

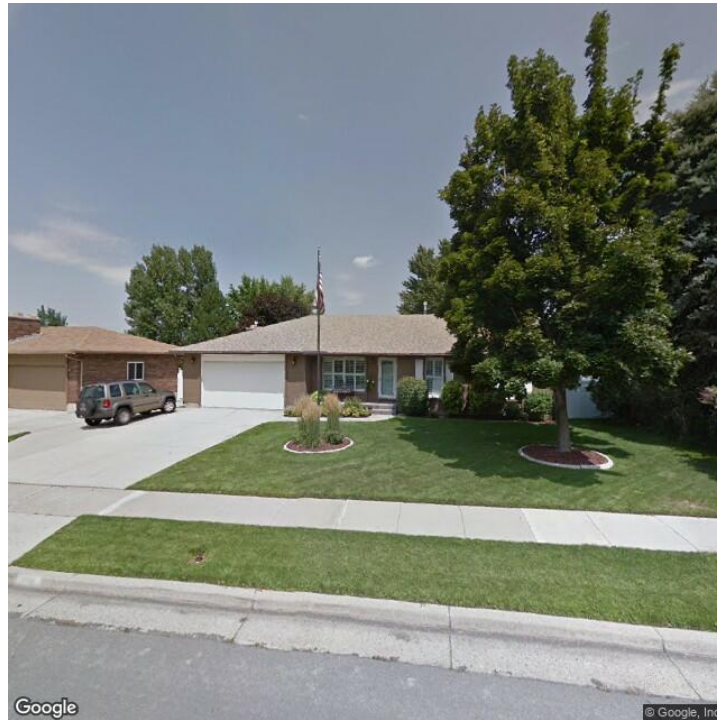


SOUTHPAW HOME INSPECTIONS

801-680-6495

BHInspector17@gmail.com

<http://www.southpawhomeinspection.com/>



RESIDENTIAL REPORT

1234 Main St.
Salt Lake City UTAH 84116

Buyer Name

04/08/2018 9:00AM



Inspector

Brent Limb

801-680-6495

bhinspector17@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: ROOF	6
3: EXTERIOR	10
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	18
5: HEATING	20
6: COOLING	23
7: PLUMBING	24
8: ELECTRICAL	31
9: ATTIC, INSULATION & VENTILATION	43
10: DOORS, WINDOWS & INTERIOR	46
11: BUILT-IN APPLIANCES	77
STANDARDS OF PRACTICE	80

SUMMARY



ITEMS INSPECTED



RECOMMENDATIONS



SAFETY HAZARD

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.3.1 Roof - Flashings: Missing
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- ⊖ 3.2.1 Exterior - Exterior Doors: Unable to open and operate deadbolt
- ⊖ 3.2.2 Exterior - Exterior Doors: Door knob is loose
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 5.1.1 Heating - Equipment: Damaged flue pipe
- ⊖ 5.1.2 Heating - Equipment: Filter Dirty
- ⊖ 5.1.3 Heating - Equipment: Needs Servicing/Cleaning
- ⚠ 5.4.1 Heating - Vents, Flues & Chimneys: Damnedest flu pipe
- ⊖ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- ⊖ 7.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Expansion Tank
- ⊖ 7.4.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: Gas line drip leg missing
- ⚠ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- ⊖ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Bathroom fan is In operable
- ⚠ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light switch is Running hot
- ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: No power to receptacles
- ⊖ 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 8.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 8.4.6 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- ⊖ 8.4.7 Electrical - Lighting Fixtures, Switches & Receptacles: Cover plate missing screws
- ⊖ 8.4.8 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle damaged
- ⊖ 8.6.1 Electrical - Smoke Detectors: Missing smoke detector
- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Closet doors Out of alignment
- ⊖ 10.1.2 Doors, Windows & Interior - Doors: Door Doesn't Latch
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Needs to be caulked

- ⊖ 10.3.1 Doors, Windows & Interior - Floors: Carpet Stains
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Poor Patching
- ⊖ 10.4.2 Doors, Windows & Interior - Walls: Cracks holes and damage
- ⊖ 10.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
- ⊖ 10.5.2 Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling
- ⊖ 10.5.3 Doors, Windows & Interior - Ceilings: Minor Cracking
- ⊖ 11.3.1 Built-in Appliances - Range/Oven/Cooktop: Oven Not Heating Up

1: INSPECTION DETAILS

Information

In Attendance

Home inspector, Client

Occupancy

Vacant

Style

Ranch

Temperature (approximate)

51 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy, Heavy Rain

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Roof

Roof Type/Style

Combination

Coverings: Material

Asphalt

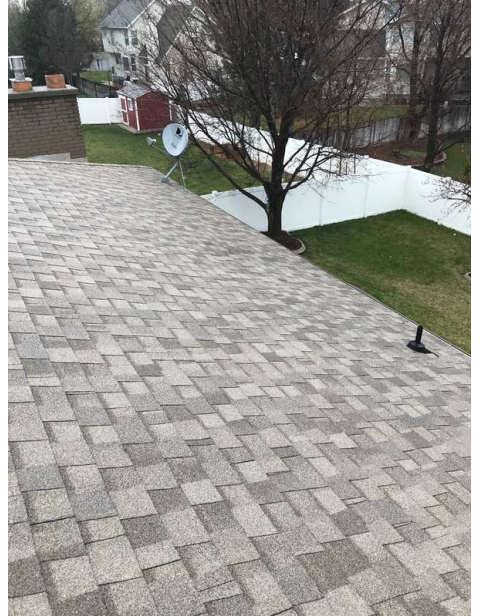
Roof Drainage Systems: Gutter Material

Aluminum



Flashings: Material

Rubber



Recommendations

2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

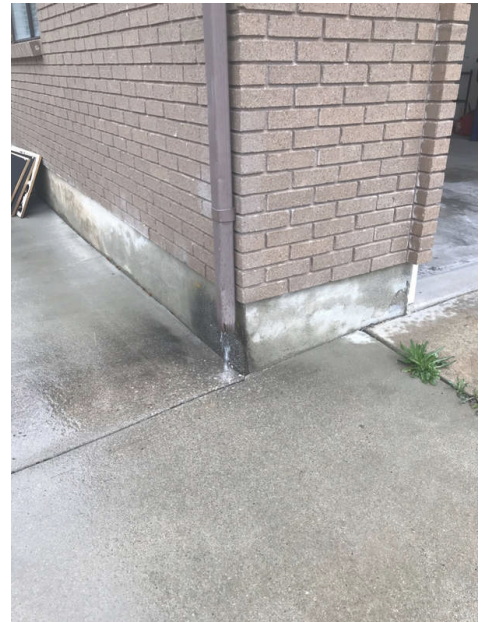
DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspout drains are too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least six feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

MISSING

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy kick out flashings around the chimney.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

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

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim				
3.2	Exterior Doors				
3.3	Walkways, Patios & Driveways				
3.4	Decks, Balconies, Porches & Steps				
3.5	Eaves, Soffits & Fascia				
3.6	Vegetation, Grading, Drainage & Retaining Walls				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding

Style

No siding

Exterior Doors: Garage door



Decks, Balconies, Porches &

Steps: Material

Concrete



Siding, Flashing & Trim: Siding Material

Brick, Masonry



Exterior Doors: Exterior Entry Door

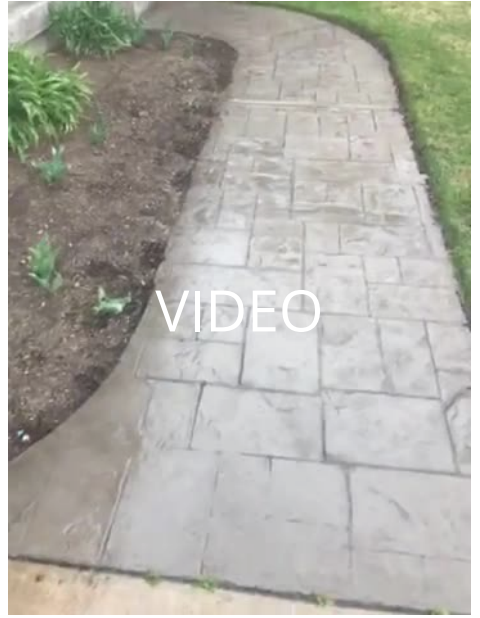
Hollow Core, Glass



Walkways, Patios & Driveways: Driveway Material

Concrete





Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch



Eaves, Soffits & Fascia: Soffits and fascia



Recommendations

3.2.1 Exterior Doors

UNABLE TO OPEN AND OPERATE DEADBOLT

Recommendation

Contact a qualified professional.



3.2.2 Exterior Doors

DOOR KNOB IS LOOSE

Door knob is loose.

Recommendation

Contact a qualified professional.



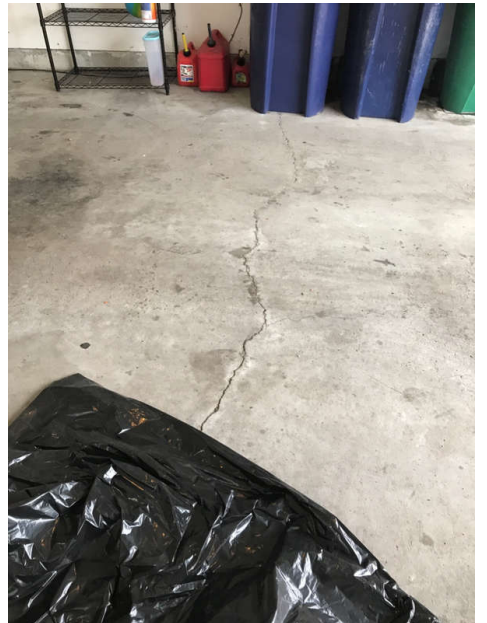
3.3.1 Walkways, Patios & Driveways

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.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
4.1	Foundation				
4.2	Basements & Crawlspace				
4.3	Floor Structure				
4.4	Wall Structure				
4.5	Ceiling Structure				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Visual

Foundation: Material
Concrete

Floor Structure: Material
Wood Beams



Floor Structure: Sub-floor
Plywood



Floor Structure:
Basement/Crawlspace Floor
Concrete



Wall Structure: Drywall

Ceiling Structure: Gypsum Board

5: HEATING

		IN	NI	NP	R
5.1	Equipment				
5.2	Normal Operating Controls				
5.3	Distribution Systems				
5.4	Vents, Flues & Chimneys				
5.5	Presence of Installed Heat Source in Each Room				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Brand

Trane

Equipment: Energy Source

Gas

Equipment: Heat Type

Heat Pump

Distribution Systems: Ductwork

Non-insulated

AFUE Rating

92

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.

Recommendations

5.1.1 Equipment

DAMAGED FLUE PIPE

Recommendation

Contact a qualified professional.

5.1.2 Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every six months. Here is a DIY video on changing your furnace filter:



Recommendation

Contact a qualified HVAC professional.

5.1.3 Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



5.4.1 Vents, Flues & Chimneys

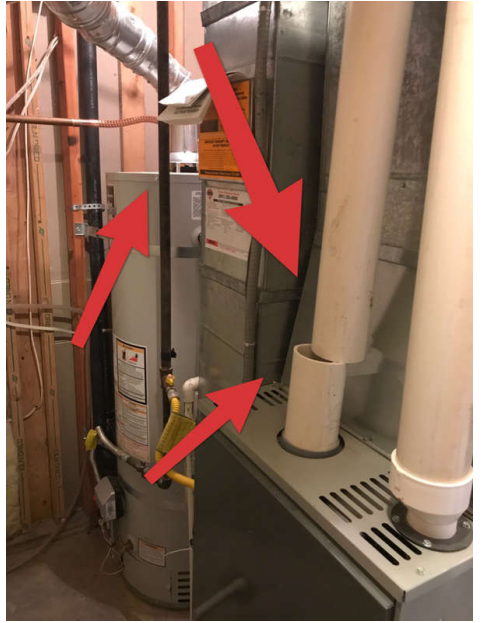
DAMNEDEST FLU PIPE

This pipe draws combustible air from the outside giving the appliance the needed oxygen to run correctly. In its current state, it has the potential to draw carbon monoxide into the room from other appliances such as the water heater. Recommend servicing by a qualified HVAC technician as soon as possible.

Recommendation

Contact a qualified professional.





6: COOLING

		IN	NI	NP	R
6.1	Cooling Equipment				
6.2	Normal Operating Controls				
6.3	Distribution System				
6.4	Presence of Installed Cooling Source in Each Room				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

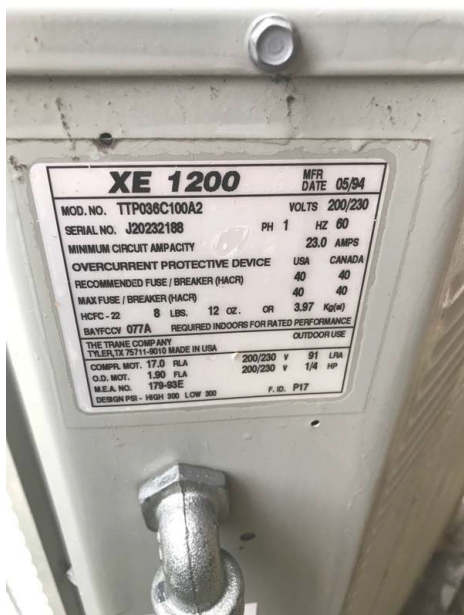
Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Split

Cooling Equipment: Brand
Unknown



7: PLUMBING

		IN	NI	NP	R
7.1	Main Water Shut-off Device				
7.2	Drain, Waste, & Vent Systems				
7.3	Water Supply, Distribution Systems & Fixtures				
7.4	Hot Water Systems, Controls, Flues & Vents				
7.5	Fuel Storage & Distribution Systems				
7.6	Sump Pump				
7.7	Bathroom				
7.8	Kitchen sink				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement



Drain, Waste, & Vent Systems:

Drain Size

2"

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

ABS



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

Copper

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

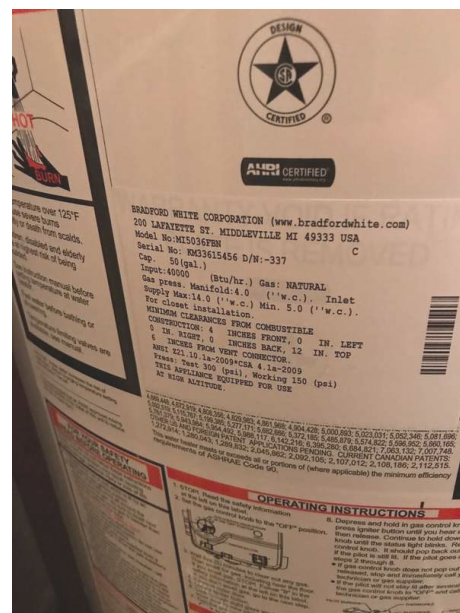
Copper

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

Gas

**Hot Water Systems, Controls,
Flues & Vents: Capacity**

50 gallons



**Hot Water Systems, Controls,
Flues & Vents: Location**

Basement, Utility Room

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

Gas Meter

Sump Pump: Location

None present

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

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.

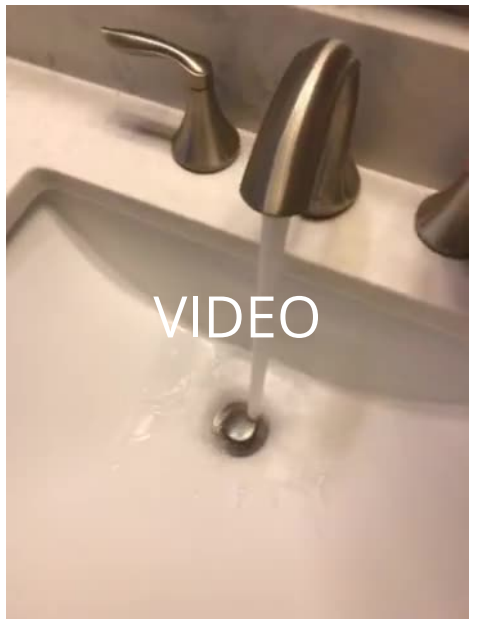
[Here is a nice maintenance guide from Lowe's to help.](#)



Bathroom : Shower/bath tub



Bathroom : Sink



Bathroom : Toilet



Kitchen sink: Kitchen sink



Recommendations

7.4.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7.4.2 Hot Water Systems, Controls, Flues & Vents

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

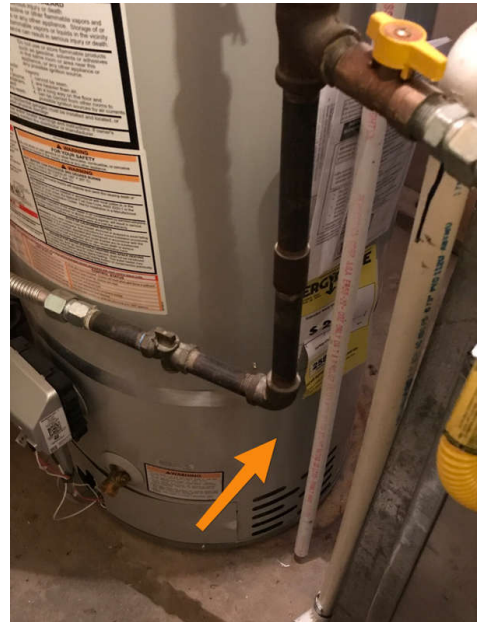


7.4.3 Hot Water Systems, Controls, Flues & Vents

GAS LINE DRIP LEG MISSING

Recommendation

Contact a qualified professional.



