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RESIDENTIAL INSPECTION

1234 Main St.
Wheeling WV 26003

Buyer Name
12/09/2018 9:00AM

Inspector
Mark Bonar
Certified Master Inspector®
304-830-3354
wheelinghomeinspector@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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To Our Client,

Thank you very much for choosing us to perform your home inspection. We hope the experience met your expectations.
The report is setup for easy navigation. The report begins with an overview and then has one section for every major home system (Roofing, Exterior, Structure, etc.). The blue text in a comment indicates a hyperlink to more information throughout the report. Please feel free to contact us with any questions about the report or the home itself, for as long as you own your home. Our telephone and email consulting services are available at no cost to you. Please watch for your follow-up email. We hope that you will complete our client questionnaire.
Thanks again for choosing Mountain State Inspections LLC.

Sincerely,
Mark Bonar, Founder of Mountain State Inspections LLC

SUMMARY

8 MAINTENANCE ITEMS/FYI

8 MARGINAL

1 DEFECTIVE

2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading

4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Termite activity

7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Loose/Leaking

7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Unit Middle Aged 7-12

9.1.1 Electrical - Service Entrance Conductors: Electrical Service 100

9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel/Breakers Older 50+

9.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Covers Missing

9.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Oversized Fuses

9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Older 2 Prong Outlet(s)

9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet Ungrounded

9.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet Reverse Polarity

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10.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Exhaust fan noisy

13.4.1 Garage - Garage Door: Ends of Useful Live

13.4.2 Garage - Garage Door: Garage Door Not Sealed

1: INSPECTION DETAILS

Information

Style
Ranch

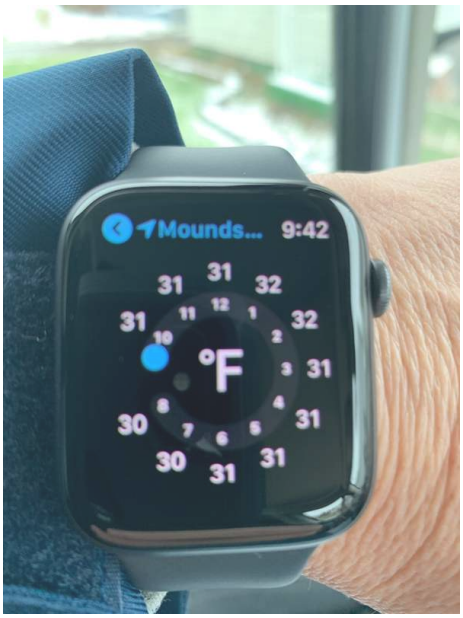
Type of Building
Detached, Single Family

Weather Conditions
Freezing Rain, Snowing, Snow on Roof

Temperature (approximate)
31 Fahrenheit (F)

Occupamcy
Vacant

In Attendance
No One



Utilities On
Water, Electric, Gas

Inspection Method
Visual

The scope of this inspection is in accordance with the Standards of Practice of the InterNACHI. Such inspections are visual. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. We perform no destructive testing or dismantling of building components.

Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left, right and rear of the home should be construed as standing in the front yard, viewing the front of the home.

Overview

Mountain State Inspections LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the InterNACHI's Home Inspection Standards of Practice (International Association of Certified Home Inspectors) and or any State required standards. As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing**, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a **"visual only"** Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of Inspection only and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure and any Wood Destroying Insects (WDI) Report. Refer to the Standards of Practice (linked to above), and your Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a**GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection report should be used alongside the sellers disclosure, Wood Destroying Insects (WDI) Report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they will help cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Notice to Third Parties

Notice to Third Parties: This report is the property of Mountain State Inspections LLC and is**Copyrighted as of the date on the inspection.** The Client(s) and their Direct Real Estate Representative named on the cover page have been named as licensee(s) of this document. **This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT(S) NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, mobile appliances, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks and private water systems, water delivery systems, and underground fuel storage tanks. Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down and can't be liable for damages that may result from activating said components / appliances. Also, not reported on are the causes of the need for a repair; The methods, materials, and total costs of corrections. The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Any cost figures should be from your contractor. You can go to HomeAdvisor or another web source for some average cost-to-cure prices for your area. https://www.homeadvisor.com/cost/

It is recommended that a budget of roughly one percent of the value of the home be set aside annually to cover unexpected repairs and annual maintenance. It is further recommended that qualified, reputable contractors be consulted for specific quotations. You may find that contractor estimates vary dramatically from these figures, and from each other. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously. Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by a qualified homeowner or handyman will dramatically reduce costs. **Please consult your inspector before you engage a contractor to correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.**

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the general term "qualified professional" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If warranted, we may recommend a "specialist" and/or evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES OF DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A general guild to life expectancy chart for the US can be viewed by visiting https://www.nachi.org/life-expectancy.htm

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact the office for clarification.

Please acknowledge to me once you have completed reading the report. At that time, I will be happy to answer any questions you may have or provide clarification.

Comment Key - Definitions

This report divides deficiencies into three categories; **Defective** (in red), **Marginal** (in orange), and **Maintenance Items/FYI** (colored in blue). Material Defects and Safety Hazards will be listed in the Red or Orange categories depending on their perceived action level.

Defective - The item/system failed to operate/perform its intended function, was structurally deficient, was a immediate safety concern or was hazardous at time of inspection. This may affect entire item/system and is not limited to the issues identified in the comment field(s).

Marginal - Items or components may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the issue may lead to further problems.

Maintenance Items/FYI - Items or components that were found to need recurring or basic general maintenance and/or may need simple repairs which may improve their functionality. **Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection.** These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Maintenance Item" or "Marginal" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel that "Additional Information" comments belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again, it's the "Recommendations" in the text of the comment pertaining to each comment that is paramount, not its categorical placement.**

Detached Item(s) Present

Only items and components directly and permanently attached to the structure are inspected according to the Standards of Practice. And most of these items are only required to be reported on with their respected effect on the structure. This home may contain detached patios, stairs, retaining walls, outbuildings, decks, pools, fireplaces, etc. If comments are made about these items, any comments should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies. If any detached items or structures are of concern, evaluation of these items should be conducted by qualified individuals prior to the end of your inspection period.

2: EXTERIOR

		IN	NI	NP	AI
2.1	Siding, Flashing & Trim	X			
2.2	Exterior Doors	X			
2.3	Walkways, Patios & Driveways	X			
2.4	Decks, Balconies, Porches & Steps	X			
2.5	Eaves, Soffits & Fascia	X			
2.6	Vegetation, Grading, Drainage & Retaining Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

Siding, Flashing & Trim: Siding Material
Aluminum

Exterior Doors: Exterior Entry Doors
Steel

Walkways, Patios & Driveways: Material
Concrete, Carpet Covered

Decks, Balconies, Porches & Steps: Appurtenance
Porch, Sidewalk

Decks, Balconies, Porches & Steps: Material
Concrete

Exterior Section Introduction

Inspection of the home exterior typically includes visual inspection from the ground: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing component, and retaining wall conditions that may affect the home structure.The exterior components of a building work together to provide a weather-tight skin, if all the parts are doing their job. Protection against intruders, both animal and human, is also offered by the building skin. Good exteriors are attractive, durable and require little maintenance. Exterior components are often the most neglected parts of a home.




Deficiencies

2.6.1 Vegetation, Grading, Drainage & Retaining Walls

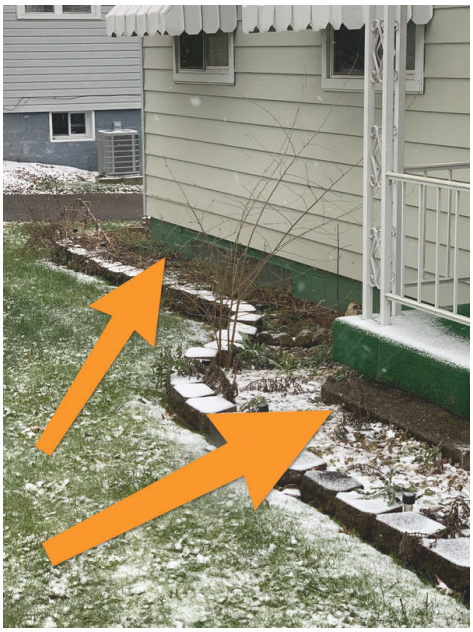
Marginal

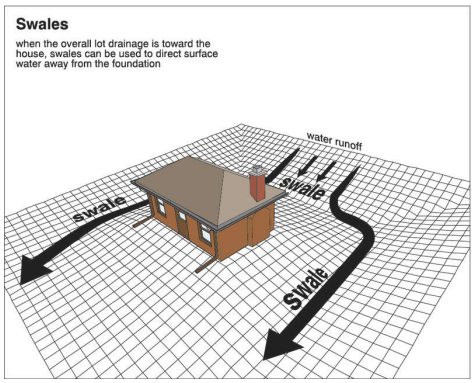
NEGATIVE GRADING

The grade adjacent to the foundation has settled & needs to be improved. Recommend continual landscaping to ensure positive grade with sloping away from the house to prevent water runoff & seepage into the foundation. The standard is 1 inch of slope per foot up to 6 feet. Here is a helpful article discussing negative grading. Interior drain tile installed with sump pump to help address any water entry.

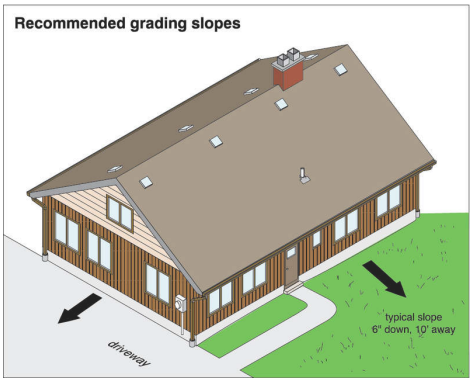
Recommendation

Contact a qualified professional.





