MARSH BUFFALO HOME INSPECTIONS
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marshbuffalo@gmail.com
http://www.marshbuffalohomeinspections.com

SAMPLE REPORT

1234 Main St.
Woodbine GA 31569

Buyer Name
09/22/2018 9:00AM

Inspector
Mike Hanna
Certified Professional Inspector
912-322-1101
marshbuffalo@gmail.com

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

Table of Contents

Guide to getting the most out of your inspection report

Marsh Buffalo Home Inspection Report Video

Locations

Location orientation will be as if you were standing in front of your home looking at it.

Report Navigation

Categories

The Report contains categorizations of Immediate Concerns (red), Moderate Concerns (orange), and Minor issues (blue). The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

The Red category is for a specific issue with a system or component that may have an adverse impact on the value of the property, that poses an unreasonable risk to people or property, and items that if not addressed promptly may lead to damage in the near future. The Orange category is for items that are not functional or will lead to further defects if not addressed. The Blue category is mostly routine maintenance that is due now and that new owners should do periodically.

The categorization is not intended to determine which items may need to be addressed per the contractual requirements of the agreement of sale of the property. All items should be addressed as you deem necessary.

The complete report includes additional information in the Information tabs of the report. I recommend that you read the entire Inspection report, including the InterNACHI SOP and the limitations tabs to fully assess the findings of the inspection. Please call us for any clarifications or further questions.

The report is best if viewed in the original html format. This allows the client to utilize embedded videos and attached links provided as additional informational resources (if applicable). The report can be printed using the PDF tab if a hard copy is desired.

Report Sharing

Dissemination

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report.

Report Rights

Updating

I reserve the right to update inspection reports within 48 hours after initial release. This is to accommodate clarifications or additional information that might have come forward subsequent to the inspection.

SUMMARY

- 9.6.1 KItchen - Garbage Disposal: Wire clamp missing
- 11.7.1 Bathroom-Downstairs - Toilet: Loose at base
- 12.5.1 Bathroom-Master - Exhaust Fan: Missing exhaust fan
- 12.10.1 Bathroom-Master - Spa Tub: No access panel
- 12.10.2 Bathroom-Master - Spa Tub: Fixture loose
- 14.5.1 Garage - Garage Door Opener: Inadequate mounting
- 15.1.1 Attic, Insulation & Ventilation - Attic Insulation: Missing insulation

1: INSPECTION DETAILS

Information

Ground Condtion
Damp

In Attendance
Client

Occupancy
Vacant, Utilities On

Temperature (approximate)
98 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy, Heavy Rain, Hot, Humid

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Vent Pipes & Boots	X			X

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

Information

Flashing Material
Galvanized

Gutter Material
Vinyl

Inspection Method
Binoculars, Ground, Ladder

Roof Material
Asphalt, Fiberglass

How long does a roof last?

Roof Type/Style
Gable

Guide to proper shingle installation

Guide to roof installation

Limitations

General

SLOPE

Slope was too steep to walk safely.

Deficient

2.1.1 Coverings

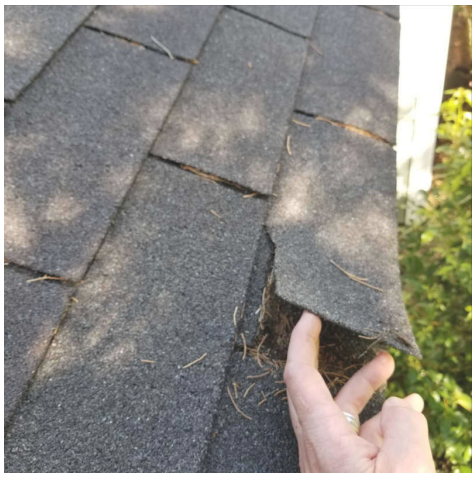
Repair/Replace

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend replacing.

Recommendation

Contact a qualified roofing professional.



Front

2.1.2 Coverings

Immediate Attention

SHEATHING DAMAGE

The roof underlayment had areas of moderate damage visible at the time of the inspection. These areas should be repaired by a qualified roofing contractor to help prevent damage from roof leakage. The underlayment was inspected in representative areas only.

Recommendation

Contact a qualified roofing professional.

Front Right

2.1.3 Coverings

Repair/Replace

NO FELT PAPER/UNDERLAYMENT

Roofing underlayment was not properly installed and will allow any water that gets underneath the shingles to penetrate directly into the roof sheathing. A roofer should properly install underlayment to prevent leaks.

Recommendation

Contact a qualified roofing professional.

Front

2.1.4 Coverings

Maintenance Item

SHEATHING-SIGNS OF LEAK

Areas of sheathing showed signs of leaks. At the time of inspection these areas were dry to the touch. New shingles appeared to have been recently installed and this may have corrected the areas with water staining. I recommend monitoring these areas and if they worsen a roofing contractor should be hired to correct the problem.

Recommendation

Contact a qualified professional.

Attic upstairs straight ahead

2.2.1 Roof Drainage Systems

Repair/Replace

DOWNSPOUTS DRAIN NEAR HOUSE

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 roofing professional.

Back Left Corner

2.2.2 Roof Drainage Systems

Repair/Replace

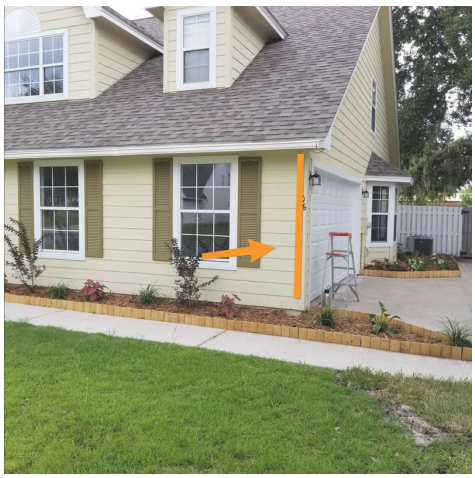
DOWNSPOUTS MISSING

Home was 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 downspout extensions that drain at least 6 feet from the foundation. **Only 1 downspout was installed on each of the gutters (front/back) the gutters will drain better if an additional downspout is installed.**