8: ELECTRICAL

		IN	NI	NP	R
8.1	Service Entrance Conductors				
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				
8.3	Branch Wiring Circuits, Breakers & Fuses				
8.4	Lighting Fixtures, Switches & Receptacles				
8.5	GFCI & AFCI				
8.6	Smoke Detectors				
8.7	Carbon Monoxide Detectors				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground



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

Back

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

125 AMP



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

GTE Sylvania

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

Circuit Breaker

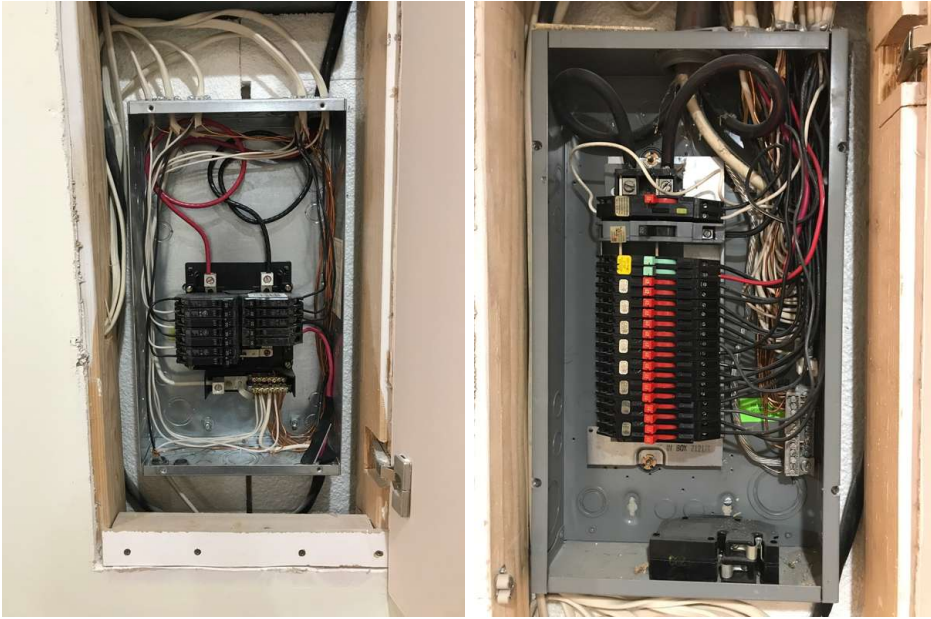
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

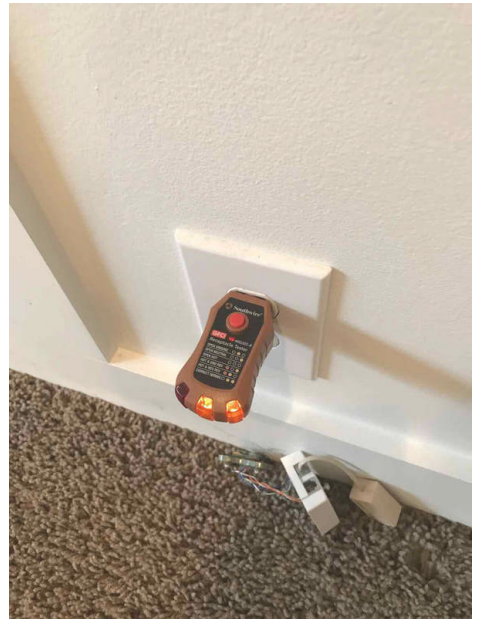
Branch Wiring Circuits, Breakers & Fuses: Wiring Method

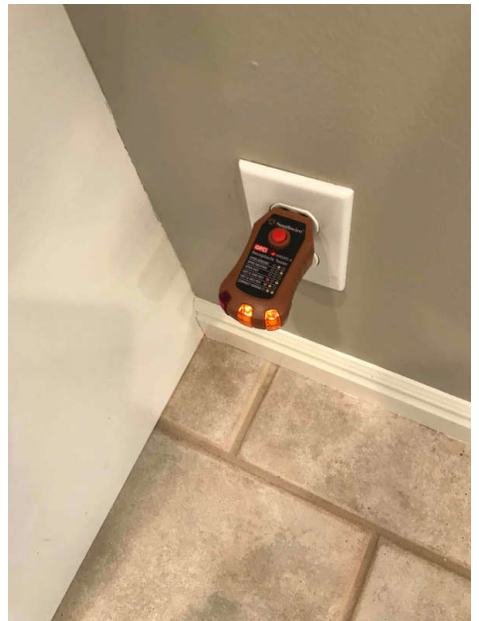
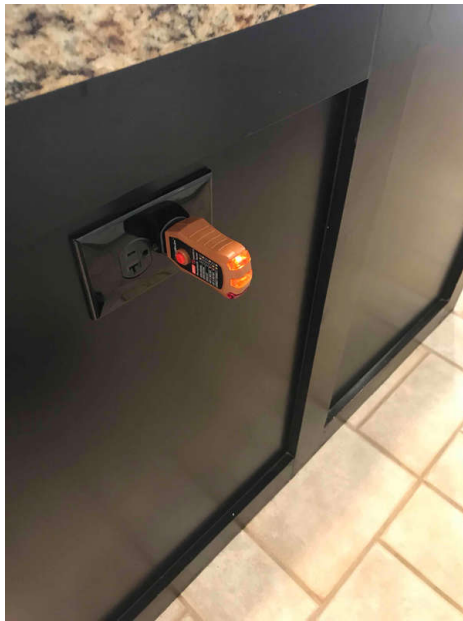
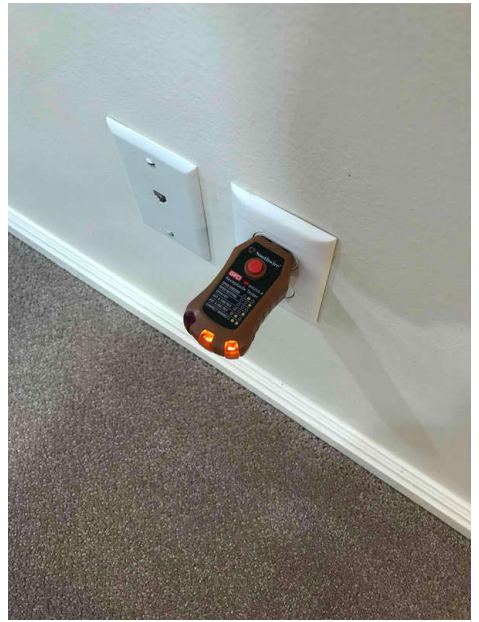
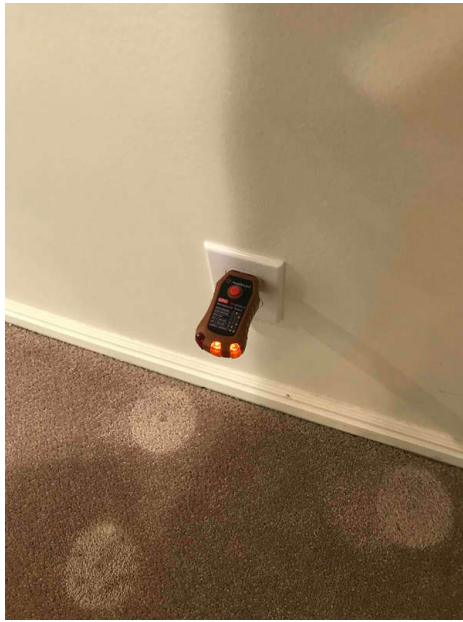
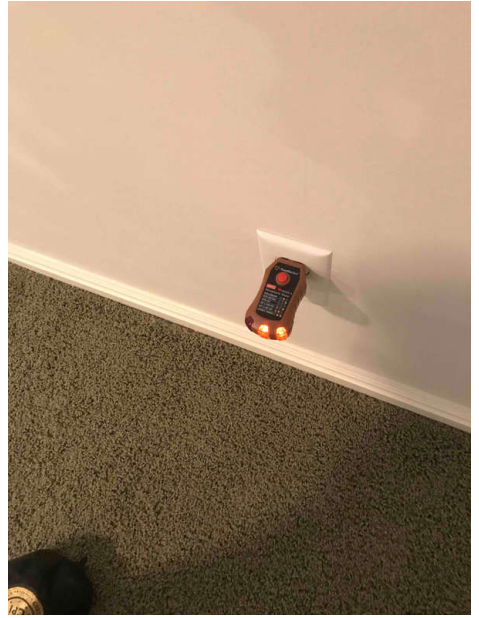
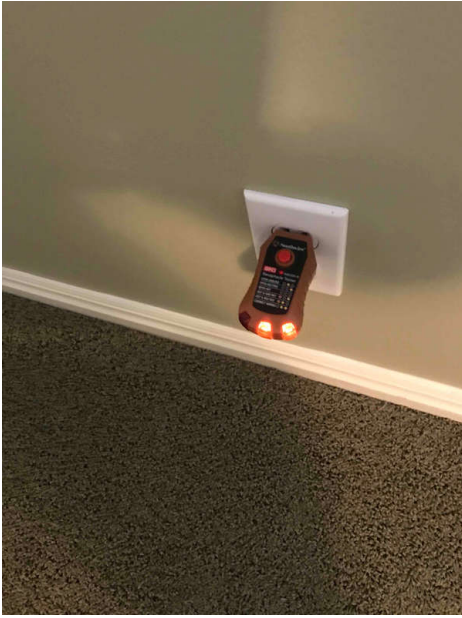
Romex

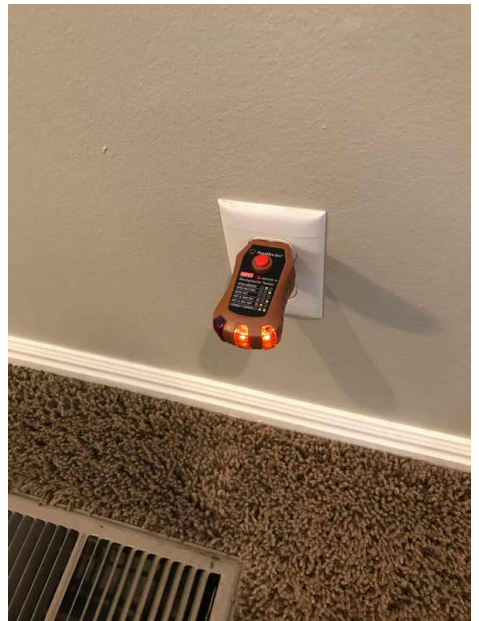
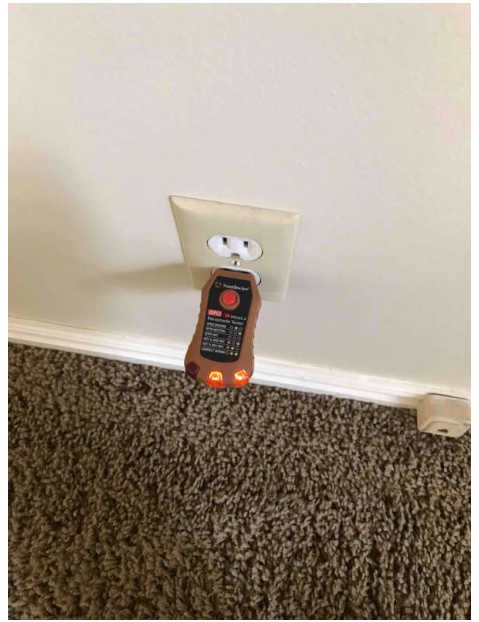
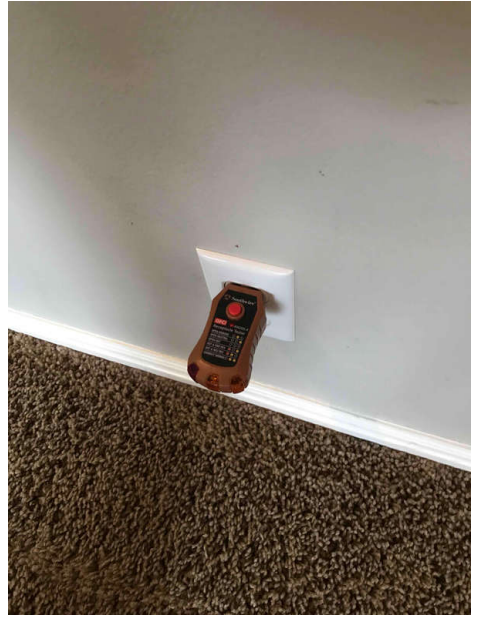
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement



Lighting Fixtures, Switches & Receptacles: Electrical receptacles







GFCI & AFCI: GFCI



Recommendations

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

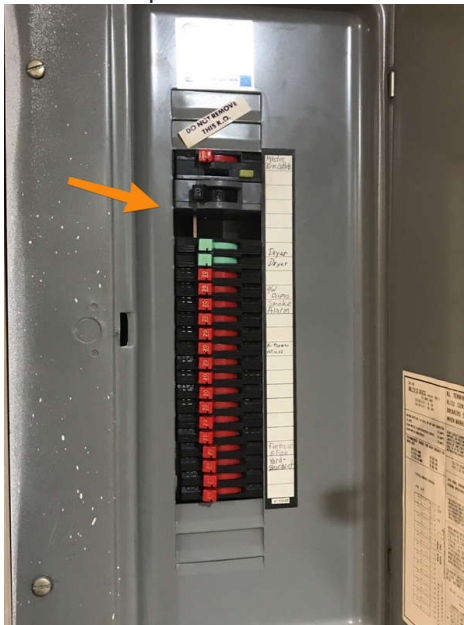
 Safety Hazard

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



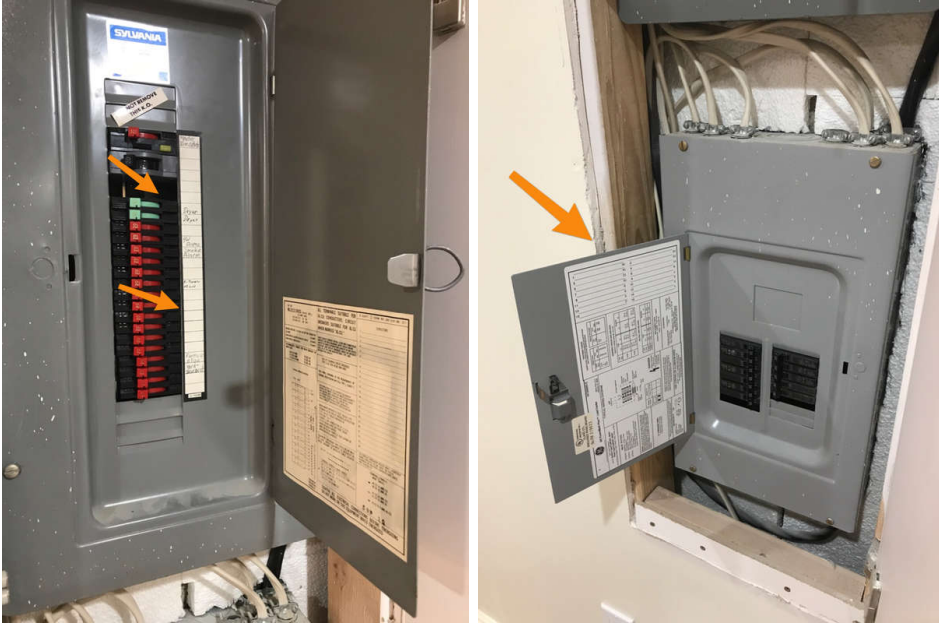
8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

BATHROOM FAN IS IN OPERABLE

Recommendation

Contact a qualified professional.



8.4.2 Lighting Fixtures, Switches & Receptacles

LIGHT SWITCH IS RUNNING HOT

Recommend replacement by a competent licensed electrician.

Recommendation

Contact a qualified professional.



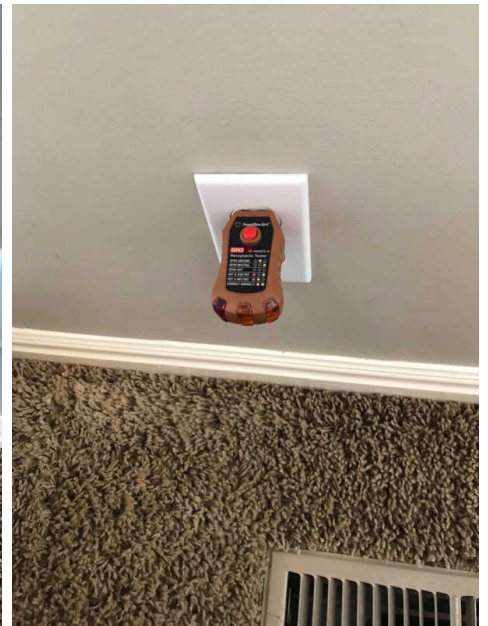
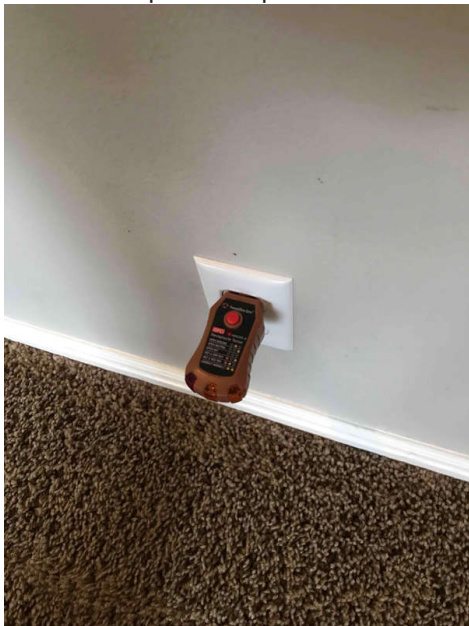


8.4.3 Lighting Fixtures, Switches & Receptacles

NO POWER TO RECEPTACLES

Recommendation

Contact a qualified professional.



