

HOME INSPECTOR



HIGHLANDER INSPECTIONS

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RESIDENTIAL INSPECTION

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Buyer Name
07/04/2018 9:00AM



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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- 2.1.1 Roof - Coverings: Curling
- 2.1.2 Roof - Coverings: Debris
- 2.1.3 Roof - Coverings: Damaged (General)
- 2.1.4 Roof - Coverings: Multiple Layers
- 2.1.5 Roof - Coverings: Fasteners Missing or Exposed
- 2.1.6 Roof - Coverings: Granule Loss
- 2.1.7 Roof - Coverings: Visible Fibers
- 2.1.8 Roof - Coverings: Vegetation
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- 2.1.11 Roof - Coverings: Bulges
- 2.2.1 Roof - Roof Drainage Systems: Debris
- 2.2.2 Roof - Roof Drainage Systems: Downspouts Missing
- 2.2.3 Roof - Roof Drainage Systems: Gutter Loose
- 2.2.4 Roof - Roof Drainage Systems: Gutters Missing
- 2.3.1 Roof - Flashings: Corroded - Minor
- 2.3.2 Roof - Flashings: Loose/Separated
- 2.3.3 Roof - Flashings: Valley Flashing - Debris
- 2.3.4 Roof - Flashings: Sealant cracks
- 3.1.1 Exterior - Siding, Flashing & Trim: Inadequate Ground Clearance
- 3.1.2 Exterior - Siding, Flashing & Trim: Siding - visible gap
- 3.1.3 Exterior - Siding, Flashing & Trim: Loose Boards
- 3.1.4 Exterior - Siding, Flashing & Trim: Paint damage
- 3.1.5 Exterior - Siding, Flashing & Trim: Splitting
- 3.1.6 Exterior - Siding, Flashing & Trim: Missing siding
- 3.2.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
- 3.3.1 Exterior - Exterior Doors: Hardware Missing
- 3.3.2 Exterior - Exterior Doors: Door drags - minor

- 🔧 3.3.3 Exterior - Exterior Doors: Paint/Refinish Needed
- ⊖ 3.3.4 Exterior - Exterior Doors: Weatherstripping Not Present
- 🔧 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 🔧 3.4.2 Exterior - Walkways, Patios & Driveways: Erosion
- ⊖ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Improper Construction Practices
- ⊖ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Railing loose
- ⊖ 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Untreated wood
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- 🔧 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Obstructed drain
- ⊖ 4.1.1 Heating - Equipment: Corrosion
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- 🔧 4.1.3 Heating - Equipment: Needs Servicing/Cleaning
- 🔧 4.3.1 Heating - Distribution Systems: Duct - Insulation damaged
- ⊖ 4.3.2 Heating - Distribution Systems: Inadequate support
- ⊖ 4.4.1 Heating - Vents, Flues & Chimneys: Chimney Repoint Needed
- ⊖ 4.4.2 Heating - Vents, Flues & Chimneys: Cracking - minor
- ⊖ 4.4.3 Heating - Vents, Flues & Chimneys: Damaged crown
- ⊖ 4.4.4 Heating - Vents, Flues & Chimneys: Missing flashing
- ⊖ 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
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- ⊖ 6.3.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Shower head leak
- ⊖ 6.3.5 Plumbing - Water Supply, Distribution Systems & Fixtures: Bonding absent
- ⚠️ 6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR valve - discharge
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- ⊖ 7.1.1 Electrical - Service Entrance Conductors: Support overspaced
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- 🔧 7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Debris
- 🔧 7.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Labels - faded / illegible
- ⊖ 7.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Corrosion
- ⚠️ 7.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
- ⊖ 7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 7.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 7.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- ⊖ 7.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⚠️ 7.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: Loose receptacle
- ⊖ 7.5.1 Electrical - GFCI & AFCI: Missing

- ⊖ 7.7.1 Electrical - Carbon Monoxide Detectors: Insufficient amount
- 🔧 8.1.1 Doors, Windows & Interior - Doors: Loose Door Knobs
- ⊖ 8.2.1 Doors, Windows & Interior - Windows: Failed Seal
- ⊖ 8.2.2 Doors, Windows & Interior - Windows: Missing handle
- 🔧 8.3.1 Doors, Windows & Interior - Floors: Moderate Wear
- ⊖ 8.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
- ⊖ 8.6.2 Doors, Windows & Interior - Steps, Stairways & Railings: Loose handrail
- ⊖ 8.7.1 Doors, Windows & Interior - Countertops & Cabinets: Grout Deteriorating
- ⊖ 9.3.1 Built-in Appliances - Range/Oven/Cooktop: Burner Not Lighting
- 🔧 10.2.1 Garage - Floor: Cracking - minor
- ⚠️ 11.1.1 Fireplace - Fireplace: Missing smoke detector
- ⊖ 11.1.2 Fireplace - Fireplace: Damper absent
- ⊖ 11.1.3 Fireplace - Fireplace: Gap at hearth
- ⊖ 11.1.4 Fireplace - Fireplace: Rust
- ⊖ 11.1.5 Fireplace - Fireplace: Cleanout full
- ⊖ 13.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Improper Construction Practices
- 🔧 13.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Poor Ventilation of Foundation Area
- ⊖ 13.1.3 Basement, Foundation, Crawlspace & Structure - Foundation: Moisture Intrusion
- ⊖ 13.1.4 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation heave
- ⊖ 13.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Insulation missing, damaged or fallen
- ⊖ 13.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: No Moisture Barrier

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Mountain Cabin, Traditional

Type of Building

Single Family, Detached

Temperature (approximate)

65 Fahrenheit (F)

Weather Conditions

Clear, Dry

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	S Skylights, Chimneys & Other Roof Penetrations	X			X
2.5	Sheathing		X		

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

Information

Inspection Method

Ground, Ladder, Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt, Fiberglass, Wood, Dimensional

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Galvanized steel

Limitations

Sheathing

INACCESSIBLE

The ceiling covering inside is attached to the roof rafters, limiting access to view the inside of the roof sheathing.

Observations

2.1.1 Coverings



Recommendation

CURLING

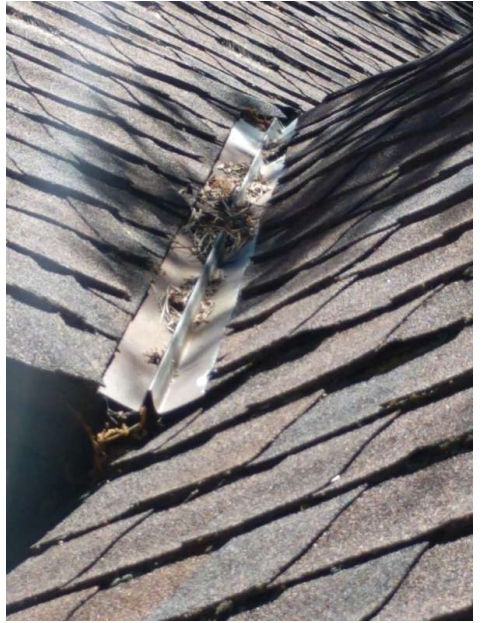
GARAGE, CARPORT, HOUSE

Observed the roof covering to be curling at the corners and edges. This is a sign of age and also the effects of moisture beneath.

Recommend further evaluation by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

DEBRIS

AREAS UNDER AND NEAR TREES.

Debris observed on roof surface. Recommend removal.

Recommendation

Contact a qualified roofing professional.





2.1.3 Coverings

DAMAGED (GENERAL)

RIDGES, LOWER PITCHED ROOFS.

 Recommendation

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.





2.1.4 Coverings



Recommendation

MULTIPLE LAYERS

GARAGE, CARPORT, HOUSE

Observed at least 2 layers of roofing on the Garage and carport, and what appears to be a layer of roofing underneath the top layer covering the House. Roofing over an existing layer significantly reduces the lifespan of the material being installed.

Recommend monitoring and consulting a licensed roofing contractor for evaluation and repairs as needed.

Recommendation

Contact a qualified roofing professional.



Green circle - bottom of fiberglass shingle
Red circle - previous roofing material, wood shingle or shake
Blue circle - metal drip edge

2.1.5 Coverings

FASTENERS MISSING OR EXPOSED

HOUSE, GARAGE, CARPORT

Observed missing or unsealed fasteners at ridge caps and roof to wall intersection. This could allow unwanted water entry below roof covering and underlayment, damage to these components, shortened life span of roof covering and sheathing, water intrusion into attic damaging insulation and interior ceilings.

Recommend licensed roofing contractor evaluate and correct.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.1.6 Coverings

GRANULE LOSS

HOUSE, GARAGE, CARPORT

Roof covering material has experienced granule loss over the course of its life. These granules aid in protecting the body of the shingle. As they wear away, the shingle becomes more exposed, more moisture can pass through (they are designed to resist water not to be waterproof). This moisture is most of the cause for the curling effect.

Recommend monitoring and consulting a licensed roofing contractor when repair procedures are needed.

Recommendation

Contact a qualified roofing professional.



Maintenance Item

2.1.7 Coverings

VISIBLE FIBERS

HOUSE, GARAGE, CARPORT

Fibers of the shingles are visible at the edges of a vast majority of the roof covering. This is a sign of age and weathering.

Recommend monitoring and consulting a licensed roofing contractor when the time comes for repairs.

Recommendation

Contact a qualified roofing professional.



Maintenance Item

2.1.8 Coverings

VEGETATION

Tree branches are in contact with roof covering and structure. Tree limbs and branches can physically damage the wall coverings and roof coverings and can drop debris that can block valleys and gutters and hasten the deterioration of roof coverings. Tree limbs and entire trees can fall during high wind events.

Recommend evaluation and correction by licensed tree contractor.



Recommendation

Recommendation

Contact a qualified tree service company.



2.1.9 Coverings

PONDING

CARPORT

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration.

Recommend a qualified roofing contractor evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.

 Maintenance Item



2.1.10 Coverings

 Maintenance Item

BIOLOGICAL GROWTH

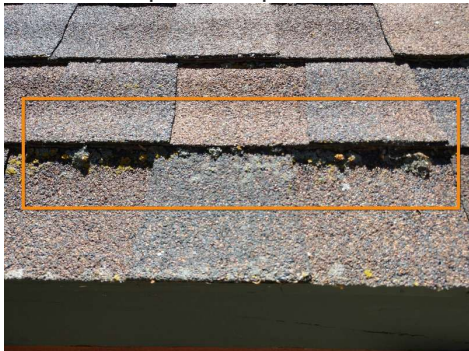
STEEP NORTH FACING ROOF SECTIONS AND UNDER TREES.

Observed biological growth (moss) on the roof covering. It is there because there is enough moisture and shade to support its needs. It is neither a health hazard nor exceedingly damaging to the roof material per several manufacturers, however retained moisture on a roof is a potential issue.

Recommend evaluation by a licensed roofing contractor.

Recommendation

Contact a qualified professional.



2.1.11 Coverings

 Recommendation

BULGES

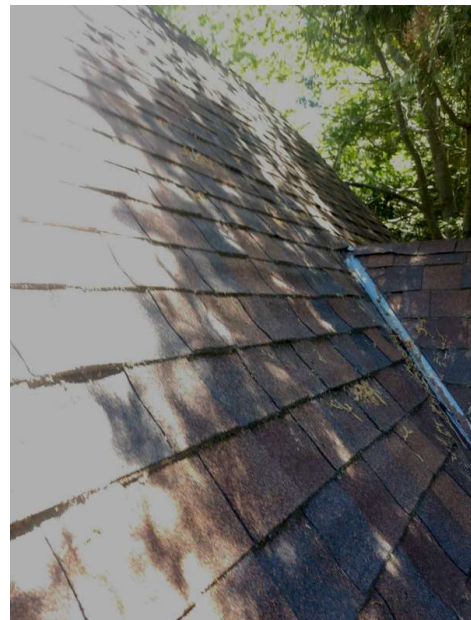
WEST FACING ROOF SECTION, BETWEEN DORMERS AND BACK OF HOUSE.

Observed bulges below the roof covering material. The ceiling covering inside is attached to the roof rafters, limiting access to view the inside of the roof sheathing.

Recommend evaluation by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

 Recommendation

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

DOWNSPOUTS MISSING

GARAGE, CARPORT

Building is missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspouts and extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor

2.2.3 Roof Drainage Systems

 Recommendation

GUTTER LOOSE

The gutter is loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a qualified gutter contractor



2.2.4 Roof Drainage Systems

 Recommendation

GUTTERS MISSING

HOUSE

Gutters and downspouts are recommended in that they collect rain water from the roof and direct it away from the building and foundation.

Recommend evaluation by and consultation with a licensed gutter contractor.

Recommendation

Contact a qualified gutter contractor

2.3.1 Flashings

 Recommendation

CORRODED - MINOR

Roof flashings showed signs of minor corrosion and are still in working condition. Flashings should be cleaned and painted to prevent severe corrosion leading to moisture intrusion.

Recommend annual maintenance to all roof penetration flashings by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.3.2 Flashings

 Recommendation

LOOSE/SEPARATED

Flashings observed to be loose or separated from the penetrating pipes, which can lead to water intrusion and/or mold.

Recommend a qualified roofing contractor patch and seal.

Recommendation

Contact a qualified roofing professional.



2.3.3 Flashings

 Recommendation

VALLEY FLASHING - DEBRIS

Observed debris in valleys. This will cause water to back up and penetrate below the roof covering and underlayment, creating conditions for deterioration and mold. Recommend removal of debris by qualified professional.

Recommendation

Contact a qualified professional.

2.3.4 Flashings

 Recommendation

SEALANT CRACKS

Observed sealant at flashing to be dried and cracked. Recommend a licensed roofing contractor to evaluate and correct.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

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

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

Information

Inspection Method

Visual, Ground

Siding, Flashing & Trim: Siding & Trim Material

Wood

Siding, Flashing & Trim: Siding Style

Horizontal lap

Exterior Doors: Exterior Entry Door

Wood, Wood & Glass

Walkways, Patios & Driveways: Driveway and Walkway Material

Asphalt, Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Deck, Deck with Steps, Front Porch

Decks, Balconies, Porches & Steps: Material

Wood, Concrete membrane

Observations

3.1.1 Siding, Flashing & Trim

INADEQUATE GROUND CLEARANCE

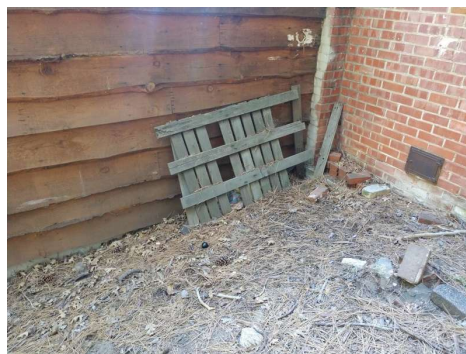
 Recommendation

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 2" to 4". Siding in contact with the ground or soil is a serious concern, the reasoning is that condition can provide direct access for wood destroying insects and excessive moisture absorption.

Recommend clearing soil and ground cover away from the siding where necessary, and trimming the siding as needed at concrete flat work. Consult a licensed siding contractor if this is not a DIY project.

Recommendation

Contact a qualified siding specialist.





3.1.2 Siding, Flashing & Trim

SIDING - VISIBLE GAP

DORMER ABOVE KITCHEN.

Observed a visible gap in the siding. This could allow excess moisture, as well as vermin into the structure. Recommend consulting a licensed siding contractor to evaluate and correct

Recommendation

Contact a qualified siding specialist.





