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INSPECTION REPORT

1234 Main St.
Grand Rapids MI 49546

Buyer Name
01/28/2018 9:00AM



Inspector
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Certified Home Inspector, Licensed Builder
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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEMS



RECOMMENDATIONS



SAFETY HAZARDS

- Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- Exterior - Decks, Balconies, Porches & Steps: Joists Hangers - Missing Nails
- Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- Exterior - Walkways, Patios & Driveways: Driveway Settling
- Exterior - Siding, Flashing & Trim: Minor Damage
- Exterior - Siding, Flashing & Trim: Ground Clearance
- Exterior - Siding, Flashing & Trim: Dryer Vent
- Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater Sediment
- Plumbing - Hot Water Systems, Controls, Flues & Vents: Past Leak
- Plumbing - Hot Water Systems, Controls, Flues & Vents: Nearing or Past Life Expectancy
- Roof - Skylights, Chimneys & Other Roof Penetrations: Metal Chimney Rust
- Roof - Coverings: Granuals Missing
- Roof - Gutters: Downspouelt Extension Damaged
- Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- Basement, Foundation, Crawlspace & Structure - Basements & Crawlspace: Previous Moisture
- Heating - Equipment: Tune Up Recommended
- Doors, Windows & Interior - Ceilings: Poor Install
- Doors, Windows & Interior - Walls: Hole
- Doors, Windows & Interior - Walls: Poor Install
- Doors, Windows & Interior - Walls: Nail Pops
- Doors, Windows & Interior - Walls: Wall Cracks
- Doors, Windows & Interior - Trim: Trim missing/damaged
- Doors, Windows & Interior - Floors: Poor Install (Tile)
- Doors, Windows & Interior - Floors: Flooring Damage
- Doors, Windows & Interior - Floors: Carpet Stains
- Doors, Windows & Interior - Windows: Evidence of Previous Moisture
- Doors, Windows & Interior - Windows: Damaged/Missing Screen
- Doors, Windows & Interior - Doors: Door Missing

- Attic, Insulation & Ventilation - Kneewalls: Inadequate Insulation
- Attic, Insulation & Ventilation - Exhaust Systems: Bath Fan Noisy
- Electrical - Carbon Monoxide Detectors: Missing
- Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged/Missing
- Kitchen - Dishwasher: Service Recommended
- Bathroom(s) - Showers and Tubs: Caulking
- Bathroom(s) - Bathroom Countertops & Cabinets: Caulk Maintenance

1: INSPECTION DETAILS

Information

In Attendance

Client, Inspector

Occupancy

Vacant

Temperature

41 Fahrenheit (F)

Type of Building

Detached, Single Family

Weather Conditions

Cold, Cloudy, Recent Rain

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Gutters	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Roof

Layers

One

Roof Type/Style

Gable



Coverings: Material

Asphalt

Coverings: Estimated Age of Roof

15

Gutters: Gutter Material

Seamless Aluminum



Flashings: Material

Aluminum

Recommendations

2.1.1 Coverings

 Recommendation

GRANUALS MISSING

The inspector noticed that there was one or more areas of shingles with missing granuals. This should not affect the roofs ability to shed water but is an indicator that the roof is nearing the end of its usefulness. Recommend talking to a roofing contractor for options and costs to replace.

Recommendation

Contact a qualified roofing professional.



2.2.1 Gutters

 Recommendation

DOWNSPOUWELT EXTENSION DAMAGED

One or more downspout extensions were damaged. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

Recommendation

Contact a qualified repair chimney contractor.



3: EXTERIOR

		IN	NI	NP	R
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			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

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Information

Inspection Method

Visual

Exterior Doors: Exterior Entry Door

Steel, Fiberglass

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Sidewalk Material

Concrete

Decks, Balconies, Porches & Steps: Material

Wood

Siding, Flashing & Trim: Siding Material

Vinyl



Recommendations

3.1.1 Siding, Flashing & Trim

DRYER VENT

Dryer vent in need of repair or replacement



Recommendation

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

 Recommendation

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified siding specialist.



