



REVEAL HOME INSPECTION, LLC

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## REVEAL INTERNACHI

1234 Main St.  
Rochester NH 03867

Buyer Name  
10/23/2018 9:00AM



Inspector

**Robert Jenkins**

Certified Professional Inspector, InterNACHI

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Agent

**Agent Name**

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## Table of Contents

|   |    |
|---|----|
| Table of Contents                               | 2  |
| SUMMARY   | 3  |
| 1: INSPECTION DETAILS                           | 5  |
| 2: ROOF   | 7  |
| 3: EXTERIOR                                     | 11 |
| 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE | 14 |
| 5: HEATING                                      | 16 |
| 6: COOLING                                      | 18 |
| 7: PLUMBING                                     | 19 |
| 8: ELECTRICAL                                   | 21 |
| 9: ATTIC, INSULATION & VENTILATION              | 24 |
| 10: INTERIOR                                    | 26 |
| 11: BEDROOM                                     | 28 |
| 12: BATHROOM                                    | 29 |
| 13: LIVING ROOM                                 | 30 |
| 14: DINING ROOM                                 | 31 |
| 15: KITCHEN                                     | 32 |
| 16: LAUNDRY ROOM                                | 35 |
| 17: GARAGE                                      | 36 |
| STANDARDS OF PRACTICE                           | 37 |

# SUMMARY



MAINTENANCE / COMMENT



RECOMMENDATION /  
IMPROVEMENT



MAJOR CONCERN / SAFETY  
HAZARD

- ⊖ 2.1.1 Roof - General: Roof Sag
- ⊖ 2.2.1 Roof - Coverings: Moss Buildup
- ⊖ 2.3.1 Roof - Roof Drainage Systems: Downspouts Drain Near Foundation
- ⊖ 2.4.1 Roof - Flashings: Loose/Separated
- ⊖ 2.4.2 Roof - Flashings: Pipe Flashing Boot
- ⊖ 2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- ⊖ 2.5.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Spark Arrestor Missing
- ⊖ 2.5.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Flashing
- ⚠ 2.5.4 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Flue Damage
- ⊖ 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Window Well
- ⊖ 3.7.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖
- 4.3.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Hole in Basement floor
- ⊖ 5.1.1 Heating - Equipment: Needs Serviced
- ⊖ 7.1.1 Plumbing - General: Water Filter/Softener
- ⊖ 7.3.1 Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- ⊖ 8.2.1 Electrical - Service Entrance Conductors: Frayed Sheathing
- ⊖ 8.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
- ⊖ 8.5.1 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- ⊖ 9.2.1 Attic, Insulation & Ventilation - Attic Insulation: Damaged
- ⊖ 9.2.2 Attic, Insulation & Ventilation - Attic Insulation: Blocked Soffit Vents
- ⊖ 9.3.1 Attic, Insulation & Ventilation - Ventilation: Gable Vent Covered
- ⊖ 9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Vents To Exterior?
- ⊖ 10.1.1 Interior - Doors: Door Doesn't Latch
- ⊖ 10.1.2 Interior - Doors: Door Sticks
- ⊖ 10.6.1 Interior - Countertops & Cabinets: Cabinets Damaged
- ⊖ 11.2.1 Bedroom - Electrical: Smoke Detector Missing
- ⊖ 11.2.2 Bedroom - Electrical: Receptacle - Foreign Object

- ⊖ 12.2.1 Bathroom - Plumbing & Fixtures: Sink - Poor Drainage
- ⊖ 13.2.1 Living Room - Electrical: Ungrounded Receptacle
- ⊖ 15.2.1 Kitchen - Plumbing & Fixtures: Leaking Drain Pipe
- ⊖ 15.2.2 Kitchen - Plumbing & Fixtures: Faucet Leaks
- ⊖ 15.8.1 Kitchen - Built-in Microwave: Microwave Tested
- 🔧 16.4.1 Laundry Room - Washer/Dryer: Dryer Vent Material

# 1: INSPECTION DETAILS

## Information

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### General: In Attendance

Client, Listing Agent, Inspector

### General: Temperature (approximate)

50 Fahrenheit (F)

### General: Type of Building

Single Family

### General: Weather Conditions

Cloudy

### General: Overview

Inspection Overview

Thank You for choosing Reveal Home Inpections to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Reveal Home Inspection endeavors to perform all inspections in substantial compliance with New Hampshire State Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us. Again, thank you for using Reveal Home Inspection LLC !