3.1.3 Siding, Flashing & Trim

LOOSE BOARDS

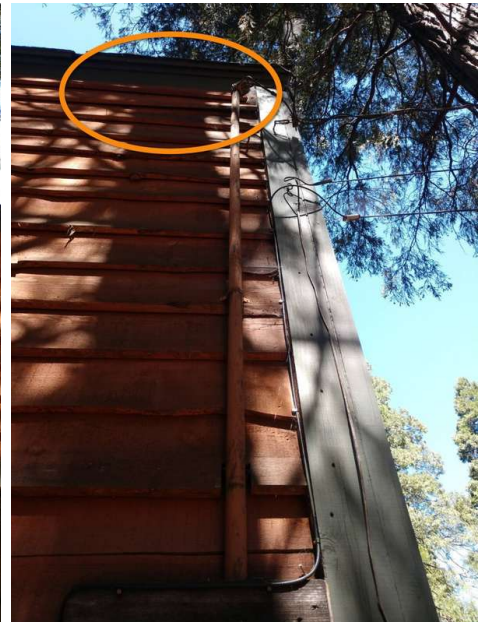
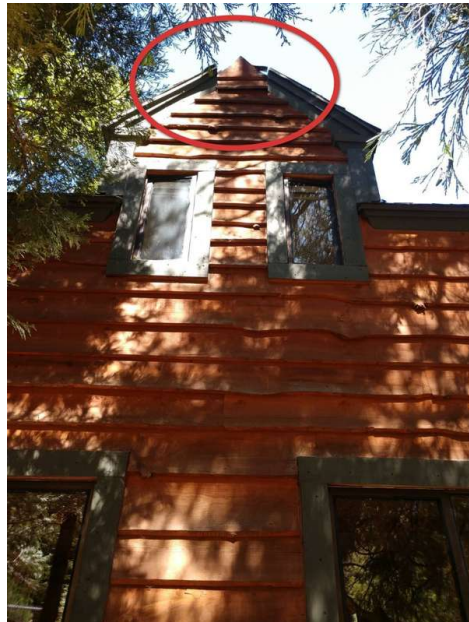
SEVERAL LOCATIONS AROUND THE PROPERTY.

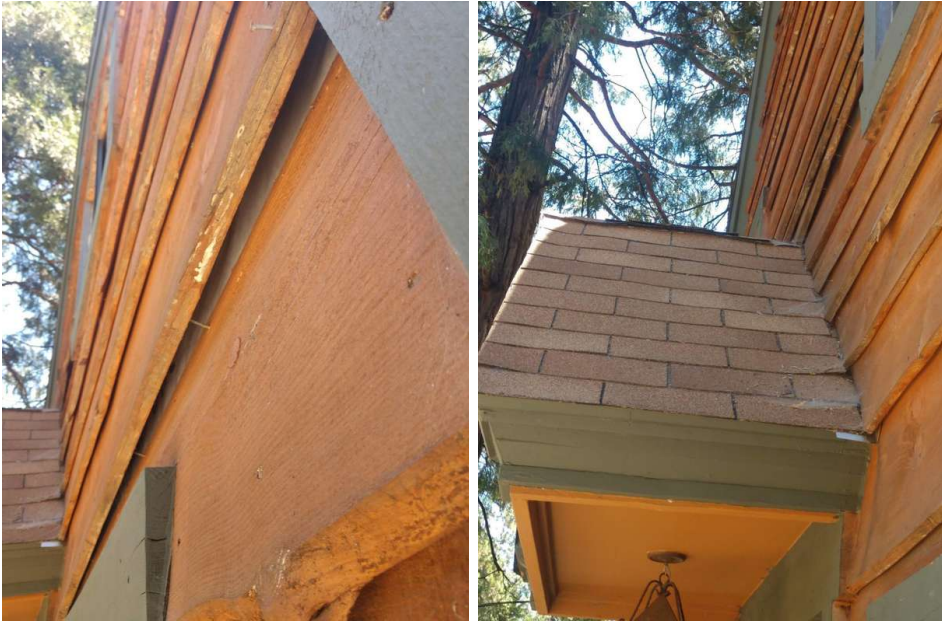
One or more siding boards were loose, which could result in moisture intrusion. Slab siding continues to cure long after it is installed, this is a common occurrence.

Recommend consulting a licensed siding contractor with experience in slab wood siding to secure and fasten.

Recommendation

Contact a qualified siding specialist.





3.1.4 Siding, Flashing & Trim

PAINT DAMAGE

REAR DECK AREA.

Observed damaged/aged paint on deck, siding and trim. A sound finish will extend the life of the materials. Recommend evaluation and correction by a licensed painting contractor.

Recommendation

Contact a qualified painter.

 Recommendation





3.1.5 Siding, Flashing & Trim

SPLITTING

SEVERAL LOCATIONS.

Siding was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend sealing. For excessive splitting, consult a licensed siding contractor to evaluate and correct

Recommendation

Contact a qualified siding specialist.

 Recommendation



3.1.6 Siding, Flashing & Trim

MISSING SIDING

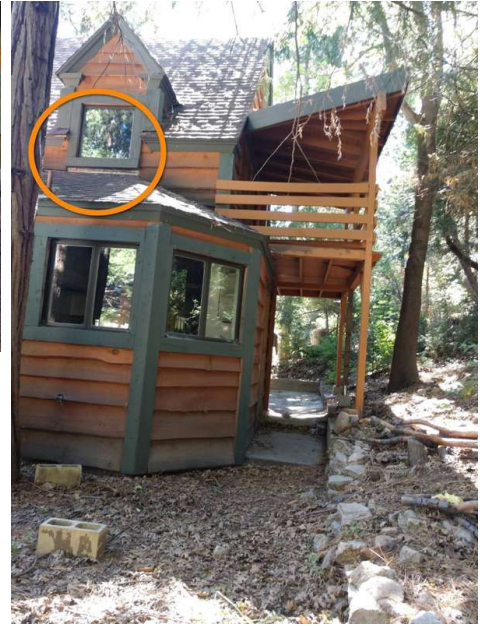
DORMER ABOVE KITCHEN.

 Recommendation

Observed missing siding boards. Exposure of exterior wall surface allows entry of water, which can become the cause of many unwanted issues. Recommend consulting a licensed siding contractor to evaluate and correct.

Recommendation

Contact a qualified siding specialist.



3.2.1 Eaves, Soffits & Fascia

 Recommendation

FASCIA - DAMAGED

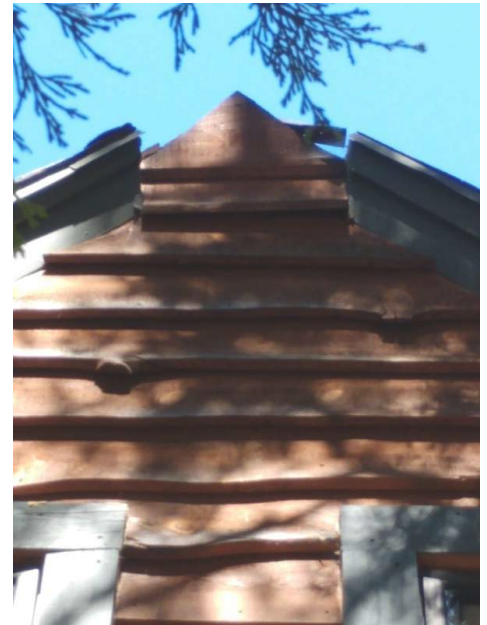
EAST SIDE OF HOUSE, LEFT SIDE OF ENTRY.

A section of the fascia and roof have been damaged and are now missing. This presents potential water infiltration issues.

Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



3.3.1 Exterior Doors

 Maintenance Item

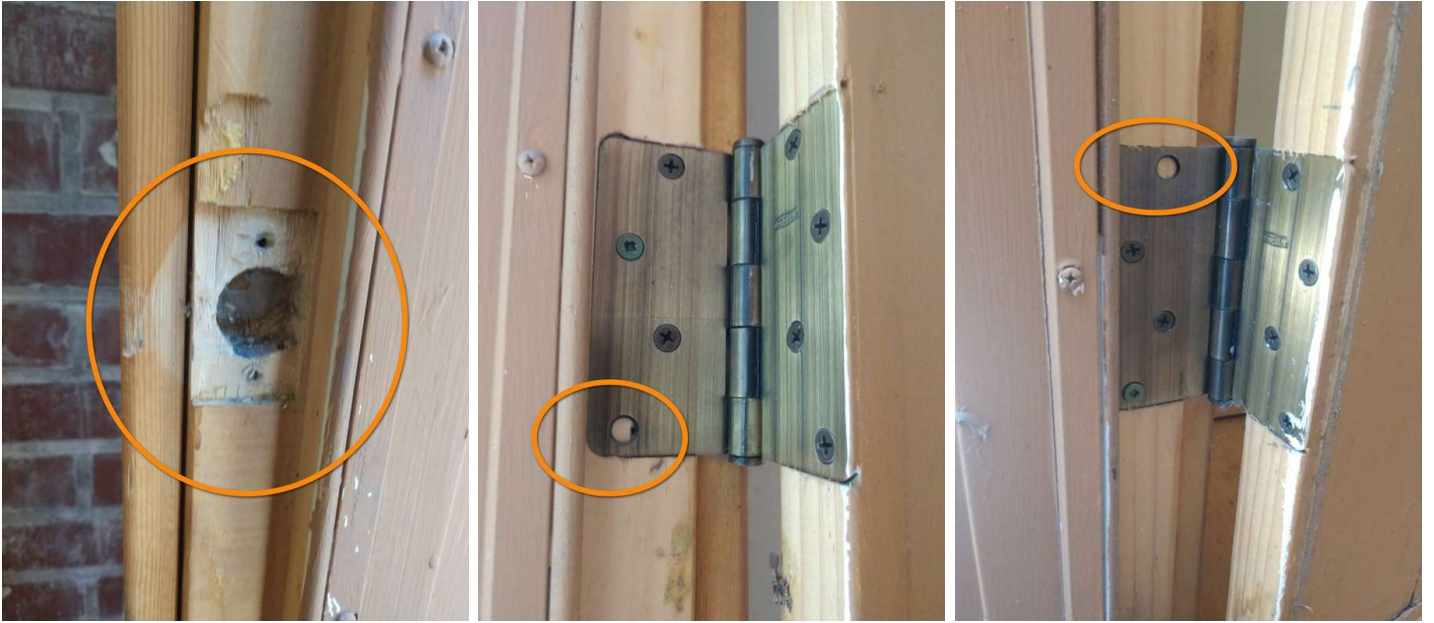
HARDWARE MISSING

LIVING ROOM, RIGHT OF FIREPLACE.

Door is missing one or more pieces of hardware. Recommend replacing or upgrading.

Recommendation

Recommended DIY Project



3.3.2 Exterior Doors

DOOR DRAGS - MINOR

LIVING ROOM, RIGHT OF FIREPLACE.

Weatherstripping on bottom of door drags on the floor register. Recommend evaluation and correction by licensed contractor.

Recommendation

Contact a qualified door repair/installation contractor.



3.3.3 Exterior Doors

PAINT/REFINISH NEEDED

LIVING ROOM, RIGHT OF FIREPLACE.



Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Recommended DIY Project



3.3.4 Exterior Doors

WEATHERSTRIPPING NOT PRESENT

KITCHEN, BACK UPPER DECK FROM BEDROOM.



Door is missing any weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping as a DIY project or consult the services of a licensed contractor.

[Here is a DIY guide on weatherstripping.](#)

Recommendation

Contact a qualified door repair/installation contractor.



3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR



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

Recommendation

Contact a qualified driveway contractor.



3.4.2 Walkways, Patios & Driveways

 Maintenance Item

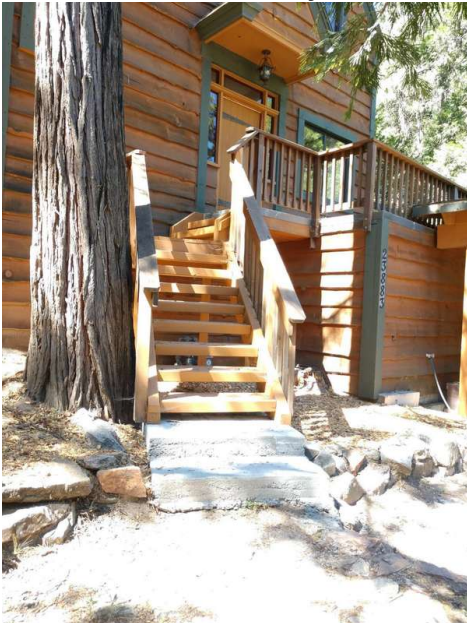
EROSION

ENTRY STAIR CONCRETE LANDING PAD.

Observed erosion around concrete. Recommend installing erosion control measures to prevent future damage.

Recommendation

Recommended DIY Project



3.5.1 Decks, Balconies, Porches & Steps

 Recommendation

IMPROPER CONSTRUCTION PRACTICES

Observed general substandard construction practices employed. Recommend licensed deck contractor evaluate and correct as necessary.

Recommendation

Contact a qualified deck contractor.



No mechanical fastener securing base to post.



Post is not supporting the load of this framing member.



An extension was added to this post supporting the load of a deck.



The post to beam connection should be in a bracket that provides a more secure attachment. The stair stringers should be mechanically fastened by use of a bracket, lag or machine bolts.



Orange arrows indicate unsupported deck joists. The green arrow indicates a supported deck joist.

3.5.2 Decks, Balconies, Porches & Steps



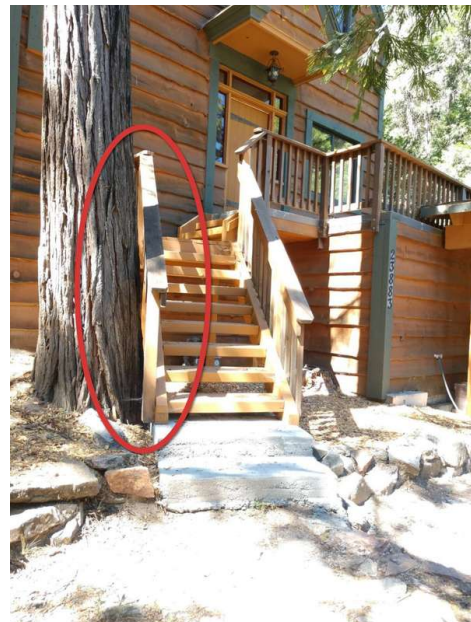
RAILING LOOSE

ENTRY STAIR RAILING, LEFT SIDE.

Observed stair railing to be loose. Recommend licensed contractor evaluate and correct.

Recommendation

Contact a qualified deck contractor.



3.5.3 Decks, Balconies, Porches & Steps

 Recommendation

UNTREATED WOOD

ENTRY STAIRWAY.

Framing for deck is built from raw timber with no wood preservative applied. Wood within 12 in of the ground should be treated with a wood preservative to extend its life and deter wood destroying insects and organisms.

Recommend licensed contractor evaluate and correct.