Swale



Grading

3: ROOF

		IN	NI	NP	AI
3.1	Coverings		X		
3.2	Roof Drainage Systems	X			
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations		X		

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

Inspection Method
Ground

Roof Type/Style
Gable

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Flashings: Material
Aluminum

Skylights, Chimneys & Other Roof Penetrations: Type
Furnace Stack, Metal Vent

Roof Section Introduction

The primary purpose of a roof is to protect the building from rain, snow, sun and wind. Roofs also affect the appearance of a building. Roofs provide some mechanical protection against falling objects, although hail damage for example, is common. Roof coverings are not intended to keep out the cold. Most roofs are very poor insulators.

Coverings: Material
Dimensional

Two most common types of coverings:

3-tab Fiberglass

The roof was covered with 3-tab fiberglass composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

Dimensional

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Limitations

Coverings

SNOW COVERED ROOF

Unfavorable weather restricted the inspection of the roofing system by limiting access and view at time roof was inspected. The roof was snow covered and not inspected. Recommend when snow melts, the roof be inspected by a qualified professional.

Skylights, Chimneys & Other Roof Penetrations

SNOW ON ROOF

There was snow on the ground during the inspection. Snow cover limits our ability to inspect surface drainage, roofing, and possibly other building components.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	AI
4.1	Foundation	X			
4.2	Basements & Crawlspaces	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Concrete Basement Floor

Floor Structure: Material
Steel Post, Wood Beams

Floor Structure: Sub-floor
Plywood

Wall Structure: Type
Not Visible

Ceiling Structure: Type
Dimensional Lumber

Roof Structure & Attic: Material
Plywood, Wood

Roof Structure & Attic: Type
Gable

Structural Section Introduction

The structure of a home is the skeleton, which includes the foundations and footings as well as the floors, walls, and roof. Structures are judged by how well they are able to stand still. Successful structures do not move; unsuccessful ones do, sometimes dramatically.

Deficiencies

4.2.1 Basements & Crawlspaces

Maintenance Items/FYI

TERMITE ACTIVITY

Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be consulted. Termites can do a substantial amount of damage to the wood structural components of a home.

Recommendation

Contact a qualified pest control specialist.

Basement Right Side

5: HEATING

		IN	NI	NP	AI
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Presence of Installed Heat Source in Each Room	X			
5.5	Filter System				

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

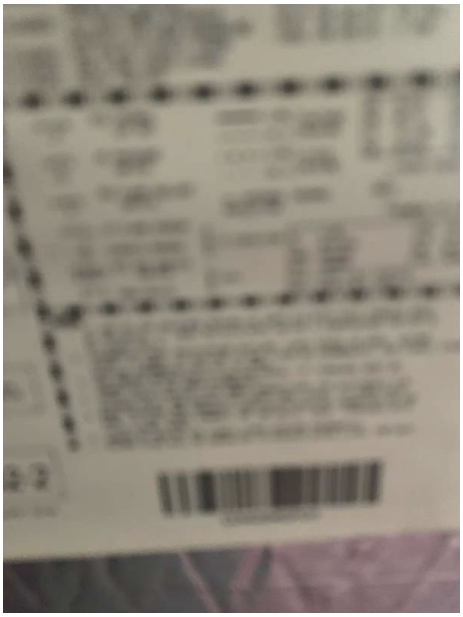
Information

Equipment: Brand
Trane

Equipment: HVAC Location
Basement

Equipment: Energy Source
Gas

Equipment: Photo Shows Label



Equipment: Heat Type
Forced Air, Gas-Fired Heat

Distribution Systems: Distribution Methods
Ductwork

Heating Section Introduction

The purpose of a heating system is obvious. How well a heating system performs is not so obvious. A well-designed heating system is large enough to provide adequate heat on the coldest day, is reliable, is inexpensive to install and operate (efficient), is quick to respond to its controls, can heat all parts of the home equally or deferentially, and is safe. There is no one heating system that performs all of these functions perfectly. **The general home inspection does not include any type of heating system warranty or guaranty.** Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. The Inspector specifically disclaims furnace heat exchanges because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

AFUE Rating

80+%

The U.S EPA sets minimum efficiency standards for appliances such as heating and cooling equipment. 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. Many older furnaces still operating and functioning well have efficiencies between 70% and 75%. Furnaces installed after 1992 must have efficiency ratings above 78%. Modern, high-efficiency furnaces have ratings in the mid-90%. Heating systems with leaky, un-insulated ducts or which are improperly sized can reduce even a high-efficiency furnace to an efficiency of under 65%.

About Carbon Monoxide

Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces,boilers, fireplaces, etc. with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. **Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with combustion fuel appliance is recommended. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed to protect living and sleeping areas.**

Equipment: Age

This unit is 8 years old. The life expectancy of this type unit in our area is approximately 20 to 25 years.

Filter System: Media Type

HVAC system had a media type filter that needs replaced every six months at a minimum.

6: COOLING

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

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

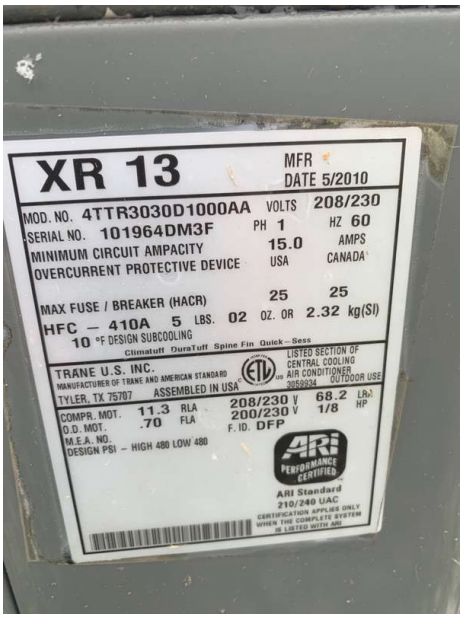
Information

Cooling Equipment: Brand
Trane

Cooling Equipment: Energy Source/Type
Central Air Conditioner, Electric

Cooling Equipment: Location
Exterior, Basement

Cooling Equipment: Photo Shows Label



Cooling Section Introduction

There are many types of air conditioning and heat pump systems; however, they all work on the same principle. They move heat from a relatively cool space to a relatively warm space. In the summer, they take heat from the house air and transfer it to the exterior. This heat may be transferred to the outside air, a body of water, or into the ground. In the heating season, heat pumps reverse the process, moving heat from the outside air, ground, or water, into the air inside the home. Inspection of home cooling systems typically includes visual examination of readily observable permanent components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. **The general home inspection does not include any type of cooling system warranty or guaranty.** Report comments are limited to identification of common requirements and deficiencies. **The General Home Inspection does not include confirming uniform temperature distribution throughout the home by the cooling system.** In multiple-story homes a temperature gradient will often exist, with upper floors being warmer than lower floors. You should ask the seller about this condition, keeping in mind that individuals often have their own perceptions of what constitutes adequate performance of the cooling system. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment: SEER Rating

13 SEER

Modern standards call for at least 13 SEER rating for new install. Read more on energy efficient air conditioningat Energy.gov.

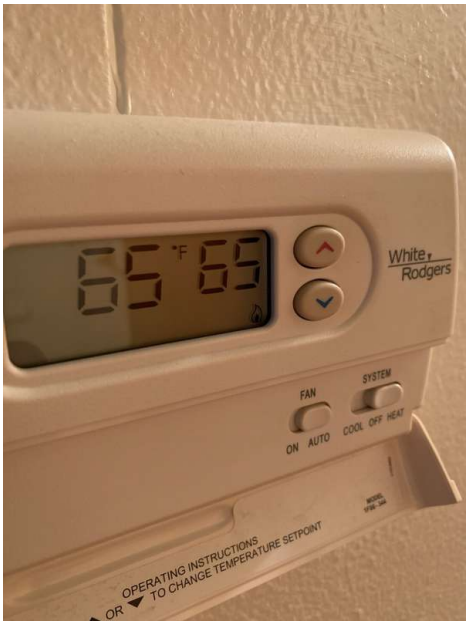
Cooling Equipment: Age

This unit is 8 years old. The life expectancy of this type unit in our area is approximately 18 to 25 years.

Normal Operating Controls: Type

Simple - Non-Programmable

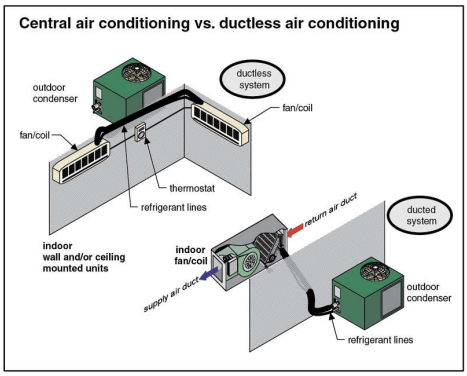
Here is a link to a web site to help you understand your thermostats.
https://www.thermostatcenter.com/types-of-thermostats/



Distribution System: Configuration

Split

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



Central or Split

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

7: PLUMBING

		IN	NI	NP	AI
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump - Ejector Pump		X		

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

Water Source
Public

Drain, Waste, & Vent Systems: Drain Size (inches)
3, 1 1/2

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

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

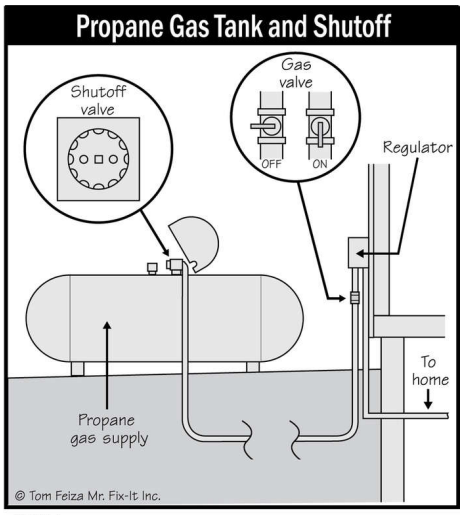
Hot Water Systems, Controls, Flues & Vents: Location
Basement

