



## WHI RESIDENTIAL INSPECTION

1234 Main St.  
Columbus OH 43235

Buyer Name  
02/10/2019 9:00AM



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# SUMMARY



MAINTENANCE ITEM



DEFECTIVE



SAFETY HAZARD

-  2.2.1 Exterior and Grounds - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
-  2.4.1 Exterior and Grounds - Siding, Flashing & Trim: Loose Siding
-  2.5.1 Exterior and Grounds - Soffits & Fascia: Fascia - Damaged
-  2.7.1 Exterior and Grounds - Exterior Doors: Door Sill/Trim
-  4.4.1 Attic - Exhaust Systems: Bathroom Vents Into Attic
-  6.3.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: High Temperature
-  9.7.1 Master Bedroom - Lighting Fixtures, Switches & Receptacles: Damaged receptacle
-  10.7.1 End of hallway bedroom - Lighting Fixtures, Switches & Receptacles: Loose receptacles
-  10.10.1 End of hallway bedroom - Heating/Cooling Source: Damaged cover
-  12.4.1 Basement, Crawlspace & Structure - Foundation Wall Structure: Evidence of Water Intrusion
-  12.7.1 Basement, Crawlspace & Structure - Lighting Fixtures, Switches & Receptacles: No GFCI Protection Installed
-  13.10.1 Kitchen - Countertops & Cabinets: Poor/Missing Caulk
-  14.2.1 Second floor main - Toilet: Incomplete Flush
-  14.2.2 Second floor main - Toilet: No toilet paper holder
-  14.8.1 Second floor main - Ventilation: Moisture stains
-  15.5.1 Master Bath - Tub: Drain fixture damaged
-  15.6.1 Master Bath - Sink, Trap & Fixtures: Drain stopper does not close all the way
-  16.1.1 Half Bath - Doors: Door Doesn't Latch
-  16.5.1 Half Bath - Countertops & Cabinets: Cabinet Hinge Loose
-  16.10.1 Half Bath - Walls: Poor Patching
-  17.6.1 Living Area Great Room - Lighting Fixtures, Switches & Receptacles: Loose Receptacle
-  18.1.1 Living Area Lower Level - Doors: Door Doesn't Latch
-  18.1.2 Living Area Lower Level - Doors: Water Staining
-  18.3.1 Living Area Lower Level - Floors: Moisture Damage
-  18.4.1 Living Area Lower Level - Walls: Moisture Damage
-  19.3.1 Laundry Room - Washer Hook Ups: Washer Hook Up Type
-  20.1.1 Misc. Interior - Steps, Stairways & Railings: No Handrail

 20.1.2 Misc. Interior - Steps, Stairways & Railings: Water Damage

# 1: INSPECTION DETAILS

## Information

---

**In Attendance**

Client

**Occupancy**

Vacant

**Style**

Multi-level

**Temperature (approximate)**

28 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Cloudy

**Direction house is facing**

East

## 2: EXTERIOR AND GROUNDS

		IN	NI	NP	O
2.1	Walkways, Patios & Driveways	X			
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.3	Decks, Balconies, Porches & Steps	X			
2.4	Siding, Flashing & Trim	X			X
2.5	Soffits & Fascia	X			X
2.6	Exterior Foundation	X			
2.7	Exterior Doors	X			X
2.8	Exterior lighting and receptacles	X			
2.9	Hose Faucets	X			
2.10	Basement windows	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**Inspection Method**

Attic Access, Crawlspace Access, Infrared, Visual

**Walkways, Patios & Driveways:**

**Driveway Material**

Gravel

**Walkways, Patios & Driveways:**

**Patio Material**

Not present

**Walkways, Patios & Driveways:**

**Sidewalk Material**

Pavers

**Vegetation, Grading, Drainage &**

**Retaining Walls: Vegetation**

Trees, Shrubs, Bushes

**Vegetation, Grading, Drainage &**

**Retaining Walls: Grading**

Steep grade, Negative grade



**Vegetation, Grading, Drainage & Retaining Walls: Retaining Walls**  
Concrete

**Vegetation, Grading, Drainage & Retaining Walls: Drainage**  
Swale

**Decks, Balconies, Porches & Steps: Porch Material**  
Concrete



**Decks, Balconies, Porches & Steps: Step Material**  
Concrete

**Decks, Balconies, Porches & Steps: Deck Material**  
Not present

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

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

**Siding, Flashing & Trim: Flashing**  
Aluminum

**Soffits & Fascia: Eaves**

**Soffits & Fascia: Fascia**  
Aluminum

**Soffits & Fascia: Soffits**  
Vinyl, Vented

**Exterior Foundation: Material**  
Masonry Block

**Exterior Doors: Exterior Entry Door**  
Steel

**Exterior Doors: Patio Door**  
Double Pane, Slider

**Exterior Doors: Service Door**  
Steel

**Exterior lighting and receptacles: Exterior light fixtures**  
Surface Mount Front and Rear

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

**Exterior lighting and receptacles: Doorbell**  
Present, Hardwired

**Hose Faucets: Type**  
Rotary

**Basement windows: Window Type**  
Vinyl double hung

## Observations

2.2.1 Vegetation, Grading, Drainage & Retaining Walls



Defective

### NEGATIVE GRADING

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

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

Recommendation

Contact a qualified landscaping contractor



2.4.1 Siding, Flashing & Trim

 Maintenance Item

**LOOSE SIDING**

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 professional.



2.5.1 Soffits & Fascia

 Defective

**FASCIA - DAMAGED**

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

Recommendation

Contact a qualified roofing professional.





2.7.1 Exterior Doors

**DOOR SILL/TRIM**

 Maintenance Item

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

Recommendation

Contact a qualified door repair/installation contractor.



