

## Inspection Report

Provided by: Home Tactics Inspection Services LLC



### Home Tactics Inspection Services LLC

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### Property Address:

Sample Report --- Address Confidential ---Sample Report



## 1 Report Information

### Client Information

**Client Name** Client's Name Confidential  
**Client Phone** ###-###-####  
**Client Email** j\*\*\*\*\*p@gmail.com

### Property Information

**Approximate Year Built** 2007  
**Approximate Square Footage** 4,630 (Above Ground Square Footage)  
**Number of Bedroom** 5  
**Number of Bath** 4.5  
**Direction House Faces** South

### Inspection Information

**Inspection Date** 3-16-2022  
**Inspection Time** 11:00AM  
**Weather Conditions** Dry  
**Outside Temperature** 55°F  
**Price for Inspection** \$\$\$

### Sample Inspection Agreement

#### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

#### Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

#### Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

### OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

### CONFIDENTIAL REPORT

-The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

### DISPUTES

· Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

**AS** = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

**R** = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S** = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI** = Not Inspected: The item was not inspected during the inspection.

## 2 Report Summary Page

This section is the report summary. These are the only pages that need to be printed. (Report summary starts on page 5 of the report.) It contains a list of the issues found with the home. The client is advised to read the entire report, because there is other valuable information throughout the report.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction or guarantee of future conditions. It is a snapshot in time. A general home inspection may not reveal every issue that exists, or ever could exist, but only those material defects non-invasively observed on the date of the inspection.

Property address: Sample Report --- Address Confidential

Date of inspection: 3-16-2022

**Safety issues found:** Deck stair support post was cut, electrical outlet by laundry sink was not GFIC protected, 3 smoke detectors chirping / missing batteries, and back entrance door would not properly lock (security issue).

Major repairs needed: Water heater replacement in near future, repair / replacement of furnace in basement, and roof repair. The rest of the needed repairs are relatively minor.

Suggested licensed professionals to bring in for further evaluation of issues found: Licensed General Contractor, Licensed Plumber, Licensed HVAC Technician, Licensed Electrician, and Licensed Roofing Contractor.

Below is a complete list of issues found with the home. Please refer to the corresponding sections of the report for additional information and pictures.

Besides the issues noted in this report, the home is in great condition, and should last for many years with routine maintenance and upkeep. But as with any home, issues can arise unexpectedly. It is just a natural part of home ownership. Thank you for choosing Home Tactics Inspection Services, and good luck with closing.

Section	Condition#	Comment
Grounds	2	The driveway appeared to be in serviceable condition at the time of the inspection. Common cracks were observed in the driveway. Recommend sealing cracks if they get any wider.
Grounds	6	The left shed door was off track at time of inspection. Recommend repair / adjustment.
Exterior	8	The right support post for the deck stairs appeared to have been cut. The deck stairs were unstable at time of inspection. Recommend repairing deck stair support for added safety. The rest of the visible and accessible areas of the deck appeared to be in serviceable

		condition at the time of the inspection.
Exterior	9	There was a gap at the bottom of the basement entrance doors that could allow moisture to enter behind the brick. Recommend sealing gap below basement entrance doors.
Exterior	10	Recommend re-sealing where the stone veneer wall meets the brick on both sides of the front entrance to help avoid more costly repairs in the future. A minor crack in the brick was observed by the front basement window on the right side of the home. No immediate action is required. Recommend sealing the crack if it gets any wider.
Exterior	12	Some of the windows are in need of re-caulking around the exterior of them. It is important to caulk any cracks / seems in window framing to avoid moisture issues. Due to the state of the current caulking, moisture penetration may have already occurred.
Exterior	13	The back entrance door would not properly lock at time of inspection. This is a security issue. Recommend adjusting / replacing lock ASAP. The back entrance door was missing a handle on the inside. Recommend installing a handle to allow the back entrance door to be able to be opened from the inside. The exterior door frames were weathered. Paint and/or maintenance is recommended.
Exterior	16	The exterior lighting to the right of the front entrance did not operate at time of inspection. It is beyond the scope of a home inspection to disassemble light fixtures to determine if the issue is the light fixture itself or just a burned out light bulb. Recommend replacing the bulb and testing it before closing.
Roofing	17	There was one missing shingle at the front of the home, and several missing shingles at the back of the home (left side of home). Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.
Roofing	19	The downspouts at the front left corner and by the front entrance did not extend into the sub-surface drainage system. Recommend extending those downspouts into the sub-surface drainage system to help avoid costly future foundation issues. Sub-surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection.
Roofing	20	The attic access in the garage was missing the panel / board at time of inspection. Recommend installing an attic access cover in the garage. The visible and accessible portions of the attics appeared to be in serviceable condition at the time of the inspection.
Roofing	21	Attic appeared to have an adequate amount of insulation for the region at time of inspection. Recommend insulating the top of the attic

		access panel in the upstairs hallway to help with energy costs. (It will pay for itself in saved energy in less than a year.)
Kitchen	42	The cabinet under the kitchen sinks had moderate water damage at the bottom. Recommend correcting of plumbing / leak issue first, to prevent further water damage to cabinet.
Kitchen	43	The drainpipes under the left sink were actively leaking at time of inspection. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Kitchen	47	The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions. The dishwasher unit was not secured properly to the cabinet. Recommend securing the dishwasher to the counter / cabinet.
Kitchen	49	The inspector could not get the refrigerator's ice dispenser to properly function, and it appeared to be leaking at time of inspection. Recommend repair.
Bath(s)	56	The master bathroom door did not properly latch at time of inspection. Recommend repair / adjustment.
Bath(s)	62	When the water was diverted from the tub spout to the shower head, some water was still running from the spout in the upstairs hallway bathroom. Adjustment or repair may be needed to the diverter faucet or tub spout. There was also water coming out of the back of the tub spout in the upstairs hallway bathroom. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair. Water squirted out at the threads of the shower head in the master bathroom shower. Recommend repair.
Bath(s)	64	A whirlpool tub was noted in the master bathroom. The tub was filled to a level above the water jets and operated to check the intake and jets. Pump and supply lines were not completely accessible. The jets appeared to be in serviceable condition at the time of inspection, but the tub took way longer than it should (2 hours) to fill up past the level of the jets. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Interiors	69	The window to the left of the back entrance door would not remain in the open position. Broken or worn sash cords or springs were noted. The right window in the back right upstairs bedroom would not fully close. Recommend repairs as needed.
Interiors	70	The frame (top) lock on the double doors to the back right room on the main level did not line up with the hole. The master bedroom door was damaged at the top by the lock. The door to the front right upstairs bedroom would not properly latch. The locks at the top of the closet doors in the front right upstairs bedroom were damaged. The left closet door in the master bedroom sticks at the door-frame. Repairs and / or adjustments are recommended.

