



DB HOME INSPECTION SERVICE

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<https://www.dbhomeinspectionsservice.com>



4 PARK PLACE

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San Rafael California 94903

Buyer Name
02/26/2019 9:00AM



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SUMMARY



RECOMMENDATION



SAFETY HAZARD

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- ⊖ 3.2.1 Exterior - Foundation: Foundation Cracks - Minor
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- ⊖ 3.6.2 Exterior - Decks, Balconies, Porches & Steps: Needs regrouting
- ⊖ 3.8.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 6.2.1 Kitchen - Refrigerator: No light
- ⊖ 6.3.1 Kitchen - Range/Oven/Cooktop: No Gas Shut-off Valve
- ⊖ 6.5.1 Kitchen - Cabinets: Little worn in places
- ⊖ 6.7.1 Kitchen - GFCI: Today's standards call for more outlets in the kitchen area
- ⊖ 6.10.1 Kitchen - Windows: More than one window was inoperable due to hardware
- ⊖ 7.2.1 Breakfast nook - Windows: Inoperable
- ⊖ 8.2.1 Living Room - Windows: Given difficulty with other windows not operating cranks
- ⊖ 8.7.1 Living Room - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 9.2.1 Great room - Windows: Cracked sashes
- ⊖ 9.5.1 Great room - Ceilings: Minor Damage
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- ⊖ 10.1.1 Dining Room - Doors: Door Latch Alignment
- ⊖ 10.2.1 Dining Room - Windows: Cracked crank
- ⊖ 11.2.1 Master Bedroom - Doors: Door Latch Alignment

- ⊖ 11.2.2 Master Bedroom - Doors: Minor rot on exterior
- ⊖ 11.4.1 Master Bedroom - Floors: Carpet Stains
- ⊖ 11.5.1 Master Bedroom - Walls: Scuff marks
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- ⊖ 12.1.1 Master Bathroom - Toilet: Needs caulking
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- ⊖ 12.6.1 Master Bathroom - Sink : Sink countertops
- ⊖ 12.7.1 Master Bathroom - Tub: Needs caulking
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- ⚠ 24.4.1 Garage - Garage Door: Auto Reverse Sensor Not Working
- ⚠ 24.6.1 Garage - Occupant Door (From garage to inside of home): Room between the garage and utility room has a missing switch plate
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- ⊖ 26.4.1 Utility Room - Hot Water Systems, Controls, Flues & Vents: Insufficant strapping
- ⊖ 26.4.2 Utility Room - Hot Water Systems, Controls, Flues & Vents: Not bonded
- ⚠ 26.4.3 Utility Room - Hot Water Systems, Controls, Flues & Vents: Corrosion
- ⊖ 26.4.4 Utility Room - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- ⊖ 26.4.5 Utility Room - Hot Water Systems, Controls, Flues & Vents: Water Stains - Leakage
- ⚠ 26.4.6 Utility Room - Hot Water Systems, Controls, Flues & Vents: Gas leak

1: INSPECTION DETAILS

Information

General: In Attendance
Home Owner, Listing Agent

General: Occupancy
Vacant

General: Style
Multi-level

General: Temperature (approximate)
75 Fahrenheit (F)

General: Type of Building
Detached, Single Family

General: Weather Conditions
Clear, Dry

2: ROOF

		D	NP	NI	IN
2.1	Coverings				X
2.2	Roof Drainage Systems				X
2.3	Flashings				X
2.4	Skylights, Chimneys & Other Roof Penetrations			X	

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Ground

Roof Type/Style

Combination

Coverings: Material

Concrete, Tile

Roof Drainage Systems: Gutter Material

Copper

Flashings: Material

Aluminum, Copper

General Roof Condition

Due to the roofs steepness I was not able to go up onto the roof and walk around. Therefore my observations were limited to what I could see from the ground.

The roof appeared to be in good condition from a distance, the roofing material appeared to be holding up well to the elements and not showing signs of breaking away, sloughing off or being out of alignment.

I was informed by the listing agent that there was to be a detailed roof inspection before market so all aspects of the roof condition would be fully covered by them.

Limitations

Skylights, Chimneys & Other Roof Penetrations

ROOF INSPECTION RECOMMENDED

I was not able to get close enough to the roof penetrations to assess their condition and recommend a roof inspection.

Observations

2.3.1 Flashings

CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

		D	NP	NI	IN
3.1	Cooling Equipment				X
3.2	Foundation				X
3.3	Siding, Flashing & Trim				X
3.4	Exterior Doors				X
3.5	Walkways, Patios & Driveways				X
3.6	Decks, Balconies, Porches & Steps				X
3.7	Eaves, Soffits & Fascia				X
3.8	Vegetation, Grading, Drainage & Retaining Walls				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Side of house

Foundation: Material

Slab on Grade

Siding, Flashing & Trim: Siding Material

Stone Veneer, Stucco, Wood penetrations through the siding should be filled

Siding, Flashing & Trim: Siding Style

Mixed



Walkways, Patios & Driveways: Driveway Material

Concrete, Pavers

Decks, Balconies, Porches & Steps: Appurtenance

Deck

Decks, Balconies, Porches & Steps: Material

Tile

Cooling Equipment: Brand

Trane

The A/C units were likely installed when the house was built, and are heading towards the end of their working lives. When an inspection is performed on the furnaces it would be worth having the HVAC person assess the A/C units as well. They appear to be not suffering too badly from exposure to the elements, but their efficiency may be limited at this point.



Cooling Equipment: SEER Rating

11 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Foundation: Foundation Observed from the exterior only

I observed the foundation from the exterior of the building only as the access under the house had rodent activity and traps littered around. The crawl space also had a vapor barrier which likely would impede a visual inspection from that inside area.

There were no major cracks that were visible to indicate settling, and only one very minor crack near the front of the house

Exterior Doors: Exterior Entry Door

Wood

Main Entry door appears to show some signs of wear and tear, and the hardware is not functioning properly.

**Eaves, Soffits & Fascia: General Condition**

From my vantage point on the ground the eaves and soffits appeared to have an average amount of wear and tear, with no obvious issues with rot or damage, however these should be checked close up during the roof inspection

Observations

3.2.1 Foundation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation meeting the stucco

Usually I would like to see a bottom screed on the stucco and separation from the concrete

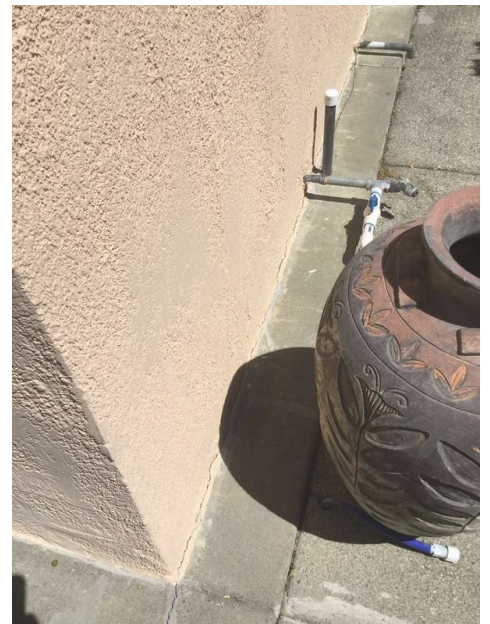
This should be monitored for water intrusion

This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Recommend monitoring.