Recommendation

Contact a qualified deck contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

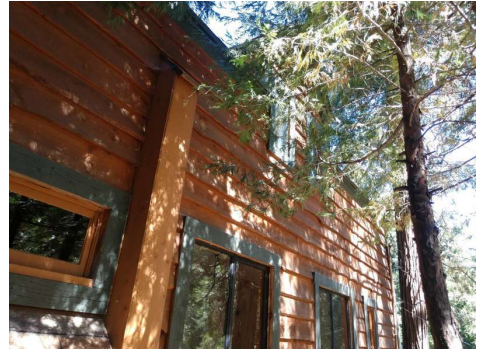
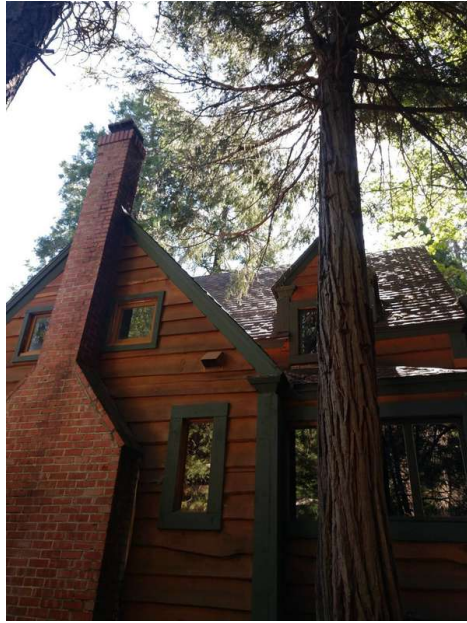
 Recommendation

TREE OVERHANG

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

Recommendation

Contact a qualified tree service company.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

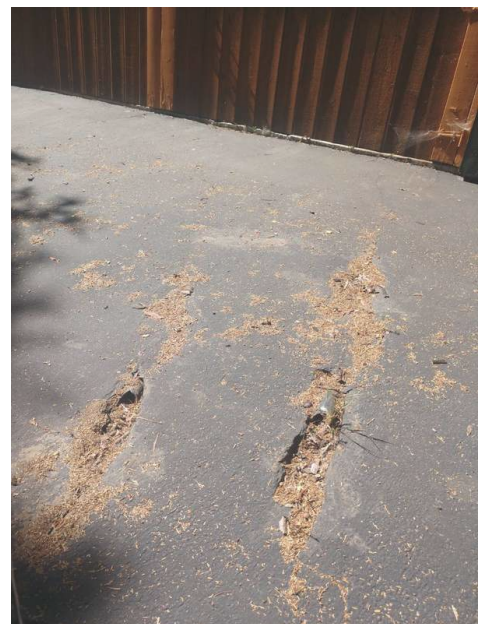
OBSTRUCTED DRAIN

IN FRONT OF GARAGE.

Observed plastic drain line partially exposed at the end and nearly filled with material preventing the discharge of collected water. Recommend clearing away material to allow the emission of water, and directing the flow of water away from the building.

Recommendation

Recommended DIY Project



4: HEATING

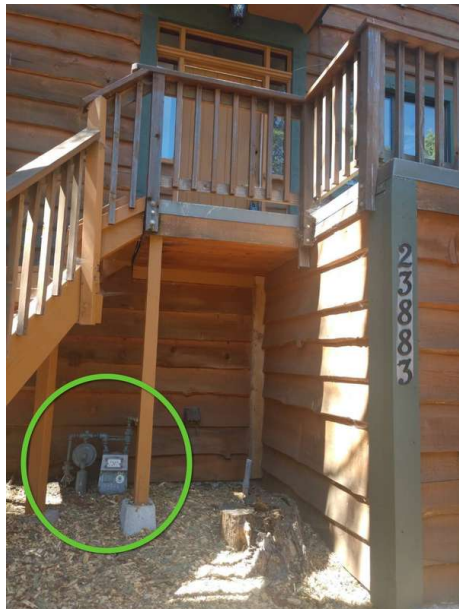
		IN	NI	NP	O
4.1	Equipment	X			X
4.2	Normal Operating Controls	X			
4.3	Distribution Systems	X			X
4.4	Vents, Flues & Chimneys	X			X
4.5	Presence of Installed Heat Source in Each Room	X			X

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

Information

Fuel supply shut off

Gas meter, under entry stairs.



Equipment: Heater Brand

Undetermined

Equipment: Energy Source

Electric, Natural Gas

Equipment: Heat Type

Gas-Fired Heat, Forced Air

Normal Operating Controls: Location

Living room and kitchen wall, opposite of the entry.

Distribution Systems: Ductwork

Insulated

Observations

4.1.1 Equipment

CORROSION

Recommendation

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



4.1.2 Equipment

FILTER MISSING

 Maintenance Item

The furnace filter was missing or there was no provision for one. Recommend installation of filter or consult a licensed HVAC contractor if there is no provision for one.

Recommendation

Contact a qualified HVAC professional.

4.1.3 Equipment

NEEDS SERVICING/CLEANING

 Maintenance Item

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

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

4.3.1 Distribution Systems

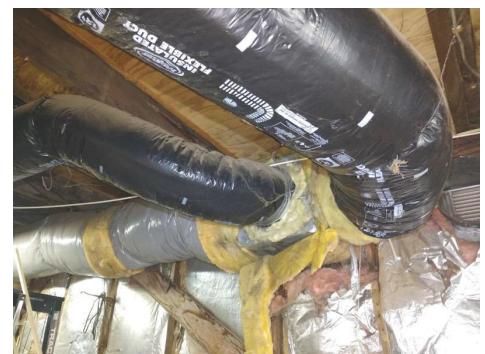
DUCT - INSULATION DAMAGED

 Maintenance Item

Observed insulation on ducting is loose, falling away or damaged. This will result in heat and energy loss. Recommend evaluation and repairs by licensed HVAC contractor or as a DIY project.

Recommendation

Contact a qualified HVAC professional.



4.3.2 Distribution Systems

Recommendation

INADEQUATE SUPPORT

Observed ducting support is over spanned or not present in more than one location. Air flows best in a straight line, air ducts should be installed in a straight line with as few turns, dips and crimps as possible. Proper support is important for achieving straight ducts. Flex duct should be supported by at least 1 inch wide material at least every 4 feet horizontally and every 6 feet vertically and within one foot or one duct diameter on all sides of bends and fittings.

Recommend consulting a licensed HVAC contractor for evaluation and correction.

Recommendation

Contact a qualified HVAC professional.



4.4.1 Vents, Flues & Chimneys

Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommend consulting a licensed masonry contractor for evaluation and correction.

Recommendation

Contact a qualified masonry professional.



4.4.2 Vents, Flues & Chimneys

CRACKING - MINOR

 Recommendation

Observed minor cracks in the exterior of the chimney. Recommend monitoring condition and consulting a licensed masonry contractor for evaluation and correction suggestions.

Recommendation

Contact a qualified masonry professional.



4.4.3 Vents, Flues & Chimneys

DAMAGED CROWN

 Recommendation

Observed damaged and missing mortar of the chimney crown. This sheds water away from the flue and is subjected to continuous cycles of freeze/thaw which weakens the cementitious mix. As water intrusion continues, more deterioration occurs.

Recommend consulting a licensed masonry contractor for evaluation and correction.

Recommendation

Contact a qualified masonry professional.



4.4.4 Vents, Flues & Chimneys

 Recommendation

MISSING FLASHING

Observed the absence of any flashing at the roof to chimney intersection. Roof sealing compound has been applied in an effort to redirect water but is no substitute for proper flashing. The best time to install the step and counter flashings are when a roof is installed. Recommend proper flashings be installed by a licensed roofing contractor at time of roof replacement.

Recommendation

Contact a qualified roofing professional.



5: COOLING

		IN	NI	NP	O
5.1	Cooling Equipment			X	
5.2	Normal Operating Controls	X			
5.3	Distribution System		X		
5.4	Presence of Installed Cooling Source in Each Room		X		

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

Limitations

General

NOT PRESENT

A cooling system is not present at time of inspection.

6: PLUMBING

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

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

Information

Filters

None

Water Source

Public

Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 2", 3"

Drain, Waste, & Vent Systems:

Material

ABS

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Copper

Hot Water Systems, Controls,

Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement, Southeast corner / left rear

Basement

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Natural Gas



Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter

Main Water Shut-off Device: Location

East wall of basement, front left corner of house.

