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RESIDENTIAL REPORT

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Tonawanda NY 14150

Buyer Name
09/05/2018 9:00AM

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This report is produced for the named client only. The inspector has no duty to any other parties. Guardsman Home Inspection

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1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner

Type of Building
Detached

Weather Conditions
Cloudy, Hot, Humid

Occupancy
Furnished, Occupied

Temperature (approximate)
90 Fahrenheit (F)

Style
Modern, Multi-level

Age of Home
15

2: GROUNDS

		Sat	Mar	P	NO	DCI
2.1	Walkways, Patios & Driveways	X				
2.2	Decks, Balconies, Porches & Steps			X		
2.3	Vegetation, Grading, Drainage & Retaining Walls	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Walkways, Patios & Driveways: Walkway Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Patio Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck, Stoop

Decks, Balconies, Porches & Steps: Material
Composite, Wood, Concrete

Observations

2.1.1 Walkways, Patios & Driveways

Recommended repair

PATIO CRACKING - MINOR

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

Recommendation

Contact a qualified concrete contractor.

2.2.1 Decks, Balconies, Porches & Steps

Potential Safety Hazard

DECK - LOOSE BOARDS

One or more deck boards were observed to be loose. Recommend they be refastened.

Here is a helpful article for minor DIY deck repair.

Recommendation

Contact a qualified deck contractor.

2.2.2 Decks, Balconies, Porches & Steps

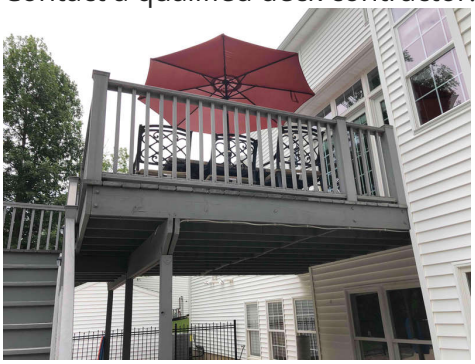
Potential Safety Hazard

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate. These construction practices may have been normal at time of original construction, but do not meet current safety standards.

Recommendation

Contact a qualified deck contractor.



Example photo of a recommended repair for the improper post to beam connections

2.2.3 Decks, Balconies, Porches & Steps

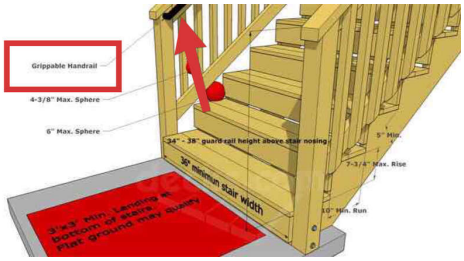
Potential Safety Hazard

IMPROPER HANDRAIL

Steps to deck handrail does not meet current safety standards recommend licensed contractor to repair to current standards to prevent possible injury

Recommendation

Contact a qualified deck contractor.



3: EXTERIOR

		Sat	Mar	P	NO	DCI
3.1	Siding, Flashing & Trim	X				
3.2	Exterior Windows	X				
3.3	Exterior Doors	X				
3.4	Service Entrance Conductors	X				
3.5	Exterior lighting and receptacles	X				
3.6	Eaves, Soffits & Fascia	X				
3.7	Exterior foundation	X				
3.8	Hose Faucets	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Trim Material
Vinyl, Aluminum

Siding, Flashing & Trim: Flashing Material
Vinyl

Exterior Windows: Window Type
Double-hung, Double Pane, Transome, Stationary, Casement