3.3.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommended DIY Project



3.3.2 Siding, Flashing & Trim

DAMAGE TO TRIM BEHIND FIXTURE

The trim behind the exterior light fixture appeared to have some previous damage that was painted over, it is not possible to know the cause of that damage due to the paint coverage. check with owner or replace with new piece of wood

Recommendation

Contact a qualified professional.



3.4.1 Exterior Doors

DOOR SILL/TRIM

LIVING ROOM

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.



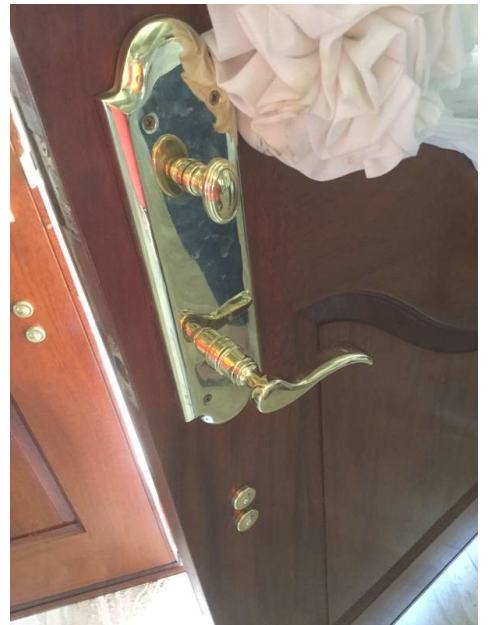
3.4.2 Exterior Doors

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replace.

Recommendation

Recommended DIY Project



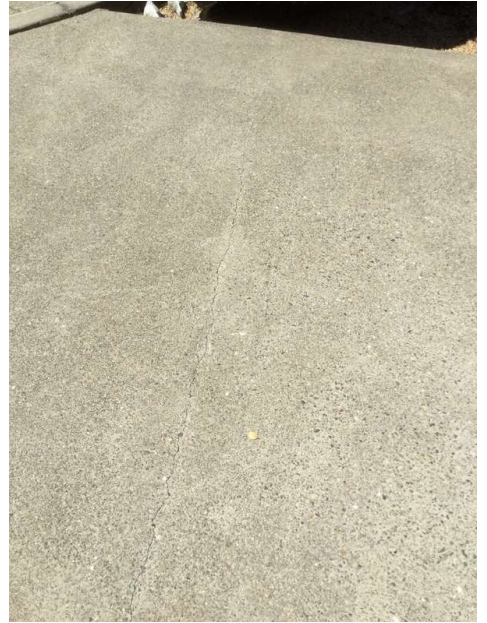
3.5.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



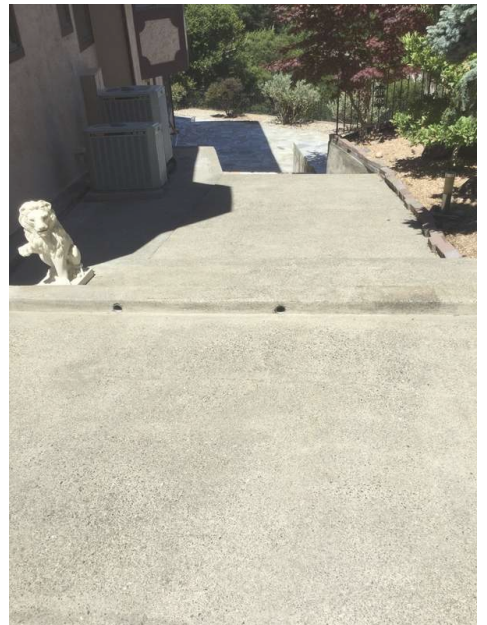
3.5.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed. This ridge is important in the role of drainage but may need to be marked in some way to prevent tripping

Recommendation

Recommended DIY Project



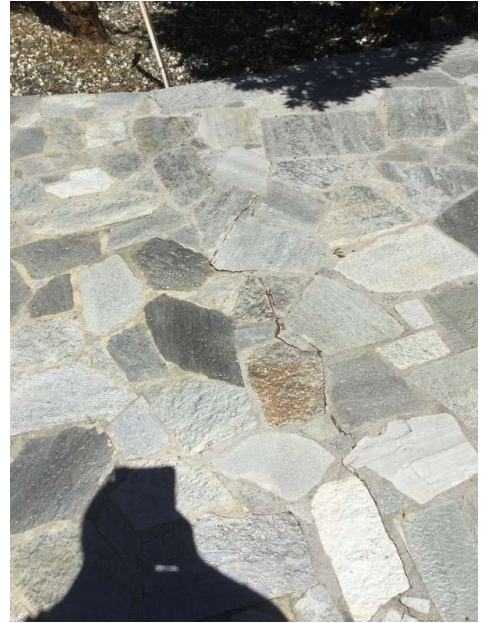
3.5.3 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.5.4 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Monitor for water intrusion

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.5.5 Walkways, Patios & Driveways

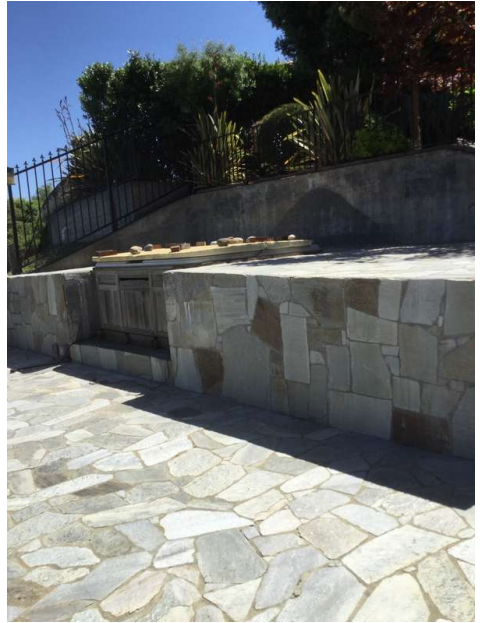
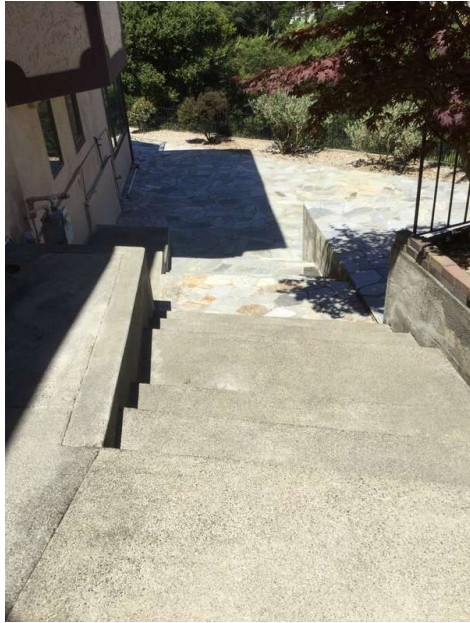
RAILINGS

This is a steep step with no railing

Recommend installing handrails in places where needed for safety

Recommendation

Contact a qualified professional.



