



ALL AMERICAN QUALITY INSPECTIONS L.L.C.

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ROOM-BY-ROOM RESIDENTIAL

1234 Main St.
Ewa Beach Hawaii 96706

Buyer Name

02/01/2019 9:00AM



Inspector

Shawn Belter

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Inspector ICA Certification # 18532, ASHI
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Agent

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Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: ROOF	6
3: EXTERIOR	8
4: ELECTRICAL	16
5: LIVING ROOM	19
6: FAMILY ROOM	20
7: KITCHEN	21
8: DINING ROOM	24
9: MASTER BEDROOM	25
10: MASTER BATHROOM	26
11: BEDROOM 2	28
12: BEDROOM 3	29
13: BEDROOM 4	31
14: SECOND FLOOR HALL BATHROOM	32
15: GROUND FLOOR BATHROOM	33
16: LAUNDRY ROOM	34
17: ATTIC	36
18: GARAGE	38
STANDARDS OF PRACTICE	40

SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Discoloration
- ⚠ 2.3.1 Roof - Flashings: Loose/Separated
- ⊖ 3.1.1 Exterior - Exterior Doors: Paint/Refinish Needed
- ⊖ 3.2.1 Exterior - Foundation: Foundation Cracks - Minor
- ⊖ 3.3.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 3.3.2 Exterior - Siding, Flashing & Trim: Garage Dood Trim
- ⊖ 3.3.3 Exterior - Siding, Flashing & Trim: Window Panels
- ⊖ 3.3.4 Exterior - Siding, Flashing & Trim: Excessive bird droppings on side of the house
- ⊖ 3.4.1 Exterior - Walkways, Patios & Driveways: Patio Cracking - Minor
- ⊖ 3.4.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- ⊖ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Front Porch and stairs
- ⊖ 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Standing Water
- ⊖ 3.7.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
- ⊖
- ⊖ 3.7.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation encroaching/growing Close to side of house.
- ⊖ 4.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
- ⊖ 7.1.1 Kitchen - COUNTERTOPS: Countertop
- ⊖ 7.2.1 Kitchen - WINDOWS: Window
- ⊖ 9.3.1 Master Bedroom - Smoke Detectors: Defective
- ⊖ 9.3.2 Master Bedroom - Smoke Detectors: Inappropriate Location
- ⊖ 10.1.1 Master Bathroom - Shower/Bathtub: Bathtub
- ⊖ 10.3.1 Master Bathroom - Windows: Window seal
- ⊖ 12.2.1 Bedroom 3 - Door: Doorknob
- ⊖ 12.2.2 Bedroom 3 - Door: CLOSET DOORS
- ⊖ 15.3.1 Ground Floor Bathroom - Cabinets: Paint Overspray
- ⊖ 17.1.1 Attic - AC : AC has signs of wear
- ⊖ 18.3.1 Garage - Walls & Firewalls: Door has wear

 18.3.2 Garage - Walls & Firewalls: Outside trim damaged

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Style

Modern, Multi-level

Temperature (approximate)

75 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

Overview

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

2: ROOF

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

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

Information

Inspection Method

Ladder, Roof

Roof Type/Style

Gable, Hip, Combination

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Rubber, Galvanized

Skylights, Chimneys & Other Roof Penetrations: No Skylights or Chimneys

Roof Drainage Systems: House Gutters

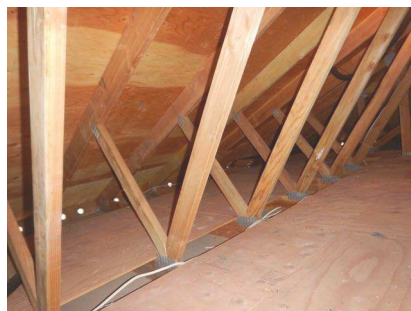
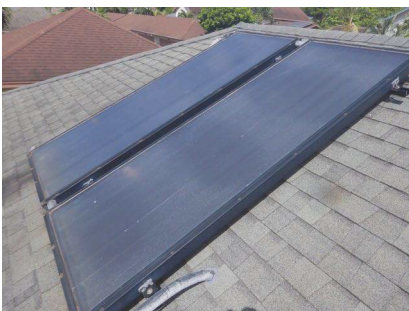
Gutter system looks to be in good condition all around house. Downspouts are operational and gutters appear to be clear of debris.



Skylights, Chimneys & Other Roof Penetrations: Solar Panels Located on Garage Roof

Garage Roof

Existing Solar Panels on Garage Roof. Solar Water heating. No evidence or signs of leaking from Solar Panels.

