HOMEFRONT INSPECTIONS, LLC
(317) 750-4361
brendan@hfinspect.com
https://www.hfinspect.com

RESIDENTIAL REPORT

1234 Main St.

Buyer Name
04/11/2018 9:00AM

Inspector
Brendan Ahern
InterNACHI Certified Professional Inspector
(317) 750-4361
brendan@hfinspect.com

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

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1: INSPECTION DETAILS

Information

In Attendance
Client

Type of Building
Single Family

Weather Conditions
Rain

Buildings inspected
House, Attached garage

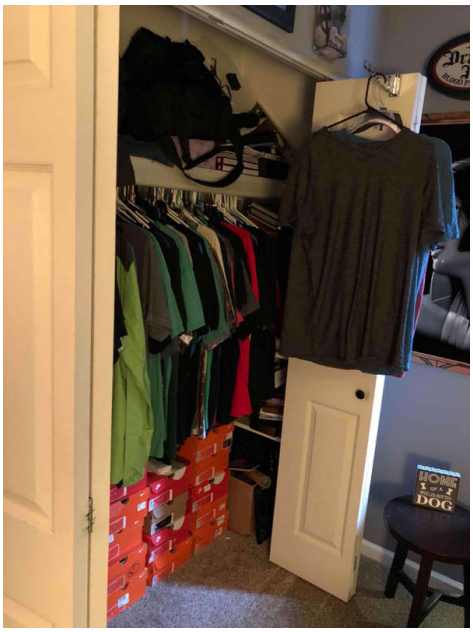
Temperature (approximate)
53 Fahrenheit (F)

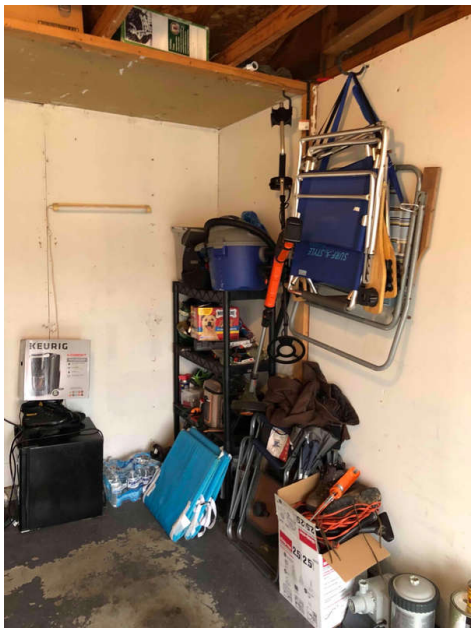
Limitations

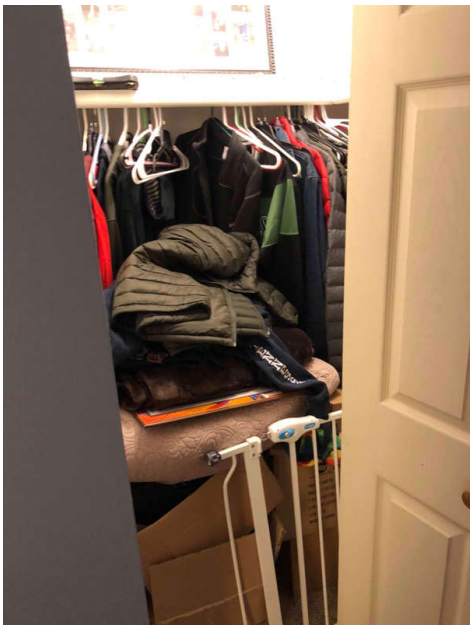
General

AREAS INACCESSIBLE

Multiple rooms and closets in home and sections of garage had stored personal items and could not be fully inspected. These areas are excluded from the inspection. Recommend speaking with current owners/sellers about accessing these areas and having a qualified person evaluate further.







Deficiencies

1.1.1 General Concerns

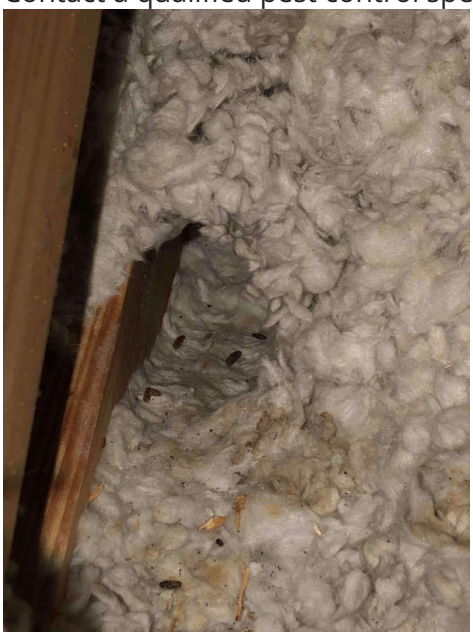
Safety Hazard

RODENT ACTIVITY

Evidence of rodent activity was observed in and/or around the property. Consult with the property owner about this. A qualified person should make repairs to seal openings in structure, set traps, and clean rodent waste as necessary.

Recommendation

Contact a qualified pest control specialist.



Trap observed in garage.

2: ROOF

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

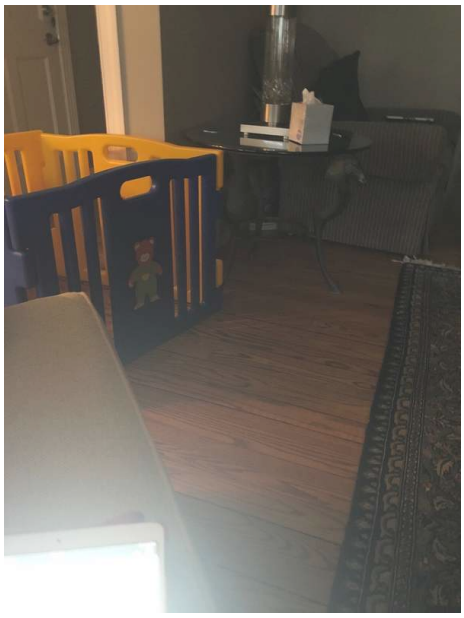
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Traversed

Roof Type/Style
Gable

Coverings: Material
Asphalt



Coverings: Multiple Layers (Composition)

The roof appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of shingles will need to be removed when this roof surface needs replacing.

Deficiencies

2.1.1 Coverings

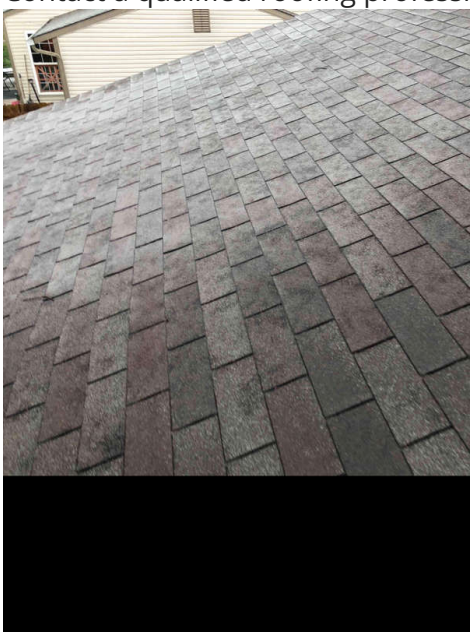
Recommendation

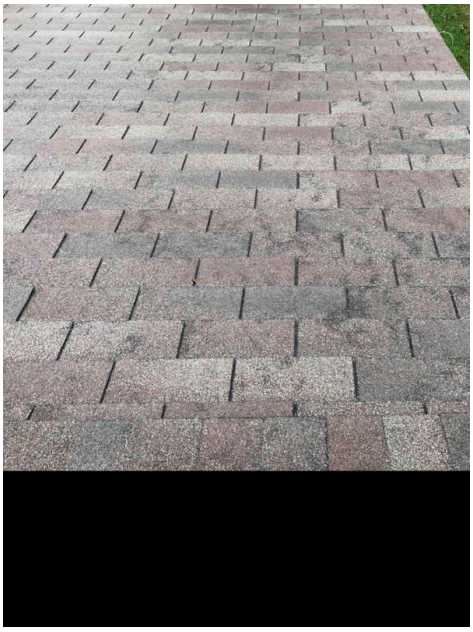
GRANULAR DETERIORATION

There was visible erosion of the granular surface of some asphalt shingles. This can accelerate deterioration of the shingles.

Recommendation

Contact a qualified roofing professional.





2.1.2 Coverings

Recommendation

LOOSE OR LIFTING

Some shingles were loose or lifting. Leaks can occur as a result. This can be a conducive condition for wood-destroying organisms.

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

Maintenance Item

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Recommended DIY Project


2.2.2 Roof Drainage Systems

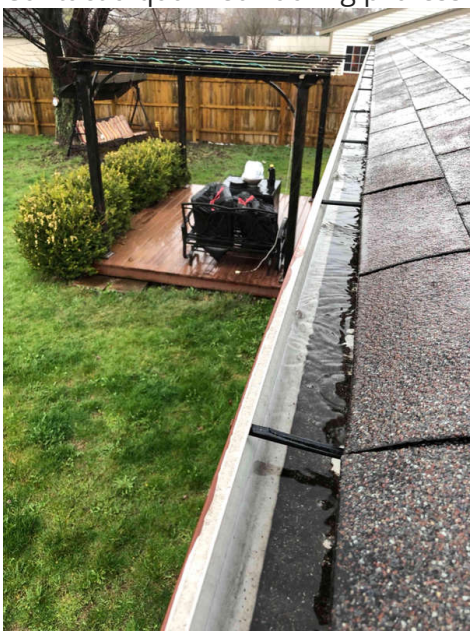
Recommendation

GUTTER IMPROPERLY SLOPED

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

Recommendation

Contact a qualified roofing professional.




2.3.1 Flashings

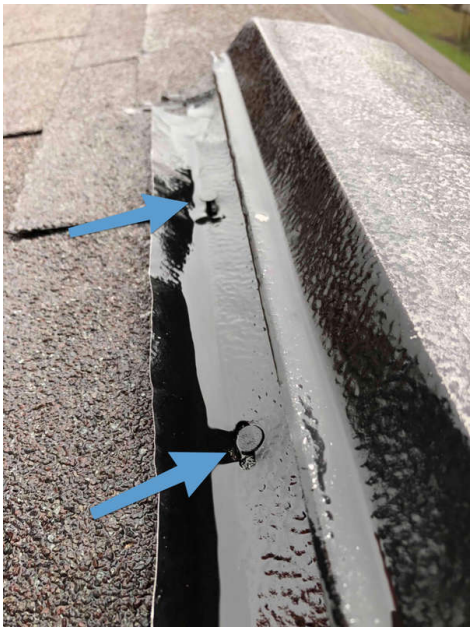
Recommendation

SUBSTANDARD INSTALLATION/REPAIRS

Observed substandard installation or repairs at one or more roof flashings. Leaks can occur as a result.

Recommendation

Contact a qualified roofing professional.



Lifting and exposed fasteners can promote leaking.

2.3.2 Flashings

Recommendation

LOOSE/SEPARATED

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

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

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

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

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Vinyl

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Walkway/Patio Material
Concrete

Decks, Balconies, Porches & Steps: Material
Wood

Deficiencies

3.1.1 Siding, Flashing & Trim

Maintenance Item

PAINT INCOMPLETE

Paint or stain was worn or missing in some areas. Siding and trim with a failing finish can be damaged by moisture.

Recommendation

Contact a handyman or DIY project

3.1.2 Siding, Flashing & Trim

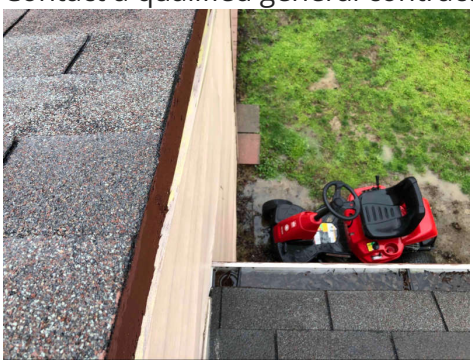
Recommendation

EVIDENCE OF WATER INTRUSION

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified general contractor.



See next photo.

Bowing siding may be due to water intrusion.

3.1.3 Siding, Flashing & Trim

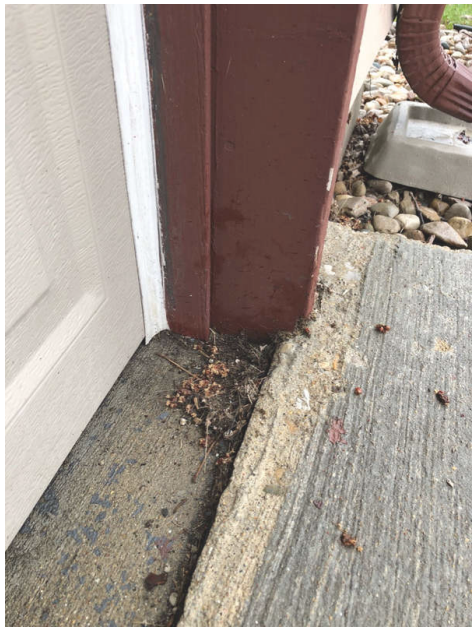
Maintenance Item

FLASHING/TRIM IMPROPERLY INSTALLED

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified handyman.



Wood trim can pull moisture from contact with concrete.

3.1.4 Siding, Flashing & Trim

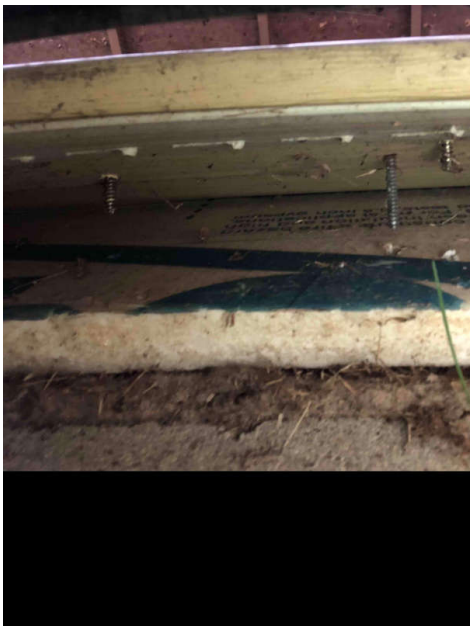
Recommendation

LOOSE BOARDS

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified general contractor.



3.3.1 Walkways, Patios & Driveways

Maintenance Item

SEALING

Minor cracking was observed at a joint in concrete. Recommend having a qualified person seal to prevent water intrusion.

Recommendation

Contact a handyman or DIY project

3.3.2 Walkways, Patios & Driveways

Recommendation

DRIVEWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Contact a qualified professional.

3.3.3 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

Recommendation

Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

Maintenance Item

DECK SOIL CONTACT

Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Recommend grading and/or removing soil to maintain clearance. Otherwise, recommend installing borate-based products (such as Impel rods) that may help prevent infestation and damage.

Recommendation

Contact a handyman or DIY project

3.4.2 Decks, Balconies, Porches & Steps

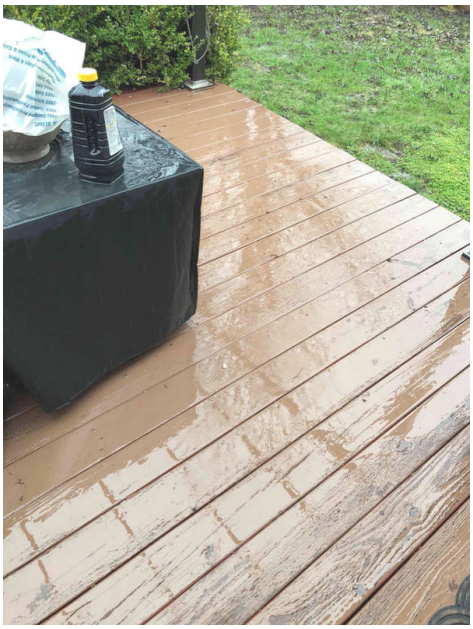
Maintenance Item

NO FLASHING

Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Kissing flashing at this location can cause moisture to accumulate between ledger board and building. Wood rot can occur in this area.

Recommendation

Contact a qualified handyman.



3.4.3 Decks, Balconies, Porches & Steps

Maintenance Item

NO GAP BETWEEN DECKING BOARDS

Some decking boards were installed with little or no gap between them. Organic material such as leaves may accumulate in between boards and cause deterioration and/or rot. Ideally boards will have a 3/8 inch gap between them. At minimum, keep keep decking boards clean in future.

Recommendation

Contact a handyman or DIY project

3.5.1 Eaves, Soffits & Fascia

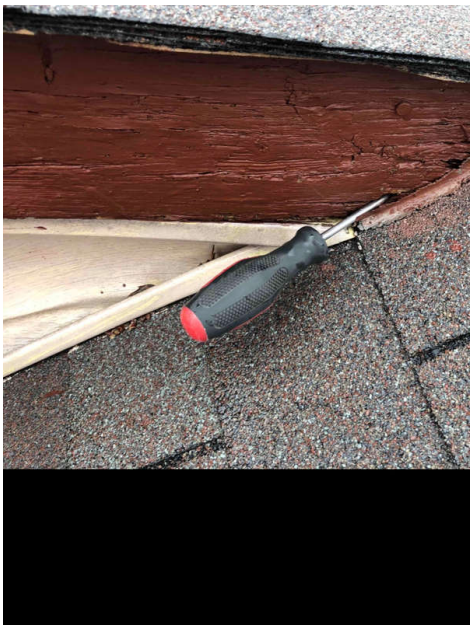
Recommendation

WOOD ROT

Wood rot or significant water damage was observed at one or more sections of the eaves, soffits, fascia boards and/or rake boards. This may be due to a roof or gutter leak (see other comments in “Roof” sections). All rotten wood should be replaced.

Recommendation

Contact a qualified general contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE ROOTS

One or more large trees were observed close to the home. Tree roots can cause damage to foundations and plumbing. Recommend having a qualified tree service contractor or certified arborist evaluate further.

Recommendation

Contact a qualified professional.

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

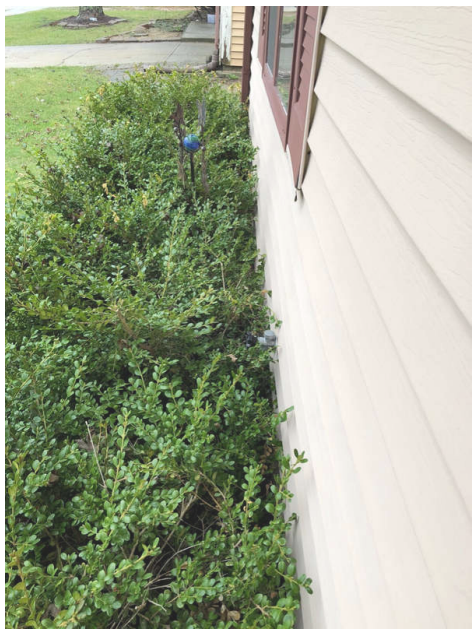
Maintenance Item

VEGETATION EXTERIOR

Vegetation was close to the exterior at one or more locations. This can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. Recommend pruning, moving or removing vegetation to maintain at least a 6 inch clearance.

Recommendation

Recommended DIY Project



3.6.3 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

STANDING WATER

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

Here is a resource on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor

3.6.4 Vegetation, Grading, Drainage & Retaining Walls

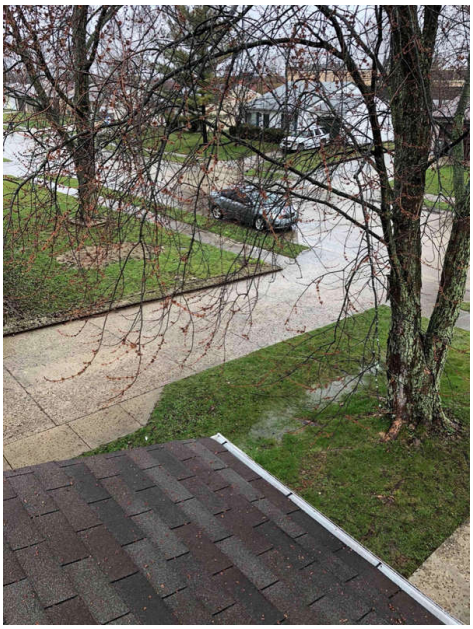
Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			X
4.2	Basements & Crawlspaces			X	
4.3	Floor Structure		X		
4.4	Wall Structure				
4.5	Ceiling Structure				

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

Information

Inspection Method
Visual

Foundation: Material
Slab on Grade

Floor Structure: Sub-floor
Inaccessible

Limitations

General

CONCRETE SLAB FOUNDATION

The inspector was not able to fully evaluate the slab-on-grade foundation as it was obscured by floor coverings. The inspector did not observe any indication of structural issues during the time of the inspection.

Floor Structure

NOT VISIBLE (INACCESSIBLE OR OBSCURRED)

Deficiencies

4.1.1 Foundation

Maintenance Item

FOUNDATION CRACKS - MINOR

Minor cracking was observed at the foundation. This did not appear to be a structural concern. Recommend sealing to prevent water intrusion. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, and epoxy sealants. Here is an informational article on foundation cracks.

Recommendation

Contact a handyman or DIY project

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys			X	
5.5	Presence of Installed Heat Source in Each Room	X			

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

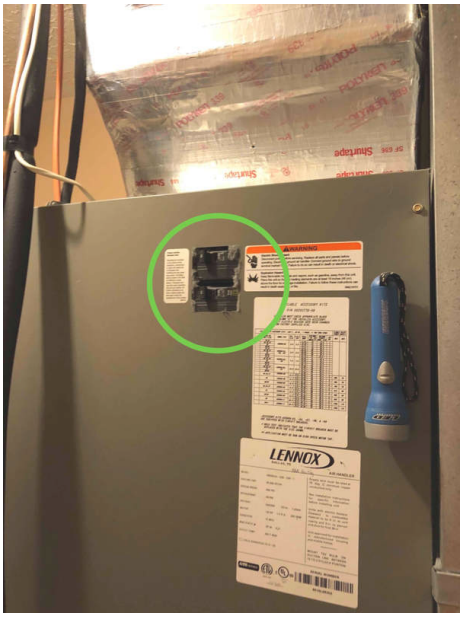
Information

Equipment: Brand
Lennox

Equipment: Energy Source
Electric

Equipment: Estimated Age
8

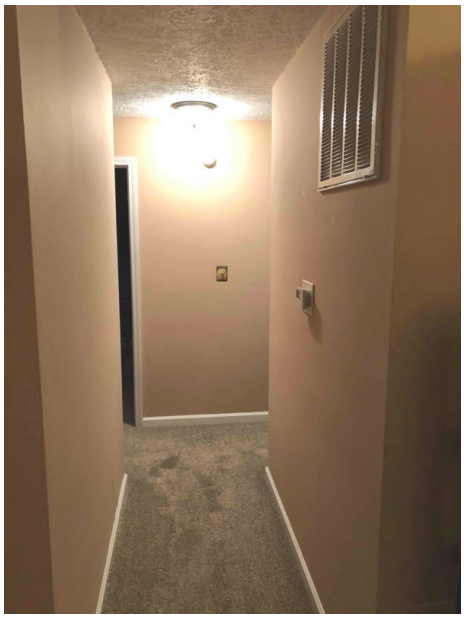
Equipment: Safety Devices



Electrical kill switch (breakers) for furnace.

Equipment: Heat Type
Forced Air

Normal Operating Controls: Thermostat Location
Main hallway



Equipment: **Filter Location**

Behind grill(s)

Recommend home buyer replace or clean HVAC filters upon taking occupancy. Recommend checking filters monthly in future and replacing or cleaning as necessary.

6: COOLING

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

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

Information

Cooling Equipment: Brand
Lennox

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Estimated Age
8

Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Central

Limitations

General

<65 DEGREES

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system. Recommend that a full evaluation be made by a qualified person when conditions permit.

Deficiencies

6.1.1 Cooling Equipment

Recommendation

UNIT NOT LEVEL

Pad supporting the outdoor condensing unit is not level. This can cause acceleratead deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.

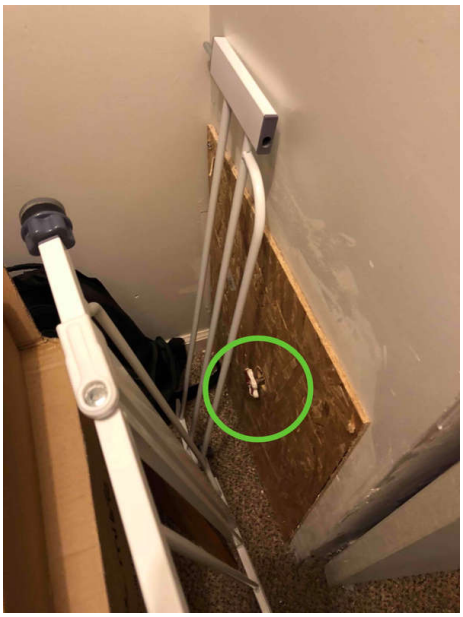
7: PLUMBING, BATHROOMS & LAUNDRY

		IN	NI	NP	D
7.1	Main Water Shut-off Device				
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Water Heater	X			X
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump			X	
7.7	Bathrooms	X			X
7.8	Laundry	X			X

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

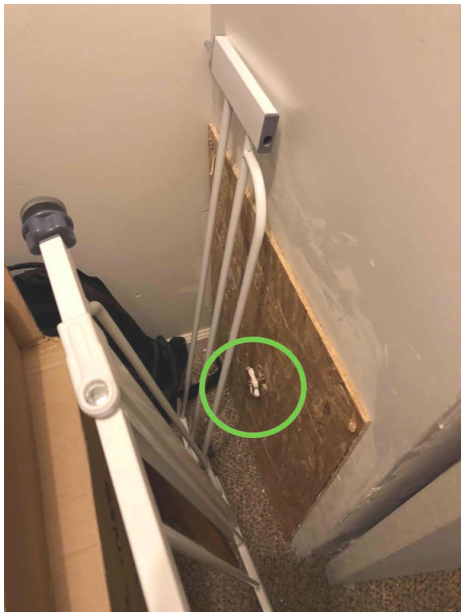
Information

Main Water Shut-Off Location
NE bedroom closet



Water Source
Public

Main Water Shut-off Device: Location
NE, Closet, Bedroom



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

Drain, Waste, & Vent Systems: Waste Pipe Material
Undetermined

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

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Pex

Water Heater: Capacity
40 gallons

Water Heater: Estimated Age
4

Water Heater: Location
Utility/Laundry room

Water Heater: Power Source/Type
Electric

Water Heater: Manufacturer

Rheem

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

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

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

EXTERIOR FAUCET

An exterior hose bib was inoperable.

Recommendation

Contact a qualified plumbing contractor.

7.4.1 Water Heater

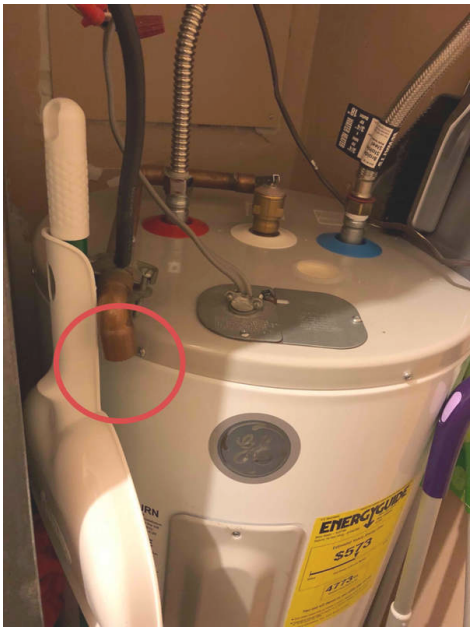
Safety Hazard

NO DRAIN LINE (TPR)

No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens.

Recommendation

Contact a qualified plumbing contractor.



7.7.1 Bathrooms

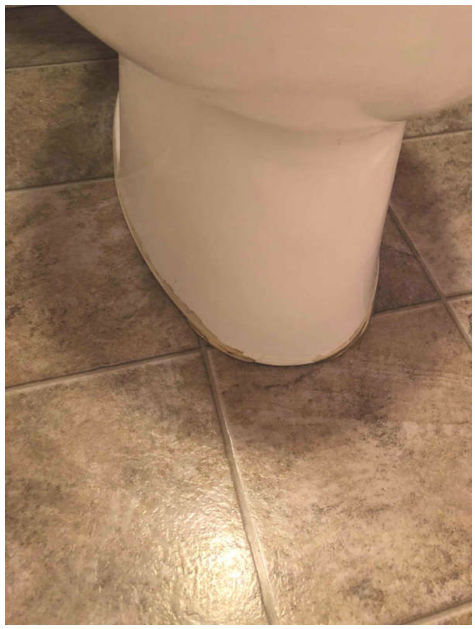
Maintenance Item

CAULK TOILET BASE

Caulk around base of the toilet at one or more bathrooms was missing, substandard, and/or deteriorated. Modern standards require caulk to be installed around entire toilet base where it meets the floor to prevent water intrusion.

Recommendation

Recommended DIY Project



7.7.2 Bathrooms

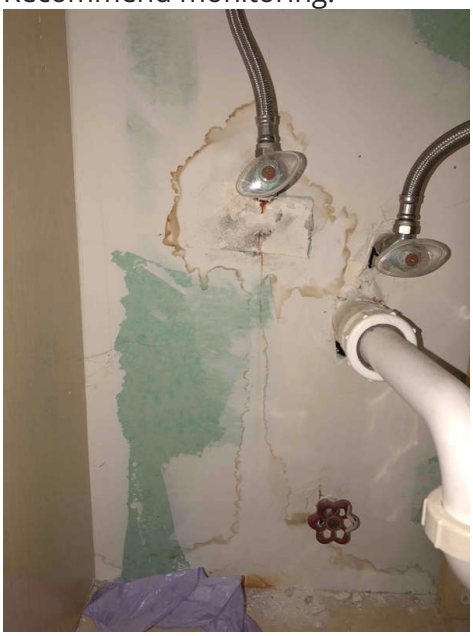
Maintenance Item

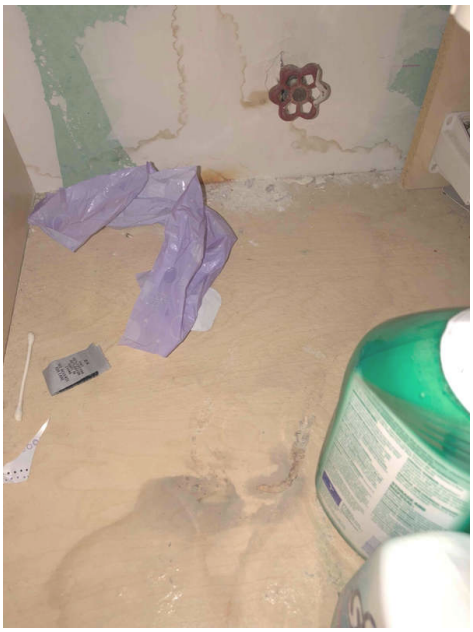
STAINING

Stains were found in cabinets below sink at one or more bathrooms. Plumbing leaks may have occurred in the past, however active leaking was NOT observed during the inspection. Consult with current owners/sellers and monitor in the future. If necessary, have a qualified plumber evaluate further and repair as needed.

Recommendation

Recommend monitoring.





Master bathroom

7.8.1 Laundry

Safety Hazard

VINYL OR MYLAR FLEX-DUCT

The clothes dryer was equipped with a mylar (material) duct. Flexible ducts are acceptable between the dryer and wall, however mylar is flammable. This is a potential fire hazard. Recommend replacing with a rigid or semi-rigid metal duct.

Recommendation

Contact a qualified handyman.

Mylar dryer duct also observed in attic.

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service	X			X
8.2	Panels	X			X
8.3	Wiring	X			X
8.4	Receptacles	X			X
8.5	GFCI & AFCI				
8.6	Smoke and CO Alarms	X			X
8.7	Carbon Monoxide Detectors				
8.8	Lighting	X			X
8.9	Switches	X			

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

Information

Service: Electrical Service Conductors
Below Ground

Panels: Main Panel Location
Master bedroom

Panels: Amperage
125 AMP

Panels: Panel Type
Circuit Breaker

Wiring: Branch Circuit Wire Type
Copper

Wiring: Wiring Method
Romex

Deficiencies

8.1.1 Service

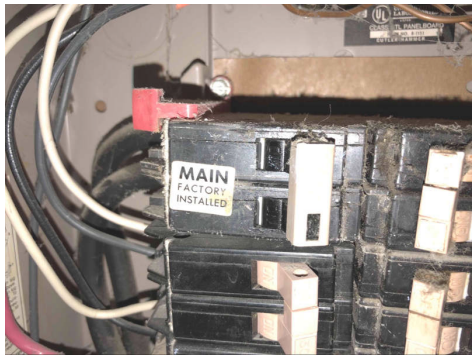
Recommendation

SUB-200 AMP SERVICE

The electric service to this property appeared to be rated less than 200 amps and may be inadequate depending on the client's needs. Recommend consulting with a qualified electrician about upgrading to a 200 amp service.

Recommendation

Contact a qualified electrical contractor.



8.2.1 Panels

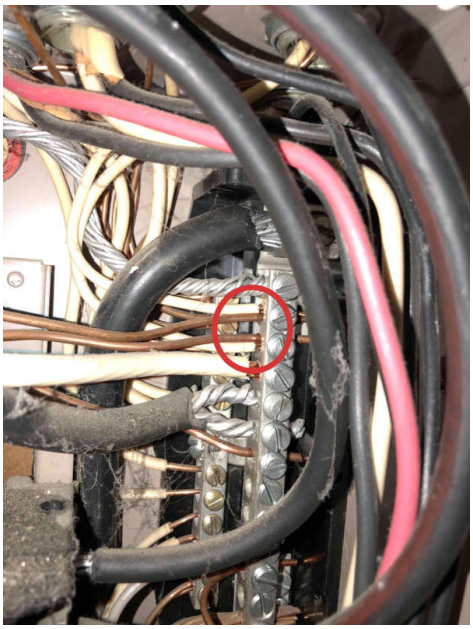
Safety Hazard

DOUBLE TAP

Some wires (hot or neutral) were doubled together under the same lug. This can be a fire hazard.

Recommendation

Contact a qualified electrical contractor.



8.2.2 Panels

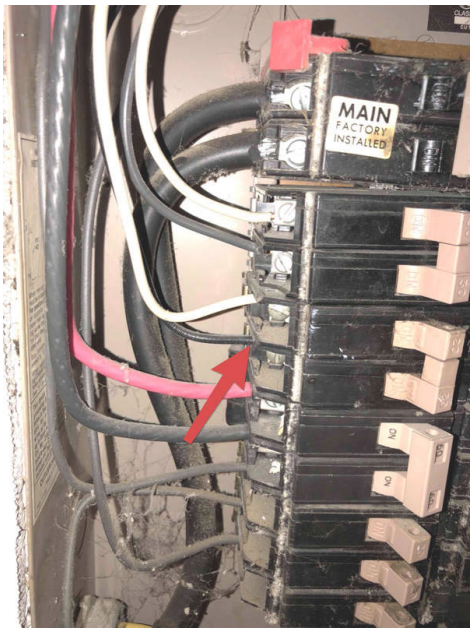
Safety Hazard

UNDERSIZED WIRE

One or more branch circuit wires in main service panel appeared to be undersized for their circuit breaker or fuse. This is a potential fire hazard.

Recommendation

Contact a qualified electrical contractor.



8.3.1 Wiring

Safety Hazard

EXPOSED WIRING

Exposed wiring was observed at one or more locations or wire ends had a substandard termination. This is a potential shock and/or fire hazard.

Recommendation

Contact a qualified electrical contractor.

8.3.2 Wiring

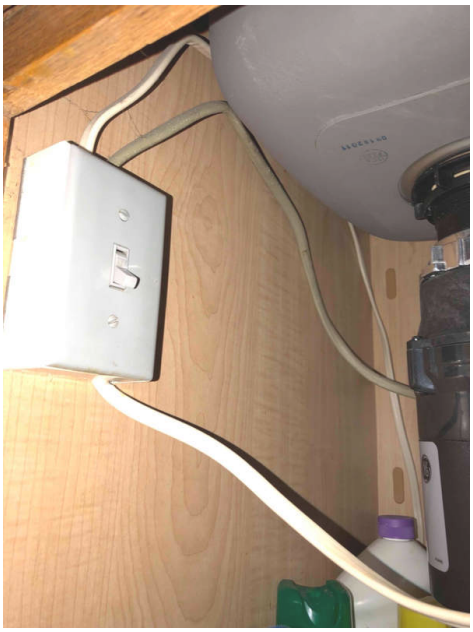
Safety Hazard

NM SHEATHED USED, CONDUIT NEEDED

Non-metallic sheathed wiring was exposed and subject to damage. Wiring can be damaged by repeated bending or contact with sharp objects. This is a potential shock hazard. BX-armored conduit should be installed to protect wiring.

Recommendation

Contact a qualified electrical contractor.



8.3.3 Wiring

Safety Hazard

SPLICES NOT IN BOX

Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard.

Recommendation

Contact a qualified electrical contractor.

8.4.1 Receptacles

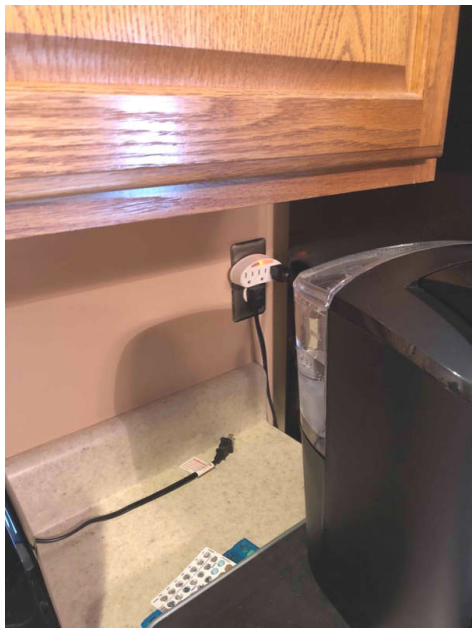
Safety Hazard

GFCI MISSING

One or more applicable receptacles was missing necessary GFCI protection, or inspector was unable to verify GFCI protection was present. This is a shock hazard.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Receptacles

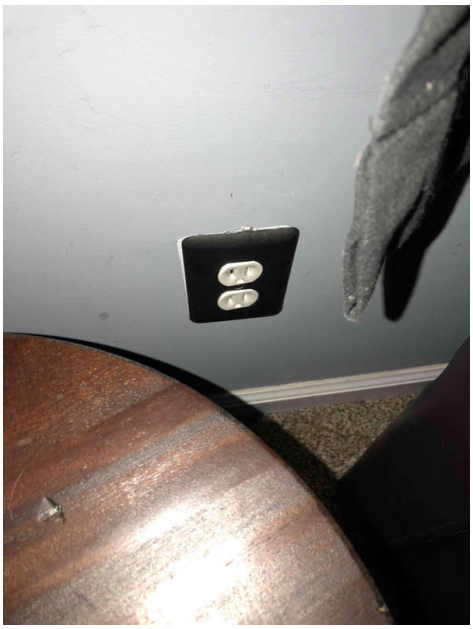
Safety Hazard

LOOSE

One or more electric receptacles were loose. Wire conductors can be damaged due to repeated movement and/or tension. This is a shock and forensic hazard.

Recommendation

Contact a qualified electrical contractor.



8.4.3 Receptacles

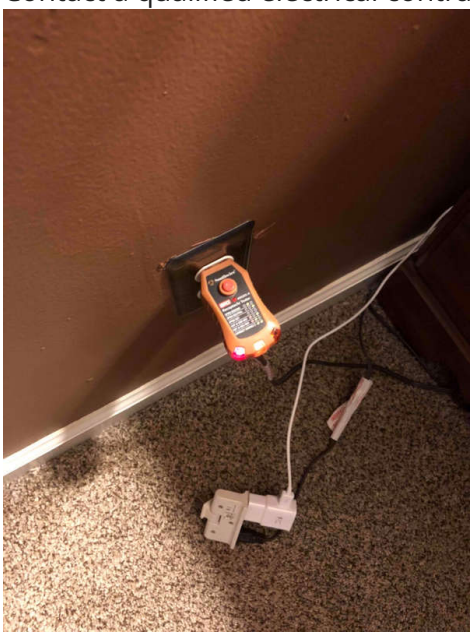
Safety Hazard

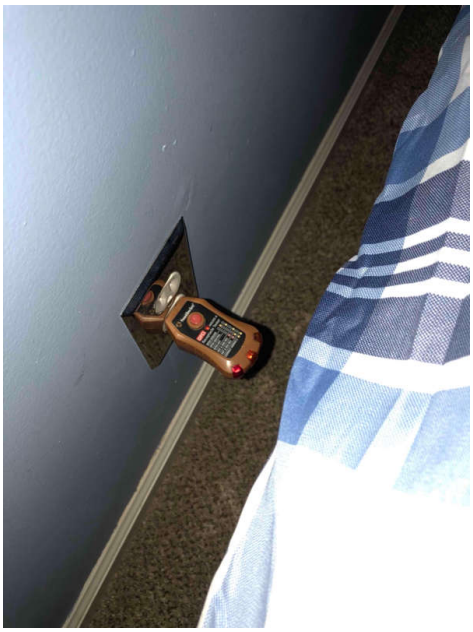
REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.





8.4.4 Receptacles

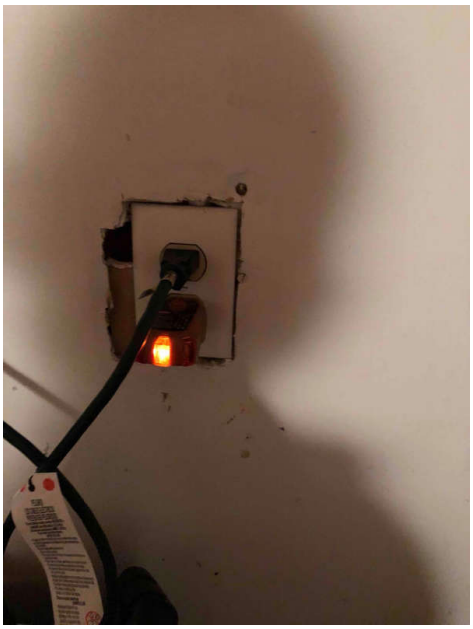
Safety Hazard

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Smoke and CO Alarms

Maintenance Item

MISSING

Smoke/CO detectors were missing from one or more areas in home (i.e. from bedrooms) . Recommend installing.

Recommendation

Recommended DIY Project

8.8.1 Lighting

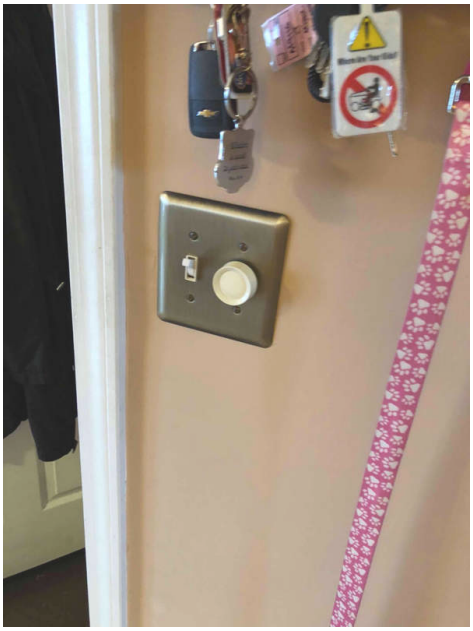
Safety Hazard

DIMMER/NON DIMMABLE LIGHTING

A dimmer switch was wired to what appeared to be a non-dimmable light fixture, or a fixture with non-dimmable bulbs. This can be a fire hazard. Recommend further evaluation.

Recommendation

Contact a qualified electrical contractor.



8.8.2 Lighting

Recommendation

EVALUATE LIGHTING

A gap and discoloration was observed at a light fixture in the master bedroom closet. Recommend further evaluation by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			X
9.2	Vapor Retarders (Crawlspace or Basement)		X		
9.3	Ventilation	X			
9.4	Exhaust Systems	X			X
9.5	Roof Structure	X			X

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

Information

Inspection Method
Traversed

Attic Insulation: Insulation Type
Loose-fill, Fiberglass

Attic Insulation: R-value
15

Ventilation: Ventilation Type
Box, Ridge Vents

Roof Structure: Roof and Ceiling Structure
Trusses

Limitations

Vapor Retarders (Crawlspace or Basement)

NONE VISIBLE

Deficiencies

9.1.1 Attic Insulation

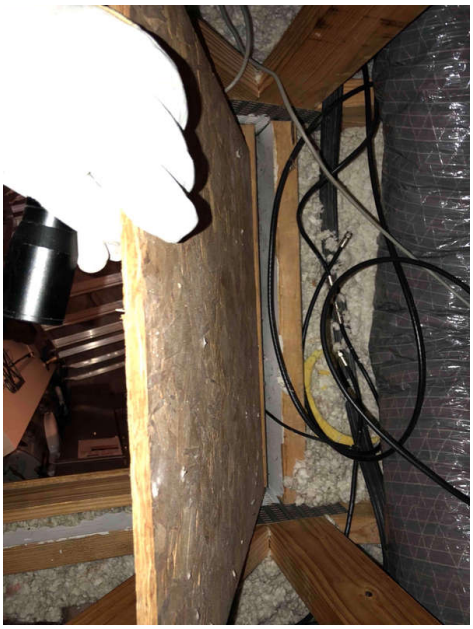
Recommendation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation in attic and at hatch to improve energy efficiency of home.

Recommendation

Contact a qualified insulation contractor.



Attic access hatch was uninsulated.

9.4.1 Exhaust Systems

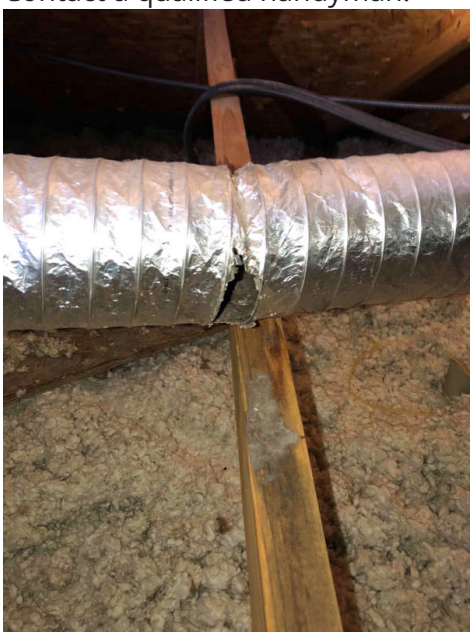
Recommendation

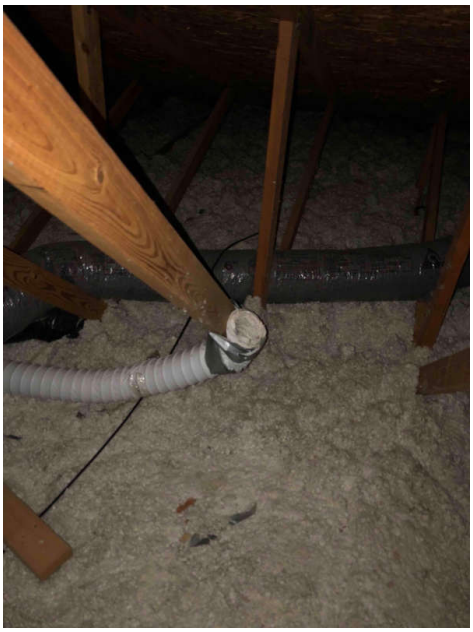
BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic. Also observed gaps at dryer exhaust duct in attic. These can cause moisture to accumulate in attic space and result in mold.

Recommendation

Contact a qualified handyman.





9.5.1 Roof Structure

Recommendation

ROOF LEAK

Inspector observed evidence of active past roof leaking in the attic space. This can cause water damage and/or wood rot, and is a conducive condition for wood-destroying organisms.

Recommendation

Contact a qualified roofing professional.



At raised living room ceiling.

NE corner of attic.

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Walls	X			X
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings			X	
10.7	Countertops & Cabinets	X			

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

Information

Floors: Floor Coverings
Carpet, Vinyl

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Plaster

Limitations

General

AREAS INACCESSIBLE

Multiple rooms and closets in home and section of garage has stored personal items and could not be fully evaluated. These areas are excluded from the inspection. Recommend speaking with current owners/sellers about gaining access and having a qualified person evaluate further.

Deficiencies

10.2.1 Windows

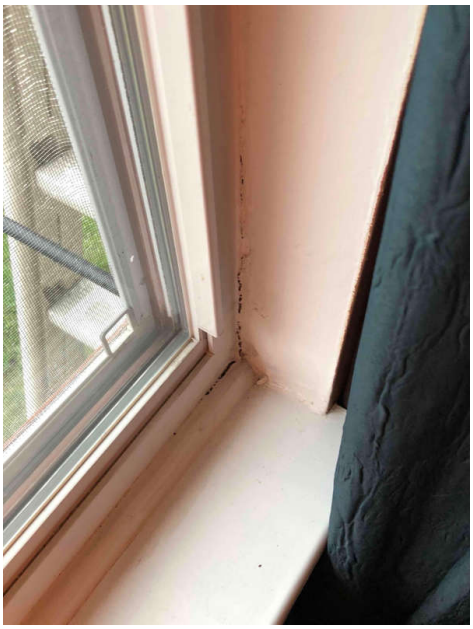
Maintenance Item

GENERAL SEALING

Minor cracks were observed at some windows. Recommend sealing (caulking) to preserve energy efficiency of home.