3.6.1 Decks, Balconies, Porches & Steps

GUTTERS DRAINING ONTO DECK

even though this part of the deck drains into the gutter on the edge of the deck, i would like to see the downspout itself returned into that lower gutter rather than allowing gravity alone to take care of it

Recommendation

Contact a qualified professional.



3.6.2 Decks, Balconies, Porches & Steps

NEEDS REGROUTING

Tiled deck needs regrouting soon could lead to water intrusion

Recommendation

Contact a qualified professional.

3.8.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging onto the siding and or roof .This can cause damage over time

Recommendation

Contact a qualified tree service company.



4: ELECTRICAL

		D	NP	NI	IN
4.1	Service Entrance Conductors				X
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
4.3	Branch Wiring Circuits, Breakers & Fuses				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts

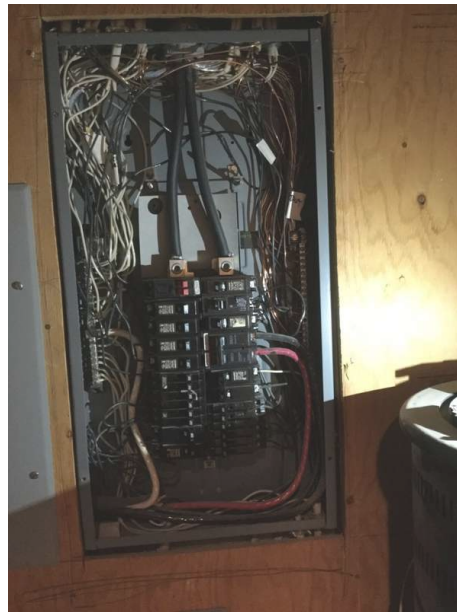
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Utility room

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
125 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Challenger

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

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper



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

General Condition

The electrical panels inside the utility room are both in good shape and are of adequate size for the property, The main service as it comes into the house is 220amp, and the spa is already taken care of on that panel before it gets to the main house panel. There is 125 at the main panel and an additional sub panel. The exterior box with power in to the house should be monitored for corrosion and animal intrusion as a matter of course, and all the penetrations into the house should be checked to ensure that they are filled and tight.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Utility Room



5: ENTRY / FOYER

		D	NP	NI	IN
5.1	Cracking in corner				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Cracking in corner : Minor patch and monitor

There are some minor cracks in the ceiling of the stairway , they should be monitored to make sure there is no movement or evidence of water intrusion in rainy weather.



6: KITCHEN

		D	NP	NI	IN
6.1	Dishwasher				X
6.2	Refrigerator				X
6.3	Range/Oven/Cooktop				X
6.4	Garbage Disposal				X
6.5	Cabinets				X
6.6	Counters				X
6.7	GFCI				X
6.8	Sink				X
6.9	Trash compactor				X
6.10	Windows	X			X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Dishwasher: Brand
Kitchenaid

Refrigerator: Brand
Sub-Zero

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Range/Oven/Cooktop:
Range/Oven Brand
Kitchenaid, Gaggenau

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Counters : Clean good condition

The range top was temperamental to light but all lit eventually

Bulbs need replacing on lights
Difficult to turn off fan



Sink : Sinks intergal to counters Trash compactor: New / never used**General condition**

The kitchen is well maintained but is aging. One has begun to see wear and tear on the cabinets and the cook top. The counters are generally in good shape and as the sinks are intergal to the counters they are also in generally good condition but not new.

Range/Oven/Cooktop: Cooktop General Condition

Although the Gaggenau cooktop did eventually get all burners lit, it did take several attempts on my part and was not straight forward. this seems to be one of the older appliances and may come to the end of its service life at some point in the next couple of years.

Observations

6.2.1 Refrigerator

NO LIGHT

the light is not working in the fridge

Recommendation

Contact a qualified professional.



6.3.1 Range/Oven/Cooktop

NO GAS SHUT-OFF VALVE

No gas shut-off valve was observed at the supply pipe. Recommend a qualified plumber evaluate and remedy.

Recommendation

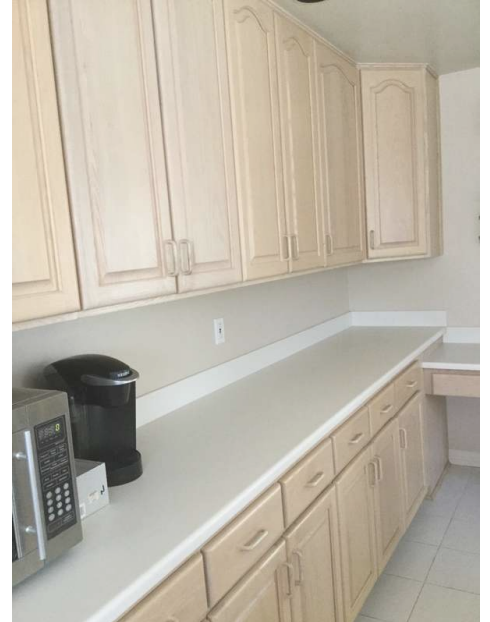
Contact a qualified plumbing contractor.

6.5.1 Cabinets

LITTLE WORN IN PLACES

Recommendation

Contact a qualified professional.



6.7.1 GFCI

TODAYS STANDARDS CALL FOR MORE OUTLETS IN THE KITCHEN AREA

Recommendation

Contact a qualified professional.



6.10.1 Windows

MORE THAN ONE WINDOW WAS INOPERABLE DUE TO HARDWARE

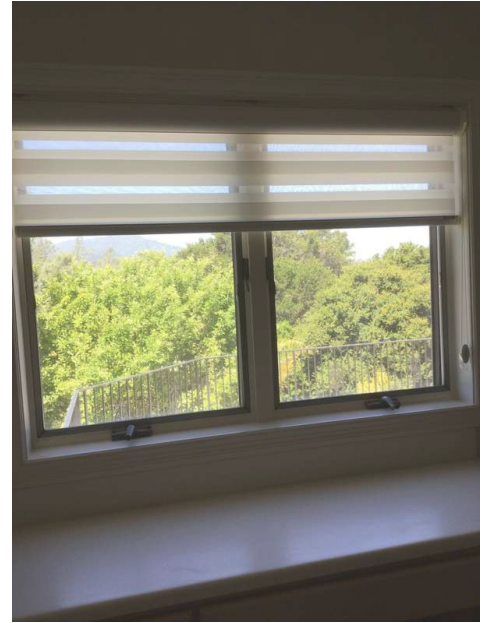
The kitchen windows were some of the first windows i checked for operability.

