



PLATINUM HOME INSPECTIONS

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<https://platinumhomeinspectionsnh.com>



RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Merrimack NH 03054

Buyer Name
03/13/2019 9:00AM



Inspector
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InterNACHI Certified Professional
Inspector
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Agent
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555-555-5555
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YOUR REPORT:

Thank you for choosing Platinum Home Inspections (PHI) to inspect your new home! Please carefully read your entire Inspection Report. If you have any questions throughout the closing process don't hesitate to ask. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** Any and all evaluations or repairs made by PHI should be carried out prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

INSPECTION CATEGORIES

1) Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future homeowner to-do list.

2) Recommendations - Most items typically fall into this category. These observations are typical defects but are not necessarily urgent or safety related. Some may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Observations/Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace.

KEYS TO THE HOME INSPECTION

The home inspection was performed in accordance with the InterNACHI Standard of Practice and Code of Ethics. These standards are included in the report under each section summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to three times the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Seller's Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected by Platinum Home Inspections, LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, Platinum Home Inspections, LLC cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please contact me at (603-897-5495) to

arrange for your verbal consultation.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION /
IMPROVEMENT



OBSERVATION/CONCERNS

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 2.4.1 Roof - Eaves, Soffits & Fascia: Gap
- 🔧 3.2.1 Grounds - Walkways, Patios & Driveways: Asphalt Driveway - Typical Cracking
- ⊖ 4.2.1 Garage - Floor: Cracking / Spalling
- ⊖ 4.3.1 Garage - Walls & Firewalls: Repaired Structure
- ⊖ 4.5.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
- 🔧 5.1.1 Exterior - Siding, Flashing & Trim: Siding Flashing & Trim status
- ⊖ 5.1.2 Exterior - Siding, Flashing & Trim: Gaps in siding material
- ⊖ 5.3.1 Exterior - Exterior Doors: Paint/Refinish Needed
- ⊖ 5.5.1 Exterior - Exterior foundation: Typical cracking
- ⊖ 6.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Efflorescence
- ⊖ 6.2.2 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Repair
- ⊖
- ⊖ 6.3.1 Basement, Foundation, Crawlspace & Structure - Floor & Ceiling Structure: Evidence of Prior Water / Moisture
- ⊖ 7.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double Taps
- ⚠️ 7.1.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Unsafe electrical wiring observed
- ⊖ 7.3.1 Electrical - Electrical Fixtures, Switches and Receptacles : Loose Receptacle
- 🔧 8.1.1 Heating and Cooling Systems - Heating Equipment: Sealed Chamber
- ⊖ 8.2.1 Heating and Cooling Systems - Cooling Equipment: Insulation Missing or Damaged
- ⊖ 9.4.1 Plumbing - Drain, Waste, & Vent Systems (DWV): Accordion Drain Pipe
- ⊖ 9.5.1 Plumbing - Water Heater System, Controls, Flues & Vents: Near End of Life
- 🔧 9.5.2 Plumbing - Water Heater System, Controls, Flues & Vents: Hot/Cold Ball Valves Reversed
- ⊖ 10.4.1 Bathrooms - Fixtures, Toilets, Tubs & Showers: Shower Head Loose
- ⊖ 11.5.1 Interior Areas - Walls and Ceilings: Minor Corner Cracks
- ⊖ 11.5.2 Interior Areas - Walls and Ceilings: Unfinished
- ⊖ 12.1.1 Laundry Area/Room - Washer/Dryer: Ribbed Foil Vent

-  15.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Gas Fireplace (OK)
-  16.2.1 Attic, Insulation & Ventilation - Attic Insulation: Pest
-  16.3.1 Attic, Insulation & Ventilation - Ventilation: Exhaust Ducts to Soffit
-  16.3.2 Attic, Insulation & Ventilation - Ventilation: Pan Present Under Exhaust

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Listing Agent

Occupancy

Furnished, Occupied

Style

Colonial

Type of Building

Single Family

Temperature (approximate)

7 Fahrenheit (F)

Age of Home

24

Weather Conditions

Sunny, Cold

2: ROOF

		Insp	N.I.	N.P.	O/C
2.1	Coverings	X			
2.2	Roof Drainage Systems			X	X
2.3	Flashings	X			
2.4	Eaves, Soffits & Fascia	X			
2.5	Skylights, Chimneys & Other Roof Penetrations	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Inspection Method

Binoculars, Ground

Roof Pitch

Medium Slope

Roof Type/Style

Gable

**Coverings: Material
Approximate Age**

5-10 years

Coverings: Material Type

Architectural Asphalt

Coverings: Layers of Material

1



Coverings: Valley Type

None

Roof Drainage Systems: Gutter Material

Not Present

Flashings: Material

Metal

Eaves, Soffits & Fascia: Soffit Material

Plastic

Eaves, Soffits & Fascia: Fascia Material

Metal

Eaves, Soffits & Fascia: Eaves Material

Metal

Skylights, Chimneys & Other Roof Penetrations: Skylights

Not Present

Skylights, Chimneys & Other Roof Penetrations: Chimney Location

West

**Skylights, Chimneys & Other
Roof Penetrations: Chimney
Type**

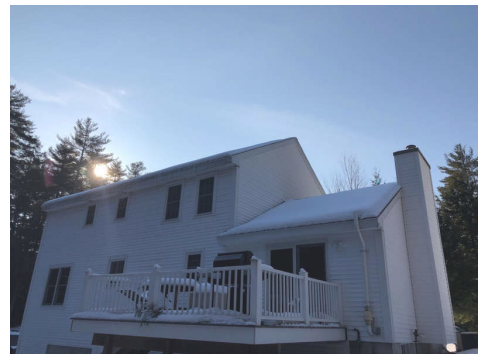
Framed, B-Vent Flue pipe

**Limitations**

General

NOT WALKED ON - FROST/SNOW COVERED

At time of inspection the roof area was covered with snow. Full visibility of these areas is not possible at this time. Recommend further evaluation as weather permits.



General

LIMITED INSPECTION - STEEP/SAFETY

The Inspector was unable to safely walk the roof due to its steep slope and inspected the roof-covering materials and components from a ladder and/or from the ground with binoculars and/or with a drone. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, consult a qualified roofing contractor with the equipment required to safely access the entire roof.



Coverings

DISCLAIMER: ARCHITECTURAL COMPOSITION SHINGLES

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible. Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Observations / concerns

2.2.1 Roof Drainage Systems

 Recommendation / Improvement**GUTTERS MISSING**

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified gutter contractor

2.4.1 Eaves, Soffits & Fascia

 Recommendation / Improvement**GAP**

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified roofing professional.



3: GROUNDS

		Insp	N.I.	N.P.	O/C
3.1	General	X			
3.2	Walkways, Patios & Driveways	X			X
3.3	Decks, Balconies, Porches & Steps	X			
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

General: Ground Cover

Snow

Walkways, Patios & Driveways:

Walkway Material

Not Visible

Walkways, Patios & Driveways:

Driveway Material

Asphalt



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

Not Visible

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

Concrete, Composite

Decks, Balconies, Porches & Steps: Appurtenance

Front Steps, Deck with Steps



Limitations

General

SNOW COVERAGE

At time of inspection the grounds area was covered with snow. Full visibility of these areas is not possible at this time. Recommend further evaluation as weather permits.



