ROOM-BY-ROOM RESIDENTIAL

1234 Main St.
Dover TN 37058

Buyer Name
12/10/2018 9:00AM

Inspector
Donnie Gerken III
InterNACHI Certified Home Inspector
9313055533
ontargethomeinspector@gmail.com

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

Table of Contents

SUMMARY

21 RECOMMENDATION

6 SAFETY HAZARD

- 2.1.1 Roof - Coverings: Exposed nail heads
- 2.2.1 Roof - Roof Drainage Systems: Debris
- 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Anchor Bolt Penetration
- 3.3.1 Exterior - Foundation: Foundation Cracks - Major
- 3.6.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 3.9.1 Exterior - Hose Bibs: Poor or Insufficient Caulking
- 3.9.2 Exterior - Hose Bibs: Broken or Damaged Hose Bib Handles
- 3.11.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- 4.6.1 Basement, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion
- 5.1.1 Electrical - Service Entrance Conductors: Mast Weather Boot Missing
- 5.1.2 Electrical - Service Entrance Conductors: Frayed Sheathing
- 5.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- 7.2.1 Master Bedroom - Doors: Closet Door Sticks
- 7.9.1 Master Bedroom - Smoke Detectors: Smoke Detector Not Present
- 8.9.1 Bedroom 2 - Smoke Detectors: Smoke Detector Not Present
- 9.8.1 Bedroom 3 - GFCI & AFCI: No GFCI Protection Installed
- 9.9.1 Bedroom 3 - Smoke Detectors: Smoke Detector Not Present
- 10.1.1 Bathroom - Toilet: Loose Toilet
- 10.2.1 Bathroom - Shower: Insufficient Caulking
- 10.2.2 Bathroom - Shower: Tub Fixture
- 10.7.1 Bathroom - Bathroom Sink: Poor/Missing Caulk
- 11.1.1 Living Room - Doors: Loose Doorknob/Handle
- 11.1.2 Living Room - Doors: Loose Storm Door Closer
- 11.1.3 Living Room - Doors: Paint Chipping At Exterior Door Frame
- 12.2.1 Laundry Room - Hot Water Systems, Controls, Flues & Vents: Damage To Wire Sheathing
- 14.3.1 Misc. Interior - Smoke Detectors: Smoke Detector Not Present

1: INSPECTION DETAILS

Information

In Attendance
Inspector

Occupancy
Vacant

Style
Ranch

Temperature (approximate)
34 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy

2: ROOF

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

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

Information

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum, Rubber, Galvanized Steel

Inspection Method
Ladder

Observations

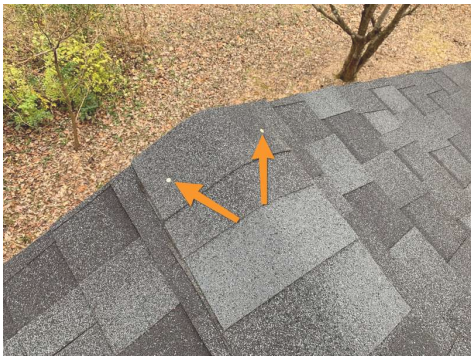
2.1.1 Coverings

EXPOSED NAIL HEADS

Exposed nailheads on flashing and shingles will allow water penetration into the roof decking. Recommend a qualified roofing contractor to inspect and repair.

Recommendation

Contact a qualified roofing professional.