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

Hot Water Systems, Controls, Flues & Vents: **Photo Shows Label**

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

Basement, Gas Meter



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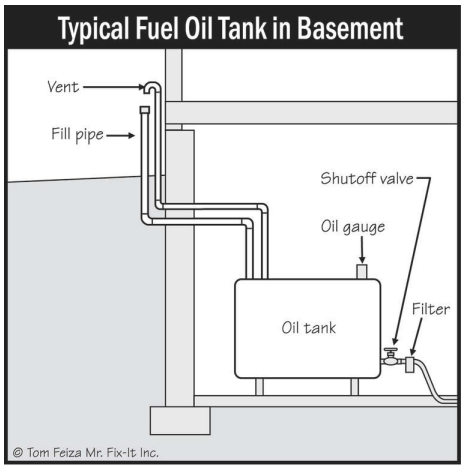
Fuel Storage & Distribution Systems: **Main Oil Shut-off Location**

N/A



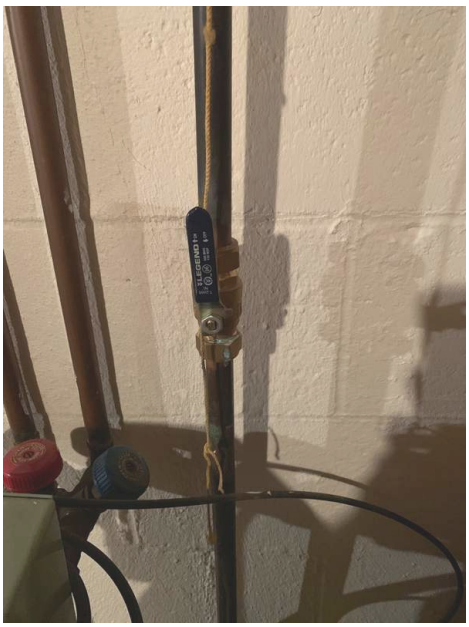
P003

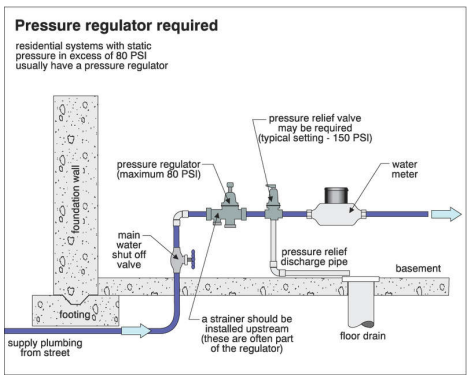
Plumbing Section Introduction

The purpose of a house plumbing system is twofold. On the supply side, the idea is to get water for drinking, washing and cooking to the appropriate areas of the house. The waste side of the plumbing system gets rid of liquid and solid waste. The supply water is under pressure and the waste water flows by gravity. Serviced communities provide the fresh supply water and carry away the waste. In rural properties, wells, rivers or lakes supply fresh water and septic systems typically handle the waste. The majority of the piping in a home, both supply and waste, is concealed in walls, ceilings and underground. Leakage, obstructions, or other problems may not be identified during an inspection. The plumbing system is inspected visually and by operating fixtures. Private water and waste systems are beyond the scope of a home inspection. Much of the plumbing system is hidden behind the walls of the home. **The home inspector performs a visual inspection of the exposed supply and waste distribution piping and fixtures, reporting any defects found in the system.**

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

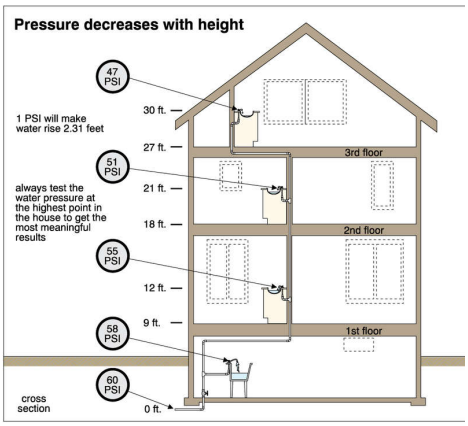
Basement

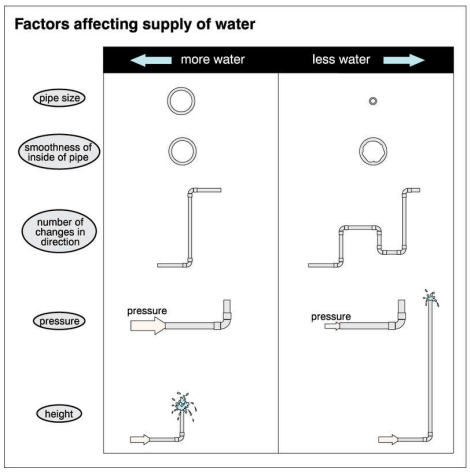




Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper, Winterized Exterior Plumbing





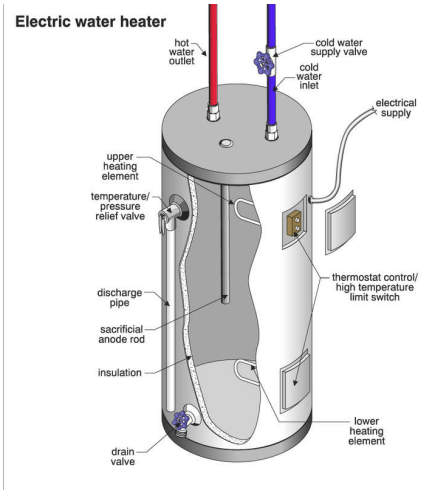
Water Supply, Distribution Systems & Fixtures: Functional Flow

Yes

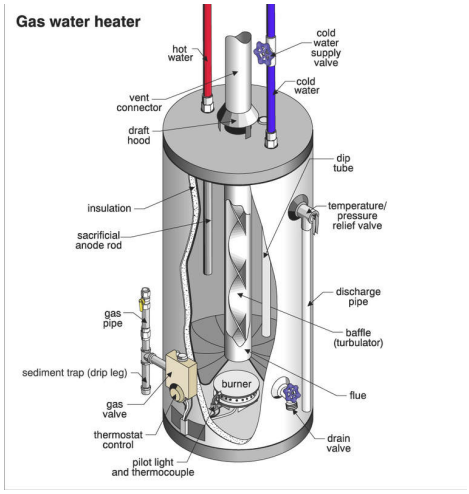
All plumbing fixtures in the home exhibited functional flow at the time of the inspection unless noted otherwise.

Hot Water Systems, Controls, Flues & Vents: Your Hot Water Tank

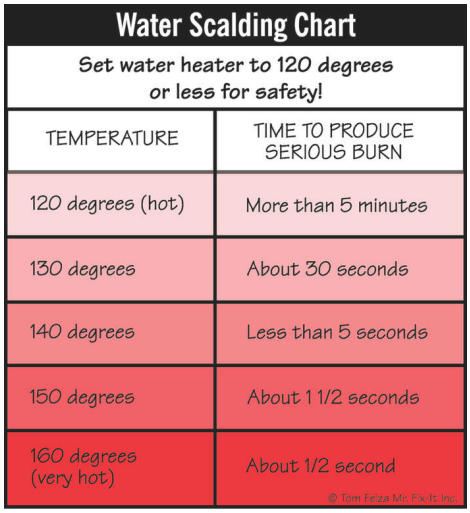
Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.



Water Drain Valve



Water Drain Valve



W008C

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.

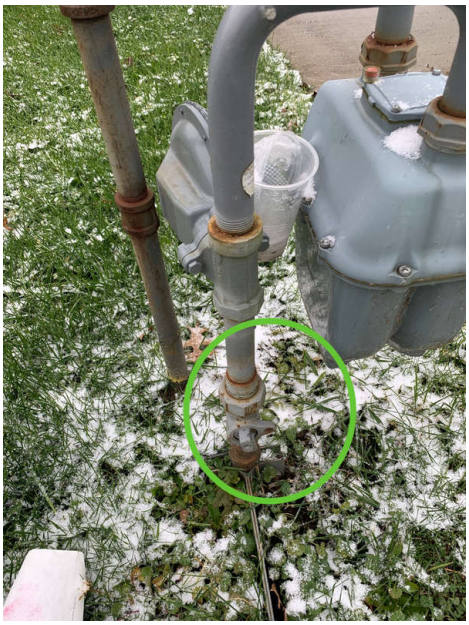
Here is a nice maintenance guide from Lowe's to help.

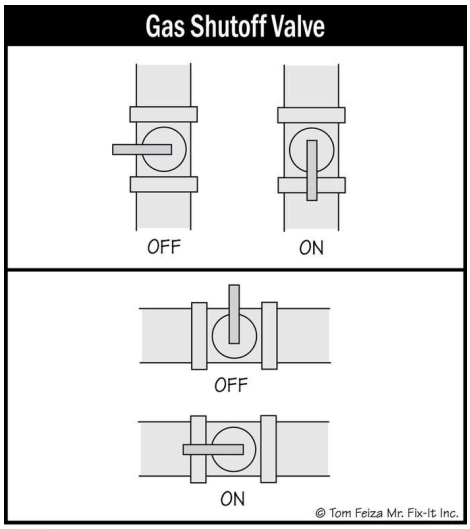
Hot Water Systems, Controls, Flues & Vents: Age

The life expectancy of this type unit in our area is approximately 7 to 12 years.