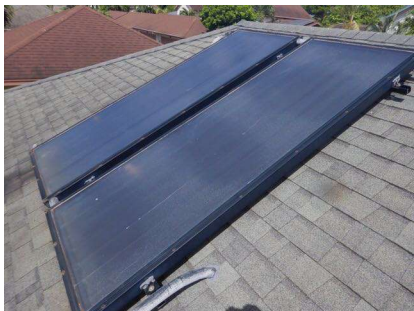


Observations

2.1.1 Coverings

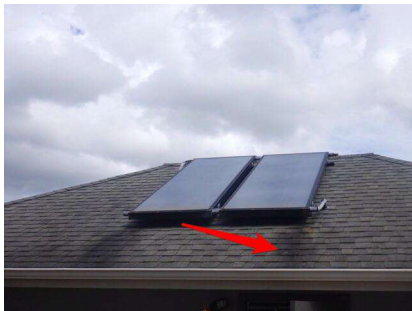
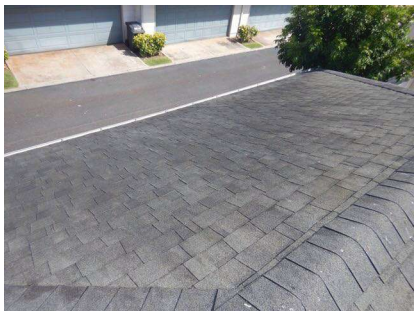
DAMAGED (GENERAL)

GARAGE ROOF



Roof coverings showed moderate damage.

Recommend a qualified roofing professional evaluate and repair.



Recommendation
Contact a qualified roofing professional.

2.1.2 Coverings

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.

2.3.1 Flashings

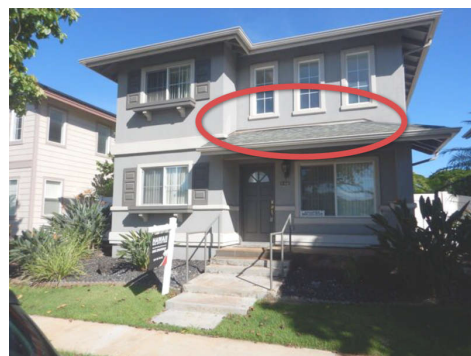
LOOSE/SEPARATED



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

Recommendation

Contact a qualified roofing professional.



Flashing is loose. Needs nailed down and caulked. Recommend further evaluation from a licensed Roofer.

3: EXTERIOR

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

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

Information

Inspection Method

Visual

Water Main shut off (meter)

Front Yard



Front Yard



Electric Meter

South back

South Side of House front yard.



Exterior Doors: Exterior Entry

Door

Steel, Wood

**Exterior Doors: Overhead
Garage Door**

Garage

Overhead Garage Door looks good and is functional.



**Exterior Doors: Back door main
house**

Back Yard

Back Door entry looks good and is functional.



Foundation: Material

Concrete

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

Concrete, Fiber Cement, Wood

**Siding, Flashing & Trim: Siding
Style**

Shiplap, Panels

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

Concrete

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

Front Porch

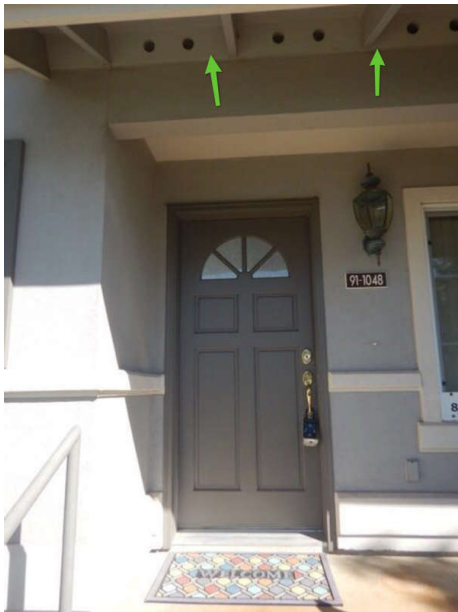
**Decks, Balconies, Porches &
Steps: Material**

Concrete

Eaves, Soffits & Fascia: Soffit vents

Around all eaves/soffits

Attic ventilation is supplied by soffit vents.



Observations

3.1.1 Exterior Doors

PAINT/REFINISH NEEDED

FRONT DOOR AND GARAGE DOOR



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

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



Front Door and Garage Door entry ways need repainted

Recommendation
Contact a qualified painter.

3.2.1 Foundation

FOUNDATION CRACKS - MINOR

GARAGE FOUNDATION

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

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

Recommendation
Contact a qualified concrete contractor.



