



GRIZZLY HOME INSPECTIONS LLC

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HOME INSPECTION REPORT

1234 Main st.
undefined, undefined undefined

Buyer Name

06/22/2022 9:00AM



Inspector

Octavio Dominguez

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ctgrizzlyhomeinspections@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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1: INSPECTION DETAILS

Information

Prepared By:: Octavio Dominguez

Occupancy
Occupied

In Attendance
Client, Client's Agent



When home is occupied personal belongings may limit areas to inspect.

Type of Building
Single Family
Exterior pictures of building.

Temperature (approximate)
68 degrees Fahrenheit (F)

Weather Conditions
Clear

Mold, Radon,Termite

Radon. <https://www.epa.gov/radiation/what-radon-gas-it-dangerous>

Mold. <https://www.epa.gov/mold/what-mold>

Termite. <https://www.epa.gov/mold/what-mold>

2: PROPERTY AND YARD

Information

Driveways: Driveway Material
Asphalt

Walkways: Walkway Material
Asphalt

Comments

2.1.1 Driveways

DRIVEWAY CRACKING

Fill and seal major cracks, dips, or depressions in the driveway to prevent further cracking/deterioration and prevent potential tripping hazards.

 Information/Maintenance



2.2.1 Walkways

HAND RAILING

Install hand railing on exterior walkway steps to promote safety.

Recommendation
Contact a qualified professional.

 Information/Maintenance



2.2.2 Walkways

CRACKING

Fill and seal cracks as needed to prevent further separation/cracking, and potential tripping hazards.

 Information/Maintenance



3: EXTERIOR

Information

Wall Surface: Siding Material Vinyl	Eaves, Soffits & Fascia: Type Vinyl, Vented, Aluminum	Windows: Type Double hung, Thermopane
Exterior Doors: Type Metal, Glass	Decks: Material Composite	Basement Walkout: Type Hatchway

Limitations

Decks
NO ACCESS UNDERNEATH

Comments

3.1.1 Wall Surface
DAMAGED SIDING
Repair damaged/unsecured or missing siding as needed to promote intended weather protection.
Recommendation
Contact a qualified professional.

 Repairs Recommended



3.2.1 Eaves, Soffits & Fascia
SATISFACTORY
Recommendation
Contact a qualified professional.

 Information/Maintenance

3.3.1 Trim
DETERIORATION
Deterioration was noted on portions of the exterior wood trim. Further evaluate and repair or replace as needed. Paint, caulk and repair all wood trim as needed to reduce deterioration/rot.
Recommendation
Contact a qualified professional.

 Repairs Recommended



3.4.1 Windows

SATISFACTORY

Information/Maintenance

Windows were randomly checked throughout the home. Windows appeared to be in satisfactory condition. Thermopane glass appeared to be clear at the time of inspection.

Recommendation

Contact a qualified professional.

3.5.1 Exterior Doors

SATISFACTORY

Information/Maintenance

All exterior doors that were evaluated were functioning properly.

Recommendation

Contact a qualified professional.

3.6.1 Decks

SATISFACTORY

Information/Maintenance

Deck appeared to be even and straight from all sides, and structurally intact.

Recommendation

Contact a qualified professional.



3.7.1 Basement Walkout

MAINTAIN PAINT/STAIN

Information/Maintenance

Maintain paint on wood/metal doors to promote material longevity.

Recommendation

Contact a qualified professional.



4: ROOFING

Information

Roof Coverings: Roof Covering Type Asphalt	Flashings: Flashing Chimney, Drip edge, Plumbing stack, Valley, Roof to Wall	Roof Drainage : Roof Drainage Aluminum, Drainage below ground
Chimneys: Material Brick	Chimneys: Chimney Cap Install Chimney Cap	
Inspection Method Walked on		
This inspection is limited to reviewing and describing the roof system and it will not guarantee or warranty now or in the future that the roof will not leak.		

Limitations

Flashings

DRY WEATHER

Comments

4.1.1 Roof Coverings

ARCHITECTURAL - MIDDLE OF LIFE EXPECTANCY

Architectural, style shingle roof coverings typically have a life expectancy of 30 years. This roof covering appeared to be around the middle of its lifetime. I noted minor shingle particulate loss. shingles appeared to be laying flat and straight with no major cupping/curling. Rooflines appeared to be straight and even with no major dips or depressions.