These windows opened stiffly , but then came off their hardware and had to be manually closed from the outside and pushed back into place.

As i started to look at other windows around the house i noticed that several of the hardware handle pieces were cracked. I therefore deemed it necessary to stop checking the windows for operability in case they also came off their tracks or snapped off the handles. The windows should be all checked by an Anderson dealer and assessed for replacement hardware as the plastic hardware appears to be having issues.

Recommendation

Contact a qualified professional.



7: BREAKFAST NOOK

		D	NP	NI	IN
7.1	Doors				X
7.2	Windows	X			X
7.3	Floors				X
7.4	Walls				X
7.5	Ceilings				X
7.6	Thermostat Controls		X		
7.7	Lighting Fixtures, Switches & Receptacles				X
7.8	GFCI & AFCI		X		
7.9	Fireplace		X		

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer **Floors: Floor Coverings**

Andersen

Tile

Walls: Wall Material

Gypsum Board

Ceilings: Ceiling Material

Gypsum Board

Observations

7.2.1 Windows

INOPERABLE

not able to easily open , do not wish to break handle
see general comment about the windows in the house

Recommendation

Contact a qualified professional.



8: LIVING ROOM

		D	NP	NI	IN
8.1	Doors				X
8.2	Windows	X			X
8.3	Floors				X
8.4	Walls				X
8.5	Ceilings				X
8.6	Thermostat Controls		X		
8.7	Lighting Fixtures, Switches & Receptacles				X
8.8	GFCI & AFCI		X		
8.9	Fireplace				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer

Andersen

Floors: Floor Coverings

Hardwood

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Fireplace: Damper wedge

On a fireplace that has a gas starter i would recommend installing a damper wedge to avoid the build up of gas in the firebox.

AS a matter of course I also recommend a fireplace and chimney inspection/service before the next owners use the fireplaces in the house.

Observations

8.2.1 Windows

GIVEN DIFFICULTY WITH OTHER WINDOWS NOT OPERATING CRANKS

Recommendation

Contact a qualified professional.

8.7.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

Unsure what this plate has behind it and whether or not it is open to the great room which appears to have the same type of plate in the same place, check with owner

Recommendation

Contact a qualified electrical contractor.



9: GREAT ROOM

		D	NP	NI	IN
9.1	Doors				X
9.2	Windows	X			X
9.3	Floors				X
9.4	Walls				X
9.5	Ceilings				X
9.6	Thermostat Controls		X		
9.7	Lighting Fixtures, Switches & Receptacles				X
9.8	GFCI & AFCI		X		
9.9	Fireplace				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer

Andersen

Floors: Floor Coverings

Hardwood

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Fireplace: Damper wedge

In gas fireplaces i advise that the owner have a damper wedge installed, this prevents the build up of gas in the firebox and allows the gases to escape even when the damper is at the closed position

Observations

9.2.1 Windows

CRACKED SHANKS

Recommendation

Contact a qualified professional.

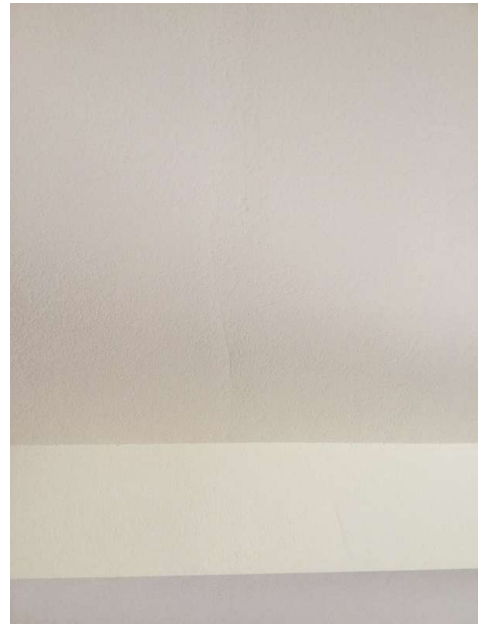
9.5.1 Ceilings

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



9.7.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



10: DINING ROOM

		D	NP	NI	IN
10.1	Doors				X
10.2	Windows	X			X
10.3	Floors				X
10.4	Walls				X
10.5	Ceilings				X
10.6	Thermostat Controls		X		
10.7	Lighting Fixtures, Switches & Receptacles				X
10.8	GFCI & AFCI		X		
10.9	Fireplace		X		

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer

Andersen

Floors: Floor Coverings

Hardwood

Walls: Wall Material

Gypsum Board

Ceilings: Ceiling Material

Gypsum Board

Observations

10.1.1 Doors

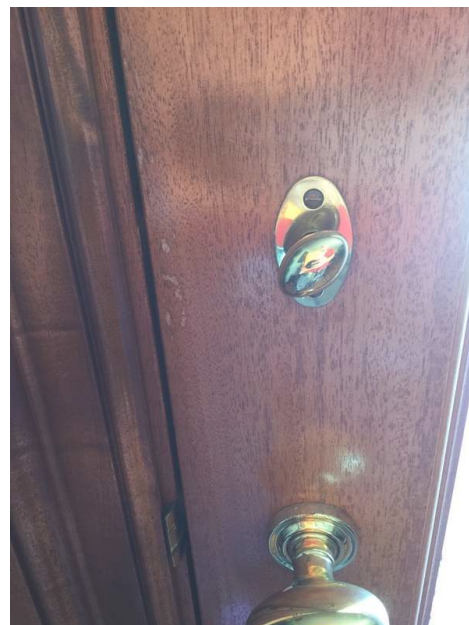
DOOR LATCH ALIGNMENT

Does not lock

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.



10.2.1 Windows

CRACKED CRANK

Recommendation

Contact a qualified professional.



11: MASTER BEDROOM

		D	NP	NI	IN
11.1	General				X
11.2	Doors				X
11.3	Windows				X
11.4	Floors				X
11.5	Walls				X
11.6	Ceilings				X
11.7	Lighting Fixtures, Switches & Receptacles				X
11.8	GFCI & AFCI		X		
11.9	Smoke Detectors				X
11.10	Carbon Monoxide Detectors		X		
11.11	Fireplace				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer

Andersen

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Fireplace: Not operable due to furniture placement



Fireplace: Damper wedge

Fireplace: Clean

the fireplace looks to be in good condition and clean

Recommend chimney inspection before use by next owners

**Observations**

11.2.1 Doors

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.