East, Basement

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

GE

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

[Here is a nice maintenance guide from Lowe's to help.](#)

Observations

6.2.1 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

BATHROOM.

Sink had slow/poor drainage. Recommend a licensed plumber evaluate and correct.

Recommendation

Contact a qualified plumbing contractor.



6.2.2 Drain, Waste, & Vent Systems

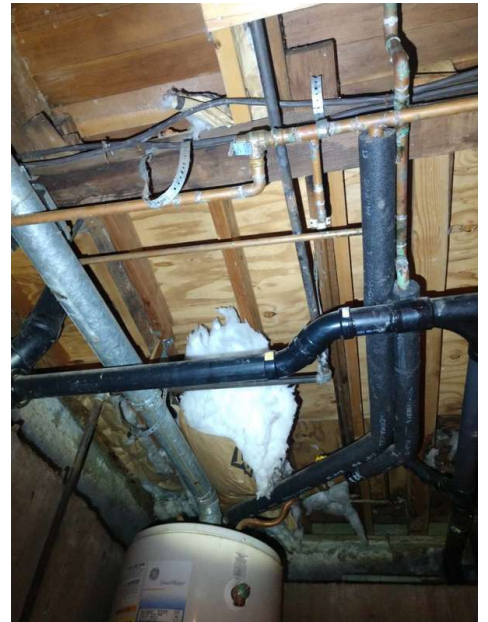
SUPPORT OVERSPACED

Observed drain lines in basement have over spaced supports. These drain lines carry water that weighs approximately 8 pounds per gallon. Over time the pipes will sag from the pull of gravity creating bellies in the overspanned sections. Supports should be placed every 4 feet horizontally at a minimum.

Recommend consulting a licensed plumbing contractor for evaluation and correction.

Recommendation

Contact a qualified plumbing contractor.



6.3.1 Water Supply, Distribution Systems & Fixtures

 Recommendation

MISSING FROST-PROOF BIBB

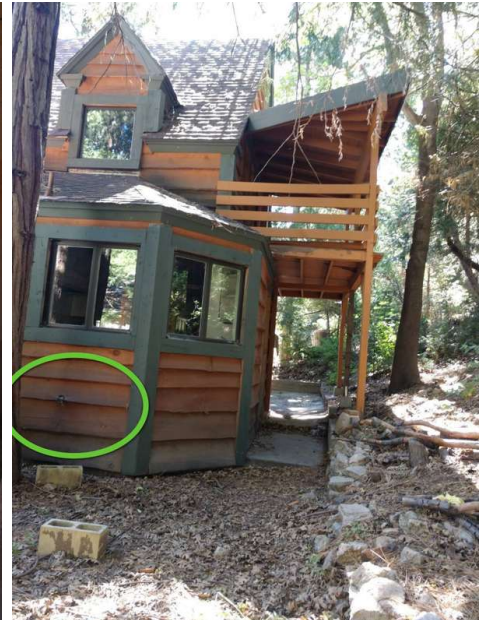
Missing frost-proof hose bibb at exterior locations. Here is a link to an explanation of its purpose and usefulness:

<http://www.woodfordmfg.com/woodford/HowAFaucet/How%20a%20Standard%20Frost-Proof%20Faucet%20Works.pdf>

Recommend consulting a licensed plumbing contractor to evaluate and install.

Recommendation

Contact a qualified plumbing contractor.





6.3.2 Water Supply, Distribution Systems & Fixtures

 Recommendation

SUPPORT OVERSPACED

BASEMENT

Observed piping support is overspaced. Supply pipes should be supported every 6 feet horizontally for copper, 32 inch maximum for PEX (red and blue tubing). Recommend consulting a licensed plumbing contractor for evaluation and correction.

Recommendation

Contact a qualified plumbing contractor.

6.3.3 Water Supply, Distribution Systems & Fixtures

 Recommendation

SUPPLY DISCONNECTED

ATTIC BATHROOM.

Observed disconnected water supply at sink. Recommend inquiring with owner regarding the reason. Further evaluation and correction may be required of a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

6.3.4 Water Supply, Distribution Systems & Fixtures

 Recommendation

SHOWER HEAD LEAK

ATTIC SHOWER.

Observed leak at shower head connection. This can typically be corrected by replacing the Teflon tape at the connection as a DIY task. If not, recommend consulting a licensed plumbing contractor for evaluation and correction.

Recommendation

Contact a qualified plumbing contractor.

6.3.5 Water Supply, Distribution Systems & Fixtures



Recommendation

BONDING ABSENT

Bonding of water supply piping was not observed at time of inspection. Recommend evaluation and correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

6.4.1 Hot Water Systems, Controls, Flues & Vents



Safety Hazard

TPR VALVE - DISCHARGE

Missing discharge line from tpr valve. A discharge line terminating between 2 - 6 inches from the floor or receptor is required for safety reasons. In the event the valve discharges, very hot water with and steam are expelled and a person nearby could be injured.

Recommend installation by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



6.4.2 Hot Water Systems, Controls, Flues & Vents



Recommendation

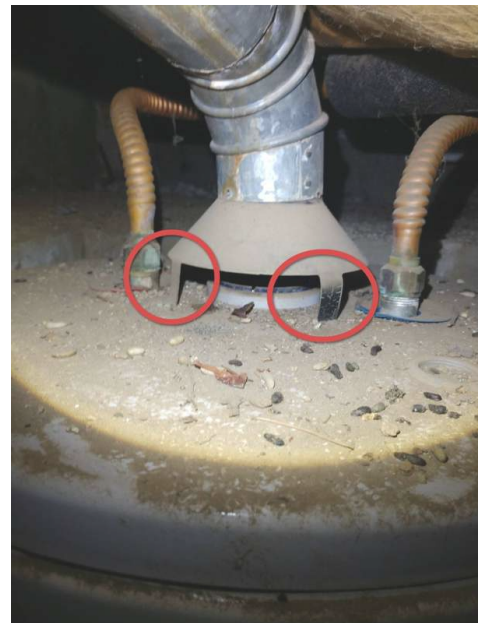
VENT HOOD

Missing Fasteners at vent hood. Exhaust gasses need direction to the exterior of the building due to their unhealthy nature. A secure attachment is needed between the vent hood and the appliance in order to ensure positive alignment and the proper removal of gasses.

Recommend correction by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



6.5.1 Fuel Storage & Distribution Systems



Recommendation

BONDING ABSENT

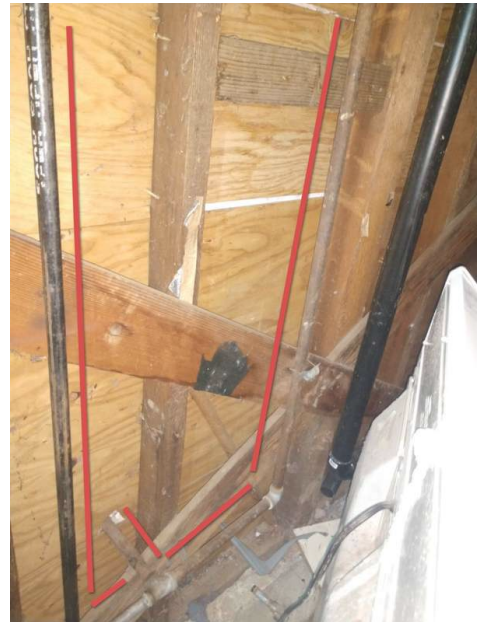
Electrical bonding was not observed at time of inspection. Here is a link to more information on the purpose of bonding from the American Gas Association:

<https://www.aga.org/research/fact-sheets/electrical-bonding-of-gas-piping-systems/>

Recommend evaluation and correction by licensed electrical contractor

Recommendation

Contact a qualified electrical contractor.



Red lines indicate location of natural gas line entering the building from the meter, branching in two, then rising. No electrical bonding present.

