



NACA

Inspection Report

Client 1
Client 2

Property Address:
1234 Sample St.
Sample FI 123400



2020 Inspection Solutions

Jay Peters
321-877-6247

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Date: 4/7/2023	Time: 02:00 PM	Report ID:
Property: 1234 Sample St. Sample FI 123400	Customer: Client 1 Client 2	Real Estate Professional: Realtor

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test Performed?:

No

Water Test Performed?:

No

Was water on at inspection?:

Yes

Was heat on at inspection?:

Yes

Was Air Conditioning on at inspection?:

Yes

Was electricity on at inspection?:

Yes

Was gas Service on at inspection?:

Gas is not a fuel source for this home

Was oil reserves available for use?:

Oil is not a fuel source for this home

Is this home new construction?:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering:

Architectural
Roll/Selvage

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

N/A

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

(1) The roof covering was in good condition at the time of inspection. According to the permit on record the roof was installed in 2016.



1.0 Item 1(Picture)




1.0 Item 2(Picture)



1.0 Item 3(Picture)

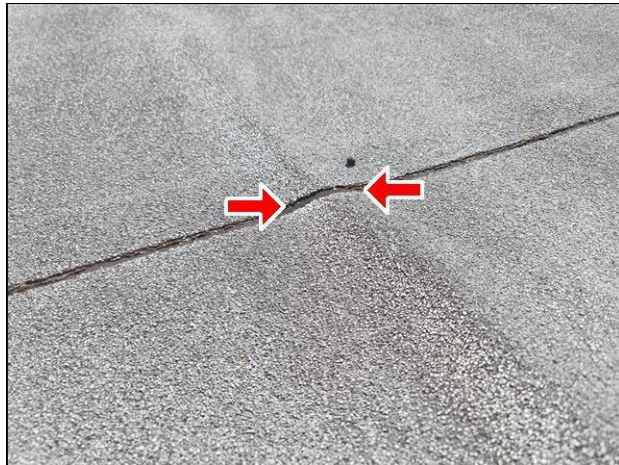


1.0 Item 4(Picture)

 (2) The roof covering has curled or brittle membrane (modified bitumen) at the several areas of the roof. This area should be repaired or replaced This area may leak in the near future. I recommend monitor and repair or replace if the problem continues or becomes worse.




1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

 (3) The roof covering has excessive granule loss and damaged shingles at several areas of the roof. This area should be repaired or replaced. A qualified person should repair or replace as needed.



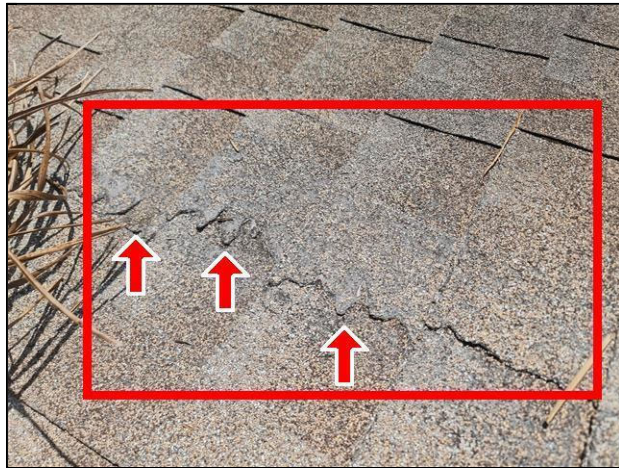
1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

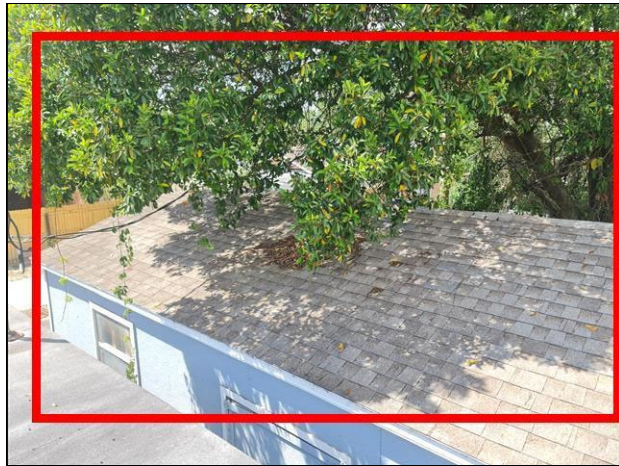


1.0 Item 11(Picture)

(4) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Item 12(Picture)



1.0 Item 13(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Style:

Lap

Siding Material:

Composite board

Exterior Entry Doors:

Wood

Steel

Appurtenance:

Patio

Driveway:

Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

The cement board is loose or not secured at several areas of the home. Deterioration can eventually occur if not corrected. I recommend repair as needed.