11.2.2 Doors

MINOR ROT ON EXTERIOR

Recommendation

Contact a qualified professional.



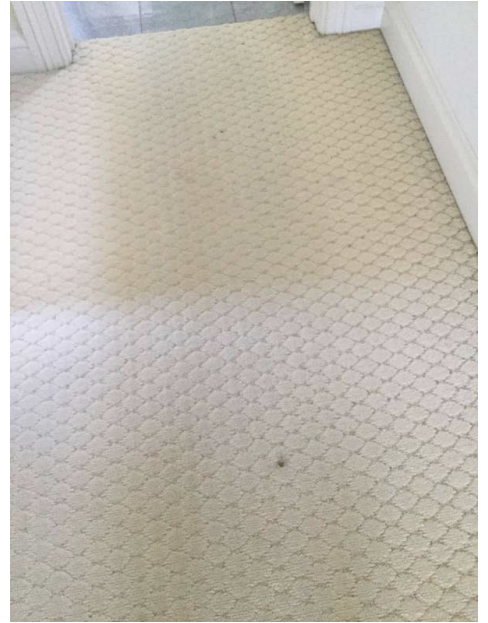
11.4.1 Floors

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



11.5.1 Walls

SCUFF MARKS

Recommendation

Contact a qualified professional.



11.6.1 Ceilings

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Monitor in case it is caused by water intrusion

Recommendation

Contact a qualified professional.



12: MASTER BATHROOM

		D	NP	NI	IN
12.1	Toilet				X
12.2	Shower				X
12.3	GFCI & AFCI				X
12.4	Water Supply, Distribution Systems & Fixtures				X
12.5	Lighting Fixtures, Switches & Receptacles				X
12.6	Sink				X
12.7	Tub				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Water Supply, Distribution

Systems & Fixtures: Distribution Material

Unknown

Water Supply, Distribution

Systems & Fixtures: Water Supply Material

Copper

Shower: Shower head is not very strong

there is not a very strong flow of water through the shower head, it may have mineral deposits.

Observations

12.1.1 Toilet

NEEDS CAULKING

The toilet needs caulking to ensure seal

Recommendation

Contact a qualified professional.



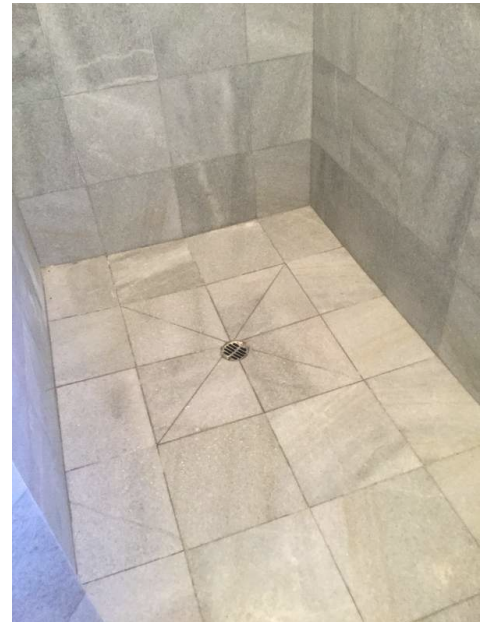
12.2.1 Shower

GAPS IN CAULK SEAL

Both grout and caulk should be reapplied to ensure water tightness

Recommendation

Contact a qualified professional.



12.5.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

The glass cover plates are not flush to the mirror
this creates a safety hazard and needs to be fixed



Recommendation

Contact a qualified electrical contractor.



12.6.1 Sink

SINK COUNTERTOPS

Both countertops should be caulked and regouted to ensure water seal

Recommendation

Contact a qualified professional.



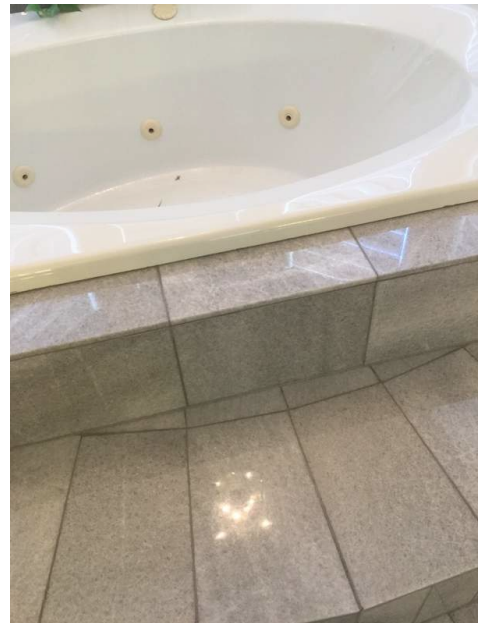
12.7.1 Tub

NEEDS CAULKING

to ensure water does not start to intrude under the tub , this should have a caulk seal in place

Recommendation

Contact a qualified professional.



13: BEDROOM 2

		D	NP	NI	IN
13.1	General				X
13.2	Doors				X
13.3	Windows				X
13.4	Floors				X
13.5	Walls				X
13.6	Ceilings				X
13.7	Lighting Fixtures, Switches & Receptacles				X
13.8	GFCI & AFCI		X		
13.9	Smoke Detectors				X
13.10	Carbon Monoxide Detectors		X		

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer **Floors: Floor Coverings**

Andersen

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Observations

13.2.1 Doors

DOOR DOESN'T CLOSE

Door in dressing room doesn't close properly. Recommend handyman repair

Recommendation

Contact a qualified handyman.

13.2.2 Doors

WORN ON THE EXTERIOR

Recommendation

Contact a qualified professional.

13.2.3 Doors

ROT

Recommendation

Contact a qualified professional.



13.3.1 Windows

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



13.5.1 Walls

SCUFFS

Recommendation

Contact a qualified professional.



13.6.1 Ceilings

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

This should be monitored for change or deterioration

Recommendation

Contact a qualified professional.



14: BATHROOM 2

		D	NP	NI	IN
14.1	General				X
14.2	Water Supply, Distribution Systems & Fixtures				X
14.3	Lighting Fixtures, Switches & Receptacles				X
14.4	GFCI & AFCI				X
14.5	Shower				X
14.6	Toilet				X
14.7	Sink				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material

Unknown

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Observations

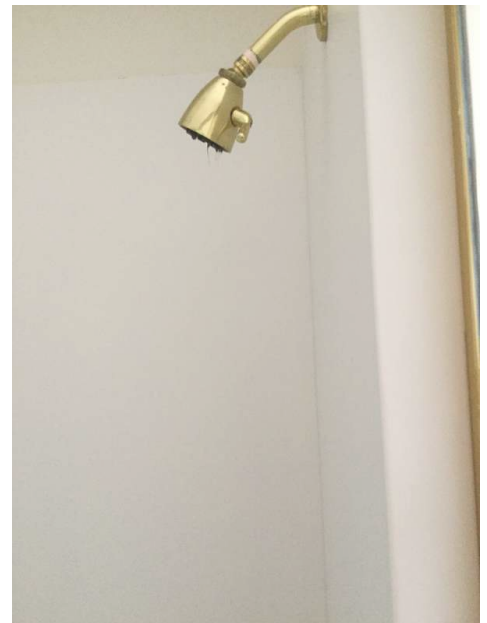
14.5.1 Shower

SHOWER KEEPS DRIBBING WATER

Shower dribbles water for about 25 seconds after shut off

Recommendation

Contact a qualified professional.