Interiors	71	The electrical outlet by the laundry tub in the laundry room was not GFIC protected. It is recommended that the electrical outlet be replaced with a GFIC protected outlet for increased safety. The rest of the electrical conditions appeared to be serviceable in the interior of the home at time of inspection. Low-voltage systems (security systems, cable systems, sound / intercom systems, low-voltage lighting systems, smart-home systems, and phone lines) are out of scope of a standard home inspections, and were not inspected during this home inspection. If you would like any of these system(s) inspected, it is recommended that you contact the proper specialist(s) for the low-voltage system(s) that you want inspected.
Interiors	72	The chandelier in the back right room on the main level was inoperative at time of inspection. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close. In the rooms without a switched ceiling / wall light, one of the electrical outlets is operated by a switch. These are the outlets designed to plug lamps into. Recommend not plugging anything into those outlets that you would not want turned off every time the switch is turned off.
Interiors	73	The light was inoperative and the globe / cover was broken at the ceiling fan in the back right upstairs bedroom. Recommend repair.
Interiors	74	The smoke detectors in the front right upstairs bedroom and basement bedroom was chirping and the smoke detector in the front middle upstairs bedroom was missing the battery at time of inspection. The units may need a battery or replacement. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.
Plumbing	80	The water heater was operable at the time of inspection, but due to the age and / or conditions observed (rust at the bottom), the water heater is past the end of its useful life. Replacement is recommended in the near future before it completely fails and floods the basement.
Heating - Air	84	The furnace in the basement turned on, but the gas flame never fired up when tested, so the heating system was blowing cold air. It is suggested that a "Licensed HVAC Technician" be contacted for further evaluation and repair. The heating system located in the attic was operational at time of inspection. This is not an indication of future operation or condition.
Basement	98	The door to the utility room in the basement sticks at the door-frame. Repairs and / or adjustments are recommended.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected

## 3 Grounds

### Grading

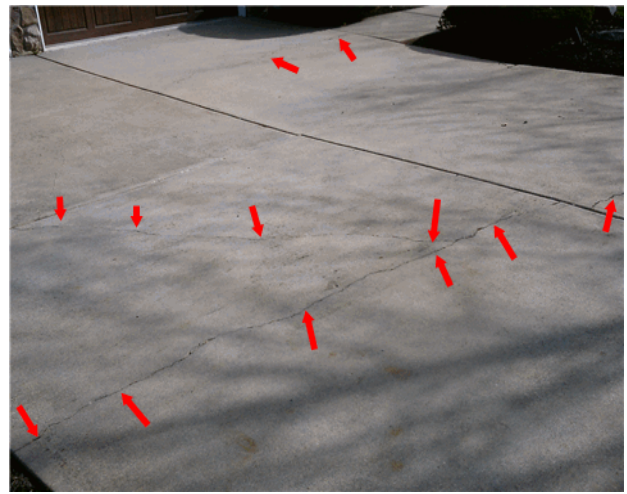
**Grading Slope** The site grading slope is steep.

**1) Grading Conditions** AS Grading of the soil near the foundation appears to be in serviceable condition.

### Driveways - Sidewalks - Walkways

**Driveway Material** Concrete

**2) Driveway Conditions** AS The driveway appeared to be in serviceable condition at the time of the inspection. Common cracks were observed in the driveway. Recommend sealing cracks if they get any wider.



Recommend sealing cracks in driveway if they get any wider.

**Sidewalk Material** Concrete

**3) Sidewalk Conditions** AS The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.



### Fence - Gate

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4) Fence and Gate Conditions

AS

Fence(s) / gate(s) appeared to be in serviceable condition at time of inspection.

Grounds - Other

5) Grounds - Other

There was a boat dock located at the property. Inspecting boat docks and everything associated with them is out of scope of a home inspection, so it was not inspected. There was a sub-surface drainage system located in the yard. Sub-surface drainage systems are not inspected as part of a home inspection.

Shed

6) Shed Conditions

R

The left shed door was off track at time of inspection. Recommend repair / adjustment.



The left shed door was off track at time of inspection. Recommend repair / adjustment.



4 Exterior

Front - Back Entrance

Front Entrance Type      Porch

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7) Front Entrance  
Conditions

AS

The front entrance appeared to be in serviceable condition at time of inspection.



Back Entrance Type

Deck

8) Back Entrance  
Conditions

S

The right support post for the deck stairs appeared to have been cut. The deck stairs were unstable at time of inspection. Recommend repairing deck stair support for added safety. The rest of the visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection.



The right support post for the deck stairs appeared to have been cut.  
(Safety issue)

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The deck was properly secured to the home.

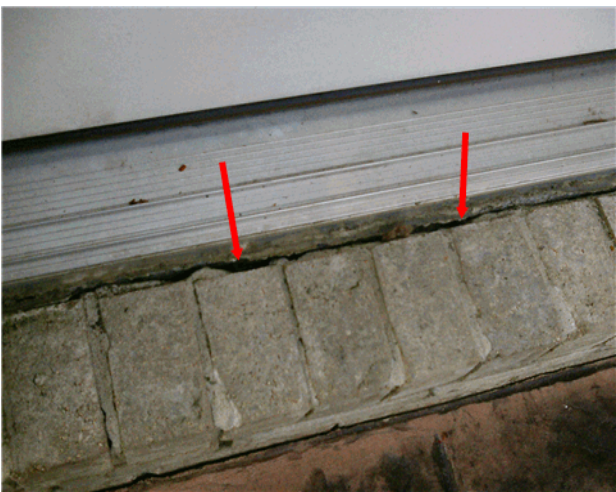
**Basement Entrance**  
**Type**

Landing

**9) Basement Entrance**  
**Conditions**

R

There was a gap at the bottom of the basement entrance doors that could allow moisture to enter behind the brick. Recommend sealing gap below basement entrance doors.



Gap at bottom of the basement entrance doors that could allow moisture to enter behind the brick.

**Exterior Walls**

**Structure Type**

Brick

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are brick, vinyl and stone veneer.

**10) Exterior Wall**  
**Conditions**

R

Recommend re-sealing where the stone veneer wall meets the brick on both sides of the front entrance to help avoid more costly repairs in the future. A minor crack in the brick was observed by the front basement window on the right side of the home. No immediate action is required. Recommend sealing the crack if it gets any wider.

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Recommend re-sealing where the stone veneer wall meets the brick on both sides of front entrance.



A minor crack in the brick was observed by the front basement window on the right side of the home.

11) Exterior Trim  
Conditions

AS

Exterior trim appeared to be in serviceable condition at time of inspection.

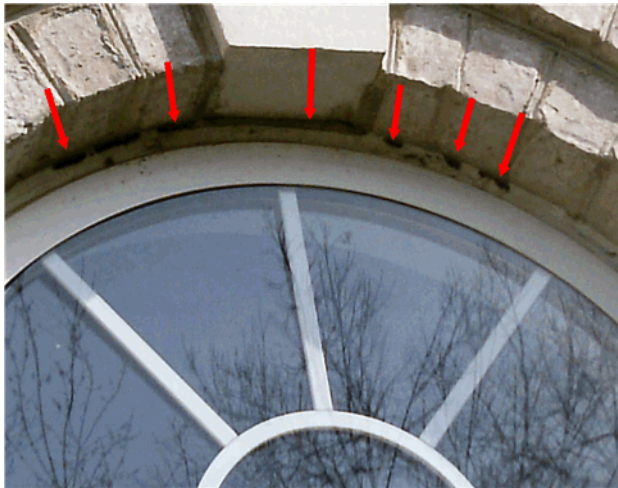
Exterior Windows - Doors

Window Type	Double Hung, Sliding, Fixed Pane
Window Material	Vinyl

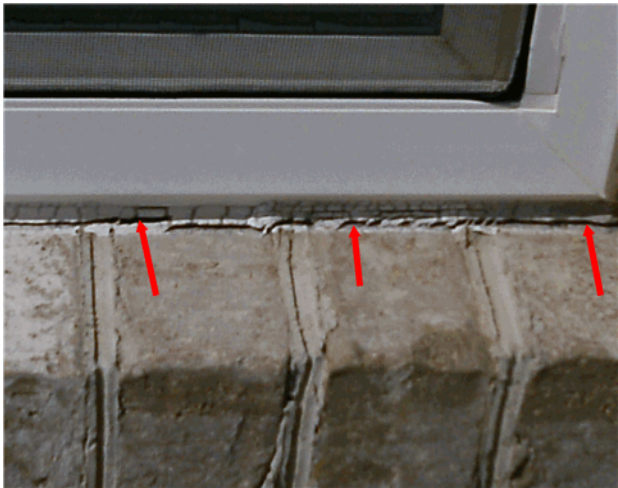
12) Window Conditions

R

Some of the windows are in need of re-caulking around the exterior of them. It is important to caulk any cracks / seems in window framing to avoid moisture issues. Due to the state of the current caulking, moisture penetration may have already occurred.



Some of the windows are in need of re-caulking around the exterior of them.