Observations / concerns

3.2.1 Walkways, Patios & Driveways

ASPHALT DRIVEWAY - TYPICAL CRACKING



Asphalt driveway... this material has typical cracking which is normal for its age recommend seal coating as needed to prolong life expectancy.

Asphalt Seal Coating Information:

[Seal Coating Information](#)

Recommendation

Contact a qualified professional.



4: GARAGE

		Insp	N.I.	N.P.	O/C
4.1	Exterior Windows			X	
4.2	Floor	X			
4.3	Walls & Firewalls	X			X
4.4	Garage Electrical	X			
4.5	Occupant Door (From garage to inside of home)	X			
4.6	Ceiling	X			
4.7	Garage Overhead Door	X			
4.8	Garage Door Opener	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Garage Type

2-Car, Attached

Exterior Windows: Window Type

None

Floor: Floor Material

Concrete

Walls & Firewalls: Wall Material

Drywall-Finished, Masonry

Garage Electrical: Electrical components present

Yes, Functional

Garage Electrical: GFCI Protected receptacles

Yes

Garage Overhead Door: Material

Insulated

Garage Overhead Door: Type

Up-and-Over

Garage Door Opener: Overhead door opener

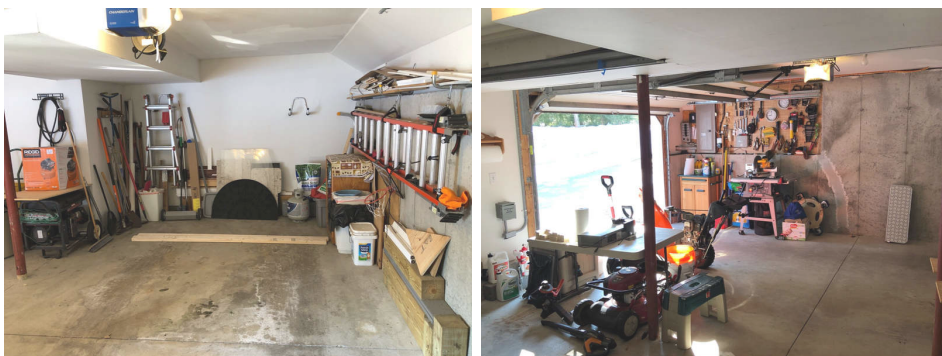
Present, Operable

Limitations

General

STORED ITEMS

Garage was filled with stored household items. Portions of the garage are not fully visible recommend a re-evaluation once items have been removed.



Observations / concerns

4.2.1 Floor

Recommendation / Improvement

CRACKING / SPALLING

Typical cracking/settlement observed in concrete. If trip hazards become present, recommend licensed contractor to repair to prevent injuries.

Recommendation

Contact a qualified concrete contractor.



4.3.1 Walls & Firewalls

Recommendation / Improvement

REPAIRED STRUCTURE

Garage shows history of movement, which has recently been repaired. Recommend monitoring for future movement and possible moisture intrusion.

Recommendation

Recommend monitoring.



4.5.1 Occupant Door (From garage to inside of home)



Recommendation / Improvement

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.



5: EXTERIOR

		Insp	N.I.	N.P.	O/C
5.1	Siding, Flashing & Trim	X			X
5.2	Exterior Windows	X			
5.3	Exterior Doors	X			X
5.4	Basement windows	X			
5.5	Exterior foundation	X			X
5.6	Exterior lighting and receptacles	X			
5.7	Service Entrance Conductors	X			
5.8	Hose Faucets	X			
5.9	Exterior Wall Penetrations	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Trim Material
Vinyl

Siding, Flashing & Trim: Flashing Material
Metal

Exterior Windows: Window Type
Double-hung

Exterior Doors: Exterior Entry Door
Wood

Exterior Doors: Screen door/Storm door
Glass, Metal

Exterior Doors: Patio/Deck door
Sliding door, Wood

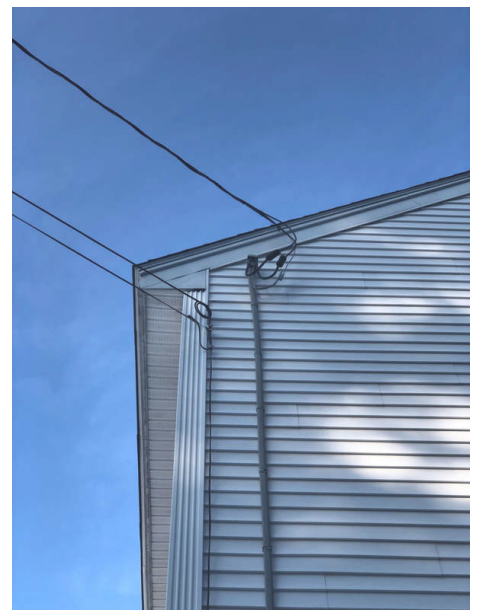
Basement windows: Window Type
Vinyl

Exterior foundation: Exterior foundation material
Poured Concrete

Exterior lighting and receptacles: Exterior light fixtures
Present, Operable

Exterior lighting and receptacles: Exterior Receptacles
Operable, GFCI Protected, Weatherproof cover

Service Entrance Conductors: Electrical Service Conductors
Overhead, Proper clearance



Hose Faucets: Hose Faucet**location**

Left, Rear

Limitations

Hose Faucets

WINTER TIME

During the winter months it is common for hose faucets to be turned off to prevent freezing. The hose faucets were not operational at time of inspection. Recommend licensed plumber to further evaluate as weather permits.

Observations / concerns

5.1.1 Siding, Flashing & Trim

**SIDING FLASHING & TRIM STATUS**

Siding, flashing and trim were observed to be good condition at time of inspection. Normal maintenance may be necessary to prevent damage from occurring.

Recommendation

Recommend monitoring.

5.1.2 Siding, Flashing & Trim

**GAPS IN SIDING MATERIAL**

A Gap in siding/trim was observed at the chimney side of the home. This shouldn't be an issue as the proper flashing is present underneath.

Recommendation

Contact a qualified siding specialist.



5.3.1 Exterior Doors

**PAINT/REFINISH NEEDED**

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Contact a qualified door repair/installation contractor.



5.5.1 Exterior foundation

TYPICAL CRACKING

Exterior foundation contains typical cracks due to shrinkage and normal freeze thaw cycle. Recommend patching as needed to prevent moisture intrusion.

Recommendation

Contact a foundation contractor.