Sincerely,

Bob Jenkins

Rich Messina

Owner/Certified & Licensed Professional Inspectors

Reveal Home Inspection LLC

### General: Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

**General: Use Of Photos**

## Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

**General: Occupancy**

## Vacant

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may conceal defects.

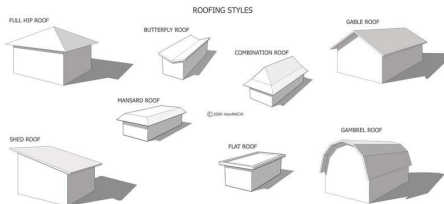
# 2: ROOF

## Information

**General: Inspection Method**  
Roof

**General: Roof Type/Style**  
Gable

**Coverings: Material**  
Asphalt



**Coverings: Layers**  
1+ Layer

**Coverings: Pitch**  
Medium

**Roof Drainage Systems: Gutter Material**  
Metal/Aluminum

**Flashings: Material**  
Lead

**Skylights, Chimneys & Other Roof Penetrations: Inspection Method**  
Roof

**Skylights, Chimneys & Other Roof Penetrations: Chimney Material**  
Brick/Stone

## Observations

2.1.1 General

### ROOF SAG

FRONT, RIGHT SIDE

Observed roof that was sagging/uneven. Recommend further review to determine cause of the sag and repair as necessary.

Recommendation

Contact a qualified professional.



2.2.1 Coverings

### MOSS BUILDUP

FRONT, LEFT SIDE

Recommend removal of moss from roofing materials.

Recommendation

Contact a handyman or DIY project





2.3.1 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR FOUNDATION**

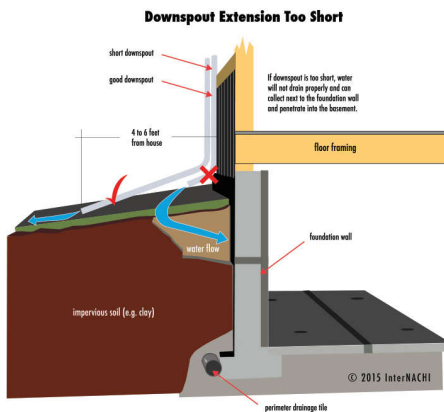
FRONT AND REAR OF HOUSE



One or more downspouts drain too close to the foundation which may cause water to enter into the home. Recommend to adjust downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project



2.4.1 Flashings

**LOOSE/SEPARATED**

CHIMNEY

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.



Recommendation

Contact a qualified roofing professional.



2.4.2 Flashings

**PIPE FLASHING BOOT**

Pipe flashing is not installed correct. This could allow water into the attic.



Recommendation

Contact a qualified professional.





2.5.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation / Improvement

**CHIMNEY CAP MISSING**

CHIMNEY

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.



2.5.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation / Improvement

**CHIMNEY SPARK ARRESTOR MISSING**

CHIMNEY

No chimney spark arrestor was observed. This is important to protect spark embers from landing on the roof or other combustible. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.

2.5.3 Skylights, Chimneys & Other Roof Penetrations

Recommendation / Improvement

**CHIMNEY FLASHING**

CHIMNEY

Improper flashing around the chimney. This is important to protect from moisture intrusion around the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.



2.5.4 Skylights, Chimneys & Other Roof Penetrations

Major Concern / Safety Hazard

**CHIMNEY FLUE DAMAGE**

CHIMNEY

Both flues of the chimney appear to have damage. Damage is external as well as internal. Suggest a chimney professional evaluates to be sure the chimney is safe to use.

Recommendation

Contact a qualified chimney contractor.





# 3: EXTERIOR

## Information

**Siding, Flashing & Trim: Siding Material**

Vinyl

**Siding, Flashing & Trim: Trim Material**

Steel/Metal/Aluminum, Wood

**Windows: Window Material**

Wood, Vinyl

**Walkways, Patios & Driveways: Driveway Material**

Asphalt

**Decks, Balconies, Porches & Steps: Stoop/Steps**

Concrete

**Decks, Balconies, Porches & Steps: Porch**

None



**Decks, Balconies, Porches & Steps: Patio**

Pavers

**Decks, Balconies, Porches & Steps: Deck/Balcony**

Wood





**Exterior Doors: Exterior Entry Door**

Steel, Wood



**Windows: Window Type**

Casement, Double-hung



**Eaves, Soffits & Fascia: Material**

Steel/Metal/Aluminum, Wood



**Walkways, Patios & Driveways: Walkway Material**

Pavers



**Observations**

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation / Improvement

**WINDOW WELL**

Recommend site professional evaluate possible need for window wells on basement windows at rear of house.