8.4.4 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

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

Recommendation

Contact a qualified electrical contractor.



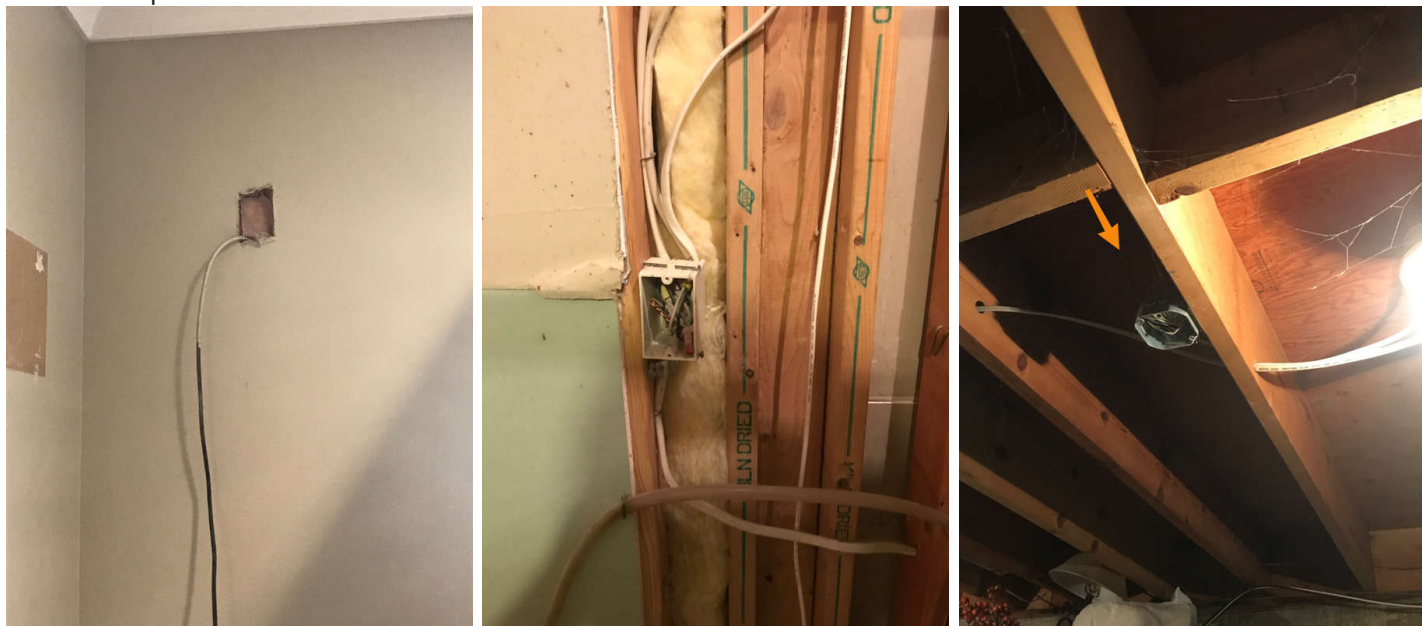
8.4.5 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



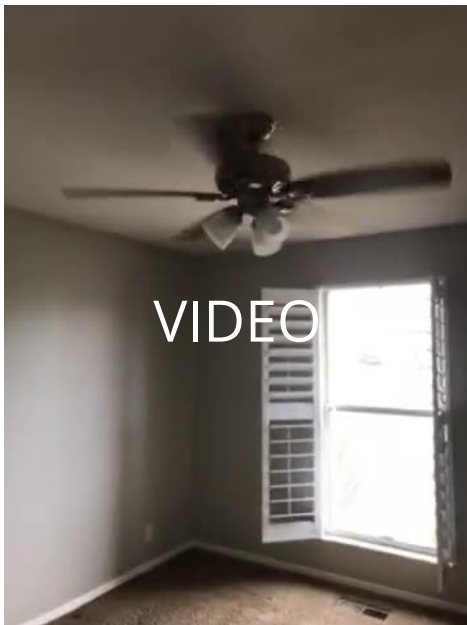
8.4.6 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



8.4.7 Lighting Fixtures, Switches & Receptacles

COVER PLATE MISSING SCREWS

Recommendation

Contact a qualified professional.



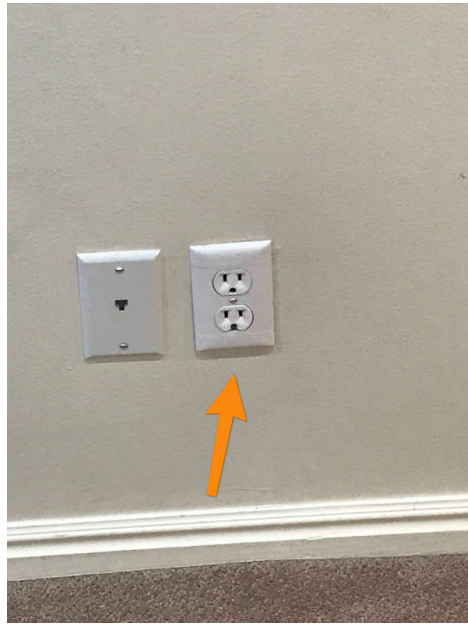
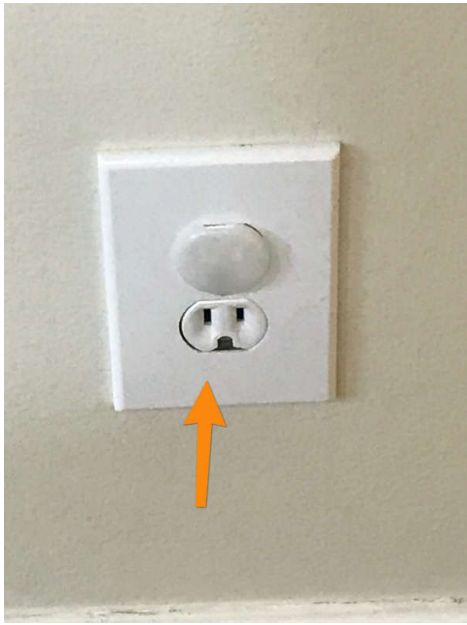
8.4.8 Lighting Fixtures, Switches & Receptacles

RECEPTACLE DAMAGED

This receptacle is slightly broken as discussed.

Recommendation

Contact a qualified professional.

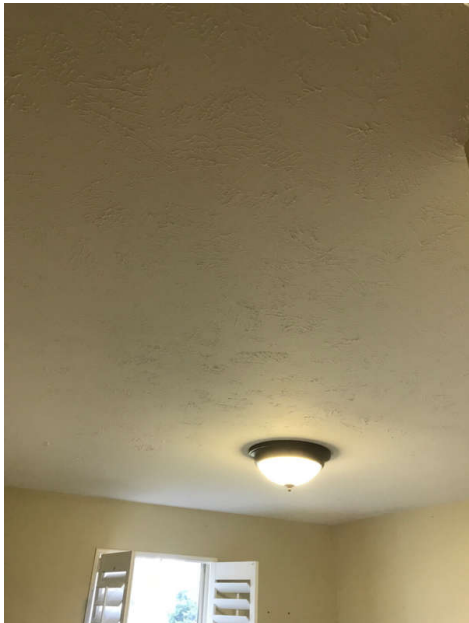


8.6.1 Smoke Detectors

MISSING SMOKE DETECTOR

Recommendation

Contact a qualified professional.



9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation				
9.2	Vapor Retarders (Crawlspace or Basement)				
9.3	Ventilation				
9.4	Exhaust Systems				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dryer Power Source

220 Electric

Flooring Insulation

None

Attic Insulation: R-value

38

The attic is well insulated and has good ventilation.



Ventilation: Ventilation Type

Soffit Vents, Gable Vents, Ridge Vents

Exhaust Systems: Exhaust Fans

Fan Only

Dryer Vent

Metal

Basement laundry room

Dryer vent is a little bit long Restricting airflow recommend of shortening or straightening the corrugated vent from the dryer.



Attic Insulation: Insulation Type

Blown



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors				
10.2	Windows				
10.3	Floors				
10.4	Walls				
10.5	Ceilings				
10.6	Steps, Stairways & Railings				
10.7	Countertops & Cabinets				

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Information

Doors: Garage door



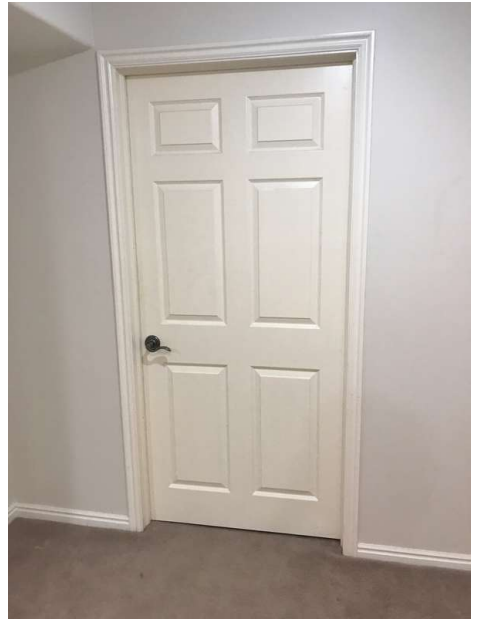
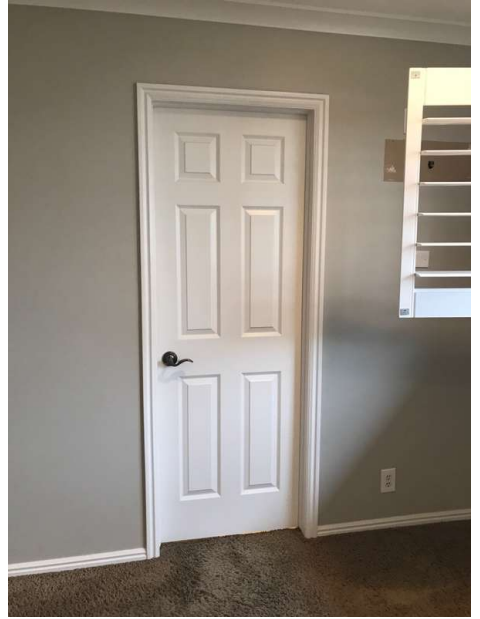
Windows: Window Type
Double-hung, Sliders



Doors: Closet doors

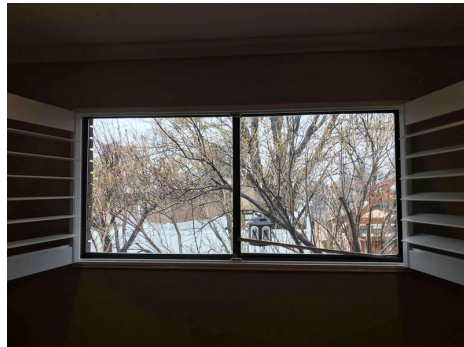


Doors: Interior doors



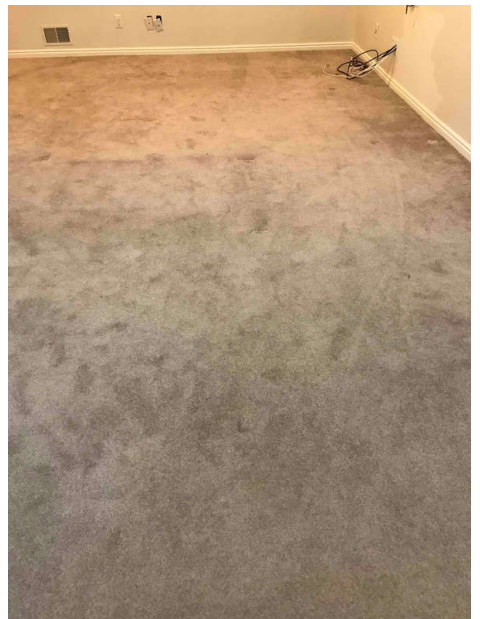
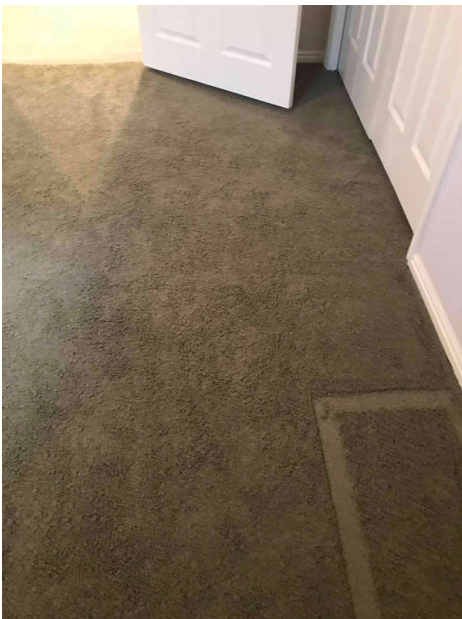


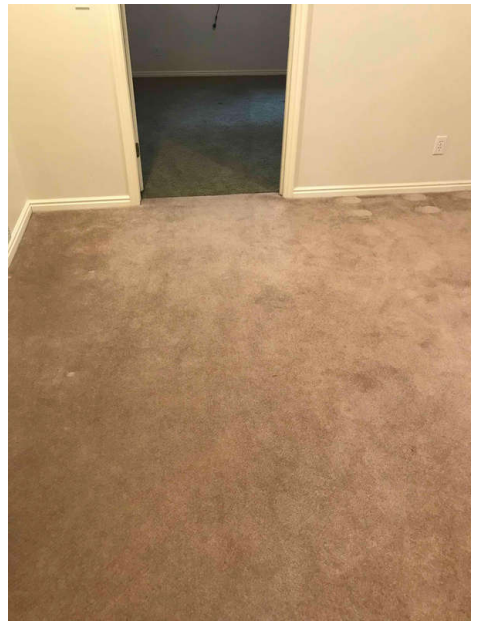
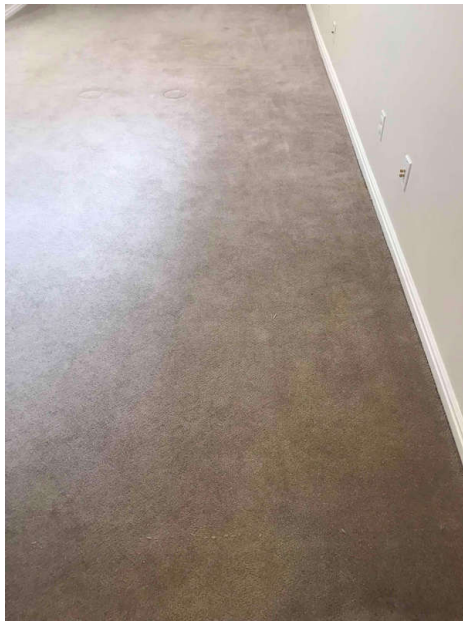
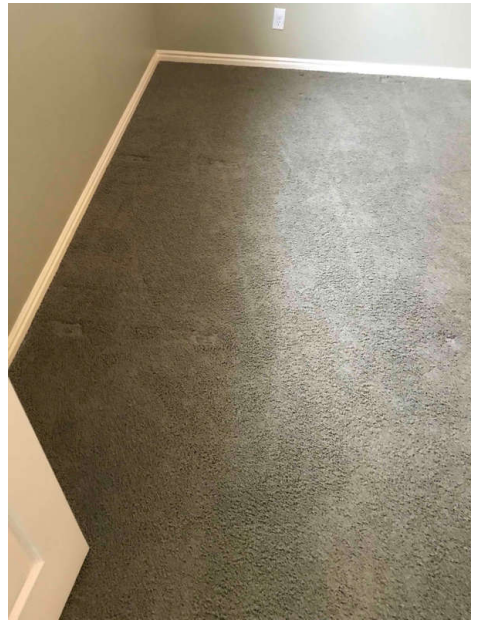
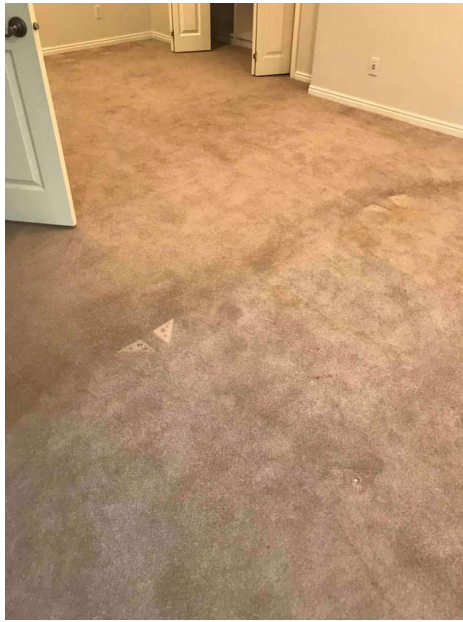
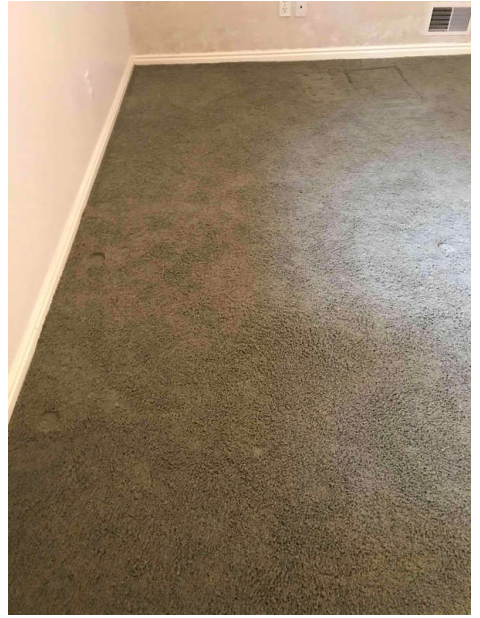
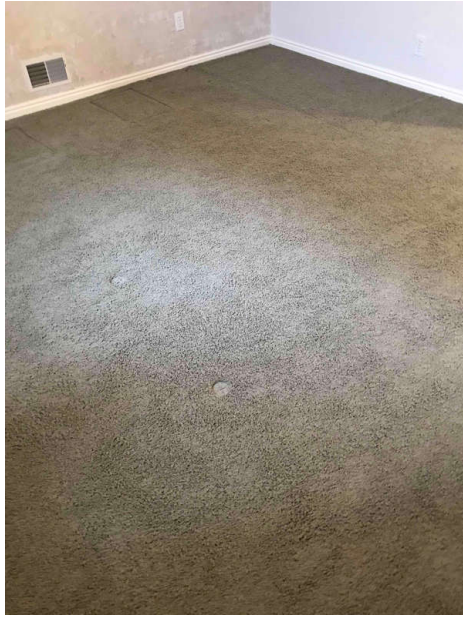
Windows: Window Manufacturer
Unknown