 Recommendation / Improvement



Under Deck



Garage Exterior

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		Insp	N.I.	N.P.	O/C
6.1	Steps, Stairways & Railings	X			
6.2	Foundation	X			X
6.3	Floor & Ceiling Structure	X			X

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Basement or Crawlspace

Basement

Access Location

Interior Stairs

Inspection Performed

In Basement

Foundation: Material

Concrete

Floor & Ceiling Structure: Material

Wood Joists

Floor & Ceiling Structure: Sub-floor

OSB

Floor & Ceiling Structure: Basement/Crawlspace Floor

Concrete

Floor & Ceiling Structure: Insulation Material

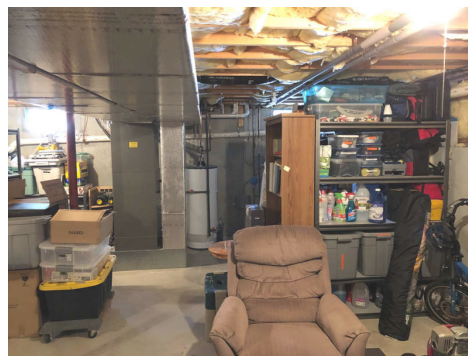
Fiberglass Batts

Limitations

Foundation

OBSTRUCTIONS OF VIEW

Full visibility of the foundation was not possible due to a partially or full finished basement, furniture, stored household items or drywall/paneling. Potential defects may be concealed, however none were observed at time of inspection.



Observations / concerns

6.2.1 Foundation

EFFLORESCENCE

Recommendation / Improvement

Evidence of efflorescence was observed on foundation walls/floor. This is an indication of moisture intrusion. Recommend maintaining proper grading, clean (or add) gutters to prevent moisture intrusion. Seal or repair as needed.

Recommendation

Contact a foundation contractor.



6.2.2 Foundation

FOUNDATION REPAIR

 Recommendation / Improvement

Foundation shows evidence of a previous repair. This may have been a repair of typical shrinkage cracks. No structural damage was observed.

Recommendation

Recommend monitoring.



6.3.1 Floor & Ceiling Structure

EVIDENCE OF PRIOR WATER / MOISTURE

 Recommendation / Improvement

There were signs of past water intrusion in the underlying floor structure. This area was dry at the time of inspection. Recommend monitoring and identifying source of moisture and repairing if continues.



7: ELECTRICAL

		Insp	N.I.	N.P.	O/C
7.1	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.2	Branch Wiring Circuits, Breakers & Fuses	X			
7.3	Electrical Fixtures, Switches and Receptacles	X			X

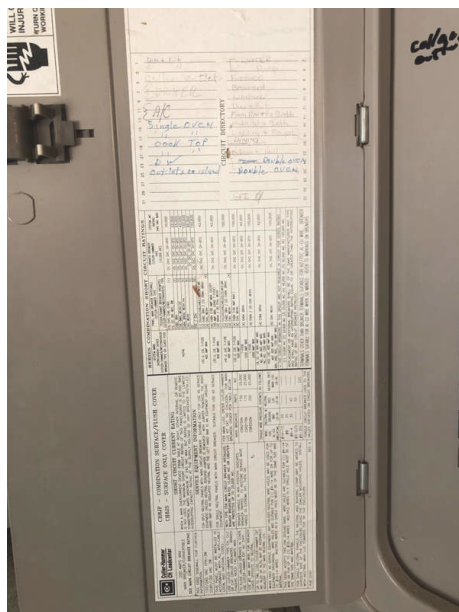
Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

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

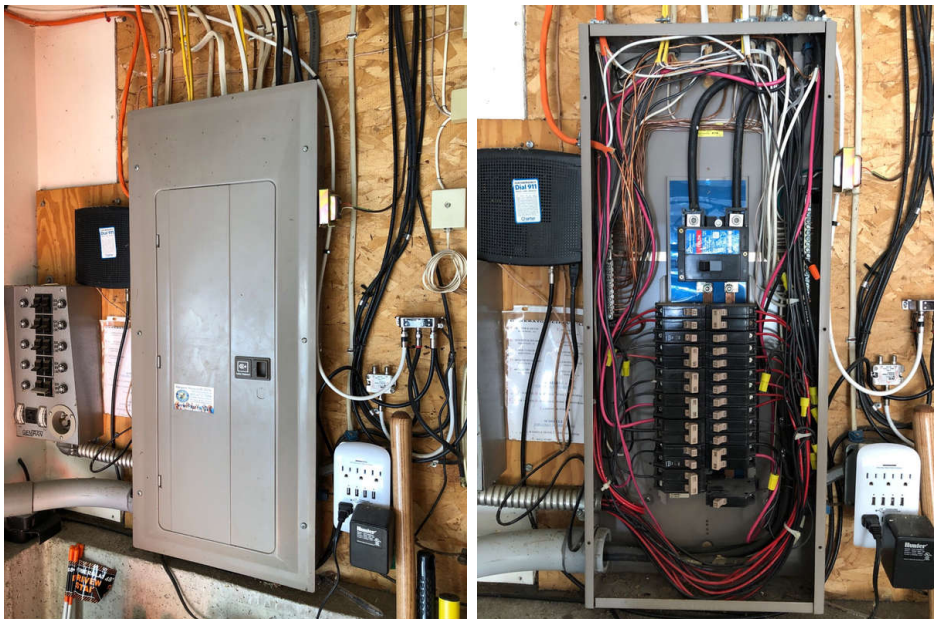


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Electrical Fixtures, Switches and Receptacles : Ceiling Fan(s)
Operational

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Garage



Branch Wiring Circuits, Breakers & Fuses: Branch Wiring

Copper

Branch Circuits: The portion of the wiring system extending past the final over-current device. These circuits usually originate at a panel and transfer power to load devices. Any circuit that extends beyond the final over-current protective device is called a branch circuit.

Limitations

Electrical Fixtures, Switches and Receptacles

RESTRICTED VIEWS

Due to stored household items/furniture some switches and receptacles may not have been visible/tested at time of inspection.

Observations / concerns

7.1.1 Main & Subpanels, Service & Grounding, Main Overcurrent
Device

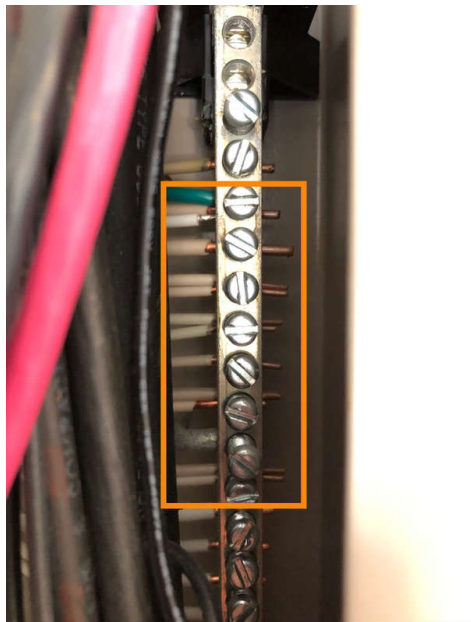
 Recommendation / Improvement

DOUBLE TAPS

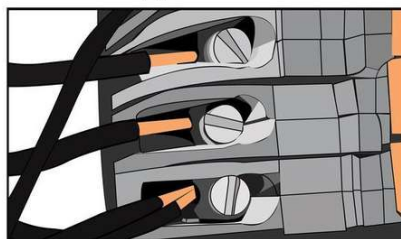
Double tapped neutrals at the electrical panel should be repaired by a licensed electrician.

Recommendation

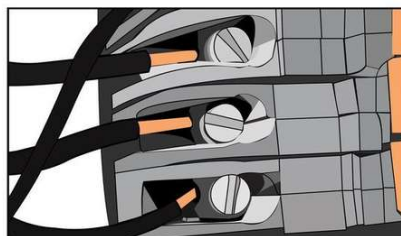
Contact a qualified professional.



Double-Tapped Breakers



Don't 



Do 

© InterNACHI

7.1.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

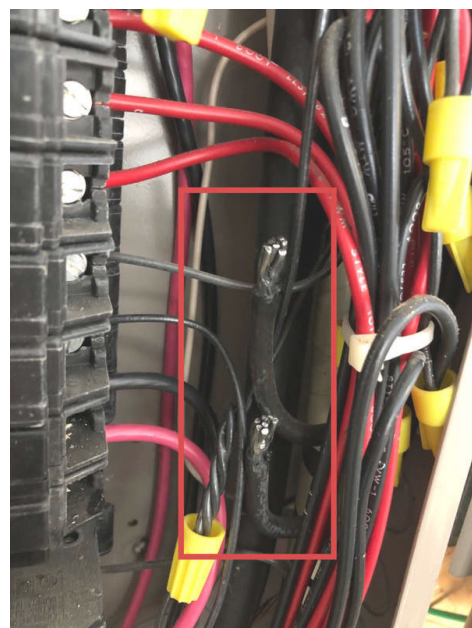
 **Observation/Concerns**

UNSAFE ELECTRICAL WIRING OBSERVED

Evidence of a live disconnected electrical conductor was observed this is a safety hazard recommend licensed electrician to repair to prevent possible injury

Recommendation

Contact a qualified electrical contractor.



7.3.1 Electrical Fixtures, Switches and Receptacles

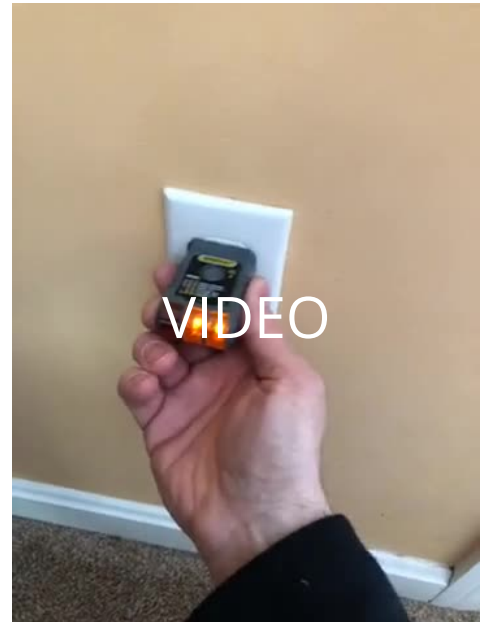
 **Recommendation / Improvement**

LOOSE RECEPTACLE

receptacle is not secured to the electrical box.

Recommendation

Contact a qualified professional.



8: HEATING AND COOLING SYSTEMS

		Insp	N.I.	N.P.	O/C
8.1	Heating Equipment	X			
8.2	Cooling Equipment	X			X
8.3	Operating and Safety Controls	X			
8.4	Distribution Systems	X			
8.5	Vents, Flues & Chimneys	X			

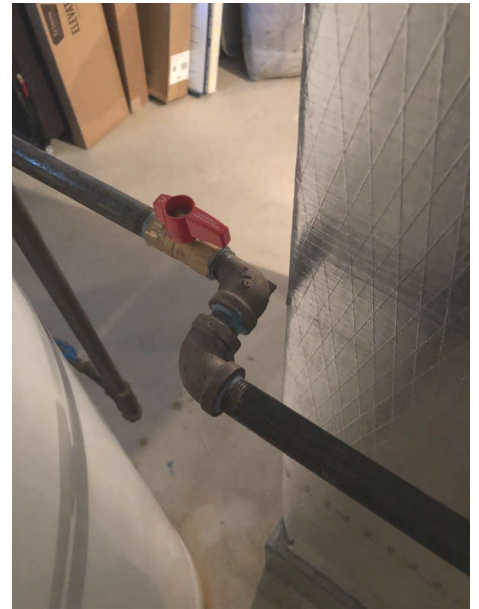
Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Heating Equipment: Heat Type
Forced Air

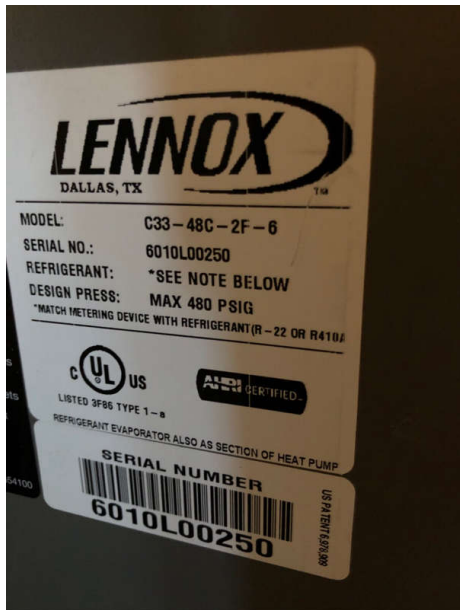
Heating Equipment: Approximate Age
5-10 yrs

Heating Equipment: Energy Source
Propane



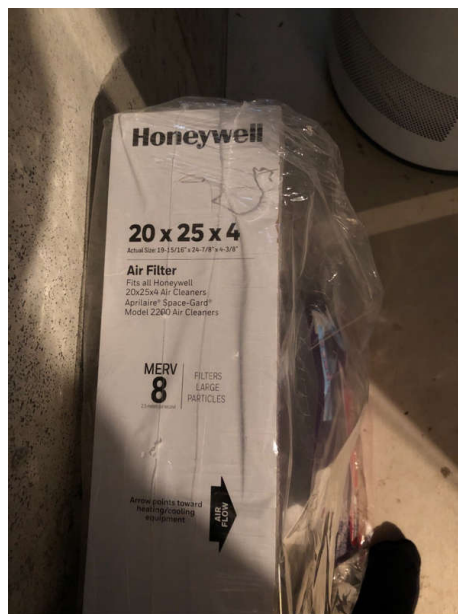
Has Shutoff for heating system

Heating Equipment: Data Plate Photo(s)



Heating Equipment: HVAC Filter Size

20 x 25 x 4



Cooling Equipment: Brand
Amana



Cooling Equipment: Approximate Age

20-25 yrs

Cooling Equipment: Energy Source/Type

Central Air Conditioner

Cooling Equipment: Condenser Unit Location

Exterior West

Cooling Equipment: Data Plate Photo(s)



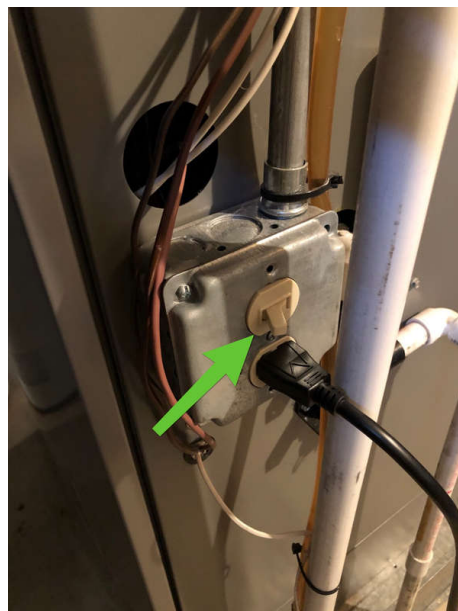
Manufactured 2/2002

Operating and Safety Controls: Electrical Disconnect Present

Yes

Operating and Safety Controls: Fuel valve present

Yes



Operating and Safety Controls: Safety controls present

N/A

Operating and Safety Controls: ThermoStat Controls

Yes, Operable, WiFi Smart

Distribution Systems: Forced Air Ductwork

Insulated

Distribution Systems: Hydronic/Forced Hot Water Delivery System

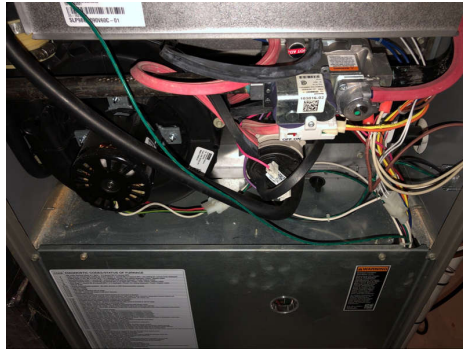
N/A

Vents, Flues & Chimneys: Flue Type

High Efficiency PVC

Heating Equipment: Brand

Lennox

**Limitations**

Cooling Equipment

TOO COLD TO OPERATE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit. Recommend further evaluation by licensed HVAC technician as weather permits.

Observations / concerns

8.1.1 Heating Equipment



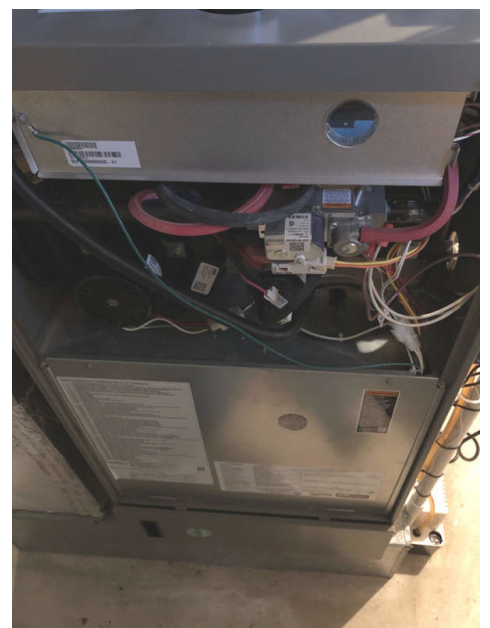
Maintenance Item

SEALED CHAMBER

The furnace was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Home Inspection to inspect. The Inspector recommends that an evaluation be performed by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

Recommendation

Contact a qualified HVAC professional.



8.2.1 Cooling Equipment

**INSULATION MISSING
OR DAMAGED**

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

 Recommendation / Improvement



9: PLUMBING

		Insp	N.I.	N.P.	O/C
9.1	General	X			
9.2	Main Water Supply, Water System	X			
9.3	Water Distribution Systems	X			
9.4	Drain, Waste, & Vent Systems (DWV)	X			X
9.5	Water Heater System, Controls, Flues & Vents	X			X
9.6	Fuel Storage & Distribution Systems	X			
9.7	Sump Pump			X	

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

General: Water Flow and Pressure

Well- Average 40-55 PSI, Well- Above Average 55+ PSI



General: Water Source

Private Drilled Well

Main Water Supply, Water System: Water meter present

No

Main Water Supply, Water System: Bonding wire present

Yes

Water Distribution Systems : Distribution Material

Copper

Water Distribution Systems : Distribution piping size

3/4", 1/2"

Drain, Waste, & Vent Systems (DWV): Drain Size

1 1/2", 2", 4"

Drain, Waste, & Vent Systems (DWV): Material

PVC

Water Heater System, Controls, Flues & Vents: Power Source/Type
 Propane



Gas Shut Off

Water Heater System, Controls, Flues & Vents: Location
 Basement

Water Heater System, Controls, Flues & Vents: Approximate Age
 5-10 Yrs

Water Heater System, Controls, Flues & Vents: Capacity
 40

Water Heater System, Controls, Flues & Vents: Exhaust Flue Vent
 Proper pitch

Water Heater System, Controls, Flues & Vents: Data Plate Photo(s)

Fuel Storage & Distribution Systems: Fuel System Type
 Propane



Manufactured 11/2009

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

Exterior, Basement



Exterior gas shutoffs

Fuel Storage & Distribution Systems: Fuel Distribution Pipe Material

Copper, Black Iron

Sump Pump: Location

Not Present

Main Water Supply, Water System: Location

Exterior, Basement



Water Distribution Systems : Well Maintenance

Maintenance Schedule Not Present

The well water system should be maintained on a regular basis. A certified well company should evaluate and maintain the system to ensure proper functionality.

Water Heater System, Controls, Flues & Vents: Manufacturer

Richmond

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.](#)



Limitations

Fuel Storage & Distribution Systems

PROPANE TANK

Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane.

Observations / concerns

9.4.1 Drain, Waste, & Vent Systems (DWW)

ACCORDIAN DRAIN PIPE

Bathroom drains have accordion style drain pipe present. This style of pipe is not recommend as the zig zag style of pipe can trap hair and gunk as well as slow down the flow of water.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation / Improvement



9.5.1 Water Heater System, Controls, Flues & Vents

 Recommendation / Improvement

NEAR END OF LIFE

Water heaters have an average life span of 10 years. While operating as it should at the time of inspection, this water heater is approaching normal life expectancy. Recommend budgeting for replacement.

Recommendation

Contact a qualified plumbing contractor.



9.5.2 Water Heater System, Controls, Flues & Vents

 Maintenance Item

HOT/COLD BALL VALVES REVERSED

The hot and cold ball valves are reversed. The red valve is on the cold water side and the blue on the hot water pipe.

Recommendation

Contact a qualified professional.



10: BATHROOMS

		Insp	N.I.	N.P.	O/C
10.1	Electrical Components	X			
10.2	Heating/Cooling Source	X			
10.3	Countertops & Cabinets	X			
10.4	Fixtures, Toilets, Tubs & Showers	X			X
10.5	Ventilation	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Bathroom Type

Master Bathroom, Full Bathroom, 1/2 Bathroom

Bathroom location

Master, 1st Fl, 2nd Fl

Whirlpool/Jetted Tub

Not Present

Electrical Components:

GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Heating/Cooling Source:

Heating/Cooling Source

Present

Countertops & Cabinets:

Countertop Material

Composite

Countertops & Cabinets:

Cabinetry

Wood

Fixtures, Toilets, Tubs & Showers: Bath Tub Status

Functional Drainage, Functional Flow

Fixtures, Toilets, Tubs & Showers: Shower Status

Functional Flow, Functional Drainage

Fixtures, Toilets, Tubs & Showers: Sink Status

Functional Flow, Functional Drainage

Fixtures, Toilets, Tubs & Showers: Toilet Status

Operational

Ventilation: Bathroom Ventilation

Operational, Ventilation fan

Bathtub(s)

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage, looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Shower(s)

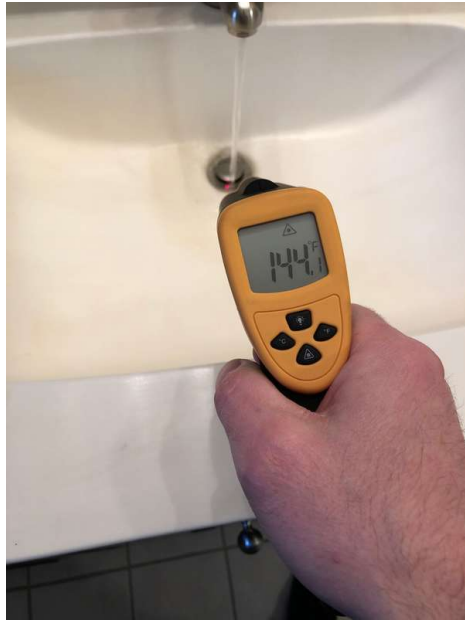
The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Wall(s)

Acrylic

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Fixtures, Toilets, Tubs & Showers: Water Temp Photo(s)



Master Bathroom

Observations / concerns

10.4.1 Fixtures, Toilets, Tubs & Showers

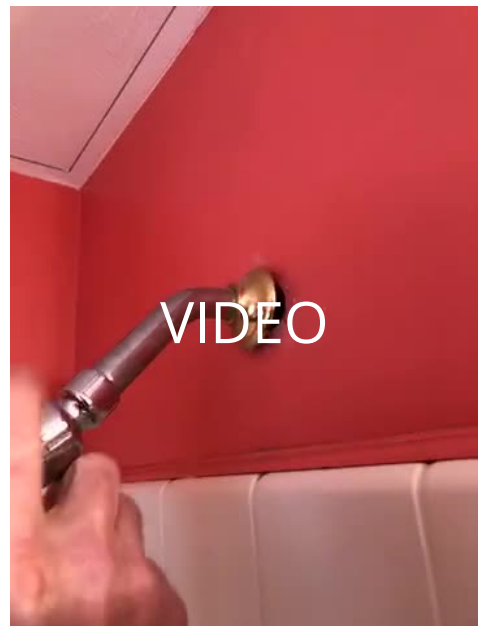
 Recommendation / Improvement

SHOWER HEAD LOOSE

Master Bathroom shower piping is loose. Recommend filling the back with spray foam which will insulate and keep the shower head pipe in place.

Recommendation

Contact a qualified professional.



11: INTERIOR AREAS

		Insp	N.I.	N.P.	O/C
11.1	General	X			
11.2	Interior Windows	X			
11.3	Interior Floors	X			
11.4	Interior Doors	X			
11.5	Walls and Ceilings	X			X
11.6	Steps, Stairways & Railings	X			
11.7	Smoke and CO Detectors	X			
11.8	Heating / Cooling Source	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Interior Windows: Window Type

Double-hung

Interior Windows: Window Material

Vinyl

Interior Floors: Floor Coverings

Hardwood, Tile, Carpet

Interior Doors: Door Type/Material

Hollow core

Walls and Ceilings: Wall Material

Drywall

Walls and Ceilings: Ceiling Material

Drywall

Smoke and CO Detectors: Smoke detector locations (at time of inspection)

Bedroom, Basement, 1st Floor, Second Floor

Limitations

General

OBSTRUCTIONS OF VIEW

Full visibility of this room was not possible due to furniture, stored household items. Recommend checking for damage at final walk through.

Observations / concerns

11.5.1 Walls and Ceilings



Recommendation / Improvement

MINOR CORNER CRACKS

Minor cracks in walls Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



Master Bedroom

11.5.2 Walls and Ceilings

 Recommendation / Improvement

UNFINISHED

Observed section of drywall in the family room to have been patched but has not been sanded and painted.

Recommendation

Contact a handyman or DIY project



12: LAUNDRY AREA/ROOM

		Insp	N.I.	N.P.	O/C
12.1	Washer/Dryer	X			X
12.2	Electrical Components	X			
12.3	Laundry Sink			X	

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Laundry area ventilation

Yes

Laundry Location

1st Fl, Laundry Closet

Washer/Dryer: Dryer Power Source

Gas/240 Volt Electric - Choice

Washer/Dryer: Dryer Vent location

Wall

Washer/Dryer: Dryer Vent Material

Aluminum (Flex)

Electrical Components: GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Laundry Sink: Laundry Sink

No

Observations / concerns

12.1.1 Washer/Dryer

RIBBED FOIL VENT

 Recommendation / Improvement

The dryer was vented using a flexible, ribbed, foil-like vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

Recommendation

Contact a handyman or DIY project



13: KITCHEN

		Insp	N.I.	N.P.	O/C
13.1	Plumbing Components	X			
13.2	Electrical Components	X			
13.3	Countertops & Cabinets	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Plumbing Components: Sink Status

Functional Flow, Functional Drainage

Plumbing Components: Water Temp Photo(s)



Electrical Components: GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Countertops & Cabinets: Countertop Material

Granite

Countertops & Cabinets: Cabinetry

Wood

Limitations

Plumbing Components

PERSONAL ITEMS

Could not see 100% under sink do to personal / stored items.



14: BUILT IN APPLIANCES

		Insp	N.I.	N.P.	O/C
14.1	Refrigerator	X			
14.2	Range/Oven	X			
14.3	Dishwasher	X			
14.4	Built-in Microwave	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Refrigerator: Brand

Whirlpool

Range/Oven: Range/Oven Energy Source

Gas

Range/Oven: Range/Oven Brand

Kitchenaid, Whirlpool

Range/Oven: Exhaust Hood Type Dishwasher: Brand

Vented

Kitchenaid

Built-in Microwave: Microwave Brand

Whirlpool

Built-in Microwave: Microwave Type

Built In

Appliances

Present

Appliances are inspected for function only, Quality or extent of operation is not within the scope of the Standards of Practice. No guarantee or warranty is offered or implied.

Dishwasher: High Loop Present

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.



Limitations

Range/Oven

ELECTRIC RANGE: SELF CLEANING FEATURE NOT TESTED

At the time of the inspection, the Inspector observed few deficiencies in the condition of the electric range. Notable exceptions will be listed in this report. The self-cleaning feature was not tested.

15: FIREPLACES AND FUEL-BURNING APPLIANCES

		Insp	N.I.	N.P.	O/C
15.1	Fireplaces, Stoves & Inserts	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Fireplaces, Stoves & Inserts:

Type

Gas-Burning

Fireplaces, Stoves & Inserts:

Fireplace Locations

Family room

Fireplaces, Stoves & Inserts:

Fireplace Doors

N/A

Limitations

Fireplaces, Stoves & Inserts

DISCLAIMER: GAS-BURNING FIREPLACE

The home contained a gas-burning fireplace located in the family room. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



Observations / concerns

15.1.1 Fireplaces, Stoves & Inserts

GAS FIREPLACE (OK)

Maintenance Item

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fueled fireplace in the family room. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



Recommendation

Contact a qualified fireplace contractor.

16: ATTIC, INSULATION & VENTILATION

		Insp	N.I.	N.P.	O/C
16.1	Pull Down Ladder / Access Hatch	X			
16.2	Attic Insulation	X			X
16.3	Ventilation	X			
16.4	Exhaust Systems	X			
16.5	Structure and Framing	X			
16.6	Chimney in Attic			X	

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Attic Access Location and Type of Access

Overhead Hatch

Attic Insulation: Insulation Material/Type

Blown

Attic Insulation: Approximate Attic Insulation Depth

16-18 inches

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans Locations

Kitchen

Structure and Framing: Ceiling Joist/Flooring

Not-Visible

Structure and Framing: Roof Deck/Sheathing Material

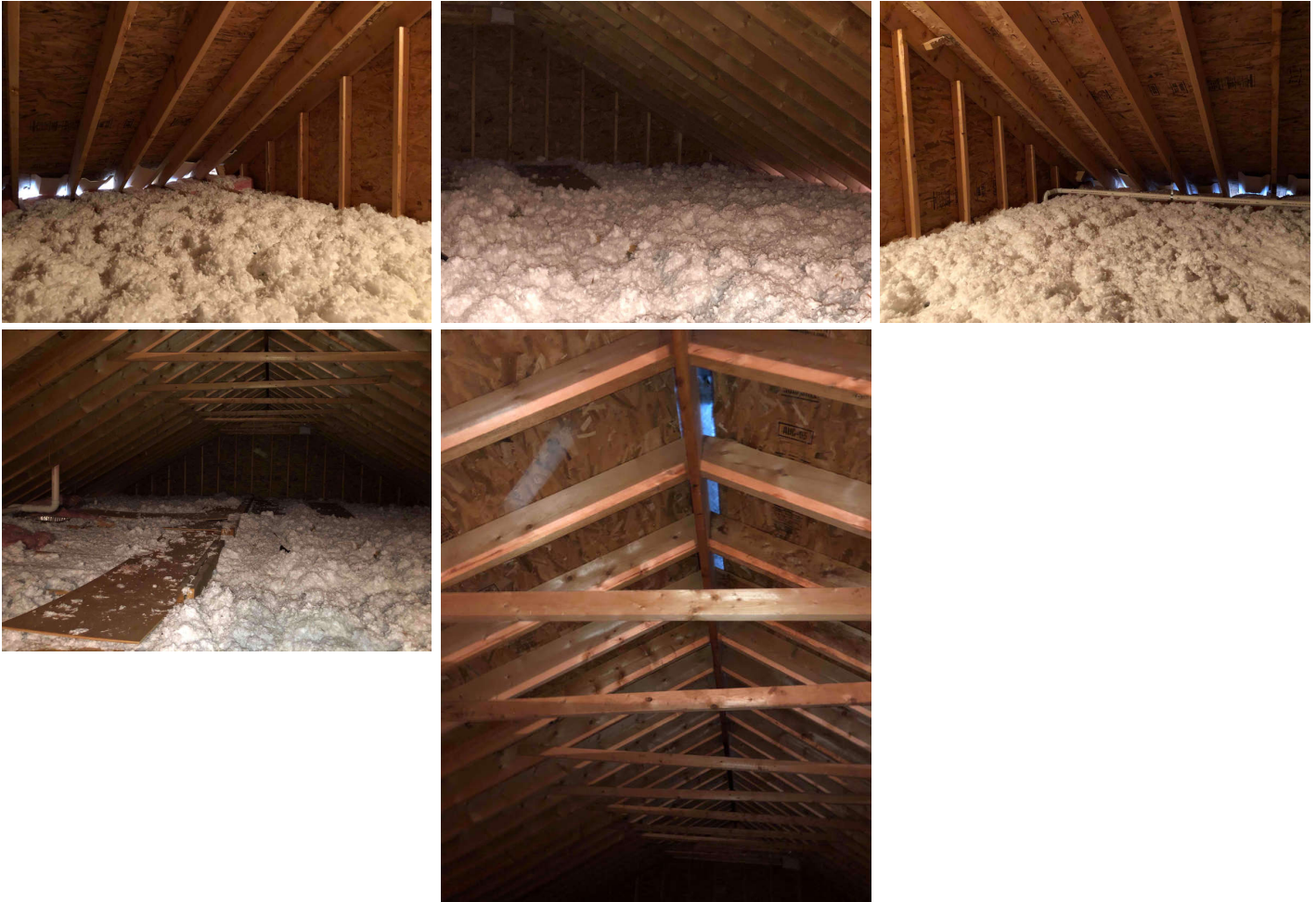
Plywood

Structure and Framing: Roof Structure

Wood Frame

Inspection Method

In Attic



Ventilation: Disclaimer - Attic Ventilation

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Observations / concerns

16.2.1 Attic Insulation

PEST

Evidence of pest and or rodent nesting was observed in attic area, recommend licensed pest control contractor to evaluate and repair as needed.

Recommendation

Contact a qualified pest control specialist.



Recommendation / Improvement



16.3.1 Ventilation

EXHAUST DUCTS TO SOFFIT

— Recommendation / Improvement

One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or exterior wall(s), and permanently securing exhaust ducts to them.

Recommendation

Contact a qualified professional.

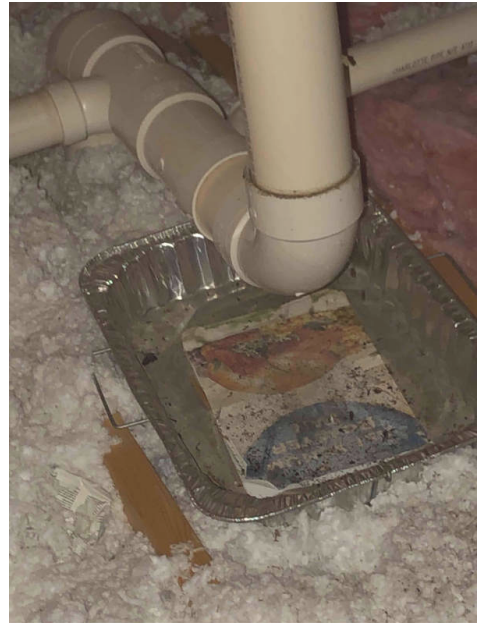


16.3.2 Ventilation

PAN PRESENT UNDER EXHAUST

 Recommendation / Improvement

Observed a foil pan present underneath the exhaust for the kitchen sink. The pan is dry and no moisture is present. Recommend asking the home owner what this may have been for??



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.

Grounds

Section 197-5.4 Site Conditions:

- (a) Home inspectors shall observe and report the following site conditions:
1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
 2. Trees and vegetation that adversely affect the residential building;
 3. Walkways, steps, driveways, patios and retaining walls.
- (b) Home inspectors are not required to observe and report on the following site conditions:
1. Fences and privacy walls;
 2. The health and condition of trees, shrubs and other vegetation.

Exterior

Section 197-5.6 Exterior:

- (a) Home inspectors shall observe and report on:
1. All exterior walls and coverings, flashing and trim;
 2. All exterior doors including garage doors and operators;
 3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
 4. All eaves, soffits and fascias where accessible from the ground level;
 5. All adjacent walkways, patios and driveways on the subject property;
 6. The condition of a representative number of windows.
- (b) Home inspectors are not required to observe and report on the following:
1. Screening, shutters, awnings and other seasonal accessories;
 2. Fences;
 3. Geological and/or soil conditions;
 4. Recreational facilities;
 5. Out-buildings other than garages and carports;
 6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
 7. Erosion control and earth stabilization measures;
 8. The operation of security locks, devices or systems;
 9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. 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: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electrical

Section 197-5.9 Electrical System

- (a). Home inspectors shall observe and report upon readily accessible and observable portions of:
1. Service drop;
 2. Service entrance conductors, cables and raceways;
 3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
 4. Service grounding;
 5. Interior components of service panels and sub-panels;
 6. A representative number of installed lighting fixtures, switches and receptacles;
 7. A representative number of ground fault circuit interrupters.
- (b). Home inspections shall describe readily accessible and observable portions of:
1. Amperage and voltage rating of the service;
 2. The location of main dis-connects and sub-panels;
 3. The presence of aluminum branch circuit wiring;
 4. The presence or absence of smoke detectors and carbon monoxide detectors;
 5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.
- (c). Home inspectors are not required to:
1. Observe and report on remote control devices;
 2. Observe and report on alarm systems and components;
 3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
 4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
 5. Insert any tool, probe or testing device into the main or sub-panels;
 6. Activate electrical systems or branch circuits which are not energized;
 7. Operate overload protection devices;
 8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
 9. Move any object, furniture or appliance to gain access to any electrical component;
 10. Test every switch, receptacle and fixture;
 11. Remove switch and outlet cover plates;
 12. Observe and report on electrical equipment not readily accessible;
 13. Dismantle any electrical device or control;
 14. Measure amperage, voltage or impedance;
 15. Observe and report on any solar powered electrical component or any standby emergency generators or components.

Heating and Cooling Systems

Section 197-5.10 Heating System

- (a). Home inspectors shall:
1. Describe the type of fuel, heating equipment and heating distribution system;
 2. Operate the systems using thermostats;
 3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
 4. Observe and report on the condition of normally operated controls and components of the systems;
 5. Observe and report on visible flue pipes, dampers and related components for functional operation;
 6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
 7. Observe and report on the operation of fixed supplementary heat units;
 8. Observe and report on visible components of vent systems, flues and chimneys;
- (b). Home inspectors are not required to:
1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
 2. Observe, evaluate and report on heat exchangers;
 3. Observe and report on equipment or remove covers or panels that are not readily accessible;
 4. Dismantle any equipment, controls or gauges;
 5. Observe and report on the interior of chimney flues;
 6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
 7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
 8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
 9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
 10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
 11. Determine clearance to combustibles or adequacy of combustion air;
 12. Test for gas leaks or carbon monoxide;
 13. Observe and report on in-floor and in-ceiling radiant heating systems.

Section 197-5.11 Air Conditioning Systems

- (a). Home inspectors shall:

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
 2. Operate the system using the thermostat;
 3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
 4. Observe and report on the condition of normally operated controls and components of the system.
- (b). Home inspectors are not required to:
1. Activate or operate air conditioning systems that have been shut down;
 2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
 3. Check the pressure of the system coolant or determine the presence of leakage;
 4. Evaluate the capacity, efficiency or adequacy of the system;
 5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
 6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
 7. Dismantle any equipment, controls or gauges;
 8. Check the electrical current drawn by the unit;
 9. Observe and report on electronic air filters.

Plumbing

Section 197-5.8

Plumbing System (a)

Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:

1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;
6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

(d). Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

Bathrooms

Section 197-5.8 Plumbing System

- (a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
1. Interior water supply and distribution systems including fixtures and faucets;
 2. Drain, waste and vent systems;
 3. Water heating equipment and vents and pipes;
 4. Fuel storage and fuel distribution systems and components;
 5. Drainage sumps, sump pumps, ejector pumps and related piping;
 6. Active leaks.
- (b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
1. Fixtures and faucets;
 2. Domestic hot water systems;
 3. Drain pumps and waste ejectors pumps;
 4. The water supply at random locations for functional flow;
 5. Waste lines from random sinks, tubs and showers for functional drainage;
- (c) Home inspectors are not required to:
1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
 2. Observe and report on any system that is shut down or secured;
 3. Observe and report on any plumbing component that is not readily accessible;
 4. Observe and report on any exterior plumbing component or system or any underground drainage system;
 5. Observe and report on fire sprinkler systems;
 6. Evaluate the potability of any water supply;
 7. Observe and report on water conditioning equipment including softener and filter systems;
 8. Operate freestanding or built in appliances;
 9. Observe and report on private water supply systems;
 10. Test shower pans, tub and shower surrounds or enclosures for leakage;
 11. Observe and report on gas supply system for materials, installation or leakage;
 12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
 13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
 14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
 15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
 16. Observe and report on any solar water heating systems.
- (d) Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

Interior Areas

Section 197-5.12 Interior

- (a). Home inspectors shall:
1. Observe and report on the material and general condition of walls, ceilings and floors;
 2. Observe and report on steps, stairways and railings;
 3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
 4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
 5. Observe, operate and report on a representative number of primary windows and interior doors;
 6. Observe and report on visible signs of water penetration.
- (b). Home inspectors are not required to:
1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
 2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
 3. Determine clearance to combustibles in concealed areas;
 4. Observe and report on paint, wallpaper or other finish treatments;
 5. Observe and report on window treatments;
 6. Observe and report on central vacuum systems;
 7. Observe and report on household appliances;
 8. Observe and report on recreational facilities;

9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

Fireplaces and Fuel-Burning Appliances

3.8. Fireplace

I. The inspector shall inspect:

- A. readily accessible and visible portions of the fireplaces and chimneys;
- B. lintels above the fireplace openings;
- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

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

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravitycontrolled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

Section 197-5.15 Attics (a).

Home inspectors shall observe and report on any safe and readily accessible attic space describing:

1. The method of observation used; and
2. Conditions observed. (b).

Home inspectors are not required to enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

Section 197-5.13

Insulation and Ventilation (a). Home inspectors shall:

1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
2. Observe, describe and report on ventilation of accessible attics and foundation areas;
3. Observe and report on mechanical ventilation systems in visible accessible areas.

(b). Home inspectors are not required to:

1. Disturb insulation;
2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