Recommendation

Recommended DIY Project

10.3.1 Floors

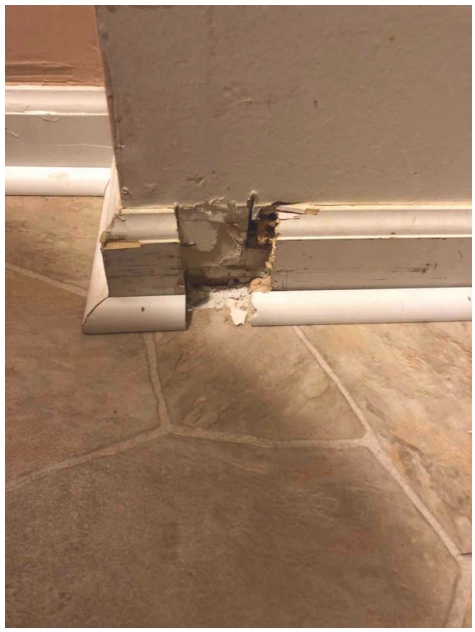
Maintenance Item

DAMAGED (GENERAL)

The home had some damage visible at the time of the inspection.

Recommendation

Contact a handyman or DIY project



Entryway closet

10.4.1 Walls

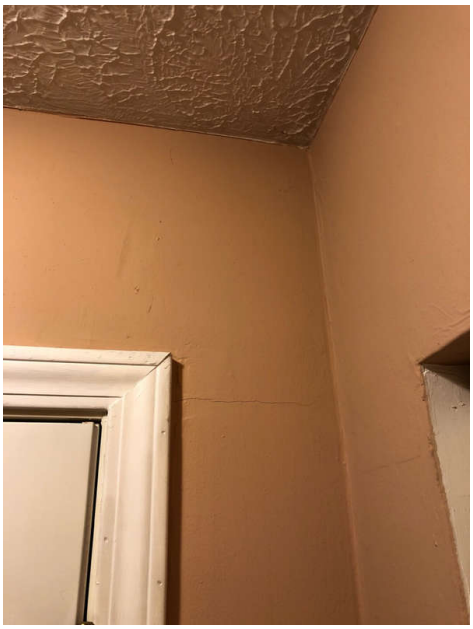
Maintenance Item

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern. Client may wish to patch for appearance.

Recommendation

Contact a handyman or DIY project



10.5.1 Ceilings

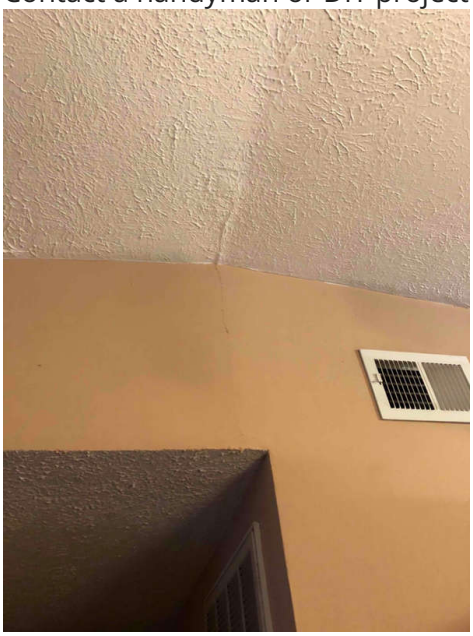
Maintenance Item

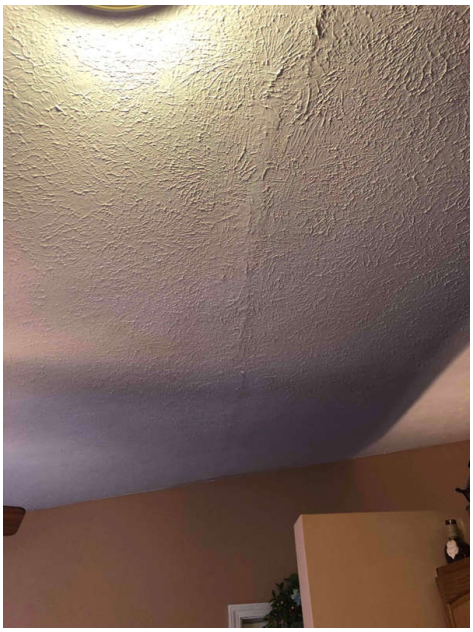
MINOR CRACKS

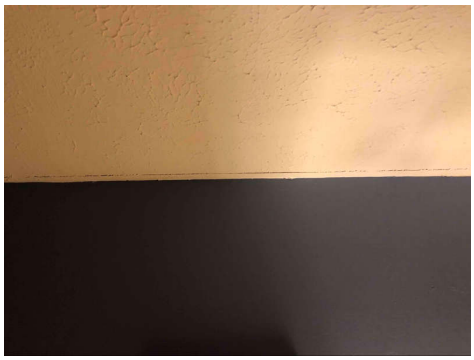
Minor cracks and/or nail pops were found in ceilings at one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on humidity. They did not appear to be a structural concern, but client may wish to repair for aesthetic reasons.

Recommendation

Contact a handyman or DIY project







11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			

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

Information

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Exhaust fan recirculated into kitchen. For an electric range this is mostly a nuisance for odor and grease accumulation.

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

12: GARAGE

		IN	NI	NP	D
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			X
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			X

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

Information

Garage Door: Material
Metal

Garage Door: Type
Sectional

Deficiencies

12.3.1 Walls & Firewalls

Recommendation

FIREWALL NOT UP TO CODE

Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Recommend a qualified contractor evaluate and bring firewall up to standards.

Link for more info.

Recommendation

Contact a qualified handyman.

12.6.1 Occupant Door (From garage to inside of home)

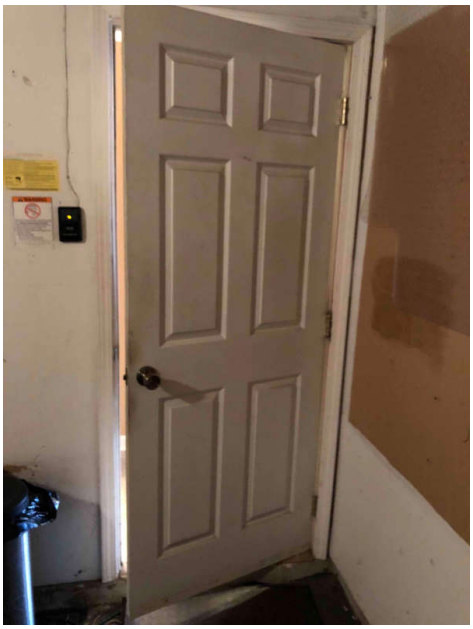
Safety Hazard

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. This appeared to be an interior door (hollow, wood panel).

Recommendation

Contact a qualified handyman.




Home
is where your
story begins

STANDARDS OF PRACTICE

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

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

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

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

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

Plumbing, Bathrooms & Laundry

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

Electrical

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

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

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

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.