Exterior Doors: Exterior Entry Door
Steel

Exterior Doors: Screen door/Storm door
Metal

Exterior Doors: Patio door
Vinyl, Fiberglass

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Proper clearance

Exterior lighting and receptacles: Exterior light fixtures
Present, Operable

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

Eaves, Soffits & Fascia: Soffit Material
Aluminum, Vinyl

Eaves, Soffits & Fascia: Fascia Material
Metal

Eaves, Soffits & Fascia: Eaves Material
Metal

Exterior foundation: Exterior foundation material
Poured Concrete

Hose Faucets: Hose Faucet location
Left, Right, Operational, Rear

Observations

3.1.1 Siding, Flashing & Trim

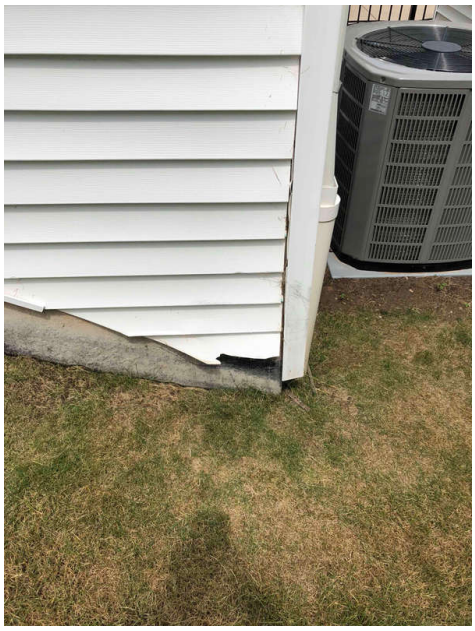
Recommended repair

SIDING FLASHING & TRIM STATUS

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

Recommendation

Recommend monitoring.



3.2.1 Exterior Windows

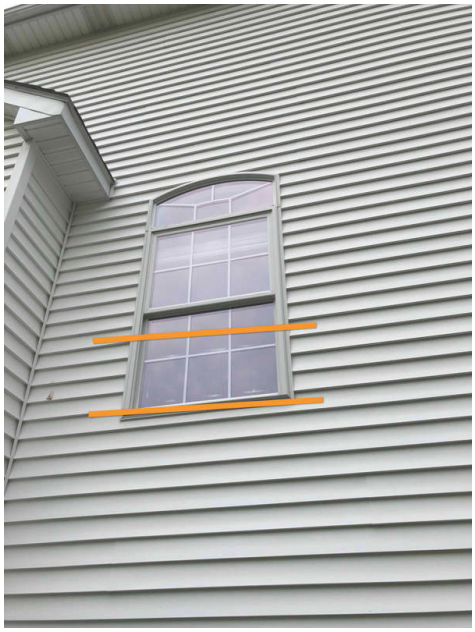
Recommended repair

FAILED SEAL

Observed condensation between the window panes, which indicates a failed thermo pane seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



Northwest

3.7.1 Exterior foundation

Recommended repair

TYPICAL CRACKING

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

Recommendation

Contact a foundation contractor.

East

4: ROOF

		Sat	Mar	P	NO	DCI
4.1	Coverings	X				
4.2	Roof Drainage Systems	X				
4.3	Flashings	X				

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Information

Inspection Method
Ground

Coverings: Material Approximate Age
10-15 years

Coverings: Valley Type
Cut

Roof Pitch
Steep Slope

Coverings: Material Type
Architectural Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Roof Type/Style
Gable, Hip

Coverings: Layers of Material
1

Flashings: Material
Aluminum, Rubber

5: GARAGE

		Sat	Mar	P	NO	DCI
5.1	Floor	X				
5.2	Walls & Firewalls	X				
5.3	Garage Electrical	X				
5.4	Occupant Door (From garage to inside of home)	X				
5.5	Ceiling	X				
5.6	Garage Overhead Door	X				
5.7	Garage Door Opener	X				
5.8	Manual door		X			

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Information

Garage Type
Attached, 2-Car

Floor: Floor Material
Concrete

Walls & Firewalls: Wall Material
Framed

Garage Electrical: Electrical components present
Yes, Functional

Garage Electrical: GFCI Protected receptacles
Yes

Garage Electrical: Handyman/Extension cord wiring
No

Garage Electrical: Receptacles Open Ground/Reverse Polarity
No

Garage Overhead Door: Material
Metal

Garage Overhead Door: Type
Roll-Up

Garage Door Opener: Overhead door opener
Present, Operable

Manual door: Man door
Present

Limitations

General

STORED ITEMS

Garage was filled with stored household items interior portions of garage are not fully visible recommend a reevaluation once items have been removed

Observations

5.6.1 Garage Overhead Door

Recommended repair

LOUD NOISES

Loud grinding or squaling observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

Here are some troubleshooting tips before calling a garage contractor.

Recommendation
Contact a qualified garage door contractor.

5.8.1 Manual door

Recommended repair

MAN DOOR RUST

Garage man door has rust and appears to be corroding from inside out. Recommend replacement.

Recommendation
Contact a qualified door repair/installation contractor.