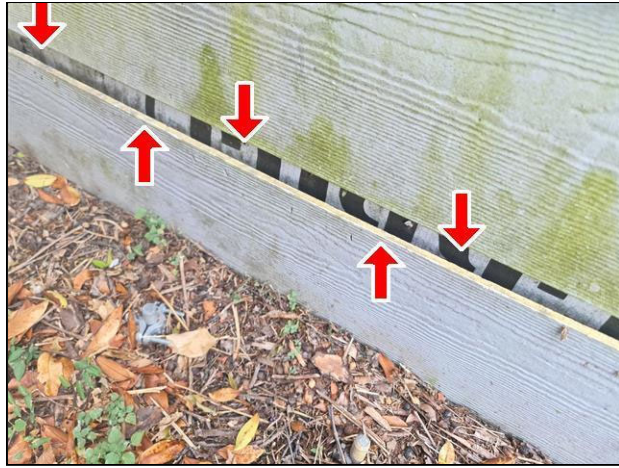
2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

 **The entry door is deteriorated at the bottom at the front of home. This is a maintenance issue and is for your information. I recommend repair as desired.**



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)



2.1 Item 6(Picture)



2.1 Item 7(Picture)



2.1 Item 8(Picture)



2.1 Item 9(Picture)

2.2 Windows

Comments: Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

🏠 (1) The deck floor is deteriorated in several areas on the covered porch at the right side (facing front). Water can cause further deterioration if not repaired and sealed properly. I recommend repair as needed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

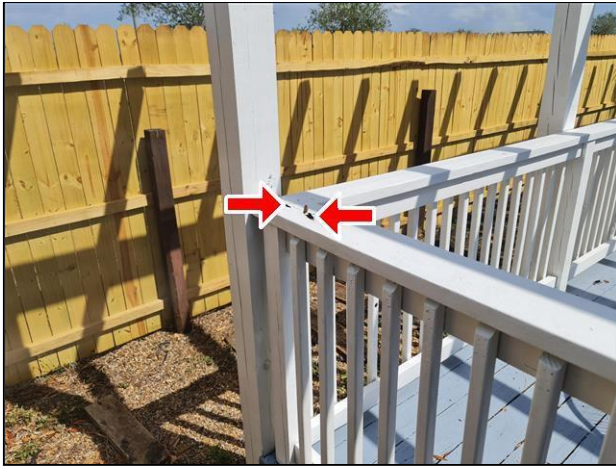


2.3 Item 3(Picture)



2.3 Item 4(Picture)

🏠 (2) The wood guardrails on covered porch at the right side (facing front) are deteriorated in areas. Further deterioration can occur if not prepped and sealed or painted correctly. I recommend repair as needed.




2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

 **There is excess vegetation around the home that should be trimmed or removed.**



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected, Repair or Replace

 **I recommend increasing the ventilation to promote the life expectancy of roof covering.**



2.5 Item 1(Picture)



2.5 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
CHAMBERLAIN

Items

3.0 Garage Ceilings


Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected, Repair or Replace

 **The wood floor of garage is deteriorated and does not appear strong enough to continue to support a vehicle. There is a concern that floor may not be safe. A qualified person should repair as needed.**



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

3.6 Garage window (s)

Comments: Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Wood

Interior Doors:

Wood

Window Types:

AGED

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Items

4.0 Ceilings
Comments: Inspected

4.1 Walls
Comments: Inspected

4.2 Floors
Comments: Inspected

4.3 Steps, Stairways, Balconies and Railings
Comments: Inspected

4.4 Counters and Cabinets (representative number)
Comments: Inspected

4.5 Doors (representative number)
Comments: Inspected

4.6 Windows (representative number)
Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Slab
Wall Structure: 2 X 4 Wood	Columns or Piers: Supporting walls	Ceiling Structure: 2X4
Roof Structure: Engineered wood trusses	Roof-Type: Gable	Method used to observe attic: Walked
Attic info: Attic access		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