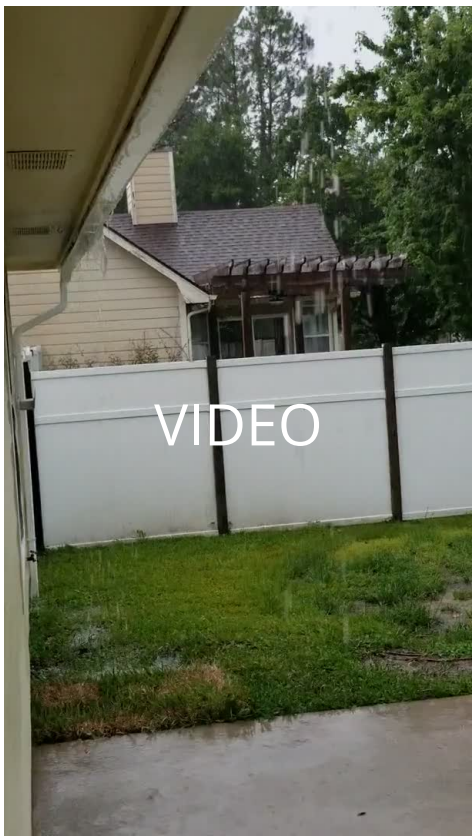
Recommendation

Contact a qualified roofing professional.

Back Right Corner



Front Right Corner



2.3.1 Flashings

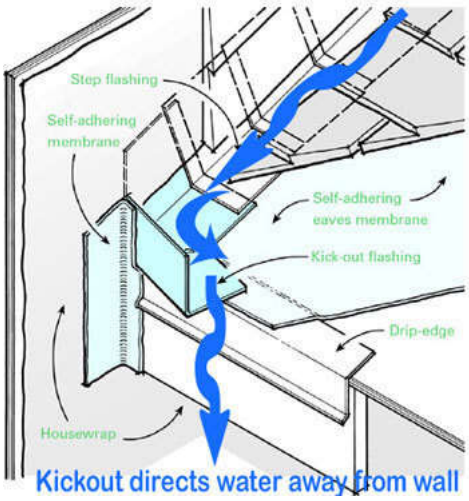
Repair/Replace

KICK OUT FLASHING MISSING

Missing kick out flashing was observed. Kick out diverts water away from the wall and into the gutter. Inadequately flashed roofs can allow water to enter the wall causing sever water damage. Recommend a qualified professional evaluate and properly install a kick out flashing.

Recommendation

Contact a qualified roofing professional.



Right

Right

2.4.1 Vent Pipes & Boots

Repair/Replace

VENT BOOT

A vent boot was lifted and should be attached to the roof with sealant to prevent leaks and wind uplift.

Recommendation

Contact a qualified roofing professional.

Back

2.4.2 Vent Pipes & Boots

Immediate Attention

SHEATHING DAMAGE

A vent boot has deteriorated and is no longer functional. Water damage has occured at the base of the boot. Recommend replacing the boot immediately to prevent further damage.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

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

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

Information

Appurtenance
Covered Porch, Patio

Driveway Material
Concrete

Exterior Entry Doors
Steel, Glass

Inspection Method
Visual, Ground, Ladder

Patio Material
Concrete

Siding Style
Lap

Siding Material
Fiber Cement

Site Grading
Flat

Porch Material
Concrete

Walkway Material
Concrete

Deficient

3.1.1 Siding & Trim

Maintenance Item

CAULKING OR PAINT - MAINTENANCE

Areas around the home are in need of caulking and paint. Caulking around all exterior doors, windows and trim needs to be checked annually and re-caulked as needed. If not regularly maintained this can lead to water intrusion and wood decay. Every area in need of maintenace may not be noted and it is recommended that full evaluation is done when performing this maintenance.

Caulking and painting tips

Recommendation

Contact a qualified painter.


Front window 2nd Floor


Front 2nd Floor


Back


Back


Front

3.1.2 Siding & Trim

Repair/Replace

SIDING - LOOSE OR MISSING

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

Recommendation

Contact a qualified siding specialist.


Left

3.1.3 Siding & Trim

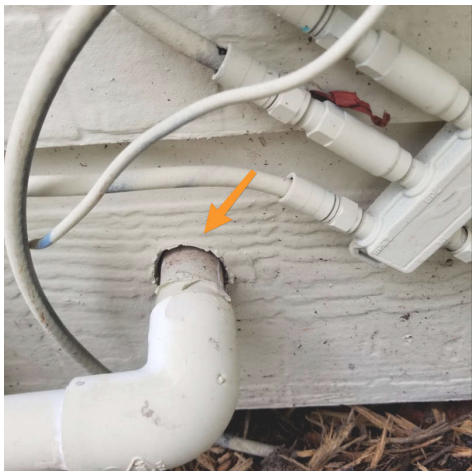
Repair/Replace

SIDING - OPEN PENETRATION

Open penetrations were observed and can allow water to get behind the siding material and eventually cause decay and mold problems. It can also allow pests into the home. Penetrations should be sealed using the appropriate methods for you siding material.

Recommendation

Contact a handyman or DIY project



Right by condenser

3.1.4 Siding & Trim

Immediate Attention

PESTS

At the time of the inspection pests were observed. Recommend contacting a pest control specialist.

Recommendation

Contact a qualified pest control specialist.

Garage

3.3.1 Eaves, Soffits & Fascia

Repair/Replace

FASCIA - DAMAGED

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

Recommendation

Contact a qualified roofing professional.


Front


Front


Front

3.4.1 Exterior Doors

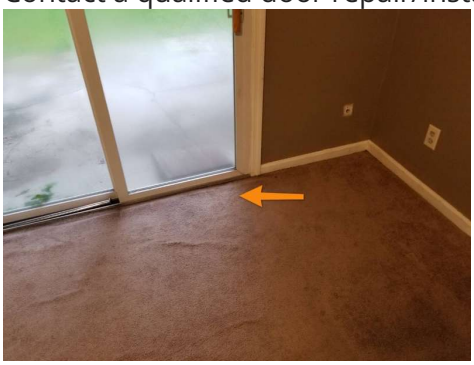
DOOR SILL/TRIM

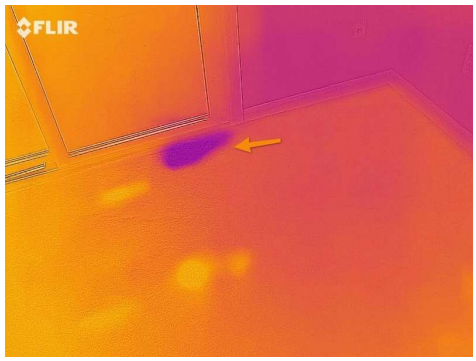
Repair/Replace

At the time of inspection moisture was detected inside the sliding glass door. Recommend further evaluation and repair as needed.

Recommendation

Contact a qualified door repair/installation contractor.





3.4.2 Exterior Doors

THRESHOLD LOOSE

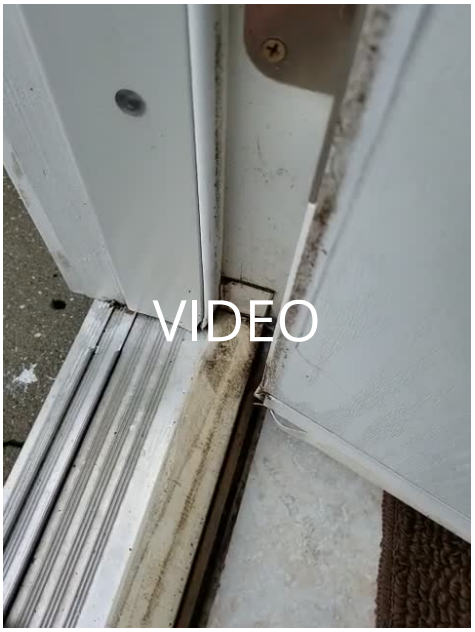
Immediate Attention

Door threshhold is not sealed to the slab and has come loose from the jambs. Water was seeping under the threshold at the time of inspection. Recommend instaling guters to channel water away from the door and properly repairing or replacing the jamb and threshold.

Recommendation

Contact a qualified door repair/installation contractor.



3.5.1 Windows

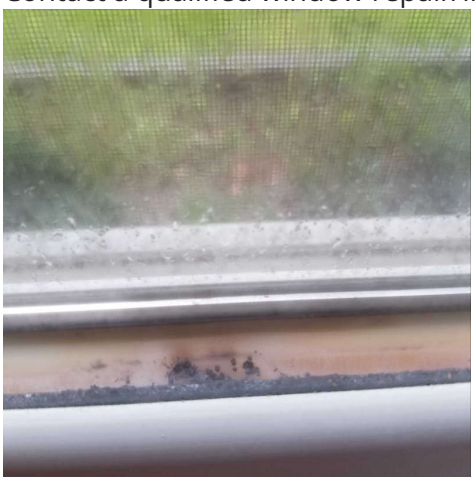
Repair/Replace

SEAL FAILURE

A window appeared to have a failed seal and should be replaced.

Recommendation

Contact a qualified window repair/installation contractor.


Left Bedroom


Left Bedroom

3.6.1 Walkways & Driveways

Repair/Replace

DRIVEWAY CRACKING/DAMAGE

Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

Recommendation

Contact a qualified concrete contractor.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

Repair/Replace

TREE OVERHANG

Trees were overhanging the roof which can cause damage to the roof and prevent proper drainage from falling debris. Recommend a qualified tree service trim trees away from the home.

Recommendation

Contact a qualified tree service company.


Right Back

3.7.2 Vegetation, Grading, Drainage & Retaining Walls

Repair/Replace

GROUND EROSION

Soil erosion has occurred around the foundation of the home. Erosion can cause ruts and/or negative grading that will hold water increasing the moisture around the homes foundation and can also breed insects if the water does not dry quickly. Recommend correcting the source causing the erosion and filling in the eroded areas with soil, sloping the ground away from the home. **Caused by the gutter not draining properly.**

Recommendation

Contact a qualified professional.


Front

3.7.3 Vegetation, Grading, Drainage & Retaining Walls

Repair/Replace

SITE DRAINAGE

At the time of inspection site grading and drainage was inadequate. Recommend further evaluation.

Recommendation

Contact a qualified professional.

Back Left

Front Right

4: FOUNDATION & STRUCTURE

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

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

Information

Foundation Material
Concrete, Slab on Grade

Inspection Method
Attic (partial], Exterior, Visual, Interior

Roof Structure Material
Wood

Floor Structure Material
Concrete

Roof Framing Type
Gable

Limitations

Foundation

FOUNDATION/SLAB ON GRADE

Most if not all of the slab/foundation is covered by back fill dirt, siding, vegetation, walls and floor coverings. It is observed from as many locations as possible if any.

Learn about slab foundations

5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Entrance Conductors	X			X
5.2	Main & Subpanels	X			X
5.3	Branch Wiring Circuits, Breakers & Fuses	X			X
5.4	Lighting Fixtures, Switches & Receptacles	X			X
5.5	GFCI & AFCI	X			X
5.6	Smoke Detectors	X			X

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

Information

Branch Wire Type 15 and 20 AMP
Copper

Electrical Service Conductors
Below Ground, 120 Volts, 220 Volts

Main Panel Location
Right

Main Panel Capacity
200 AMP

Wiring Method
Romex

Panel Type
Circuit Breaker

Main Panel Manufacturer
Square D

Smoke Detectors: **Change every 10 years**

Smoke detectors should be tested monthly and replaced at least every 10 years.

Smoke Detector Facts

Limitations

Branch Wiring Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATIONS

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Deficient

5.1.1 Service Entrance Conductors

Immediate Attention

GROUNDING NOT PRESENT

I did not observe an electrical grounding rod at the electrical meter. Electrical grounding systems divert potentially dangerous electrical currents by providing a path between a buildings service box and the earth. Lightning and static electricity are the most common sources of dangerous or damaging charges that can be dissipated through a grounding system. i would recommend contacting a qualified electrician to further evaluate and repair.

Recommendation

Contact a qualified electrical contractor.

Right

5.2.1 Main & Subpanels

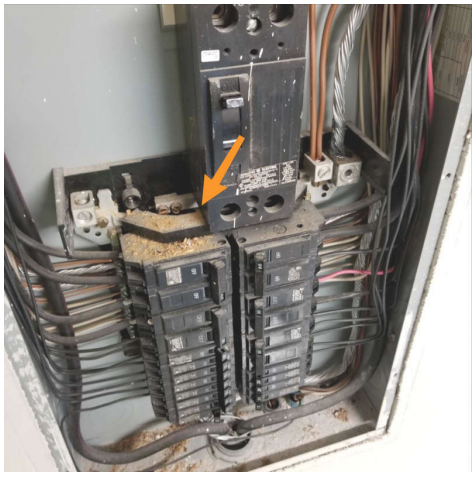
Immediate Attention

COMBUSTIBLE MATERIAL IN PANEL

Observed a combustible material in the panel. Combustible materials can ignite if there is a spark in the panel. Recommend an electrician remove all combustibles and clean the panel's interior.

Recommendation

Contact a qualified electrical contractor.



Garage

5.4.1 Lighting Fixtures, Switches & Receptacles

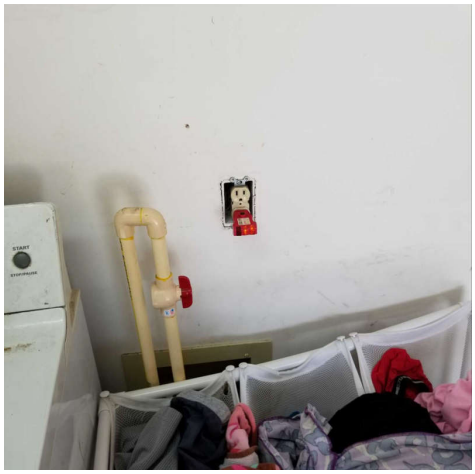
Immediate Attention

COVER PLATES MISSING

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

Recommendation

Contact a qualified electrical contractor.



5.4.2 Lighting Fixtures, Switches & Receptacles

Immediate Attention

RECEPTACLE - OPEN GROUND

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.5.1 GFCI & AFCI

Immediate Attention

GFCI FAILURE

Oberved a ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

Garage

5.6.1 Smoke Detectors

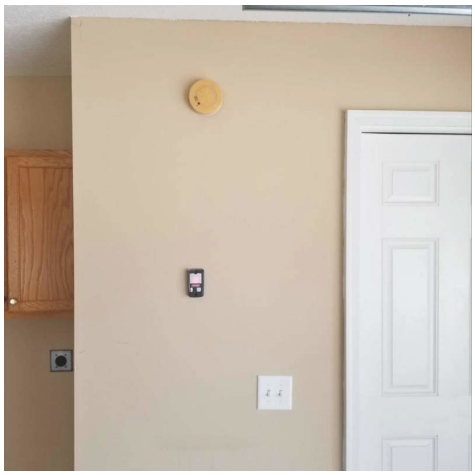
Immediate Attention

DEFECTIVE

Smoke detector is connected, but not functioning properly. Recommend replacement.

Recommendation

Recommended DIY Project



Garage

6: PLUMBING

		IN	NI	NP	D
6.1	Water Heater	X			X
6.2	Hose bib	X			
6.3	Main Distribution and venting	X			

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

Information

Distribution Material
PVC

Filters
None

Water filters are outside the scope of this inspection.

Drain Size
1 1/2", 2"

Primary water Source
Public

Water Supply Material
PVC

Drain material
PVC

Water Heater: Capacity
50 gallons

Water Heater: Data Plate

Water Heater: Hot Water Heater Shut Off Valve

Water Heater: Location
Garage

Water Heater: Power Source/Type
Electric

Water Heater: TPR Valve

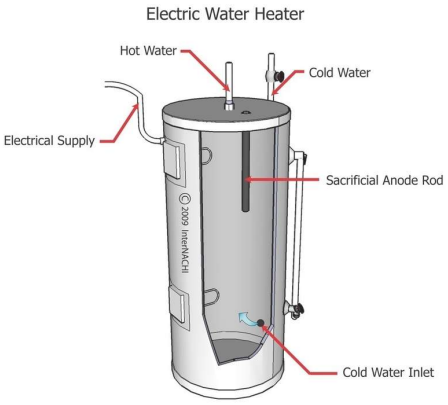
Main water shut off location

Front Yard

We do our best in the time allotted for your inspection to identify the main shut off valves. It is recommended that these locations are tested to ensure they are correct and functioning. Note: there may be more than 1 shut off valve.

Water Heater: Electric Water Heater

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors.



Water Heater: Manufacturer

American water heater co

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

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

Limitations

General

DRAINAGE PIPING

Most drainage piping is concealed in walls and floors and are not visible at the time of inspection.

General

MAIN WATER SHUT OFF DISCLAIMER

We do our best to identify the main water shut off in the time scheduled for your inspection. We advise that you confirm these findings by operating the valves and testing several water supplies in the home.

Deficient

6.1.1 Water Heater

Maintenance Item

CORROSION

There was corrosion present at the time of inspection. Recommend monitoring as replacement may be needed.

Recommendation

Contact a qualified plumbing contractor.


6.1.2 Water Heater

Immediate Attention

WATER TEMPERATURE/SCALDING

Water temperature exceeded 120 degrees which can scald. Recommend reducing water temperature at the water heater or adjust tempering valves at fixtures if installed, if not it is recommended that anti-scald fixtures are installed.

Water Heater Temperature Safety

Recommendation

Contact a qualified plumbing contractor.

7: HVAC

		IN	NI	NP	D
7.1	Condenser	X			X
7.2	Air Handler	X			X
7.3	Normal Operating Controls	X			
7.4	Duct Work	X			X

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

Information

Cooling Energy Source
Electric

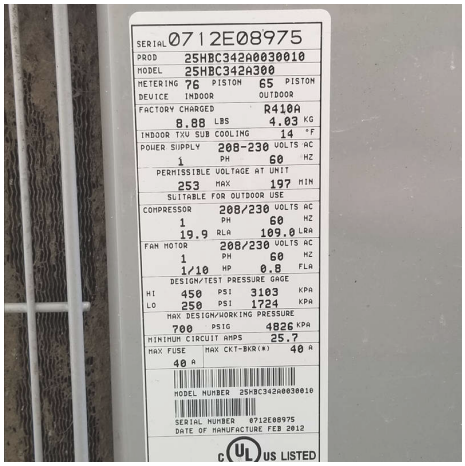
Cooling Type
Split, Central

Heating Energy Source
Electric

Heat Type
Heat Pump

Condenser: Brand
Carrier

Condenser: Data Plate



Condenser: Location
Right

Air Handler: Brand
Carrier

Air Handler: Location
2nd Floor Attic

Normal Operating Controls: Mechanical thermostat

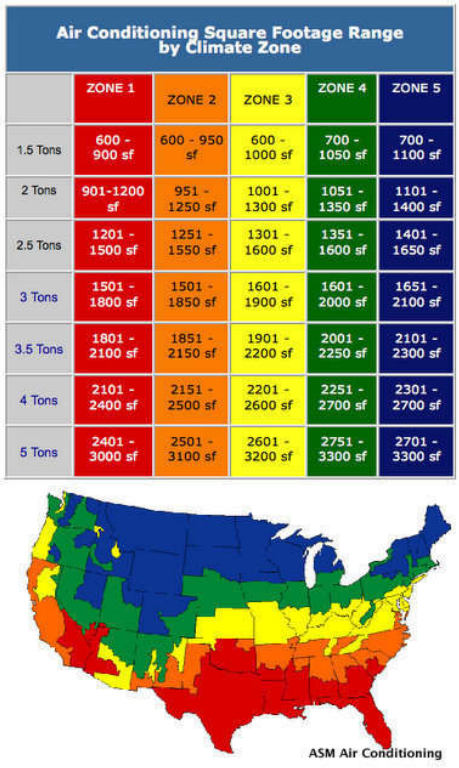
Did not appear to be in use.

Duct Work: Configuration
Central

Condenser: Size (Ton)

2.5(030)

This is given a courtesy and is determined by using the serial number and referencing a 3 digit sequence. I am not an HVAC professional.



Air Conditioning Square Footage Range by Climate Zone					
	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
1.5 Tons	600 - 900 sf	600 - 950 sf	600 - 1000 sf	700 - 1050 sf	700 - 1100 sf
2 Tons	901-1200 sf	951 - 1250 sf	1001 - 1300 sf	1051 - 1350 sf	1101 - 1400 sf
2.5 Tons	1201 - 1500 sf	1251 - 1550 sf	1301 - 1600 sf	1351 - 1600 sf	1401 - 1650 sf
3 Tons	1501 - 1800 sf	1501 - 1850 sf	1601 - 1900 sf	1601 - 2000 sf	1651 - 2100 sf
3.5 Tons	1801 - 2100 sf	1851 - 2150 sf	1901 - 2200 sf	2001 - 2250 sf	2101 - 2300 sf
4 Tons	2101 - 2400 sf	2151 - 2500 sf	2201 - 2600 sf	2251 - 2700 sf	2301 - 2700 sf
5 Tons	2401 - 3000 sf	2501 - 3100 sf	2601 - 3200 sf	2751 - 3300 sf	2701 - 3300 sf

Normal Operating Controls: Thermostat

Digital, Mechanical

2nd Floor

1st Floor

Deficient

7.1.1 Condenser

Repair/Replace

CONDENSATE DRAINING TOO CLOSE TO HOUSE

The condensate was draining to close to the house. Drains should be moved away from the home. Constant water drainage can increase the chances of moisture wicking into the foundation and walls and it attracts pests.

Recommendation

Contact a qualified professional.

Right

7.1.2 Condenser

Repair/Replace

COIL DIRTY

The coil on the condenser unit was dirty and needs to be cleaned to operate efficiently. Recommend an HVAC technician clean the coil to optimize performance.

Recommendation

Contact a qualified HVAC professional.

Right

7.2.1 Air Handler

Repair/Replace

DUCT WORK - CONNECTION

The air handler duct work needs to be properly sealed, air was leaking at the supply and return sides. Recommend and HVAC contractor properly seal the duct work at the air handler.

Recommendation

Contact a qualified HVAC professional.

7.4.1 Duct Work

Repair/Replace

DUCTS DETERIORATED

Deteriorated ducts were observed. Recommend licensed HVAC contractor repair or replace.

Recommendation

Contact a qualified HVAC professional.

2nd Floor Attic

2nd Floor Attic

2nd Floor Attic

8: INTERIOR

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

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

Information

Ceiling Material
Gypsum Board, Plaster

Door type
Hollow Core, Raised Panel, Bi-fold

Floor Coverings
Carpet, Laminate, Tile

Wall Material
Gypsum Board

Window Type
Single-hung, Thermal

Deficient

8.1.1 Doors

Repair/Replace

DOOR ADJUSTMENT

A door did not close properly, adjustment is required. Was dragging on the carpet.

Recommendation

Contact a handyman or DIY project

2nd Floor Bedroom

8.4.1 Walls

Repair/Replace

WATER - DAMAGE

Water damage was observed from what appears to be a past water leak. No moisture was detrected at the time of the inspection. Recommend a painter repair and paint. Monitor for future leaks.

Recommendation

Contact a qualified professional.