6: KITCHEN

		Sat	Mar	P	NO	DCI
6.1	Doors	X				
6.2	Windows	X				
6.3	Floors	X				
6.4	Walls and Ceilings	X				
6.5	Heating/Cooling Source	X				
6.6	Plumbing Components	X				
6.7	Countertops & Cabinets	X				
6.8	Electrical Components	X				
6.9	Refrigerator	X				
6.10	Range/Oven/Cooktop	X				
6.11	Garbage Disposal	X				
6.12	Dishwasher	X				
6.13	Built-in Microwave	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Doors: Door Type/Material
Hollow core

Windows: Window Type
Casement, Thermal

Windows: Window Material
Vinyl

Floors: Floor Coverings
Tile

Walls and Ceilings: Wall Material
Drywall, Tile

Walls and Ceilings: Ceiling Material
Drywall

Heating/Cooling Source: Heating/Cooling Source
Present

Countertops & Cabinets: Countertop Material
Quartz

Countertops & Cabinets: Cabinetry
Wood

Electrical Components: GFCI/AFCI Protected Receptacles
Present, Tripped when tested

Refrigerator: Brand
Kenmore

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

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Dishwasher: Brand
Kitchenaid

Appliances
Kitchen
Present

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

Observations

6.4.1 Walls and Ceilings

Recommended repair

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.

Kitchen ceiling near door to deck has been repainted evidence of a prior water damage incident repair appears proper no further repair required at this time

7: COMMON ROOMS

		Sat	Mar	P	NO	DCI
7.1	Doors	X				
7.2	Windows	X				
7.3	Floors	X				
7.4	Walls and Ceilings	X				
7.5	Heating/Cooling Source	X				
7.6	Electrical components	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Common Room Types
Living Room, Family Room, Dinning Room, Den/Office, Rec-Room

Living Room Location
1st Floor

Dining Room Location
1st Floor

Family Room Location
1st Floor

Den/Office Location
1st Floor

Rec Room Location
Basement

Doors: Door Type/Material
Glass Panel, Hollow core

Windows: Window Type
Double-hung, Thermal

Windows: Window Material
Vinyl, Wood

Floors: Floor Coverings
Carpet, Hardwood, Tile

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall, Drop Ceiling

Heating/Cooling Source: Heating/Cooling Source
Present

Electrical components: Ceiling Fan
Operational

Electrical components: Receptacles
Yes, Operational

Electrical components: Switches
Yes, Operational

Observations

7.4.1 Walls and Ceilings

Recommended repair

NAIL POPS

"Nail-pops" are evident in some areas of drywall where ceilings meet walls. This is common as a home ages due to expansion and contraction of building materials. Recommend repair as needed by licensed contractor.

Additional information on nail popping:

Nail Popping Info

Recommendation

Contact a qualified drywall contractor.

Living Room Northwest

8: FIREPLACES

		Sat	Mar	P	NO	DCI
8.1	Fireplace	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Fireplace: Fireplace Locations
Family room

Fireplace: Type of Fireplace
Vented, Gas

Fireplace: Hearth Extension Area
Proper

Fireplace: Damper
N/A

Fireplace: Fireplace Doors
N/A

9: MISCELLANEOUS INTERIOR AREAS

		Sat	Mar	P	NO	DCI
9.1	Hall/Closet Doors	X				
9.2	Interior Windows	X				
9.3	Interior Floors	X				
9.4	Walls and Ceilings		X			
9.5	Electrical components	X				
9.6	Steps, Stairways & Railings	X				
9.7	Smoke and CO Detectors		X			

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Hall/Closet Doors: Door Type/Material
Hollow core

Interior Windows: Window Type
Double-hung, Thermal

Interior Floors: Floor Coverings
Carpet

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Electrical components: Ceiling Fan
None

Electrical components: Receptacles
Yes, Operational

Electrical components: Switches
Yes, Operational

Smoke and CO Detectors: Smoke detector locations (at time of inspection)
1st Floor, Second Floor, Basement

Observations

9.4.1 Walls and Ceilings

Recommended repair

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of cabinets installed on this wall. Recommend monitoring for change, consult with a licensed contractor if cracks progress further

Recommendation

Contact a qualified professional.

9.7.1 Smoke and CO Detectors

Potential Safety Hazard

SMOKE/CO DETECTORS ARE NOT INSTALLED PER CURRENT SAFETY STANDARDS

Smoke Detectors are required to be installed in the following locations per current safety standards:

- 1 Per Bedroom
- 1 Per level of home
- Must be sealed Battery type (1JAN2017)

CO Detectors are required to be installed in the following locations per current safety standards:

- 1 Within 15' of sleeping areas
- 1 Per level of home
- Must be sealed Battery type (1JAN2017)

Recommendation

Contact a qualified professional.