5.4 Ceilings (Structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Repair or Replace

 **The roof sheathing is damaged in areas. The damage to this area is not significant to require replacing at this time. Recommend waiting until roof covering is replaced. I recommend a qualified contractor perform the work.**



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)



5.5 Item 6(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source:

Well

Water Filters:

None

Plumbing Water Supply (into home):

PVC

Plumbing Water Distribution (inside home):

CPVC

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

Unknown

Water Heater Location:

Washer Dryer Room

WH Manufacturer:

UNKNOWN

Items


6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Repair or Replace

-  (1) The sewer clean out is located at the South side of home.



6.0 Item 1(Picture)

-  (2) The kitchen sink basket and drain line are leaking at the left of kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to organic growth. A qualified person should repair or replace as necessary.




6.0 Item 2(Picture)



6.0 Item 3(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Repair or Replace

-  (1) The water pressure was recorded at 60 PSI (pounds per square inch) and the volume was recorded at 5.5 GPM (gallons per minute) at the time of inspection.


A normal range in water pressure is 30 PSI - 80 PSI. A normal range in water volume is 6-12 GPM.



6.1 Item 1(Picture)

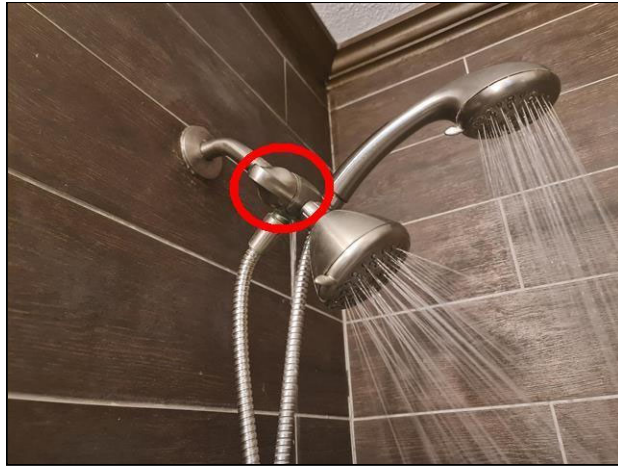


6.1 Item 2(Picture)

-  (2) The shower head and diverter is leaking at the hall bath. Repairs are needed. I recommend repair or replace as desired.



6.1 Item 3(Picture)



6.1 Item 4(Picture)



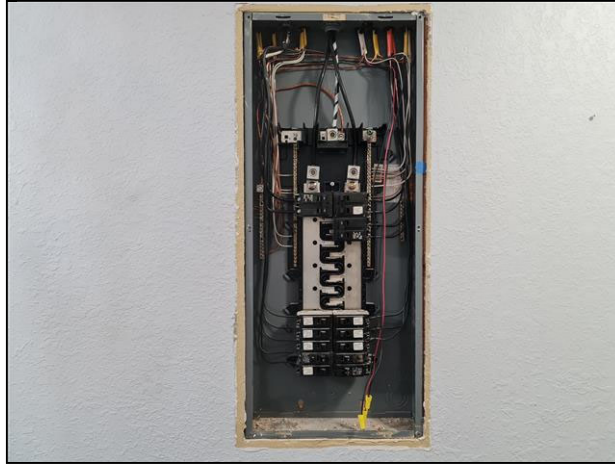
6.1 Item 5(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**Comments:** Inspected**6.3 Main Water Shut-off Device (Describe location)****Comments:** Inspected**6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)****Comments:** Inspected**6.5 Main Fuel Shut-off (Describe Location)****Comments:** Inspected**6.6 Sump Pump****Comments:** Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

Overhead service
220 volts

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

Unknown

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

7.0 Service Entrance Conductors

Comments: Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels


Comments: Inspected

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

 **One receptacle has a broken or damaged cover-plate in the small bedroom (left side of home). This is a safety issue that needs to be corrected. I recommend repair as needed.**