14.6.1 Toilet

NOISY FLUSH

there is an issue with the internal mechanics of the tank, this should be fixed.

Recommendation

Contact a qualified professional.



15: BEDROOM 3

		D	NP	NI	IN
15.1	General				X
15.2	Doors				X
15.3	Windows				X
15.4	Floors				X
15.5	Walls				X
15.6	Ceilings				X
15.7	Lighting Fixtures, Switches & Receptacles				X
15.8	GFCI & AFCI		X		
15.9	Smoke Detectors				X
15.10	Carbon Monoxide Detectors		X		

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer **Floors: Floor Coverings**

Andersen

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Observations

15.2.1 Doors

ROT OR WATER INTRUSION

on the door to the outside there appeared to be damage.

Recommendation

Contact a qualified professional.



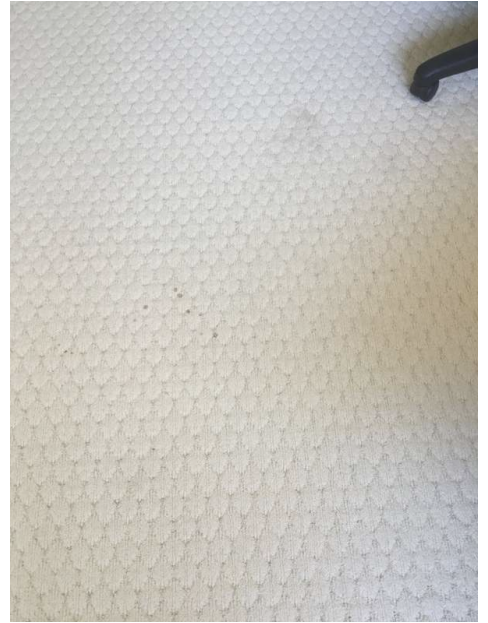
15.4.1 Floors

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



16: BATHROOM 3

		D	NP	NI	IN
16.1	General				X
16.2	Water Supply, Distribution Systems & Fixtures				X
16.3	Lighting Fixtures, Switches & Receptacles				X
16.4	GFCI & AFCI				X
16.5	Shower				X
16.6	Toilet				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Unknown

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

Observations

16.5.1 Shower

SHOWER DIVERTOR LOOSE

This causes the change from tub to shower some difficulty

Recommendation

Contact a qualified professional.



17: BEDROOM 4

		D	NP	NI	IN
17.1	General				X
17.2	Doors				X
17.3	Windows				X
17.4	Floors				X
17.5	Walls				X
17.6	Ceilings				X
17.7	Lighting Fixtures, Switches & Receptacles				X
17.8	GFCI & AFCI		X		
17.9	Smoke Detectors				X
17.10	Carbon Monoxide Detectors		X		

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer Floors: Floor Coverings

Andersen

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

18: BATHROOM 4

		D	NP	NI	IN
18.1	General				
18.2	Water Supply, Distribution Systems & Fixtures				X
18.3	Lighting Fixtures, Switches & Receptacles				X
18.4	GFCI & AFCI				X
18.5	Shower				X
18.6	Toilet				X
18.7	Bidet	X			X
18.8	Sink	X			X
18.9	Tub				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Water Supply, Distribution

Systems & Fixtures: Distribution Material

Unknown

Water Supply, Distribution

Systems & Fixtures: Water Supply Material

Copper

Observations

18.6.1 Toilet

COVER LOOSE

the toilet seat is loose

Recommendation

Contact a qualified professional.

18.7.1 Bidet

NOT SECURE

not secured to the floor

Recommendation

Contact a qualified professional.

18.8.1 Sink

FAUCET NOT WORKING IN ONE OF TWO SINKS

no water coming out of faucet, supply may have been shut off because of leak. Ask owner

Recommendation

Contact a qualified professional.



19: BEDROOM 5

		D	NP	NI	IN
19.1	General				X
19.2	Doors				X
19.3	Windows	X			X
19.4	Floors				X
19.5	Walls				X
19.6	Ceilings				X
19.7	Lighting Fixtures, Switches & Receptacles				X
19.8	GFCI & AFCI		X		
19.9	Smoke Detectors				X
19.10	Carbon Monoxide Detectors		X		

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Windows: Window Type

Casement

Windows: Window Manufacturer **Floors: Floor Coverings**

Andersen

Hardwood

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Observations

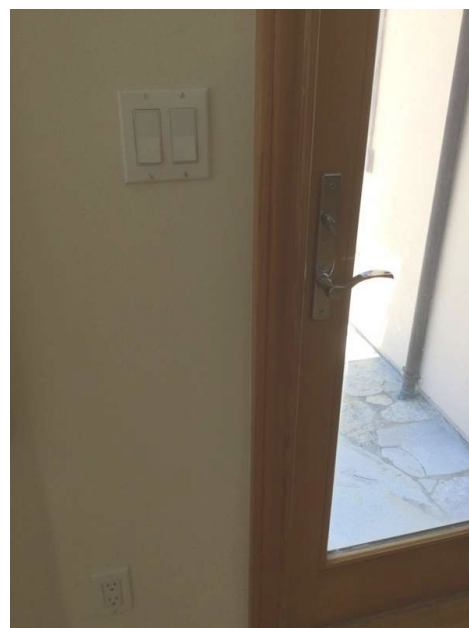
19.2.1 Doors

DOOR DOESN'T LATCH

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

Recommendation

Contact a qualified handyman.



19.3.1 Windows

DUE TO DAMAGE ON OTHER WINDOWS NOT OPERATING CRANKS

Recommendation

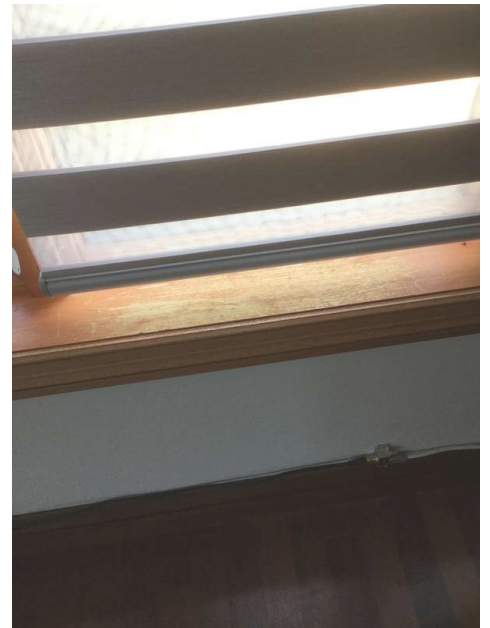
Contact a qualified professional.