Some of the windows are in need of re-caulking around the exterior of them.

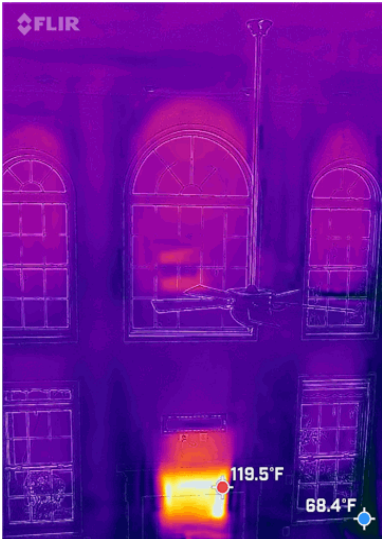
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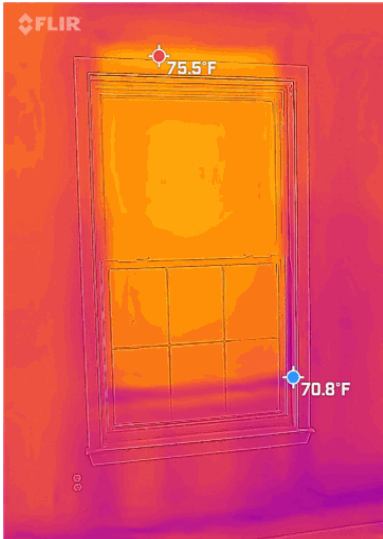
Some of the windows are in need of re-caulking around the exterior of them.



It is important to caulk any cracks / seems in window framing to avoid moisture issues.



Thermal imaging did not show any evidence of active moisture issues due to the damaged caulk.



Thermal imaging did not show any evidence of active moisture issues due to the damaged caulk.

13) Exterior Door Conditions

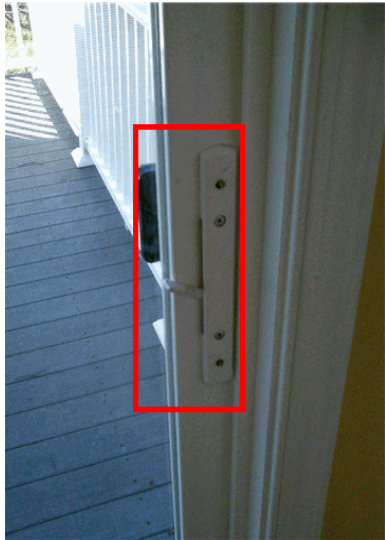
S

The back entrance door would not properly lock at time of inspection. This is a security issue. Recommend adjusting / replacing lock ASAP. The back entrance door was missing a handle on the inside. Recommend installing a handle to allow the back entrance door to be able to be opened from the inside. The exterior door frames were weathered. Paint and/or maintenance is recommended.

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The back entrance door would not properly lock at time of inspection.  
(Security issue)



The back entrance door was missing a handle on the inside.



Recommend painting wood door frames that are weathered to help prolong the life of the wood.



Recommend painting wood door frames that are weathered to help prolong the life of the wood.

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Recommend painting wood door frames that are weathered to help prolong the life of the wood.

### Exterior Water Faucet(s)

#### Faucet Location

Front and back of home

#### 14) Faucet Conditions

AS

The hose faucets were valved off, disconnected, or winterized and therefore were not able to be tested. Client is advised to obtain information or verification from homeowner.

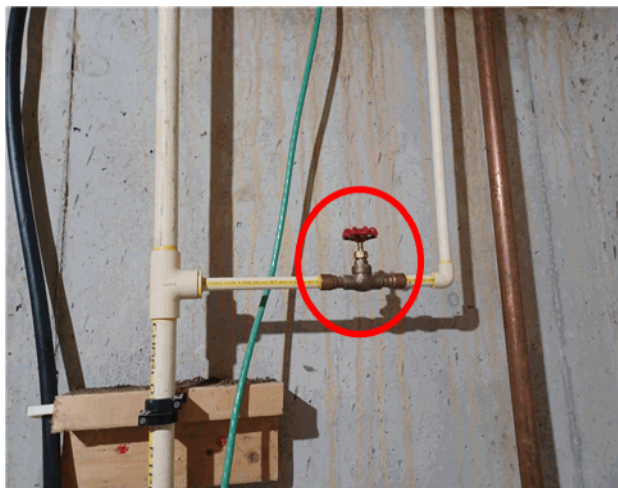


Exterior hose faucet could not be tested because it was valved off from the inside of the home.



Exterior hose faucet could not be tested because it was valved off from the inside of the home.

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Shut-off valve for exterior hose faucets. (Turn off during winter)

## **Exterior Electrical Outlets and Lighting**

## Exterior Electrical Outlet Location

Front, back, and left side of home.

## 15) Exterior Electrical Outlet Conditions

AS

The exterior electrical outlets appeared to be in serviceable condition at time of inspection.

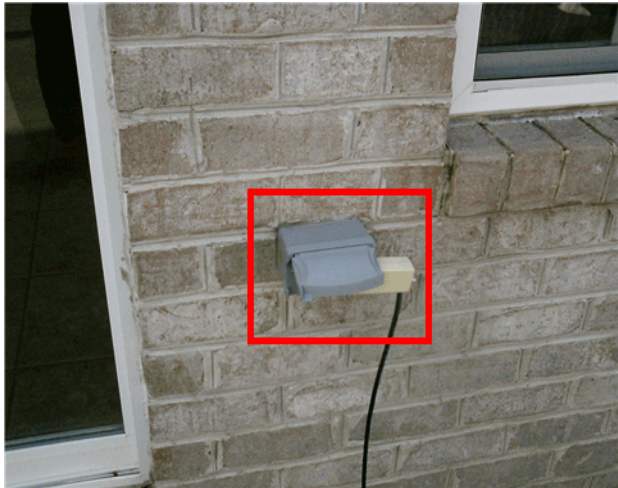


Exterior electrical outlet located at front of home.



Exterior electrical outlet located by  
basement entrance.

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Exterior electrical outlet located by back entrance.

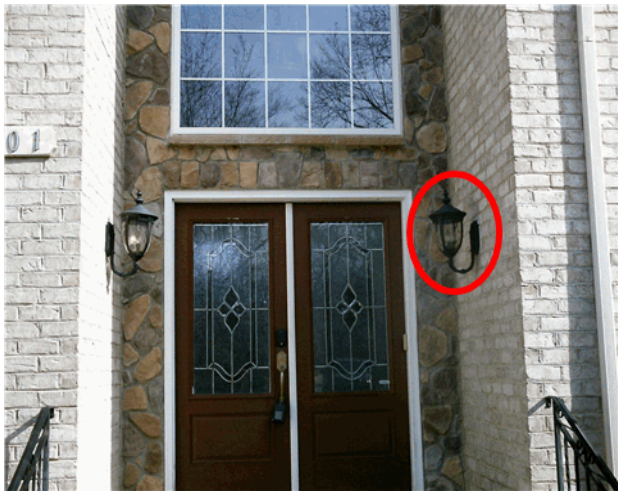


Exterior electrical outlet located at left side of home.

16) Exterior Lighting Conditions



The exterior lighting to the right of the front entrance did not operate at time of inspection. It is beyond the scope of a home inspection to disassemble light fixtures to determine if the issue is the light fixture itself or just a burned out light bulb. Recommend replacing the bulb and testing it before closing.



The exterior lighting to the right of the front entrance did not operate at time of inspection.

5 Roofing

Roof Covering

Method of Inspection	The roof was inspected by use of a spectroscope and WiFi Camera, as well as with high powered binoculars.
Roof Style	Gable
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One

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17) Roof Covering  
Condition



There was one missing shingle at the front of the home, and several missing shingles at the back of the home (left side of home). Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.



There was one missing shingle at the front of the home.



There were several missing shingles at the back of the home (left side of home).