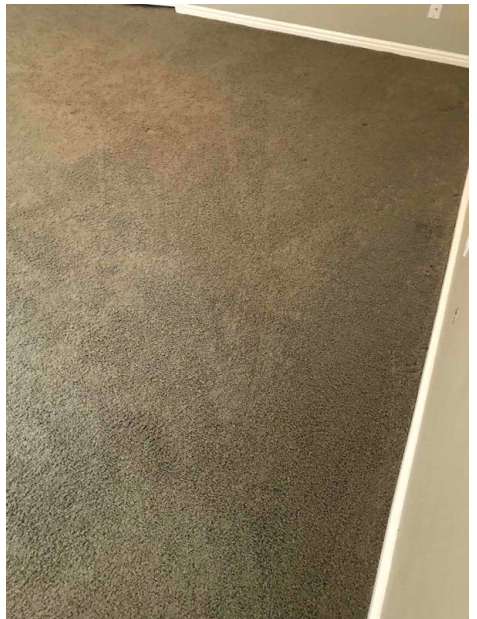
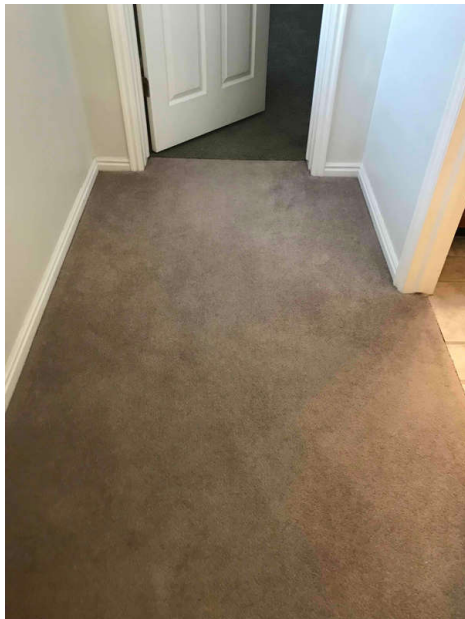
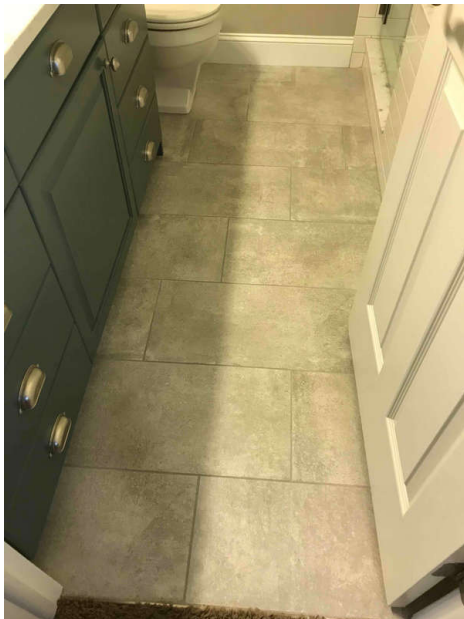
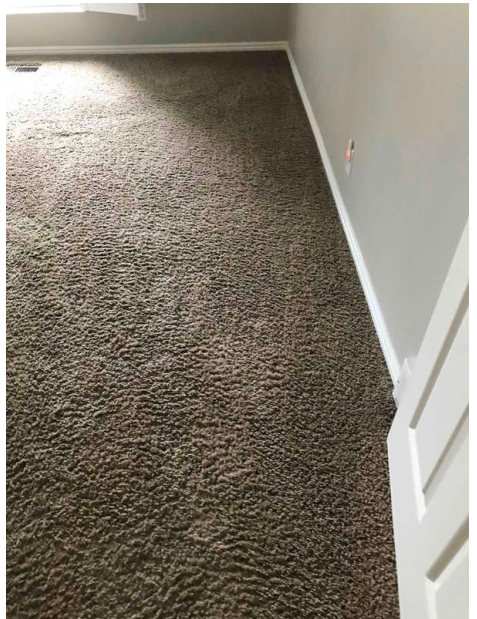
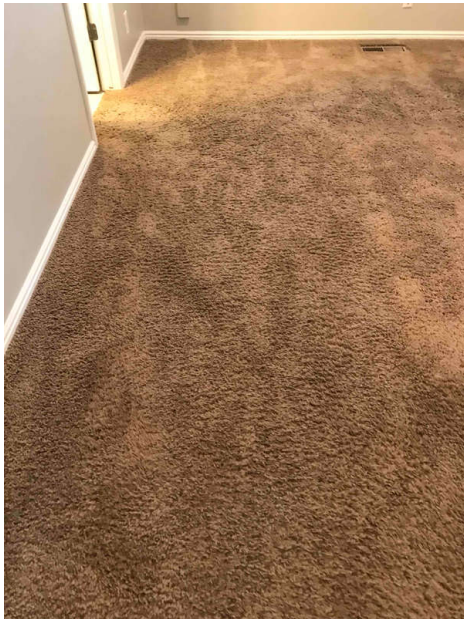
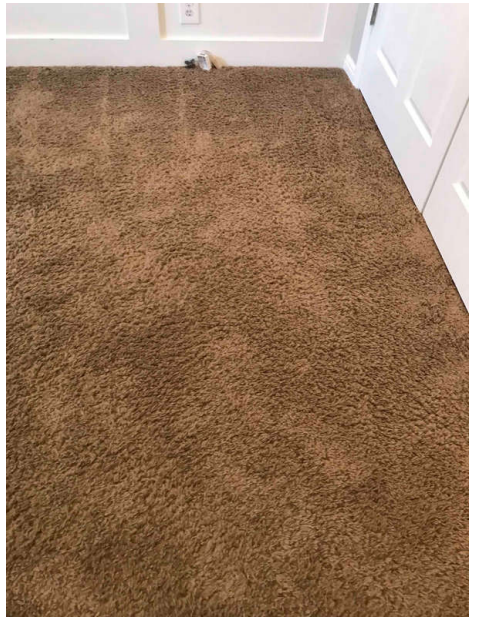
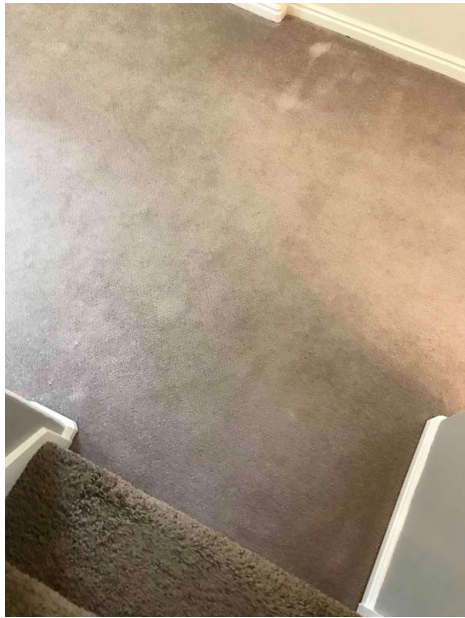


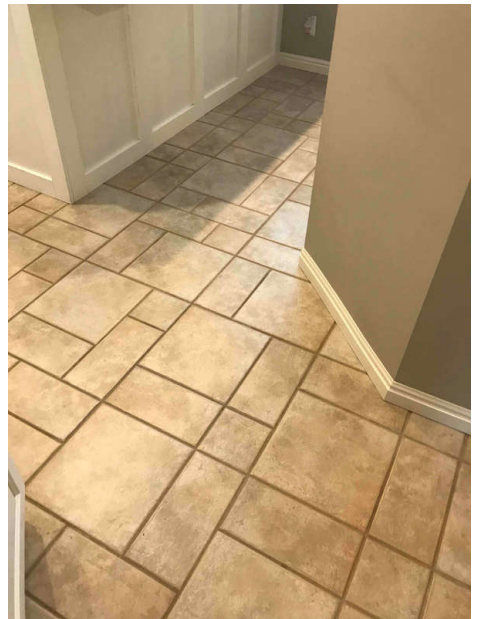
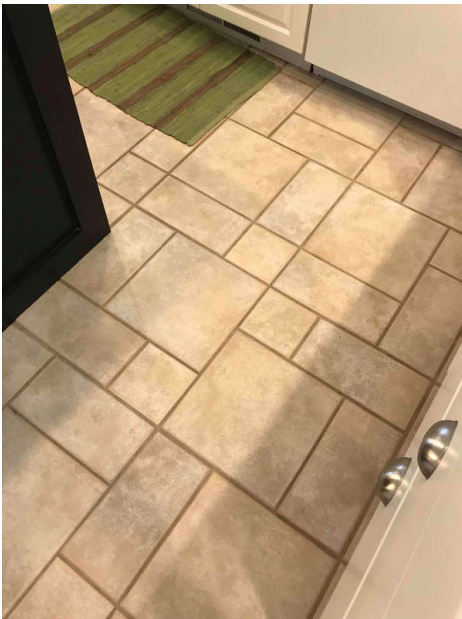
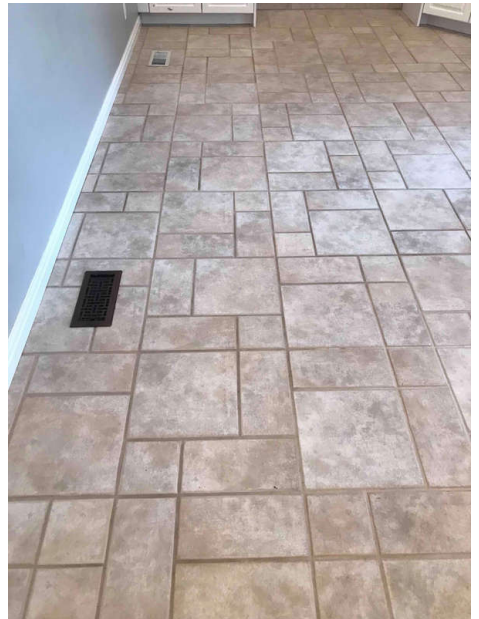
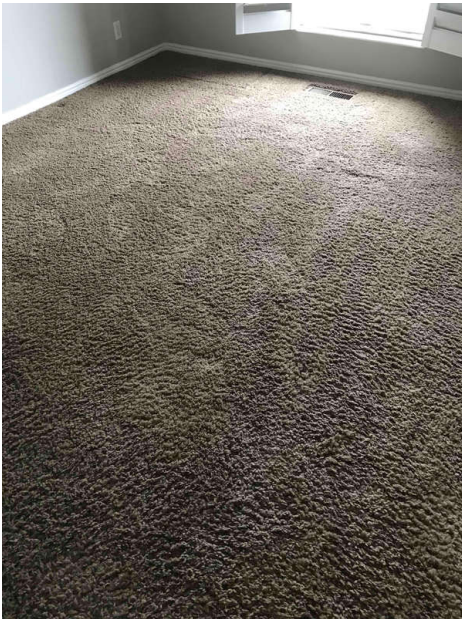
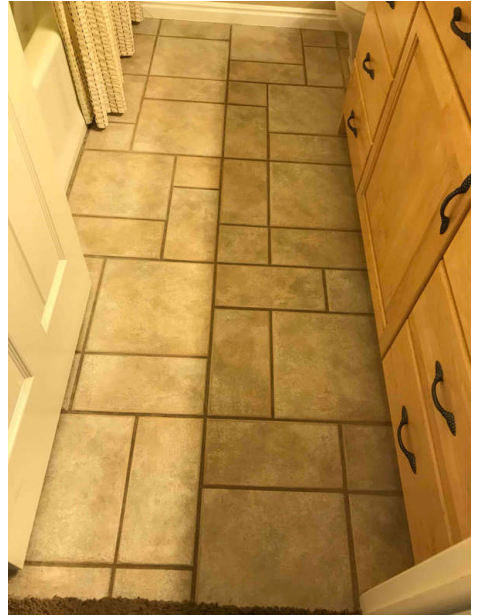
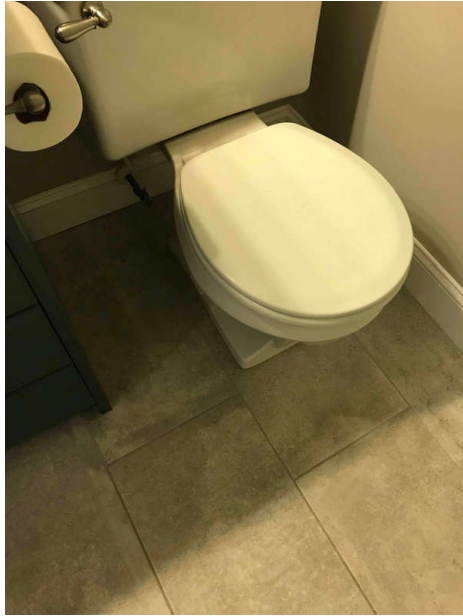
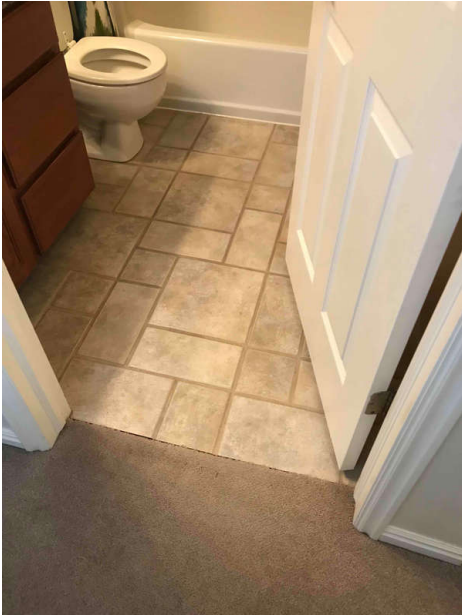