10: 1/2 BATHROOMS

		Sat	Mar	P	NO	DCI
10.1	General	X				
10.2	Doors	X				
10.3	Windows	X				
10.4	Floors	X				
10.5	Walls and Ceilings	X				
10.6	Heating/Cooling Source	X				
10.7	Electrical Components	X				
10.8	Fixtures Installed	X				
10.9	Ventilation	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

General: **Bathroom Type**
1/2 Bathroom

General: **Bathroom location**
1st Fl

Doors: **Door Type/Material**
Hollow core

Windows: **Window Type**
Double-hung, Thermal

Windows: **Window Material**
Vinyl

Floors: **Floor Coverings**
Tile

Walls and Ceilings: **Wall Material**
Drywall

Walls and Ceilings: **Ceiling Material**
Drywall

Heating/Cooling Source: **Heating/Cooling Source**
Present

Electrical Components: **GFCI/AFCI Protected Receptacles**
Present, Tripped when tested

Fixtures Installed: **Sink Status**
Functional Flow, Functional Drainage

Fixtures Installed: **Toilet Status**
Operational

Ventilation: **Bathroom Ventilation**
Ventilation fan, Operational

11: BATHROOMS

		Sat	Mar	P	NO	DCI
11.1	Doors	X				
11.2	Windows	X				
11.3	Floors	X				
11.4	Walls and Ceilings		X			
11.5	Heating/Cooling Source	X				
11.6	Electrical Components	X				
11.7	Fixtures Installed	X				
11.8	Ventilation	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Bathroom Type
Master Bathroom

Bathroom location
2nd Fl, Master

Doors: Door Type/Material
Hollow core

Windows: Window Type
Double-hung, Thermal

Windows: Window Material
Vinyl

Floors: Floor Coverings
Tile

Walls and Ceilings: Wall Material
Drywall, Tile

Walls and Ceilings: Ceiling Material
Drywall

Heating/Cooling Source: Heating/Cooling Source
Present

Electrical Components: GFCI/AFCI Protected Receptacles
Present, Tripped when tested

Fixtures Installed: Bath Tub Status
Functional Flow, Functional Drainage, Jetted Tub

Fixtures Installed: Shower Status
Functional Flow, Functional Drainage

Fixtures Installed: Sink Status
Functional Flow, Functional Drainage

Fixtures Installed: Toilet Status
Operational

Ventilation: Bathroom Ventilation
Ventilation fan, Operational

Observations

11.4.1 Walls and Ceilings

Recommended repair

TYPICAL CRACKS OBSERVED

Typical cracks in drywall/plaster were observed. These cracks may develop due to normal aging of a home, minor settling, as well as moisture/temperature changes. Recommend repair as needed. No evidence of structural defect observed at time of inspection.

Recommendation

Contact a qualified drywall contractor.

11.4.2 Walls and Ceilings

Recommended repair

CAULKING/GROUTING IN SHOWER/TUB AREA

Tiles installed in Tub/Shower area have gaps or missing Grout/Caulk. Recommend licensed contractor to repair/replace as needed to prevent moisture damage.

Recommendation

Contact a qualified tile contractor

11.4.3 Walls and Ceilings

Recommended repair

NAIL POPS

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Contact a qualified drywall contractor.

11.4.4 Walls and Ceilings

Recommended repair

STAIN(S) ON CEILING

ABOVE JACUZZI BATHTUB

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

Recommendation

Contact a qualified professional.

12: BATHROOMS 3

		Sat	Mar	P	NO	DCI
12.1	Doors	X				
12.2	Windows	X				
12.3	Floors	X				
12.4	Walls and Ceilings	X				
12.5	Heating/Cooling Source	X				
12.6	Electrical Components	X				
12.7	Fixtures Installed	X				
12.8	Ventilation	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Bathroom Type
Jr Suite

Bathroom location
2nd Fl

Doors: Door Type/Material
Hollow core

Windows: Window Type
Double-hung, Thermal

Windows: Window Material
Vinyl

Floors: Floor Coverings
Tile

Walls and Ceilings: Wall Material
Drywall, Plastic Surround, Tile

Walls and Ceilings: Ceiling Material
Drywall

Heating/Cooling Source: Heating/Cooling Source
Present

Electrical Components: GFCI/AFCI Protected Receptacles
Present, Tripped when tested

Fixtures Installed: Bath Tub Status
Functional Flow, Functional Drainage

Fixtures Installed: Sink Status
Functional Flow, Functional Drainage

Fixtures Installed: Toilet Status
Operational

Ventilation: Bathroom Ventilation
Ventilation fan, Operational, Noisy

13: BATHROOMS 4

		Sat	Mar	P	NO	DCI
13.1	Doors	X				
13.2	Floors	X				
13.3	Walls and Ceilings	X				
13.4	Heating/Cooling Source	X				
13.5	Electrical Components		X			
13.6	Fixtures Installed	X				
13.7	Ventilation	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Bathroom Type
Jack n Jill