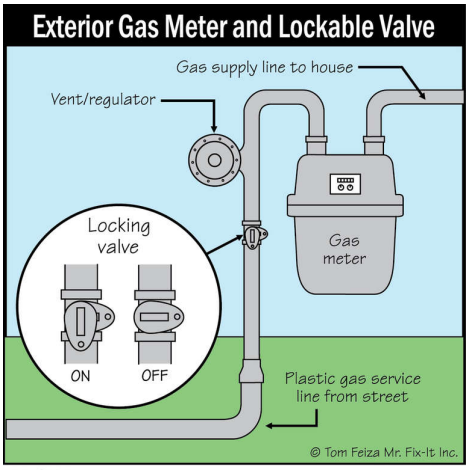
Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter, Basement





P001



P065C

Sump Pump - Ejector Pump: Location

Basement

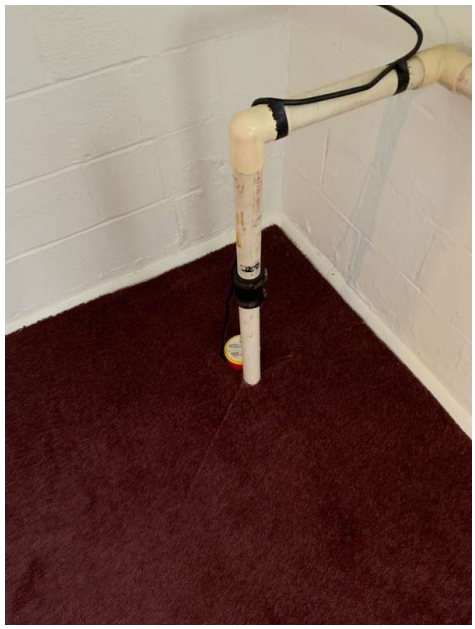
The pump mechanism or electric motor may become defective. Since the pump is needed, many people keep a spare pump on hand in case of failure. This, of course, will be a function of how critical the sump operation is. In many cases the sump operates only a few days per year; in other situations the pump may operate almost continuously. Recommend having your pump serviced every year.

Limitations

Sump Pump - Ejector Pump

SUMP PUMP LID WAS SEALED

The sump had a sealed lid, we did not disassemble unit to check for proper operation.



Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

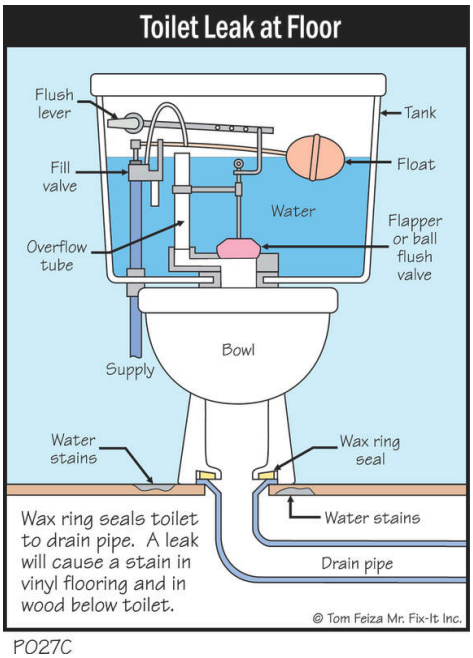
Marginal

TOILET LOOSE/LEAKING

Toilet is loose at the base. Recommend a qualified professional evaluate and repair to prevent water damage.

Recommendation

Contact a qualified professional.



P027C

7.4.1 Hot Water Systems, Controls, Flues & Vents

Maintenance Items/FYI

UNIT MIDDLE AGED 7-12

Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in this age range. One cannot predict with certainty when replacement will become necessary.

Recommendation

Recommend monitoring.

8: LAUNDRY

		IN	NI	NP	AI
8.1	Laundry Sink			X	
8.2	Washer Hookups	X			
8.3	Dryer Venting	X			
8.4	Dryer Fuel	X			

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

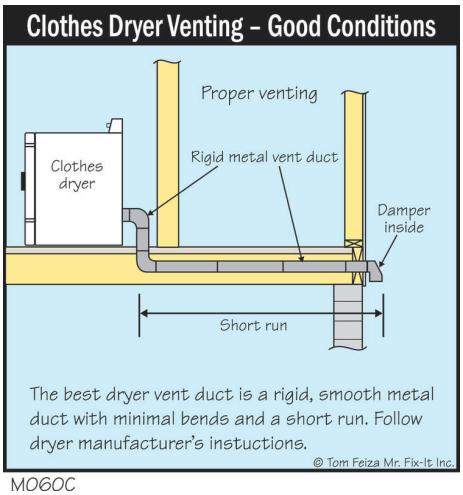
Information

Location
Garage

Laundry Sink: Sink
No

Washer Hookups: Hookups
Yes

Dryer Venting: Venting
Exterior



MO6OC

Dryer Fuel: Fuel
240v Electric

Dryer Fuel: Plug Type
Not able to identify

The outlet plug for the dryer type is noted above.

Washer Hook-up Hoses

Washer hook-up hoses need be changed when you move into the property. Recommend braided stainless water hoses as they offer better protection from leakage and breakage.

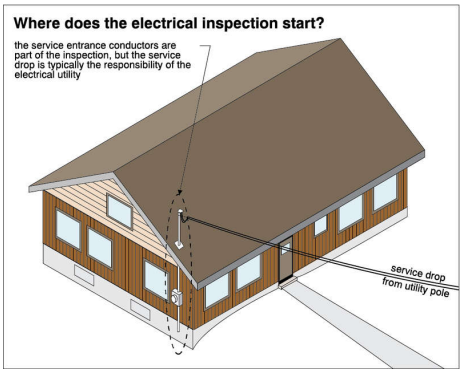
9: ELECTRICAL

		IN	NI	NP	AI
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles	X			
9.5	GFCI	X			
9.6	AFCI			X	
9.7	Smoke Detectors	X			
9.8	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts

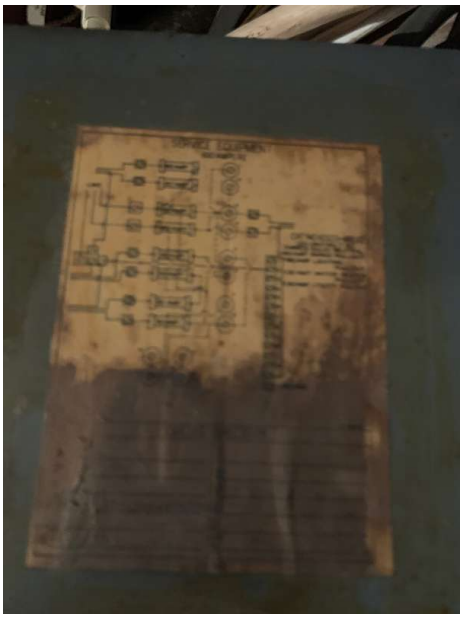


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
American

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Fuses, Illegible label



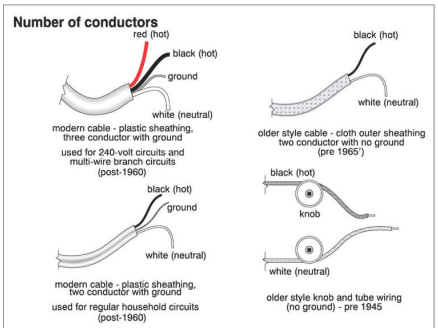
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
N/A

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect
Garage

Garage

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Surface Mounted
Distribution, Rag Romex



Electrical Section Introduction

Electricity has become an important element of every home. It provides lighting, heating and power for electric motors and electronics such as controls and computers. Our homes would not be nearly as comfortable or as convenient without electricity. On the other hand, electricity is dangerous. It has to be installed and used properly to be safe. Electricity is tricky because it is invisible, it is complicated and it can kill. The inspector can't inspect hidden wiring or verify if the number of outlets is per a code inspection. **A representative number of outlets, switches and fixtures are tested for operation. Many areas can be in use or blocked by homeowners belongings.** Exterior accent wiring is not part of a home inspection. Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

General Age - Visual Inspection

1940 up to 1965

You probably don't think about the lifespan of the various components of your home's electrical system until the power goes out. If the rest of the neighborhood hasn't blacked out, it might cross your mind something in your house has failed.

The International Association of Certified Home Inspectors (NACHI) has expanded on a report by the National Association of Home Builders (NAHB) and compiled a list of the life expectancies for key components of residential electrical systems.

WIRING - Electrical system is the wiring. Both NACHI and NAHB agree that copper wiring can last 100 years or more. But the real life expectancy of your wiring is not in the copper; it's dependent on the wiring's insulation, and that lifetime can vary.

SERVICE PANELS - According to the NACHI chart, service panels have an average life expectancy of 60 years, though the lifetime of a panel can vary. Corrosion from a humid location or excessive dust can shorten its life. Some insurance company's will only insure a modern style panel.

BREAKERS - United States Consumer Product Safety Commission says circuit breakers, have a lifetime of about 40 years.

Important Safety Notice

Important Safety Notice: Any electrical repairs listed in this report should be considered an important item as they can present a risk of fire or shock. If noted these items should receive high priority for action.

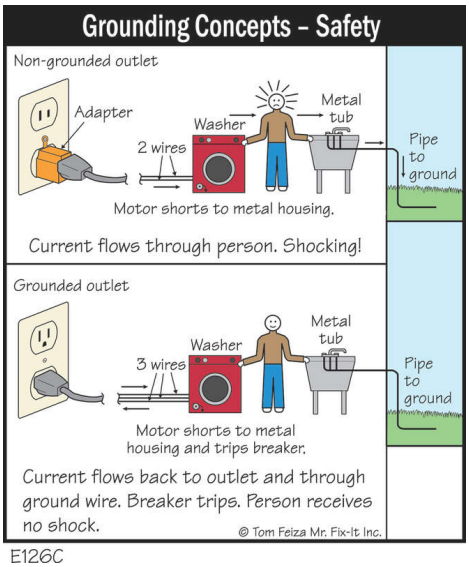
WV Electical Inspection Recommended

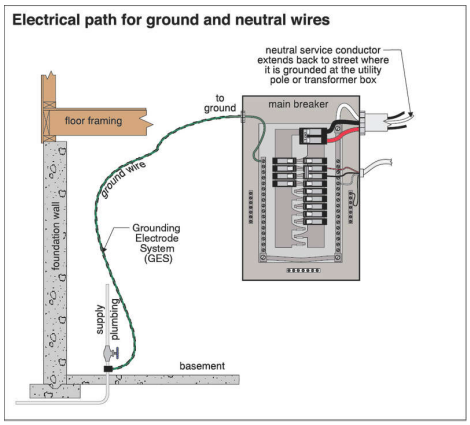
The home inspector has recommend to the client by this paragraph that because of an electrical hazard was observed and reported, a full electrical system inspection performed by a West Virginia certified electrical inspector as certified pursuant to W. Va. Code, 293C1 et seq. is recommended. This statement is a mandated by WV state law.