3.1.3 Siding, Flashing & Trim

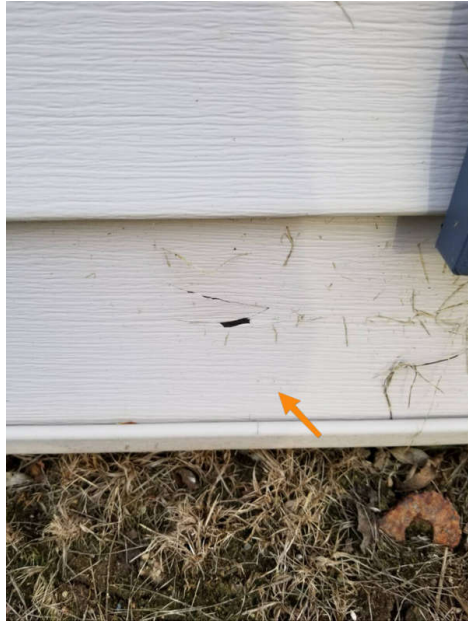
 Recommendation

MINOR DAMAGE

One or more areas showed signs of minor damage. Consult a siding contractor on options and costs to replace.

Recommendation

Contact a qualified siding specialist.



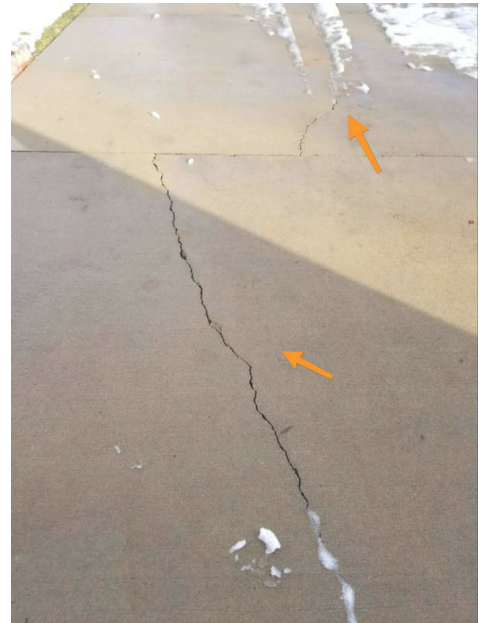
3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

DRIVEWAY SETTLING

Inspector noticed one or more areas of the driveway had settled. Recommend talking to a contractor on options and costs to repair or replace.

Recommendation

Contact a qualified professional.





3.4.1 Decks, Balconies, Porches & Steps

 Maintenance Item

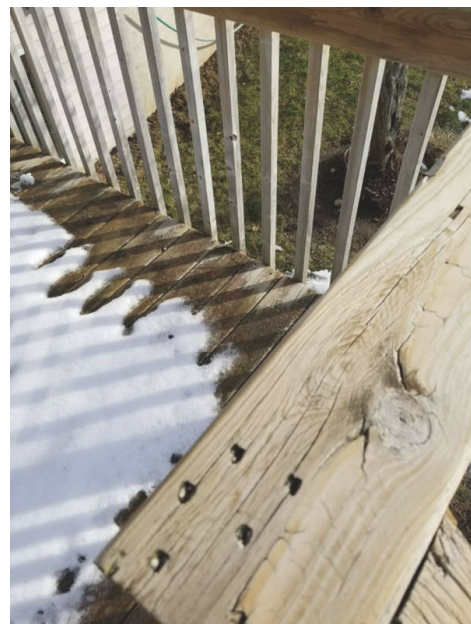
DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



3.4.2 Decks, Balconies, Porches & Steps

 Recommendation

JOISTS HANGERS - MISSING NAILS

Inspector noticed one or more hangers missing nails. Recommend installing nails in hanger per the manufacturer guidelines.

Recommendation

Contact a qualified professional.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

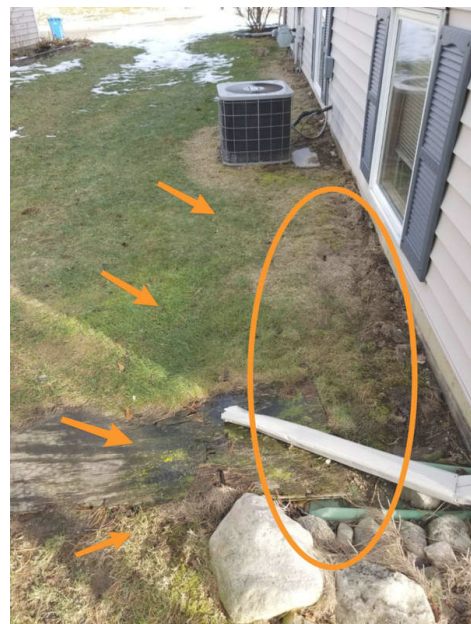
NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

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	R
4.1	Foundation	X			X
4.2	Basements & Crawlspace	X			X
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	WDO (Termites)			X	

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Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure: Material

Wood I-Joists, Wood Beams

Floor Structure: Sub-floor

OSB

Floor Structure:

Basement/Crawlspace Floor

Concrete

Recommendations

4.1.1 Foundation

 Recommendation

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 qualified structural engineer.



4.2.1 Basements & Crawlspace

 Recommendation

PREVIOUS MOISTURE

Inspector noticed signs of previous moisture intrusion. Recommend talking to a contractor on options and costs to prevent future moisture issues in the basement.

Recommendation

Contact a qualified professional.



5: HEATING

		IN	NI	NP	R
5.1	Equipment	X			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 R = Recommendations

Information

Equipment: Brand

Comfortmaker

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

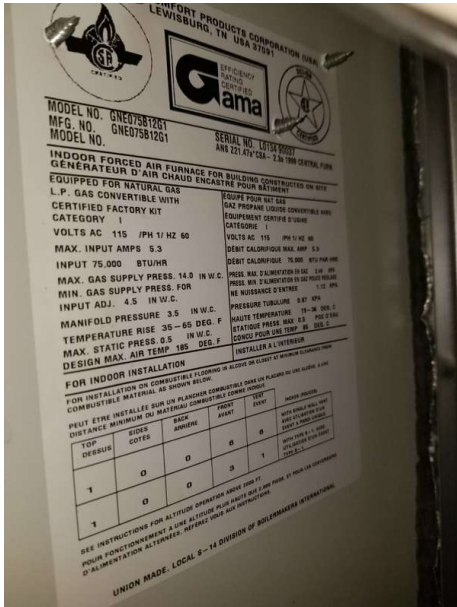


Equipment: Year

2002

Distribution Systems: Ductwork

Non-insulated



AFUE Rating

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Recommendations

5.1.1 Equipment

TUNE UP RECOMMENDED

Maintenance Item

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: COOLING

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

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Information

Distribution System: Configuration

Central

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature (below 65 Fahrenheit). Running the compressor in cold conditions can cause damage.

Normal Operating Controls

UNDER 65F

Because the temperature was under 65°F the cooling equipment was not able to be properly inspected.

7: ELECTRICAL

		IN	NI	NP	R
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			
7.6	Smoke Detectors	X			X
7.7	Carbon Monoxide Detectors	X			X
7.8	Doorbell	X			

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Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, 220 Volts,
Aluminum

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

Basement

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**

200 AMP



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

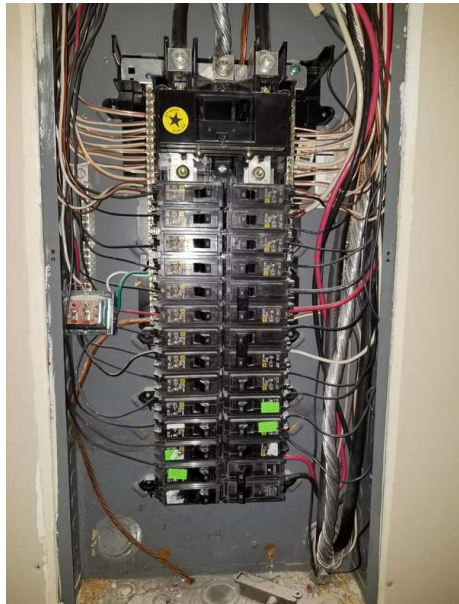
Square D

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**

Circuit Breaker

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

Garage



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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit, Romex, Not Visible

Recommendations

7.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

COVER PLATES DAMAGED/MISSING

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



7.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

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.



7.7.1 Carbon Monoxide Detectors

 Safety Hazard

MISSING

Inspector noticed that Carbon Monoxide detector was missing from one or more locations. Recommend installation of at least one low level CO monitor per floor.

Here is a link to a recommended CO2 detector
<http://amzn.to/2DweAHX>

Recommendation

Contact a qualified professional.



8: PLUMBING

		IN	NI	NP	R
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Supply, Distribution Systems & Fixtures	X			
8.4	Hot Water Systems, Controls, Flues & Vents	X			X
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	
8.7	Dryer		X		
8.8	Washer			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters

None

Water Source

Well

Main Water Shut-off Device:

Location

Basement



Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex, Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

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

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Year

2002

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

Gas Meter

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

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

Sump Pump not present.

Washer not present.

Dryer

DISCONNECTED

Dryer was disconnected during inspection.



Recommendations

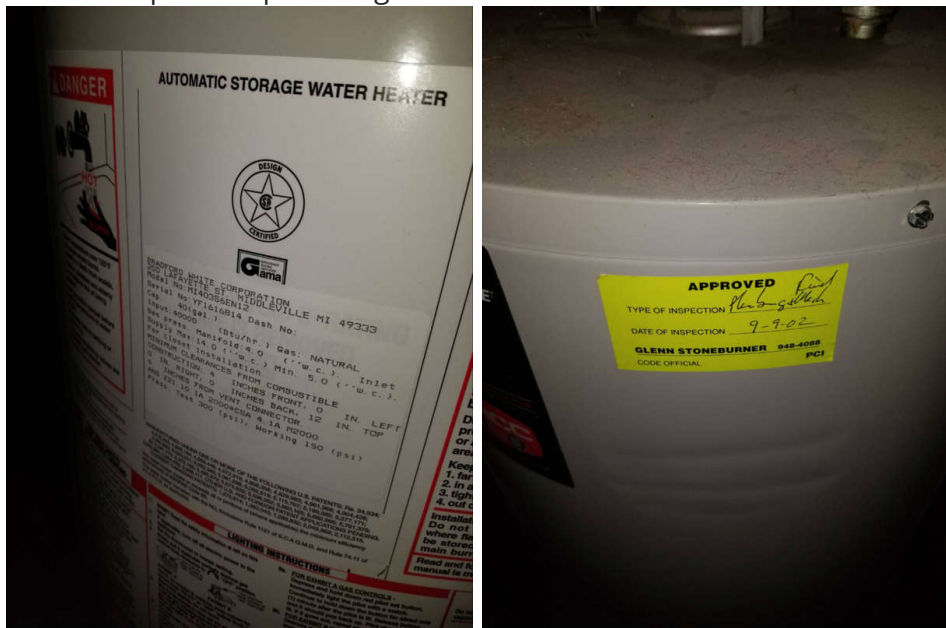
8.4.1 Hot Water Systems, Controls, Flues & Vents
NEARING OR PAST LIFE EXPECTANCY



This water heater is nearing or past the average lifespan of a water heater (10-12 years) Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.



8.4.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation

PAST LEAK

Inspector noticed evidence of a past leak. In most cases this is a sign that the water heater is nearing the end of its useful life. You may wish to talk to a licensed plumber on options and costs to replace.

Recommendation

Contact a qualified plumbing contractor.



8.4.3 Hot Water Systems, Controls, Flues & Vents

**WATER HEATER SEDIMENT**

Inspector noticed that the water heater had a popping sound when on. This is usually a sign of sediment in the tank. Sometimes sediment can be removed by draining the tank. Recommend talking to a plumber on options and costs to repair or replace the water heater if draining does not take care of the issue.

Recommendation

Contact a qualified plumbing contractor.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Ventilation	X			
9.3	Exhaust Systems	X			X
9.4	Kneewalls	X			X
9.5	Wall Insulation	X			
9.6	Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Attic Insulation: R-value

35

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only, Fan with Light

Attic Insulation: Insulation Type

Cellulose, Blown



Recommendations

9.3.1 Exhaust Systems

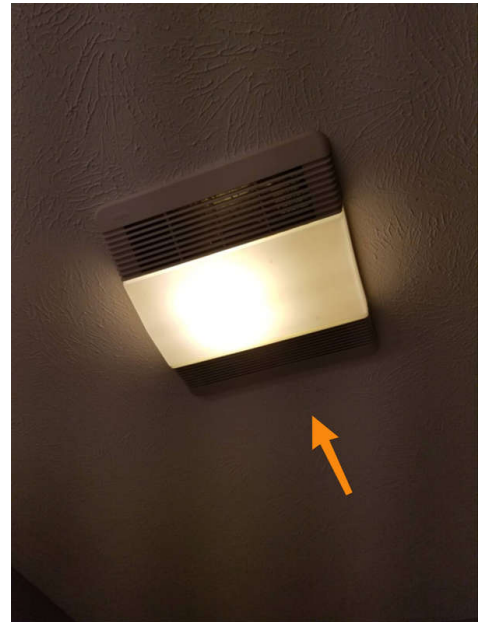


BATH FAN NOISY

Although the bath fan turned on it was very noisy. Bath fan should be cleaned or replaced.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Kneewalls

 Recommendation

INADEQUATE INSULATION

One or more kneewalls were poorly insulated. This can lead to ghosting on the cathedral ceiling walls. You may wish to consult with an insulation contractor on options and costs to repair these areas.

Recommendation

Contact a qualified insulation contractor.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Trim	X			X
10.5	Walls	X			X
10.6	Ceilings	X			X
10.7	Steps, Stairways & Railings	X			
10.8	Pests			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Type

Casement, Single-hung, Double-hung, Sliders

Floors: Floor Coverings

Engineered Wood, Carpet, Tile, Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Recommendations

10.1.1 Doors

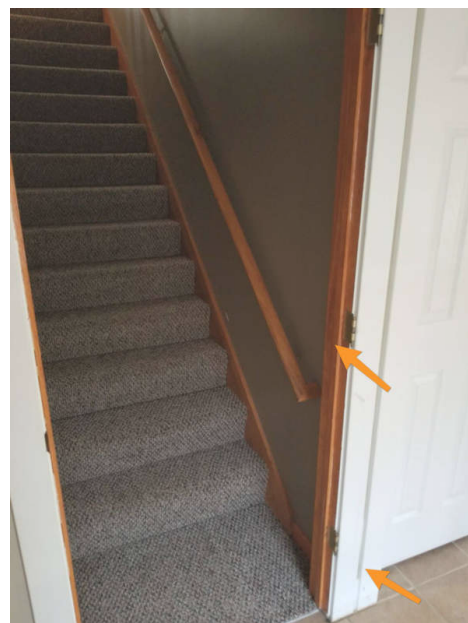
Recommendation

DOOR MISSING

One or more doors were missing during the inspection.

Recommendation

Contact a qualified carpenter.



10.2.1 Windows

Recommendation

DAMAGED/MISSING SCREEN

One or more window screens were damaged or missing. Inspector

recommends looking at options and costs to repair or replace.

Recommendation

Contact a qualified window repair/installation contractor.



10.2.2 Windows

 Recommendation

EVIDENCE OF PREVIOUS MOISTURE

Inspector noticed that some of the windows had signs of previous moisture. This can be due to windows being left open or thermal bridging (wood windows) You may wish to talk to a licensed contractor on options to paint or replace if needed.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Floors

 Recommendation

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



10.3.2 Floors

FLOORING DAMAGE

LAUNDRY ROOM

Inspector noticed one or more areas of flooring had evidence of damage. You may wish to talk to a contractor on options and costs to repair or replace.

Recommendation

Contact a qualified flooring contractor



Recommendation



10.3.3 Floors

POOR INSTALL (TILE)

BASEMENT

One or more areas of tile was installed poorly. You may wish to talk to a contractor on options and costs to remove tile and replace with new.

Recommendation

Contact a qualified flooring contractor



Recommendation



10.4.1 Trim

 Recommendation

TRIM MISSING/DAMAGED

Trim was missing in one or more locations. Recommend installing trim by a qualified contractor.

Recommendation

Contact a qualified carpenter.



10.5.1 Walls

 Recommendation

WALL CRACKS

Minor cracks were apparent in the drywall in one or more locations. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age however you may wish to have the area evaluated by a structural engineer.

Recommendation

Contact a qualified professional.



10.5.2 Walls

 Recommendation

NAIL POPS

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

Recommendation

Contact a qualified drywall contractor.



10.5.3 Walls

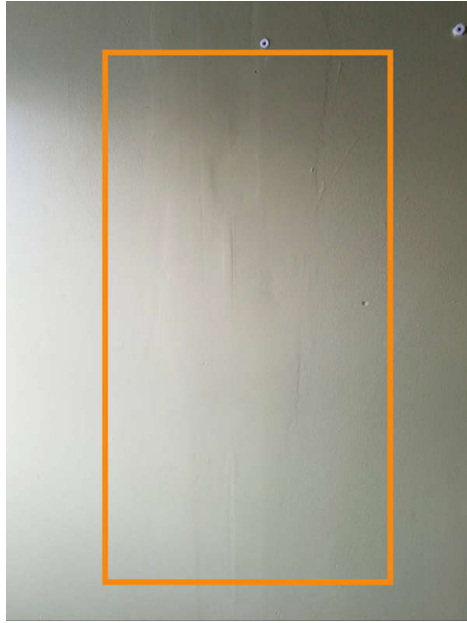
 Recommendation

POOR INSTALL

One or more walls showed evidence of poor Install. Recommend talking to a contractor on options and costs to repair or replace.

Recommendation

Contact a qualified professional.