7.3 Item 1(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

7.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Inspected

7.7 Location of Main and Distribution Panels

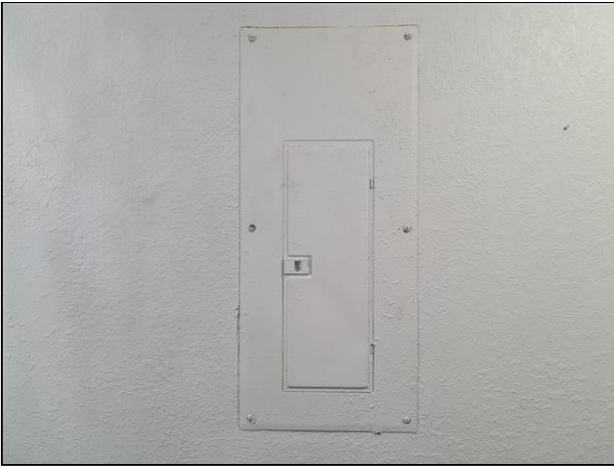
Comments: Inspected

(1) The main panel box is located at the North side of the home.



7.7 Item 1(Picture)

(2) The sub panel box is located at the hall way.



7.7 Item 2(Picture)

7.8 Smoke Detectors

Comments: Not Present

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

7.9 Carbon Monoxide Detectors

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 20x20	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Air conditioner unit	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One	Central Air Brand: LENNOX	

Items

8.0 Heating Equipment

Comments: Inspected

8.1 Normal Operating Controls

Comments: Inspected

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Present

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

8.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

8.8 Cooling and Air Handler Equipment

Comments: Inspected

(1) According to the data plates the condenser unit was manufactured in 2021 and the air handler unit was manufactured in 2021. The condenser unit is a 3 ton and the air handler is a 3 ton.



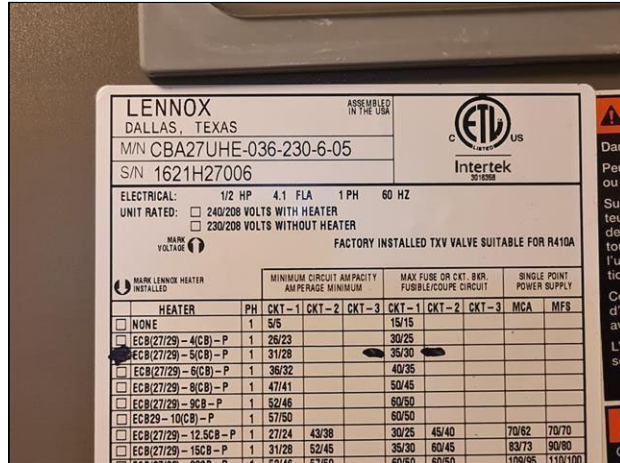
8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)



8.8 Item 4(Picture)

(2) The evaporator coils at the air handler were clean and in good condition at the time of inspection.

Dirty coils can cause the HVAC unit to run longer cycles, not cool or heat efficiently, and produce higher energy bills. It is recommended a licensed HVAC contractor service unit. This is for your information.



8.8 Item 5(Picture)

8.9 Normal Operating Controls

Comments: Inspected

8.10 Presence of Installed Cooling Source in Each Room

Comments: Inspected

The air conditioning unit was tested using a method called Delta-T or Temperature Split. Air temperature was measured near the return (at the filter side) and at the supply. A normal operating system will have a difference of 15-20 degrees between these two temperature measuring locations.

The return air temperature was 77

The supply air temperature was 59

The difference in temperature was 18

These were the readings at the time of inspection. This indicates that the range in temperature drop is normal. No action is needed. This is for your information.



8.10 Item 1(Picture)



8.10 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation:

Blown

Ventilation:

Gable vents
Ridge vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

NONE

Items

9.0 Insulation in Attic

Comments: Inspected, Repair or Replace

(1) Evidence of pests were found in the attic. It appears they're entering through a hole beneath the gable vent at the right side (facing front). Sometimes pests can cause damage to home or components. A pest control company should inspect further and correct as needed.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

(2) The attic insulation is about seven inches thick or 25.6 R-Value.



9.0 Item 4(Picture)



9.0 Item 5(Picture)



(3) Insulation is missing in certain areas in attic. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. A qualified person should repair or replace as needed.



9.0 Item 6(Picture)



9.0 Item 7(Picture)



9.0 Item 8(Picture)

9.1 Insulation Under Floor System

Comments: Inspected

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

9.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Dishwasher Brand:

GENERAL ELECTRIC
Serial # : TR830510B

Disposer Brand:

BADGER
Serial # : 14061954573

Range/Oven:

WHIRLPOOL
Serial # : R54017272

Built in Microwave:

WHIRLPOOL
Serial # : TR53241535

Items

10.0 Dishwasher

Comments: Inspected

The dishwasher was tested and found to be functional at the time of inspection.