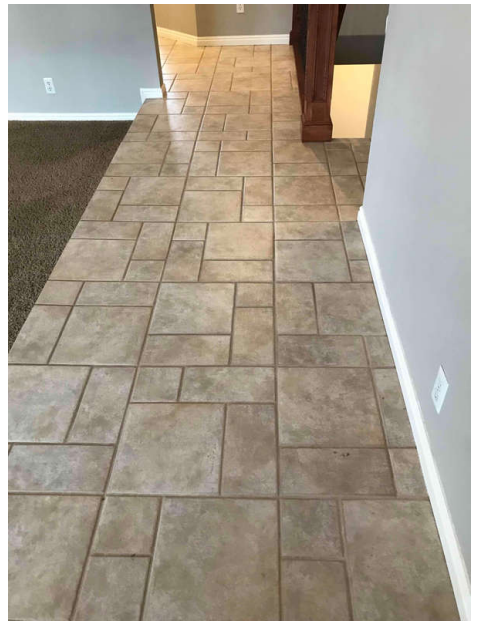
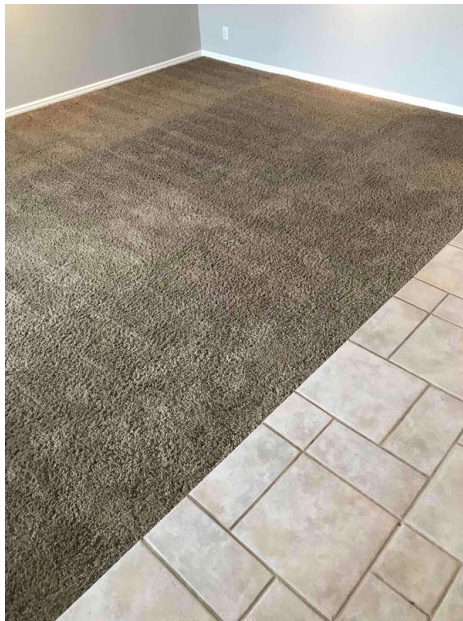
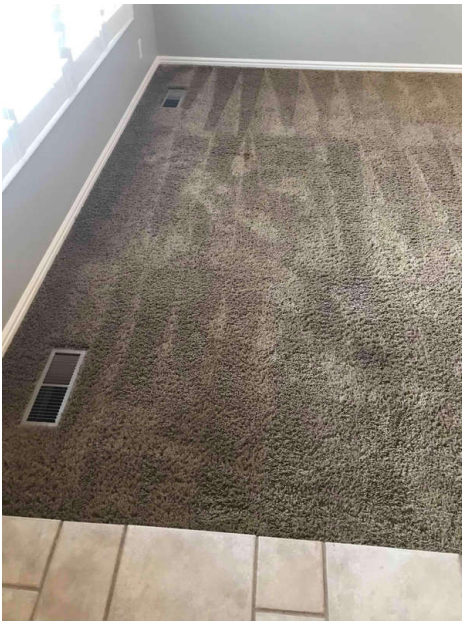
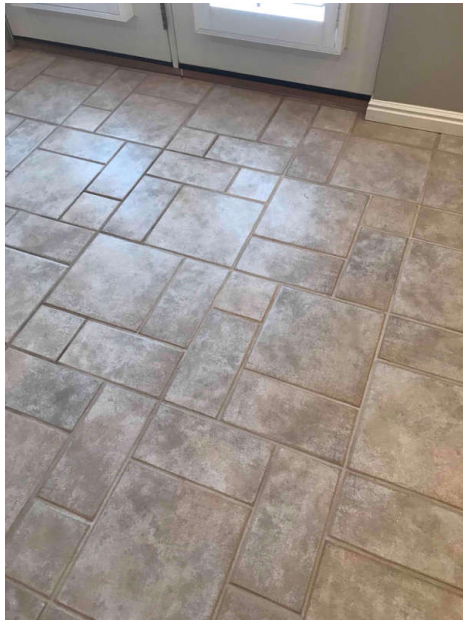
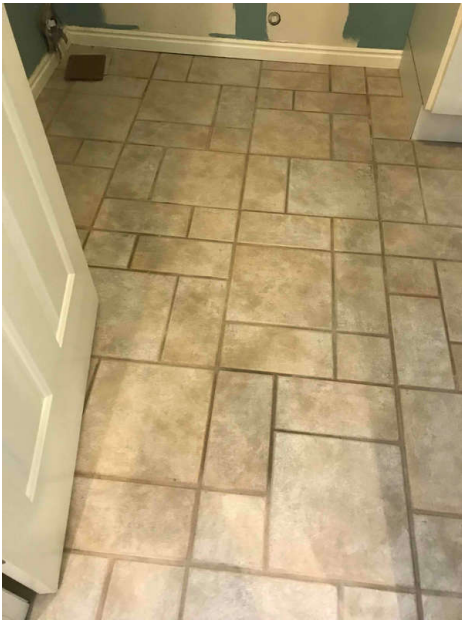
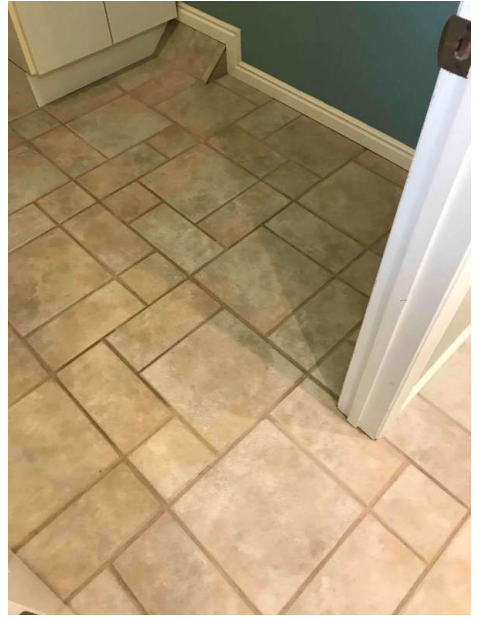
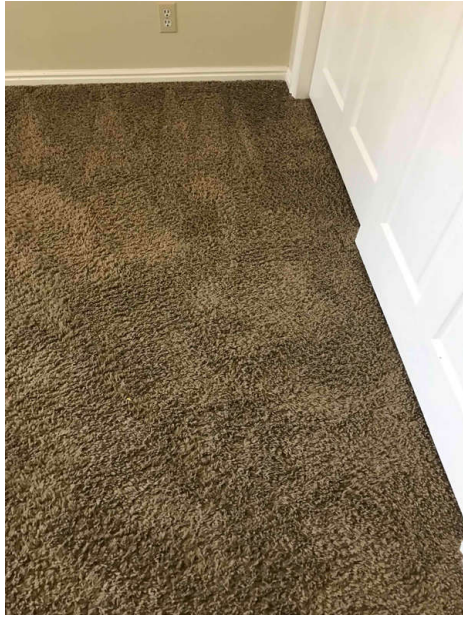
Floors: Floor Coverings
Tile, Carpet

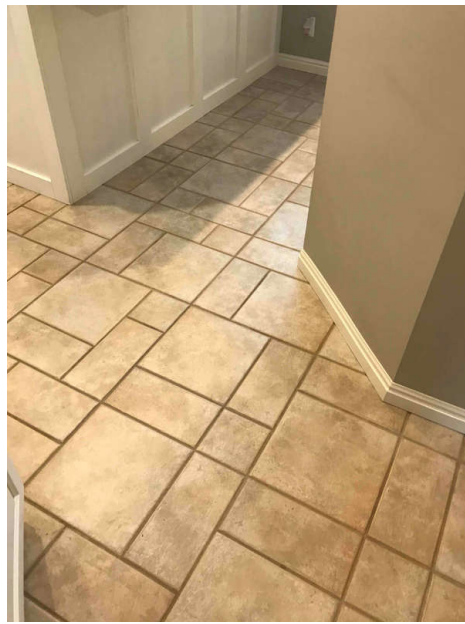
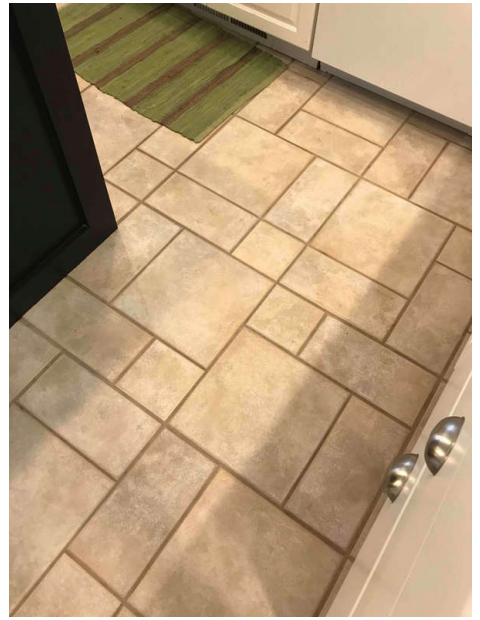
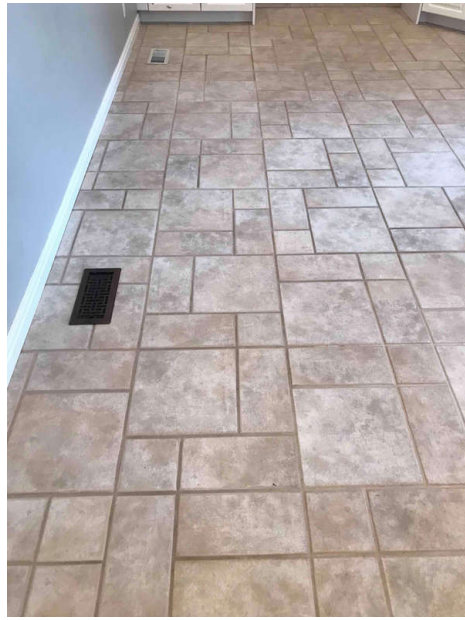
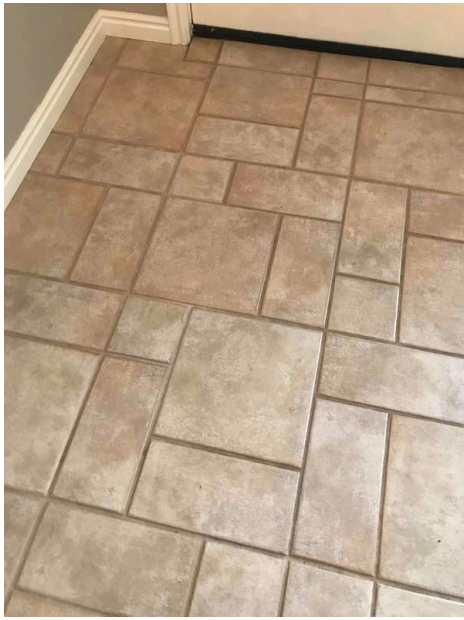




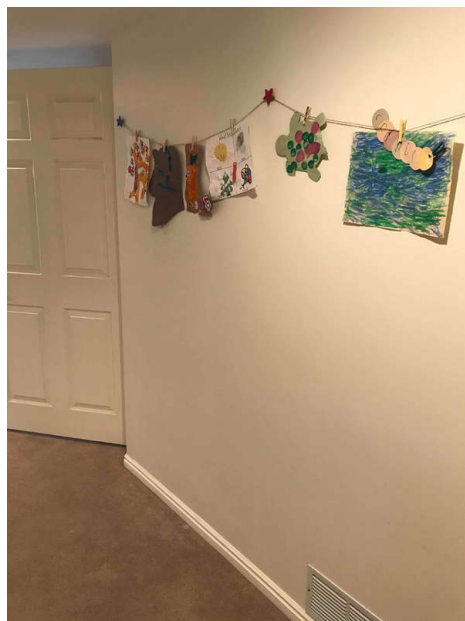


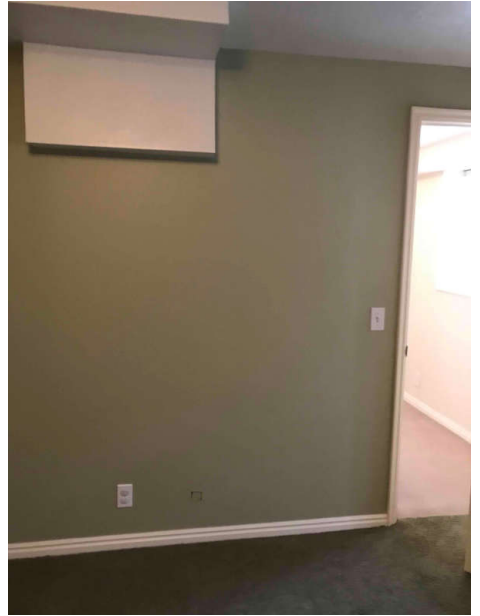
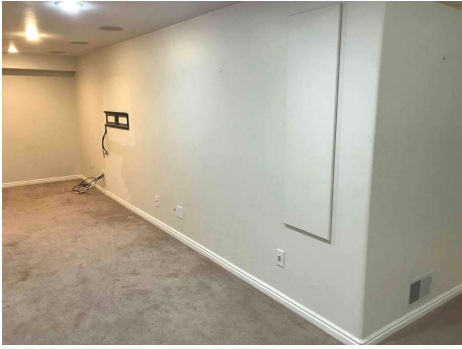


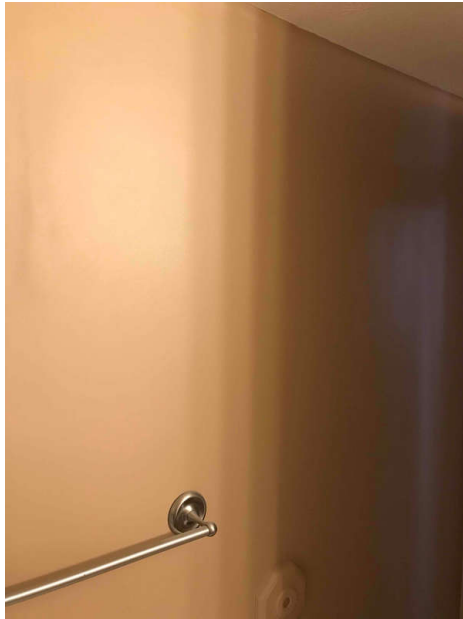
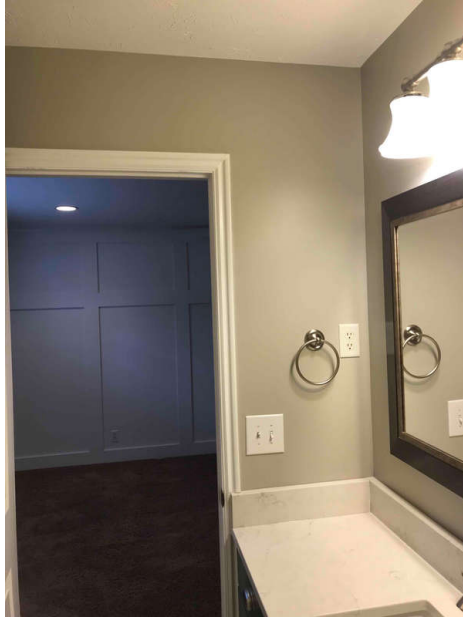
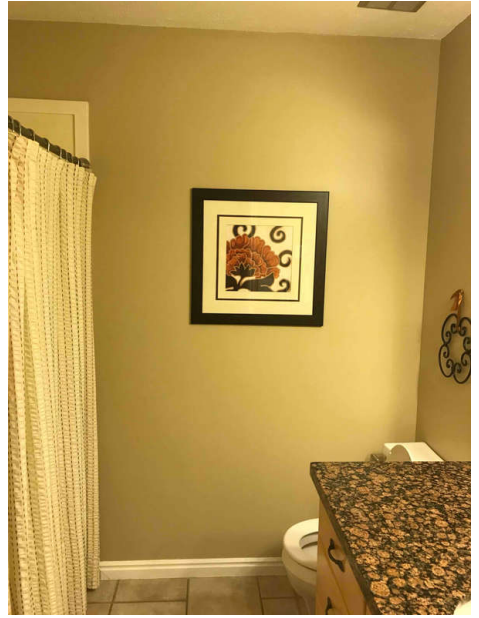
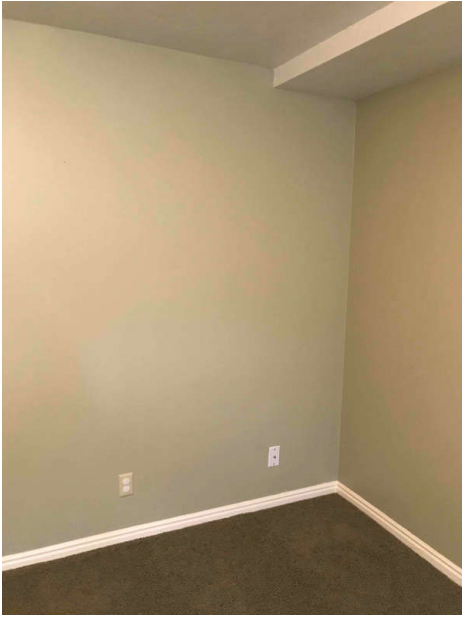