Recommendation

Contact a qualified waterproofing contractor



3.7.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation / Improvement

**TREE OVERHANG**

FRONT, LEFT

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

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**General: General**

**General: Flooring System**  
Dimensional Lumber

**General: Columns**  
Steel



**Foundation: Material**  
Concrete



**Basements & Crawlspace:**  
**Inspection Method**  
Within Basement



## Observations

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## 4.3.1 Basements &amp; Crawlspaces



Recommendation / Improvement

**HOLE IN BASEMENT FLOOR**

BASEMENT FLOOR

A hole in the basement floor is a trip hazard. hole should be filled in to eliminate hazard.

Recommendation

Contact a qualified professional.



# 5: HEATING

## Information

**Equipment: Energy Source**  
Oil

**Equipment: Brand**  
Peerless

**Normal Operating Controls:**  
**Thermostat Location**  
Living Room



**Distribution Systems: N / A**

**Distribution Systems:**  
Baseboard/Radiator

**Fireplaces: Type**  
Gas



**Equipment: Heat Type**  
Hydronic / Boiler



## Limitations

Fireplaces

**GAS SUPPLY SHUT OFF**

OUTSIDE, RIGHT FRONT

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.



Fireplaces

**TURNED OFF**

Fireplace was turned off at time of inspection. Recommend to test unit prior to closing to ensure proper operation.



**Observations**

5.1.1 Equipment

**NEEDS SERVICED**

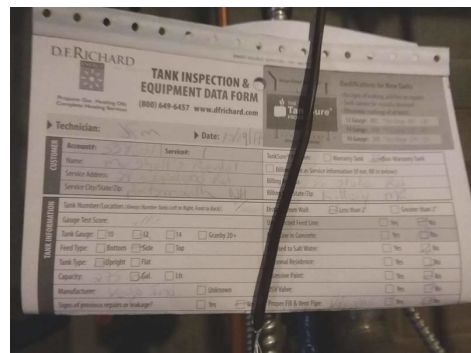
BASEMENT

Recommend a qualified HVAC Technician examine system and provide evaluation of findings.

Recommendation

Contact a qualified HVAC professional.

 Recommendation / Improvement



## 6: COOLING

### Information

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**Cooling Equipment: Energy**

**Source/Type**

None

# 7: PLUMBING

## Information

**General: Water Source**  
Public

**Main Water Shut-off Device: Location**  
Basement

**Drain, Waste, & Vent Systems: Material**  
PVC



**Water Supply, Distribution Systems & Fixtures: Water Supply Material**  
Copper/Galvanized

**Water Supply, Distribution Systems & Fixtures: Distribution Material**  
Copper

**Hot Water Systems, Controls, Flues & Vents: Power Source/Type**  
Tankless, Super Store



**Fuel Storage & Distribution Systems: Fuel Line Material**  
Copper/Brass

**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**  
Oil Tank

**Sump Pump: Location**  
N/A



## Hot Water Systems, Controls, Flues & Vents: Manufacturer

Vaughn

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.



## Observations

7.1.1 General

### WATER FILTER/SOFTENER

BASEMENT

Water filter/softener was excluded from the scope of inspection. Recommend a water conditioning company (such as Culligan) inspect the systems and provide evaluation of ensure unit(s) is/are functionally correctly.

Recommendation

Contact a qualified professional.



Recommendation / Improvement



7.3.1 Drain, Waste, & Vent  
Systems

### SINK - POOR DRAINAGE

BATH ROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation / Improvement





# 8: ELECTRICAL

## Information

**Service Entrance Conductors:**  
**Service Entrance**  
Overhead



**Service Entrance Conductors:**  
**Conductor Material**  
Aluminum

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**  
Basement



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Amperage**  
100 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Voltage**  
120/240

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
Square D

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
None

**Branch Wiring Circuits, Breakers & Fuses: Branch Wiring**  
Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

**Smoke Detectors: General**



## Lighting Fixtures, Switches & Receptacles: Illegal light fixture

Hallway, Attic access



## Limitations

Smoke Detectors

### ADD ADDITIONAL

BED ROOMS

Recommend to add additional smoke detectors per local jurisdiction requirements to ensure highest level of safety throughout the home.

## Observations

8.2.1 Service Entrance

Conductors

### FRAYED SHEATHING

SERVICE ENTRANCE CABLE

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Recommendation / Improvement



8.4.1 Branch Wiring Circuits, Breakers & Fuses

### IMPROPER WIRING

BASEMENT

Improper electrical wiring, Cables should be run through bored holes or stapled to nail board attached to floor joists.