# 3: ROOF

		IN	NI	NP	O
3.1	Coverings	X			
3.2	Roof Drainage Systems	X			
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			

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## Information

### Roof Type/Style

Gable

### Coverings: Layers of Material

One

### Coverings: Valleys

Overlap



**Roof Drainage Systems: Gutter Material**

Aluminum, With gutter guards



**Flashings: Material**

Aluminum



**Skylights, Chimneys & Other Roof Penetrations: Plumbing Vents**

PVC



**Inspection Method**

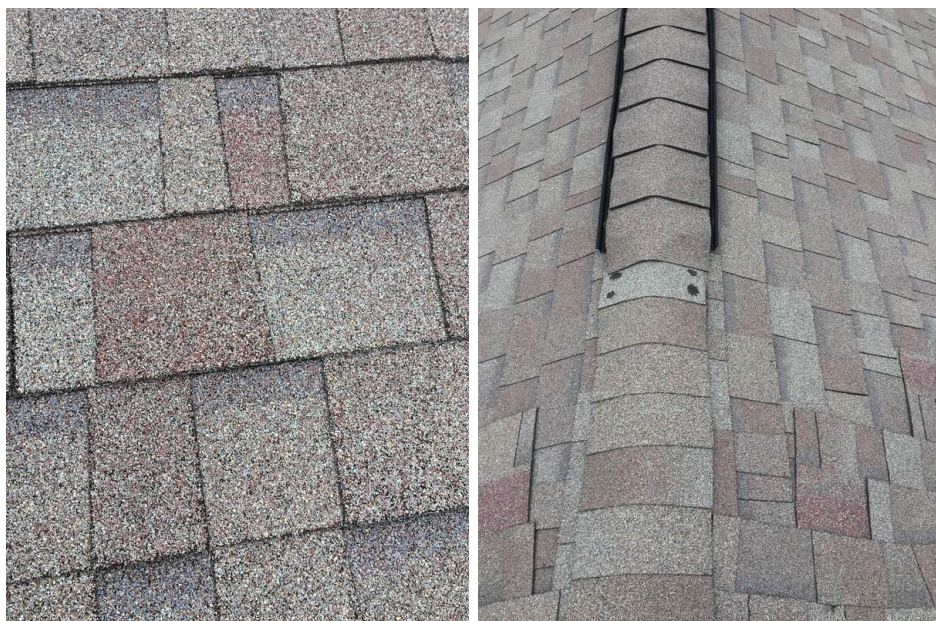
Roof



**Coverings: Material**

Asphalt

Ridge shingles were not use on ridge vent, currently there is no splitting of the shingle, continue to monitor.



# 4: ATTIC

		IN	NI	NP	O
4.1	Attic Insulation	X			
4.2	Ventilation	X			
4.3	Lighting Fixtures, Switches & Receptacles	X			
4.4	Exhaust Systems	X			X
4.5	Roof Structure & Attic	X			

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## Information

**Attic Insulation: Access location**

Bedroom closet

**Attic Insulation: Insulation Type**

Blown, Cellulose

**Ventilation: Ventilation Type**

Gable Vents, Ridge Vents, Soffit Vents

**Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting**

Lighting only

**Exhaust Systems: Exhaust Fans**

Fan with Light

**Roof Structure & Attic: Material**

OSB

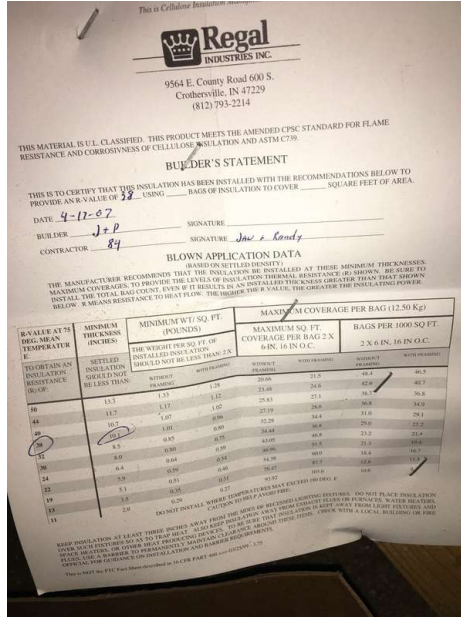


**Roof Structure & Attic: Type**

Gable, Truss

### Attic Insulation: Thickness in Inches

10 Inches



### Observations

#### 4.4.1 Exhaust Systems

Defective

### BATHROOM VENTS INTO ATTIC

Bathroom fans vent into each other. Recommend venting to roof separately, with insulated duct so condensation doesn't occur on the duct which can cause moisture and mold. Recommend a qualified contractor property install exhaust fan to terminate to the exterior.

Recommendation  
Contact a qualified HVAC professional.





Red To Master Bath : Blue to Second Floor Main

# 5: MECHANICALS

		IN	NI	NP	O
5.1	Cooling Equipment	X			
5.2	Heating Equipment	X			
5.3	Distribution System	X			
5.4	Thermostat Controls	X			
5.5	Vents, Flues & Chimneys	X			

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## Information

**Cooling Equipment: Brand**  
Trane

**Cooling Equipment: Energy Source/Type**  
Electric, Central Air Conditioner

**Cooling Equipment: Location**  
Exterior North



**Cooling Equipment: Manufactured date**  
06/01/2007

**Cooling Equipment: Operation**  
Not tested see limitations





**Heating Equipment: Energy Source**

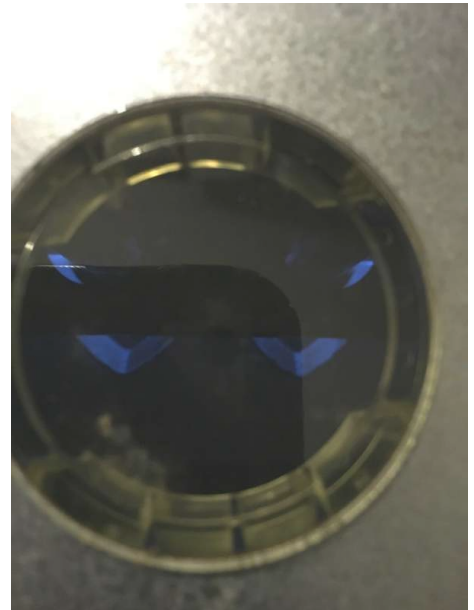
Gas



**Heating Equipment: Heat Type**  
Forced Air

**Heating Equipment: Manufactured date**  
02/01/2007

**Heating Equipment: Operation**  
Adequate



**Distribution System: Ductwork**  
Insulated, Non-insulated

**Distribution System: Configuration**  
Central

**Thermostat Controls: Type**  
Digital

**Thermostat Controls: Location**  
Great room

**Vents, Flues & Chimneys: Flue Type**  
PVC

**Heating Equipment: Brand**

Trane

**Heating Equipment: AFUE Rating**

92.1

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

**Limitations**

## Cooling Equipment

**LOW TEMPERATURE**

A/C unit not tested (or heat pump in the cooling mode) when the outdoor temperature is below about 60F or risk damaging or slugging the compressor. The problem is that the refrigerant may begin to condense (become liquid) within the compressor and damage or ruin the valves, piston, etc. Liquids are not compressible and the compressor is designed to compress gaseous refrigerant not liquid refrigerant.