2.2.1 Roof Drainage Systems

DEBRIS

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

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

WEST AND EAST WALLS

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor



2.4.1 Skylights, Chimneys & Other Roof Penetrations

ANCHOR BOLT PENETRATION

ROOF

The eyebolt anchor penetration point for the weather head is not sealed. This will allow moisture penetration into the roof and should be corrected.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

		IN	NI	NP	D
3.1	Cooling Equipment	X			
3.2	Heating Equipment	X			
3.3	Foundation	X			
3.4	Siding, Flashing & Trim	X			
3.5	Exterior Doors	X			
3.6	Walkways, Patios & Driveways	X			
3.7	Decks, Balconies, Porches & Steps	X			
3.8	Eaves, Soffits & Fascia	X			
3.9	Hose Bibs	X			
3.10	Exterior Electrical Receptacles	X			
3.11	Vegetation, Grading, Drainage & Retaining Walls	X			
3.12	Dryer Vent	X			

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

Information

Inspection Method
Crawlspace Access, Visual

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

Cooling Equipment: Location
Northwest

Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Heat Pump

Foundation: Material
Masonry Block

Siding, Flashing & Trim: Siding Material
Brick

Siding, Flashing & Trim: Siding Style
Course

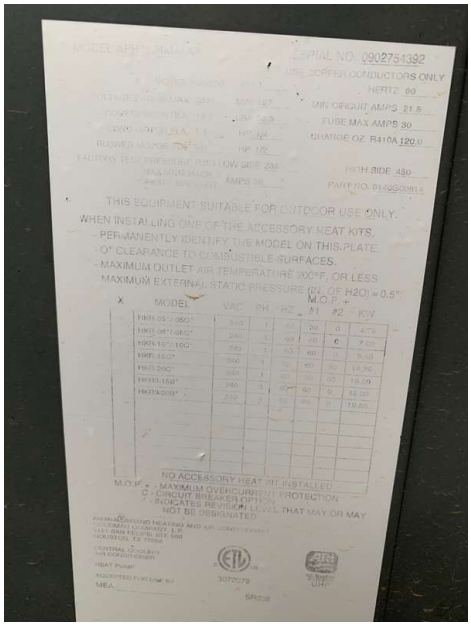
Decks, Balconies, Porches & Steps: Appurtenance
Patio

Decks, Balconies, Porches & Steps: Material
Concrete

Dryer Vent: Dryer Vent
South Exterior Wall

Cooling Equipment: Brand
North Exterior Wall

Amana



Cooling Equipment: SEER Rating

00 Not Listed On System

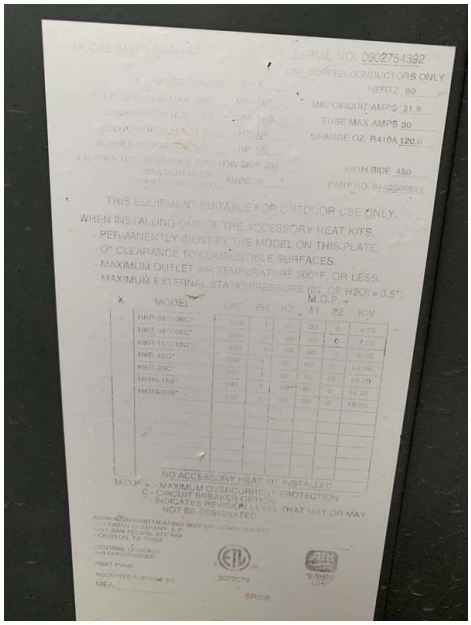
Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Heating Equipment: **Brand**

North Exterior Wall

Amana



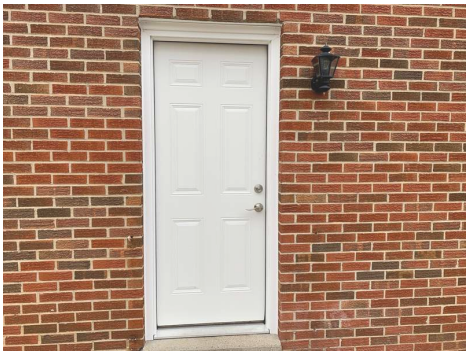
Heating Equipment: **AFUE Rating**

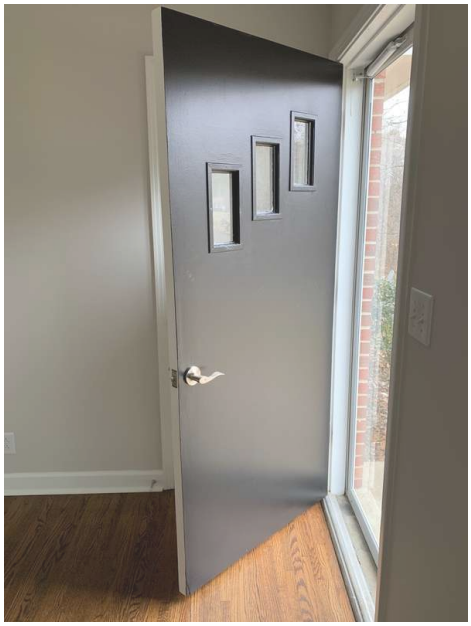
Not Listed On System

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.

Exterior Doors: **Exterior Entry Door**

Steel, Wood





Walkways, Patios & Driveways: Driveway Material

Concrete, Pavers



Exterior Electrical Receptacles: Exterior Receptacles

West Exterior Wall


Vegetation, Grading, Drainage & Retaining Walls: Vegetation

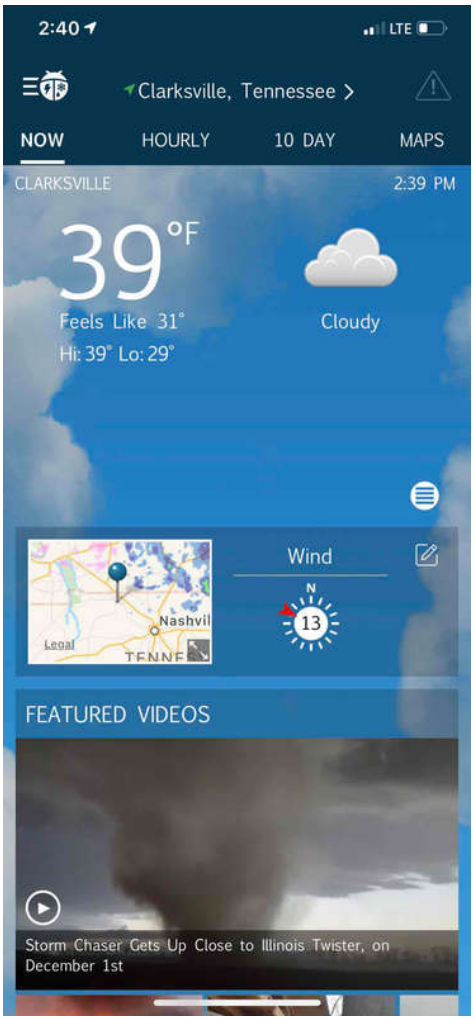
Exterior


Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.



Observations

3.3.1 Foundation

FOUNDATION CRACKS - MAJOR

Safety Hazard

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

Here is an informational article on foundation cracks.

Recommendation

Contact a qualified structural engineer.

3.6.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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

Recommendation

Contact a qualified concrete contractor.

3.9.1 Hose Bibs

POOR OR INSUFFICIENT CAULKING

WEST AND EAST EXTERIOR WALLS

Hose bibs in both the front and backyard did not have any weather sealant caulking around the fixtures. This can allow for moisture penetration into the foundation wall that can cause deterioration the structure. Recommend sealing around the fixture to prevent moisture intrusion. Also recommend inspection of the interior foundation wall by a qualified contractor.

Recommendation

Contact a foundation contractor.

3.9.2 Hose Bibs

BROKEN OR DAMAGED HOSE BIB HANDLES

WEST AND EAST WALLS

The hose bib handles on both the front and backyard hose bibs are broken. This can become a safety issue to the user when turning broken handles. Recommend replacement of broken hose bib handles by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.


3.11.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

NORTHWEST AND NORTH SIDE OF HOUSE

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

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified grading contractor.



4: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Basements & Crawlspaces	X			
4.2	Distribution System	X			
4.3	Drain, Waste, & Vent Systems	X		X	
4.4	Vapor Retarders (Crawlspace or Basement)	X			
4.5	Floor Structure	X			
4.6	Wall Structure	X			
4.7	Ceiling Structure	X			
4.8	Sump Pump	X		X	

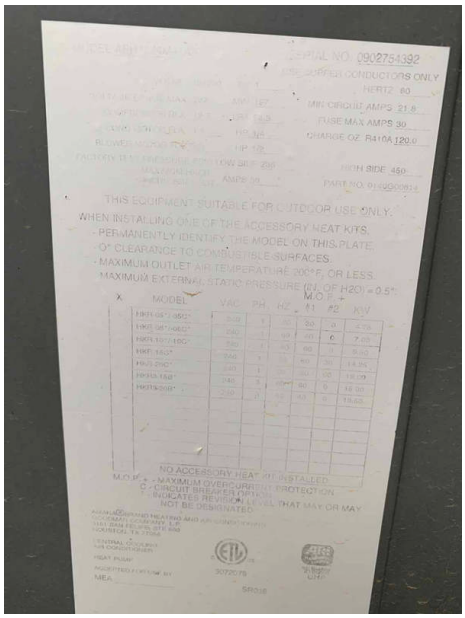
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Crawlspace Access, Visual

Distribution System: Ductwork
Insulated

Distribution System: Configuration
Central



Floor Structure: Sub-floor
Inaccessible

Floor Structure: Basement/Crawlspace Floor
Crawlspace
Dirt

Floor Structure: Flooring Insulation
Batt, Fiberglass

Sump Pump: Location
Not Present

Drain, Waste, & Vent Systems: Material
Crawlspace
PVC

Floor Structure: Material
Crawlspace
Wood Beams

Observations

4.6.1 Wall Structure

Safety Hazard

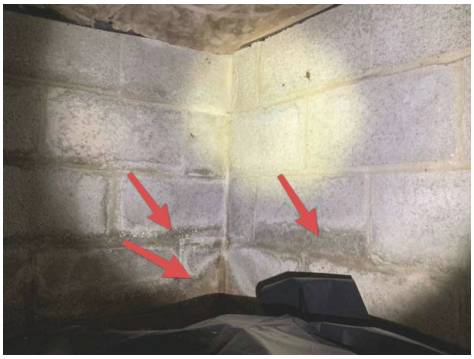
EVIDENCE OF WATER INTRUSION

CRAWLSPACE

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.

Recommendation

Contact a qualified structural engineer.



5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses	X			

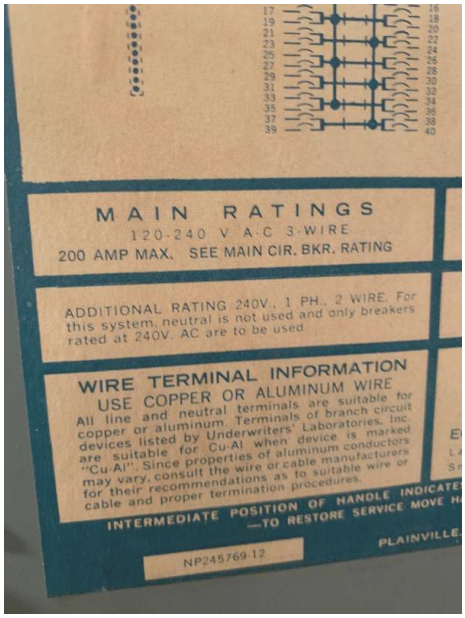
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

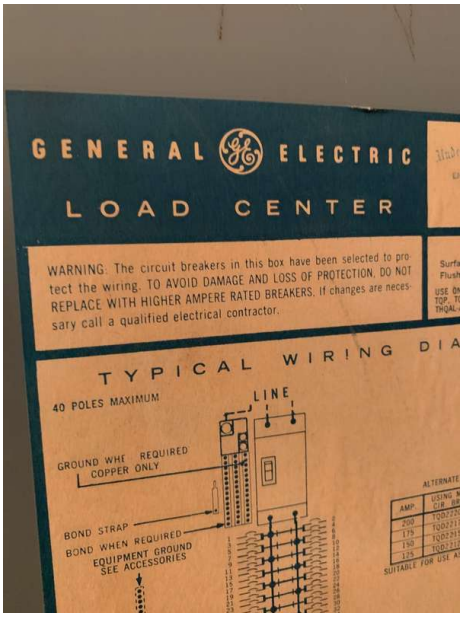
Service Entrance Conductors: **Electrical Service Conductors**
Overhead, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Laundry Room

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



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Exterior, Near HVAC

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

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

Observations

5.1.1 Service Entrance Conductors
MAST WEATHER BOOT MISSING

The weather head mast on the roof is missing the weather boot at the base of the mast where it penetrates the roof. This should be corrected to prevent water infiltration into the roof decking.

Recommendation

Contact a qualified professional.

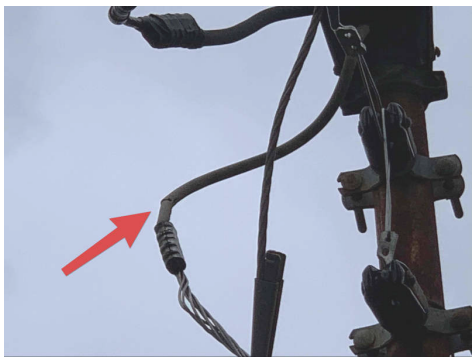
5.1.2 Service Entrance Conductors

FRAYED SHEATHING

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



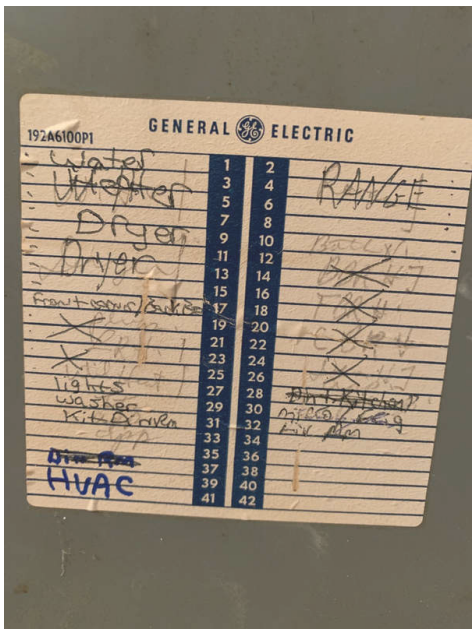
5.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

MISSING LABELS ON PANEL

At the time of inspection, panel labeling was inadequate. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



6: KITCHEN

		IN	NI	NP	D
6.1	Dishwasher	X			
6.2	Refrigerator	X			
6.3	Range/Oven/Cooktop	X			
6.4	Garbage Disposal	X		X	
6.5	Countertops & Cabinets	X			
6.6	Ceiling	X			
6.7	Kitchen Floor	X			
6.8	Kitchen Sink	X			

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

Information

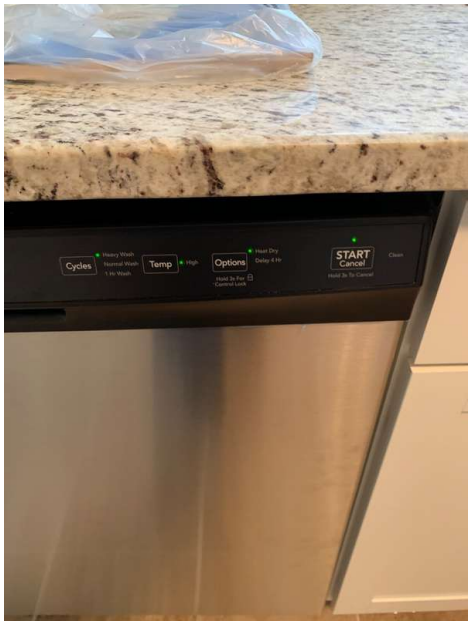
Range/Oven/Cooktop:
Range/Oven Brand
Frigidaire