Recommendation

Contact a qualified professional.



Recommendation / Improvement



### 8.5.1 Lighting Fixtures, Switches & Receptacles



#### **REVERSE POLARITY**

FAMILY ROOM, BED ROOM

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



# 9: ATTIC, INSULATION & VENTILATION

## Information

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**Attic Insulation: Insulation Type**  
Batt, Fiberglass

**Attic Insulation: Depth Of Insulation**  
4 Inches

**Ventilation: Ventilation Type**  
Ridge Vents, Soffit Vents



**Exhaust Systems: Exhaust Fans**  
Fan/Heat/Light

**General: Inspection Method**  
Attic Access

The attic space lacked adequate headroom and a walkway and access was obstructed to most of the attic area. As a result, inspection of the attic was limited. Attics may contain potential fire and/or health hazards, other safety issues, damage or defects that have the potential to cause damage to the home or unexpected repairs. Even when an inspection of the attic is completed from within the attic area, these limitations still exist the same.



## Observations

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## 9.2.1 Attic Insulation



Recommendation / Improvement

**DAMAGED**

## ATTIC

Insulation appears to have been pulled out and/or damaged. Recommend a qualified insulation contractor evaluate and repair.

## Recommendation

Contact a qualified insulation contractor.



## 9.2.2 Attic Insulation



Recommendation / Improvement

**BLOCKED SOFFIT VENTS**

## ATTIC

Soffit vents appear to be blocked with insulation in the attic. Access to the attic was limited due to a lack of a walkway. Recommend further evaluation to determine condition of attic ventilation.

## Recommendation

Recommend monitoring.



## 9.3.1 Ventilation



Recommendation / Improvement

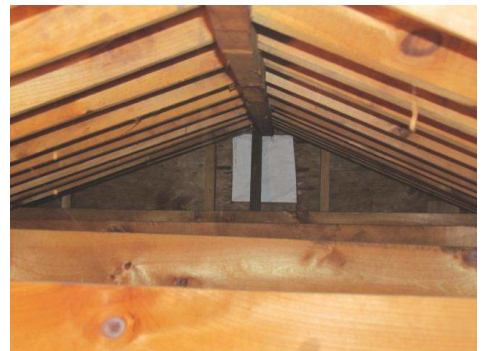
**GABLE VENT COVERED**

## ATTIC GABLE ENDS

Gable vent appears to be covered with tyvek. Vents should be unobstructed to allow air flow in attic.

## Recommendation

Contact a qualified insulation contractor.



## 9.4.1 Exhaust Systems



Recommendation / Improvement

**VENTS TO EXTERIOR?**

## ATTIC

Unable to determine if Bathroom exhaust fans terminate to the exterior.

# 10: INTERIOR

## Information

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**Walls: Wall Material**

Drywall

**Countertops & Cabinets:**

**Cabinetry**

Wood



**Floors: Floor Coverings**

Hardwood



**Ceilings: Ceiling Material**

Drywall





## Countertops & Cabinets: Countertop Material

Composite



## Observations

10.1.1 Doors

### DOOR DOESN'T LATCH

REAR SLIDER

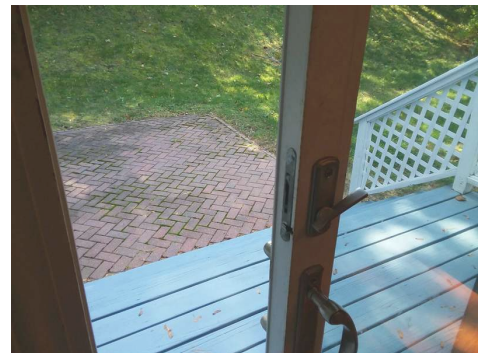
Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



Recommendation / Improvement



10.1.2 Doors

### DOOR STICKS

MIDDLE BED ROOM

Door sticks and is tough to open. Recommend sanding down offending sides. Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



Recommendation / Improvement



10.6.1 Countertops & Cabinets

### CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.

Recommendation

Contact a qualified cabinet contractor.



Recommendation / Improvement



# 11: BEDROOM

## Information

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### Electrical: Electrical

Switches, Receptacles, Ceiling Fan

### General: General



## Observations

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### 11.2.1 Electrical

#### **SMOKE DETECTOR MISSING**

BED ROOMS

Smoke detector missing in bed room.

Recommendation

Contact a qualified electrical contractor.



Recommendation / Improvement

### 11.2.2 Electrical

#### **RECEPTACLE - FOREIGN OBJECT**

MIDDLE BED ROOM

Appears to be a foreign object stuck in the receptacle. Recommend removal of item so that receptacle is usable.