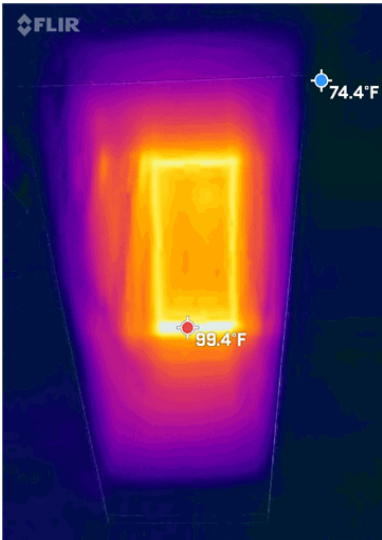
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18) Flashing Conditions

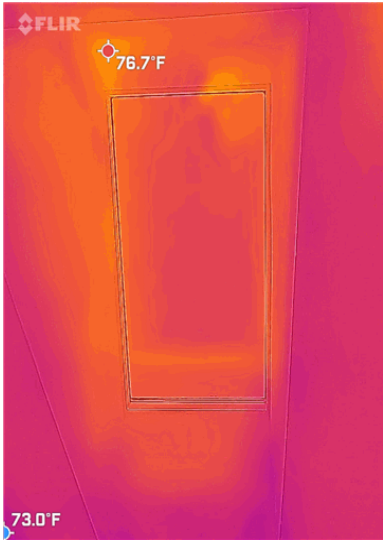
AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.



Thermal imaging did not show any evidence of moisture issues at skylights.

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Thermal imaging did not show any evidence of moisture issues at skylights.

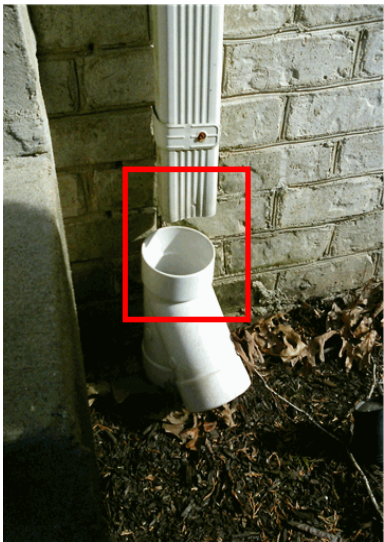
19) Gutter & Downspout Conditions

R

The downspouts at the front left corner and by the front entrance did not extend into the sub-surface drainage system. Recommend extending those downspouts into the sub-surface drainage system to help avoid costly future foundation issues. Sub-surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection.



The down spout at the front left corner did not extend into the sub-surface drainage system.



The down spout by the front entrance did not extend into the sub-surface drainage system.

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The parts of subsurface drains that are not visible were not inspected. (Out of scope)



The gutters appeared to be relatively clean at time of inspection. (Clean at least twice per year)

**Attic Area**

Attic Access	The attic accesses were located in the upstairs hallway and the garage.
Method of Inspection	Viewed from ladder. The attic inspection was limited to those areas visible from the access.
Roof Frame Type	The roof framing is constructed with truss framing.
20) Attic Conditions	<div><div>R</div><div>The attic access in the garage was missing the panel / board at time of inspection. Recommend installing an attic access cover in the garage. The visible and accessible portions of the attics appeared to be in serviceable condition at the time of the inspection.</div></div>

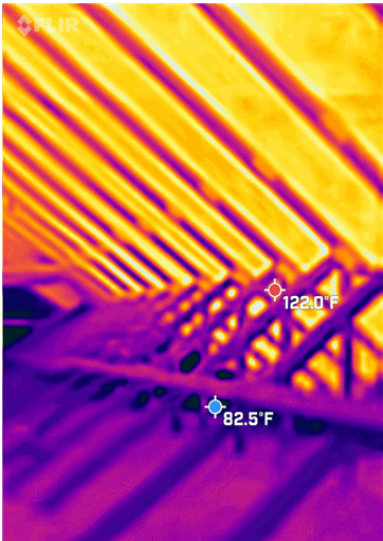


The attic access in the garage was missing the panel / board at time of inspection.



Attic access panel located in upstairs hallway.

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Thermal imaging did not show any evidence of moisture issues in attic at time of inspection.

Attic Insulation Type

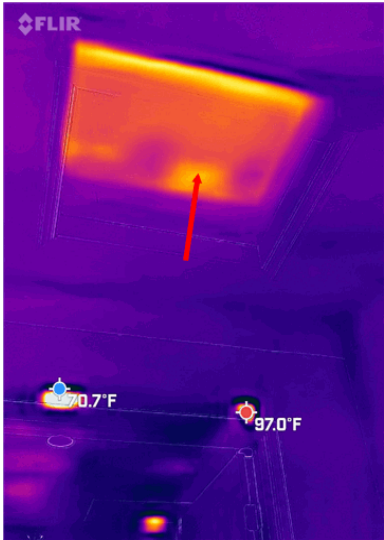
Loose Fill over Roll Insulation

21) Attic Insulation Conditions

AS

Attic appeared to have an adequate amount of insulation for the region at time of inspection. Recommend insulating the top of the attic access panel in the upstairs hallway to help with energy costs. (It will pay for itself in saved energy in less than a year.)

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Recommend insulating top of attic access panel to help with energy costs.

Attic Ventilation Type                      Gable, Soffit, Through-Roof   Vents

22) Attic Ventilation Conditions                      

AS

   Attic appeared to have an adequate amount of ventilation at time of inspection.

6 Garage

Walls - Ceilings - Floors

Garage Type                      The garage is attached to the home. Number of cars is two.

23) Wall Conditions                      

AS

   The general condition of the walls in the garage appeared to be in serviceable condition at the time of the inspection.

24) Ceiling Conditions                      

AS

   The general condition of the ceilings in garage appeared to be in serviceable condition at the time of the inspection.

25) Floor Conditions                      

AS

   The garage floor appeared to be in serviceable condition at time of inspection.

26) Door Conditions                      

AS

   The door leading from the garage to the living space of the home appeared to be in serviceable condition at the time of the inspection.

27) Vehicle Door Conditions                      

AS

   The vehicle door(s) appeared to be in serviceable condition at the time of the inspection, and both (electric eye and pressure-sensing) auto-reverse safety features performed properly when tested.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



Vehicle door controls / openers.

- 28) Electrical Conditions

AS

Electrical conditions in garage appeared serviceable at time of inspection.
- 29) Lighting Conditions

AS

Lighting in the garage appeared to be in serviceable condition at time of inspection.

7 Electrical

Service Drop - Weatherhead

- Electrical Service Type

The electrical service is underground.
- Electrical Service Material

Aluminum
- Number of Conductors

Three

- 30) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection.



Main Electrical Panel

- Main Disconnect

At Main Panels

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected

Location

Electric Panel Location      The main electric panels are located in the garage.

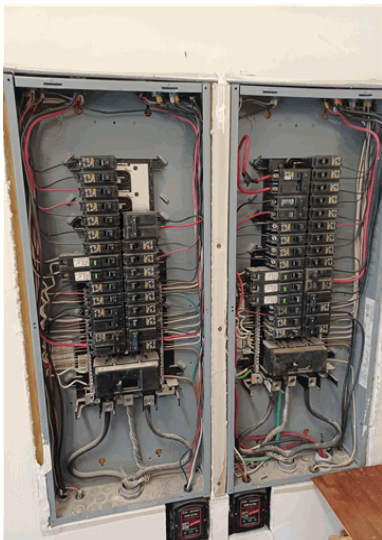
Panel Amperage Rating      150 Amps (Each Panel)

Circuit Protection Type      Breakers

31) Wiring Methods      

AS

 The main power cable is aluminum. The branch cables are copper.



32) Electrical Panel Conditions      

AS

 The main panel appeared to be in serviceable condition at the time of the inspection.