Bathroom location
2nd Fl

Doors: Door Type/Material
Hollow core

Walls and Ceilings: Ceiling Material
Drywall

Heating/Cooling Source: Heating/Cooling Source
Present

Electrical Components: GFCI/AFCI Protected Receptacles
Present, Tripped when tested

Fixtures Installed: Bath Tub Status
Functional Flow, Functional Drainage

Fixtures Installed: Sink Status
Functional Flow, Functional Drainage

Fixtures Installed: Toilet Status
Operational

Ventilation: Bathroom Ventilation
Ventilation fan, Operational

Observations

13.5.1 Electrical Components

Recommended repair

DEFECTIVE 3-WAY SWITCHING

Bathroom light three-way switch does not appear to be operating properly recommend licensed electrician to further evaluate and repair for proper operation.

Recommendation

Contact a qualified electrical contractor.

14: BATHROOMS 5

		Sat	Mar	P	NO	DCI
14.1	Doors	X				
14.2	Floors	X				
14.3	Walls and Ceilings	X				
14.4	Heating/Cooling Source	X				
14.5	Electrical Components		X			
14.6	Fixtures Installed	X				
14.7	Ventilation	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Bathroom Type
Full Bathroom

Bathroom location
Basement

Floors: Floor Coverings
Tile

Walls and Ceilings: Wall Material
Drywall, Plastic Surround

Walls and Ceilings: Ceiling Material
Drywall

Heating/Cooling Source: Heating/Cooling Source
Present

Electrical Components: GFCI/AFCI Protected Receptacles
Present

Fixtures Installed: Shower Status
Functional Flow, Functional Drainage

Fixtures Installed: Sink Status
Functional Flow, Functional Drainage

Fixtures Installed: Toilet Status
Operational

Ventilation: Bathroom Ventilation
Ventilation fan, Operational

Observations

14.3.1 Walls and Ceilings

Recommended repair

POSSIBLE MOLD

There are possible signs of fungi growth. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified mold inspection professional.

Basement bathroom dark staining behind toilet appears as a possible mold like substance recommend further evaluation by a licensed environmental contractor

14.5.1 Electrical Components

Potential Safety Hazard

GFCI FAILED TO TRIP

Bathroom GFCI receptacle failed to trip when tested, recommend licensed electrician to evaluate and repair as needed to prevent possible injuries.

Recommendation

Contact a qualified electrical contractor.

15: BEDROOMS

		Sat	Mar	P	NO	DCI
15.1	Walls and Ceilings	X				
15.2	Floors	X				
15.3	Windows	X				
15.4	Doors	X				
15.5	Electrical components	X				
15.6	Heating/Cooling Source	X				
15.7	Secondary Egress	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Room Location
2nd Floor, NW

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Floors: Floor Coverings
Carpet

Windows: Window Type
Double-hung, Thermal

Windows: Window Material
Vinyl

Doors: Door Type/Material
Solid core

Electrical components: Ceiling Fan
Operational

Electrical components: Receptacles
Yes, Operational

Electrical components: Switches
Yes, Operational

Limitations

General

OBSTRUCTIONS OF VIEW

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

General

PERSONAL EFFECTS

This home is currently occupied a limited number of photographs are taken due to personal effects.

Observations

15.1.1 Walls and Ceilings

TYPICAL CRACKS OBSERVED

Recommended repair

Typical cracks in drywall/plaster were observed. These cracks may develop due to normal aging of a home, minor settling, as well as moisture/temperature changes. Recommend repair as needed. No evidence of structural defect observed at time of inspection.

Recommendation

Contact a qualified drywall contractor.

15.1.2 Walls and Ceilings

Recommended repair

GHOSTING

Parallel consistent ghost like staining observed on surface of drywall this is typical evidence of improper installation or movement of air recommend licensed contractor to further evaluate

Recommendation

Contact a qualified professional.

16: BEDROOMS 2

		Sat	Mar	P	NO	DCI
16.1	Walls and Ceilings	X				
16.2	Floors	X				
16.3	Windows	X				
16.4	Doors	X				
16.5	Electrical components	X				
16.6	Heating/Cooling Source	X				
16.7	Secondary Egress	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Room Location
2nd Floor, W

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Floors: Floor Coverings
Carpet

Windows: Window Type
Double-hung, Thermal

Windows: Window Material
Vinyl

Doors: Door Type/Material
Hollow core

Electrical components: Ceiling Fan
Operational

Electrical components: Receptacles
Yes, Operational

Electrical components: Switches
Yes, Operational

Limitations

General

OBSTRUCTIONS OF VIEW

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

General

PERSONAL EFFECTS

This home is currently occupied a limited number of photographs are taken due to personal effects.