Lighting Fixtures, Switches & Receptacles: Branch Circuits - Grounding

Not Grounded (generally before 1965), Some Updated Circuts Have Beed Added

The purpose of grounding is to give electricity a safe place to go if it gets out of control. When people touch live electrical things, they get an electrical shock. Grounding helps prevent that. Until roughly the mid 1960, grounding was only found at the service panel. Since then, it has been used on all branch circuits, including lights and electrical outlets. A ground wire is a wire that provides a safe path for stray electricity. Generally speaking, the grounding wires are connected to metallic parts of an electrical system that are not supposed to carry electricity. These metal components (panels, switch boxes, light boxes, etc.), are close to electricity, and if something goes wrong, the metal cabinet could become live. A person touching the cabinet would get a shock. Connecting the ground wire to the metal cabinet ensures that if someone touches the cabinet, he or she will not get a shock, even if a live wire inside is touching the cabinet. This is not a code inspection, homes built before the mid 1960's aren't general required to be upgraded to the latest technology.



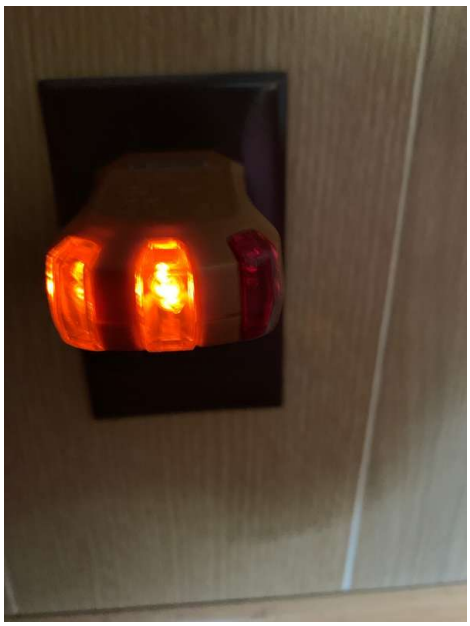


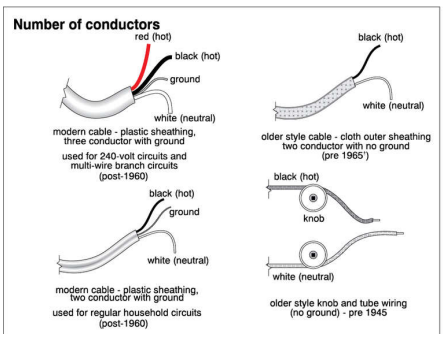
E126C

Lighting Fixtures, Switches & Receptacles: Branch Circuit - Number of Conductors

2, 3

The home's branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.





Lighting Fixtures, Switches & Receptacles: Wiring Types

Romex/Cloth, Romex/Vinyl

Conduit - Electrical conduit is durable tubing or other type of enclosure used to protect and provide a route for electrical wiring. Conduit is typically required where wiring would be exposed or where it might be subject to damage. A conduit can be made of metal or plastic and may be rigid or flexible.

Romex/Cloth - Electricity in the home was distributed through older wiring insulated with cloth.

Romex/Vinyl - The visible branch circuit wiring was modern vinyl-insulated copper wire.

Armored Cables - AC wiring has a flexible metallic sheathing that allows for extra protection.

Knob-and-tube Wiring - Most houses constructed prior to World War II were wired using the knob-and-tube method. Knob-and-tube wiring is supported with ceramic knobs and runs intermittently though ceramic tubes beneath framing and at locations where the wires intersect. Any knob-and-tube wiring that is exposed during renovations should be replaced.

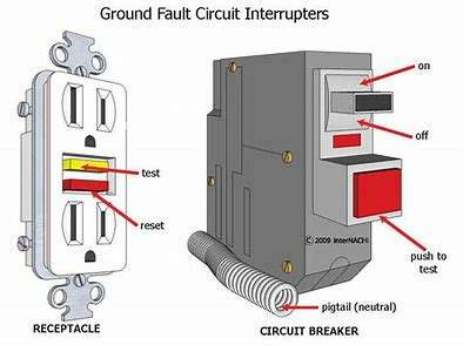
Solid Aluminum - Conductor branch circuit wiring is a potential hazard. The Inspector recommends that you have the entire electrical system evaluated.

Lighting Fixtures, Switches & Receptacles: Most Outlets OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical receptacles. Notable exceptions will be listed in this report. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets and switches.

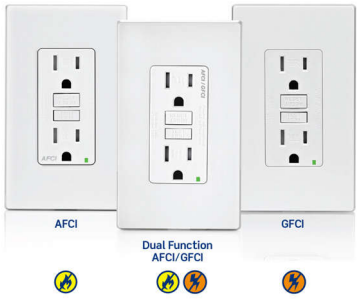
GFCI: GFCI Information

The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors. OSHA Link here to learn more.



AFCI: AFCI Information

AFCI or "Arc Fault Circuit Interrupters" are the latest in electrical safety devices for dwellings. AFCI standards were introduced in the 1999 NEC (National Electrical Code) and are required in new dwelling construction and when installing, extending or updating new circuits in an existing dwelling after 2002. AFCI and GFCI protection devices may look similar, but perform very different functions to protect against different dangers. An arc fault circuit interrupter (AFCI) is an advanced circuit breaker that, as a way to reduce electrical fire threats, breaks the circuit when it detects a dangerous electric arc in the circuit that it protects. The first National Electrical Code (NEC) requirement for AFCIs was released in 1999, requiring them to be installed to protect the circuits feeding bedrooms in new homes in 2002. In 2008, and again in 2014, the NEC was expanded to require AFCIs to be installed on circuits to more and more rooms in homes, now covering virtually all rooms; bedrooms, family rooms, dining rooms, living rooms, sunrooms, kitchens, dens, home offices, hallways, recreation rooms, laundry rooms, and even closets. We do not perform a code inspection. Difference areas have different rules on what is required and what is suggested. It is never a bad idea to update to the safest, newest breaker system. Web source of information.

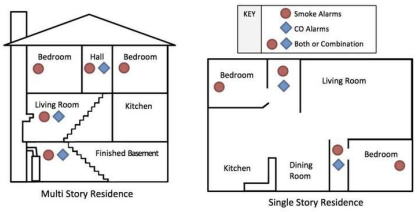


Smoke Detectors: Information

Present

(Safety note: Smoke detectors and similar warning devices were not tested for proper operation. You should do this on first occupancy and monthly thereafter)

Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here: http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms



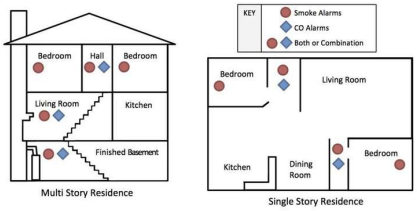
Carbon Monoxide Detectors: Information

Absent

(Safety note: Smoke detectors and similar warning devices were not tested for proper operation. You should do this on first occupancy and monthly thereafter)

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide



Deficiencies

9.1.1 Service Entrance Conductors

Maintenance Items/FYI

ELECTRICAL SERVICE 100

The size of the electrical service supplied to the home may not be enough, depending on the lifestyle of the occupants. A marginally sized electrical service is not a safety concern. It may present as a problem and be an inconvenience if the main breakers trips. This could shut down the power in all or part of the home. If it is found that the main breakers trip regularly, a larger electrical service may be beneficial. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service.

Recommendation

Recommend monitoring.

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

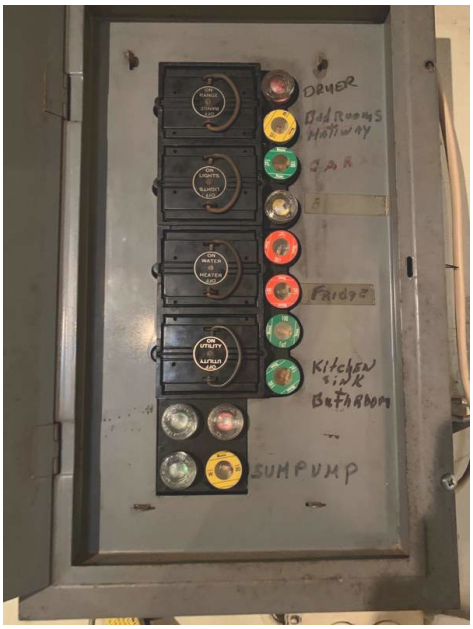
Defective

PANEL/BREAKERS OLDER 50+

The main distribution panel is obsolete and should be replaced. It was crowded with over fusing. The service panel and/or its fuses appear to be over 55 years old. We recommend you consult with a qualified electrical contractor concerning this aging fused service panel and Its ability to service the home. Information about aging electrical panels and their breakers is available on the internet. Web source information.

Recommendation

Contact a qualified electrical contractor.



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

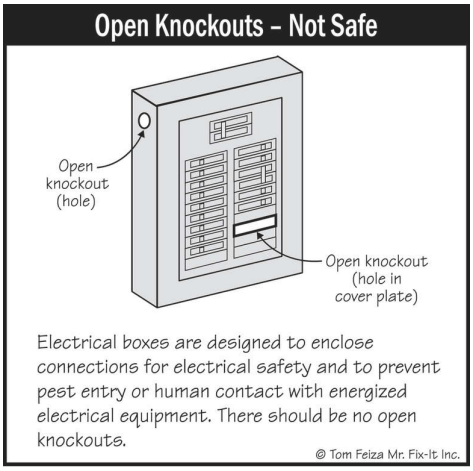
Marginal

KNOCKOUTS COVERS MISSING

"Knockouts" covers 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.