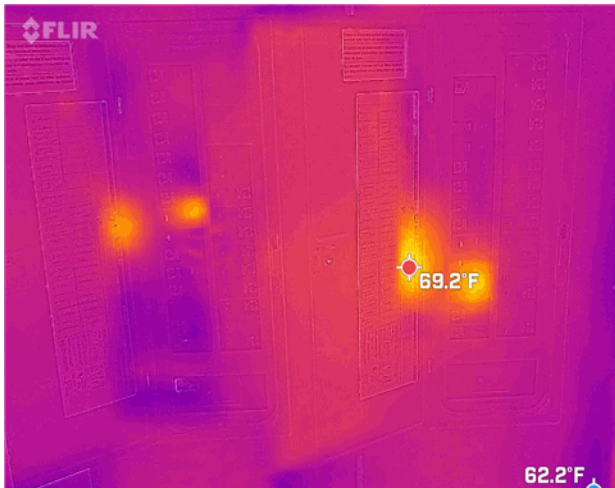


Main electrical shut-offs. (Shuts off power to entire home when both are off)



Home equipped with whole-home surge protectors.

**AS** = Appears Serviceable | **R** = Repair | **MR** = Major Repair | **S** = Safety | **NI** = Not Inspected



Thermal image shows nothing in the electrical panels were too hot/overloaded at time of inspection.

## 8 Kitchen

### Walls - Ceilings - Floors

#### 33) Wall Conditions

AS

The general condition of the walls in the kitchen appeared to be in serviceable condition at the time of the inspection.

#### 34) Ceiling Conditions

AS

The general condition of the ceilings in the kitchen appeared to be in serviceable condition at the time of the inspection.

#### 35) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors in the kitchen appeared to be in serviceable condition at the time of the inspection.

#### 36) Heat Source Conditions

AS

The kitchen appeared to have a heat source in serviceable condition at time of inspection.

### Windows - Doors

#### 37) Kitchen Window Conditions

AS

The sample of windows tested in the kitchen were operational at the time of the inspection.

#### 38) Kitchen Door Conditions

AS

The interior doors in the kitchen appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 39) Electrical Conditions

AS

The electrical outlets in the kitchen were GFIC protected where they need to be and in serviceable condition at time of inspection.

**AS** = Appears Serviceable | **R** = Repair | **MR** = Major Repair | **S** = Safety | **NI** = Not Inspected



Electrical outlets in kitchen were GFIC protected for increased safety. (Push here to reset)

**40) Lighting Conditions**

AS

The lighting in the kitchen appeared to be in serviceable condition at time of inspection.

**Kitchen Sink - Counter tops - Cabinets**

**41) Counter Conditions**

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.



**42) Cabinet Conditions**

R

The cabinet under the kitchen sinks had moderate water damage at the bottom. Recommend correcting of plumbing / leak issue first, to prevent further water damage to cabinet.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



The cabinet under the kitchen sinks had water damage at the bottom.



43) Sink Plumbing  
Conditions



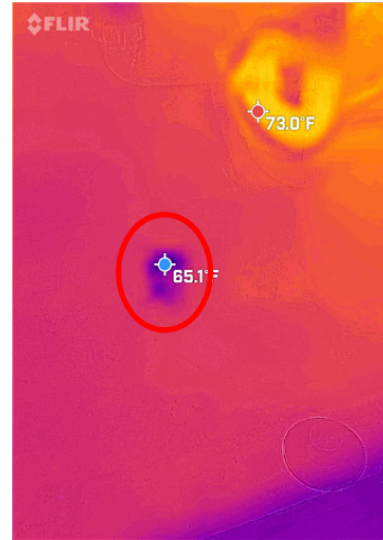
The drainpipes under the left sink were actively leaking at time of inspection. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



The drainpipes under the left sink were actively leaking at time of inspection.



Thermal image shows puddle of water under kitchen sink.

#### 44) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.



This switch operates the garbage disposal.

### Appliances

#### Stove - Range Type

The Cooktop is electric. The oven is electric.

#### 45) Stove - Range Condition

AS

The cooktop was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection. The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



**46) Hood Fan  
Conditions**

AS

The fan / hood and light were in operational condition at the time of the inspection.



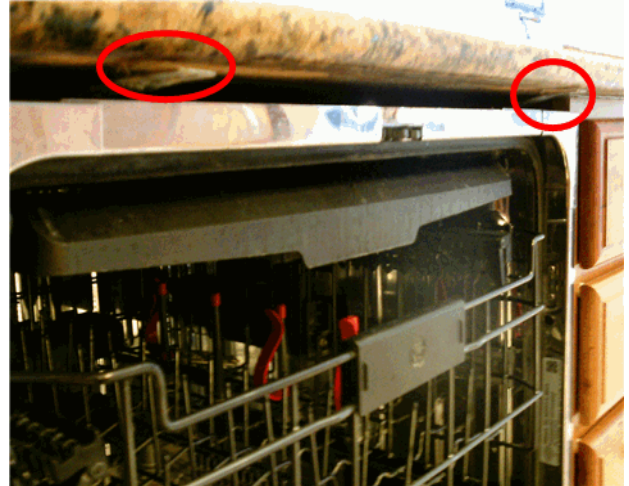
Exhaust fan built into cooktop.

**47) Dishwasher  
Conditions**

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions. The dishwasher unit was not secured properly to the cabinet. Recommend securing the dishwasher to the counter / cabinet.

**AS** = Appears Serviceable | **R** = Repair | **MR** = Major Repair | **S** = Safety | **NI** = Not Inspected



Dishwasher was not secured to cabinets / countertop.

#### 48) Microwave Conditions

AS

The microwave appeared to be in serviceable condition at time of inspection. This does not guarantee future operation or conditions.



#### 49) Refrigerator Conditions

R

The inspector could not get the refrigerator's ice dispenser to properly function, and it appeared to be leaking at time of inspection. Recommend repair.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



The inspector could not get the refrigerator's ice dispenser to properly function.



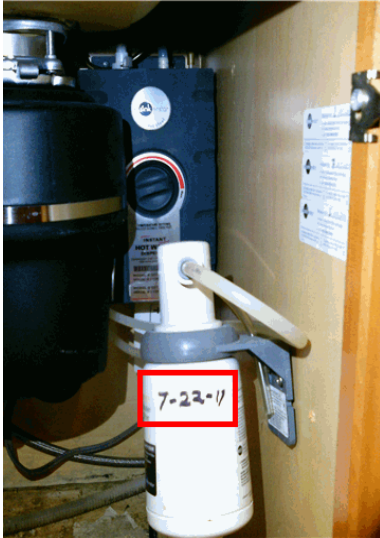
The refrigerator's ice maker appeared to be leaking.

50) Other Kitchen Appliance Conditions

AS

The water dispenser at the kitchen sinks appeared to be in serviceable condition at time of inspection, but the water filter was from 2017. The water filter should be replaced every few months. Recommend replacing the water filter ASAP.

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Recommend replacing the water filter  
for under sink water dispenser.

## 9 Bath(s)

### Walls - Ceilings - Floors

#### 51) Wall Conditions

AS

The general condition of the bathroom walls appeared to be in serviceable condition at the time of the inspection.

#### 52) Ceiling Conditions

AS

The general condition of the bathroom ceilings appeared to be in serviceable condition at the time of the inspection.

#### 53) Floor Conditions

AS

The general condition of the visible and accessible portions of the bathroom floors appeared to be in serviceable condition at the time of the inspection.

#### 54) Heat Source Conditions

AS

The heat source(s) appeared to be in serviceable condition in bath(s) at time of inspection.

### Windows - Doors

#### 55) Bathroom Window Conditions

AS

The bathroom windows appeared to be in serviceable condition at time of inspection.

#### 56) Bathroom Door Conditions

R

The master bathroom door did not properly latch at time of inspection. Recommend repair / adjustment.

**AS** = Appears Serviceable | **R** = Repair | **MR** = Major Repair | **S** = Safety | **NI** = Not Inspected



The master bathroom door did not properly latch at time of inspection.