17: BEDROOMS 3

		Sat	Mar	P	NO	DCI
17.1	Walls and Ceilings	X				
17.2	Floors	X				
17.3	Windows	X				
17.4	Doors	X				
17.5	Electrical components	X				
17.6	Heating/Cooling Source	X				
17.7	Secondary Egress	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Room Location
2nd Floor, E

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Floors: Floor Coverings
Carpet

Windows: Window Type
Double-hung, Thermal

Windows: Window Material
Vinyl

Doors: Door Type/Material
Hollow core

Electrical components: Ceiling Fan
Operational

Electrical components: Receptacles
Yes, Operational

Electrical components: Switches
Yes, Operational

Limitations

General

OBSTRUCTIONS OF VIEW

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

General

PERSONAL EFFECTS

This home is currently occupied a limited number of photographs are taken due to personal effects.

18: BEDROOMS 4

		Sat	Mar	P	NO	DCI
18.1	Walls and Ceilings	X				
18.2	Floors	X				
18.3	Windows	X				
18.4	Doors	X				
18.5	Electrical components	X				
18.6	Heating/Cooling Source	X				
18.7	Secondary Egress	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Room Location
2nd Floor, SW

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Floors: Floor Coverings
Carpet

Windows: Window Type
Double-hung, Thermal

Windows: Window Material
Vinyl

Doors: Door Type/Material
Hollow core

Electrical components: Ceiling Fan
Operational

Electrical components: Receptacles
Yes, Operational

Electrical components: Switches
Yes, Operational

Limitations

General

OBSTRUCTIONS OF VIEW

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

General

PERSONAL EFFECTS

This home is currently occupied a limited number of photographs are taken due to personal effects.

19: BEDROOMS 5

		Sat	Mar	P	NO	DCI
19.1	Walls and Ceilings	X				
19.2	Floors	X				
19.3	Windows	X				
19.4	Doors	X				
19.5	Electrical components	X				
19.6	Heating/Cooling Source	X				
19.7	Secondary Egress	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Room Location
Basement

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Ceiling Tiles

Floors: Floor Coverings
Carpet

Windows: Window Type
Double-hung, Thermal

Windows: Window Material
Wood

Doors: Door Type/Material
Hollow core, Slider

Electrical components: Ceiling Fan
None

Electrical components: Receptacles
Yes, Operational

Electrical components: Switches
Yes, Operational

Limitations

General

OBSTRUCTIONS OF VIEW

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

General

PERSONAL EFFECTS

This home is currently occupied a limited number of photographs are taken due to personal effects.

20: ATTIC, INSULATION & VENTILATION

		Sat	Mar	P	NO	DCI
20.1	Attic Insulation	X				
20.2	Ventilation	X				
20.3	Exhaust Systems	X				
20.4	Structure and Framing	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Attic Access Location and Type of Access
Overhead Hatch, Side-Wall Access

Inspection Method
In Attic

Attic Insulation: R-value
30

Attic Insulation: Insulation Type
Batt, Fiberglass

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents, Roof Box Vents

Exhaust Systems: Exhaust Fans Locations
Bathroom, Kitchen, Utility Room

Structure and Framing: Ceiling Joist/Flooring
Framed Joists, Partial Floor Covering

Structure and Framing: Roof Deck/Sheathing Material
OSB

Structure and Framing: Roof Structure
Wood Frame, Collar Ties, Purlins

21: LAUNDRY AREA/ROOM

		Sat	Mar	P	NO	DCI
21.1	Laundry Sink	X				
21.2	Washer/Dryer	X				
21.3	Electrical Components	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Laundry area ventilation
Yes

Laundry Location
Laundry Closet

Laundry Sink: Laundry Sink
Yes, Functional Flow, Functional Drainage

Washer/Dryer: Dryer Power Source
Gas

Washer/Dryer: Dryer Vent location
Floor, Wall

Washer/Dryer: Dryer Vent Material
Unknown

Electrical Components: GFCI/AFCI Protected Receptacles
Not Present

22: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		Sat	Mar	P	NO	DCI
22.1	Steps, Stairways & Railings	X				
22.2	Foundation	X				
22.3	Floor Structure	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Basement or Crawlspace
Basement

Access Location
Basement Stairs

Inspection Performed
In Basement

Foundation: Material
Concrete

Floor Structure: Material
Steel I-Beams, Wood Joists, Steel Support Columns

Floor Structure: Sub-floor
Plywood, Not visible

Floor Structure: Basement/Crawlspace Floor
Concrete, Tile, Carpet

Limitations

Foundation

OBSTRUCTIONS OF VIEW

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

Floor Structure

LIMITED OBSERVATION

Partially finished basement with a ceiling prevents full inspection of floor and structural components, no defects were observed at time of inspection.