Recommendation

Contact a qualified electrical contractor.



Recommendation / Improvement



# 12: BATHROOM

## Information

### General: General



### Plumbing & Fixtures: Shower/Tub Material

Fiberglass/Plastic



### Plumbing & Fixtures: Whirlpool

No

### Electrical & Other: Receptacles

Operable

### Electrical & Other: Other

Heat Source Present, Exhaust Fan Operable, Exhaust Fan Noisy



## Observations

### 12.2.1 Plumbing & Fixtures

#### SINK - POOR DRAINAGE

BATH ROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation / Improvement



# 13: LIVING ROOM

## Information

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### Electrical: Electrical

Switches, Receptacles, Receptacle  
Not Grounded



### General: General



## Observations

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13.2.1 Electrical

### UNGROUND RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, receptacles in kitchen, bathrooms, garage & exterior should be grounded. As a safety upgrade, recommend that these receptacles be grounded.

Recommendation

Contact a qualified electrical contractor.

 Recommendation / Improvement



# 14: DINING ROOM

## Information

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### General: General



### Electrical: Electrical

Switches, Receptacles



# 15: KITCHEN

## Information

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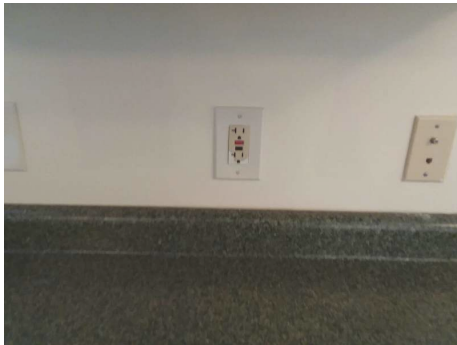
**Plumbing & Fixtures: Plumbing**

Faucet Leaks, Drainage  
Satisfactory, Flow Satisfactory



**Electrical & Other: Receptacles**

Operable, GFCI Operable



**Electrical & Other: Other**

Heat Source Present



**Dishwasher: Brand**

Kenmore



**Dishwasher: Dishwasher  
Plumbing**

Not Tested

**Refrigerator: Brand**

Maytag



**Range/Oven/Cooktop:  
Range/Oven Energy Source**

Electric



**Range/Oven/Cooktop:  
Range/Oven Brand**

Kenmore

**Range/Oven/Cooktop: Exhaust  
Hood Type**

None

**Garbage Disposal: Not Present**

Kitchen Sink



**Built-in Microwave: Brand**  
Kenmore



**Observations**

15.2.1 Plumbing & Fixtures

**LEAKING DRAIN PIPE**

UNDER KITCHEN SINK

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation / Improvement



15.2.2 Plumbing & Fixtures

**FAUCET LEAKS**

KITCHEN SINK

Faucet leaks

Recommendation

Contact a qualified professional.

 Recommendation / Improvement



15.8.1 Built-in Microwave

**MICROWAVE TESTED**

KITCHEN

Microwave performed as expected.

Recommendation

Contact a qualified professional.



# 16: LAUNDRY ROOM

## Information

### General: General

Rear Hallway



### Plumbing & Fixtures: Laundry Sink

No sink

### Electrical & Other: Receptacles

Operable, Recommend GFCI

### Electrical & Other: Other

None

### Washer/Dryer: Dryer Power Source

Electric

### Washer/Dryer: Dryer Vent

Metal, Flexible

### Washer/Dryer: Dryer Brand

Kenmore

### Washer/Dryer: Washer Brand

Kenmore

## Observations

16.4.1 Washer/Dryer

### DRYER VENT MATERIAL

LAUNDRY ROOM

As an upgrade, recommend replacing flexible dryer vent with a metal product that has a smooth interior finish and eliminate the use of plastic dryer vent.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment



# 17: GARAGE



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# STANDARDS OF PRACTICE

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## Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

## II. The inspector shall describe:

1. the type of exterior wall-covering materials.

## III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

## IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

**Basement, Foundation, Crawlspace & Structure**

## I. The inspector shall inspect:

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

## II. The inspector shall describe:

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

## III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

**Heating**

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

**Cooling**

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

## II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

## III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

## IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

**Plumbing**

## I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

## II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

## III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

## IV. The inspector is not required to:



1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

## Electrical

### I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

### II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

### III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the

- GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

**Attic, Insulation & Ventilation**

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

III. The inspector shall report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.

6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

**Interior**

## I. The inspector shall inspect:

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

## II. The inspector shall describe:

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

## III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

## IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.