# 6: PLUMBING

		IN	NI	NP	O
6.1	Main Water Shut-off Device	X			
6.2	Fuel Storage & Distribution Systems	X			
6.3	Hot Water Systems, Controls, Flues & Vents	X			X
6.4	Water Supply, Distribution Systems & Fixtures	X			
6.5	Drain, Waste, & Vent Systems	X			

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## Information

**Main Water Shut-off Device:**  
**Water Source**  
 Well

**Main Water Shut-off Device:**  
**Location**  
 Basement

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

**Fuel Storage & Distribution Systems: Fuel Type**  
 Natural Gas

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

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

**Hot Water Systems, Controls, Flues & Vents: Capacity**  
 50 gallons

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

**Hot Water Systems, Controls, Flues & Vents: Manufactured date**  
 03/01/2007



**Hot Water Systems, Controls, Flues & Vents: Operation**

Adequate



**Hot Water Systems, Controls, Flues & Vents: Exhaust Flue**

Not Present (Electric)

**Hot Water Systems, Controls, Flues & Vents: TPRV material**

Copper

**Water Supply, Distribution Systems & Fixtures: Water supply material**

PVC, CPVC, Galvanized



**Drain, Waste, & Vent Systems: Drain Size**

1 1/2"

**Drain, Waste, & Vent Systems: Material**

PVC

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

American

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.](#)



### Observations

6.3.1 Hot Water Systems, Controls, Flues & Vents

 Maintenance Item

#### HIGH TEMPERATURE

Temperature exceeds 120 Degrees which can cause tissue damage to some people.

Recommendation

Contact a handyman or DIY project



# 7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			

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## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground, Aluminum

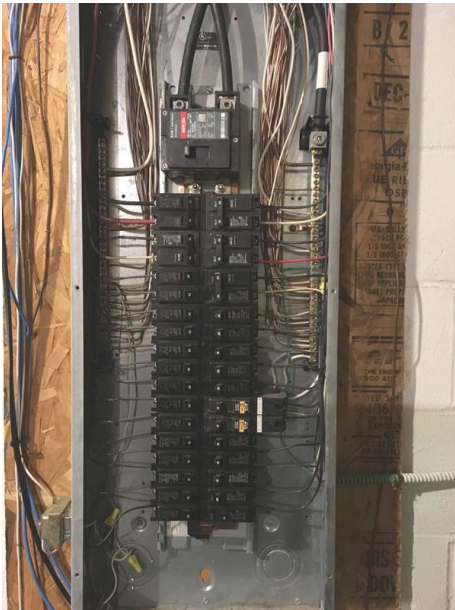
**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**  
Basement

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

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

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

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



**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 30, 40 and 50 AMP**  
Copper

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

# 8: FIREPLACES

		IN	NI	NP	O
8.1	Fireplace			X	

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## Limitations

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# 9: MASTER BEDROOM

		IN	NI	NP	O
9.1	Doors	X			
9.2	Windows	X			
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			
9.6	GFCI & AFCI	X			
9.7	Lighting Fixtures, Switches & Receptacles	X			X
9.8	Carbon Monoxide Detectors			X	
9.9	Smoke Detectors	X			
9.10	Heating/Cooling Source	X			

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## Information

**Doors: Door type**

Wood

**Windows: Window Type**

Vinyl double hung

**Floors: Floor Coverings**

Carpet

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Gypsum Board

**GFCI & AFCI: AFCI**

**Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting**

110 VAC Receptacles and Lighting

**Smoke Detectors: Present**

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

## Limitations

## Observations

9.7.1 Lighting Fixtures, Switches & Receptacles



Defective

**DAMAGED RECEPTACLE**

Damaged receptacle, recommend replacement.

Recommendation

Contact a qualified professional.





# 10: END OF HALLWAY BEDROOM

		IN	NI	NP	O
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	GFCI & AFCI	X			
10.7	Lighting Fixtures, Switches & Receptacles	X			X
10.8	Carbon Monoxide Detectors			X	
10.9	Smoke Detectors	X			
10.10	Heating/Cooling Source	X			X

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## Information

### Doors: Door type

Wood

### Windows: Window Type

Vinyl double hung

### Floors: Floor Coverings

Carpet

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Gypsum Board

### GFCI & AFCI: AFCI

### Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting

Ceiling Fan, 110 VAC Receptacles and Lighting

### Smoke Detectors: Present

### Heating/Cooling Source: Heating/Cooling Source

## Limitations

## Observations

10.7.1 Lighting Fixtures, Switches & Receptacles



### LOOSE RECEPTACLES

One or more receptacles were loose in the outlet box. Recommend securing the receptacle by tightening the screws.

Recommendation

Contact a qualified professional.

10.10.1 Heating/Cooling Source

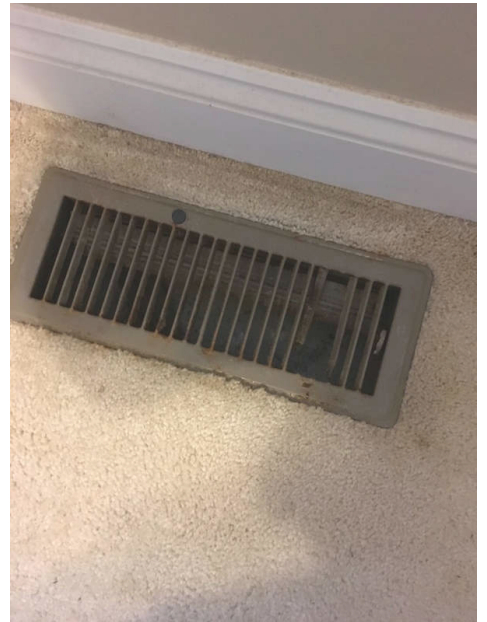


### DAMAGED COVER

Damaged cover

Recommendation

Contact a qualified professional.



# 11: TOP OF STAIRS BEDROOM

		IN	NI	NP	O
11.1	Doors	X			
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	GFCI & AFCI	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			
11.8	Carbon Monoxide Detectors			X	
11.9	Smoke Detectors	X			
11.10	Heating/Cooling Source	X			

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## Information

**Doors: Door type**

Wood

**Windows: Window Type**

Vinyl double hung

**Floors: Floor Coverings**

Carpet

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Gypsum Board

**GFCI & AFCI: AFCI**

**Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting**

Ceiling Fan, 110 VAC Receptacles and Lighting

**Smoke Detectors: Present**

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

## Limitations

# 12: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
12.1	Basements & Crawlspaces	X			
12.2	Vapor Retarders (Crawlspace or Basement)	X			
12.3	Floor Structure	X			
12.4	Foundation Wall Structure	X			X
12.5	Ceiling Structure	X			
12.6	Sump Pump			X	
12.7	Lighting Fixtures, Switches & Receptacles	X			X

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## Information

### Basement or Crawlspace

Basement, Slab on Grade

### Inspection Method

Attic Access, Infrared, Visual

### Basements & Crawlspaces:

#### Access

Stairway

### Vapor Retarders (Crawlspace or Basement): Vapor barrier

### Floor Structure: Material

Wood I-joists

### Floor Structure: Sub-floor

OSB

### Floor Structure: Basement/Crawlspace Floor

Concrete

### Foundation Wall Structure: Material

Masonry Block

### Foundation Wall Structure: Insulation

Fiberglass, Batt

### Ceiling Structure: Material

Exposed framing

### Ceiling Structure: Insulation

Batt, Fiberglass

### Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting

Non GFCI, 110 VAC Receptacles and Lighting

## Limitations

## Observations

12.4.1 Foundation Wall Structure



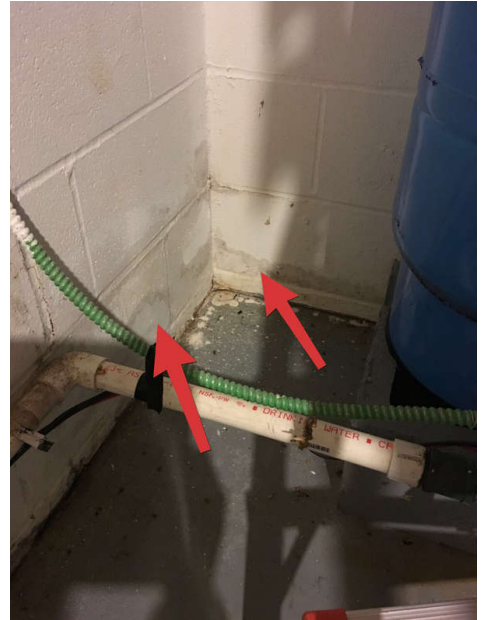
Defective

### EVIDENCE OF WATER INTRUSION

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy. Source most likely the negative grade in rear of house.

#### Recommendation

Contact a qualified structural engineer.



12.7.1 Lighting Fixtures, Switches & Receptacles

 Safety Hazard

**NO GFCI PROTECTION INSTALLED**

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



# 13: KITCHEN

		IN	NI	NP	O
13.1	Dishwasher	X			
13.2	Windows	X			
13.3	Refrigerator	X			
13.4	Range/Oven/Cooktop	X			
13.5	Built-in Microwave	X			
13.6	Garbage Disposal			X	
13.7	Lighting Fixtures, Switches & Receptacles	X			
13.8	Sink, Trap & Fixtures	X			
13.9	Exhaust Systems			X	
13.10	Countertops & Cabinets	X			X
13.11	Floors	X			
13.12	Heating/Cooling Source	X			
13.13	Ceilings	X			
13.14	Walls	X			

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## Information

**Dishwasher: Brand**  
Frigidaire



**Windows: Window Type**  
Vinyl Double Hung

**Refrigerator: Brand**  
Frigidaire



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

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

**Built-in Microwave: Microwave Brand**  
Frigidaire



**Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting**

GFCI, 110 VAC Receptacles and Lighting

**Sink, Trap & Fixtures: Trap**  
PVC

**Sink, Trap & Fixtures: Distribution Material**  
PVC

**Sink, Trap & Fixtures: Fixtures**  
Chrome

**Sink, Trap & Fixtures: Sink**  
Stainless

**Countertops & Cabinets: Cabinetry**  
Wood

**Floors: Floor Coverings**  
Tile



**Countertops & Cabinets: Countertop Material**  
Laminate

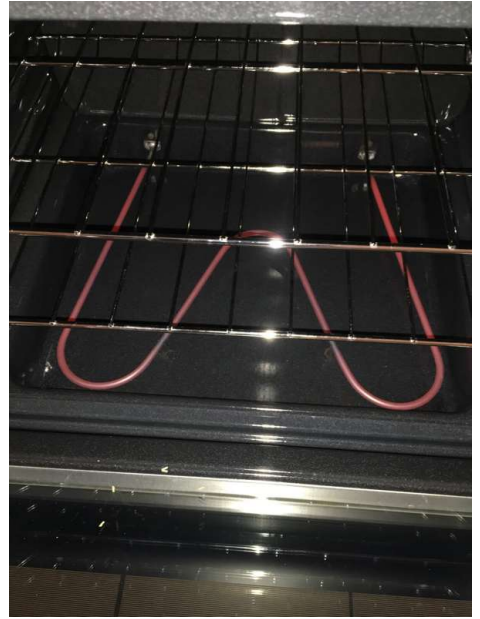
**Heating/Cooling Source: Heating/Cooling Source**

**Ceilings: Ceiling Material**  
Gypsum Board

**Walls: Wall Material**  
Drywall



**Range/Oven/Cooktop: Range/Oven Brand**  
Frigidaire



**Limitations**

**Observations**

13.10.1 Countertops & Cabinets

 Maintenance Item

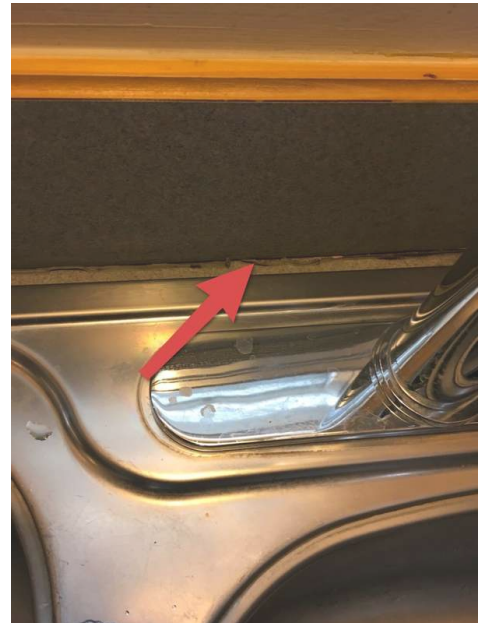
**POOR/MISSING CAULK**

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Recommended DIY Project



# 14: SECOND FLOOR MAIN

		IN	NI	NP	O
14.1	Doors	X			
14.2	Toilet	X			X
14.3	Shower	X			
14.4	Tub	X			
14.5	Sink, Trap & Fixtures	X			
14.6	Countertops & Cabinets	X			
14.7	Lighting Fixtures, Switches & Receptacles	X			
14.8	Ventilation	X			X
14.9	Floors	X			
14.10	Ceilings	X			
14.11	Walls	X			
14.12	Heating/Cooling Source	X			

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## Information

**Doors: Door**

Wood

**Toilet: Toilet Status**

Incomplete Flush

**Shower: Shower Status**

Functional Drainage, Functional Flow

**Tub: Tub Status**

Functional Drainage, Functional Flow

**Sink, Trap & Fixtures: Distribution Material**

CPVC

**Sink, Trap & Fixtures: Sink Status**

Functional Drainage, Functional Flow

**Sink, Trap & Fixtures: Trap**

PVC

**Sink, Trap & Fixtures: Fixtures**

Chrome

**Countertops & Cabinets: Countertop Material**

Corian



**Countertops & Cabinets:**

**Cabinetry**

Laminate

**Lighting Fixtures, Switches &**

**Receptacles: Receptacles and**

**Lighting**

GFCI, 110 VAC Receptacles and  
Lighting

**Ventilation: Type**

Fan with Light



**Floors: Floor Coverings**

Linoleum

**Ceilings: Ceiling Material**

Gypsum Board

**Walls: Wall Material**

Drywall

**Heating/Cooling Source:**

Heating/Cooling Source

**Observations**

14.2.1 Toilet

**INCOMPLETE FLUSH**

Needs adjusted, have to hold handle for complete flush.

Recommendation

Contact a qualified professional.



14.2.2 Toilet

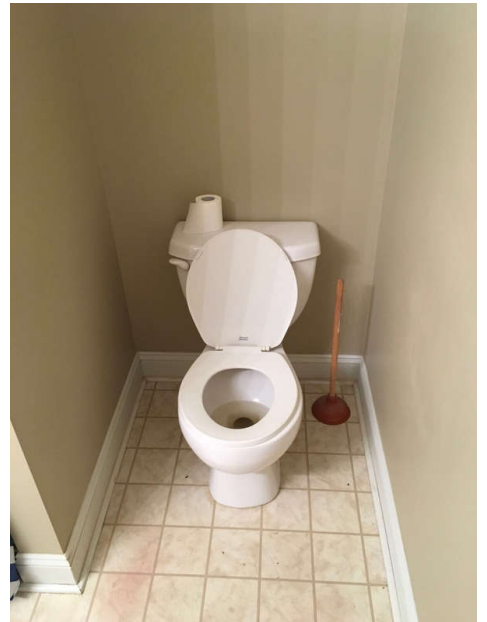
**NO TOILET PAPER HOLDER**

No toilet paper holder.

Recommendation

Contact a qualified professional.





14.8.1 Ventilation

## MOISTURE STAINS

Moisture stains around fan. See "attic exhaust systems" for issue.

Recommendation

Contact a qualified professional.



# 15: MASTER BATH

		IN	NI	NP	O
15.1	Doors	X			
15.2	Toilet	X			
15.3	Shower	X			
15.4	Windows	X			
15.5	Tub	X			X
15.6	Sink, Trap & Fixtures	X			X
15.7	Countertops & Cabinets	X			
15.8	Lighting Fixtures, Switches & Receptacles	X			
15.9	Ventilation	X			
15.10	Floors	X			
15.11	Ceilings	X			
15.12	Walls	X			
15.13	Heating/Cooling Source	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Doors: Door**

Wood

**Windows: Window Type**

Vinyl double hung

**Sink, Trap & Fixtures: Sink Status**

Functional Drainage, Functional Flow

**Toilet: Toilet Status**

Operational

**Tub: Tub Status**

Functional Drainage, Functional Flow

**Sink, Trap & Fixtures: Trap**

PVC

**Shower: Shower Status**

Functional Flow

**Sink, Trap & Fixtures: Distribution Material**

CPVC

**Sink, Trap & Fixtures: Fixtures**

Chrome



**Countertops & Cabinets:**

**Countertop Material**

Composite

**Countertops & Cabinets:**

**Cabinetry**

Laminate

**Lighting Fixtures, Switches &**

**Receptacles: Receptacles and**

**Lighting**

GFCI, 110 VAC Receptacles and  
Lighting

**Ventilation: Type**

Fan with Light

**Floors: Floor Coverings**

Linoleum

**Ceilings: Ceiling Material**

Drywall

**Walls: Wall Material**

Drywall

**Heating/Cooling Source:**

**Heating/Cooling Source**

**Observations**

15.5.1 Tub

 Maintenance Item

**DRAIN FIXTURE DAMAGED**

Drain fixture damaged/broken. Recommend replacement for ease of use when stopping up the drain to use the tub.

Recommendation

Contact a qualified professional.



15.6.1 Sink, Trap & Fixtures

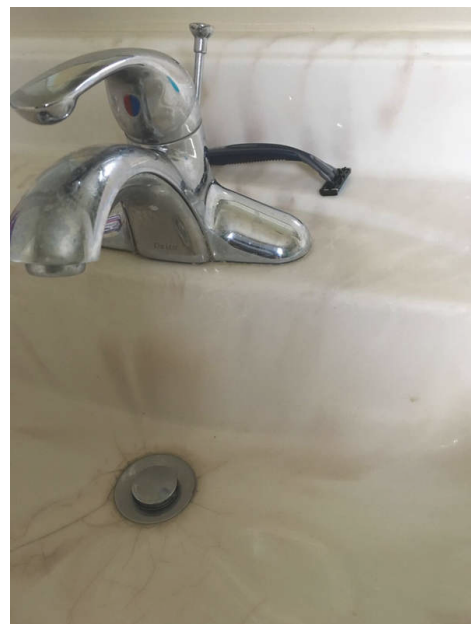
 Maintenance Item

**DRAIN STOPPER DOES NOT CLOSE ALL THE WAY**

Drain stopper does not close all the way.

Recommendation

Contact a qualified professional.