23: PLUMBING

		Sat	Mar	P	NO	DCI
23.1	Main Water Shut-off Device	X				
23.2	Drain, Waste, & Vent Systems	X				
23.3	Water Supply, Distribution Systems & Fixtures	X				
23.4	Hot Water Systems, Controls, Flues & Vents	X				
23.5	Fuel Storage & Distribution Systems	X				
23.6	Sump Pump	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Main Water Shut-off Device: Water Source
Public

Main Water Shut-off Device: Water meter present
Yes

Main Water Shut-off Device: Location
Basement

Main Water Shut-off Device: Bonding wire present
Yes

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 3", 4", 2"

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Distribution piping size
1/2", 3/4"

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

Hot Water Systems, Controls, Flues & Vents: Capacity
0 Tankless

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

Hot Water Systems, Controls, Flues & Vents: Approximate Age
1-5 Yrs

Hot Water Systems, Controls, Flues & Vents: Exhaust Flue Vent
Proper pitch

Fuel Storage & Distribution Systems: Fuel System Type
Natural Gas

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

Fuel Storage & Distribution Systems: Fuel Distribution Pipe Material
Black Iron, CSST

Sump Pump: Location
Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Navien

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.

24: HEATING AND COOLING SYSTEMS

		Sat	Mar	P	NO	DCI
24.1	Heating Equipment		X			
24.2	Cooling Equipment	X				
24.3	Operating and Safety Controls	X				
24.4	Distribution Systems	X				
24.5	Vents, Flues & Chimneys	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Heating Equipment: Brand
Carrier, Payne

Heating Equipment: Approximate Age
10-15 yrs

Heating Equipment: Energy Source
Natural Gas, Electric

Heating Equipment: Heat Type
Forced Air, Electric Baseboard

Cooling Equipment: Brand
American Standard

Cooling Equipment: Approximate Age
1-5 yrs

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Condenser Unit Location
Exterior East

Operating and Safety Controls: Electrical Disconnect Present
Yes

Operating and Safety Controls: Fuel valve present
Yes

Operating and Safety Controls: Safety controls present
Yes, Operable

Operating and Safety Controls: ThermoStat Controls
Yes, Operable, Digital

Distribution Systems: Forced Air Ductwork
Non-insulated

Vents, Flues & Chimneys: Flue Type
High Efficiency PVC

AFUE Rating
93.1

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.

Observations

24.1.1 Heating Equipment

Recommended repair

FURNACE AGE

Furnace was operating properly at time of inspection. Average life expectancy is 20 years. This furnace is advanced in age and maybe subject to component failure recommend licensed HVAC technician to clean and service to prolong life expectancy, while budgeting for replacement.

Recommendation

Contact a qualified HVAC professional.

24.4.1 Distribution Systems

Recommended repair

DUCT CLEANING

Recommend qualified professional to clean heating ducts to prevent buildup of dirt and debris in duct work.

25: ELECTRICAL

		Sat	Mar	P	NO	DCI
25.1	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X				
25.2	Branch Wiring Circuits, Breakers & Fuses	X				
25.3	Lighting Fixtures, Switches & Receptacles	X				
25.4	GFCI & AFCI	X				

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

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

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

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

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: Observed GFCI/AFCI locations
Exterior, Kitchen, Garage, Bathrooms, Basement

STANDARDS OF PRACTICE

Grounds

Section 197-5.4 Site Conditions:
(a) Home inspectors shall observe and report the following site conditions:
1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
2. Trees and vegetation that adversely affect the residential building;
3. Walkways, steps, driveways, patios and retaining walls.
(b) Home inspectors are not required to observe and report on the following site conditions:
1. Fences and privacy walls;
2. The health and condition of trees, shrubs and other vegetation.

Exterior

Section 197-5.6 Exterior:
(a) Home inspectors shall observe and report on:
1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.
(b) Home inspectors are not required to observe and report on the following:
1. Screening, shutters, awnings and other seasonal accessories;
2. Fences;
3. Geological and/or soil conditions;
4. Recreational facilities;
5. Out-buildings other than garages and carports;
6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
7. Erosion control and earth stabilization measures;
8. The operation of security locks, devices or systems;
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

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.

