

Living Room
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**

3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe:

Dining Room
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**
3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe:

Bedroom, Master
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**
3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe:

Bedroom 2
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**
3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe:

Bedroom 3
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**
3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe:

Entertainment Room
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**
3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe:

Laundry
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**
3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe:

General Interior
Full InterNACHI Standards of Practice HERE

I. The inspector shall inspect:

1. **a representative number of doors and windows by opening and closing them;**
2. **floors, walls and ceilings;**
3. **stairs, steps, landings, stairways and ramps;**
4. **railings, guards and handrails; and**
5. **garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.**

II. The inspector shall describe: