



SKY BLUE INSPECTIONS, LLC

651-675-8895

randy@skyblueinspects.com

<https://www.SkyBlueInspects.com>



© RMLSMN

1234 Main St.
Lake Elmo MN 55042

Buyer Name

06/17/2018 9:00AM



Inspector

Randy Erickson

InterNachi Certified Professional Inspector

651-675-8895

randy@skyblueinspects.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SIGNIFICANT DEFECT

- ⚠ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspout Extensions damaged
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Ground Clearance
- 🔧 3.1.2 Exterior - Siding, Flashing & Trim: Calking Failure
- 🔧 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 🔧 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Boards
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- 🔧 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- 🔧 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- 🔧 5.1.1 Heating - Equipment: Filter Dirty
- 🔧 5.1.2 Heating - Equipment: Furnace Maintenance Cleaning indicated
- 🔧 5.3.1 Heating - Distribution Systems: Ducts Dirty
- ⊖ 6.1.1 Cooling - Cooling Equipment: Air Conditioning Unit is Dirty
- 🔧 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Shower Head Leaking
- ⊖ 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Kitchen Faucet Leak
- 🔧 7.3.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Water Softener Leaking - Courtesy Notice
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Loose Outlet
- ⚠ 8.7.1 Electrical - Carbon Monoxide Detectors: Defective
- ⊖ 9.2.1 Attic, Insulation & Ventilation - Vapor Retarders (Crawlspace or Basement): Vapor Barrier Damaged
- 🔧 10.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
- 🔧 10.1.2 Doors, Windows & Interior - Doors: Door Latch Alignment
- 🔧 10.1.3 Doors, Windows & Interior - Doors: Closet Door Knob loose
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Not working correctly
- ⊖ 12.3.1 Garage - Walls & Firewalls: Damaged Drywall

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Family and/or Friends

Occupancy

Vacant

Type of Building

Single Family

Temperature (approximate)

76 Fahrenheit (F)

Weather Conditions

Cloudy

Style

Two Story



General Exterior Views

Exterior

General Photos



2: ROOF

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

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

Information

Inspection Method

Roof

Roof Type/Style

Gable, Combination

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum, Seamless Aluminum

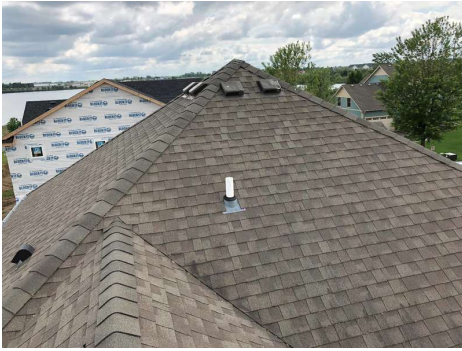
Flashings: Material

Aluminum

General Views of the Roof

From the Roof Surface

General Photos



Deficiencies

2.1.1 Coverings

DAMAGED (GENERAL)

ROOF



Roof coverings showed moderate damage in several locations. This damage may significantly shorten the roof's service life and allow for moisture intrusion. Recommend a qualified roofing professional evaluate and repair as needed. Repair could have significant costs.

Recommendation

Contact a qualified roofing professional.



Fiberglass mat exposed by damage.



Damaged Vent and no Calk to seal the nail heads.



Damage on the vents.



Significant aggregate washed off the shingles.

2.2.1 Roof Drainage Systems

Recommendation

DEBRIS

GUTTERS

Debris has accumulated in the gutters. This can block the normal flow of rain water. Recommend cleaning by a qualified handyman or knowledgeable Home Owner.

Recommendation

Recommended DIY Project



Above the Garage



2.2.2 Roof Drainage Systems

Recommendation

DOWNSPOUT EXTENSIONS DAMAGED

AROUND THE HOUSE

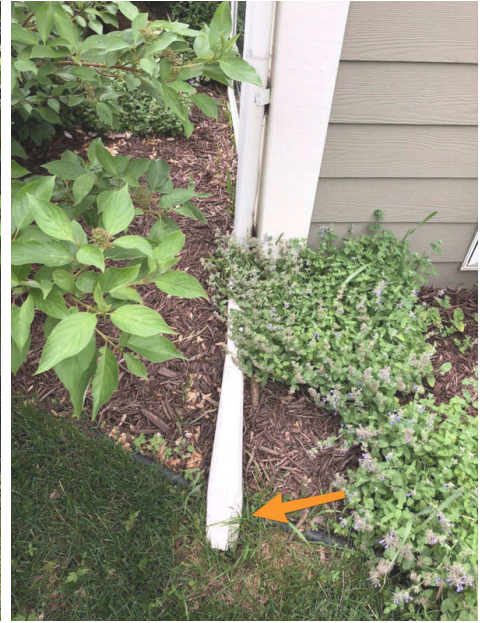
Downspout extensions were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified gutter contractor or experienced homeowner evaluate and repair. Recommend that extensions carry water 4-6 feet from the house.