19.3.2 Windows

WINDOW SILL WORN

Recommendation

Contact a qualified professional.



20: BATHROOM 5

		D	NP	NI	IN
20.1	General				X
20.2	Water Supply, Distribution Systems & Fixtures	X			X
20.3	Lighting Fixtures, Switches & Receptacles				X
20.4	GFCI & AFCI				X
20.5	Shower				X
20.6	Toilet				X
20.7	Bidet	X			X
20.8	Tub				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Unknown

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Unknown

Tub: Needs recaulking



Observations

20.2.1 Water Supply, Distribution Systems & Fixtures

WATER DISCOLORED OUT OF FAUCET

Recommendation

Contact a qualified professional.



20.2.2 Water Supply, Distribution Systems & Fixtures

WATER SPLASHES OUT OF SINK

Recommendation

Contact a qualified professional.



20.7.1 Bidet

LOOSE

Recommendation

Contact a qualified professional.

21: BATHROOM 6

		D	NP	NI	IN
21.1	General				X
21.2	Water Supply, Distribution Systems & Fixtures				X
21.3	Lighting Fixtures, Switches & Receptacles				X
21.4	GFCI & AFCI				X
21.5	Shower		X		
21.6	Toilet				X
21.7	Sink				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

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

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

22: BATHROOM 7

		D	NP	NI	IN
22.1	General				X
22.2	Water Supply, Distribution Systems & Fixtures				X
22.3	Lighting Fixtures, Switches & Receptacles				X
22.4	GFCI & AFCI				X
22.5	Shower		X		
22.6	Toilet				X
22.7	Sink				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

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

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

23: GAME ROOM

		D	NP	NI	IN
23.1	Floors	X			X
23.2	Second kitchen				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

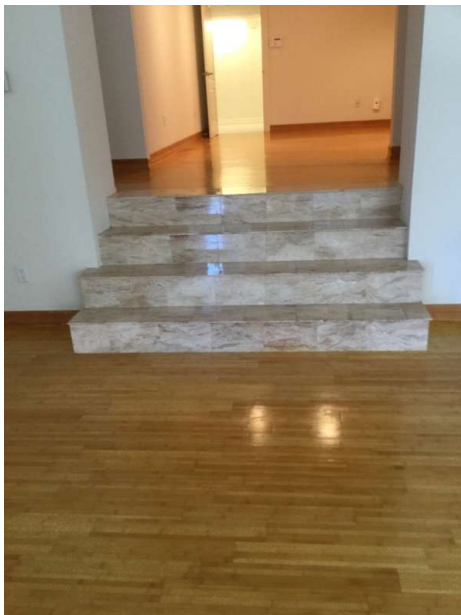
Information

Second kitchen: Appliances fixtures and fittings

Lower Kitchen

The second kitchen that accompanies the game room did not appear to be in use therefore the appliances could not be tested.





Observations

23.1.1 Floors

CUPPING

Recommendation

Contact a qualified professional.



23.2.1 Second kitchen

FLOORS

The floors in this downstairs area are showing signs of cupping

This can be caused by a number of things, most commonly the flooring taking in moisture especially if the bamboo is laid onto a concrete slab and has insufficient or no vapor barrier underneath.

Recommendation

Contact a qualified professional.

23.2.2 Second kitchen

FLOORS

Recommendation

Contact a qualified professional.

24: GARAGE

		D	NP	NI	IN
24.1	Ceiling				X
24.2	Floor				X
24.3	Walls & Firewalls				X
24.4	Garage Door				X
24.5	Garage Door Opener				X
24.6	Occupant Door (From garage to inside of home)	X			X

D = Deficiency

NP = Not Present

NI = Not Inspected

IN = Inspected

Information

Garage Door: Material

Wood

Garage Door: Type

Automatic, Sectional

Observations

24.4.1 Garage Door

AUTO REVERSE SENSOR NOT WORKING

Safety Hazard

The auto reverse sensor was not in place. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.

24.6.1 Occupant Door (From garage to inside of home)

ROOM BETWEEN THE GARAGE AND UTILITY ROOM HAS A MISSING SWITCH PLATE

Safety Hazard

Recommendation

Contact a qualified professional.

24.6.2 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

Safety Hazard

Due to latch**

New latch should be installed so that the self closing hinges will close the door

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

25: LAUNDRY ROOM

		D	NP	NI	IN
25.1	Drain, Waste, & Vent Systems				X
25.2	Exhaust Systems				X
25.3	Sink				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Filters

Unknown

Water Source

Public

Dryer Power Source

220 Electric



Dryer Vent

Metal (Flex)

Flooring Insulation

Unknown

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Unknown

Exhaust Systems: Exhaust Fans

None

Observations

25.3.1 Sink

ONLY COLD FAUCET OPERABLE

Recommendation

Contact a qualified professional.

26: UTILITY ROOM

		D	NP	NI	IN
26.1	Heating Equipment	X			X
26.2	Main Water Shut-off Device				X
26.3	Distribution System				X
26.4	Hot Water Systems, Controls, Flues & Vents				X
26.5	Fuel Storage & Distribution Systems				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Heating Equipment: Energy Source

Gas

Heating Equipment: Heat Type

Forced Air

Main Water Shut-off Device: Location

Utility Room

Basement



Distribution System: Ductwork

Insulated

Distribution System: Configuration

Central

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

75 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Utility Room

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

Gas Meter

Heating Equipment: Brand

Utility Room

Trane, Day and night

There are two furnaces located in the utility room, one each side of the water heater.

The Furnace on the right side is a Day and Night furnace, the model and serial number does not pull up any information about the furnace so maybe the model and serial number for a part, rather than the whole furnace. The sticker that has the age and size of the furnace was not in view. it is likely that it is a 90% efficiency unit

It would be my assumption that the furnace is original to the house, it has substantial corrosion on the outside of the unit and some on the inside indicating that water has intruded into the unit.

I would highly recommend a full furnace inspection.