Recommendation

Contact a qualified professional.

Information/Maintenance



4.2.1 Flashings

SATISFACTORY

Information/Maintenance

All flashing appeared to be in Satisfactory condition at the time of inspection.

Recommendation

Contact a qualified professional.

4.3.1 Roof Drainage

SATISFACTORY

Roof drainage system appeared to be in satisfactory condition.

Recommendation

Contact a qualified professional.

 Information/Maintenance

4.4.1 Chimneys

INSTALL CHIMNEY CAP

Install Chimney cap as needed to protect the interior of the chimney/flue and prevent potential deterioration.

 Information/Maintenance



5: ATTIC

Information

Attic Access: Ceiling Hatch	Insulation: Insulation Type Fiberglass	Sheathing: Plywood
Ventilation: Ventilation Type Ridge Vent, Soffit Vents, Gable Vents, Satisfactory		

Comments

5.2.1 Insulation

 Information/Maintenance

SATISFACTORY
Where visible and accessible insulation appeared to be in satisfactory condition.
Recommendation
Contact a qualified professional.



5.3.1 Sheathing

 Information/Maintenance

SATISFACTORY
Where visible and accessible sheathing appeared to be in satisfactory condition.
Recommendation
Contact a qualified professional.

6: STRUCTURAL COMPONENTS

Information

Support - Beam/Post/Column : Wood Beam	Support - Beam/Post/Column : Metal Post	Floor Structure: Concrete
Wall Structure: Material Drywall	Ceiling Structure/Sub Floor : Joists	Roof Structure: Rafters
Dehumidifier The usage of a dehumidifier is highly recommended in basements and crawl space to prevent excessive dampness and fungal/microbial growth.		
Foundation: Foundation Type Concrete Any area below grade is susceptible to water/moisture seepage a continuous dehumidifier is highly recommended in basements.		

Comments

6.1.1 Foundation

 Information/Maintenance

EFFLORESCENCE
Efflorescence was noted on the foundation. This is a white, powdery deposit that is consistent with moisture intrusion through the foundation. This can lead to excessive dampness/moisture in the basement and potential wall deterioration. Regarde the soil around the foundation and extend downspouts as needed. Perimeter damp proofing may be necessary.



6.1.2 Foundation

 Repairs Recommended

FOUNDATION CRACKS
Fill and seal minor cracks as needed to prevent moisture/water intrusion and subsequent damage.



6.2.1 Support - Beam/Post/Column

 Information/Maintenance

SATISFACTORY

Recommendation

Contact a qualified professional.



6.3.1 Floor Structure

SATISFACTORY

Floor Structure appeared to be in satisfactory condition.

Recommendation

Contact a qualified professional.



Information/Maintenance

6.4.1 Wall Structure

EVIDENCE OF WATER INTRUSION

Wall structure showed signs of water intrusion, active moisture was noted. Have a qualified contractor further evaluate source of moisture intrusion and repair as needed to prevent subsequent damages.



Safety Hazard



6.5.1 Ceiling Structure/Sub Floor

SATISFACTORY

Where visible and accessible floor joists/trusses appeared to be in satisfactory condition.

Recommendation

Contact a qualified professional.



Information/Maintenance

6.6.1 Roof Structure

SATISFACTORY

Where visible and accessible rafters/trusses appeared to be in satisfactory condition.

Recommendation

Contact a qualified professional.

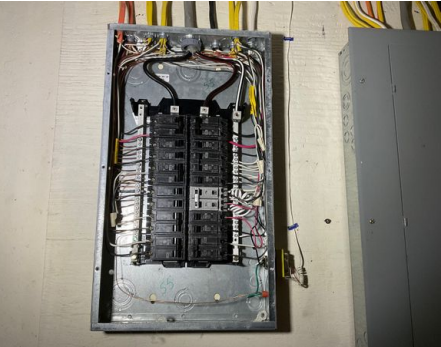


Information/Maintenance



7: ELECTRICAL

Information

Service Entrance : Service Entrance Overhead	Service Entrance : Service Size 200 Amps	Service Entrance : Service Entrance Conductors Aluminum
Main Panel: Main Panel Location Basement	Main Panel: Panel Manufacturer General Electric	Main Panel: Panel Type Circuit Breaker
		
Main Panel: Infared Scanning Done Satisfactory	Main Disconnect(s): Location Basement	Main Disconnect(s): Type Breaker
		
Grounding: Water Main	Branch Circuit Wiring: Branch Wires Non Metallic Sheathig, Armored Cable	Lighting/Ceiling Fan: Satisfactory

Comments

7.1.1 Service Entrance
SATISFACRORY
Recommendation
Contact a qualified professional.

 Information/Maintenance



7.2.1 Main Panel

DOUBLE TAPS

One or more double-tap was noted. Have a qualified electrician further evaluate as needed and separate to promote electrical safety.