3.3.1 Siding, Flashing & Trim

CRACKING - MINOR

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

Recommendation
Contact a qualified siding specialist.



3.3.2 Siding, Flashing & Trim

GARAGE DOOD TRIM

Trim around overhead Garage Door, seems to have been damaged. Recommend repair by a carpenter.



Recommendation
Contact a qualified carpenter.

3.3.3 Siding, Flashing & Trim

WINDOW PANELS



Window Panels on front of the house have bubbled paint. Needs repainted and surveyed by a qualified painter.



Recommendation
Contact a qualified painter.

3.3.4 Siding, Flashing & Trim

EXCESSIVE BIRD DROPPINGS ON SIDE OF THE HOUSE



Recommend having a handyman power washing bird droppings and debris.



Recommendation
Contact a qualified professional.

3.4.1 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

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

Recommendation

Contact a qualified concrete contractor.



3.4.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

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

Recommendation

Contact a qualified concrete contractor.



3.5.1 Decks, Balconies, Porches & Steps

FRONT PORCH AND STAIRS

FRONT PORCH



Minor Cracks on front porch and stairs.

Recommendation

Contact a qualified concrete contractor.

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

STANDING WATER

BACK PATIO



Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and have looked at by a concrete specialist.

[Here is a resource](#) on dealing with standing water in your yard.

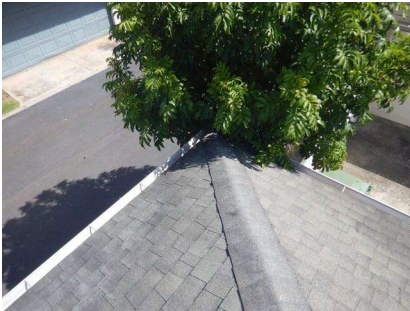
Recommendation

Contact a qualified concrete contractor.

3.7.2 Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF

GARAGE ALLEY



Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation

Contact a qualified handyman.

3.7.3 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION ENCROACHING/GROWING CLOSE TO SIDE OF HOUSE.

Recommend to trim vegetation even with walkway. Vegetation can bring moisture and mold onto siding, creating further problems down the road. Recommend further evaluation by a qualified landscaper.

Recommendation

Contact a qualified professional.

4: ELECTRICAL

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

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

Information

Service Entrance Conductors: Service



Service Entrance Conductors: Electrical Service Conductors Below Ground

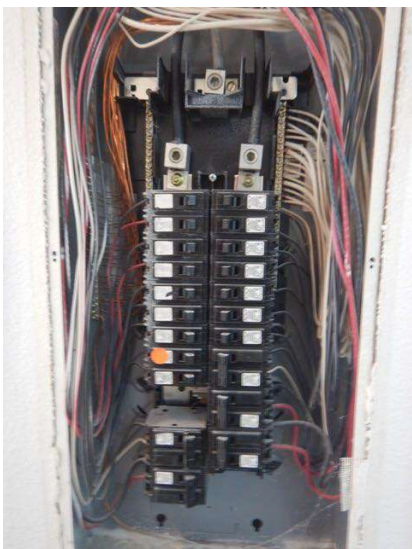
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Garage, Hallway



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel and Sub Panel

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP

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





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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Branch Wiring Circuits, Breakers & Fuses: GFI Protection

The GFCI receptacle located at the exterior entrance of the house is not tripping. Repair/replacement is needed.

Observations

4.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

GARAGE



The electrical wires for the garage attic ceiling light switch are showing a sub standard installation. Excessive wires exist which are not sealed properly at the switch box. Repair is needed.

Recommendation

Contact a qualified electrical contractor.

5: LIVING ROOM

		IN	NI	NP	D
5.1	Doors		X		
5.2	Windows				
5.3	Floors	X			
5.4	Walls	X			
5.5	Ceilings	X			
5.6	Thermostat Controls	X			
5.7	Lighting Fixtures, Switches & Receptacles	X			
5.8	GFCI & AFCI	X			

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

Information

Windows: Window Type

Drop-down, Storm

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

**Thermostat Controls:
Thermostat**

Thermostat secured to the wall.
Turns on and off.

**Lighting Fixtures, Switches &
Receptacles: Switches**

All Switches found to be in working order.

6: FAMILY ROOM

		IN	NI	NP	D
6.1	Receptacles	X			

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

Information

Comment

The finished surfaces, hardware, windows shade blinds and door were found to be generally in good condition at the time of our inspection

Receptacles: Receptacles

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

7: KITCHEN

		IN	NI	NP	D
7.1	COUNTERTOPS	X			X
7.2	WINDOWS	X			X
7.3	Built-in Microwave	X			
7.4	Dishwasher	X			
7.5	Oven	X			
7.6	Stove	X			
7.7	Refrigerator	X			
7.8	Disposal	X			
7.9	GFI	X			

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

Information

Comment



The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.