Common Rooms

Section 197-5.12 Interior
(a). Home inspectors shall:
1. Observe and report on the material and general condition of walls, ceilings and floors;
2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.
(b). Home inspectors are not required to:
1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;

4. Observe and report on paint, wallpaper or other finish treatments;
5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

Fireplaces

Section 197-5.14 Fireplaces

(a). Home inspectors shall:

1. Observe and report on visible and accessible system components;
2. Observe and report on visible and accessible chimneys and vents;
3. Observe and report on chimney caps;
4. Observe and report on fireplaces and solid fuel burning appliances;
5. Observe and report on chimneys;
6. Observe, operate and report on accessible fireplace dampers.

(b). Home inspectors are not required to:

1. Observe and report on the interiors of flues or chimneys;
2. Observe and report on fire screens and doors;
3. Observe and report on automatic fuel feed devices;
4. Observe and report on mantles and fireplace surrounds;
5. Observe and report on combustion make-up air devices;
6. Observe and report on heat distribution assists;
7. Ignite or extinguish fires;
8. Determine draft characteristics;
9. Move fireplace inserts and stoves or firebox contents.

Miscellaneous Interior Areas

Section 197-5.12 Interior

(a). Home inspectors shall:

1. Observe and report on the material and general condition of walls, ceilings and floors;
2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.

(b). Home inspectors are not required to:

1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;
4. Observe and report on paint, wallpaper or other finish treatments;
5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

1/2 Bathrooms

Section 197-5.8 Plumbing System

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

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

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

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;

4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

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

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

Bathrooms
Section 197-5.8 Plumbing System

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:
1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;
6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an

appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

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

Bathrooms 3
Section 197-5.8 Plumbing System

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

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

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

Bathrooms 4
Section 197-5.8 Plumbing System

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;

5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

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

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

Bathrooms 5
Section 197-5.8 Plumbing System

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:
1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;
6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;

10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

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

Attic, Insulation & Ventilation
Section 197-5.15 Attics (a).

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

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

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

Section 197-5.13

Insulation and Ventilation (a). Home inspectors shall:

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

(b). Home inspectors are not required to:

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

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.

Plumbing
Section 197-5.8

Plumbing System (a)

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

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;

3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

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

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

(c) Home inspectors are not required to:

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

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

Heating and Cooling Systems

Section 197-5.10 Heating System

(a). Home inspectors shall:

1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the systems;
5. Observe and report on visible flue pipes, dampers and related components for functional operation;
6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
7. Observe and report on the operation of fixed supplementary heat units;
8. Observe and report on visible components of vent systems, flues and chimneys;

(b). Home inspectors are not required to:

1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
2. Observe, evaluate and report on heat exchangers;
3. Observe and report on equipment or remove covers or panels that are not readily accessible;
4. Dismantle any equipment, controls or gauges;
5. Observe and report on the interior of chimney flues;
6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
11. Determine clearance to combustibles or adequacy of combustion air;
12. Test for gas leaks or carbon monoxide;

13. Observe and report on in-floor and in-ceiling radiant heating systems.

Section 197-5.11 Air Conditioning Systems
(a). Home inspectors shall:
1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.
(b). Home inspectors are not required to:
1. Activate or operate air conditioning systems that have been shut down;
2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
3. Check the pressure of the system coolant or determine the presence of leakage;
4. Evaluate the capacity, efficiency or adequacy of the system;
5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

Electrical
Section 197-5.9 Electrical System
(a). Home inspectors shall observe and report upon readily accessible and observable portions of:
1. Service drop;
2. Service entrance conductors, cables and raceways;
3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
4. Service grounding;
5. Interior components of service panels and sub-panels;
6. A representative number of installed lighting fixtures, switches and receptacles;
7. A representative number of ground fault circuit interrupters.
(b). Home inspections shall describe readily accessible and observable portions of:
1. Amperage and voltage rating of the service;
2. The location of main dis-connects and sub-panels;
3. The presence of aluminum branch circuit wiring;
4. The presence or absence of smoke detectors and carbon monoxide detectors;
5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.
(c). Home inspectors are not required to:
1. Observe and report on remote control devices;
2. Observe and report on alarm systems and components;
3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
5. Insert any tool, probe or testing device into the main or sub-panels;
6. Activate electrical systems or branch circuits which are not energized;
7. Operate overload protection devices;
8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
9. Move any object, furniture or appliance to gain access to any electrical component;
10. Test every switch, receptacle and fixture;
11. Remove switch and outlet cover plates;
12. Observe and report on electrical equipment not readily accessible;
13. Dismantle any electrical device or control;
14. Measure amperage, voltage or impedance;
15. Observe and report on any solar powered electrical component or any standby emergency generators or components.