Countertops & Cabinets:
Countertop Material
Granite

Countertops & Cabinets:
Cabinetry
Wood

Ceiling: **Ceiling**
Kitchen

Dishwasher: Brand
Kitchen
Frigidaire



Refrigerator: **Brand**
Kitchen
Frigidaire

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


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


Kitchen Floor: **Floor**
Kitchen


Kitchen Sink: **Kitchen Sink**
Kitchen


7: MASTER BEDROOM

		IN	NI	NP	D
7.1	General	X			
7.2	Doors	X			
7.3	Windows	X			
7.4	Floors	X			
7.5	Walls	X			
7.6	Ceilings	X			
7.7	Lighting Fixtures, Switches & Receptacles	X			
7.8	GFCI & AFCI	X			
7.9	Smoke Detectors			X	X
7.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Master
Hardwood

Walls: Wall Material
Master
Drywall

Ceilings: Ceiling Material
Master
Gypsum Board, Popcorn

Windows: Window Type

Master

Single-hung, Thermal

Observations

7.2.1 Doors

CLOSET DOOR STICKS

MASTER BEDROOM CLOSET DOOR MASTER

Door sticks and is tough to open. Wheel frame at the top of the door is bent causing the door to stick when opening. Recommend repairing or replacing the door track wheels.

Recommendation

Contact a qualified handyman.

7.9.1 Smoke Detectors

Safety Hazard

SMOKE DETECTOR NOT PRESENT

MASTER

The Master Bedroom is missing a smoke detector. A smoke detector should be installed as per the manufacturer's recommendations to meet modern building safety standards.

Recommendation

Contact a qualified electrical contractor.

8: BEDROOM 2

		IN	NI	NP	D
8.1	General	X			
8.2	Doors	X			
8.3	Windows	X			
8.4	Floors	X			
8.5	Walls	X			
8.6	Ceilings	X			
8.7	Lighting Fixtures, Switches & Receptacles	X			
8.8	GFCI & AFCI	X			
8.9	Smoke Detectors			X	X
8.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Type
Single-hung, Thermal

Windows: Window Manufacturer
Bedroom 2
Unknown

Floors: Floor Coverings
Bedroom 2
Hardwood

Walls: Wall Material
Bedroom 2
Gypsum Board

Ceilings: Ceiling Material
Bedroom 2
Plaster, Popcorn

Observations

8.9.1 Smoke Detectors

Safety Hazard

SMOKE DETECTOR NOT PRESENT

BEDROOM 2

Bedroom 2 is missing a smoke detector. A smoke detector should be installed as per the manufacturer's recommendations to meet modern building safety standards.

Recommendation

Contact a qualified electrical contractor.

9: BEDROOM 3

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

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

Information

Windows: Window Type
Bedroom 3
Single-hung, Thermal

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Bedroom 3
Hardwood

Walls: Wall Material
Bedroom 3
Plaster

Ceilings: Ceiling Material
Bedroom 3
Plaster, Popcorn

Observations

9.8.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

BEDROOM 3

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.

9.9.1 Smoke Detectors

Safety Hazard

SMOKE DETECTOR NOT PRESENT

BEDROOM 3

Bedroom 3 is missing a smoke detector. A smoke detector should be installed as per the manufacturer's recommendations to meet modern building safety standards.

Recommendation

Contact a qualified electrical contractor.

10: BATHROOM

		IN	NI	NP	D
10.1	Toilet	X			
10.2	Shower	X			
10.3	GFCI & AFCI	X			
10.4	Exhaust Systems	X			
10.5	Lighting Fixtures, Switches & Receptacles	X			
10.6	Water Supply, Distribution Systems & Fixtures	X			
10.7	Bathroom Sink	X			

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

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Hose

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

Bathroom Sink: Bathroom Sink
Bathroom

Exhaust Systems: Exhaust Fans
Bathroom
Fan Only

Observations

10.1.1 Toilet

LOOSE TOILET

BATHROOM

Toilet was loose rocking forwards and backwards. This can break the seal under the toilet both allowing the entrance of sewage gases from the drain system and water leakage from the commode. Recommend securing the toilet to the floor to prevent any movement.

Recommendation

Contact a qualified plumbing contractor.

10.2.1 Shower

INSUFFICIENT CAULKING

SHOWER

There is insufficient caulking at the tub fixture and the outer edges of the tub down the the floor. Moisture can penetrate these areas with insufficient caulking causing damage to the underlying areas.

Recommendation

Contact a handyman or DIY project






10.2.2 Shower

TUB FIXTURE

BATHROOM

Tub fixture is lose and should have a caulked seal around it to prevent moisture intrusion into the wall.

Recommendation

Recommended DIY Project

10.7.1 Bathroom Sink

POOR/MISSING CAULK

BATHROOM SINK

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

11: LIVING ROOM

		IN	NI	NP	D
11.1	Doors	X			
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Thermostat Controls	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			
11.8	GFCI & AFCI			X	

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

Information

Windows: Window Type
Living Room
Single-hung, Thermal

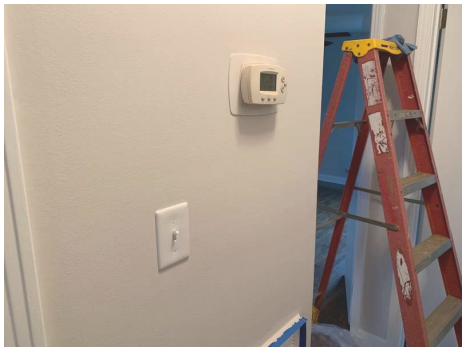
Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Living Room
Hardwood

Walls: Wall Material
Living Room
Gypsum Board

Ceilings: Ceiling Material
Living Room
Gypsum Board, Popcorn

Thermostat Controls: Thermostat Location
Hallway



Observations

11.1.1 Doors

LOOSE DOORKNOB/HANDLE

LIVING ROOM

The front door knob/handle is lose. This should be corrected to prevent premature wear of the doorknob parts and prevent the door knob from not working properly.

Recommendation

Contact a handyman or DIY project

11.1.2 Doors

LOOSE STORM DOOR CLOSER

LIVING ROOM

Storm door closer is loose and does not allow the door to close completely. The anchor has pulled lose and is bent. It should be repaired.

Recommendation

Contact a handyman or DIY project

11.1.3 Doors

PAINT CHIPPING AT EXTERIOR DOOR FRAME

Chipped paint at the exterior door frame allows moisture penetration into the frame that cause cause further damage to the frame. This should be corrected to prevent water damage to the frame.

Recommendation

Contact a handyman or DIY project

12: LAUNDRY ROOM

		IN	NI	NP	D
12.1	Main Water Shut-off Device	X			
12.2	Hot Water Systems, Controls, Flues & Vents	X			
12.3	Washer Drain				
12.4	Fuel Storage & Distribution Systems			X	

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

Information

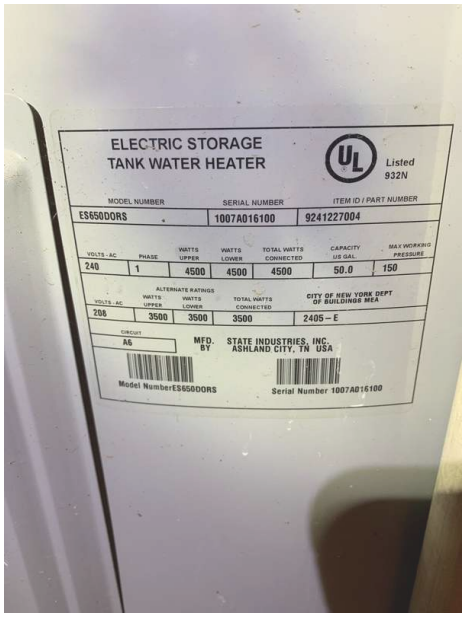
Filters
None

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Main Water Shut-off Device: Location
Northeast Of House Near Street
In Front Yard Near Street

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



Hot Water Systems, Controls, Flues & Vents: Location
Main Floor, Utility Room, Washer/Dryer Area

Washer Drain: Drain Size
Laundry Room
1 1/2"

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
None

Water Source
Northeast of House Near Street
Public

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Utility/Laundry Room

State

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.