1st Floor Bedroom


1st Floor Bedroom


1st Floor Bedroom

9: KITCHEN

		IN	NI	NP	D
9.1	Cabinets & Counter Tops	X			
9.2	Sink	X			X
9.3	Dishwasher	X			X
9.4	Refrigerator	X			
9.5	Range/Oven/Cooktop	X			
9.6	Garbage Disposal	X			X
9.7	Built-in Microwave	X			
9.8	Exhaust	X			

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

Information

Cabinetry
Wood

Countertop Material
Granite

Dishwasher Brand
Frigidaire

Exhaust Hood Type
Re-circulate, Built-in Microwave

Refrigerator Brand
Frigidaire

Range/Oven Brand
Frigidaire

Range/Oven Energy Source
Electric

Deficient

9.2.1 Sink

Immediate Attention

DRAIN SLOPE

The drain had an up hill slope that will restrict or prevent water from draining properly. Recommend a plumber properly install the drain.

Recommendation

Contact a qualified plumbing contractor.

9.3.1 Dishwasher

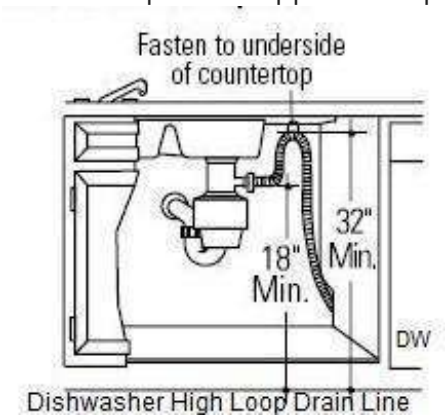
Repair/Replace

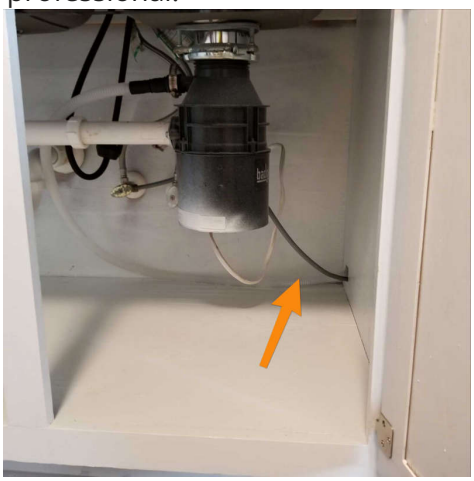
NO HIGH LOOP

The dishwasher installed without a high loop in the drain line. It is required by most jurisdictions and manufacturers that the dishwashers drain line be installed with a high loop. This prevents the dirty water that is being drained in the sink from inadvertently getting pulled back into the dishwasher or even siphoned back into the water system. Recommend an appliance repair technician properly install the drain line.

Recommendation

Contact a qualified appliance repair professional.





9.6.1 Garbage Disposal

Immediate Attention

WIRE CLAMP MISSING

The wire clamp that connects the romex to the motor housing was not installed. Recommend installing the wire clamp to prevent the wire from inadvertently being pulled out and to prevent electrical shock and fire.

Recommendation

Contact a qualified electrical contractor.

10: LAUNDRY

		IN	NI	NP	D
10.1	Cabinets & Counter Tops	X			
10.2	Dryer	X			
10.3	Sink	X			

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

Information

Location
Garage

Cabinets & Counter Tops : Cabinetry Material
Wood

Cabinets & Counter Tops : Countertop Material
None

Dryer : Dryer Power Source
220 Electric

Dryer : Dryer Vent Material
Rigid PVC

11: BATHROOM-DOWNSTAIRS

		IN	NI	NP	D
11.1	Floors	X			
11.2	Walls	X			
11.3	Ceilings	X			
11.4	Exhaust Fan	X			
11.5	Cabinets & Counter Tops	X			
11.6	Sink	X			
11.7	Toilet	X			X

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

Information

Cabinetry Material
Wood

Countertop Material
Laminate

Ceiling Material
Gypsum Board, Plaster

Exhaust Fans - Bathrooms
Fan Only

Floor Coverings
Laminate

Wall Material
Gypsum Board

Window Type
None

Deficient

11.7.1 Toilet

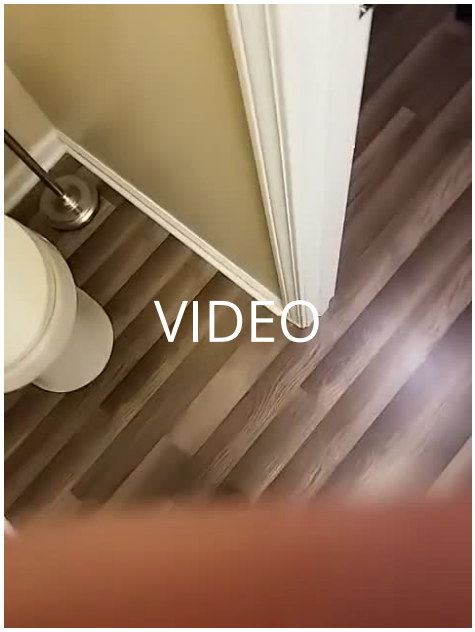
Repair/Replace

LOOSE AT BASE

Observed a loose toilet fixture. The toilet fixture should be tighten to prevent movement, caution should be taken not to over tighten. Replacing the wax ring may be necessary to prevent leaking.

Recommendation

Contact a qualified plumbing contractor.