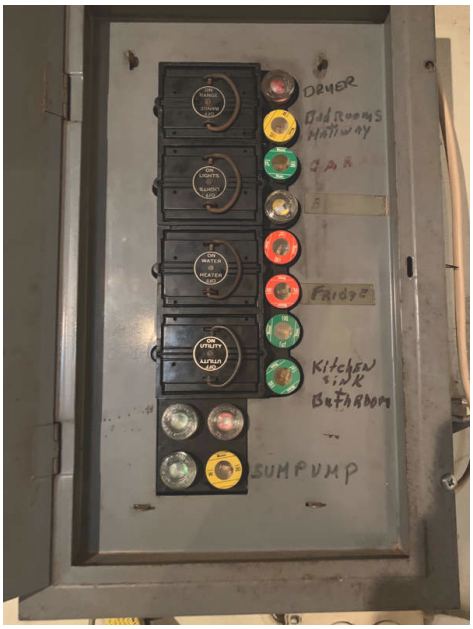
E134

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

Marginal

OVERSIZED FUSES

Oversized fuses within the main distribution panel should be replaced. All fuses serving household branch circuits should be sized at no larger that 20 amps.



Recommendation

Contact a qualified professional.

9.4.1 Lighting Fixtures, Switches & Receptacles

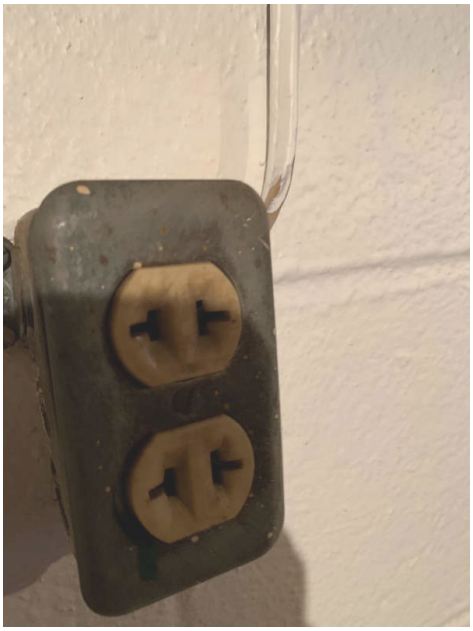
Maintenance Items/FYI

OLDER 2 PRONG OUTLET(S)

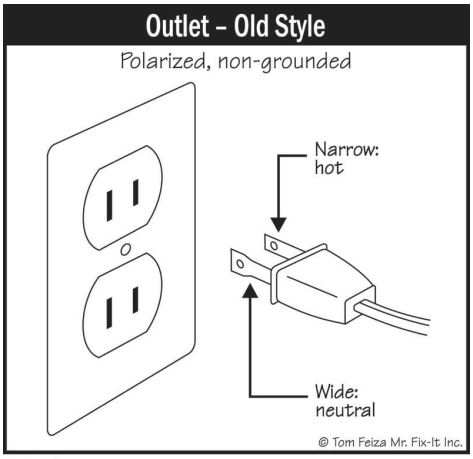
The old 2 prong outlet(s) are generally considered older and should be upgraded due to their age. Reproduction outlets of this type are now approved and available for purchase. Of course upgrading to new wiring or to a ground fault circuit interrupter outlet would be wise. Web source information here.

Recommendation

Contact a qualified electrical contractor.



Basement



EO07

Old 2 prong outlet

9.4.2 Lighting Fixtures, Switches & Receptacles

Marginal

OUTLET UNGROUNDED

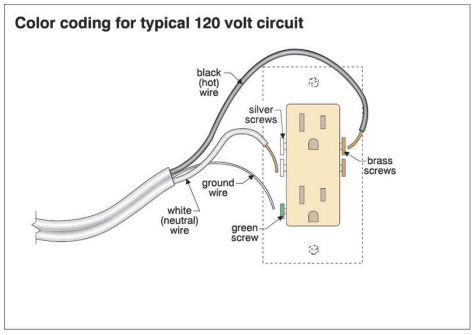
One or more receptacles have been wired with an open ground (no ground wire connected). The receptacle(s) needs to be repaired by qualified electrical contractor.

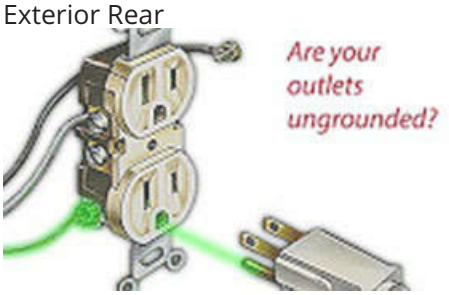
Recommendation

Contact a qualified electrical contractor.

Exterior Rear

1st Floor Hall Bathroom





9.4.3 Lighting Fixtures, Switches & Receptacles

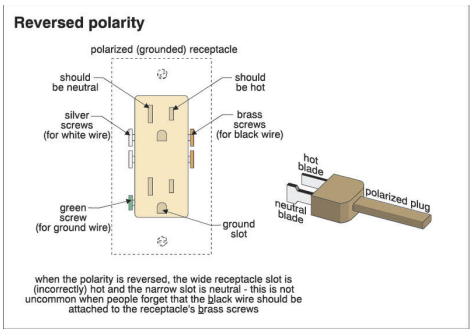
Marginal

OUTLET REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Basement Middle

9.5.1 GFCI

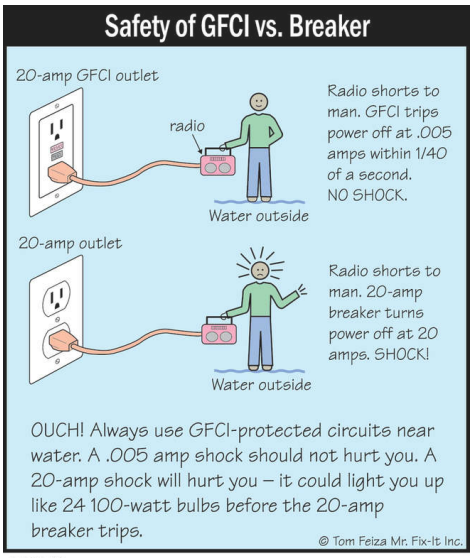
SOME GFCI - HOME <1970

Maintenance Items/FYI

Some areas did have ground fault circuit interrupter (GFCI) protection on recommended electrical receptacles. Some areas would benefit if upgrading to provide GFCI protection for safety reasons, the Inspector suggest that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. OSHA Link here to learn more.

Recommendation

Contact a qualified professional.



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10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	AI
10.1	Attic Insulation	X			
10.2	Vapor Retarders (Crawlspace or Basement)	X			
10.3	Ventilation	X			
10.4	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

Attic Access
Access by Direct Entry

Approximate Percentage Inspected
40%

Attic Insulation: Insulation Type
Batt

Attic, Insulation & Ventilation Section Introduction

The importance of insulation depends on where you live. Homes in WV, OH, PA, benefit more from insulation than homes in the south. Different regions have different strategies to deal with moisture movement and ventilation. Poorly insulated homes are expensive to heat but may be comfortable. Almost any house can be warm if the thermostat is set high enough. Some attics are hard to navigated; levels of insulation, HVAC ductwork, framing, lack of walking boards, and other factors can prevent physical and visual accessibility of some areas and items. The amount of the attic that was able to be safely and visually inspected will be listed as an approximate percentage. Insulation is not moved or disturbed for visual accessibility of items. **The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.** 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 area but 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 area. The biggest issue is moisture build-up from stack effect. Consult a pro if addional information is desired. The closet trained pro is Home Environment Solutions in Weirton WV.

No Walkway Inspected From Entry Ony

No walkway was provided in the attic. Persons entering the attic must walk on ceiling or roof framing members which are often hidden from view beneath insulation. This activity can be difficult and/or hazardous. The ceiling-covering material (drywall or plaster) will usually not support the weight of a person. This area was inspected form entry only. Most of the attic was not fully visible for inspection. This is a limited inspection of the attic area.

Attic Insulation: **R Value and Thickness**

R11 - 4-6 Inches, R-25 - 8-10 Inches

Install additional insulation if you have less than R-38 in your attic is suggested. Installing additional insulation to bring ceiling insulation levels in the home current with modern recommendations will help save on heating and cooling costs. The modern recommended minimum value for ceilings is R-38.

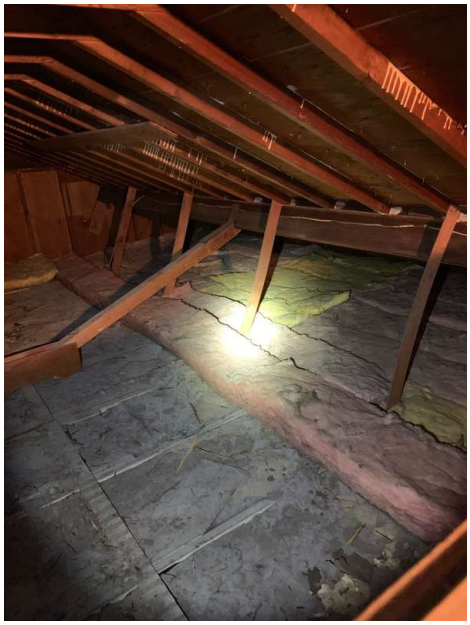
If your home has R-38 or more noted above, your are good shape. Mostly older homes build before 1970 can have insulation levels are relatively modest. **Upgrading insulation levels in a home is an improvement rather than a necessary repair.** Most old homes have relatively low levels of insulation. Some if you are in this camp, you are not alone, heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements.

If your insulation is compromised, or you would like more information from a local pro who is trained insulation issues, check out this link. The closest pro in our area is Home Environment Solutions of Weirton WV.

During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary.

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. Rooms above garages tend to be cooler during winter months.