10.0 Item 1(Picture)

10.1 Ranges/Ovens/Cooktops

Comments: Inspected, Repair or Replace

(1) The range was tested and found to be functional at the time of inspection.



10.1 Item 1(Picture)



10.1 Item 2(Picture)

(2) **The anti tip bracket is missing. This bracket is used to prevent the range from tipping forward and potentially spilling hot contents. I recommend repair as needed.**



10.1 Item 3(Picture)

10.2 Range Hood (s)

Comments: Not Present

10.3 Trash Compactor

Comments: Not Present

The garbage disposal was tested and found to be functional at the time of inspection.



10.3 Item 1(Picture)

10.4 Food Waste Disposer**Comments:** Inspected**10.5 Microwave Cooking Equipment****Comments:** Inspected

The microwave was tested and found to be functional at the time of inspection.



10.5 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Picture Library



Items

11.0 Exterior View (front and back of home)

Comments: Picture included
Inspection photo view of Exterior.



11.0 Item 1(Picture)



11.0 Item 2(Picture)

11.1 Living Room view

Comments: Picture included
Inspection photo view of Living Room



11.1 Item 1(Picture)

11.2 Kitchen view**Comments:** Picture included

Inspection photo view of Kitchen.



11.2 Item 1(Picture)

11.3 Master bedroom view**Comments:** Picture included

Inspection photo view of Master bedroom.



11.3 Item 1(Picture)

11.4 Dining room view**Comments:** Picture included

Inspection photo view of Dining room.



11.4 Item 1(Picture)

General Summary



N A C A

2020 Inspection Solutions

321-877-6247

Customer

Client 1
Client 2

Address

1234 Sample St.
Sample FI 123400

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

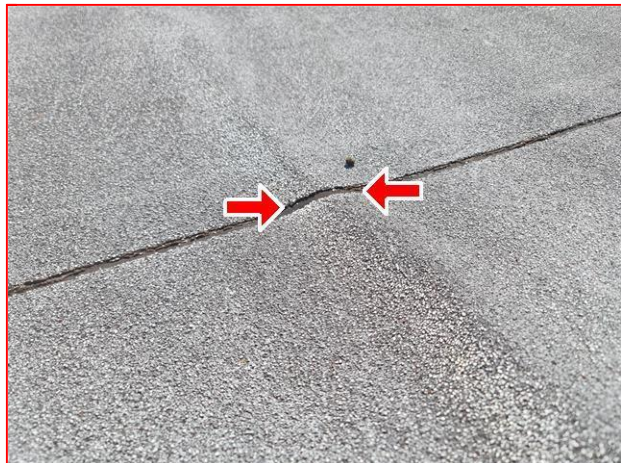


(2) The roof covering has curled or brittle membrane (modified bitumen) at the several areas of the roof. This area should be repaired or replaced This area may leak in the near future. I recommend monitor and repair or replace if the problem continues or becomes worse.

\$501 - \$1000



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



(3) The roof covering has excessive granule loss and damaged shingles at several areas of the roof. This area should be repaired or replaced. A qualified person should repair or replace as needed.

\$501 - \$1000



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)

2. Exterior

2.1 Doors (Exterior)

Inspected, Repair or Replace



The entry door is deteriorated at the bottom at the front of home. This is a maintenance issue and is for your information. I recommend repair as desired.

\$250 - \$500



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



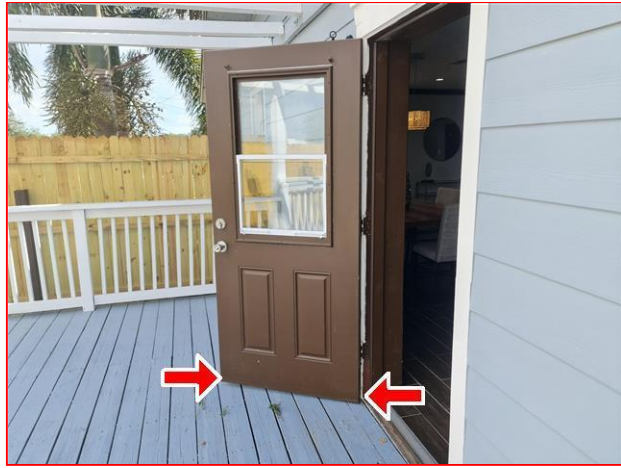
2.1 Item 5(Picture)