7: ELECTRICAL

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

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

Information

Service Entrance Conductors:
Electrical Service Conductors
 Overhead, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
 Left, Front

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

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

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
 NM Sheathed

Observations

7.1.1 Service Entrance Conductors

 Recommendation

SUPPORT OVERSPACED

Observed missing or over spaced service mast support anchors. These are required within a foot of the meter base, at the top, and every 5 - 6 feet in between. The service mast is leaning away from the wall and needs to be re-secured.

Recommend consulting a licensed electrician to evaluate and correct.

Recommendation

Contact a qualified electrical contractor.



7.1.2 Service Entrance Conductors

 Recommendation

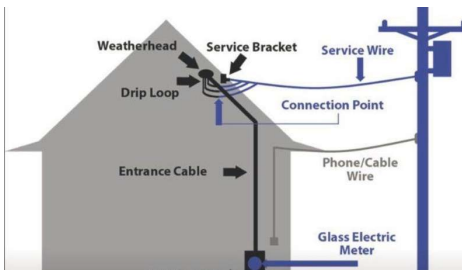
WEATHER HEAD MISSING

Observed missing weather head. This component serves to protect the conductors from rubbing and chafing against each other and the metal parts of the mast as well as helping to keep water out. Included is a graphic depiction of what the utility companies service and what is the homeowner responsibility.

Recommend consulting a licensed electrical contractor for evaluation and correction.

Recommendation

Contact a qualified electrical contractor.



Example of complete weather head.

Plastic protective insert is missing.

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

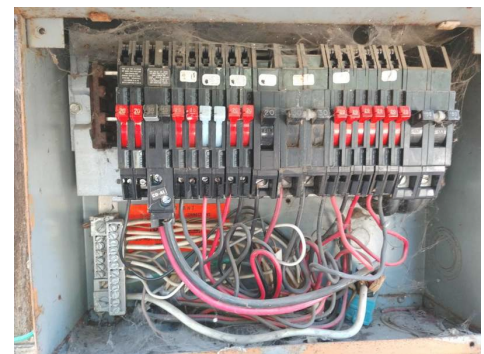
 Maintenance Item

DEBRIS

Dirt, dust and debris were observed inside electrical panel. This could increase resistance and cause an electrical fire. Recommend a licensed electrician evaluate and correct.

Recommendation

Contact a qualified electrical contractor.



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

 Maintenance Item

LABELS - FADED / ILLEGIBLE

Labels are faded and almost unreadable. Recommend new labels be placed.

Recommendation

Recommended DIY Project



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

Recommendation

CORROSION

Observed corrosion in panel box. This is evidence of moisture intrusion. Water or moisture and electricity do not mix well. A full evaluation by a licensed electrical contractor is recommended.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

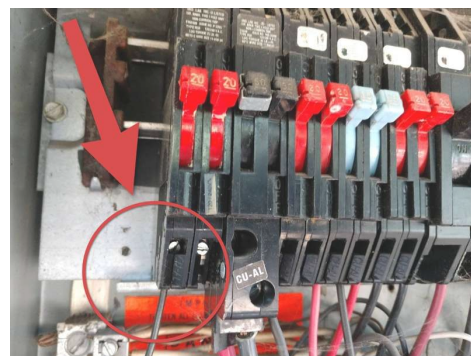
IMPROPER WIRING

Observed 14 gauge wire attached a 20 amp breaker. The 14 gauge wire is rated for breakers up to 15 amps only. Overheating of the wiring could occur, creating a fire hazard.

Recommend consulting a licensed electrical contractor for evaluation and correction.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES DAMAGED

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

Recommendation

Recommended DIY Project

7.4.2 Lighting Fixtures, Switches & Receptacles



Recommendation

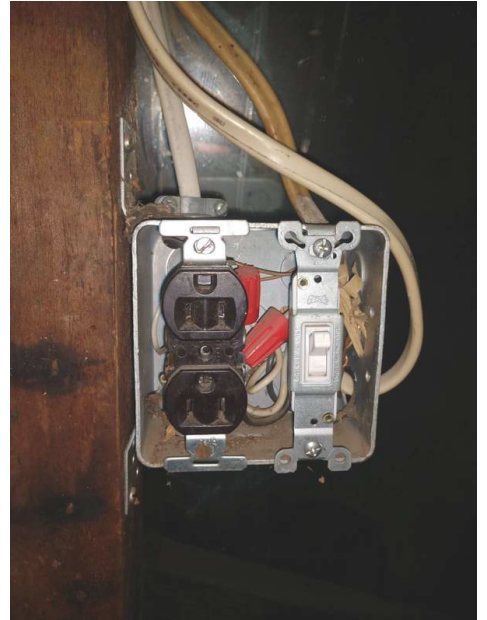
COVER PLATES MISSING

BASEMENT, READING ROOM

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

Recommendation

Recommended DIY Project



7.4.3 Lighting Fixtures, Switches & Receptacles



Recommendation

REVERSE POLARITY

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

Recommendation

Contact a qualified electrical contractor.

7.4.4 Lighting Fixtures, Switches & Receptacles



Recommendation

UNGROUNDING RECEPTACLE

VARIOUS LOCATIONS ON ALL LEVELS.

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

Recommend consulting a licensed electrical contractor for evaluation and correction.

Recommendation

Contact a qualified electrical contractor.

7.4.5 Lighting Fixtures, Switches & Receptacles



Safety Hazard

LOOSE RECEPTACLE

READING ROOM

Observed loose receptacle with missing fasteners and cover plate. Recommend correction by licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

MISSING

GARBAGE DISPOSAL, BATHROOM, GARAGE, BASEMENT.

Observed missing GFCI outlets.

Recommend installation by licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

 Recommendation

7.7.1 Carbon Monoxide Detectors

INSUFFICIENT AMOUNT

Observed no carbon monoxide detector on upper levels (sleeping areas). Recommend installation.

Recommendation

Recommended DIY Project

 Recommendation

8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
8.1	Doors	X			X
8.2	Windows	X			X
8.3	Floors	X			X
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Steps, Stairways & Railings	X			X
8.7	Countertops & Cabinets	X			X

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

Information

Windows: Window Manufacturer **Windows: Window Type**

Unknown

Casement, Single Pane, Sliders, Dual pane, Aluminum frame, Hopper, Awning, Wood frame

Floors: Floor Coverings

Carpet, Linoleum, Vinyl, Solid wood planks

Walls: Wall Material

Drywall, Wood

Ceilings: Ceiling Material

Wood, Drywall

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Tile

Observations

8.1.1 Doors

LOOSE DOOR KNOBS

BATHROOM OFF KITCHEN



Observed loose door knobs on one interior door. Recommend correction as DIY project or handyman.

Recommendation

Contact a handyman or DIY project

8.2.1 Windows

FAILED SEAL

LOFT ABOVE BED AT NORTH END



Observed condensation between the window panes, which indicates a failed seal. Recommend consulting a licensed window contractor to evaluate & correct.

Recommendation

Contact a qualified door repair/installation contractor.



8.2.2 Windows

 Recommendation

MISSING HANDLE

NORTH BEDROOM, NORTH WALL

Observed broken handle on window. This is required to latch the window securely shut. Recommend consulting a licensed window contractor for evaluation and correction.

Recommendation

Contact a qualified window repair/installation contractor.



8.3.1 Floors

 Maintenance Item

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend regular maintenance upkeep to extend life.

Recommendation

Recommended DIY Project

8.6.1 Steps, Stairways & Railings

 Recommendation

NO HANDRAIL

SPIRAL STAIRWAY

Staircase had no continuous handrail. This is a safety hazard. Recommend consulting a licensed contractor to install a workable handrail.

Recommendation

Contact your builder

8.6.2 Steps, Stairways & Railings

Recommendation

LOOSE HANDRAIL

LOFT, TOP OF STAIRS

Railing is loose and excessive space lies between uprights. Minimal to inadequate fall protection is provided.