The second unit to the left of the water heater is a Trane XE 90,

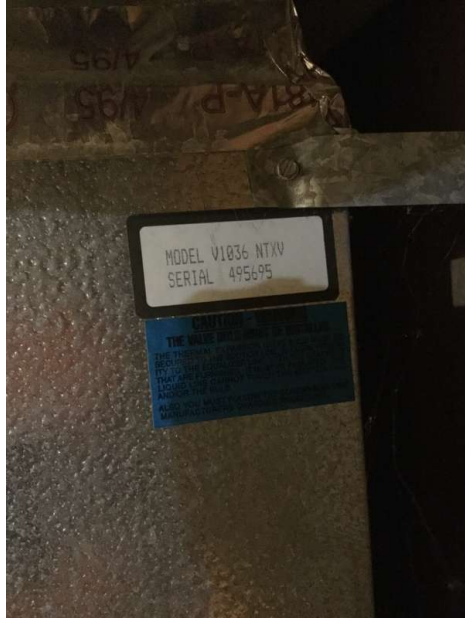
The Trane XE90 is a single-stage gas furnace that was marketed as a high-efficiency heating unit. Each model of the XE90 range boasts a 90+ AFUE (annual fuel utilization efficiency) percentage.

It appears to be in much better shape on the outside of the unit with less corrosion. however it does appear to

have some sort of pump attached to it which may be to expel the condensate, but the reason it would need this is unclear.

It is my recommendation that there should be a furnace inspection for this furnace too. They are both possibly original to the house and could be heading towards the end of their working lives. More efficient furnaces are available and it is possible that a combined heating and cooling unit could be appropriate.

At the very minimum they should be assessed and serviced





Heating Equipment: AFUE Rating

90

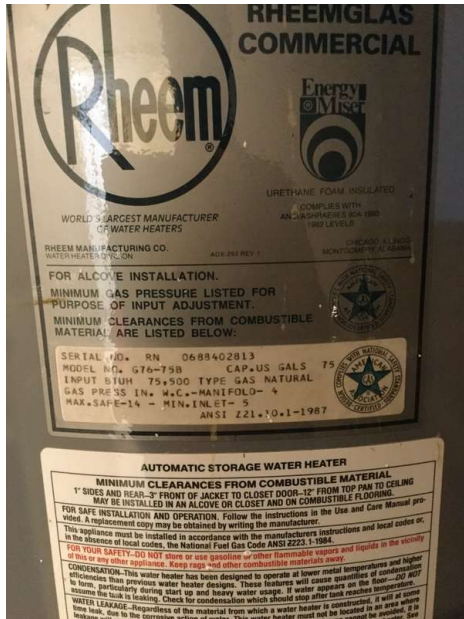
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

26.1.1 Heating Equipment

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



26.1.2 Heating Equipment

RECOMMEND FURNACE INSPECTION

There are two furnaces located in the utility room, one each side of the water heater.

The Furnace on the right side is a Day and Night furnace, the model and serial number does not pull up any information about the furnace so maybe the model and serial number for a part, rather than the whole furnace. The sticker that has the age and size of the furnace was not in view. it is likely that it is a 90% efficiency unit

It would be my assumption that the furnace is original to the house, it has substantial corrosion on the outside of the unit and some on the inside indicating that water has intruded into the unit.

I would highly recommend a full furnace inspection.

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It is my recommendation that there should be a furnace inspection for this furnace too. They are both possibly original to the house and could be heading towards the end of their working lives. More efficient furnaces are available and it is possible that a combined heating and cooling unit could be appropriate.

At the very minimum they should be assessed and serviced

Recommendation

Contact a qualified professional.

26.3.1 Distribution System

LOOSE CONNECTION

There are several loosely connected ducts in the utility room. Also an intake that does not appear to be connected to anything. There are loose connections on ducts, resulting in energy loss.

Recommend licensed HVAC contractor evaluate furnace system.

Recommendation

Contact a qualified HVAC professional.

26.4.1 Hot Water Systems, Controls, Flues & Vents

INSUFFICIENT STRAPPING

Recommendation

Contact a qualified professional.

26.4.2 Hot Water Systems, Controls, Flues & Vents

NOT BONDED

Recommendation

Contact a qualified professional.

26.4.3 Hot Water Systems, Controls, Flues & Vents

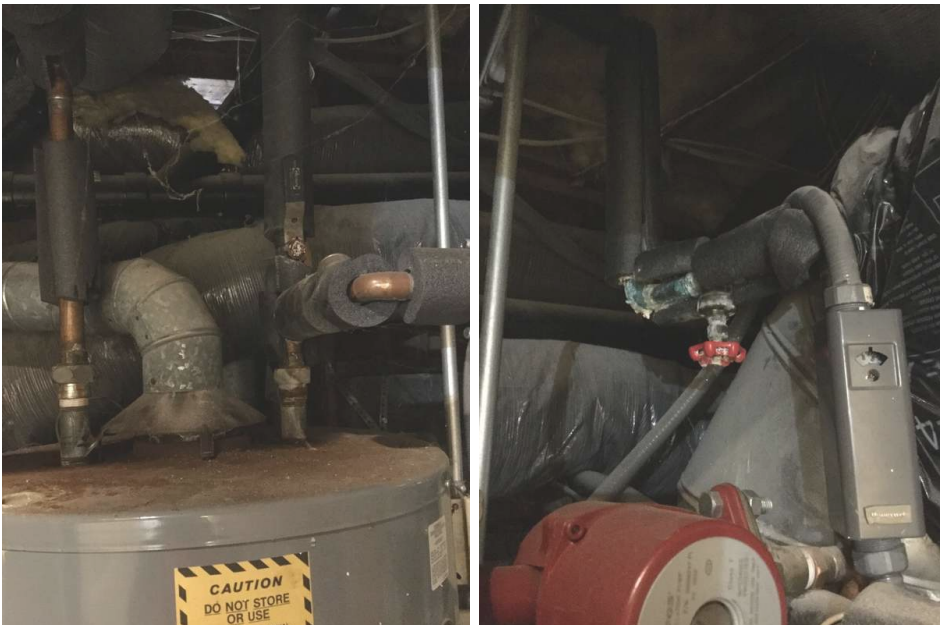
 Safety Hazard**CORROSION**

Corrosion was noted at the pipe serving the water heater, and on several pipes around and above it .

Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



26.4.4 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

26.4.5 Hot Water Systems, Controls, Flues & Vents

WATER STAINS - LEAKAGE

Water stains were observed beneath water heater, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

26.4.6 Hot Water Systems, Controls, Flues & Vents



GAS LEAK

There were gas fumes building in the utility room once the water heater kicked into use.

I made a judgement, along with the real estate agent on site that the gas to that appliance should be turned off.

It is my opinion that there are several issues with this water heater and that it should be serviced and possibly replaced.

Recommendation

Contact a qualified professional.

27: ATTIC

		D	NP	NI	IN
27.1	Attic Insulation				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Attic Insulation: Insulation Type

Batt, Fiberglass

Limitations

Attic Insulation

POKED HEAD INTO ATTIC FROM MASTER BEDROOM DRESSING ROOM

I observed no signs of water intrusion , or rot from my limited view,

The attic had insulation though it was not possible to assess its R-Value

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. 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: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. 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; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. 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 E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens,

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

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. 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: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. 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. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.