Repairs Recommended



7.3.1 Main Disconnect(s)

SATISFACTORY

Recommendation

Contact a qualified professional.



Information/Maintenance



7.5.1 Branch Circuit Wiring

SATISFACTORY

Recommendation

Contact a qualified professional.



Information/Maintenance

7.6.1 Receptacles

INSTALL GFCI'S

The receptacles were tested randomly throughout the home/structure. Receptacles appeared to be in satisfactory condition with the exception of a few that needed GFCI where necessary to prevent electrical shock and promote safety.

Recommendation

Contact a qualified professional.



Repairs Recommended



7.8.1 Exhaust Fan

INSTALL EXHAUST FAN



Install Exhaust fan(s) In bathrooms as needed to prevent excessive moisture and subsequent related damages.

Recommendation

Contact a qualified professional.

8: HEATING/VENTILATION/AIR CONDITION

Information

Energy Source: Natural Gas	Meter: Location Exterior	Thermostat: Type Standard
Burner: Operational	Combustion/Venting: Combustion Vent Flue	Combustion/Venting: Metal
Distribution Systems: Duct work	Forced Air Furnace: Fuel Natural Gas	Forced Air Furnace: Recommend service Recommend service annually to preserve system longevity.
Filter: Type Disposable, Dirty	AC/ Heat Pump: Refrigerant 410-A	

Comments

8.2.1 Meter

SATISFACTORY

Recommendation

Contact a qualified professional.



8.5.1 Combustion/Venting

SATISFACTORY

Combustion venting appeared to be in satisfactory condition.

Recommendation

Contact a qualified professional.



8.6.1 Distribution Systems

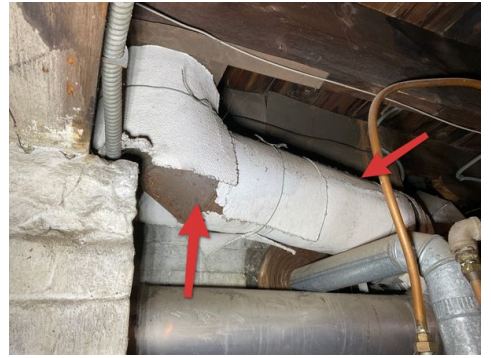
ASBESTOS PIPE INSULATION

At time of inspection, I noted the pipe insulation that appears to be asbestos Have qualified personnel mitigate/conceal as needed to promote safety.



Recommendation

Contact a qualified professional.



8.7.1 Forced Air Furnace

MIDDLE OF ITS LIFE EXPECTANCY

Heating system appeared to be working in satisfactory conditions at the time of the inspection. This type of forced air furnace typically have a life expectancy of 15-18 years. This heating system appeared to be at the middle of its life expectancy. All air register were operational and free of soot around them.



Information/Maintenance



8.8.1 Filter

MAINTENANCE

Replace and maintain air filter regularly.

Recommendation

Contact a qualified professional.



Information/Maintenance



8.9.1 AC/ Heat Pump

BEGINNING OF LIFE EXPECTANCY

An Air conditioning compressor generally have a life expectancy of 12-15 years in New England. This system appeared to be at the beginning of its life expectancy.

Recommendation

Contact a qualified professional.



Information/Maintenance



8.9.2 AC/ Heat Pump

SATISFACTORY

At the time of inspection A/c unit appeared to be working in satisfactory conditions.



Information/Maintenance

Recommendation

Contact a qualified professional.

9: PLUMBING

Information

Source Public	Water Main: Material Copper	Distribution Piping: Material Copper, Plastic
Drain, Waste, & Vent Systems: Material Plastic	Water Heater Equipment: Fuel Source Natural gas	Water Heater Equipment: Size of Tank 50-65 gal.
Water Heater Equipment: Age Beginning of life expectancy	Water Heater Equipment: Venting Power	Water Heater Equipment: Independent Hot Water Heater
Sinks: Ceramic	Sinks: Stainless steel	Toilet: Satisfactory All toilets were secured tight to the floor and operational.