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

Utility/Laundry Room

Electric

Observations

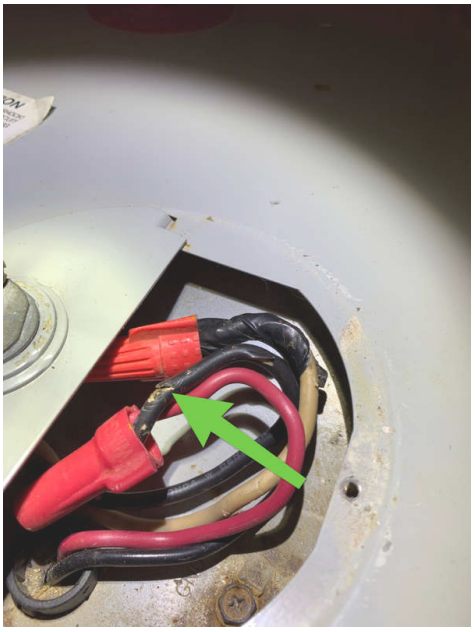
12.2.1 Hot Water Systems, Controls, Flues & Vents

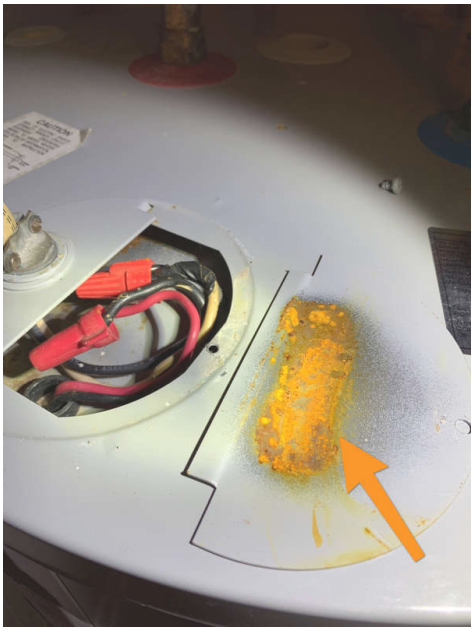
DAMAGE TO WIRE SHEATHING

Damage to the electrical feed wire insulation can cause an arc within the electrical connection box on the water heater. This can cause electrical shock or a fire. This should be repaired immediately by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.





13: ATTIC

		IN	NI	NP	D
13.1	Attic Insulation	X			
13.2	Ventilation	X			

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

Information

Ventilation: **Ventilation Type**

Gable Vents, Attic Fan

Attic Insulation: **Insulation Type**

Attic

Blown, Fiberglass

14: MISC. INTERIOR

		IN	NI	NP	D
14.1	Distribution Systems	X			
14.2	Vents, Flues & Chimneys			X	
14.3	Smoke Detectors			X	X
14.4	Steps, Stairways & Railings			X	

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

Observations

14.3.1 Smoke Detectors

Safety Hazard

SMOKE DETECTOR NOT PRESENT

MAIN HALLWAY OUTSIDE OF BEDROOMS

The Main Hallway outside of the bedrooms is missing a smoke detector. A smoke detector should be installed as per the manufacturer's recommendations to meet modern building safety standards.

Recommendation

Contact a qualified electrical contractor.

15: SUMMARY

		IN	NI	NP	D

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

Information

Summary
Summary

STANDARDS OF PRACTICE

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

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

Basement, 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.

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.

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 con rm the operation of every control and feature of an inspected appliance.

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.

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.