# 16: HALF BATH

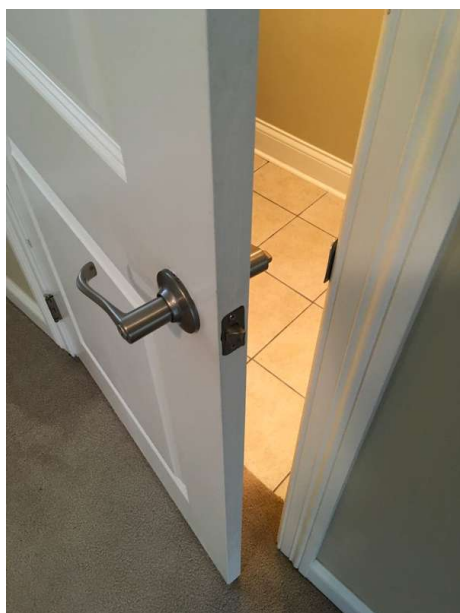
		IN	NI	NP	O
16.1	Doors	X			X
16.2	Toilet	X			
16.3	Windows	X			
16.4	Sink, Trap & Fixtures	X			
16.5	Countertops & Cabinets	X			X
16.6	Lighting Fixtures, Switches & Receptacles	X			
16.7	Ventilation	X			
16.8	Floors	X			
16.9	Ceilings	X			
16.10	Walls	X			X
16.11	Heating/Cooling Source	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Doors: Door**

Wood



**Toilet: Toilet Status**

Operational

**Windows: Window Type**

Not Present

**Sink, Trap & Fixtures: Distribution Material**

CPVC

**Sink, Trap & Fixtures: Sink Status**

Functional Drainage, Functional Flow

**Sink, Trap & Fixtures: Trap**

PVC

**Sink, Trap & Fixtures: Fixtures**

Stainless

**Countertops & Cabinets: Countertop Material**

Single molded bowl

**Countertops & Cabinets: Cabinetry**

Laminate

**Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting**

GFCI, 110 VAC Receptacles and Lighting

**Ventilation: Type**

Fan with Light

**Floors: Floor Coverings**

Tile

**Ceilings: Ceiling Material**

Gypsum Board

**Walls: Wall Material**

Drywall

**Heating/Cooling Source:**

Heating/Cooling Source

## Observations

### 16.1.1 Doors



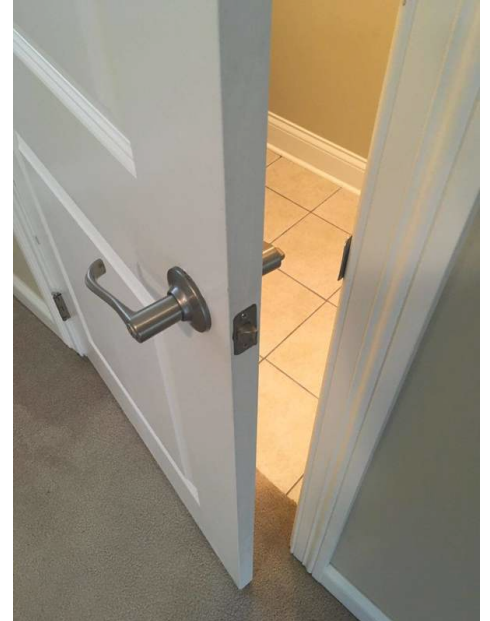
Maintenance Item

**DOOR DOESN'T LATCH**

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



### 16.5.1 Countertops & Cabinets



Maintenance Item

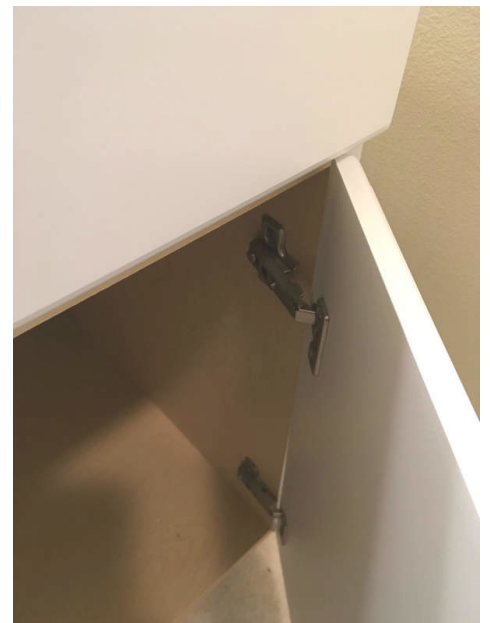
**CABINET HINGE LOOSE**

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified cabinet contractor.



### 16.10.1 Walls



Maintenance Item

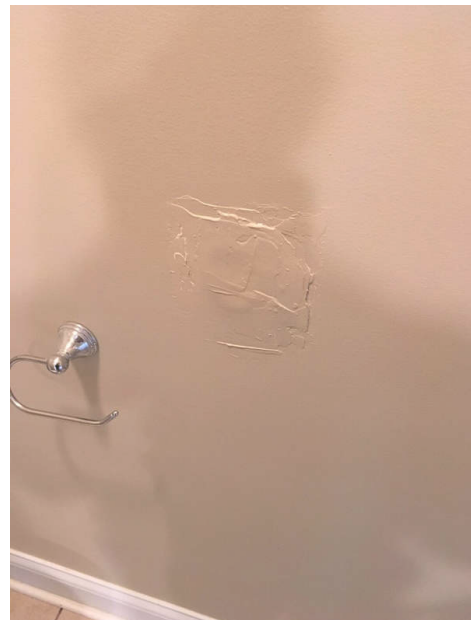
**POOR PATCHING**



Sub-standard drywall patching observed at time of inspection.  
Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



# 17: LIVING AREA GREAT ROOM

		IN	NI	NP	O
17.1	Doors			X	
17.2	Windows	X			
17.3	Floors	X			
17.4	Walls	X			
17.5	Ceilings	X			
17.6	Lighting Fixtures, Switches & Receptacles	X			X
17.7	Heating/Cooling Source	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Windows: Window Type**

