



A PRECISE HOME INSPECTION, INC.

719.272.0100

lance.aprecise@gmail.com

<https://www.aprecisehomeinspection.com/>



HOME INSPECTION REPORT

1234 Main St.
Colorado Springs CO 80920

Buyer Name
02/11/2019 9:00AM



Inspector
Tom George
Certified Professional Inspector /
Co-Owner
719.466.1335
tom.aprecise@gmail.com



Inspector
Lance Hayward
Certified Master Inspector /
Owner
719.466.1335
lance.aprecise@gmail.com



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

Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	5
2: FOR YOUR INFORMATION	6
3: EXTERIOR	9
4: ROOF COVERINGS AND DRAINAGE	14
5: GARAGE	17
6: BUILT-IN APPLIANCES	18
7: ELECTRICAL	22
8: DOORS, WINDOWS & INTERIOR	27
9: PLUMBING	29
10: ROOF STRUCTURE AND ATTIC	37
11: HEATING	38
12: INSULATION & VENTILATION	41
13: COOLING	42
14: FOUNDATION AND STRUCTURE	45
15: PESTS/RODENTS	46
STANDARDS OF PRACTICE	47

At your request, an inspection of the above property was performed. A Precise home Inspection, Inc. is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. A Precise Home Inspection, Inc. will not release a copy of this report without your written consent.

Thank you for selecting A Precise Home Inspection, Inc. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

A Precise Home Inspection, Inc.

SUMMARY



IMPROVE



REPAIR



SAFETY ISSUE/MAJOR
CONCERN

-  3.1.1 Exterior - Siding, Flashing & Trim: Siding/Trim - Maintain Paint/Caulking
-  3.1.2 Exterior - Siding, Flashing & Trim: Siding/Trim - Loose
-  3.3.1 Exterior - Sidewalks, Patios, Porches, & Driveways : Paver Patio - Heaving/Settlement
- 
- 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation - In Close Contact with House
-  4.4.1 Roof Coverings and Drainage - Gutters: Gutter - Loose Downspout
-  7.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Electrical - Hot Tub Circuit Not Permitted
-  7.5.1 Electrical - Fixtures, Fans, Switches & Receptacles: Electrical - Light Bulbs Not Working
- 
- 7.5.2 Electrical - Fixtures, Fans, Switches & Receptacles: Electrical Box - Loose or Improperly Installed Box
-  7.7.1 Electrical - Smoke & Carbon Monoxide Detectors: CO Detector - Not Present on Each Floor
-  8.2.1 Doors, Windows & Interior - Windows: Window - Missing Screens
-  8.4.1 Doors, Windows & Interior - Walls: Evidence of Moisture Intrusion
-  9.5.1 Plumbing - Fixtures: Faucet - Loose
-  9.5.2 Plumbing - Fixtures: Faucet - Handles Not Secured
-  9.5.3 Plumbing - Fixtures: Shower Door - Doesn't Open/Close Properly
-  9.6.1 Plumbing - Sump Pump: No Sump Pump - Water Present
-  9.6.2 Plumbing - Sump Pump: Sump Pump - Water Present
-  11.1.1 Heating - Forced Air Furnace: Furnace - Clean and Service
-  11.2.1 Heating - Fireplace & Chimney: Direct Vent Gas Fireplace - Clean and Service
-  13.1.1 Cooling - Air Conditioning : Air Conditioning - Lineset Insulation Damaged
-  13.1.2 Cooling - Air Conditioning : Air Conditioning - Clean and Service
-  13.1.3 Cooling - Air Conditioning : Condenser - Not Level

1: INSPECTION DETAILS

Information

Type of Inspection

Pre-Purchase

In Attendance

None

Occupancy

Furnished, Vacant

Occupied / Furnished Disclaimer

Due to the home being furnished, all floor surfaces, wall surfaces, countertop surfaces, windows, and electrical receptacles could not be inspected or tested.

Style of Home

Multi-Level

Utilities

Water, Electric, Gas

Weather

Clear

2: FOR YOUR INFORMATION

Information

Orientation: Pictures of the Exterior

The following pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the Inspector states that there was a defect with a window on the West exterior, this section can be used to view a picture of the West exterior wall.

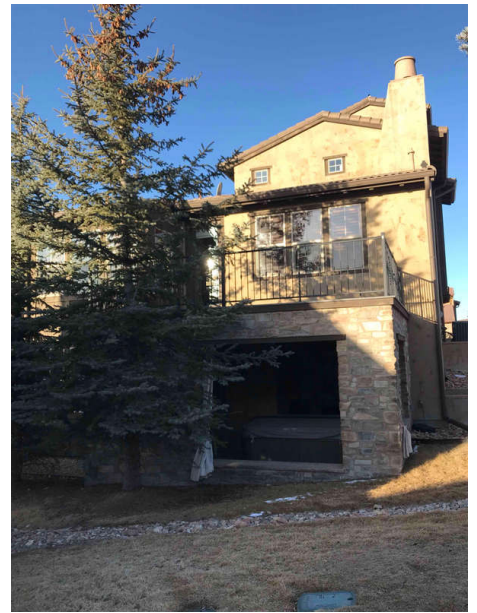
Orientation: North Exterior



Orientation: South Exterior



Orientation: East Exterior



Orientation: West Exterior



Electrical - Main Disconnect: Location**Garage**

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.

**Gas - Main Shut Off Valve: Location****At The Regulator, Against the North Exterior Wall**

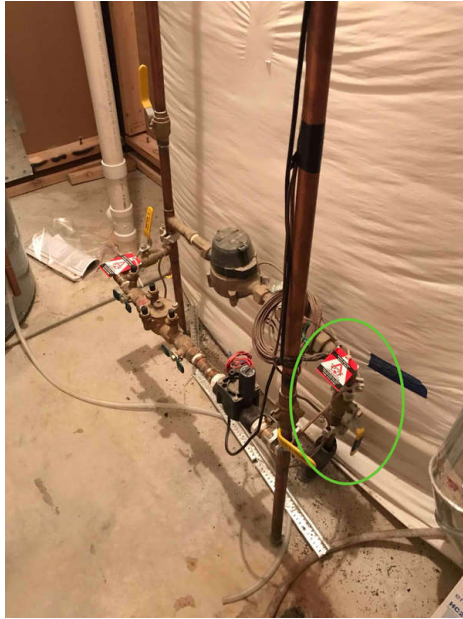
I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, it may be a good idea to locate and shut off the gas until the local utility company could evaluate the smell.



Water - Main Shut Off Valve: Location

Utility Room, Next to the Water Heater

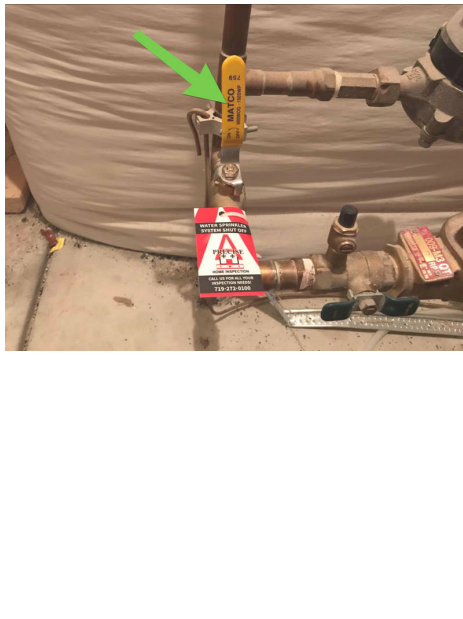
I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



Sprinkler System - Main Shut Off Valve: Location

Next to the Water Heater, Utility Room

I recommend familiarizing yourself with the location of the sprinkler shut off valve in order to winterize and perform any necessary maintenance in the future.