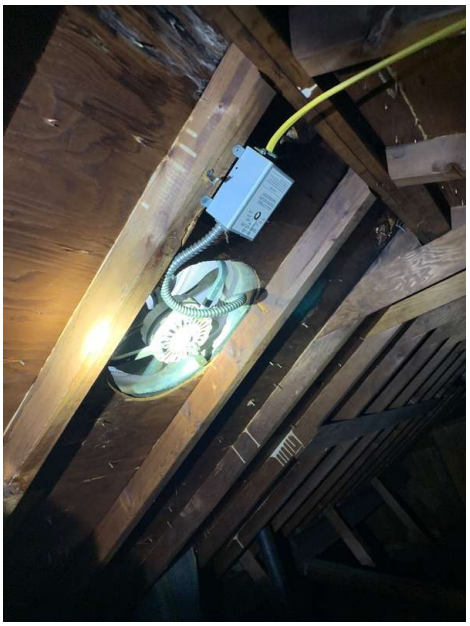
Performing laboratory analysis on any substances is beyond the scope of this inspection. More sophisticated inspections and testing are available if you have special concerns regarding your Insulation type.

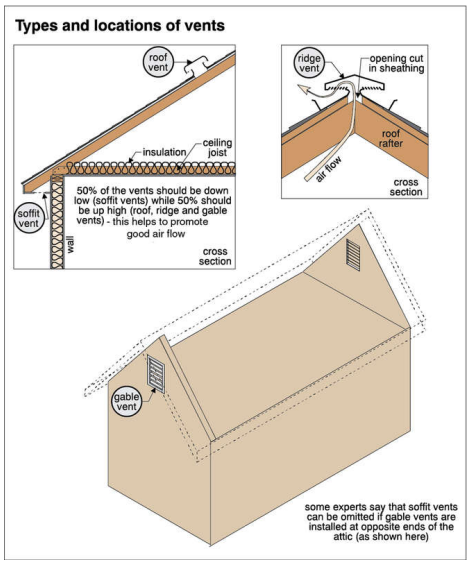


Ventilation: **Ventilation Type**

Gable Vents, Roof, Thermostatically Controlled Fan

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 eves. 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.



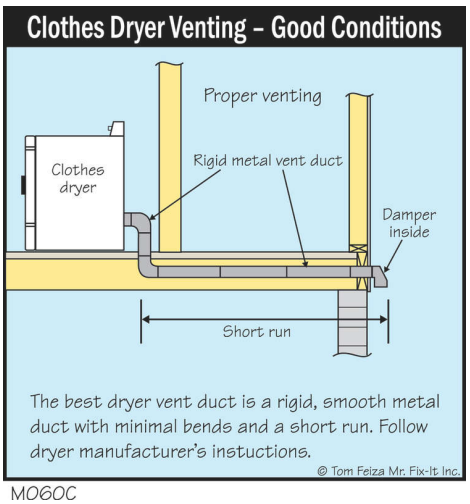


Ventilation: **Attic Fan Not Tested**

Attic fan was not tested at time of inspection. Cool weather prevailed at time of inspection.

Exhaust Systems: **Exhaust Fans**

Kitchen, Bath



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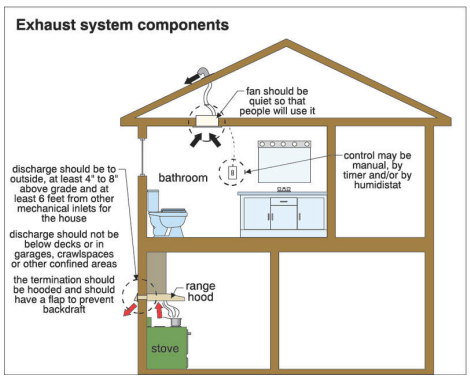


Deficiencies

10.1.1 Attic Insulation

IMPROPER INSTALLATION OK

Maintenance Items/FYI

Insulation installed in the attic had paper or foil backing facing the wrong direction. Thermal insulation should always be installed with the paper or foil backing toward the source of heat. Reversal (backing on the cold side) may result in problems from the formation of excessive condensation. Excessive condensation may cause damage to home materials from decay or result in the development of microbial growth which can cause health problems, sometimes serious problems, in some people. At the time of the inspection, the Inspector did not observe any problems which in the inspector's experience could be directly related to this condition at time of inspection.

Recommendation

Recommend monitoring.

10.3.1 Ventilation

Maintenance Items/FYI

ATTIC CEILING STAINS

Staining observed an attic ceiling were dry at time of inspection. Monitor this condition.

Recommendation

Contact a qualified professional.

10.4.1 Exhaust Systems

Marginal

EXHAUST FAN NOISY

Exhaust fan was noisy and his near the end of it useful life, recommend replacing exhaust fan.

Recommendation

Contact a qualified professional.


VIDEO

11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	AI
11.1	Doors	X			
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

Doors: Door Materials
Wood

Windows: Window Manufacturer
CertainTeed

Floors: Floor Coverings
Laminate, Carpet

Walls: Wall Material
Paneling

Ceilings: Ceiling Material
Ceiling Tiles

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Soild, Laminate

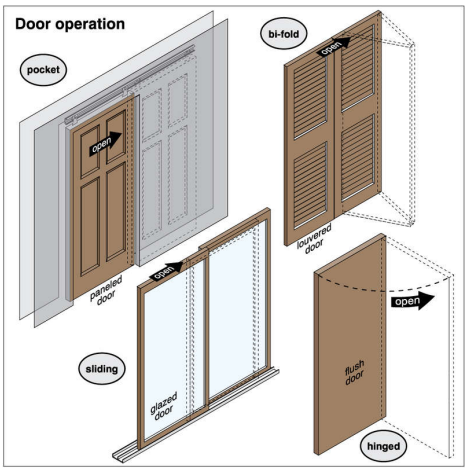
Doors, Windows & Interior Section Introduction

The interior of a home provides clues to structural issues and is often the area where water leakage is first noted. The interior finishes themselves reflect the overall building quality, and their condition indicates the level of maintenance. Each room should have an heat supply and electrical outlets. Doors and windows should operate properly. **Home inspectors focus on function rather than appearance, and emphasis is placed on whether the room will work as it was intended. The home inspector does not comment on cosmetics.** The interior of the home was inspected. A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. The windows were inspected by operating a representative number (personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. We do not move carpets. Please be aware that the inspector has your best interest in mind.** It may not be possible to identify a failed seal during a home inspection. Any repair items mentioned in this report should be considered before purchase. **It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Cosmetic deficiencies my be present and are typically not reported on.** If these cosmetic deficiencies are a concern, evaluation and repairs as needed should be conducted by qualified trades people.

Doors: Door Types

Hinged

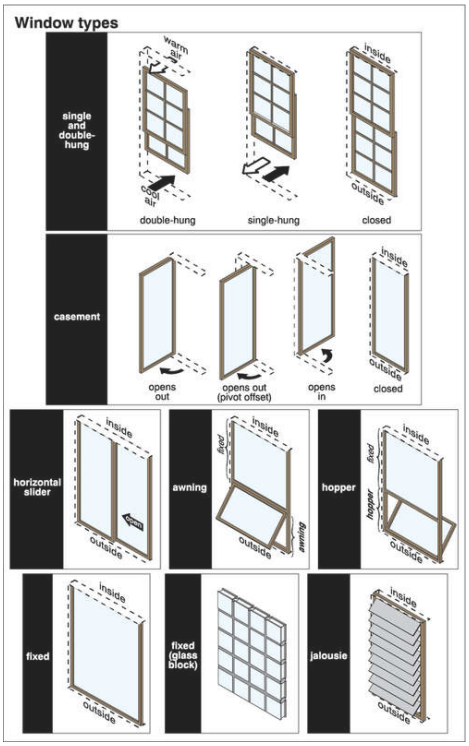
Doors provide a way to get into and out of the house, and can add to the architectural appeal of homes. Many doors have windows associated with them. Doors may have panes of glass in the door. Sidelights are fixed windows on either side of the door. Transom lights or fanlights are fixed windows above the door. Some doors add natural light and ventilation (e.g. sliding glass doors) to a home. **Doors are typically a security weak spot in most houses, especially if they have glass in the door or in the sidelights beside the door. We suggest changing all locks when taking ownership (security Issue).** Wood doors are a source of heat loss in cold climates, since they are not typically as well insulated as walls. Doors and windows are holes in walls and inherently susceptible to leakage. Air and water leakage around door openings is common.



Windows: Window Type

Non Opening, Awning, Double Glazed, Sliders

Windows provide light and ventilation for homes, at a cost windows let more heat escape than walls. Windows are an interruption in the weather tight skin of the building created by the siding. Windows allow air leakage, and may allow water through or into the walls if poorly installed or maintained. Well-designed windows add to the aesthetic appeal of a home.



Windows: No Glass Seal Failure Observed

At the time of inspection all double pane glass units appeared to be in satisfactory condition with no seal failure observed. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. Some windows may not show signs of seal failure due to the desiccant in the glass spacer absorbing moisture in between the panes, also future weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection.