Vinyl Double Hung

**Floors: Floor Coverings**

Laminate

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

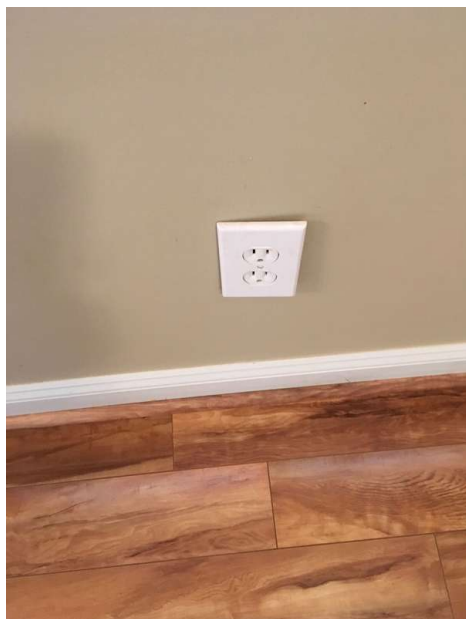
Drywall

**Heating/Cooling Source:**

Heating/Cooling Source

**Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting**

110 VAC Receptacles and Lighting



## Limitations

## Observations

17.6.1 Lighting Fixtures, Switches & Receptacles

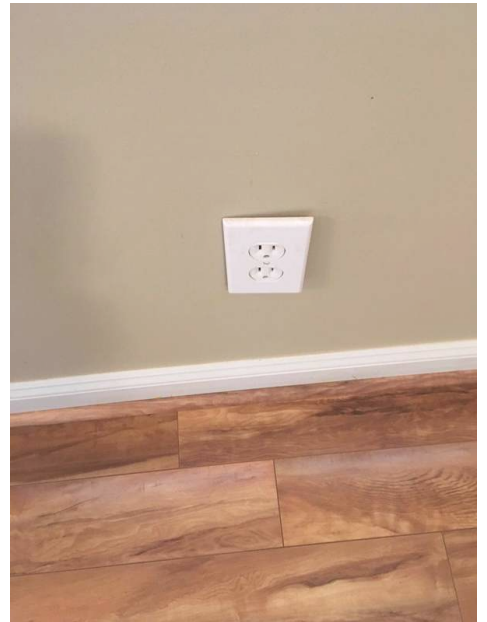
 Maintenance Item

**LOOSE RECEPTACLE**

One or more receptacles were loose in the outlet box. Recommend securing the receptacle by tightening the screws.

Recommendation

Recommended DIY Project



# 18: LIVING AREA LOWER LEVEL

		IN	NI	NP	O
18.1	Doors	X			X
18.2	Windows	X			
18.3	Floors	X			X
18.4	Walls	X			X
18.5	Ceilings	X			
18.6	Lighting Fixtures, Switches & Receptacles	X			
18.7	Heating/Cooling Source	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Windows: Window Type

Vinyl Double Hung

### Floors: Floor Coverings

Carpet

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Gypsum Board

### Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting

110 VAC Receptacles and Lighting

## Observations

18.1.1 Doors



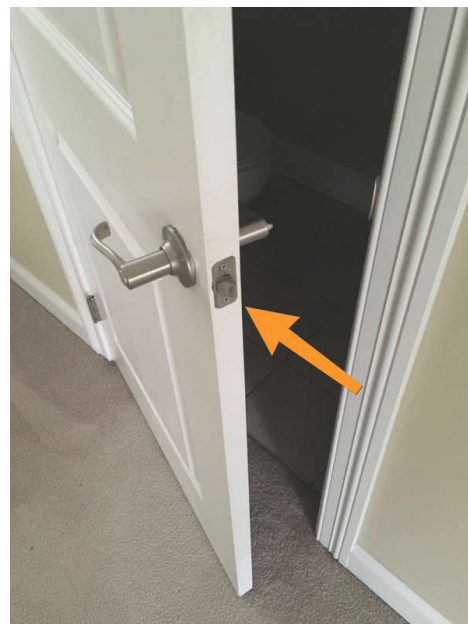
### DOOR DOESN'T LATCH

HALF BATH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



18.1.2 Doors



### WATER STAINING

Door shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

Recommendation

Contact a qualified handyman.



18.3.1 Floors

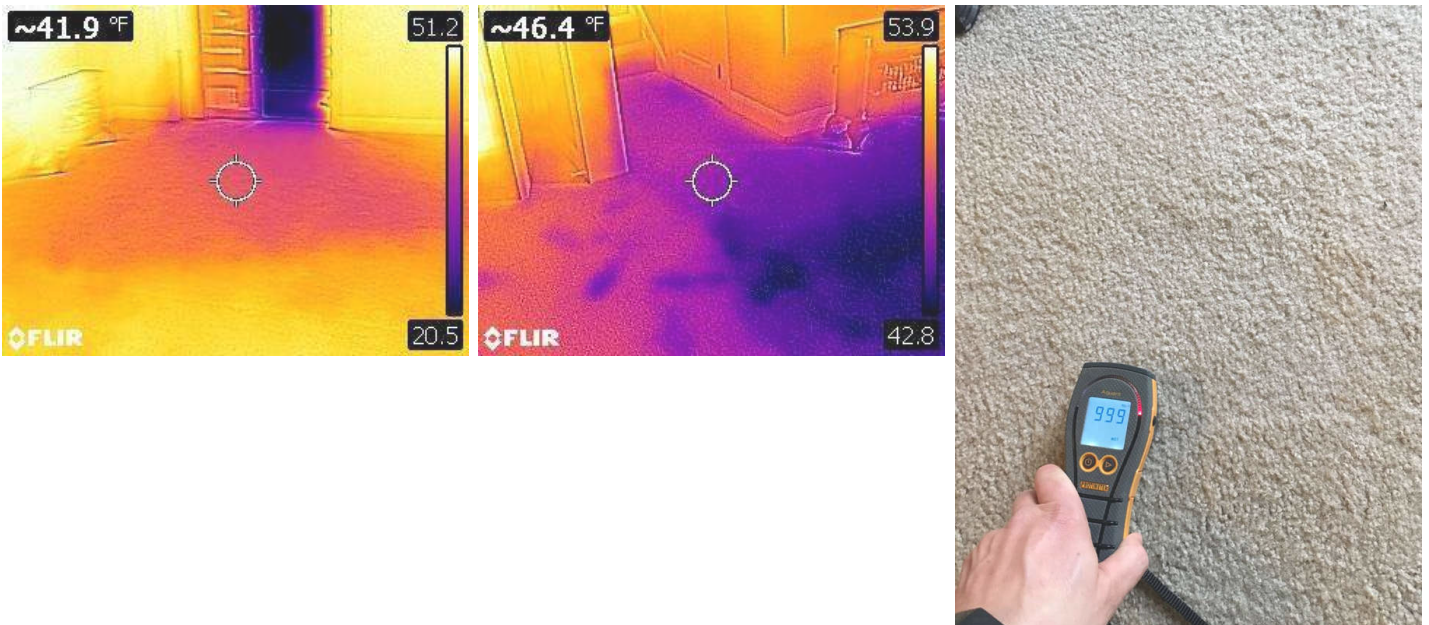
Defective

**MOISTURE DAMAGE**

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor



18.4.1 Walls

 Defective

**MOISTURE DAMAGE**

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation. Can not verify if water damaged drywall and insulation.

Recommendation

Contact a qualified professional.



# 19: LAUNDRY ROOM

		IN	NI	NP	O
19.1	Windows	X			
19.2	Lighting Fixtures, Switches & Receptacles	X			
19.3	Washer Hook Ups	X			X
19.4	Floors	X			
19.5	Ceilings	X			
19.6	Walls	X			
19.7	Heating/Cooling Source	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Water shut offs

Wall mounted, Multi Port

### Drain

Wall mounted

### Dryer Power Source

110 Volt, 220 Electric



### Dryer Vent

Vinyl (Flex)

### Windows: Window Type

Vinyl double hung

### Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting

110 VAC Receptacles and Lighting

### Washer Hook Ups: Washer Hook Up Type

Multi Port

### Floors: Floor Coverings

Tile

### Ceilings: Ceiling Material

Gypsum Board

### Walls: Wall Material

Drywall

### Heating/Cooling Source: Heating/Cooling Source

## Observations

## 19.3.1 Washer Hook Ups

**WASHER HOOK UP TYPE**

Hose connections have started to rust, monitor or replace.

Recommendation

Contact a qualified professional.





## 20: MISC. INTERIOR

		IN	NI	NP	O
20.1	Steps, Stairways & Railings	X			X
20.2	Smoke Detectors	X			
20.3	Countertops & Cabinets	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

#### Countertops & Cabinets:

##### Countertop Material

Laminate

#### Countertops & Cabinets:

##### Cabinetry

Laminate

### Observations

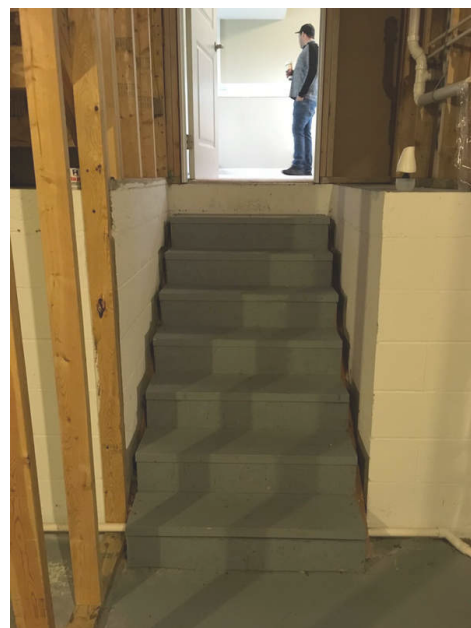
#### 20.1.1 Steps, Stairways & Railings

##### NO HANDRAIL

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

##### Recommendation

Contact a qualified handyman.



#### 20.1.2 Steps, Stairways & Railings

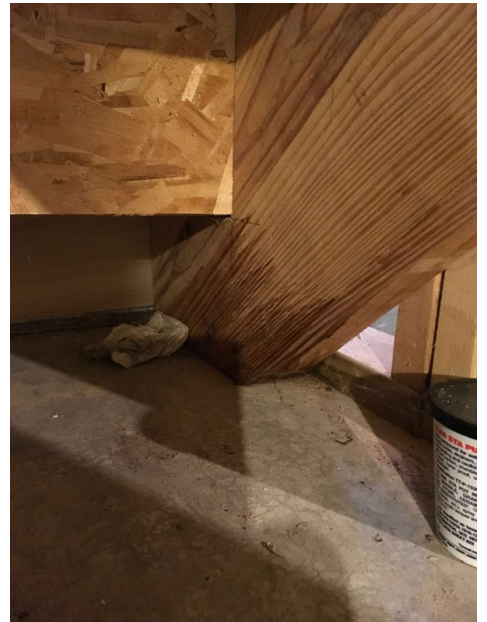
##### WATER DAMAGE



Stair stringers had areas of visible moisture. Recommend a qualified contractor evaluate & remove saturated materials on and around.

##### Recommendation

Contact a qualified professional.



# 21: GARAGE

		IN	NI	NP	O
21.1	Ceiling	X			
21.2	Floor	X			
21.3	Walls & Firewalls	X			
21.4	Garage Door	X			
21.5	Garage Door Opener	X			
21.6	Lighting Fixtures, Switches & Receptacles	X			
21.7	Occupant Door (From garage to inside of home)	X			
21.8	Service Door			X	
21.9	Carbon Monoxide Detectors			X	
21.10	Smoke Detectors			X	
21.11	Heating/Cooling Source			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Ceiling: Material

Drywall

### Floor: Material

Concrete

### Walls & Firewalls: Material

Drywall, Block



### Garage Door: Material

Aluminum, Insulated

### Garage Door: Type

Automatic, Sectional

### Garage Door Opener: Type

Mechanical

### Garage Door Opener: Brand

Liftmaster

### Lighting Fixtures, Switches & Receptacles: Receptacles and Lighting

110 VAC Receptacles and Lighting, GFCI

### Occupant Door (From garage to inside of home): Material

Steel

## Limitations

# STANDARDS OF PRACTICE

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## Exterior and Grounds

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

## Roof

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.

## Attic

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.

## Mechanicals

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.

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.

### Fireplaces

I. The inspector shall inspect: Readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: The type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of any installation. Inspect automatic fuel-fed devices. Inspect combustion and/or make-up air devices. Inspect heat-distribution assists, whether gravity-controlled or fan-assisted. Ignite or extinguish fires. Determine the adequacy of drafts or draft characteristics. Move fireplace inserts, stoves or firebox contents. Perform a smoke test. Dismantle or remove any component. Perform a National Fire Protection Association (NFPA)-style inspection. Perform a Phase I fireplace and chimney inspection.

### Basement, 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.

**Kitchen**

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 confirm the operation of every control and feature of an inspected appliance.

**Misc. 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.