3: EXTERIOR

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Inspection Method

Ground

Siding, Flashing & Trim: Siding Material

Stone Veneer, Stucco

Deck: Structure

Deck

Deck: Material

Wood, Composite

Recommendations

3.1.1 Siding, Flashing & Trim



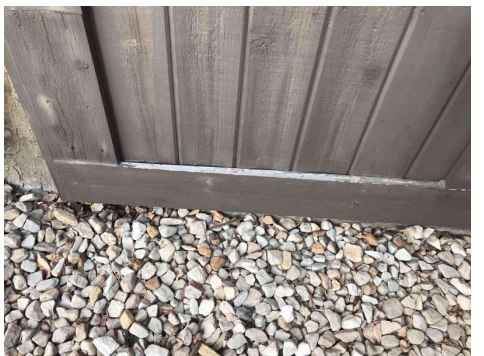
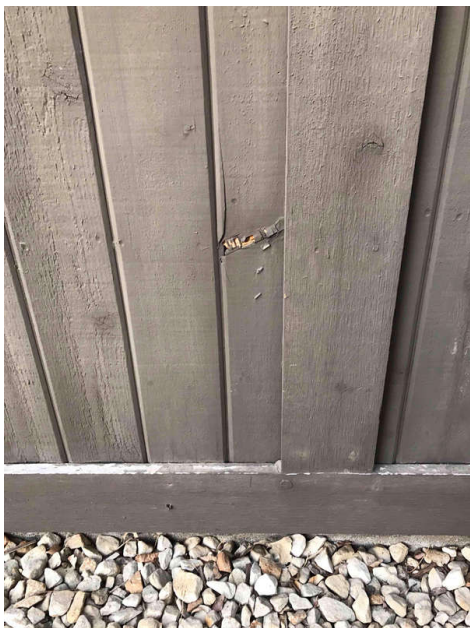
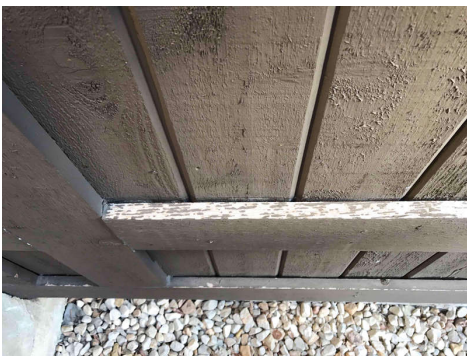
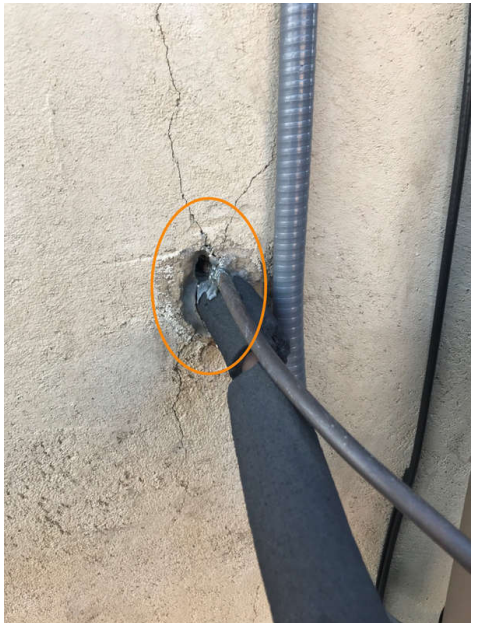
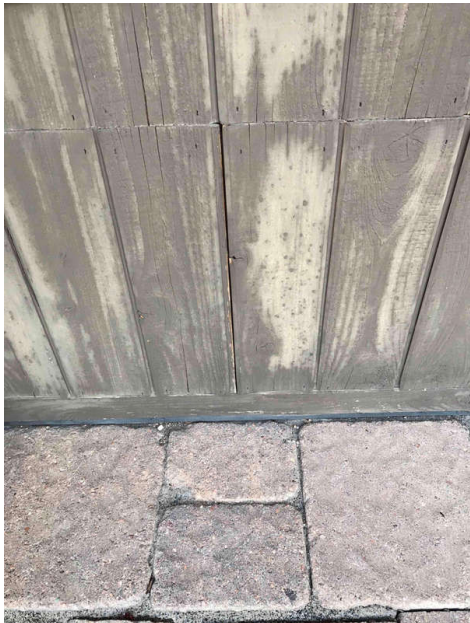
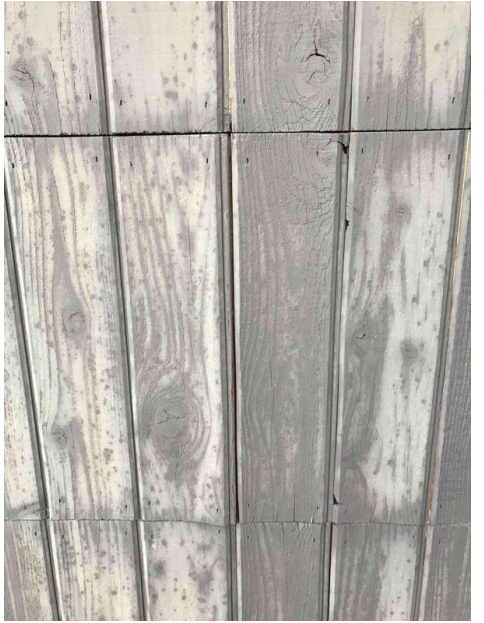
SIDING/TRIM - MAINTAIN PAINT/CAULKING

Areas of the exterior paint and caulking are in need of maintenance/repairs. In order to prevent moisture intrusion and to extend the life of the siding and trim, I recommend having the caulking and exterior paint evaluated and repaired as necessary by a qualified painting contractor prior to closing.

Recommendation

Contact a qualified painter.





3.1.2 Siding, Flashing & Trim

SIDING/TRIM - LOOSE

SOUTH SIDE OF EXTERIOR



Siding/trim appeared to be loose in areas. I recommend having these areas evaluated and resecured/repared by a licensed siding contractor prior to closing.

Recommendation

Contact a qualified siding specialist.



3.3.1 Sidewalks, Patios, Porches, & Driveways

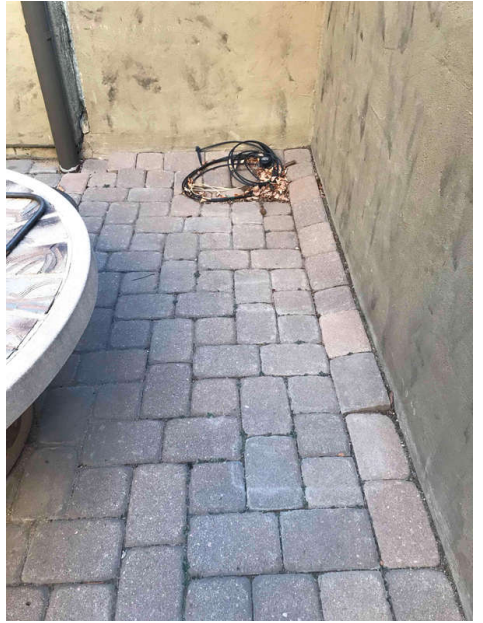
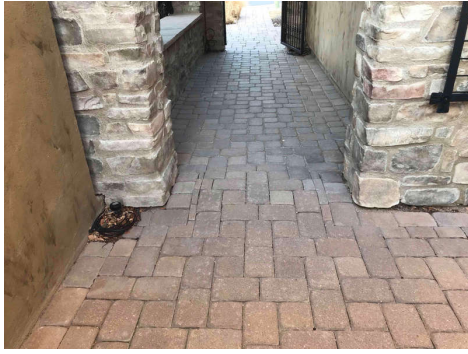
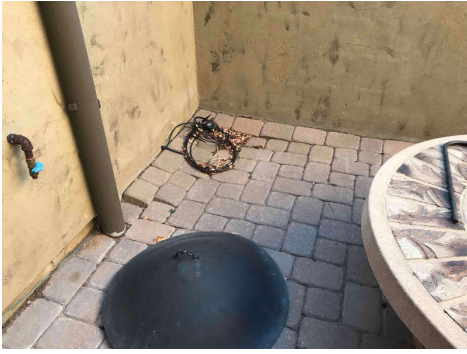
PAVER PATIO - HEAVING/SETTLEMENT



Areas of the pavers appear to be heaving or settling. I recommend having this evaluated and repaired/addressed as necessary by a qualified landscaping contractor prior to closing.

Recommendation

Contact a qualified landscaping contractor



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Repair

VEGETATION - IN CLOSE CONTACT WITH HOUSE

Areas of vegetation are in close contact with the home. In order to prevent branches from chafing the siding or roof, leaves from clogging gutters, and roots from damaging the foundation, critters from having a way to get onto the roof, etc., I recommend having the vegetation evaluated and addressed as necessary.

Recommendation

Contact a qualified landscaping contractor





4: ROOF COVERINGS AND DRAINAGE

Information

General: Descriptions:

The materials, styles and components present and observable are described as follows:

General: Inspection Method

Ground, Binoculars, Ladder

General: Roof Type / Style

Gable

Coverings: Pictures of the Roof



Coverings: Material
Concrete/Clay Tile

Recommendations

4.4.1 Gutters

GUTTER - LOOSE DOWNSPOUT

NORTH SIDE OF EXTERIOR

One or more downspouts appeared to be improperly secured. I recommend having the downspouts evaluated and properly secured.

Recommendation

Contact a qualified handyman.



5: GARAGE

Information

General: Descriptions:

The materials, styles and components present and observable are described as follows:

Floor: Material

Concrete



Garage Door: Material

Wood

Garage Door: Insulation

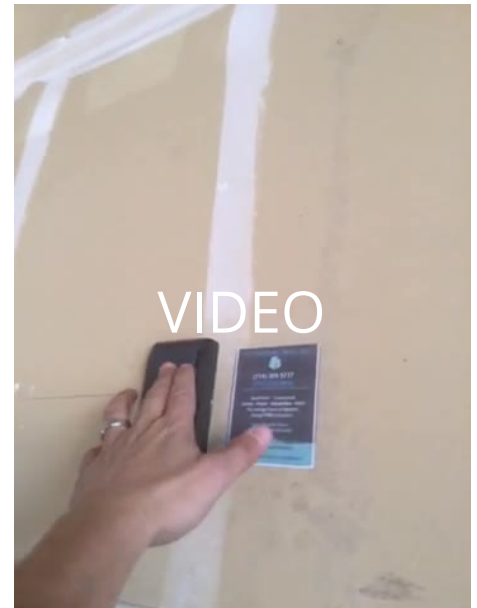
Non-Insulated

Garage Door: Type

Sliding

Garage Door: Method of Operation

Automatic Garage Door Opener



Garage Door Opener and Safety: Photo Eye Safety Feature

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.

Garage Door Opener and Safety: Auto Reverse Safety Feature

The garage door opener(s) are equipped with a safety feature known as Auto Reverse. If resistance is placed on the bottom of the garage door while coming down, the door automatically reverses and goes back up. This feature was tested, any defects are noted below.

6: BUILT-IN APPLIANCES

Information

Dishwasher: Dishwasher

The dishwasher was visually inspected and was tested by running it through a brief cycle. The area around the dishwasher and under the kitchen sink were then checked for leaks. Any defects are noted below.



Refrigerator: Refrigerator

The refrigerator was visually inspected and a temperature was taken inside the refrigerator and freezer to ensure that they were cooling properly. Any ice/water dispensers present were tested. Any defects are noted below.



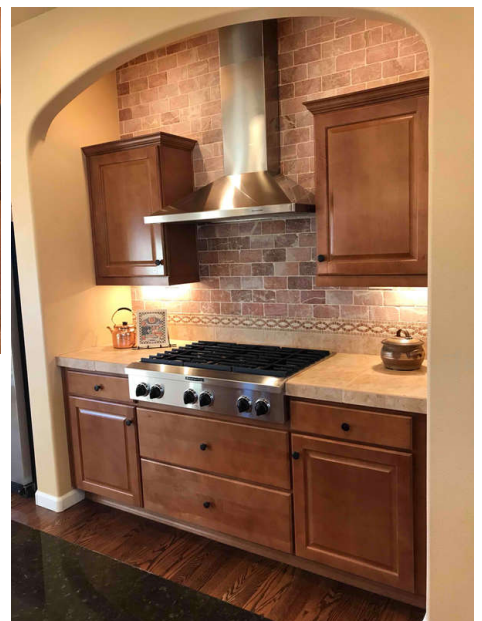
Garbage Disposal: Garbage Disposal

The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.



Range Hood: Range Hood

The range hood was visually inspected and the exhaust fan and light were tested. Any defects are noted below.



Range Hood: Venting Method
Recirculate

Wall Oven: Wall Oven

The wall oven(s) were visually inspected and all burners/elements were tested to ensure they were functioning properly. Any defects are noted below.



Wall Oven: Power Source

Electric

Cooktop: Cooktop

The cooktop was visually inspected and each burner was tested to ensure that they functioned properly. Any built-in exhaust systems present were tested. Any defects are noted below.

**Cooktop: Power Source**

Natural Gas

Cooktop: Vent Method

Range Hood

7: ELECTRICAL

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Service Entrance Conductors:

Service Method

Below Ground

Service Entrance Conductors:

Conductor Material

Aluminum

Service Entrance Conductors:

Voltage

220 Volt

Service Panel: Picture of Inside

Service Panel

Service Panel: Main Panel

Location

Garage

Service Panel: Panel Amperage

200 AMP

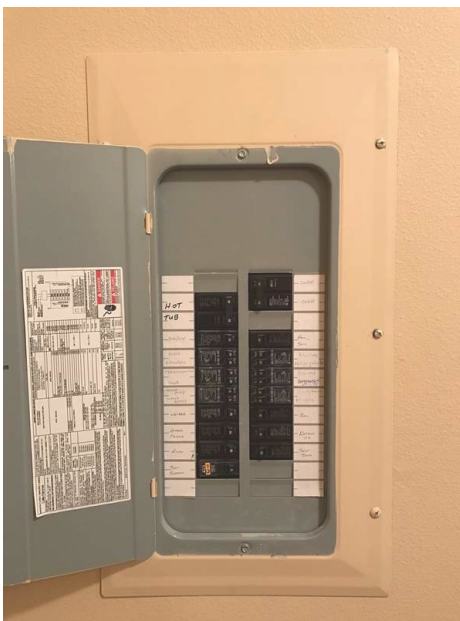
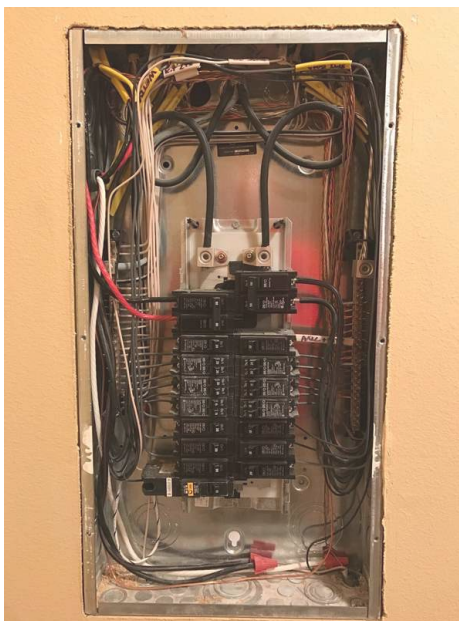
Service Panel: Equipment in

Panel

Circuit Breaker, AFCI Breakers



Sub Panel: Pictures Inside Sub Panel



Sub Panel: Sub Panel Location

Basement

Sub Panel: Equipment in Panel

Circuit Breakers, AFCI Breakers

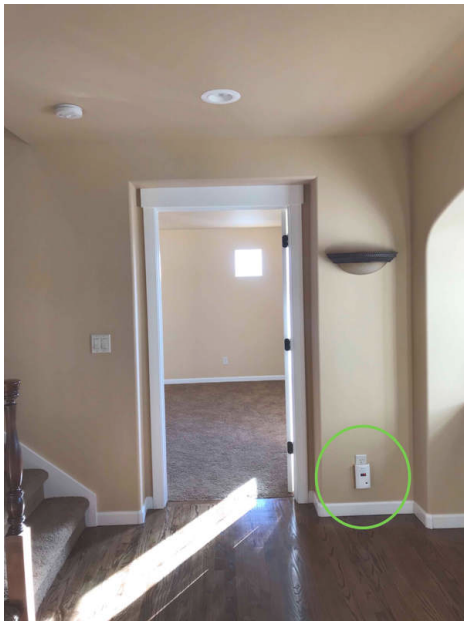
**Branch Wiring Circuits, Breakers
& Fuses: Branch Wiring**
Copper

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Non Metallic

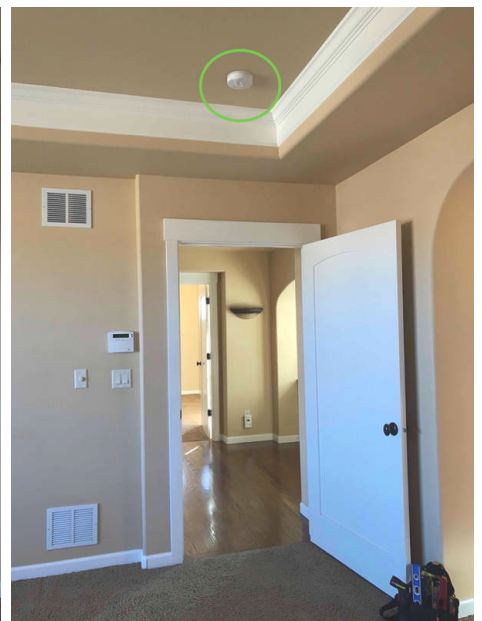
Smoke & Carbon Monoxide Detectors: Carbon Monoxide Detectors

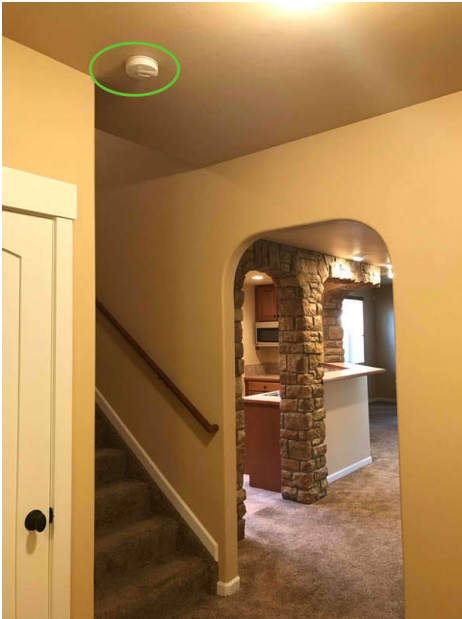
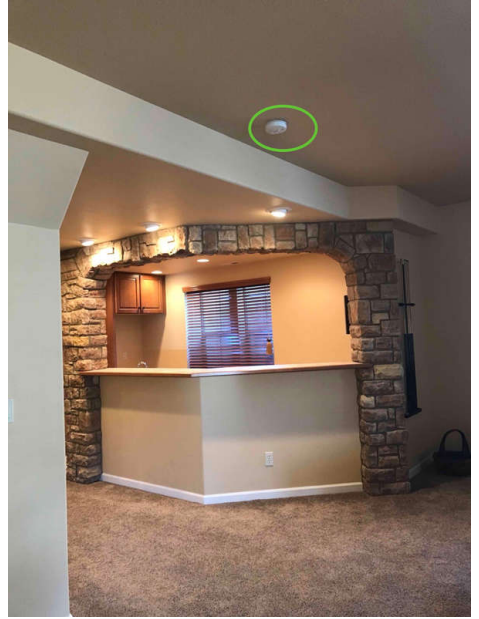
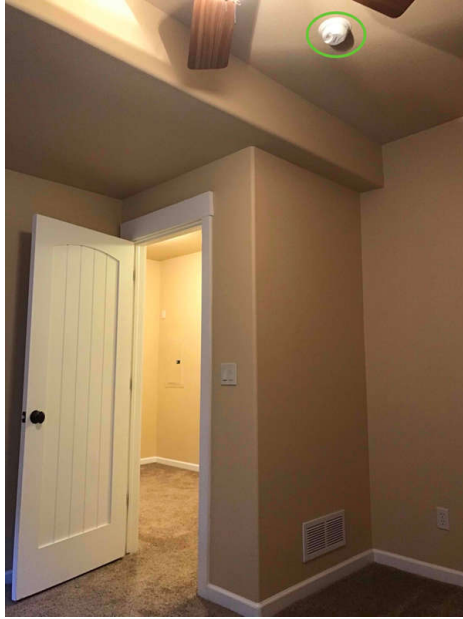
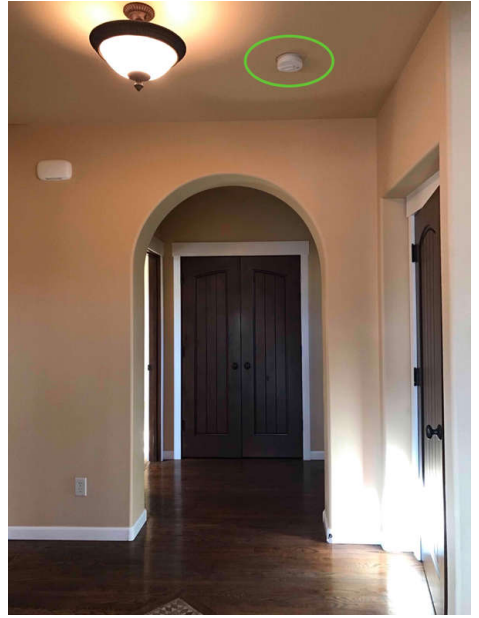
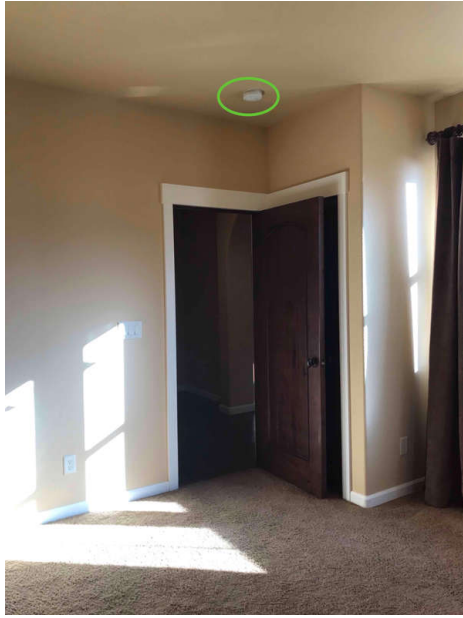
Colorado state law requires that all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. At a minimum, CO detectors should be installed outside sleeping rooms and on each level of the home. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace. The Inspector checked for the presence of CO detectors in the proper locations, checked for operation by pressing the "test" buttons, and any deficiencies are noted below.



Smoke & Carbon Monoxide Detectors: Smoke Detectors

Colorado state law requires that all homes being purchased are required to have smoke alarms installed by the seller. The National Fire Protection Association recommends placement of at least one smoke alarm on every level of the home (including basements) and in every bedroom , and outside each sleeping area. The Inspector checked for the presence of smoke detectors in the proper locations, checked for operation by pressing the "test" buttons, and any deficiencies are noted below.





Recommendations

7.4.1 Branch Wiring Circuits, Breakers & Fuses

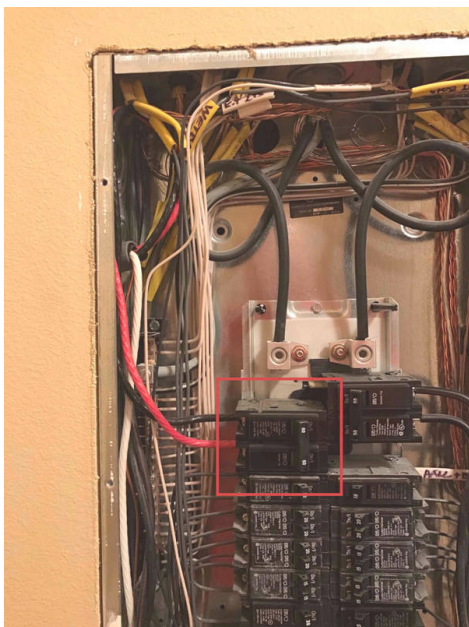
 Safety Issue/Major Concern

ELECTRICAL - HOT TUB CIRCUIT NOT PERMITTED

The electrical circuit for the hot tub does not appear to have been installed when the home was built, therefore a permit should have been pulled with the local Building Department. This would show that the work was done by a licensed Electrician and passed all necessary code/safety inspections by the Building Department. It is possible that the permits were pulled and just weren't available on their website, so I recommend consulting with them to confirm. In order to ensure that the work was done safely and properly, I recommend having it evaluated and that all repairs are made by a licensed electrician prior to closing, as well as having it permitted with the Building Department.

Recommendation

Contact a qualified professional.



7.5.1 Fixtures, Fans, Switches & Receptacles

 Improve

ELECTRICAL - LIGHT BULBS NOT WORKING

Several light fixtures did not appear to have functioning bulbs installed. I recommend requesting that all bulbs be replaced prior to closing, and that any light fixtures still not working be evaluated and repaired as necessary.

Recommendation

Contact a qualified electrical contractor.

7.5.2 Fixtures, Fans, Switches & Receptacles



ELECTRICAL BOX - LOOSE OR IMPROPERLY INSTALLED BOX

LIVING ROOM

One or more boxes that holds receptacles or light switches were loose or appeared to be improperly installed. I recommend having this evaluated and properly secured by a licensed electrician prior to closing.

Recommendation

Contact a qualified electrical contractor.



7.7.1 Smoke & Carbon Monoxide Detectors



CO DETECTOR - NOT PRESENT ON EACH FLOOR

3RD FLOOR, 1ST FLOOR, BASEMENT

There did not appear to be a carbon monoxide detector installed on each floor of the home. I recommend that a CO detector be installed on each floor and within 15' of each sleeping room.

Recommendation

Contact a qualified handyman.

8: DOORS, WINDOWS & INTERIOR

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Windows: Material

Vinyl

Recommendations

8.2.1 Windows

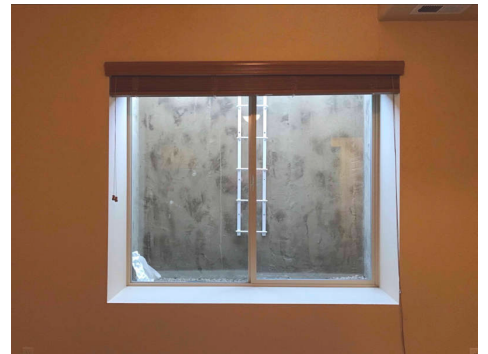
WINDOW - MISSING SCREENS

BASEMENT BEDROOM

One or more windows did not have screens present. I recommend having any missing screens replaced.

Recommendation

Contact a qualified handyman.



8.4.1 Walls

EVIDENCE OF MOISTURE INTRUSION

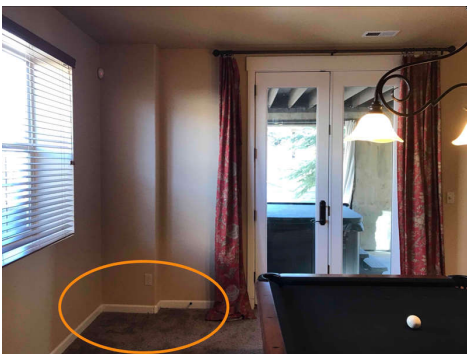
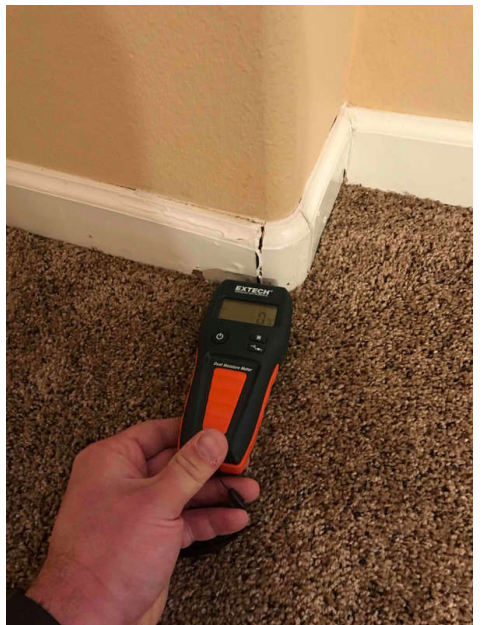
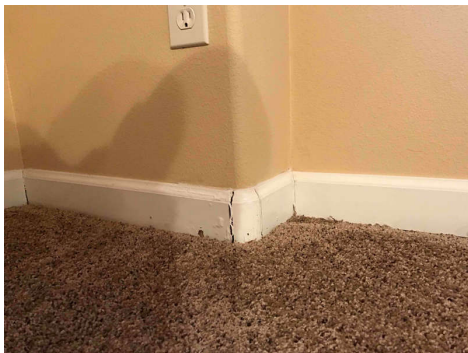
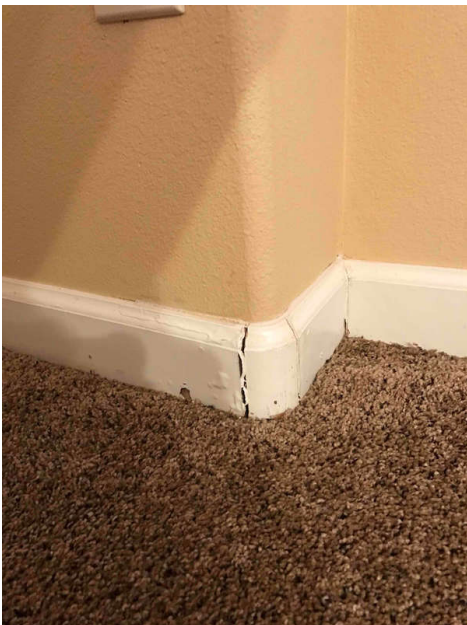
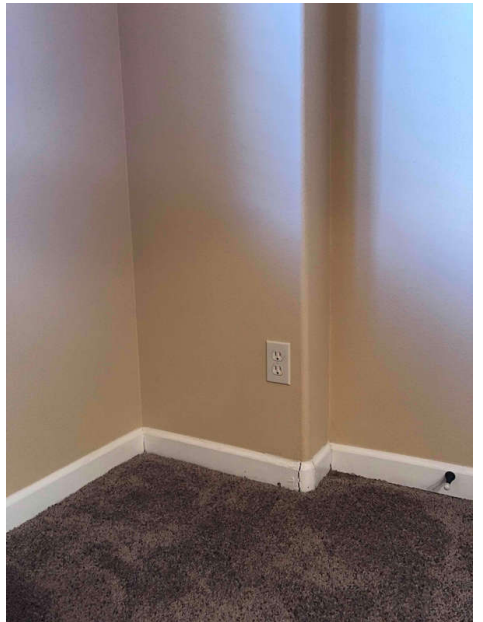
BASEMENT LIVING ROOM

One or more areas of the interior walls have evidence of moisture intrusion. The area was tested with a moisture meter and did not show high levels of moisture at that time. I recommend having the area repaired and monitored, then addressed as necessary.

Recommendation

Contact a qualified professional.





9: PLUMBING

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Source of Water Supply

Public

Drain, Waste, & Vent Systems:

Material
PVC

Water Supply: Distribution

Material
Copper

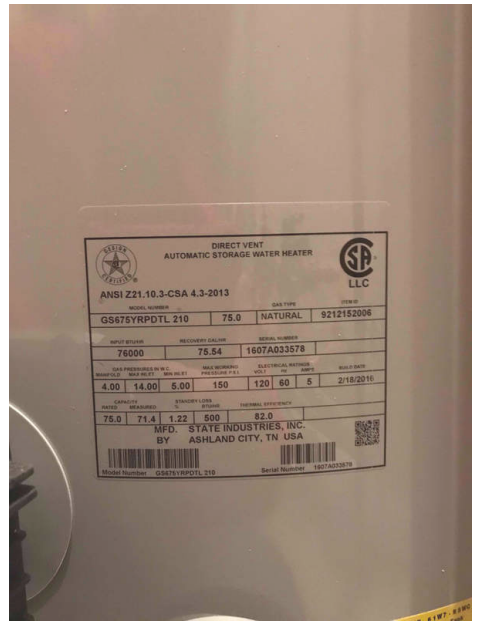
Water Supply: Water Supply

Material
Copper

Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The recommended temperature for a water heater is at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Any defects are noted below.

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



Water Heater: Power Source/Type

Gas

Water Heater: Manufacturer

State Select

Water Heater: Capacity

75 gallon

Water Heater: Location
Basement, Utility Room

Water Heater: Approximate Age
3 Years Old

Sump Pump: Sump Pump

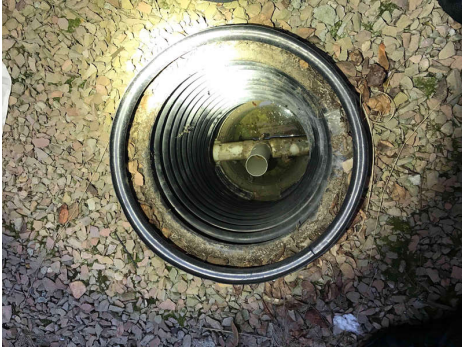
Northeast Corner of Exterior

The sump pump installation was inspected and the pump was tested to ensure function (unless limitation are listed). The discharge pipe outside the home was inspected to ensure that water is getting properly discharged away from the home. Any defects are noted below.



Sump Pump: Pre-Plumbed (Sump Pit w/out Pump)

A sump pit was present but did not have a pump installed. I recommend checking the sump pit after rains. If water is ever present inside the pit, I recommend having a sump pump installed by a licensed contractor. Any defects are noted below.



Sump Pump: Location

Window Well

Recommendations

9.5.1 Fixtures

FAUCET - LOOSE

One or more faucets were not tightly secured to the counter top/sink. I recommend having the fixture properly secured by a qualified contractor prior to closing.

Recommendation

Contact a qualified professional.





9.5.2 Fixtures

FAUCET - HANDLES NOT SECURED

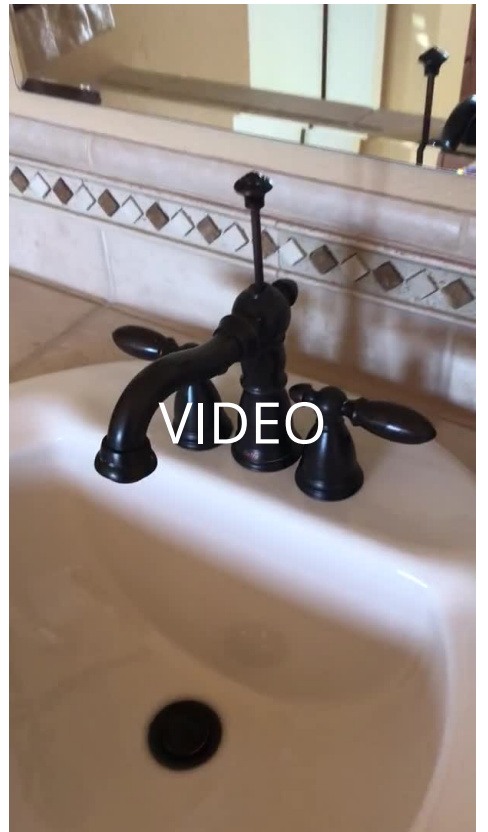
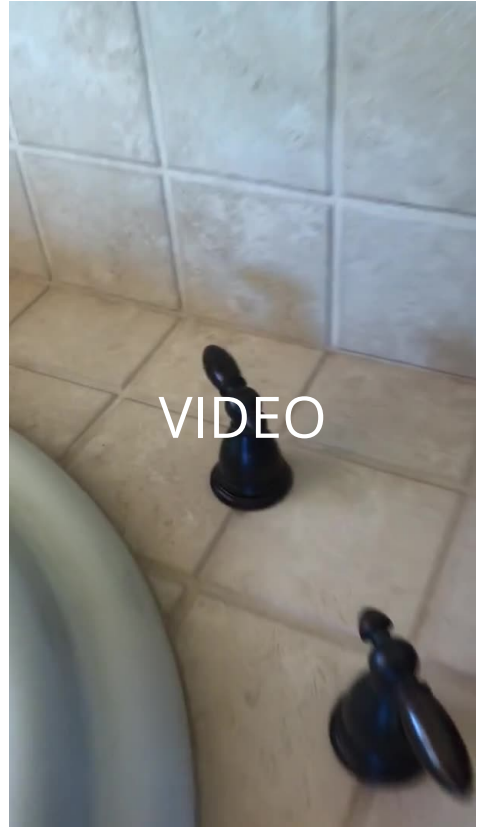
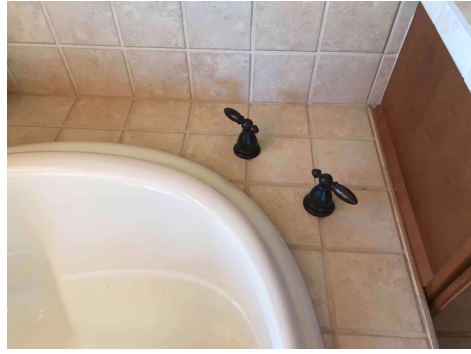
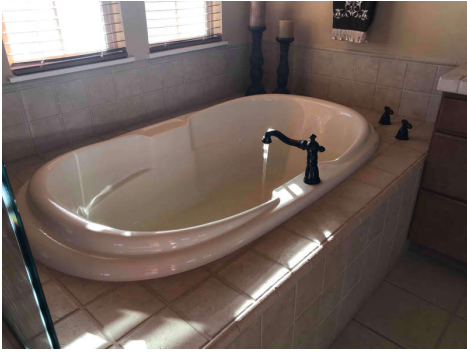


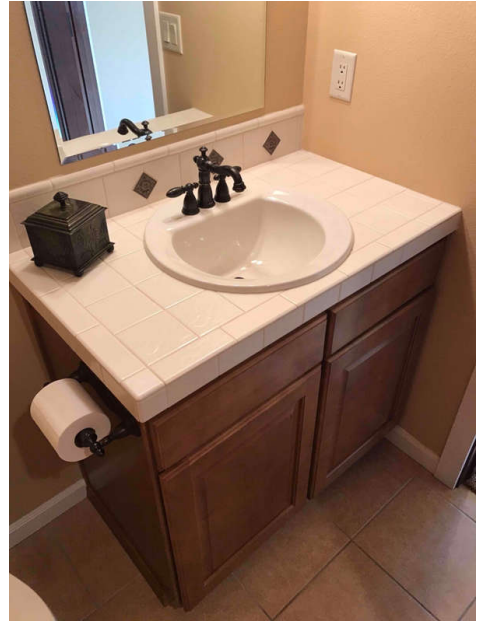
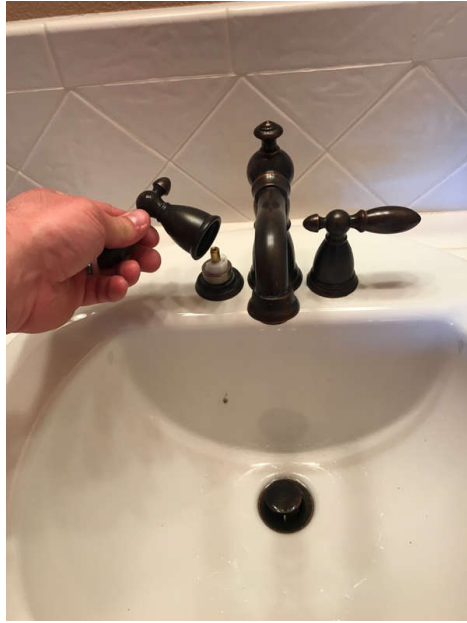
MASTER BATHROOM, 2ND FLOOR GUEST BATHROOM, 1ST FLOOR GUEST BATHROOM, BASEMENT BATHROOM

One or more faucets appeared to be in need of repair. The handles were not properly secured to the valve stems. I recommend having these evaluated and secured by a qualified contractor prior to closing.

Recommendation

Contact a qualified plumbing contractor.





9.5.3 Fixtures

SHOWER DOOR - DOESN'T OPEN/CLOSE PROPERLY

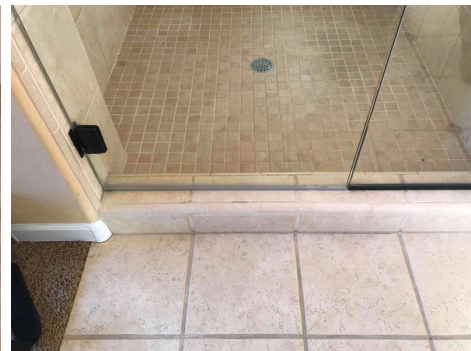
MASTER BATHROOM

The tub/shower door does not open/close properly. It comes into contact with the curb. I recommend having it evaluated and adjusted/repared as necessary by a licensed contractor prior to closing.

Recommendation

Contact a qualified professional.





9.6.1 Sump Pump

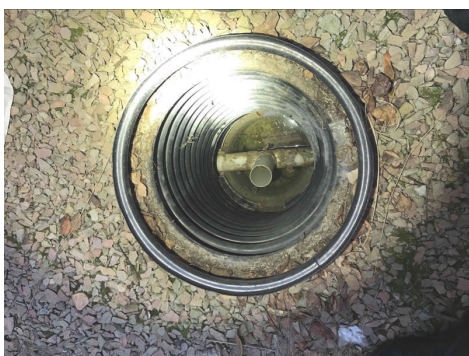
NO SUMP PUMP - WATER PRESENT

 Safety Issue/Major Concern

Water was observed in the sump pump pit but a pump was not installed. I recommend having this evaluated and a pump installed as necessary by a licensed and qualified plumber prior to closing.

Recommendation

Contact a qualified plumbing contractor.



9.6.2 Sump Pump

SUMP PUMP - WATER PRESENT

 Safety Issue/Major Concern

Water was present in the sump pit. The water level appeared to be high enough that the pump should have turned on, removing the water from the pit. This may be an indication that the pump is not operational. I recommend having this evaluated and repaired/replaced as necessary by a licensed plumber prior to closing.

Recommendation

Contact a qualified plumbing contractor.



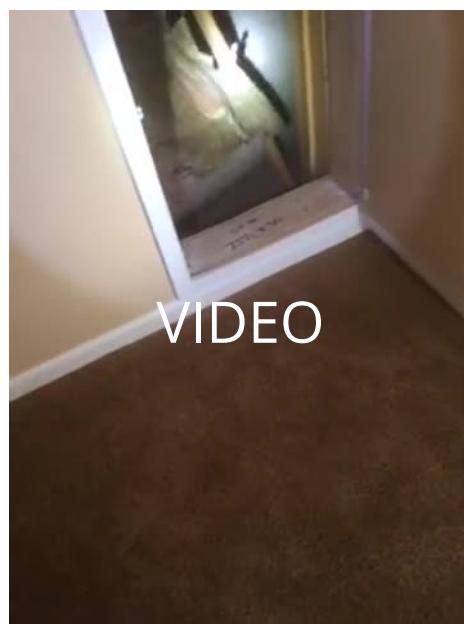
10: ROOF STRUCTURE AND ATTIC

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Roof Structure & Attic: Pictures of Attic



Roof Structure & Attic: Decking Material

OSB

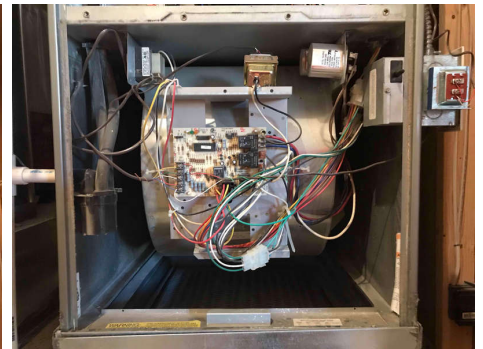
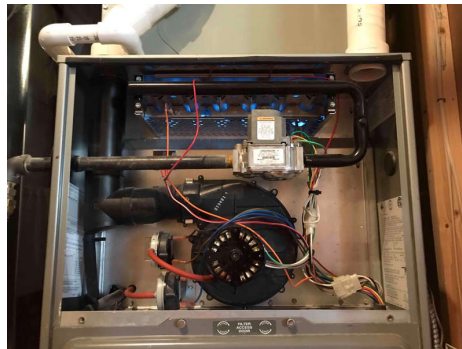
11: HEATING

Information

Forced Air Furnace: Furnace

The heating system for the home was visually inspected and tested including the following:

- o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.*
 - o Opening readily accessible panels to visually inspect the system.*
 - o Inspecting the venting system, flues and chimneys, where present.*
 - o Temperatures were taken at the registers to ensure that the ducts were providing sufficient airflow.*
- Any defects are noted below.*



Forced Air Furnace: Descriptions:

The materials, styles and components present and observable are described as follows:

Forced Air Furnace: Brand

Rheem

Forced Air Furnace: Energy Source

Natural Gas

Forced Air Furnace: Thermostat Location

Main Floor, Hallway

Forced Air Furnace: Approximate Age

14 Years Old

Forced Air Furnace: Ductwork

Non-observable

Fireplace & Chimney: Type of Fireplace

Gas Log, Direct Vent



Fireplace & Chimney: Material of Fireplace

Pre-fabricated

Recommendations

11.1.1 Forced Air Furnace

FURNACE - CLEAN AND SERVICE

 Repair

The furnace appeared to be in good overall condition, however I recommend having it cleaned and serviced prior to closing, followed by annually.

Recommendation

Contact a qualified HVAC professional.



11.2.1 Fireplace & Chimney

DIRECT VENT GAS FIREPLACE - CLEAN AND SERVICE

LIVING ROOM

The gas fireplace appeared to be dirty. I recommend having it cleaned and serviced by a qualified fireplace contractor prior to closing, followed by annually.

Recommendation

Contact a qualified fireplace contractor.



12: INSULATION & VENTILATION

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Crawlspace / Basement Wall

Insulation: Insulation Type

Fiberglass Blanket with
Polypropylene

Flooring Insulation: Insulation

Type

None

Attic Insulation: Insulation Type

Loose-fill Cellulose

Attic Insulation: R-Value

NA

Ventilation & Exhaust :

Ventilation Type

Roof Vents, Soffit Vents

Ventilation & Exhaust :

Bathroom Ventilation

Exhaust Fan

13: COOLING

Information

Air Conditioning : Air Conditioning

The cooling system for the home was visually inspected and tested (unless limitations are listed) with testing including the following:

o Turning on the system at the operating control and ensuring the system operated properly.

o Inspecting the exterior compressor and coil, where present.

o Temperatures were taken from the registers to ensure the air is being cooled sufficiently.

Any defects are noted below.



Air Conditioning : Descriptions:

The materials, styles and components present and observable are described as follows:

Air Conditioning : Brand

Trane

Air Conditioning : Energy Source

Electric

Air Conditioning : Location

Exterior North

Air Conditioning : Approximate Age

15 Years Old

Air Conditioning : Max Fuse or Circuit Breaker

50A



Limitations

General

UNABLE TO INSPECT - DUE TO TEMPERATURE

In order to test the air conditioning, the outside temperature must be above 65 degrees for a full 24 hours prior. Due to the temperature prior to the inspection, the air conditioning was not tested.

Recommendations

13.1.1 Air Conditioning

**AIR CONDITIONING - LINESET INSULATION DAMAGED**

The insulation on the suction line for the air conditioning appeared to be in need of repair. Insulating the suction line (larger pipe) is done for two reasons. First, it prevents condensation forming on the pipe. Condensation could drip from the pipe and cause moisture damage to the home. Also, the suction and liquid lines should not touch or come in contact with one another. The warm liquid line would transfer heat to the cooler suction line. The warmer the refrigerant is, the harder the compressor and condenser have to work. Minimizing the temperature of the refrigerant in the suction line, helps the condensing unit work more effectively. I recommend having this evaluated and repaired/replaced as necessary by a licensed and qualified HVAC technician prior to closing.

Recommendation

Contact a qualified HVAC professional.



13.1.2 Air Conditioning

**AIR CONDITIONING - CLEAN AND SERVICE**

The cooling system appeared to be in good overall condition, however I recommend having it cleaned and serviced prior to closing, followed by annually.

Recommendation

Contact a qualified HVAC professional.

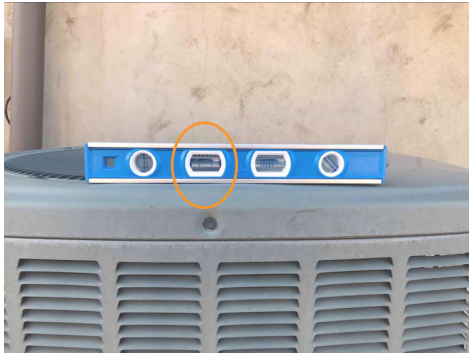
13.1.3 Air Conditioning

**CONDENSER - NOT LEVEL**

The concrete pad that supports the condenser does not appear to be level. This can cause the unit to need additional servicing or repairs. I recommend having an HVAC technician level the pad in order to ensure proper function of the unit.

Recommendation

Contact a qualified HVAC professional.



14: FOUNDATION AND STRUCTURE

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Inspection Method

Visual

Finished Basement Walls Disclaimer

Areas of the basement were finished at the time of the inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

Insulated Walls Disclaimer

Areas of the foundation walls were insulated at the time of the inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

Foundation: Material

Concrete

Foundation: Style

Walk-out Basement

Foundation: Location of Crawl Space Entrance

NA

Floor Structure: Joist/Support Material

TJI Joists

Floor Structure: Post Material

Inaccessible

Floor Structure: Sub-floor

OSB

Floor Structure: Basement/Crawlspace Floor

Concrete

15: PESTS/RODENTS

STANDARDS OF PRACTICE

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.

Roof Coverings and Drainage

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.

Built-In Appliances

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

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.

Doors, Windows & Interior

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

Plumbing

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers,

electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Insulation & Ventilation

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

Cooling

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

Foundation and 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.