Recommend consulting a licensed contractor for evaluation and correction.

Recommendation

Contact your builder

8.7.1 Countertops & Cabinets

Recommendation

GROUT DETERIORATING

KITCHEN COUNTER AT BACKSPLASH

Grout lines were cracked or greatly deteriorated. Recommend consulting a licensed contractor to evaluate and repair or replace grout if this is beyond a DIY project.

Recommendation

Contact a qualified countertop contractor.



9: BUILT-IN APPLIANCES

		IN	NI	NP	O
9.1	Dishwasher	X			
9.2	Refrigerator	X			
9.3	Range/Oven/Cooktop	X			X
9.4	Garbage Disposal	X			

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

Information

Dishwasher: Brand

Roper

Refrigerator: Brand

Maytag

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Range/Oven/Cooktop:

Range/Oven Brand

Modern Maid

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric, Natural Gas

Observations

9.3.1 Range/Oven/Cooktop



BURNER NOT LIGHTING

One or more burners did not light up when turned on. Electrical power was disconnected at time of inspection. Recommend licensed professional evaluate & correct.

Recommendation

Contact a qualified appliance repair professional.

10: GARAGE

		IN	NI	NP	O
10.1	Ceiling	X			
10.2	Floor	X			X
10.3	Walls & Firewalls	X			
10.4	Garage Door	X			X
10.5	Garage Door Opener			X	

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

Information

Garage Door: Material

Metal, Steel, Wood, Panel

Garage Door: Type

Up-and-Over, Manual, Hinged

Observations

10.2.1 Floor



CRACKING - MINOR

Observed minor cracks (less than 1/8 inch wide). Recommend they be monitored for any change, seal as necessary or consult a licensed contractor for evaluation and corrections.

Recommendation

Recommend monitoring.

11: FIREPLACE

		IN	NI	NP	O
11.1	Fireplace	X			X

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

Information

Fireplace: Type / Material

Factory Built

Observations

11.1.1 Fireplace



MISSING SMOKE DETECTOR

Observed the absence of a smoke detector in the same room as the fireplace.

Recommend installation.

Recommendation

Recommended DIY Project

11.1.2 Fireplace



DAMPER ABSENT

Observed absent damper where one should be. A properly operating damper allows the combustion gasses to exhaust to the chimney when open and restricts outside air entry into the house when the fireplace is not in use.

Recommend evaluation and correction by licensed fireplace contractor.

Recommendation

Contact a qualified fireplace contractor.

11.1.3 Fireplace



GAP AT HEARTH

Observed a gap between the firebox and the hearth. This could allow embers and hot material to fall through to create a fire hazard.

Recommend evaluation and correction by a licensed fireplace contractor.

Recommendation

Contact a qualified fireplace contractor.



11.1.4 Fireplace

RUST

 Recommendation

Observed rust in fireplace due to water intrusion. Metal panels in the firebox with seams weakened by rust are a potential fire hazard.

Recommend evaluation and correction by a licensed fireplace contractor.

Recommendation

Contact a qualified fireplace contractor.



11.1.5 Fireplace

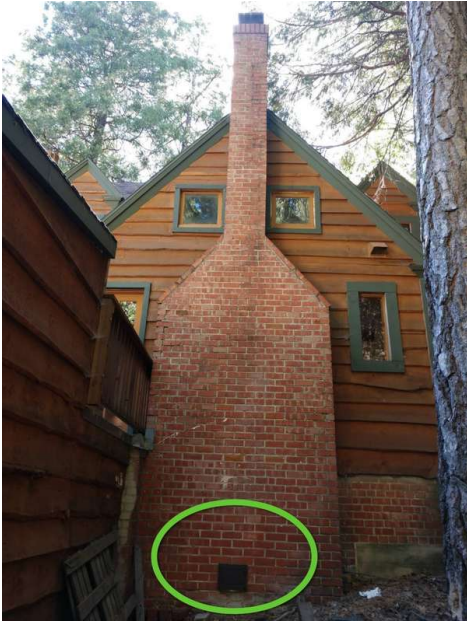
CLEANOUT FULL

 Recommendation

Observed the fireplace cleanout to be nearly full. Regular maintenance and emptying is recommended.

Recommendation

Recommended DIY Project



12: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
12.1	Attic Insulation		X		
12.2	Vapor Retarders (Crawlspace or Basement)			X	
12.3	Ventilation	X			X
12.4	Exhaust Systems			X	

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

Information

Dryer Power Source

110 Volt, Gas

Dryer Vent

Metal

Flooring Insulation

Batt, Fiberglass

Ventilation: Ventilation Type

Passive, Gable windows

Limitations

Attic Insulation

NO ACCESS

No attic space or access available at time of inspection.

13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
13.1	Foundation	X			X
13.2	Basements & Crawlspace	X			X
13.3	Floor Structure	X			
13.4	Wall Structure	X			
13.5	Ceiling Structure	X			

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

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete, Dirt

Floor Structure: Material

Wood Post & Beam, Wood floor joists

Floor Structure: Sub-floor

Plank

Observations

13.1.1 Foundation

IMPROPER CONSTRUCTION PRACTICES

BASEMENT, GARAGE

 Recommendation

Improper or sub-standard construction practices were observed. Recommend a licensed building contractor evaluate and advise on how to bring the construction up to standards.

Recommendation

Contact a qualified general contractor.



4x8 overspanned.



Inadequate number of and improper type of fasteners. Extension / shim inserted.



One bolt with no nut or fastener - green circle. No hold down bolts, posts not securely attached - red line

Undersized fasteners for this application.



Improper support member, inadequate fastening, poor placement.

Substandard building practices above garage door.

13.1.2 Foundation

POOR VENTILATION OF FOUNDATION AREA



The foundation is poorly ventilated. Increased ventilation (introduction and movement of fresh air) is recommended. This can be accomplished by partially opening basement windows, doors and/or vents on opposite sides of the foundation on a regular basis (when weather is suitable). And by installing a dehumidifier to decrease moisture.

13.1.3 Foundation

 Recommendation**MOISTURE INTRUSION**

Moisture intrusion was evident on the surface of the floor slab or walls in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a licensed contractor identify the source of moisture and remedy.

Recommendation

Contact your builder



13.1.4 Foundation

 Recommendation**FOUNDATION HEAVE**

BASEMENT

Observed a heaved foundation wall. The edges and face of the break are rounded and weathered, indicating age and time. The likely cause is a former tree at the location. As the tree has been removed long ago and the stump is considerably decomposed, further movement is unlikely. Recommend monitoring condition or consult a licensed structural engineer to evaluate and recommend proper corrective action if needed.

Recommendation

Recommend monitoring.



13.2.1 Basements & Crawlspace

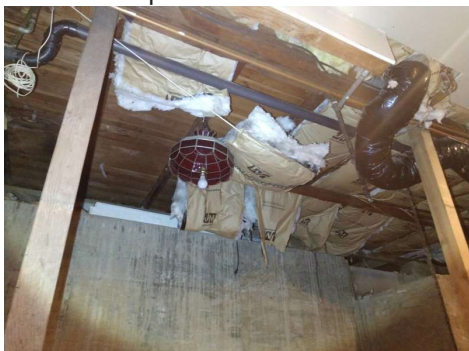
Recommendation

INSULATION MISSING, DAMAGED OR FALLEN

Observed missing, loose and fallen insulation. Recommend consulting a licensed insulation contractor to evaluate and correct.

Recommendation

Contact a qualified insulation contractor.



13.2.2 Basements & Crawlspace

Recommendation

NO MOISTURE BARRIER

Observed no moisture barrier on floor of space. This is not a requirement to have, however reducing the intrusion of moisture from beneath the home improves air quality and comfort control management efforts.

Recommend installation of vapor barrier on basement floor as DIY project or consult a licensed contractor for evaluation and installation.

Recommendation

Recommended DIY Project

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.

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

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.

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

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.

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.