10.5.4 Walls

 Recommendation

HOLE

There were one or more holes in the drywall at the time of the inspection. Recommend talking to a licensed contractor on options and costs to patch drywall.

Recommendation

Contact a qualified drywall contractor.



10.6.1 Ceilings

 Recommendation

POOR INSTALL

Ceiling showed evidence of poor workmanship. Recommend talking to a qualified contractor on options and costs to repair or replace.

Recommendation

Contact a qualified professional.



11: BATHROOM(S)

		IN	NI	NP	R
11.1	Bathroom Countertops & Cabinets	X			X
11.2	Toilets	X			
11.3	Showers and Tubs	X			X
11.4	Sinks and Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Number of Bathrooms

3

Bathroom Countertops & Cabinets: Countertop Material

Laminate

Bathroom Countertops & Cabinets: Cabinetry

Wood



Recommendations

11.1.1 Bathroom Countertops & Cabinets

CAULK MAINTENANCE

One or more areas were in need of caulking maintenance.

Recommendation

Recommended DIY Project

Maintenance Item



11.3.1 Showers and Tubs

 Maintenance Item

CAULKING

At the time of the inspection inspector noticed one or more areas around the shower or in need of caulking. Recommend caulking so that water cannot get behind th e finishes.

Recommendation

Recommended DIY Project



12: KITCHEN

		IN	NI	NP	R
12.1	Dishwasher	X			X
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			
12.4	Garbage Disposal	X			
12.5	Kitchen Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: Brand

Whirlpool



Refrigerator: Brand

Kenmore



Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Range/Oven/Cooktop:

Range/Oven Brand

Kenmore

Range/Oven/Cooktop: Exhaust

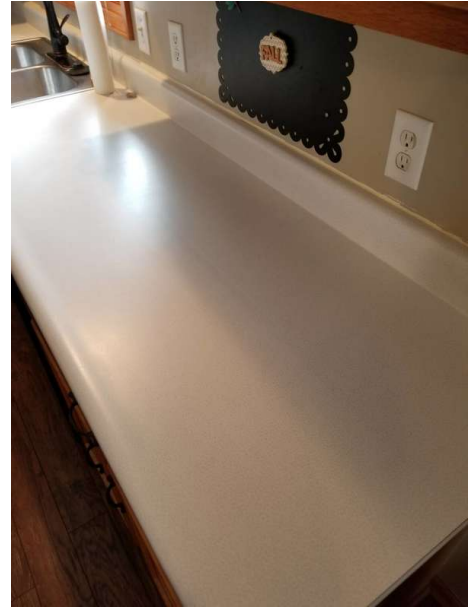
Hood Type

Re-circulate

Kitchen Countertops & Cabinets:

Countertop Material

Laminate



Kitchen Countertops & Cabinets: Cabinetry
Wood



Recommendations

12.1.1 Dishwasher

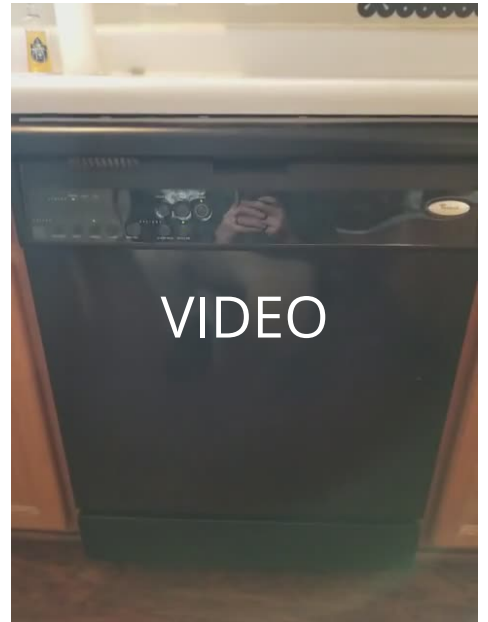


SERVICE RECOMMENDED

Inspector noticed that the dishwasher did not appear to be working properly. Inspector recommend talking to a appliance repair person on options and costs to repair or replace.

Recommendation

Contact a qualified appliance repair professional.



13: GARAGE

		IN	NI	NP	R
13.1	Ceiling	X			
13.2	Floor		X		
13.3	Walls & Firewalls	X			
13.4	Garage Door	X			
13.5	Garage Door Opener	X			
13.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Door: Material
Metal, Non-insulated

Garage Door: Type
Automatic

Limitations

Floor
NOT ACCESIBLE



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.

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.

Plumbing

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

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.