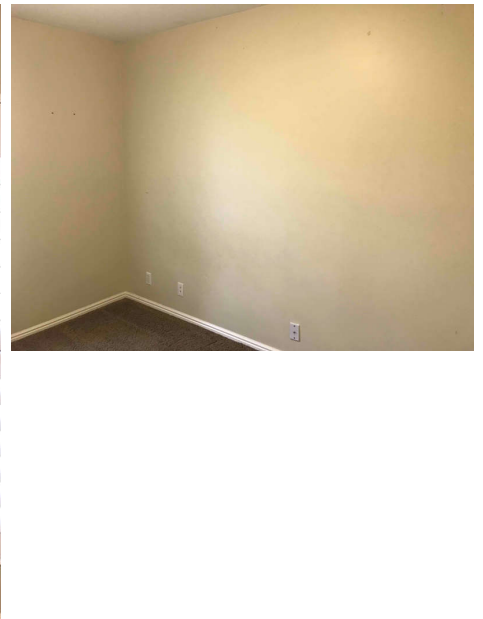
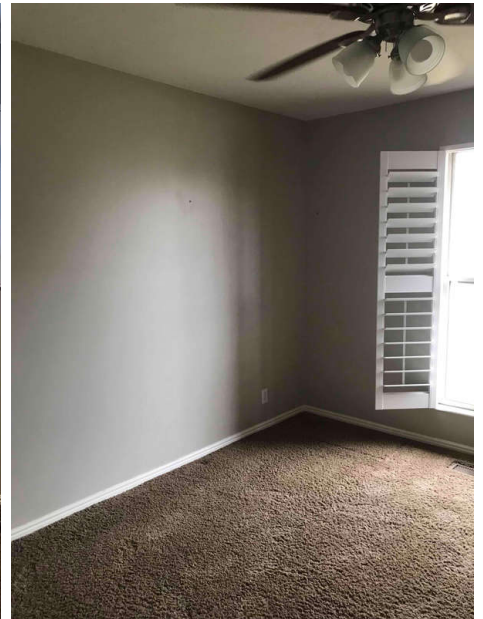
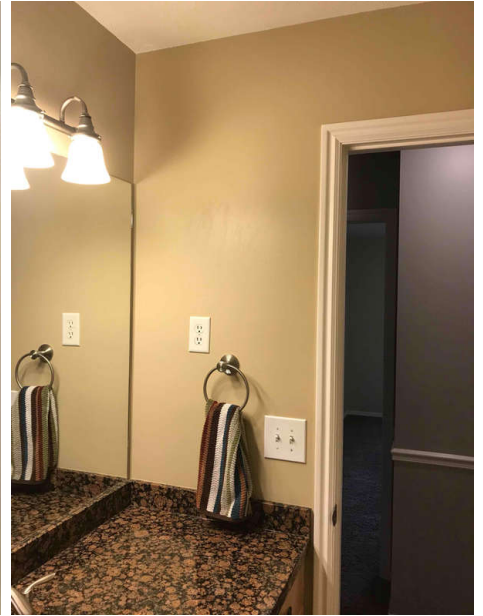


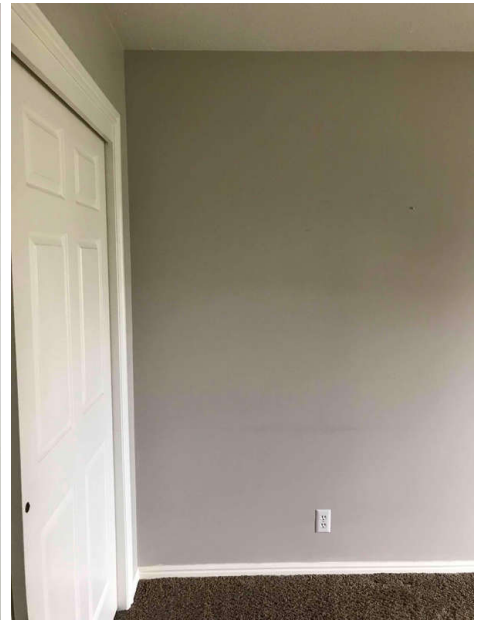
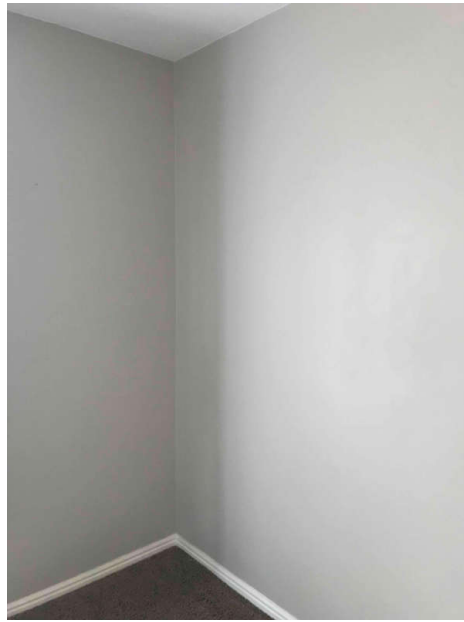
Walls: Wall Material
Drywall

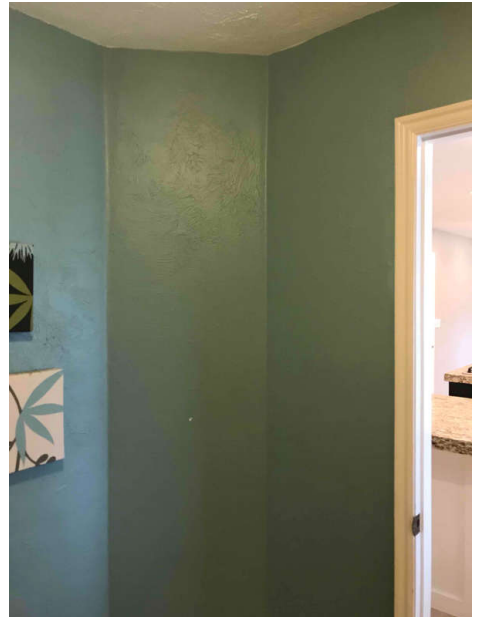
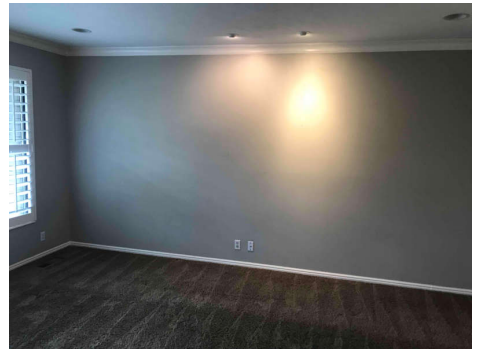
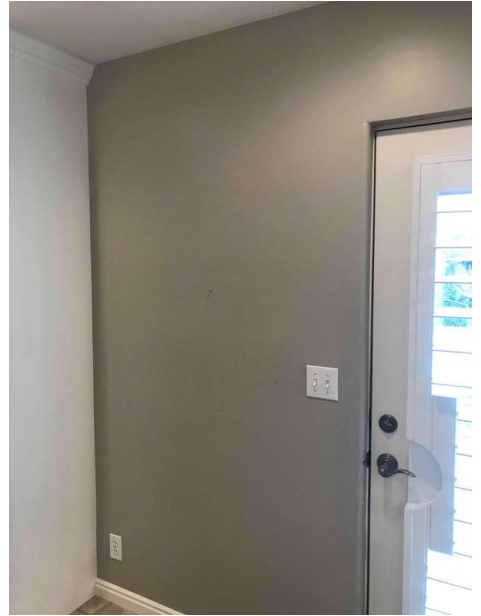


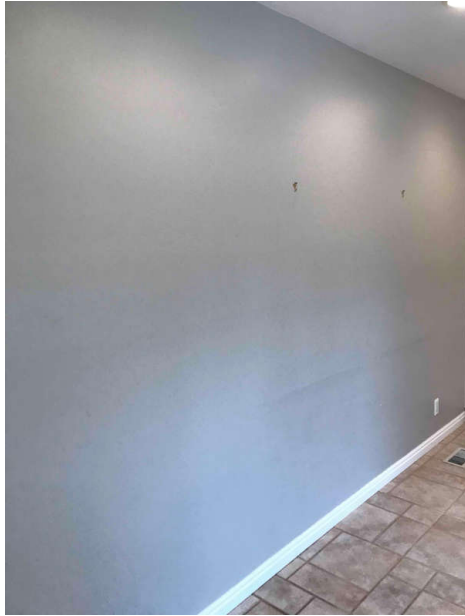




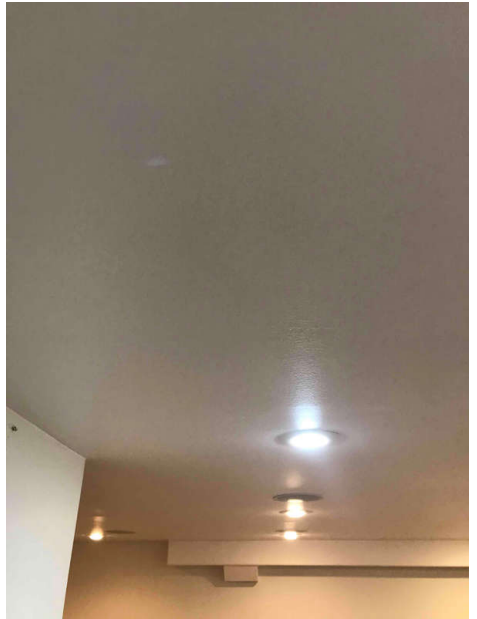
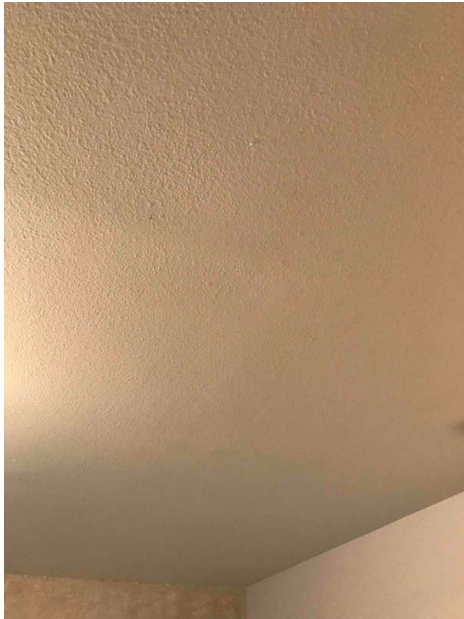
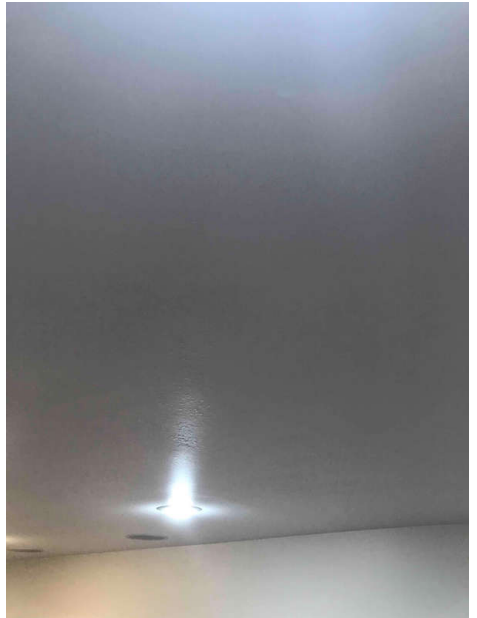
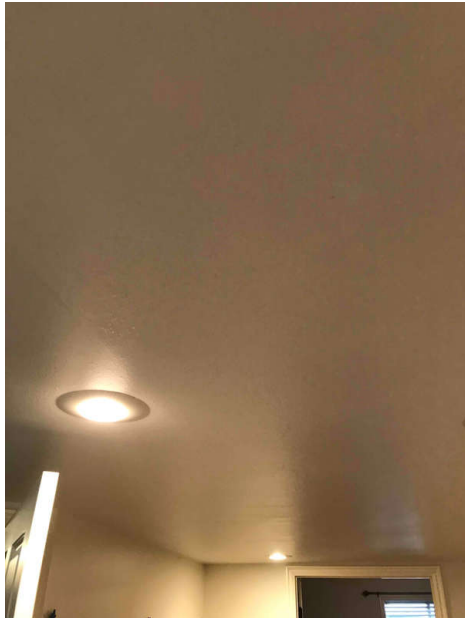
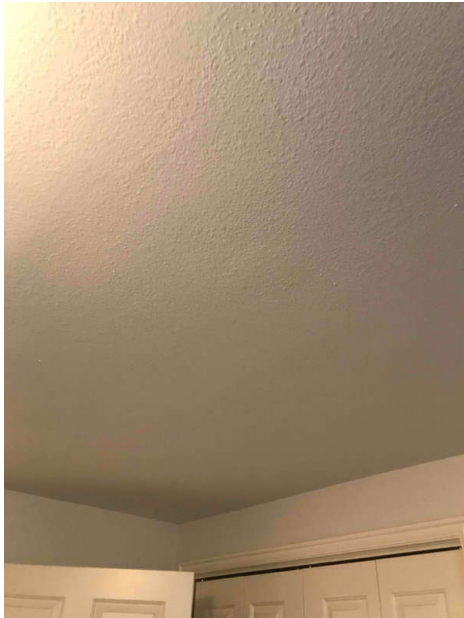


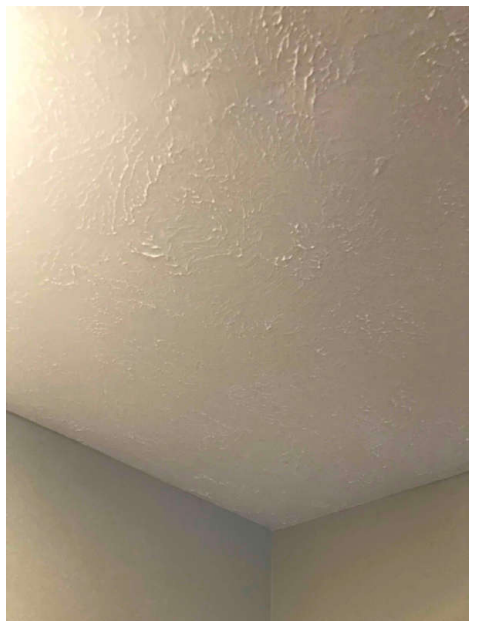
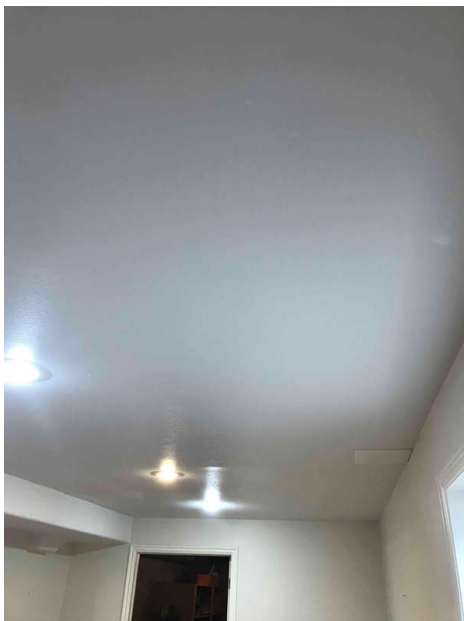
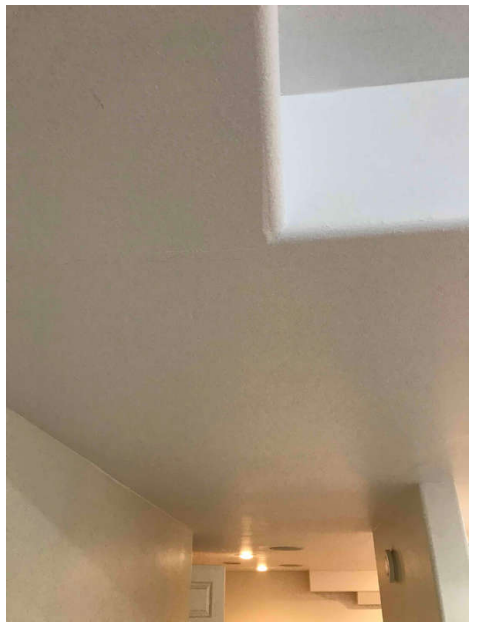
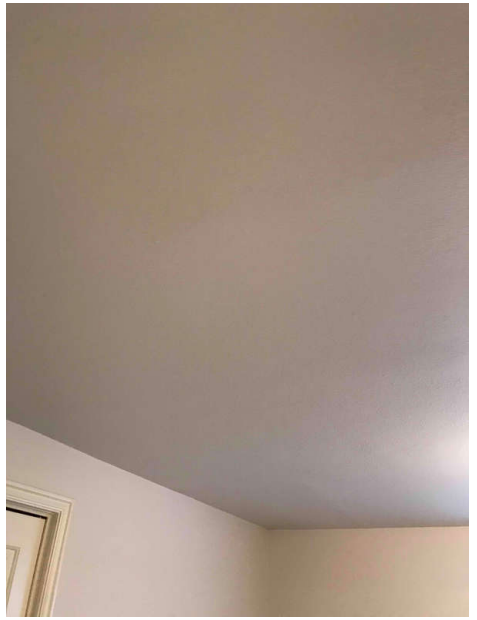
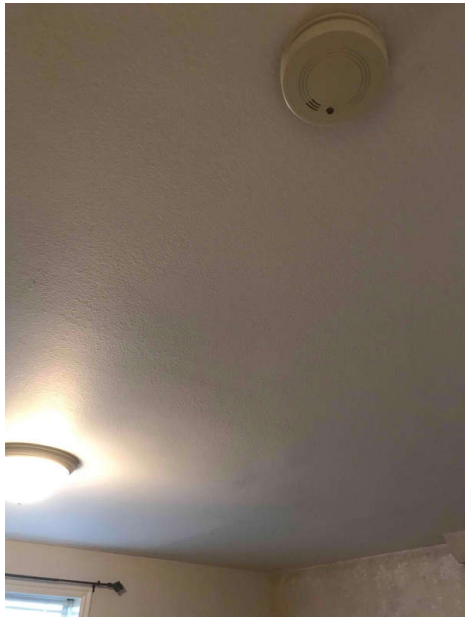