12: BUILT-IN APPLIANCES

		IN	NI	NP	AI
12.1	Dishwasher			X	
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			
12.4	Garbage Disposal			X	
12.5	Built-in Microwave			X	

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

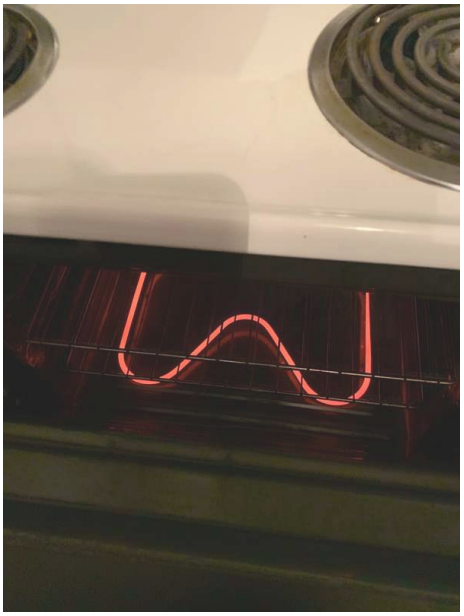
Dishwasher: **Brand**
N/A

Refrigerator: **Brand**
Frigidaire

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

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

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



Appliances Section Introduction

Most major household appliances have life spans of 10 to 20 years. Typical appliances can cost several hundred dollars to replace, but do not generally play a major part in the decision to buy a house. In more expensive homes, appliances can cost thousands of dollars each. Appliances can be replaced much more easily than the structure, roof, plumbing, heating or electrical systems. **There are a large variety of appliances, and we recommend that owners manuals be consulted for regular maintenance on all household appliances.** If the manuals are not on hand, they are usually available from the manufacturer, often online. Household appliances may be built-in or portable (often referred to as freestanding). Generally speaking, installed appliances remain with the house when it is sold, but freestanding appliances are often removed. The purchase agreement normally stipulates which appliances stay with the house. This is a cursory check only of the specified appliances. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

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

Range

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

13: GARAGE

		IN	NI	NP	AI
13.1	Ceiling	X			
13.2	Floor	X			
13.3	Walls & Firewalls	X			
13.4	Garage Door	X			
13.5	Garage Door Opener	X			
13.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present AI = Additional Information

Information

Garage Door: Material
Metal, Insulated

Garage Door: Type
Sliding, Automatic

Garage Section Introduction

Garages built before modern safety standards should be upgraded. This is not a code inspection. Garages may or may not be attached to the house. Garages have many of the same features as houses and can be thought of as secondary buildings. Most floors are concrete slab-on- grade, walls are often the same type as the house walls, and the roof may be integrated with the house roof. Garages may be tucked into the home with living space above. Vehicle doors may be wood, hardboard, aluminum or steel. There are a variety of ways in which garage doors can open; however, overhead sectional doors are common. There may be a man-door in the garage. The walls and ceilings of attached garages that connect to the home need to have a fire separation from the house. **Any door between the house and the garage should have an automatic door closer, should be tight-fitting and be fire-rated. It may also be a solid exterior-type door at least 1-3/8 inches thick.** While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Type

Attached

The garage was inspected. When their are both attached and detached garages, we will be inspecting only the attached garage. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Limitations

Ceiling

INACCESSIBLE

Garage ceiling was inaccessible.

Deficiencies

13.4.1 Garage Door

Maintenance Items/FYI

ENDS OF USEFUL LIVE

The garage opener for vehicle doors was older, deteriorated and at or near the end of their useful lives. Consider consulting with a qualified contractor to discuss options and costs for replacement.

Recommendation

Recommend monitoring.

13.4.2 Garage Door

Marginal

GARAGE DOOR NOT SEALED

Garage door has a gap allowing cold air into area where there is plumbing. Recommend a skirt be installed on the store to slow down cold air movement and then he passed that may want to come in.

Recommendation

Contact a qualified professional.

Garage

14: FINAL CHECKLIST

Information

All GFCI Receptacles Reset?

Yes

Thermostat Initial Setting

65

Thermostat Leaving Setting

65

Oven Turned Off?

Yes

Photo of Oven in Off Position

Yes

All Lights Turned Off?

Yes

All Exterior Doors Locked?

Yes

Keys Returned?

Yes

15: MAINTENANCE CHECK LIST

Information

Maintenance Check List

The frequency of inspection and service given in this section reflect the minimum amount of time and service your house and various household appliances will require. Items may need to be checked more often or at other times depending on the number of occupants, types of materials/systems, local conditions, household pets, and other variables.

Foundations and Basements:

Inspect for signs of termite infestation - **Annually**
Check grading to assure that water will drain away from the foundation - **Annually**
Check basement or crawl space for dampness and/or leakage following wet weather - **Annually**

Check any radon gas removal system's manometer (u-tube) for vacuum pressure **- Monthly**

Test for radon gas **- By-Yearly**

Doors & Windows:

Check doors, window, and trim for finish failure - **Spring**
Check gazing openings for loose putty - **Spring**
Check for broken glass and damaged screens - **Spring**
Check and lubricate window hardware - **Annually**
Check weather-stripping for damage and tightness of fit - **Spring & Fall**
Check caulking at doors, windows, and all other openings and joints between dissimilar materials (i.e. wood/masonry) - **Spring**

Exterior Walls:

Check masonry for cracks and loose joints - **Spring**
Check painted surfaces for paint failure - **Spring**
Check siding and trim for damage or decay - **Spring**

Roof:

Check underside of roof where accessible for water stains or dampness - **Spring**
Check for damaged flashing - **Spring**
Check for damaged gutters, downspouts, hangers, strainers, and rust - **Spring**
Clean gutters and downspouts - **Fall and As Required**
Sweep debris from flat and low slope roofs - **Annually**
Evaluate roof for future replacement - **Annually**
Check vents, louvers, and chimney caps and housings for bird nests, etc. - **Spring & Fall**
Check fascia and soffits for paint failure and decay - **Annually**
Check antenna wires and supports - **Annually**
Check masonry chimneys - **Spring**

Interior Surfaces:

Check all joints in ceramic tile, laminated plastic, and similar surfaces - **Spring & Fall**
Check grouting around tubs, showers, and sinks - **Spring & Fall**

Floors:

Check for wear and damage, particularly where one material meets another - **Annually**
Evaluate for replacement or refinishing - **Annually**

Electrical Systems:
Check condition of lamp cords, extension cords, and plugs - replace at the first sign of wear or damage - **Spring & Fall**
Check exposed and overhead wiring for damage and missing insulation. Replace or repair as needed **Annually**
If fuses blow or breakers trip frequently, call a licensed electrician to locate the cause and make repairs **As Required**
If you feel a slight shock or tingling from touching any appliance, disconnect it and make repairs as necessary **As Required**
Test Ground % Arc Fault Circuit Interrupters (AFCI/GFCI) - **Spring and Fall**

HVAC System(s):

Check and clean or change air filters -**As required (typically every 1-3 months)**
Clean dirt and dust around furnaces -**Spring & Fall**
Have heating and cooling systems checked by a qualified service technician -**Spring**
Remove window air conditioners for winter - **Fall**
Service humidifier - **Annually**

Plumbing System:

Check flush valves, faucets, hose bibs, and supply and drainage piping, including those in the basement and/or crawl space - **Annually**
Check septic tank -**As Required**
Check water heater -**Annually**

Grounds & Yard:

Drain and winterize outside water lines/hose bibs -**Fall**
Clean area wells, window wells, and storm drains -**Spring, Fall, and as required**
Check safety and reversing mechanisms on electric garage door operators, adjust if needed -**Annually**

STANDARDS OF PRACTICE

Inspection Details

1. Definitions and Scope; 1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. I The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. 1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect. 1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations. 2. Limitations, Exceptions & Exclusions; 2.1. Limitations: I An inspection is not technically exhaustive. II An inspection will not identify concealed or latent defects. III An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. IV An inspection will not determine the suitability of the property for any use. V An inspection does not determine the market value of the property or its marketability. VI An inspection does not determine the insurability of the property. VII An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. VIII An inspection does not determine the life expectancy of the property or any components or systems therein. IX An inspection does not include items not permanently installed. X This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports. 2.2. Exclusions: I. The inspector is not required to determine: A. property boundary lines or encroachments. B. the condition of any component or system that is not readily accessible. C. the service life expectancy of any component or system. D. the size, capacity, BTU, performance or efficiency of any component or system. E. the cause or reason of any condition. F. the cause for the need of correction, repair or replacement of any system or component. G. future conditions. H. compliance with codes or regulations. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests. J. the presence of mold, mildew or fungus. K. the presence of airborne hazards, including radon. L. the air quality. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall. N. the existence of electromagnetic fields. O. any hazardous waste conditions. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes. Q. acoustical properties. R. correction, replacement or repair cost estimates. S. estimates of the cost to operate any given system. II. The inspector is not required to operate: A. any system that is shut down. B. any system that does not function properly. C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls. D. any system that does not turn on with the use of normal operating controls. E. any shut-off valves or manual stop valves. F. any electrical disconnect or over-current protection devices. G. any alarm systems. H. moisture meters, gas detectors or similar equipment. III. The inspector is not required to: A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection. B. dismantle, open or uncover any system or component. C. enter or access any area that may, in the inspectors opinion, be unsafe. D. enter crawlspaces or other areas that may be unsafe or not readily accessible. E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used. F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets. G. inspect decorative items. H. inspect common elements or areas in multi-unit housing. I. inspect intercoms, speaker systems or security systems. J. offer guarantees or warranties. K. offer or perform any engineering services. L. offer or perform any trade or professional service other than general home inspection. M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements. O. determine the insurability of a property. P. perform or offer Phase 1 or environmental audits. Q. inspect any system or component that is not included in these Standards.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials; B. the eaves, soffits and fascia; C. a representative number of windows; D. all exterior doors; E. flashing and trim; F. adjacent walkways and driveways; G. stairs, steps, stoops, stairways and ramps; H. porches, patios, decks, balconies and carports; I. railings, guards and handrails; and 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.

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.

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. I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

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 time controlled 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, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. 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

InterNACHI's Residential SOP does not require inspectors to evaluate appliances. If noted, this is a very limited cursory review in the state of Ohio.

In WV, Built In Kitchen Appliances are Inspected as Follows. 1.The home inspector shall inspect and operate the basic functions of the following kitchen appliances: a. Every permanently installed dishwasher through its normal cycle b. Ranges, cook tops and permanently installed ovens c. Trash compactors d. Garbage disposals e. Ventilation equipment or range hoods and f. Permanently installed microwave ovens. The home inspector is not required to inspect: a. Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation b. Non built in appliances such as clothes washers and dryers or c. Refrigeration units such as freezers, refrigerators and icemakers. The home inspector is not required to operate: a. Appliances in use or b. Any appliance that is shut down or otherwise inoperable.

Garage

InterNACHI's Residential SOP does not require inspectors to evaluate detached garages or structures. If noted, this is a cursory review only.