2.1 Item 6(Picture)



2.1 Item 7(Picture)



2.1 Item 8(Picture)

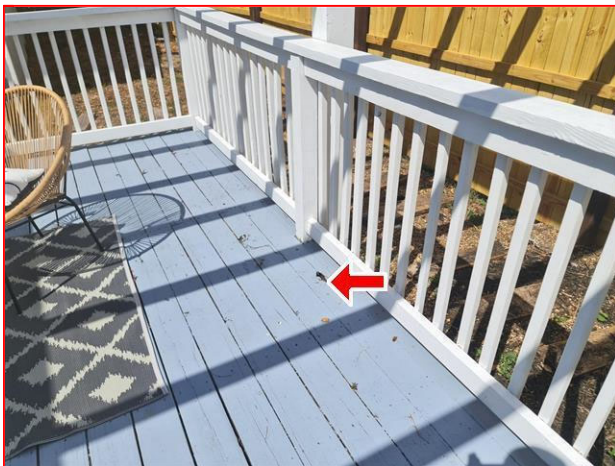


2.1 Item 9(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace



(1) The deck floor is deteriorated in several areas on the covered porch at the right side (facing front). Water can cause further deterioration if not repaired and sealed properly. I recommend repair as needed. \$250 - \$500



2.3 Item 1(Picture)



2.3 Item 2(Picture)



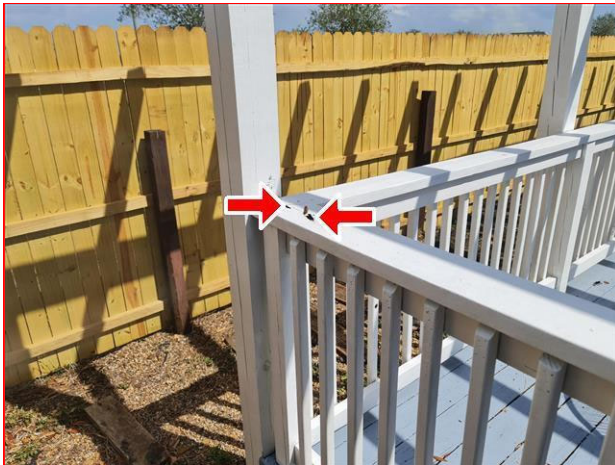
2.3 Item 3(Picture)



2.3 Item 4(Picture)



(2) The wood guardrails on covered porch at the right side (facing front) are deteriorated in areas. Further deterioration can occur if not prepped and sealed or painted correctly. I recommend repair as needed. \$101 - \$250



2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace



There is excess vegetation around the home that should be trimmed or removed. \$101 - \$250




2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 Eaves, Soffits and Fascias
Inspected, Repair or Replace

 **I recommend increasing the ventilation to promote the life expectancy of roof covering.**
 \$501 - \$1000




2.5 Item 1(Picture)



2.5 Item 2(Picture)

3. Garage

3.2 Garage Floor
Inspected, Repair or Replace

 **The wood floor of garage is deteriorated and does not appear strong enough to continue to support a vehicle. There is a concern that floor may not be safe. A qualified person should repair as needed.**
 \$1,000 - \$2,500



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

5. Structural Components

5.5 Roof Structure and Attic

Repair or Replace

 **The roof sheathing is damaged in areas. The damage to this area is not significant to require replacing at this time. Recommend waiting until roof covering is replaced. I recommend a qualified contractor perform the work. \$501 - \$1000**



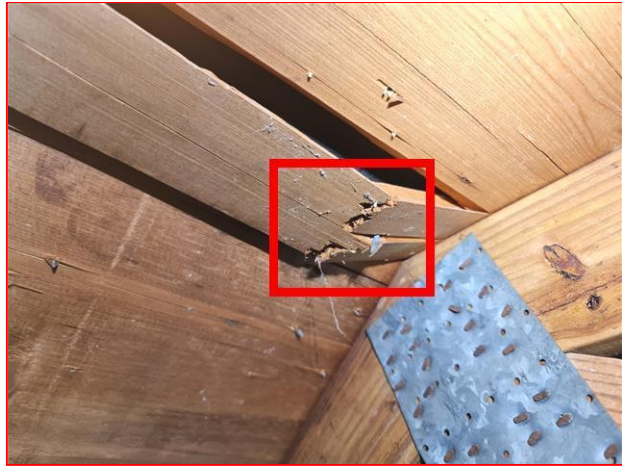
5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)