Tub(s)/Shower(s): Stand-alone Shower

Fire Hydrant Near Home

There is a fire hydrant located near the home, inform your insurance company for a possible discount on home insurance.



Water Main: Location
Basement

It is always recommended to have the water main shut off easily accessible in case of emergencies.

Comments

9.1.1 Water Main
SATISFACTORY
Recommendation
Contact a qualified professional.

 Information/Maintenance



9.2.1 Distribution Piping

SATISFACTORY

Recommendation

Contact a qualified professional.

Information/Maintenance

9.3.1 Drain, Waste, & Vent Systems

SATISFACTORY

Recommendation

Contact a qualified professional.

Information/Maintenance

9.4.1 Water Heater Equipment

SATISFACTORY

Independent hot water heaters generally have a life expectancy of 12-15 years. The average life of the system can depend on certain variables, such as periodic maintenance and the chemical makeup of the water. At the time of inspection, hot water heater was free of any major corrosion/staining and was operating in satisfactory conditions.

Recommendation

Contact a qualified professional.

Information/Maintenance



9.4.2 Water Heater Equipment

ADJUST HOT WATER TEMP.

Adjust hot water temperature as needed to prevent potential scorching.

Information/Maintenance

Recommendation
Contact a qualified professional.



9.5.1 Fixtures / Faucets

WORN/AGE

Faucet/fixtures appeared to be relative to wear/age.

Recommendation
Contact a qualified professional.

 Information/Maintenance

9.6.1 Sinks

SATISFACTORY

Recommendation
Contact a qualified professional.

 Information/Maintenance

9.8.1 Tub(s)/Shower(s)

SATISFACTORY

Recommendation
Contact a qualified professional.

 Information/Maintenance

10: INTERIORS

Information

Floors: Floor Coverings Tile, Wood	Walls/Ceilings: Wall Material Drywall	Doors: Satisfactory
Steps, Stairways & Railings: wood	Steps, Stairways & Railings: Satisfactory	Countertops & Cabinets: Cabinetry Wood
Countertops & Cabinets: Countertop Granite	Heating/cooling sources: Type Air register, Baseboard	

Comments

10.1.1 Floors

DAMAGED/CRACKING

Damage/Cracking was noted on the flooring material. Further evaluate and repair/replace as needed.

Recommendation

Contact a qualified professional.

 Information/Maintenance



10.2.1 Walls/Ceilings

STAIN - NOT ACTIVE

Staining was noted with no active moisture noted. Monitor stain to ensure stain remains inactive.

Recommendation

Contact a qualified professional.

 Information/Maintenance



10.5.1 Countertops & Cabinets

SATISFACTORY

Recommendation

Contact a qualified professional.

 Information/Maintenance

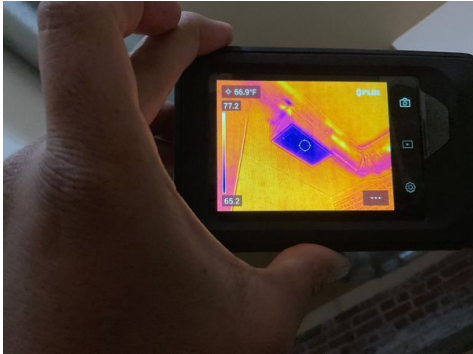
10.6.1 Heating/cooling sources

OPERATIONAL

Recommendation

Contact a qualified professional.

 Information/Maintenance



11: BUILT-IN APPLIANCES

Information

Refrigerator: Brand Frigidaire	Refrigerator: Operational	Range/Oven/Cooktop: Exhaust Hood Type Re-circulate
Range/Oven/Cooktop: Range/Oven Brand General Electric		

Comments

11.2.1 Range/Oven/Cooktop

Repairs Recommended

BURNERS

One or more burners are not operational. Further evaluate and repair/as needed.

Recommendation
Contact a qualified professional.



11.2.2 Range/Oven/Cooktop

Information/Maintenance

SATISFACTORY

Recommendation
Contact a qualified professional.



STANDARDS OF PRACTICE

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating/Ventilation/Air Condition

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.