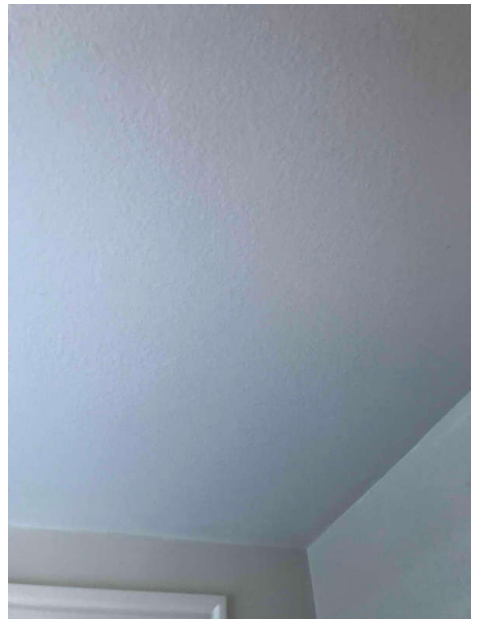
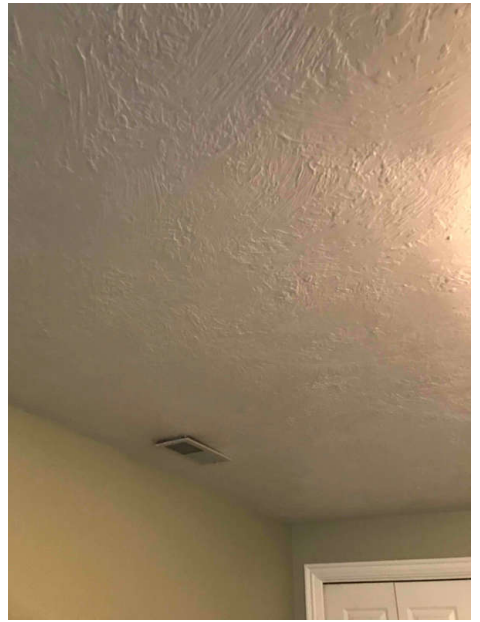
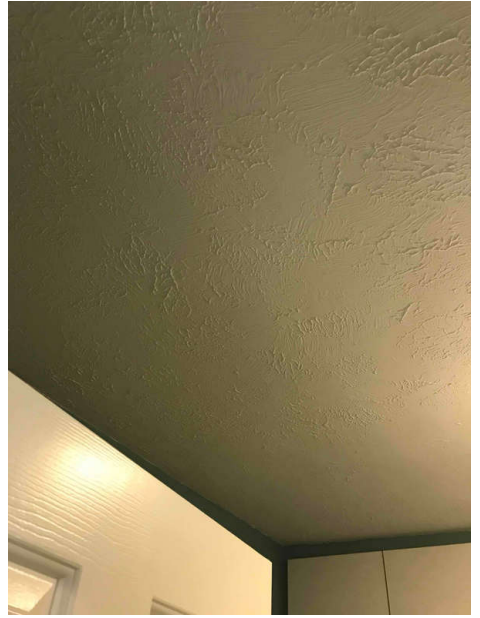


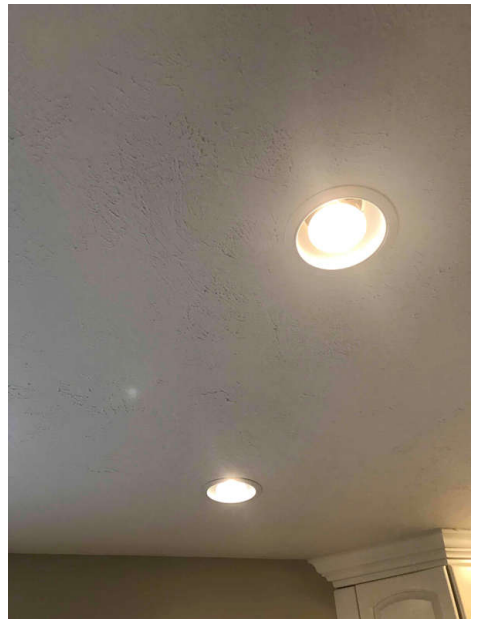
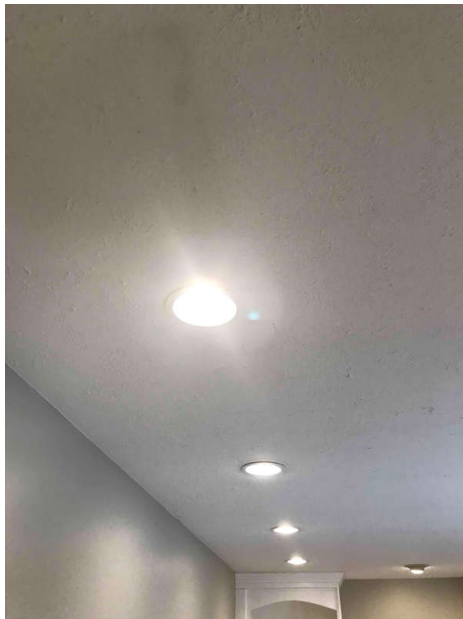
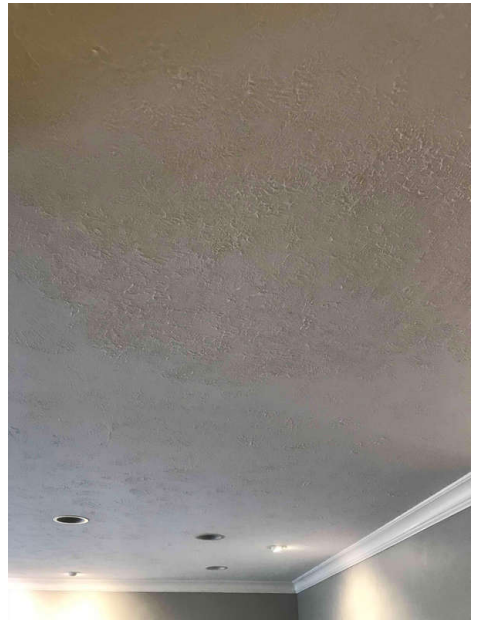
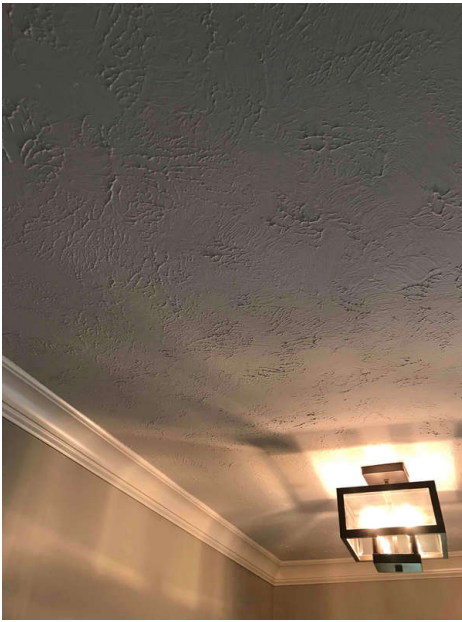
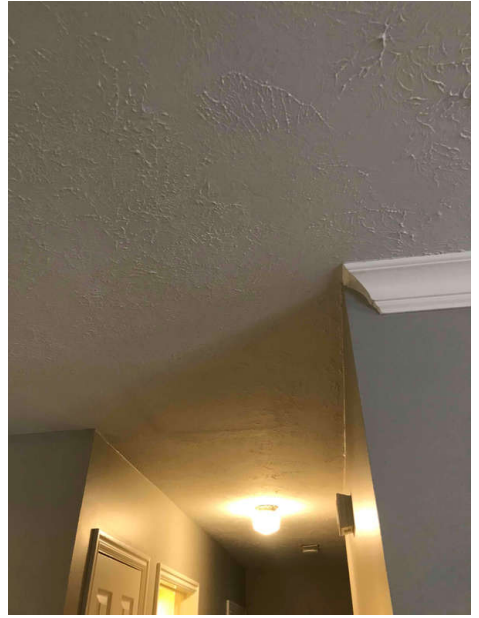


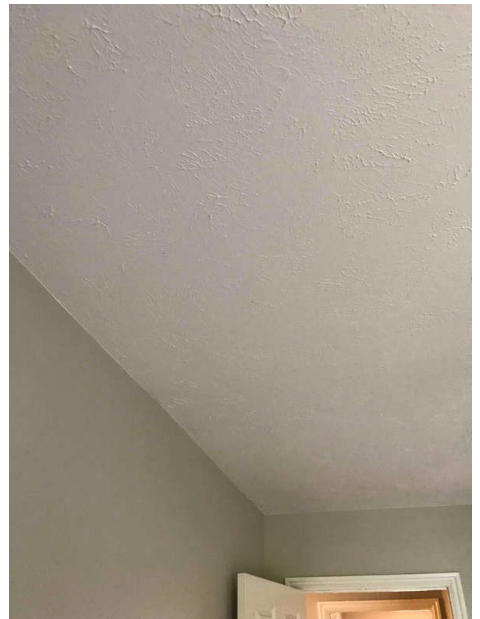
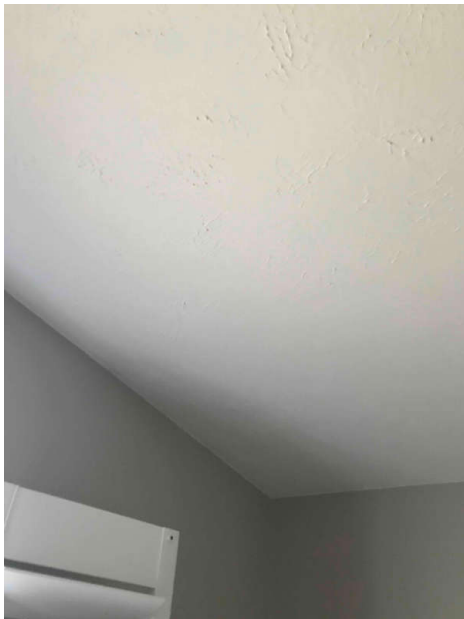
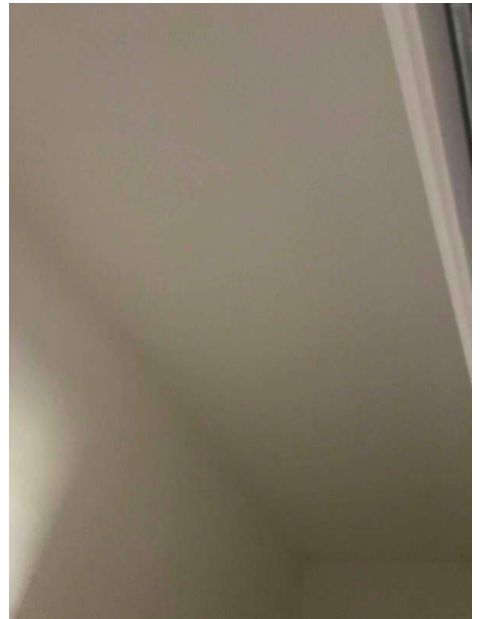
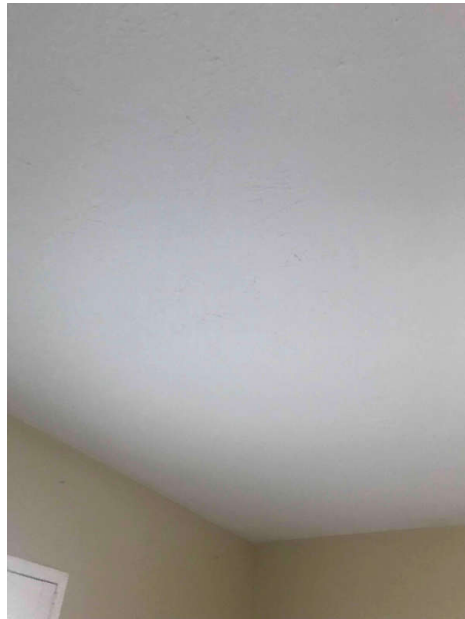
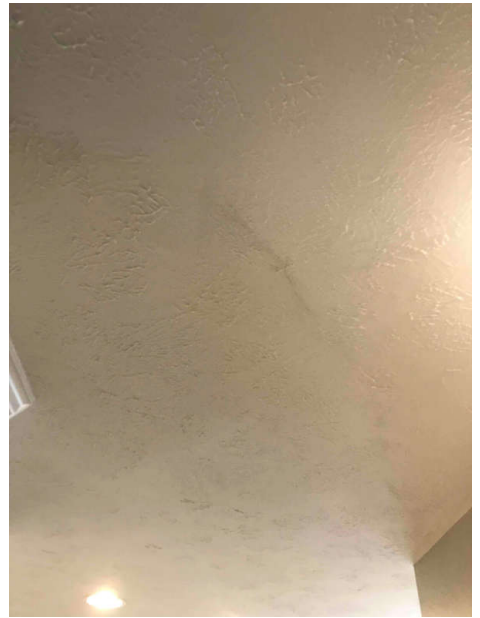
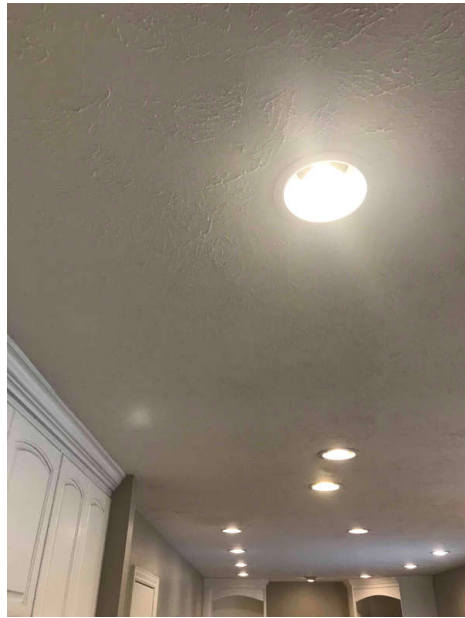
Ceilings: Ceiling Material
Gypsum Board

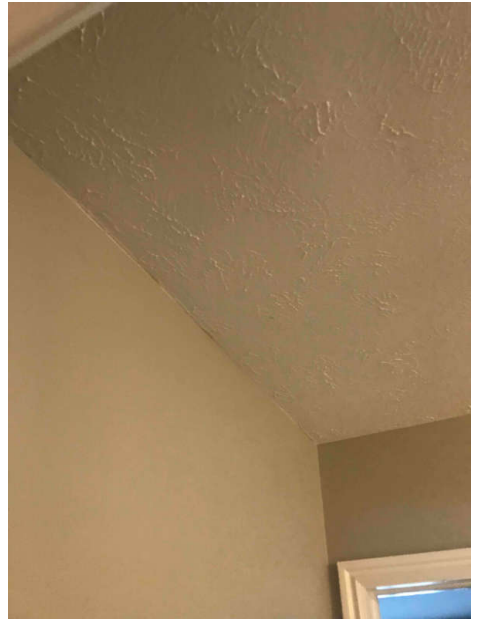
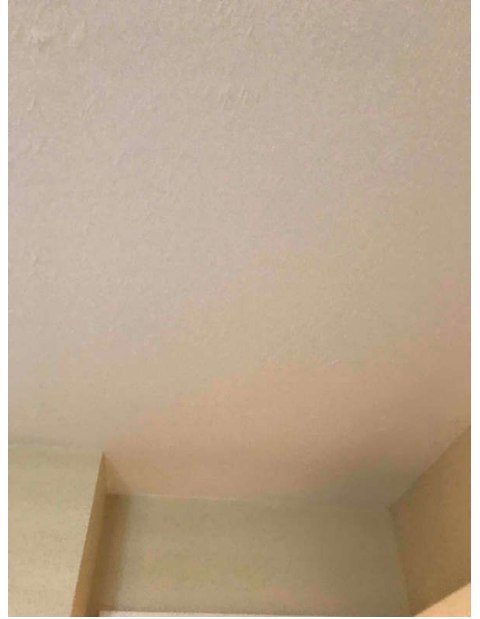
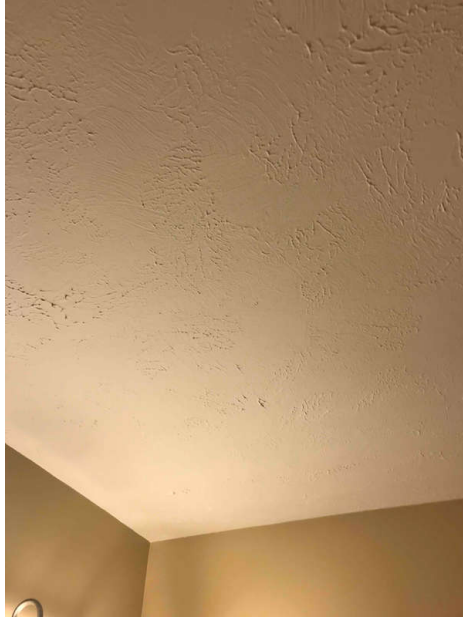
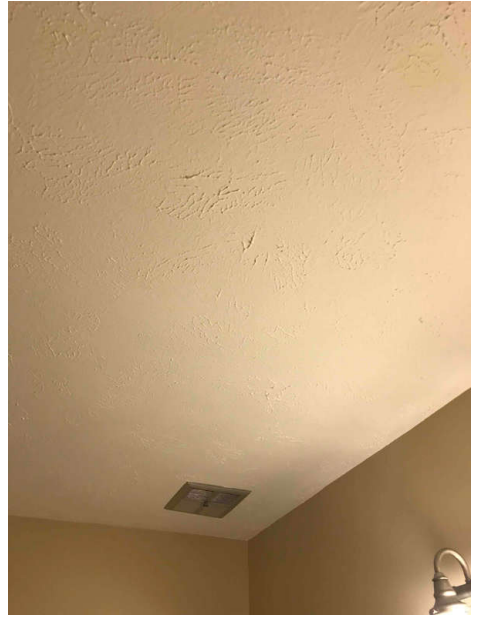
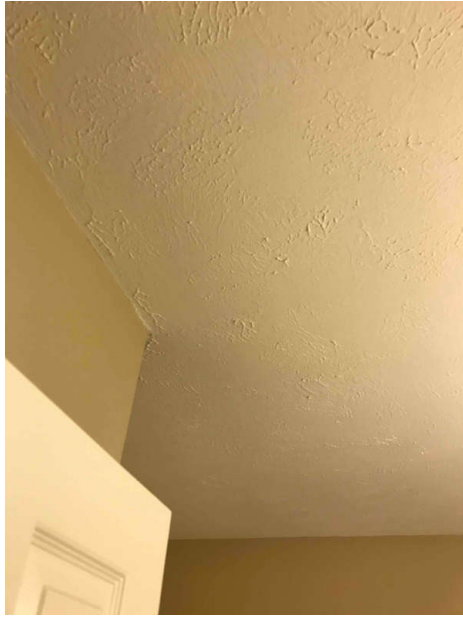
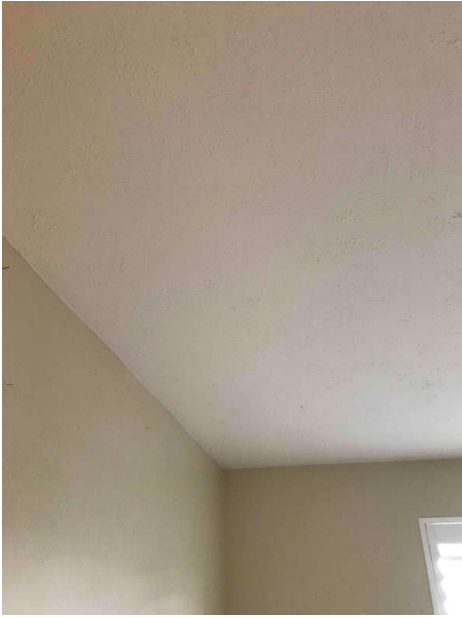


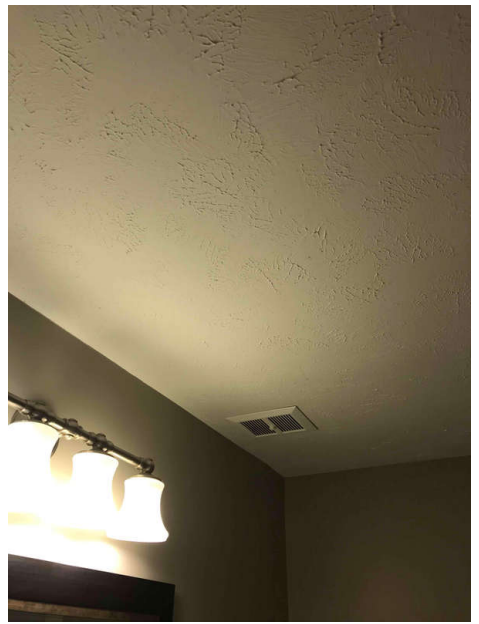
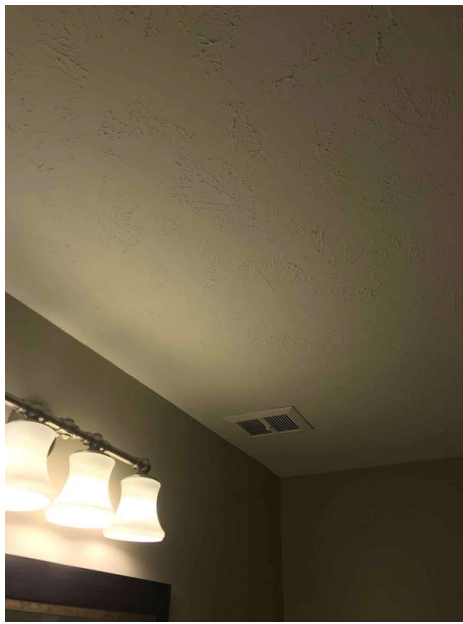
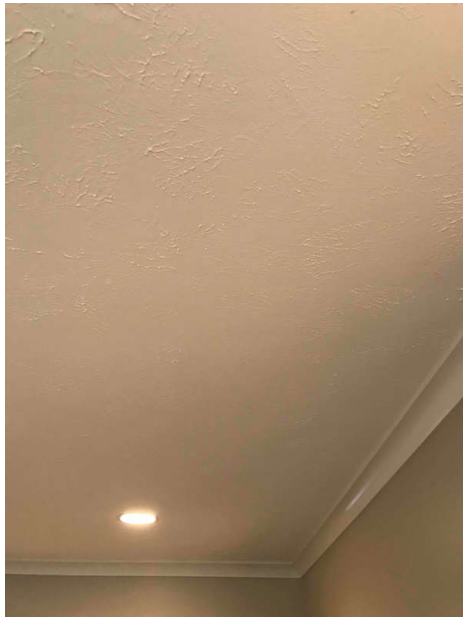






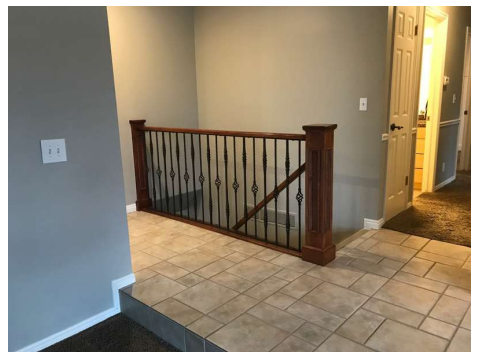
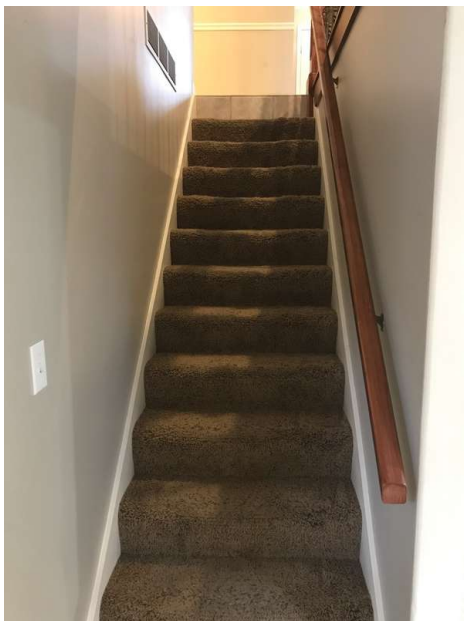








Steps, Stairways & Railings: Stairwell and steps



Countertops & Cabinets: Countertop Material

Granite, Marble



Countertops & Cabinets: Cabinetry

Wood





Recommendations

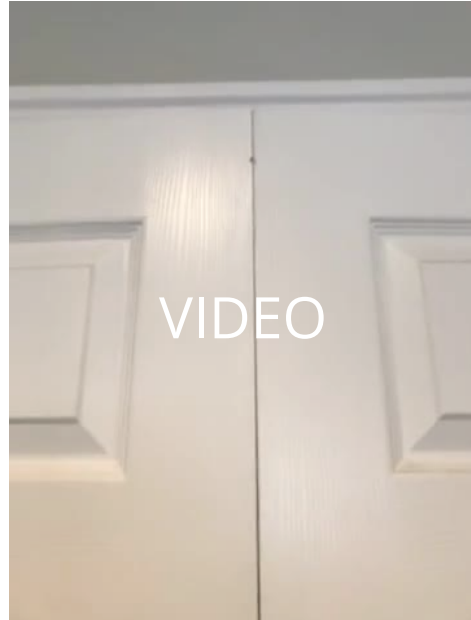
10.1.1 Doors

CLOSET DOORS OUT OF ALIGNMENT

Out of alignment resulting in doors rubbing on one another.

Recommendation

Contact a qualified professional.



10.1.2 Doors

DOOR DOESN'T LATCH

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

Recommendation

Contact a qualified handyman.



10.2.1 Windows

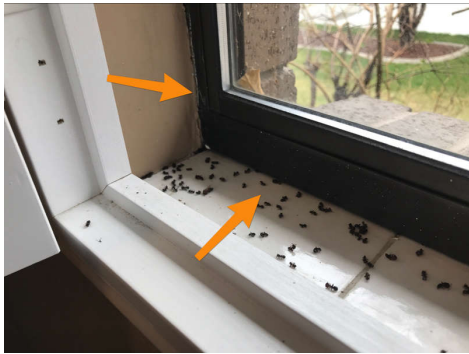
NEEDS TO BE CAULKED

Needs to be caulked. Recommend that windows are sealed and caulked to prevent moisture intrusion.

Recommendation

Contact a qualified professional.





10.3.1 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.



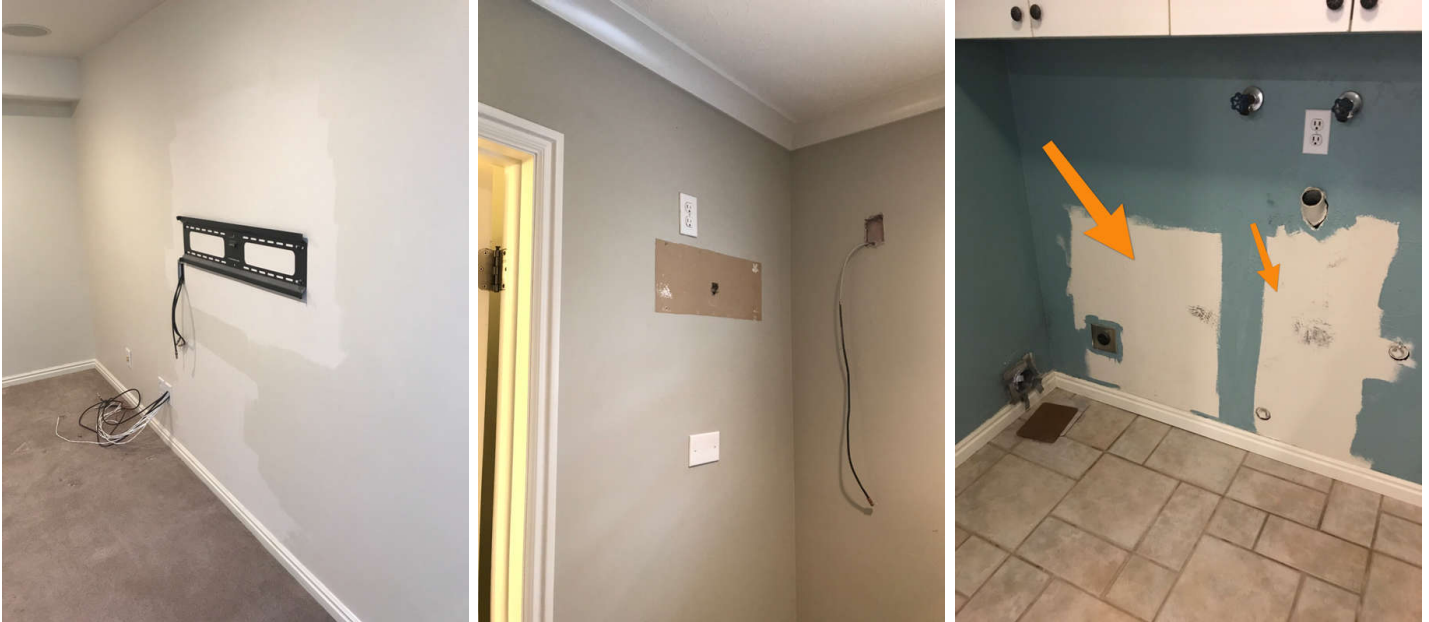
10.4.1 Walls

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



10.4.2 Walls

CRACKS HOLES AND DAMAGE

Cracks, holes and damage found in various parts of the drywall throughout the home. Recommend a competent drywall contractor to make repairs as needed.

Recommendation

Contact a qualified professional.



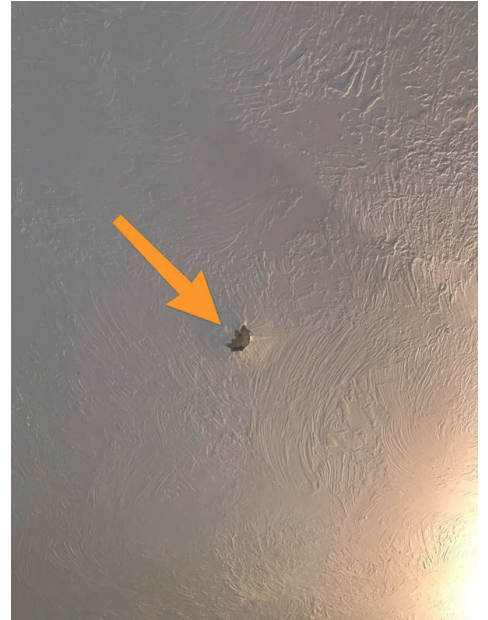
10.5.1 Ceilings

MINOR DAMAGE

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

Recommendation

Contact a qualified professional.



10.5.2 Ceilings

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



10.5.3 Ceilings

MINOR CRACKING

Cracks in the ceiling were visible at time of inspection.

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher				
11.2	Refrigerator				
11.3	Range/Oven/Cooktop				
11.4	Garbage Disposal				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

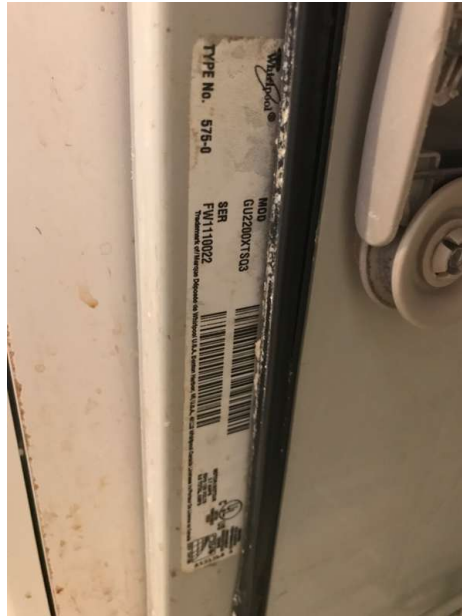
Range/Oven/Cooktop:
Range/Oven Brand
 Jenn-Air, GE

Range/Oven/Cooktop: Exhaust Hood Type
 None

Range/Oven/Cooktop:
Microwave oven



Dishwasher: Brand
 Whirlpool



Refrigerator: Brand

GE



Range/Oven/Cooktop: Range/Oven Energy Source

Gas, Electric



Garbage Disposal: Garbage disposal



Recommendations

11.3.1 Range/Oven/Cooktop

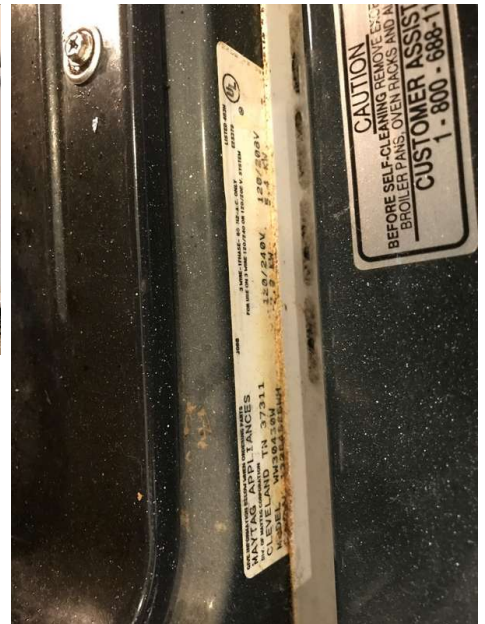
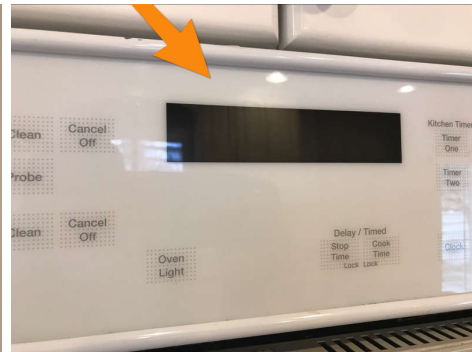
OVEN NOT HEATING UP

Gas oven wasn't heating up at time of inspection. Recommend a qualified appliance contractor evaluate and repair.

[Here is a DIY troubleshooting tip.](#)

Recommendation

Contact a qualified professional.



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 inspector's 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.

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.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

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.

Attic, Insulation & Ventilation

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.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

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.