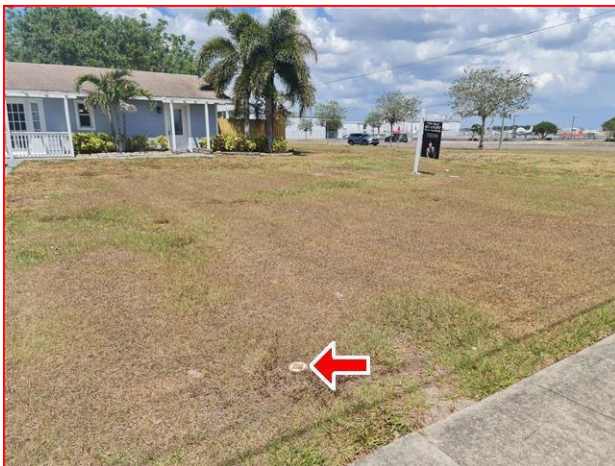
5.5 Item 6(Picture)

6. Plumbing System


6.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

-  (1) The sewer clean out is located at the South side of home.



6.0 Item 1(Picture)

-  (2) The kitchen sink basket and drain line are leaking at the left of kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to organic growth. A qualified person should repair or replace as necessary.

\$101 - \$250



6.0 Item 2(Picture)



6.0 Item 3(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace



(1) The water pressure was recorded at 60 PSI (pounds per square inch) and the volume was recorded at 5.5 GPM (gallons per minute) at the time of inspection.

A normal range in water pressure is 30 PSI - 80 PSI. A normal range in water volume is 6-12 GPM.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

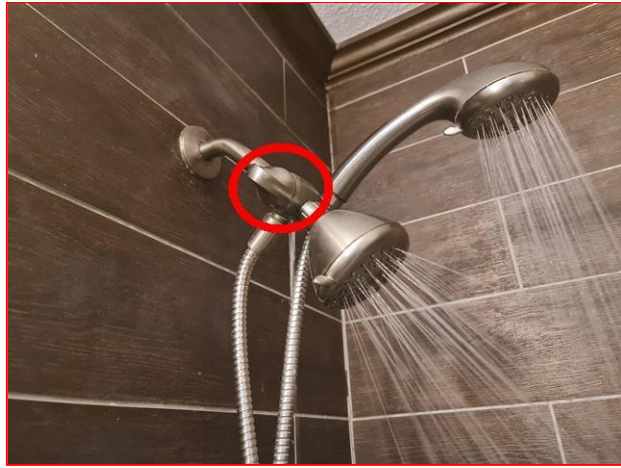


(2) The shower head and diverter is leaking at the hall bath. Repairs are needed. I recommend repair or replace as desired.

\$0 - \$100



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)

7. Electrical System

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

- One receptacle has a broken or damaged cover-plate in the small bedroom (left side of home). This is a safety issue that needs to be corrected. I recommend repair as needed.
\$0 - \$100



7.3 Item 1(Picture)

9. Insulation and Ventilation

9.0 Insulation in Attic

Inspected, Repair or Replace



(1) Evidence of pests were found in the attic. It appears they're entering through a hole beneath the gable vent at the right side (facing front). Sometimes pests can cause damage to home or components. A pest control company should inspect further and correct as needed.

\$250 - \$500



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)



(3) Insulation is missing in certain areas in attic. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. A qualified person should repair or replace as needed.

\$250 - \$500



9.0 Item 6(Picture)



9.0 Item 7(Picture)



9.0 Item 8(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer (s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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NAICA

INVOICE

2020 Inspection Solutions
321-877-6247
Inspected By: Jay Peters

Inspection Date: 4/7/2023
Report ID:

Customer Info:	Inspection Property:
Client 1 Client 2	1234 Sample St Sample FI 123400
Customer's Real Estate Professional: Realtor	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: