PLATINUM HOME INSPECTIONS
603.897.5495
chris@platinumhomeinspectionsnh.com
https://platinumhomeinspectionsnh.com

RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Merrimack NH 03054

Buyer Name
11/13/2018 9:00AM

Inspector
Chris Caisse
InterNACHI Certified Professional Inspector
603.897.5495
chris@platinumhomeinspectionsnh.com

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

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YOUR REPORT:

Thank you for choosing Platinum Home Inspections (PHI) to inspect your new home! Please carefully read your entire Inspection Report. If you have any questions throughout the closing process don't hesitate to ask. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** Any and all evaluations or repairs made by PHI should be carried out prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

INSPECTION CATEGORIES

1) Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future homeowner to-do list.

2) Recommendations - Most items typically fall into this category. These observations are typical defects but are not necessarily urgent or safety related. Some may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Observations/Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace.

KEYS TO THE HOME INSPECTION

The home inspection was performed in accordance with the InterNACHI Standard of Practice and Code of Ethics. These standards are included in the report under each section summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to three times the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Seller's Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected by Platinum Home Inspections, LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, Platinum Home Inspections, LLC cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please contact me at (603-897-5495) to

arrange for your verbal consultation.

SUMMARY

3
MAINTENANCE ITEM

40
RECOMMENDATION / IMPROVEMENT

6
OBSERVATION/CONCERNS

- 2.2.1 Roof - Roof Drainage Systems: Gutters Missing
- 2.4.1 Roof - Eaves, Soffits & Fascia: Fascia - Damaged
- 2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Vent Flashing (Improper)
- 3.2.1 Grounds - Walkways, Patios & Driveways: Walkway Cracking - Minor
- 3.3.1 Grounds - Decks, Balconies, Porches & Steps: Deck (Mostly Ok)
- 3.3.2 Grounds - Decks, Balconies, Porches & Steps: Open Stair Risers
- 3.3.3 Grounds - Decks, Balconies, Porches & Steps: Connectors (Unfilled Holes)
- 3.3.4 Grounds - Decks, Balconies, Porches & Steps: Ledger Board - Nailed on, No Screws or Bolts
- 3.3.5 Grounds - Decks, Balconies, Porches & Steps: Ledger Board Rotting
- 4.1.1 Exterior - Siding, Flashing & Trim: Siding Flashing & Trim status
- 4.1.2 Exterior - Siding, Flashing & Trim: Minor Damage
- 4.3.1 Exterior - Exterior Doors: Door Sill/Trim
- 4.3.2 Exterior - Exterior Doors: Weatherstripping Not Present
- 4.3.3 Exterior - Exterior Doors: Screen door damage
- 4.4.1 Exterior - Service Entrance Conductors: Obstructed by vegetation
- 4.4.2 Exterior - Service Entrance Conductors: Rusted Enclosure
- 4.5.1 Exterior - Exterior lighting and receptacles: Weatherproof Cover Loose
- 4.7.1 Exterior - Exterior foundation: Typical cracking
- 5.1.1 Basement, Foundation, Crawlspace & Structure - Steps, Stairways & Railings: No balusters present
- 5.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- 6.1.1 Heating and Cooling Systems - Heating Equipment: Needs Servicing/Cleaning (Furnace)
- 6.1.2 Heating and Cooling Systems - Heating Equipment: Filter Dirty
- 6.1.3 Heating and Cooling Systems - Heating Equipment: Sealed Chamber
- 6.2.1 Heating and Cooling Systems - Operating and Safety Controls: Loose Thermostat
- 6.3.1 Heating and Cooling Systems - Distribution Systems: Duct Insulation Missing
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- 7.1.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing

- 7.3.1 Electrical - Electrical Fixtures, Switches and Receptacles : Cover Plates Missing
- 7.3.2 Electrical - Electrical Fixtures, Switches and Receptacles : Light Inoperable
- 7.3.3 Electrical - Electrical Fixtures, Switches and Receptacles : Open Ground
- 8.2.1 Plumbing - Main Water Shut-off Device: Corrosion
- 9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Damaged (Pests)
- 9.1.2 Attic, Insulation & Ventilation - Attic Insulation: Insulate Access Hatch/Entry
- 10.1.1 Bathrooms - Electrical Components: Receptacle is loose
- 10.3.1 Bathrooms - Countertops & Cabinets: Countertop Cracked/Chipped
- 10.4.1 Bathrooms - Fixtures Installed: Improper plumbing connections
- 10.5.1 Bathrooms - Ventilation: Ventilation fan not present
- 11.4.1 Interior Areas - Interior Doors: Damaged Trim
- 11.5.1 Interior Areas - Walls and Ceilings: Typical Cracks Observed
- 11.5.2 Interior Areas - Walls and Ceilings: Stain(s) on Ceiling
- 11.5.3 Interior Areas - Walls and Ceilings: Typical Nail/Screw Holes Observed
- 11.6.1 Interior Areas - Steps, Stairways & Railings: No Handrail
- 11.7.1 Interior Areas - Smoke and CO Detectors: Smoke/CO detectors are not installed per current safety standards
- 12.1.1 Laundry Area/Room - Washer/Dryer: Washer Hoses Improper
- 12.2.1 Laundry Area/Room - Electrical Components: Laundryroom electrical receptacles not to current standards
- 13.3.1 Kitchen - Electrical Components: Kitchen electrical receptacles not to current standards
- 13.3.2 Kitchen - Electrical Components: Reverse Polarity
- 14.3.1 Built In Appliances - Dishwasher: Dishwasher Not Attached Properly

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Client, Listing Agent, Family Members

Occupancy
Furnished, Occupied

Style
2-Story Duplex

Type of Building
Attached, Condominium / Townhouse

Temperature (approximate)
40 Fahrenheit (F)

Age of Home
34

Weather Conditions
Clear, Recent Rain

2: ROOF

		Insp	N.I.	N.P.	O/C
2.1	Coverings	X			
2.2	Roof Drainage Systems			X	
2.3	Flashings	X			
2.4	Eaves, Soffits & Fascia	X			X
2.5	Skylights, Chimneys & Other Roof Penetrations	X			X

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Inspection Method
Ground, Binoculars

Roof Pitch
Steep Slope

Roof Type/Style
Gable

Coverings: Material Type
3-Tab Asphalt

Coverings: Layers of Material
1

Coverings: Valley Type
None

Roof Drainage Systems: Gutter Material
Not Present

Flashings: Material
Metal

Eaves, Soffits & Fascia: Soffit Material
Wood

Eaves, Soffits & Fascia: Fascia Material
Wood

Eaves, Soffits & Fascia: Eaves Material
Wood

Skylights, Chimneys & Other Roof Penetrations: Skylights
Not Present

Skylights, Chimneys & Other Roof Penetrations: Chimney Location
Middle of Roof

Skylights, Chimneys & Other Roof Penetrations: Chimney Type
B-Vent Flue pipe, Metal

Coverings: Material Approximate Age
10-15 years

Limitations

General

LIMITED INSPECTION - SAFTEY

The Inspector was unable to safely walk the roof due to its steep slope and inspected the roof-covering materials and components from a ladder and/or from the ground. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, consult a qualified roofing contractor with the equipment required to safely access the entire roof.

Coverings

DISCLAIMER: ASPHALT COMPOSITION SHINGLES

Roof was covered with asphalt composition shingles. Asphalt shingles must be installed according to the manufacturers recommendations, which often vary from one manufacturer to another, and also between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. Although I will inspect the roof to the best of my ability, The General Home Inspection does not include the use of destructive testing or research. I disclaim responsibility for confirming proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing and fasteners. Confirming by visual inspection any claims of asphalt shingle compliance with any standards lies beyond the scope of the General Home Inspection.

Coverings

ROOF LIMITATIONS

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Skylights, Chimneys & Other Roof Penetrations

FLUE INSPECTION DISCLAIMER

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist.

Observations / concerns

2.2.1 Roof Drainage Systems

Recommendation / Improvement

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified gutter contractor

2.4.1 Eaves, Soffits & Fascia

Recommendation / Improvement

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

Rear

2.5.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation / Improvement

VENT FLASHING (IMPROPER)

One or more vent penetrations were incorrectly flashing at the time of the inspection. This condition increases the chance of roof leakage at these areas. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified roofing professional.

Furnace vent needs exterior flashing

3: GROUNDS

		Insp	N.I.	N.P.	O/C
3.1	General	X			
3.2	Walkways, Patios & Driveways	X			
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

General: Ground Cover
Damp

Walkways, Patios & Driveways: Walkway Material
Asphalt

Walkways, Patios & Driveways: Driveway Material
Asphalt

Cant see coveres in leaves

Walkways, Patios & Driveways: Patio Material
None

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps, Rear entry steps, Front Steps

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

Observations / concerns

3.2.1 Walkways, Patios & Driveways

Maintenance Item

WALKWAY CRACKING - MINOR

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

Recommendation

Recommended DIY Project

3.3.1 Decks, Balconies, Porches & Steps

Recommendation / Improvement

DECK (MOSTLY OK)

At the time of the inspection, the Inspector observed few deficiencies in the condition of this deck. Notable exceptions will be listed in this report. Inspection of decks typically includes visual examination of the following:
- foundation;
- general structure;
- stair components
- attachment to home;
- floor planking;
- guardrail assemblies; and
- stair components

Recommendation

Contact a qualified professional.

3.3.2 Decks, Balconies, Porches & Steps

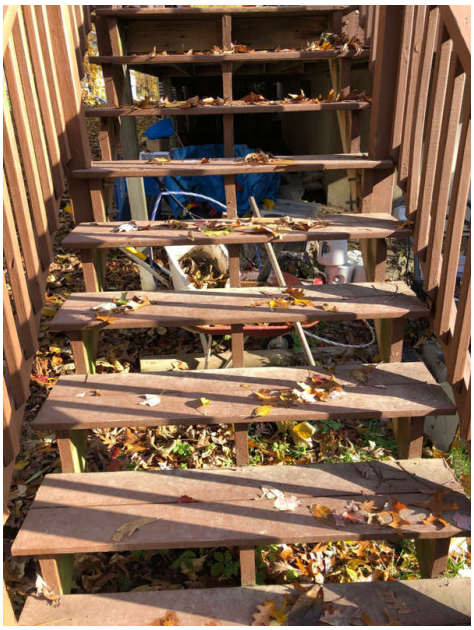
Observation/Concerns

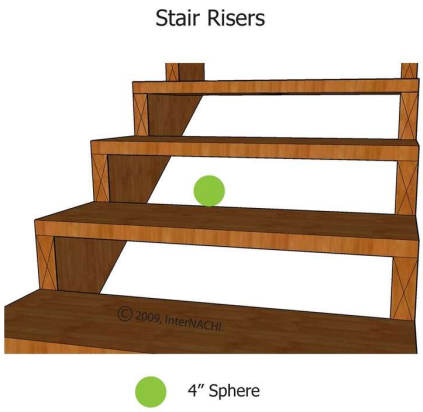
OPEN STAIR RISERS

Open risers should not allow the passage of a 4-inch diameter sphere. On stairs with a total rise of 30 inches or less, the size of the open riser is not limited.

Recommendation

Contact a qualified carpenter.





3.3.3 Decks, Balconies, Porches & Steps

Recommendation / Improvement

CONNECTORS (UNFILLED HOLES)

Most of the metal connectors used in deck framing had unfilled holes. To perform as designed, metal connectors should have all holes filled with the fasteners specified by the hardware manufacturer. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified professional.

3.3.4 Decks, Balconies, Porches & Steps

Recommendation / Improvement

LEDGER BOARD - NAILED ON, NO SCREWS OR BOLTS

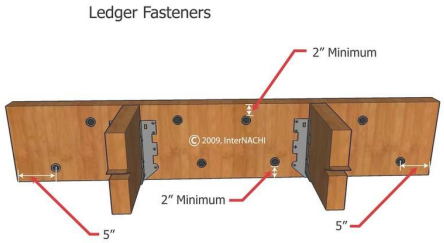
Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as Simpson Strong Tie DTT2 brackets and threaded rod, connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:

Ledger Boards

Safe Decks

Recommendation

Contact a qualified deck contractor.



Would prefer to see thru bolts or lag screws

3.3.5 Decks, Balconies, Porches & Steps

Recommendation / Improvement

LEDGER BOARD ROTTING

Observed sections of the ledger board under the deck (back corner of house) to be rotting. Recommend qualified contractor repair/replace.

Recommendation

Contact a qualified professional.

4: EXTERIOR

		Insp	N.I.	N.P.	O/C
4.1	Siding, Flashing & Trim	X			
4.2	Exterior Windows	X			
4.3	Exterior Doors	X			X
4.4	Service Entrance Conductors	X			X
4.5	Exterior lighting and receptacles	X			X
4.6	Basement windows	X			
4.7	Exterior foundation	X			X
4.8	Hose Faucets	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

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

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

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

Exterior Windows: **Window Type**
Double-hung, Vinyl

Exterior Doors: **Exterior Entry Door**
Wood

Exterior Doors: **Screen door/Storm door**
Metal

Exterior Doors: **Patio/Deck door**
Wood, Screen Door, Sliding door

Service Entrance Conductors: **Electrical Service Conductors**
Proper clearance, Overhead

Exterior lighting and receptacles: **Exterior light fixtures**
Present

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

Basement windows: **Window Type**
Metal, Single Pane

Exterior foundation: **Exterior foundation material**
Poured Concrete

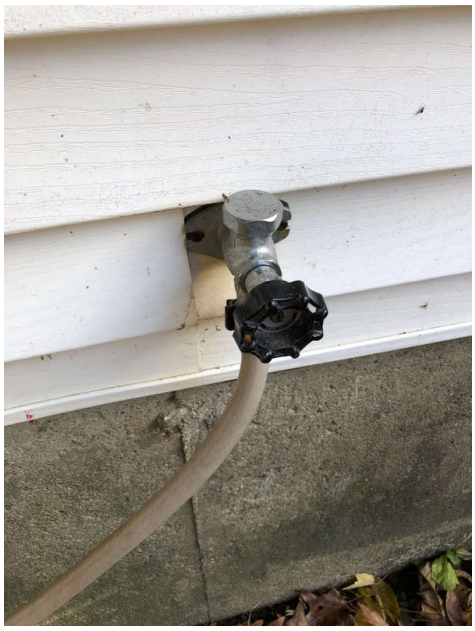
Hose Faucets: **Hose Faucet location**
Rear

Limitations

Hose Faucets

WINTER TIME

During the winter months it is common for hose faucets to be turned off to prevent freezing. The hose faucets were not operational at time of inspection. Recommend licensed plumber to further evaluate as weather permits.



Observations / concerns

4.1.1 Siding, Flashing & Trim

Recommendation / Improvement

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.

4.1.2 Siding, Flashing & Trim

Recommendation / Improvement

MINOR DAMAGE

Siding has some typical minor damage. Recommend repair/replace as needed.

Recommendation

Contact a qualified siding specialist.

Crack

4.3.1 Exterior Doors

Recommendation / Improvement

DOOR SILL/TRIM

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.



Front Door

4.3.2 Exterior Doors

WEATHERSTRIPPING NOT PRESENT

Recommendation / Improvement

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

Recommendation

Contact a qualified door repair/installation contractor.

4.3.3 Exterior Doors

SCREEN DOOR DAMAGE

Recommendation / Improvement

Screen door was observed to have damage which was partially repaired. Recommend repair or replacement as needed

Recommendation

Contact a qualified door repair/installation contractor.

4.4.1 Service Entrance Conductors

Recommendation / Improvement

OBSTRUCTED BY VEGETATION

Electrical meter and main electrical disconnect or obstructed by vegetation recommend removal of vegetation for proper access to electrical equipment.

Recommendation

Contact a qualified landscaping contractor

4.4.2 Service Entrance Conductors

Recommendation / Improvement

RUSTED ENCLOSURE

Observed exterior electrical box to be rusted inside and out. There where no clear signs as to why this is at the time of inspection. Recommend licensed electrician evaluate further

Recommendation

Contact a qualified professional.

4.5.1 Exterior lighting and receptacles

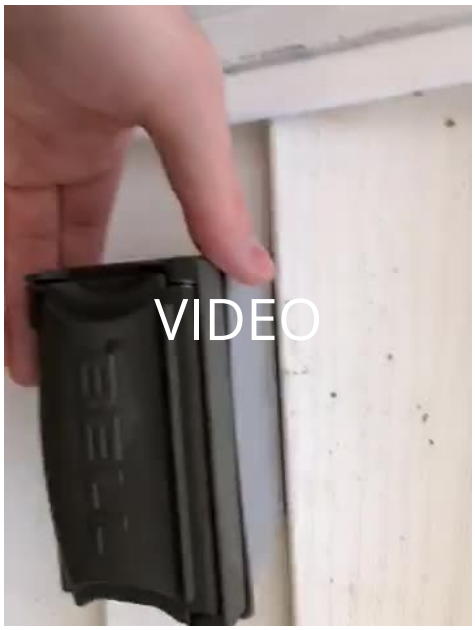
Recommendation / Improvement

WEATHERPROOF COVER LOOSE

One or more exterior receptacles are missing a weatherproof cover. This causes short and shock risk. Recommend installation of proper covers.

Recommendation

Contact a qualified electrical contractor.



4.7.1 Exterior foundation

Recommendation / Improvement

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.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		Insp	N.I.	N.P.	O/C
5.1	Steps, Stairways & Railings	X			
5.2	Foundation	X			X
5.3	Floor Structure	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Basement or Crawlspace
Basement

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Concrete

Access Location
Interior Stairs

Floor Structure: Material
Wood Joists, Steel Support Columns

Floor Structure: Insulation Material
Fiberglass Batts

Inspection Performed
In Basement

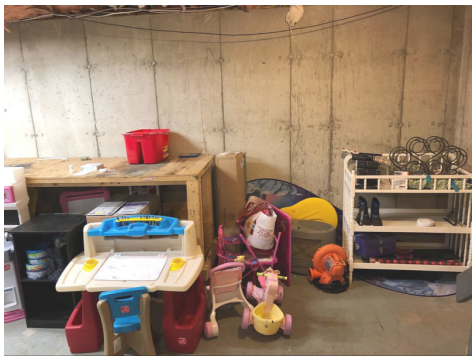
Floor Structure: Sub-floor
Plywood

Limitations

Foundation

OBSTRUCTIONS OF VIEW

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



Observations / concerns

5.1.1 Steps, Stairways & Railings

Recommendation / Improvement

NO BALUSTERS PRESENT

The stairway into the basement does not have any balusters present. Balusters should be installed 4 apart for safety.

Recommendation

Contact a qualified professional.

5.2.1 Foundation

Recommendation / Improvement

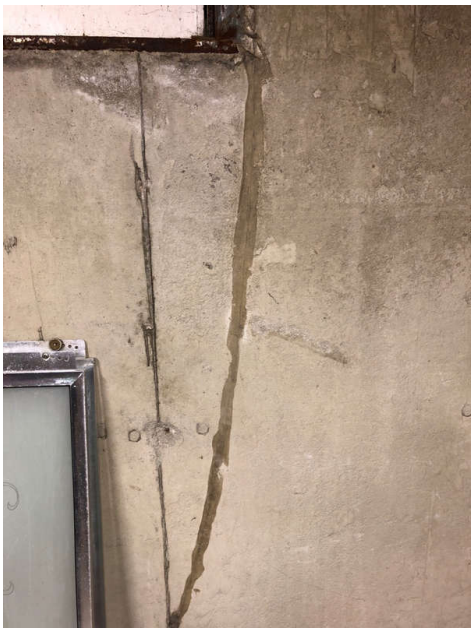
FOUNDATION CRACKS - MINOR

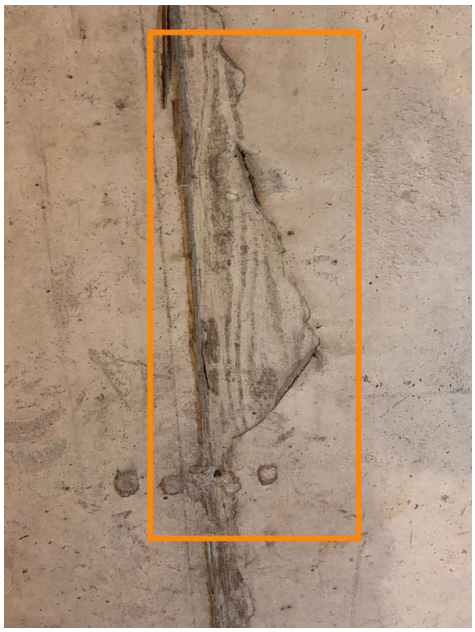
Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Contact a foundation contractor.





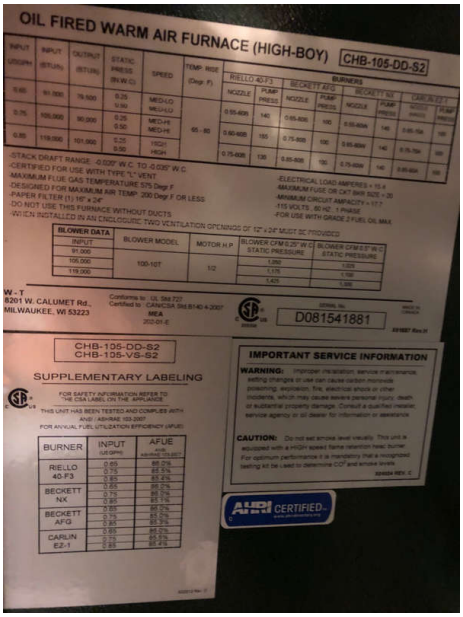
6: HEATING AND COOLING SYSTEMS

		Insp	N.I.	N.P.	O/C
6.1	Heating Equipment	X			X
6.2	Operating and Safety Controls	X			
6.3	Distribution Systems	X			X
6.4	Vents, Flues & Chimneys	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Heating Equipment: Brand
Williamson



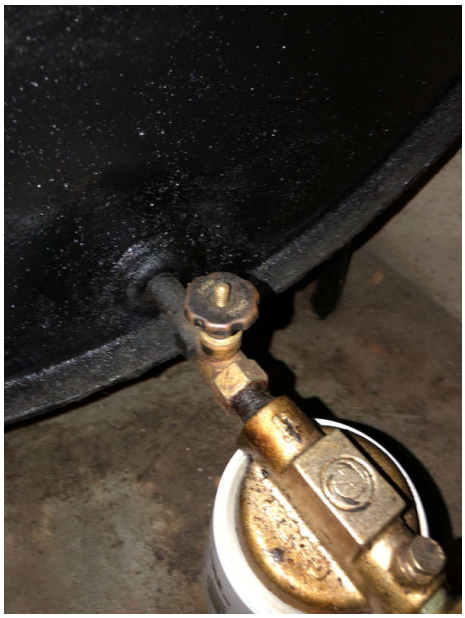
Heating Equipment: Approximate Age
1-5 yrs

Heating Equipment: Energy Source
Oil

Heating Equipment: Heat Type
Forced Air

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**
Programmable

Distribution Systems: **Forced Air Ductwork**
Non-insulated

Distribution Systems: **Hydronic/Forced Hot Water Delivery System**
Not Present

Vents, Flues & Chimneys: **Flue Type**
Double Wall B-Vent

Observations / concerns

6.1.1 Heating Equipment

NEEDS SERVICING/CLEANING (FURNACE)

Recommendation / Improvement

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

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

6.1.2 Heating Equipment

Recommendation / Improvement

FILTER DIRTY

The furnace filter is dirty and should to be replaced every 3-6 months.

Recommendation

Contact a qualified HVAC professional.

6.1.3 Heating Equipment

Recommendation / Improvement

SEALED CHAMBER

The boiler was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Home Inspection to inspect. The combustion chamber was inspected through a sight port only.

Recommendation

Contact a qualified HVAC professional.

6.2.1 Operating and Safety Controls

Recommendation / Improvement

LOOSE THERMOSTAT

Thermostat was loose on the wall. Recommend repair or replacement.

Recommendation

Contact a qualified HVAC professional.

6.3.1 Distribution Systems

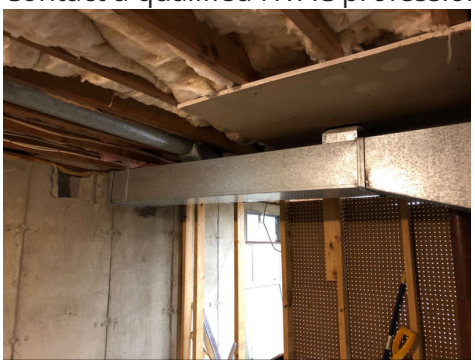
Recommendation / Improvement

DUCT INSULATION MISSING

One or more heating and/or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person evaluate per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.

Recommendation

Contact a qualified HVAC professional.



6.3.2 Distribution Systems

Recommendation / Improvement

DUCT DAMAGED

Air supply duct was damaged and not properly attached to the register above. This is causing the heat to enter the basement and not the room above. Recommend a qualified HVAC contractor repair.

Recommendation

Contact a qualified HVAC professional.

This is for the dining room near slider

7: ELECTRICAL

		Insp	N.I.	N.P.	O/C
7.1	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.2	Branch Wiring Circuits, Breakers & Fuses	X			
7.3	Electrical Fixtures, Switches and Receptacles	X			X
7.4	GFCI & AFCI	X			X

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

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

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

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

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

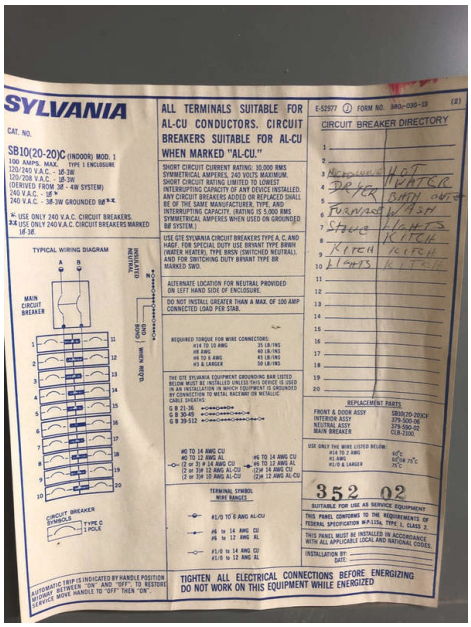
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Electrical Fixtures, Switches and Receptacles : Ceiling Fan
Operational

GFCI & AFCI: Observed GFCI/AFCI locations
Exterior, Bathrooms

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



Limitations

Electrical Fixtures, Switches and Receptacles

RESTRICTED VIEWS

Due to stored household items/furniture some switches and receptacles may not have been visible/tested at time of inspection.

Observations / concerns

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

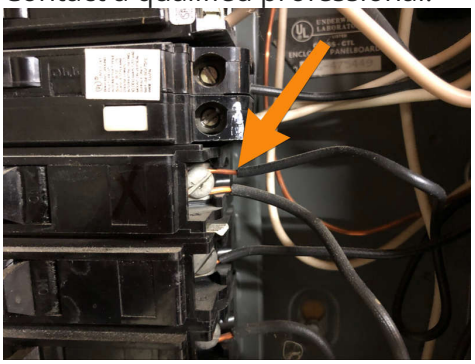
Recommendation / Improvement

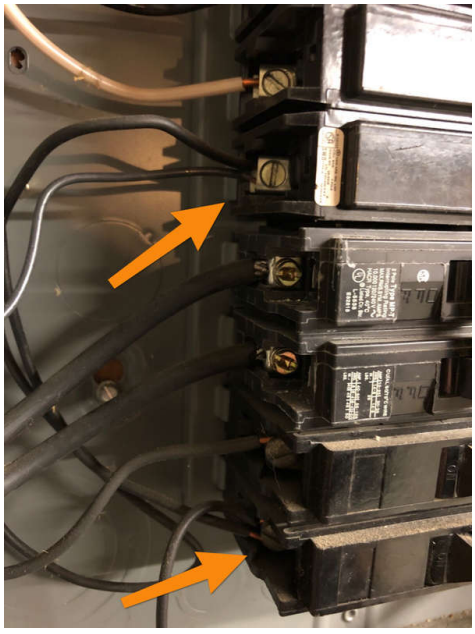
DOUBLE TAPS

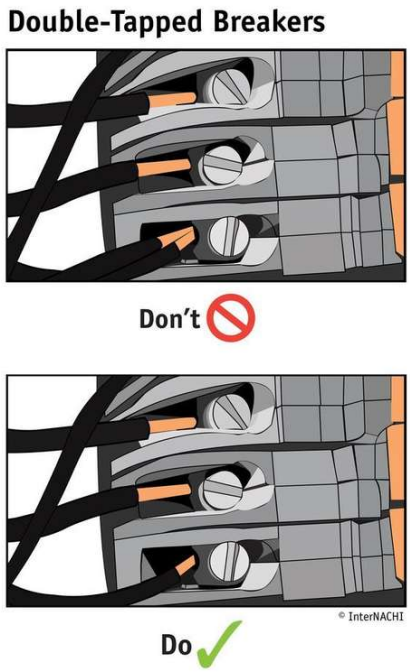
Double taps at the electrical panel should be repaired by a licensed electrician.

Recommendation

Contact a qualified professional.







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

Observation/Concerns

KNOCKOUTS MISSING

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

Recommendation

Contact a qualified electrical contractor.

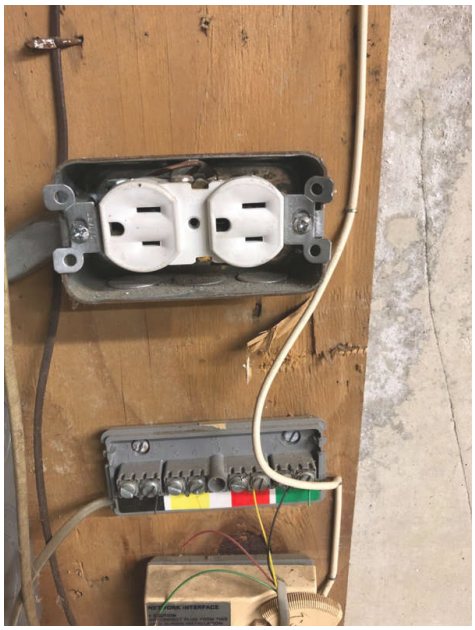
7.3.1 Electrical Fixtures, Switches and Receptacles

Recommendation / Improvement

COVER PLATES MISSING

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

Recommendation
Contact a qualified electrical contractor.



7.3.2 Electrical Fixtures, Switches and Receptacles

Recommendation / Improvement

LIGHT INOPERABLE

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

Recommendation
Contact a qualified electrical contractor.

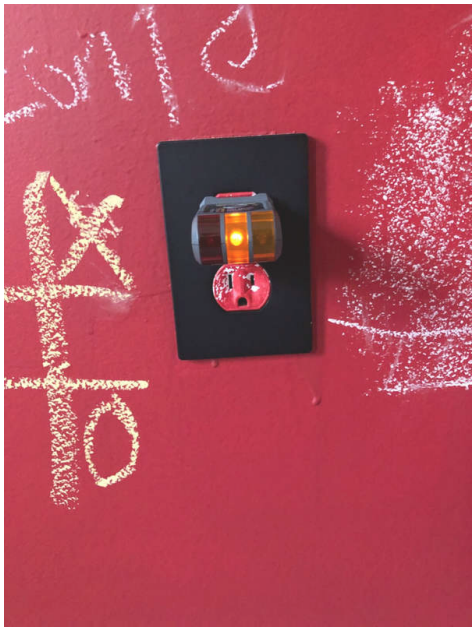
Kitchen sink light (also loose)

7.3.3 Electrical Fixtures, Switches and Receptacles

Recommendation / Improvement

OPEN GROUND

Recommendation
Contact a qualified professional.



Bedroom

8: PLUMBING

		Insp	N.I.	N.P.	O/C
8.1	General	X			
8.2	Main Water Shut-off Device	X			
8.3	Water Supply & Distribution Systems	X			
8.4	Drain, Waste, & Vent Systems (DWV)	X			
8.5	Hot Water Systems, Controls, Flues & Vents	X			
8.6	Fuel Storage & Distribution Systems	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

General: Water Flow and Pressure
Well- Average 40-55 PSI

General: Water Source
Community/Shared Well

Main Water Shut-off Device: Location
Basement

Main Water Shut-off Device: Water meter present
No

Main Water Shut-off Device: Bonding wire present
Not Visible

Water Supply & Distribution Systems : Distribution Material
Copper

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

Drain, Waste, & Vent Systems (DWV): Drain Size
2", 4"

Drain, Waste, & Vent Systems (DWV): Material
PVC

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

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

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
None

Fuel Storage & Distribution Systems: Fuel System Type
Oil

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

Fuel Storage & Distribution Systems: Fuel Distribution Pipe Material
Copper

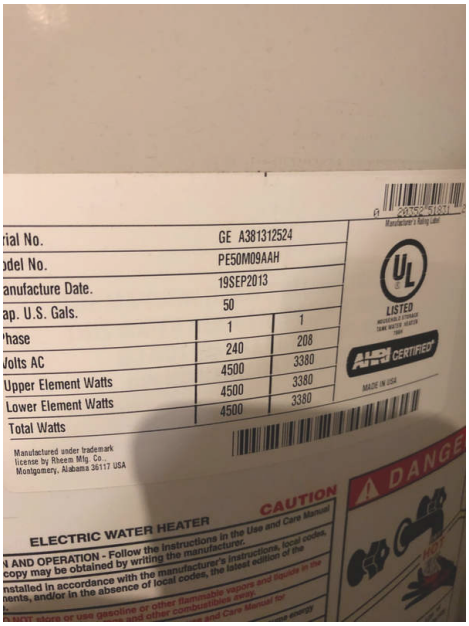
Water Supply & Distribution Systems : Well Maintenance
Maintenance Schedule Not Present

The well water system should be maintained on a regular basis. A certified well company should evaluate and maintain the system to ensure proper functionality.

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

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.



Limitations

General

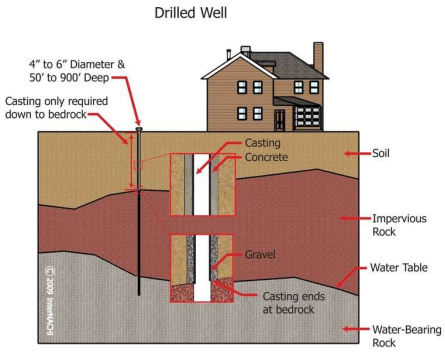
PRIVATE WELL

Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

WELL



Observations / concerns

8.2.1 Main Water Shut-off Device

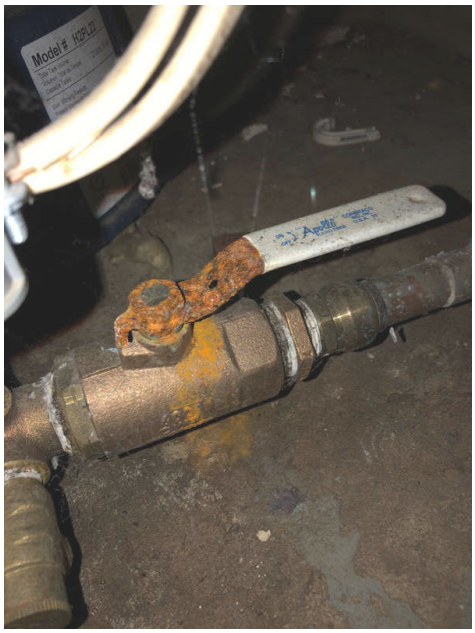
Recommendation / Improvement

CORROSION

Water main shut-off shows signs of corrosion. Recommend a qualified plumber evaluate.

Recommendation

Contact a qualified plumbing contractor.



9: ATTIC, INSULATION & VENTILATION

		Insp	N.I.	N.P.	O/C
9.1	Attic Insulation	X			X
9.2	Ventilation	X			
9.3	Exhaust Systems	X			
9.4	Structure and Framing	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Attic Access Location and Type of Access
Walk-Up

Inspection Method
In Attic

Attic Insulation: Insulation Material/Type
Blown

Attic Insulation: Approximate Attic Insulation Depth
less than 6 inches

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans Locations
Kitchen, Bathroom

Structure and Framing: Ceiling Joist/Flooring
Framed Joists

Structure and Framing: Roof Deck/Sheathing Material
Plywood

Structure and Framing: Roof Structure
Wood Frame

Ventilation: Attic Ventilation Disclaimer
R19

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Observations / concerns

9.1.1 Attic Insulation

Recommendation / Improvement

DAMAGED (PESTS)

Insulation appears to have holes throughout which is a typical sign of pests borrowing through the insulation. Recommend a qualified insulation contractor or pest pro evaluate and repair.

Recommendation

Contact a qualified insulation contractor.

9.1.2 Attic Insulation

Recommendation / Improvement

INSULATE ACCESS HATCH/ENTRY

The attic access hatch cover was not insulated. The Inspector recommends insulating the attic access hatch cover to reduce unwanted heat loss/gain.

Recommendation

Contact a qualified insulation contractor.

10: BATHROOMS

		Insp	N.I.	N.P.	O/C
10.1	Electrical Components	X			
10.2	Heating/Cooling Source	X			
10.3	Countertops & Cabinets	X			X
10.4	Fixtures Installed	X			X
10.5	Ventilation	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Bathroom Type
Full Bathroom, 1/2 Bathroom

Bathroom location
2nd Fl, 1st Fl

Whirlpool/Jetted Tub
Not Present

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

Heating/Cooling Source: Heating/Cooling Source
Present

Countertops & Cabinets: Countertop Material
Composite

Countertops & Cabinets: Cabinetry
Wood

Fixtures Installed: Bath Tub Status
Functional Flow, Functional Drainage

Fixtures Installed: Shower Status
Not Present

Fixtures Installed: Sink Status
Functional Flow, Functional Drainage, Improper plumbing connections

Fixtures Installed: Toilet Status
Operational

Ventilation: Bathroom Ventilation
Operational, No vent fan, Ventilation fan

Hot water registered

Bathtub(s)

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage, looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Shower Wall(s)

Acrylic

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Observations / concerns

10.1.1 Electrical Components

Recommendation / Improvement

RECEPTACLE IS LOOSE

Electrical receptacle is not properly secured recommend licensed electrician to repair.

Recommendation

Contact a qualified electrical contractor.

10.3.1 Countertops & Cabinets

Recommendation / Improvement

COUNTERTOP CRACKED/CHIPPED

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

Here is a helpful article on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.

2nd Floor

10.4.1 Fixtures Installed

Recommendation / Improvement

IMPROPER PLUMBING CONNECTIONS

Bathroom sink plumbing connections are improper. 1/2 Bathroom sink drain has a gray rubber piece of hose instead of the required P-Trap. Recommend licensed plumber evaluate and correct.

Recommendation

Contact a qualified plumbing contractor.

10.5.1 Ventilation

Recommendation / Improvement

VENTILATION FAN NOT PRESENT

A ventilation fan is not currently installed in bathroom area. Installation of a proper vent fan is recommended to better control moisture and prevent possible moisture damage.

Recommendation

Contact a qualified professional.

11: INTERIOR AREAS

		Insp	N.I.	N.P.	O/C
11.1	General	X			
11.2	Interior Windows	X			
11.3	Interior Floors	X			
11.4	Interior Doors	X			X
11.5	Walls and Ceilings	X			
11.6	Steps, Stairways & Railings	X			X
11.7	Smoke and CO Detectors	X			X
11.8	Heating / Cooling Source	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Interior Windows: Window Type
Drop-down

Interior Windows: Window Material
Vinyl

Interior Floors: Floor Coverings
Carpet, Tile, Laminate

Interior Doors: Door Type/Material
Hollow core

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

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

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.

Smoke and CO Detectors

SMOKE/CO OPERATION

Smoke and CO detectors were not tested for operation at time of inspection due to an active alarm system installed in home. Many alarm systems monitor for smoke/CO detector activity. Recommend further evaluation for proper operation.

Observations / concerns

11.4.1 Interior Doors

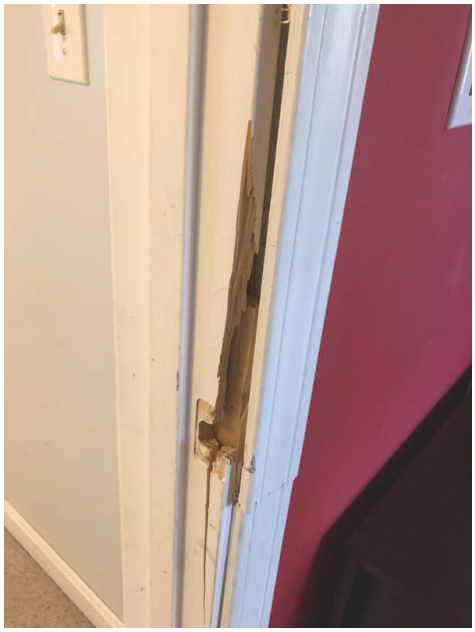
Recommendation / Improvement

DAMAGED TRIM

Bedroom door trim is damaged recommend repair

Recommendation

Contact a qualified professional.



11.5.1 Walls and Ceilings

Recommendation / Improvement

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.

11.5.2 Walls and Ceilings

Recommendation / Improvement

STAIN(S) ON CEILING

There is a stain on ceiling that requires paint. Inspector tested the area with a moisture meter with 0% moisture registered, therefore this is not a current leak. Source of staining should be determined.

Recommendation

Contact a qualified professional.

11.5.3 Walls and Ceilings

Maintenance Item

TYPICAL NAIL/SCREW HOLES OBSERVED

Observed typical nail / screw holes from previous items that were hung on the walls.

Recommendation

Contact a handyman or DIY project

11.6.1 Steps, Stairways & Railings

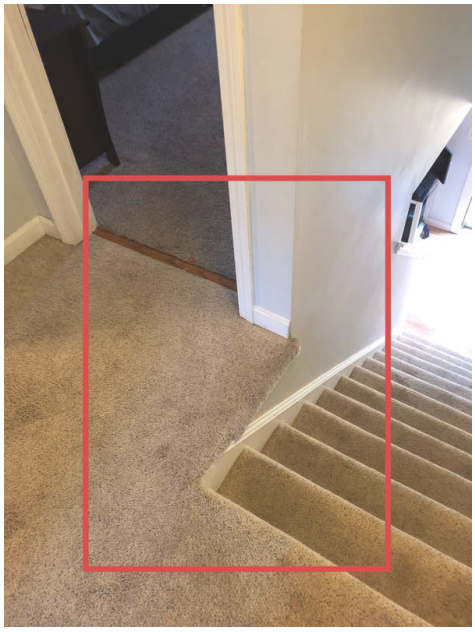
Observation/Concerns

NO HANDRAIL

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



11.7.1 Smoke and CO Detectors

Observation/Concerns

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.