### **Electrical Conditions**

#### **57) Electrical Conditions**

AS

The electrical outlets in the bathrooms were GFIC protected and appeared to be in serviceable condition at time of inspection. Electrical outlets in all baths are tied into the GFIC outlet in master bath.



Electrical outlets in all baths are tied into GFIC in master bath. (Push here to reset)

#### **58) Lighting Conditions**

AS

The lighting in the bathrooms appeared to be in serviceable condition at time of inspection.

#### **59) Vent Fan Conditions**

AS

Bath vents appeared to be in serviceable condition at time of inspection.

### **Bathroom Sink**

#### **60) Counter - Cabinet Conditions**

AS

The bathroom counters / cabinets appeared to be in serviceable condition at time of inspection.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected

### 61) Sink Conditions

AS

The bathroom sinks appeared to be in serviceable condition at the time of inspection.

## Shower - Tub - Toilet

### 62) Shower - Tub Conditions

R

When the water was diverted from the tub spout to the shower head, some water was still running from the spout in the upstairs hallway bathroom. Adjustment or repair may be needed to the diverter faucet or tub spout. There was also water coming out of the back of the tub spout in the upstairs hallway bathroom. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair. Water squirted out at the threads of the shower head in the master bathroom shower. Recommend repair.



Water came out of tub spout while shower was on in upstairs hallway bath. (Diverter issue)



There was also water coming out of the back of the tub spout in the upstairs hallway bathroom.



Water squirted out at the threads of the shower head in the master bathroom shower.

### 63) Toilet Conditions

AS

The toilet in the half-bath on the main level would not flush when tested. The inspector repaired it to properly flush, but it may become difficult to

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected

flush again in the future.



The toilet in the half-bath on the main level had a sticky flapper.

#### 64) Whirlpool Conditions

R

A whirlpool tub was noted in the master bathroom. The tub was filled to a level above the water jets and operated to check the intake and jets. Pump and supply lines were not completely accessible. The jets appeared to be in serviceable condition at the time of inspection, but the tub took way longer than it should (2 hours) to fill up past the level of the jets. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



The whirlpool tub took way longer than it should (2 hours) to fill up past the level of the jets.



The aerator for the whirlpool appeared to be clogged, blocking proper water flow.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



The whirlpool jets functioned properly when tested.

## 10 Interiors

### Walls - Ceilings - Floors

#### 65) Wall Conditions

AS

The general condition of the interior walls appeared to be in serviceable condition at the time of the inspection.

#### 66) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 67) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 68) Heat Source Conditions

AS

Heat source(s) appeared to be in serviceable condition at time of inspection.

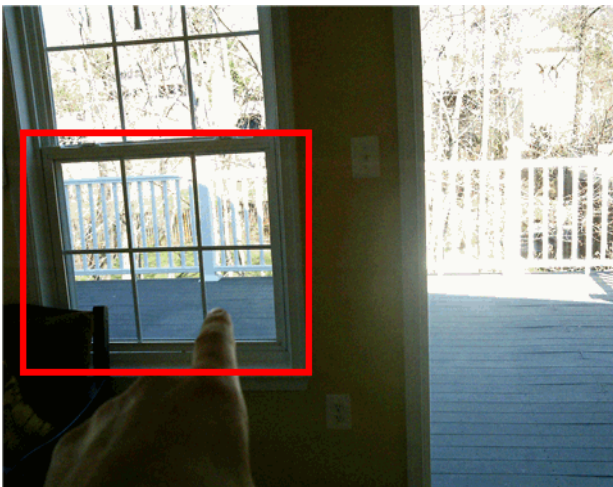
### Windows - Doors

#### 69) Interior Window Conditions

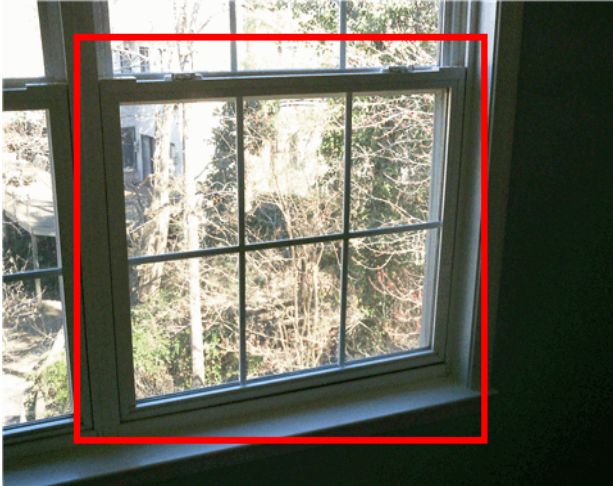
R

The window to the left of the back entrance door would not remain in the open position. Broken or worn sash cords or springs were noted. The right window in the back right upstairs bedroom would not fully close. Recommend repairs as needed.

The window to the left of the back entrance door would not remain in the open position.



AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



The right window in the back right upstairs bedroom would not fully close.

#### 70) Interior Door Conditions

R

The frame (top) lock on the double doors to the back right room on the main level did not line up with the hole. The master bedroom door was damaged at the top by the lock. The door to the front right upstairs bedroom would not properly latch. The locks at the top of the closet doors in the front right upstairs bedroom were damaged. The left closet door in the master bedroom sticks at the door-frame. Repairs and / or adjustments are recommended.



The top lock on the double doors to the back right room on main level did not line up with the hole.



The master bedroom door was damaged at the top by the lock.

**AS** = Appears Serviceable | **R** = Repair | **MR** = Major Repair | **S** = Safety | **NI** = Not Inspected



The master bedroom door was damaged at the top by the lock.



The door to the front right upstairs bedroom would not properly latch.



The locks at the top of the closet doors in the front right upstairs bedroom were damaged.



The left closet door in the master bedroom sticks at the door-frame.

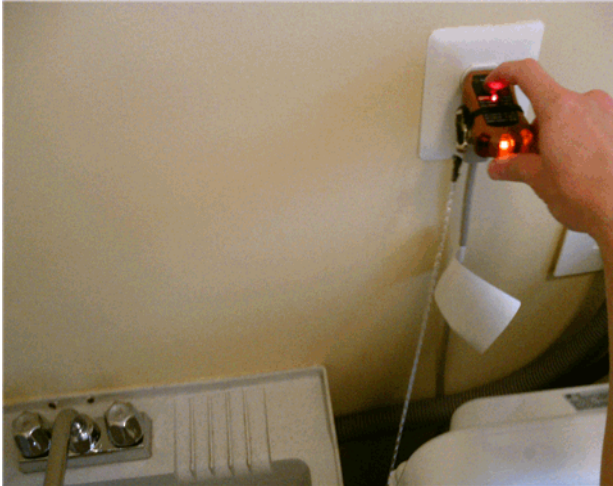
## **Electrical Conditions**

### **71) Electrical Conditions**

**S**

The electrical outlet by the laundry tub in the laundry room was not GFCI protected. It is recommended that the electrical outlet be replaced with a GFCI protected outlet for increased safety. The rest of the electrical conditions appeared to be serviceable in the interior of the home at time of inspection. Low-voltage systems (security systems, cable systems, sound / intercom systems, low-voltage lighting systems, smart-home systems, and phone lines) are out of scope of a standard home inspections, and were not inspected during this home inspection. If you would like any of these system(s) inspected, it is recommended that you contact the proper specialist(s) for the low-voltage system(s) that you want inspected.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



The electrical outlet by the laundry tub in the laundry room was not GFIC protected.



Testing alarm / low voltage systems is out of scope of a standard home inspection.

## 72) Lighting Conditions

R

The chandelier in the back right room on the main level was inoperative at time of inspection. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close. In the rooms without a switched ceiling / wall light, one of the electrical outlets is operated by a switch. These are the outlets designed to plug lamps into. Recommend not plugging anything into those outlets that you would not want turned off every time the switch is turned off.