Built-in Microwave: Microwave

The microwave was turned on with the normal operating controls and found to be in satisfactory working condition.

Dishwasher: Dishwasher

The dishwasher was turned on with the normal operating controls and found to be in satisfactory working condition.

Oven: Oven

The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

Stove: Stove

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

Refrigerator: Refrigerator

The refrigerator was observed and found to be in satisfactory working condition.

Disposal: Disposal

The disposal was turned on with the normal operating controls and found to be in satisfactory working condition.

GFI: RECEPTACLES

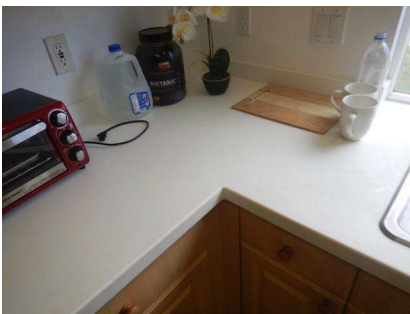
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Observations

7.1.1 COUNTERTOPS

COUNTERTOP

KITCHEN



The solid surface countertop has a small chipped area on it.



Recommendation

Contact a qualified countertop contractor.

7.2.1 WINDOWS

WINDOW

WINDOWS

There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

Recommendation

Contact a qualified window repair/installation contractor.





8: DINING ROOM

		IN	NI	NP	D
8.1	Receptacles	X			

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

Information

Comment

The finished surfaces, hardware and window were found to be generally in good condition at the time of our inspection.

Receptacles: Receptacles

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

9: MASTER BEDROOM

		IN	NI	NP	D
9.1	General	X			
9.2	GFCI & AFCI	X			
9.3	Smoke Detectors	X			X

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

Information

General: Comment

The finished surfaces, hardware, windows, shade blinds and doors were found to be generally in good condition at the time of our inspection.

GFCI & AFCI: Receptacles

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Observations

9.3.1 Smoke Detectors

DEFECTIVE

MASTER BEDROOM



Smoke detector is connected, but not functioning properly. Recommend replacement.

Recommendation
Recommended DIY Project

9.3.2 Smoke Detectors

INAPPROPRIATE LOCATION



Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturers instructions.

Recommendation
Recommended DIY Project

10: MASTER BATHROOM

		IN	NI	NP	D
10.1	Shower/Bathtub	X			X
10.2	GFCI & AFCI				
10.3	Windows	X			X

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

Information

Comment

Master Bathroom



Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Comment

Bathroom 1

The finished surfaces, cabinet, hardware, windows, and door were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

GFCI & AFCI: Receptacles

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Observations

10.1.1 Shower/Bathtub

BATHTUB



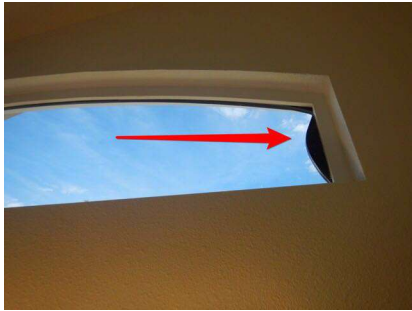
The tub's drain stop is missing. We recommend it be replaced.

Recommendation

Contact a qualified professional.

10.3.1 Windows

WINDOW SEAL



The right side picture window weather gasket is damaged. Repair/replacement is needed.

Recommendation

Contact a qualified professional.

11: BEDROOM 2

		IN	NI	NP	D
11.1	General	X			
11.2	Lighting Fixtures, Switches & Receptacles	X			
11.3	Smoke Detectors	X			

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

Information

Smoke Detectors: Smoke Detector

The smoke detector alarm was activated when the test button was depressed.

General: Comment

The finished surfaces, hardware, windows, shade blinds and door were found to be generally in good condition at the time of our inspection.

Lighting Fixtures, Switches & Receptacles: Receptacles

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

12: BEDROOM 3

		IN	NI	NP	D
12.1	General	X			
12.2	Door	X			X
12.3	GFCI & AFCI	X			
12.4	Smoke Detectors	X			

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

Information

Smoke Detectors: Smoke Detectors

The smoke detector alarm was activated when the test button was depressed.

General: Comment

The finished surfaces, hardware, windows, shade blinds and door were found to be generally in good condition at the time of our inspection.

GFCI & AFCI: Receptacles

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

Observations

12.2.1 Door

DOORKNOB

The bedroom door knob lock is missing.