12: BATHROOM-MASTER

		IN	NI	NP	D
12.1	Windows	X			
12.2	Floors	X			
12.3	Walls	X			
12.4	Ceilings	X			
12.5	Exhaust Fan	X			X
12.6	Cabinets & Counter Tops	X			
12.7	Sink	X			
12.8	Toilet	X			
12.9	Shower Enclosrure Tile	X			
12.10	Spa Tub	X			X

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

Information

Cabinetry Material
Wood

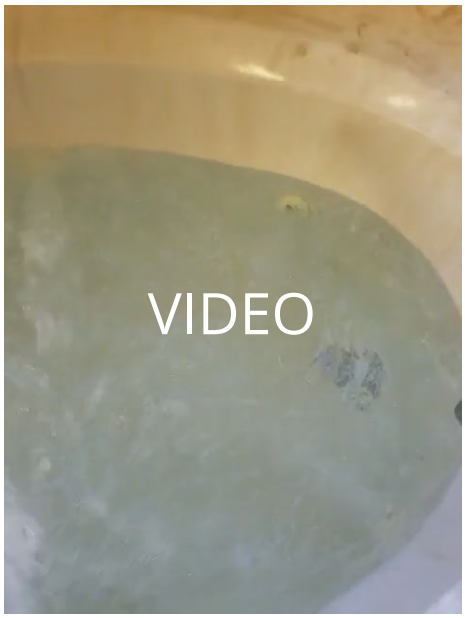
Exhaust Fans - Bathrooms
Fan Only

Window Type
Single-hung, Thermal

Countertop Material
Marble (composite)

Floor Coverings
Tile

Spa Tub: Spa tub functional



Ceiling Material
Gypsum Board, Plaster

Wall Material
Gypsum Board

Deficient

12.5.1 Exhaust Fan

MISSING EXHAUST FAN

OVER SHOWER

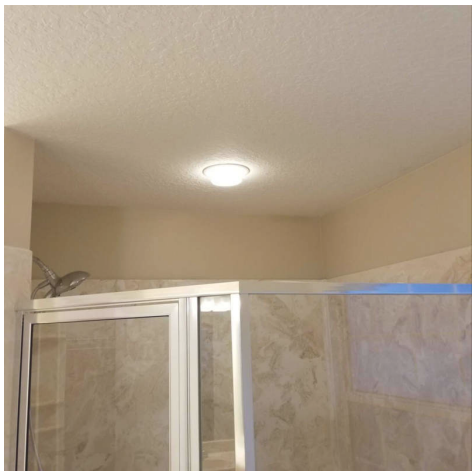
Repair/Replace

Observed a missing exhaust fan. During a bath or shower, humidity levels rise significantly creating the perfect breeding ground for mold, mildew and microorganisms that can negatively impact health. In addition, long-term exposure to excess moisture and humidity can crack and peel paint and wallpaper, ruin wallboard, warp doors and rust cabinets and fixtures. Without control, it can even cause deterioration of joists and framing above the bathroom. Recommend contacting an electrician to properly install an exhaust fan. The fan should exhaust to the homes exterior (not the attic).

Guide to consumer exhaust fans

Recommendation

Contact a qualified professional.



12.10.1 Spa Tub

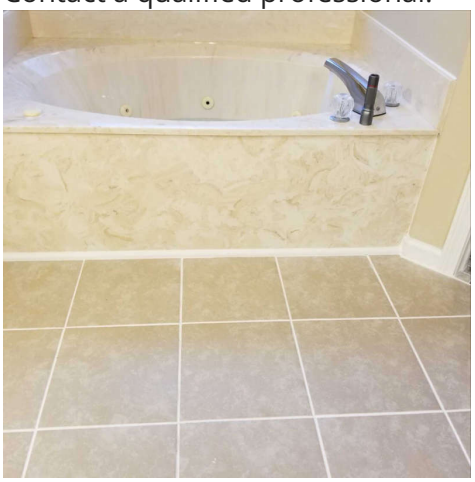
Repair/Replace

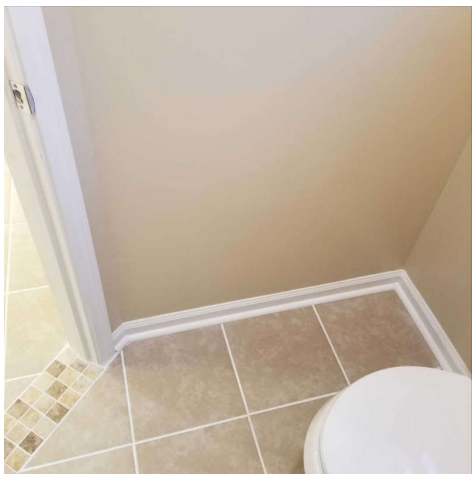
NO ACCESS PANEL

There wasn't an access panel installed to maintain or repair the spa tub components. Also, these tubs are typically plugged into a GFCI receptacle if the receptacle trips there is no way to reset it with out cutting into the wall.

Recommendation

Contact a qualified professional.





12.10.2 Spa Tub

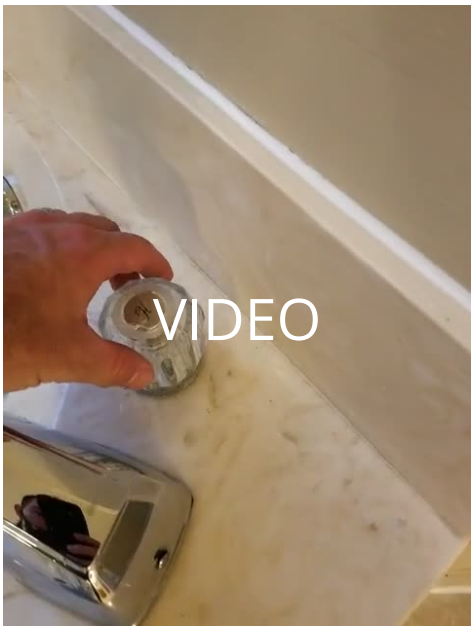
Immediate Attention

FIXTURE LOOSE

A fixture was loose and should be properly fastened. There is not an access panel to maintain the fixtures.

Recommendation

Contact a qualified plumbing contractor.