The chandelier in the back right room on the main level was inoperative. (No light bulbs)

## 73) Ceiling Fan Conditions

R

The light was inoperable and the globe / cover was broken at the ceiling fan in the back right upstairs bedroom. Recommend repair.

**AS** = Appears Serviceable | **R** = Repair | **MR** = Major Repair | **S** = Safety | **NI** = Not Inspected



light was inoperable and cover was broken at the ceiling fan in the back right upstairs bedroom.

#### 74) Smoke Detector Conditions

**S**

The smoke detectors in the front right upstairs bedroom and basement bedroom was chirping and the smoke detector in the front middle upstairs bedroom was missing the battery at time of inspection. The units may need a battery or replacement. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.



Smoke detector in the front middle upstairs bedroom was missing battery. 2 others chirped.

### Fireplace

#### Fireplace Location

A fireplaces are located at the living room and master bedroom.

#### Fireplace materials

The fireplace is metal/pre-fabricated.

#### 75) Fireplace Conditions

**AS**

The general condition of the visible and accessible areas of the fireplaces appeared to be in serviceable condition at the time of the inspection.

**AS** = Appears Serviceable | **R** = Repair | **MR** = Major Repair | **S** = Safety | **NI** = Not Inspected



These switches operate the gas fireplace.



These switches operate the gas fireplace.

### Interior Stairs - Railings

#### 76) Interior Stair and Railing Conditions

AS

The interior stairs and railing(s) appeared to be in serviceable condition at time of inspection.

## 11 Plumbing

### Water Main Line

#### Main Shutoff Location

The main valve is located at the basement.

#### Main Line Material

The visible material of the main line / pipe appears to be plastic.

#### 77) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Main water shut-off. (Shuts off water to entire home)

### Water Supply Lines

#### Supply Line Material

The visible material used for the supply lines is plastic.

**AS** = Appears Serviceable | **R** = Repair | **MR** = Major Repair | **S** = Safety | **NI** = Not Inspected

**78) Supply Line  
Conditions**

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection. The visible portions of the sprinkler system was inspected but not tested. Testing sprinkler systems is out of scope of a standard home inspection. It is recommended that sprinkler systems be inspected every 10 years by a qualified sprinkler system technician.

**Drain - Waste Lines**

**Drain Line Material**

The visible portions of the waste lines are plastic.

**79) Drain Line  
Conditions**

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

**Water Heater(s)**

**Water Heater Type**

Electric

**Water Heater Location**

Basement

**Water Heater Capacity**

80 Gallon

**80) Water Heater  
Conditions**

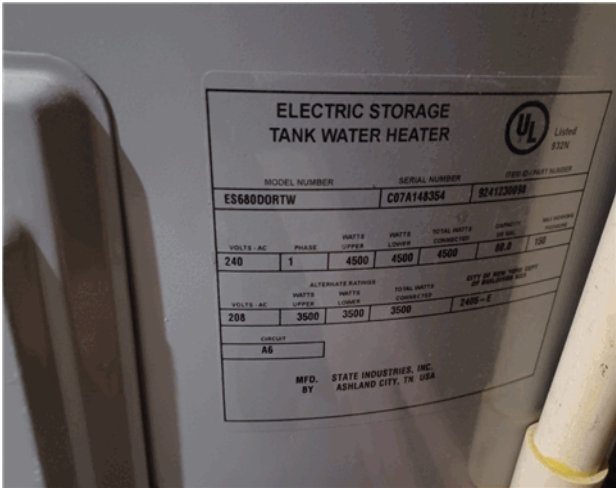
R

The water heater was operable at the time of inspection, but due to the age and / or conditions observed (rust at the bottom), the water heater is past the end of its useful life. Replacement is recommended in the near future before it completely fails and floods the basement.



Rust and water stains at the bottom are sure signs that the water heater is about to completely fail

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



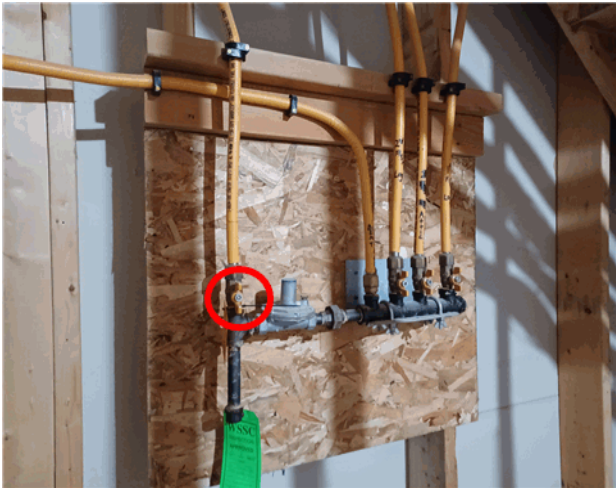
81) Water Heater Date of Manufacture 3/07 (Month/Year)

Gas Meter & Gas Lines

82) Gas Meter Conditions

AS

The visible portions of the gas meter and the gas lines by the gas meter appeared to be in serviceable condition at time of inspection. (Note: If you ever notice a strong odor of gas inside the home or around the gas meter, get everyone out of the home immediately, go to a safe distance, then call 911.)



Main gas shut-off inside of home.  
(Shuts off gas to entire home)(Also by meter)

83) Gas Lines Conditions

AS

The visible portions of the gas lines inside of the home appeared to be in serviceable condition at time of inspection. (Note: If you ever notice a strong odor of gas inside the home or around the gas meter, get everyone out of the home immediately, go to a safe distance, then call 911.)

12 Heating - Air

Heating

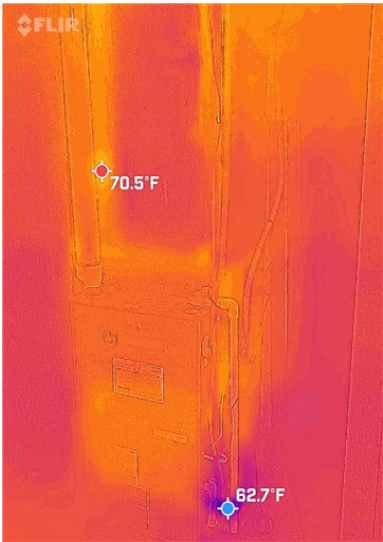
AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected

Location of Unit                      Basement, Attic  
Heating Type                        Forced Air  
Energy Source                      Natural Gas

84) Unit Conditions                

R

 The furnace in the basement turned on, but the gas flame never fired up when tested, so the heating system was blowing cold air. It is suggested that a "Licensed HVAC Technician" be contacted for further evaluation and repair. The heating system located in the attic was operational at time of inspection. This is not an indication of future operation or condition.



The furnace in the basement turned on, but the gas flame never fired up to heat the air.



16"x25"x1" air filter goes here. (Unit in Basement) (Replace every 30-90 days)



AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



Unit in attic was in serviceable condition at time of inspection.



16"x16"x1" air filter goes here. (1 of 2 upstairs) (Replace every 30-90 days)



16"x16"x1" air filter goes here. (1 of 2 upstairs) (Replace every 30-90 days)

Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

85) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection. The HVAC system in the basement uses one 16"x25"x1" air filter, and the HVAC system located in the attic uses two 16'x16'x1' air filters (one located in the upstairs hallway, and one in the master bedroom). These air filters should be replaced every 30-90 days.

86) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

87) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



Thermostat on main level controls temperature on main level and basement.



Thermostat on second level controls temperature on the top level.

