

What is a home inspection?

A home inspection is a non-invasive, visual examination of a residential dwelling, which is designed to identify observed material defects within specific components of the home.

It is intended to assist in the evaluation of the overall condition of the home. The inspection is based on observations of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

In addition to the standard inspection services listed here, call me to find out about my specialized inspection services.

Included in a Standard Inspection

Exterior

We will inspect:

- the siding, flashing and trim;
- all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fasciae;
- the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- and report as in need of repair any spacing between intermediate balusters, spindles and rails for steps, stairways, balconies and railings that permit the passage of an object greater than 4 inches in diameter;
- a representative number of windows;
- and describe the exterior wall covering.

Heating & Cooling

We will inspect:

- the heating system, using normal operating controls, and describe the energy source and heating method;
- and report as in need of repair a heating system that does not operate;
- and report if the heating system is deemed inaccessible; and
- the central cooling equipment, using normal operating controls.

About Timber Ridge Inspection Services, LLC

Before you purchase or sell your home or property, please call Timber Ridge Inspection Services, LLC. We help protect your investment with a professional home and property inspection. We perform thorough inspections at reasonable prices. The inspectors at Timber Ridge can help you get to know the condition of the property you are about to buy or sell, and will give you the confidence you need to make an informed decision. Some of the inspection services and benefits that we offer include, but are not limited to:

- Home Warranty Inspections;
- Listing Inspections;
- Home Maintenance Inspections;
- Radon Testing;
- and more, with flexible scheduling and same-day reports.



Jim Wittenbrock
Owner & Inspector



Jim Wittenbrock, Owner & Inspector

Certified Professional Inspector®
AHIT-Certified
InterNACHI# 11040709

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Basement, Foundation & Crawlspace

We will inspect:

- the basement;
- the foundation;
- the crawlspace;
- the visible structural components;
- any wood in contact with or near soil;
- and report on the location of under-floor access openings;
- and report any present conditions or clear indications of active water penetration observed;
- and report any general indications of foundation movement that are observed, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- and report on any cutting, notching or boring of framing members that may present a structural or safety concern.

Doors, Windows & Interior

We will:

- open and close a representative number of doors;
- inspect the walls, ceiling, steps, stairways and railings;
- report as in need of repair any spacing between intermediate balusters, spindles and rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter;
- inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control;
- report as in need of repair any installed electronic sensors that are not operable or not installed at the proper height above the garage floor;
- report as in need of repair any door locks or side ropes that have not been removed or disabled when the garage door opener is in use; and
- report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

Fireplace

We will inspect:

- the fireplace, and open and close the damper door, if readily accessible and operable; and
- the hearth extensions and permanently installed components;
- and report as in need of repair deficiencies in the lintel, hearth or material surrounding the fireplace, including the fireplace opening's clearance from visible combustible materials.

Plumbing

We will:

- determine whether the water supply is public or private;
- verify the presence of and identify the location of the main water shut-off valve;
- inspect the water heating equipment, including venting bracing, and verify the presence or absence of temperature- and pressure-relief valves and/or Watts 210 valves;
- flush toilets;
- water-test sinks, tubs and showers for functional drainage;
- inspect the interior water supply, including all fixtures and faucets;
- inspect the drain, waste and vent systems, including all shut-off valves and fixtures;
- describe any visible fuel storage systems;
- inspect drains and sump pumps and test pumps with accessible floats;
- inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operating simultaneously;
- inspect and report as in need of repair deficiencies in the installation and identification of hot and cold faucets;
- inspect and report as in need of repair mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs; and
- inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components that do not operate.

Attic, Ventilation & Insulation

We will inspect:

- the insulation in unfinished spaces;
- the ventilation of attic spaces; and
- the mechanical ventilation systems;
- and report on the general absence or lack of insulation in unfinished spaces.

Roof

From the ground level or eaves, we will inspect:

- the roof covering;
- the gutters and downspouts;
- the vents, flashings, skylights, chimney and other roof penetrations; and
- the general structure of the roof from the readily accessible panels, doors or stairs.

Electrical

We will inspect:

- the service drop/lateral;
- the meter socket enclosures;
- the means for disconnecting the service main;
- and describe the service disconnect amperage rating, if labeled;
- the panelboards and overcurrent devices (breakers and fuses);
- the service grounding and bonding;
- a representative number of switches, lighting fixtures and receptacles, including receptacles viewed and deemed to be AFCI-protected;
- and test all GFCI receptacles and circuit breakers observed and deemed to be GFCIs;
- service entrance conductors and conductor insulation; and
- service entrance cables.

We will report on:

- any unused circuit breaker panel openings that are not filled;
- the presence of solid-conductor, aluminum branch-circuit wiring, if readily visible;
- any tested receptacles in which power was not present, the polarity was incorrect, the receptacle was not grounded or secured to the wall, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, and evidence of arcing or excessive heat;
- the presence of smoke detectors; and
- any deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops, as they may require repair.