Replacement is needed.

Recommendation

Contact a qualified professional.



12.2.2 Door

CLOSET DOORS



The right side mirror closet door has paint over-spray at one side. Repair is needed.



Recommendation

Contact a qualified professional.

13: BEDROOM 4

		IN	NI	NP	D
13.1	General	X			
13.2	Receptacles	X			
13.3	Smoke Detectors	X			

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

Information

Smoke Detectors: Smoke Detectors

The smoke detector alarm was activated when the test button was depressed.

General: Comment

The finished surfaces, hardware, windows, shade blinds and door were found to be generally in good condition at the time of our inspection.

Receptacles: Receptacles

The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

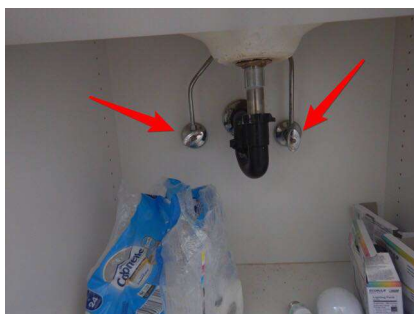
14: SECOND FLOOR HALL BATHROOM

		IN	NI	NP	D
14.1	General	X			
14.2	VENTILATION	X			
14.3	GFCI & AFCI	X			

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

Information

General: Under Sink



VENTILATION: Ventilation

Ventilation in this bathroom is adequate.

General: Comment

The finished surfaces, cabinet, hardware, window and door were found to be generally in good condition at the time of our inspection.

GFCI & AFCI: Receptacles

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

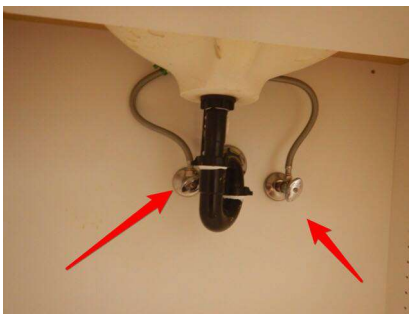
15: GROUND FLOOR BATHROOM

		IN	NI	NP	D
15.1	General	X			
15.2	Ventilation	X			
15.3	Cabinets	X			X
15.4	GFCI & AFCI	X			

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

Information

General: Under Sink



Ventilation: VENTILATION

Ventilation in this bathroom is adequate.

General: Comment

The finished surfaces, cabinet, hardware, window, and door were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

GFCI & AFCI: RECEPTACLES

Ground Floor Bathroom

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Observations

15.3.1 Cabinets

PAINT OVERSPRAY

GROUND FLOOR BATHROOM



Some paint over-spray exist on the front right side of the sink cabinet.

Recommendation

Contact a qualified professional.

16: LAUNDRY ROOM

		IN	NI	NP	D
16.1	Main Water Shut-off Device	X			
16.2	Drain, Waste, & Vent Systems	X			
16.3	Exhaust Systems		X		
16.4	Hot Water Systems, Controls, Flues & Vents	X			

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

Information

Filters

None

Water Source

Public

Dryer Power Source

220 Electric

Dryer Vent

Vinyl (Flex)

Flooring Insulation

None

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



Main Water Shut-off Device:

Location

West

Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 2"

Drain, Waste, & Vent Systems:

Material

PVC

Exhaust Systems: Exhaust Fans

None

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

Solar

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

80 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Hot Water Systems, Controls, Flues & Vents: Water Heater

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

17: ATTIC

		IN	NI	NP	D
17.1	AC	X			
17.2	Attic Insulation	X			
17.3	Ventilation	X			

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

Information

Attic Insulation: Insulation Type
Blown



Ventilation: Attic Entry



Ventilation: Ventilation Type
Soffit Vents

Observations

17.1.1 AC

AC HAS SIGNS OF WEAR

HVAC system is moderately worn

Recommendation

Contact a qualified HVAC professional.





18: GARAGE

		IN	NI	NP	D
18.1	Ceiling	X			
18.2	Floor	X			
18.3	Walls & Firewalls	X			
18.4	Garage Door				
18.5	Garage Door Opener	X			

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

Information

Garage



Ceiling: Has pulldown attic access



Garage Door: Material Metal



Garage Door: Type Automatic

Observations

18.3.1 Walls & Firewalls

DOOR HAS WEAR



Recommendation
Contact a qualified professional.

18.3.2 Walls & Firewalls

OUTSIDE TRIM DAMAGED



Recommendation
Contact a qualified professional.

STANDARDS OF PRACTICE

Roof

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

Exterior

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

Electrical

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

Kitchen

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

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

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.