88) Heating System  
Date of Manufacture  
Air Condition - Cooling

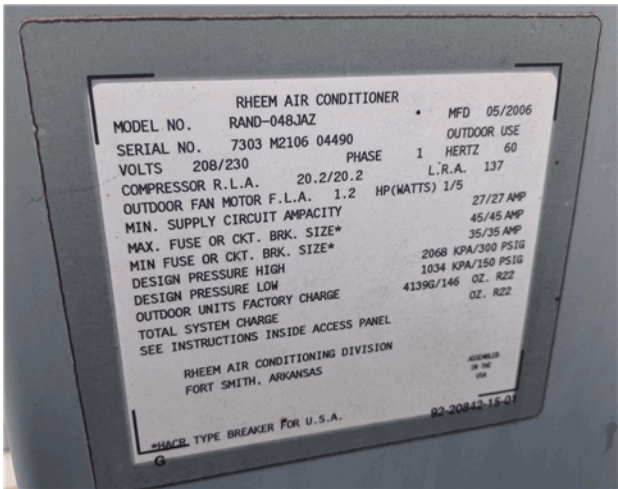
Unit in Basement = 4/06, Unit in Attic = 4/06 (Month/Year)

Type of Cooling System      Central Air  
AC Unit Power                    240V

89) AC Unit Conditions

AS

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical cold weather real estate transaction scenario. Since the weather is beyond our control, we will return to inspect for a nominal return trip fee of \$50.00 if desired. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependant on weather and ambient temperatures).



AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected



90) Cooling System                      5/06 (Both outside AC units) (Month/Year)  
Date of Manufacture

13 Laundry Room

Laundry Room

Location                      Main Level

91) Laundry Room                      

AS

 Although operating the washer and dryer are beyond the scope of a  
Conditions                      home inspection, the connections were inspected and appeared to be in  
serviceable condition.



14 Basement

Walls - Ceilings - Floors

92) Basement Stair                      

AS

 The interior basement stairs appeared serviceable at the time of the  
Conditions                      inspection.

93) Wall Conditions                      

AS

 The general condition of the walls in the basement appeared to be in  
serviceable condition at the time of the inspection.

**AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected**

**94) Ceiling Conditions**

AS

The general condition of the ceilings in the basement appeared to be in serviceable condition at the time of the inspection.

**95) Floor Conditions**

AS

The general condition of the visible and accessible portions of the floors in the basement appeared to be in serviceable condition at the time of the inspection.

**96) Heat Source Conditions**

AS

Basement heat source(s) appeared to be in serviceable condition at time of inspection.

**Windows - Doors****97) Basement Window Conditions**

AS

The sample of windows tested in the basement were operational at the time of the inspection.

**98) Basement Door Conditions**

R

The door to the utility room in the basement sticks at the door-frame. Repairs and / or adjustments are recommended.



The door to the utility room in the basement sticks at the door-frame.

**Electrical Conditions****99) Electrical Conditions**

AS

The electrical system(s) in the basement appeared to be in serviceable condition at time of inspection.

**100) Lighting Conditions**

AS

The lighting in the basement appeared to be in serviceable condition at time of inspection.

**15 Foundation****Foundation****Foundation Type**

Basement

**Foundation Material**

Concrete

**101) Foundation Conditions**

AS

The visible and accessible areas of the foundation appeared to be in serviceable condition with no major/offset cracks observed at the time of inspection.

**Flooring Structure****Flooring Support Type**

The wood framing floor system was constructed of 2"x12" floor joists.

**AS = Appears Serviceable | R = Repair | MR = Major Repair | S = Safety | NI = Not Inspected**

## 102) Flooring Support Conditions

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of inspection.



## 16 Helpful Links

### Helpful Links

#### Helpful Links

Here are some links that you might find helpful. Not all may pertain to your home, but some will, so please look through and find the ones that may interest you. These links are also available on the Home Tactics Inspection Services website, <http://hometacticsinspectionservices.com>

Estimated Life Expectancy Chart: <https://www.nachi.org/life-expectancy.htm>  
 Final Walk-Through Checklist: <https://www.nachi.org/final-walk-through-checklist.htm>  
 Fire Safety for the Home: <https://www.nachi.org/fire-safety-home.htm>  
 Attached Garage Fire Hazards: <https://www.nachi.org/garage-fires-client.htm>  
 Dryer Vent Safety: <https://www.nachi.org/dryer-vent-safety.htm>  
 Electrical Safety: <https://www.nachi.org/electric.htm>  
 Ground-Fault Circuit Interrupters: <https://www.nachi.org/gfci.htm>  
 Carbon Monoxide Poisoning and Detectors: <https://www.nachi.org/carbon-monoxide.htm>  
 Home Winterization: <https://www.nachi.org/winterization.htm>  
 Child-Proofing Your Home: <https://www.nachi.org/childsafety.htm>  
 Home Safety for the Elderly: <https://www.nachi.org/elderlysafety.htm>  
 Pool Safety: <https://www.nachi.org/poolsafety.htm>  
 Swimming Pool Barriers: <https://www.nachi.org/pool-barriers.htm>  
 Water Quality: <https://www.nachi.org/waterquality.htm>  
 Private Water Wells: <https://www.nachi.org/privatewaterwells.htm>  
 Septic Systems: <https://www.nachi.org/septicystems.htm>  
 Residential Fire Sprinkler Systems: <https://www.nachi.org/residential-fire-sprinklers.htm>  
 Changing HVAC Filters: <https://www.nachi.org/change-hvac-filter.htm>  
 Central Humidifiers: <https://www.nachi.org/central-humidifiers.htm>  
 Air Quality in the Home: <https://www.nachi.org/indoorair.htm>  
 Protect Your Property from Water Damage: <https://www.nachi.org/waterdamage.htm>  
 Mold, Moisture, and Your Home: <https://www.nachi.org/mold.htm>  
 Lead Facts and Dangers: <https://www.nachi.org/lead-consumer.htm>  
 Asbestos Facts and Tips: <https://www.nachi.org/asbestos.htm>  
 Household and Environmental Hazards: <https://www.nachi.org/hazards.htm>  
 Sewer Gases In the Home: <https://www.nachi.org/sewer-gases-home.htm>  
 Compost Pile Hazards: <https://www.nachi.org/compost-pile-hazards.htm>  
 Termite Control in the Home: <https://www.nachi.org/termites.htm>  
 Elements of an Energy-Efficient Home: <https://www.nachi.org/energyefficiency.htm>  
 Energy Conservation: <https://www.nachi.org/energyconservation.htm>  
 Save Money & Energy in Your Home: <https://www.nachi.org/increasing-home-energy-efficiency-client.htm>

## Home Tactics Inspection Services LLC

15 Tools Every Homeowner Should Own: <https://www.nachi.org/15-tools.htm>  
Basic Waterproofing for Basements: <https://www.nachi.org/waterproofing-basements.htm>  
Maintaining Your Roof: <https://www.nachi.org/roofs.htm>  
Condensation In Double-Paned Windows: <https://www.nachi.org/condensation-double-paned-windows.htm>  
Water Heating Dating Chart: <https://www.nachi.org/water-heater-dating-chart.htm>  
Tobacco Odor Removal: <https://www.nachi.org/tobacco-odor-removal.htm>  
Seller's Pre-Listing Inspection: <https://www.nachi.org/sellersinspection.htm>  
Why To Get a Home Inspection If You Are Buying "As-Is": <https://www.nachi.org/as-is.htm>  
Buying a Foreclosure: <https://www.nachi.org/buying-foreclosure.htm>

### Other Links:

Limitations of a Home Inspection: <https://www.nachi.org/limitations-home-inspection.htm>  
Standards of Practice: <https://www.nachi.org/sop.htm>  
Code of Ethics: [https://www.nachi.org/code\\_of\\_ethics.htm](https://www.nachi.org/code_of_ethics.htm)

If you are reading this report but did not hire Home Tactics Inspection Services LLC to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call me directly at (301) 758-9646 to discuss the report you're reading for this property so that we can arrange for a re-inspection. You can also email me directly at [hometacticsinspectionsservices@gmail.com](mailto:hometacticsinspectionsservices@gmail.com) or visit [www.hometacticsinspectionsservices.com](http://www.hometacticsinspectionsservices.com) for more information. Thank you!