12: LAUNDRY AREA/ROOM

		Insp	N.I.	N.P.	O/C
12.1	Washer/Dryer	X			
12.2	Electrical Components	X			X

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Laundry area ventilation
Yes

Laundry Location
Basement

Washer/Dryer: Dryer Power Source
220 Electric

Washer/Dryer: Dryer Vent location
Wall

Washer/Dryer: Dryer Vent Material
Metal (Flex)

Electrical Components: GFCI/AFCI Protected Receptacles
Not Present

Observations / concerns

12.1.1 Washer/Dryer

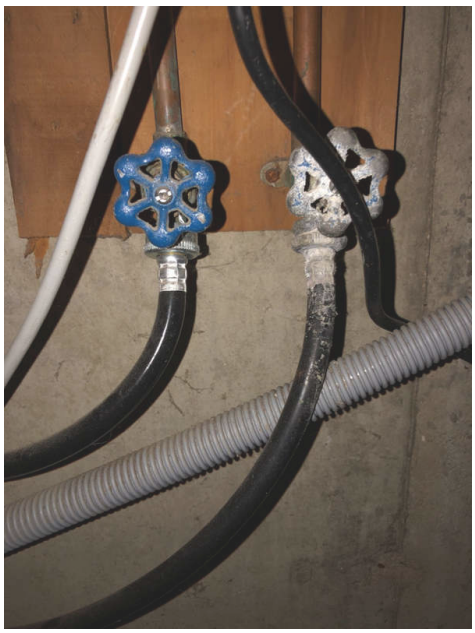
Maintenance Item

WASHER HOSES IMPROPER

Current hoses are rubber. Recommend replacing with Stainless Steel Braided hoses as rubber can crack and burst.

Recommendation

Contact a qualified professional.



12.2.1 Electrical Components

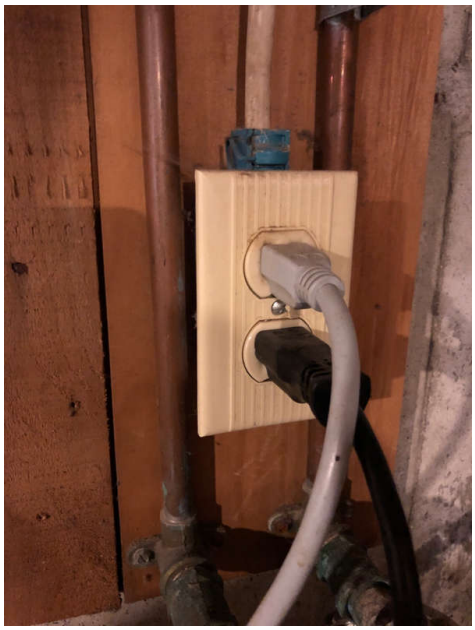
Recommendation / Improvement

LAUNDRYROOM ELECTRICAL RECEPTACLES NOT TO CURRENT STANDARDS

Laundry room electrical receptacles do not meet current safety standards, they are currently non-GFCI type. Recommend licensed electrician to repair to current standards to prevent possible injury.

Recommendation

Contact a qualified electrical contractor.



13: KITCHEN

		Insp	N.I.	N.P.	O/C
13.1	Heating/Cooling Source	X			
13.2	Plumbing Components	X			
13.3	Electrical Components	X			X
13.4	Countertops & Cabinets	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Heating/Cooling Source:
Heating/Cooling Source
Present

Plumbing Components: Sink Status
Functional Flow, Functional Drainage

Electrical Components:
GFCI/AFCI Protected Receptacles
Not Present

Countertops & Cabinets:
Countertop Material
Laminate

Countertops & Cabinets:
Cabinetry
Wood

Limitations

Plumbing Components

PERSONAL ITEMS

Could not see 100% under sink do to personal items.

Observations / concerns

13.3.1 Electrical Components

Observation/Concerns

KITCHEN ELECTRICAL RECEPTACLES NOT TO CURRENT STANDARDS

Kitchen electrical receptacles do not meet current safety standards. Recommend licensed electrician to repair to current standards to prevent possible injury.

Recommendation

Contact a qualified electrical contractor.

13.3.2 Electrical Components

Observation/Concerns

REVERSE POLARITY

Kitchen receptacles have reverse polarity. This is a potential safety hazard, recommend licensed electrician to repair to current safety standards.

Recommendation

Contact a qualified electrical contractor.

14: BUILT IN APPLIANCES

		Insp	N.I.	N.P.	O/C
14.1	Refrigerator	X			
14.2	Range/Oven	X			
14.3	Dishwasher	X			X
14.4	Built-in Microwave	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Refrigerator: Brand
Admiral

Range/Oven: Range/Oven Energy Source
Electric

Range/Oven: Range/Oven Brand
Whirlpool

Dishwasher: Brand
Frigidaire

Built-in Microwave: Microwave Brand
GE

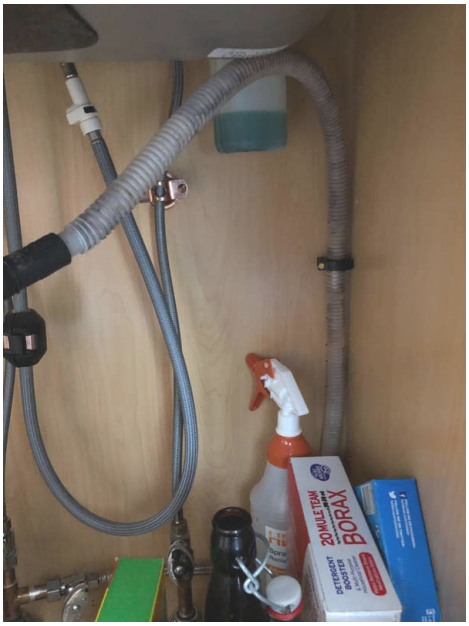
Built-in Microwave: Microwave Type
Recirculating Microwave
Venthood, Built In

Appliances
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.

Dishwasher: High Loop Present

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.



Limitations

Range/Oven

ELECTRIC RANGE: SELF CLEANING FEATURE NOT TESTED

At the time of the inspection, the Inspector observed few deficiencies in the condition of the electric range. Notable exceptions will be listed in this report. The self-cleaning feature was not tested.

Observations / concerns

14.3.1 Dishwasher

Recommendation / Improvement

DISHWASHER NOT ATTACHED PROPERLY

Recommendation

Contact a qualified professional.

DW not attached to cabinets

STANDARDS OF PRACTICE

Roof

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

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.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating 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.

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.

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.

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.

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.