VIDEO

13: BATHROOM-UPSTAIRS

		IN	NI	NP	D
13.1	Floors	X			
13.2	Walls	X			
13.3	Ceilings	X			
13.4	Exhaust Fan	X			
13.5	Cabinets & Counter Tops	X			
13.6	Sink	X			
13.7	Toilet	X			
13.8	Shower enclosure fiberglass	X			

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

Information

Cabinetry Material
Wood

Countertop Material
Laminate

Ceiling Material
Gypsum Board, Plaster

Exhaust Fans - Bathrooms
Fan Only

Floor Coverings
Tile

Wall Material
Gypsum Board

Window Type
None

14: GARAGE

		IN	NI	NP	D
14.1	Ceiling	X			
14.2	Floor	X			
14.3	Walls	X			
14.4	Garage Door	X			
14.5	Garage Door Opener	X			X
14.6	Occupant Door (From garage to inside of home)	X			

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

Information

Ceiling material
Gypsum board

Garage Door Material
Aluminum

Garage Door Type
Folding

Wall material
Gypsum board

Deficient

14.5.1 Garage Door Opener

Immediate Attention

INADEQUATE MOUNTING

Garage door opener needs to be securely mounted with adequate brackets to prevent movement and falling hazard.

Recommendation

Contact a qualified garage door contractor.

15: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
15.1	Attic Insulation	X			X
15.2	Ventilation	X			
15.3	Attic stairs			X	

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

Information

Inspection Method
Partially Traversed

Ventilation Type
Ridge Vents, Soffit Vents

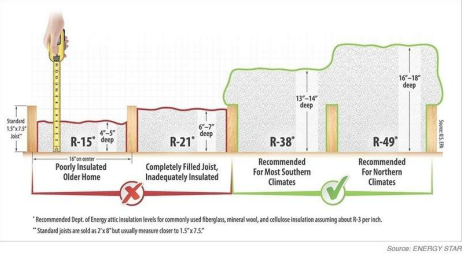
Insulation Type
Batt, Cellulose, Fiberglass, Loose Fill

Roof Framing
Truss

R-Value
30

In most cases the R-value is estimated from the type and thickness of observed insulation. In some cases we can obtain the R-value from the back off the batts or from the original insulation certificate if we can locate it.

R Value recommendations



Limitations

Attic Insulation

GENERAL ATTIC SAFETY

Inspection of the attic was restricted by a lack of flooring and joists that were covered by insulation; therefore, the inspector was unable to safely move around the entire attic space for a more complete evaluation.

Deficient

15.1.1 Attic Insulation

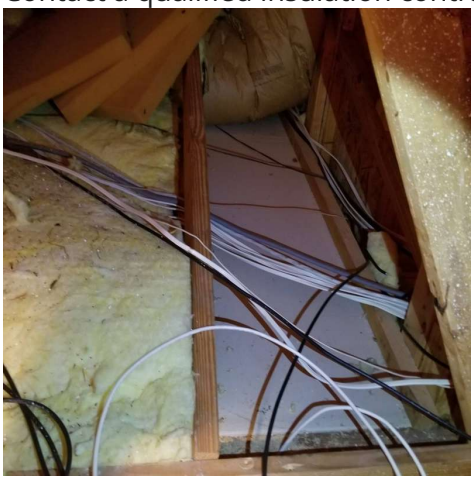
Repair/Replace

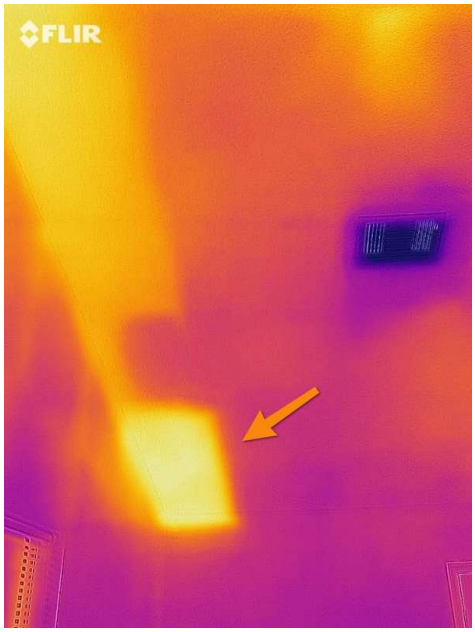
MISSING INSULATION

Areas in the attic were missing insulation which will make heating and cooling difficult and costly. It can also cause moisture that can lean to mold growth.

Recommendation

Contact a qualified insulation contractor.





16: IRRIGATION

		IN	NI	NP	D
16.1	Controller		X		
16.2	Distribution piping	X			
16.3	Sprinkler heads	X			
16.4	Zone valves	X			

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

Limitations

Distribution piping

UNDERGROUND PIPING

Most of the irrigation piping is buried below ground and is not visible during the inspection.

Sprinkler heads

HIDDEN

Sprinkler heads have a tendency to become hidden. We do our best to locate them during the inspection. It is common to find additional sprinkler heads once you move in some of which may not be functioning.

Zone valves

INDIVIDUAL ZONE VALVE LOCATIONS

Valves laid out zone by zone can be difficult to locate because they can be hidden under grass, landscaping or structures that have occurred since the valve was installed. We do our best to locate each zone valve in the time allotted for your inspection.

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.

Foundation & 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.

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.

HVAC

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.

2. 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.

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.

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.

Laundry

I. The inspector shall inspect:

1. mechanical exhaust systems in the kitchen, bathrooms and laundry area

Bathroom-Downstairs

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Bathroom-Master

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Bathroom-Upstairs

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Attic, Insulation & Ventilation

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

Irrigation

I. The inspector shall: A. manually operate all zones or stations on the system through the controller; II. Report as Deficient: A. the absence of a rain or moisture sensor, B. inoperative zone valves; C. surface water leaks; D. the absence of a backflow prevention device; E. the absence of shut-off valves between the water meter and backflow device; F. deficiencies in the performance and mounting of the controller; G. missing or damaged components; H. deficiencies in the performance of the water emission devices; such as, sprayer heads, rotary sprinkler heads, bubblers or drip lines. III. The inspector is not required to inspect: A. for effective coverage of the irrigation system; B. the automatic function of the controller; C. the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or D. sizing and effectiveness of backflow prevention device.