Recommendation

Contact a qualified gutter contractor



Repair



Repair - Recommend that extensions carry water out 4-6 feet from the house. Repair and extend

3: EXTERIOR

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

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

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Engineered Wood, Fiber Cement

Siding, Flashing & Trim: Siding Style

Clapboard, Shakes

Exterior Doors: Exterior Entry Door

Steel, Wood

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Deck with Steps

Decks, Balconies, Porches & Steps: Material

Composite, Concrete, Wood

Siding, Flashing & Trim: General Photos of Siding

Around the home.

General Photos



Limitations

General

VEGETATION, BUSHES SHRUBS BLOCKING VIEW AND LIMITING ACCESS.

EXTERIOR

Vegetation, Bushes Shrubs blocking my view and limiting access at different places around the home. Recommend trimming and removing vegetation that comes in contact with the siding and trim. This can lead to moisture and mechanical damage.





Deficiencies

3.1.1 Siding, Flashing & Trim

GROUND CLEARANCE

BACK OF HOUSE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground, mulch or soil is a serious concern because that condition can provide direct access for wood destroying insects and promote moisture damage.. Recommend correction by a Landscape contractor.

Recommendation

Contact a qualified landscaping contractor



3.1.2 Siding, Flashing & Trim

 Maintenance Item

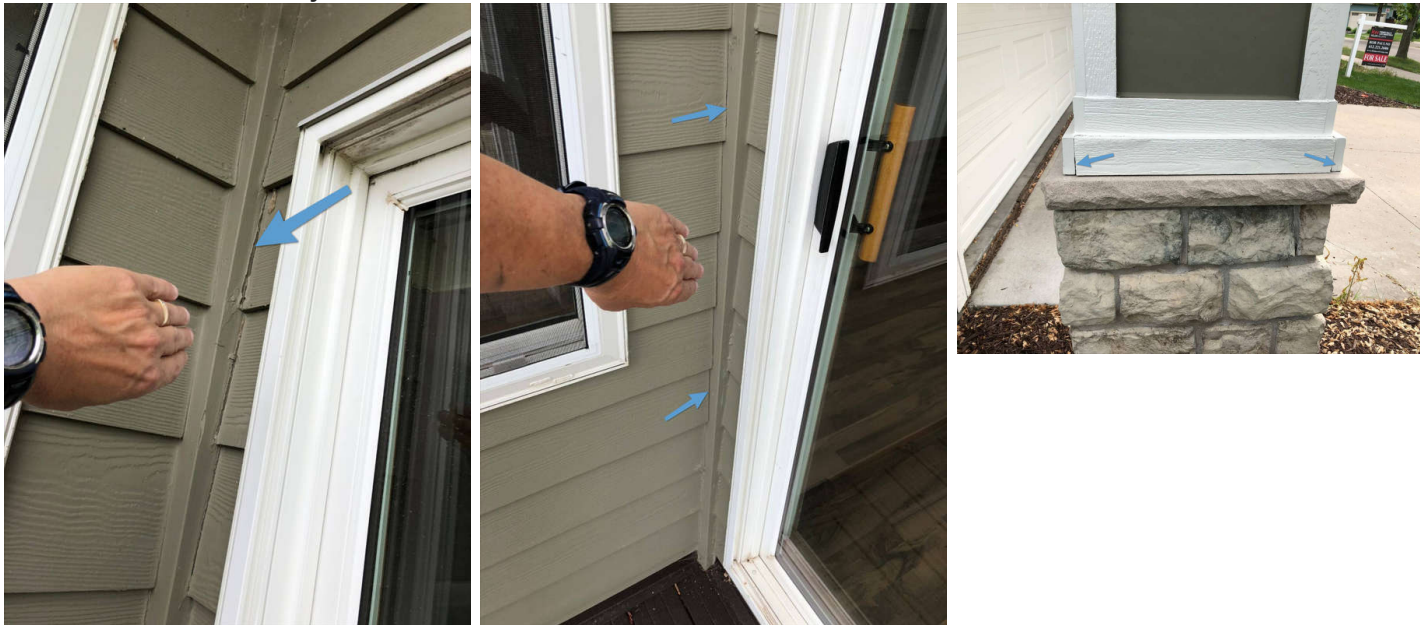
CALKING FAILURE

EXTERIOR

Calking has shrunk, detached or cracked in several locations. This can lead to moisture intrusion and damage to trim, siding and paint. Recommend calking around doors, windows and trim be repaired by a handyman or homeowner.

Recommendation

Recommended DIY Project



3.3.1 Walkways, Patios & Driveways

 Maintenance Item

DRIVEWAY CRACKING - MINOR

GARAGE

Minor cosmetic cracks and settling observed, which may indicate movement in the soil. Possible trip hazard at the garage slab and driveway slab junction. Recommend monitor and/or have concrete contractor repair

Recommendation

Contact a qualified concrete contractor.



Minor cracking and settling.

3.4.1 Decks, Balconies, Porches & Steps

 Maintenance Item

DECK - LOOSE BOARDS

BACK DECK - SEVERAL LOCATIONS OF THE RAILING.

One or more Post Covers were observed to be loose. Someone reaching for the railing might lose their balance and fall if they grab one of the loose caps. Recommend they be refastened.

Recommendation

Recommended DIY Project



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

NEGATIVE GRADING

SOUTHWEST

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

Recommendation

Contact a qualified landscaping contractor



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

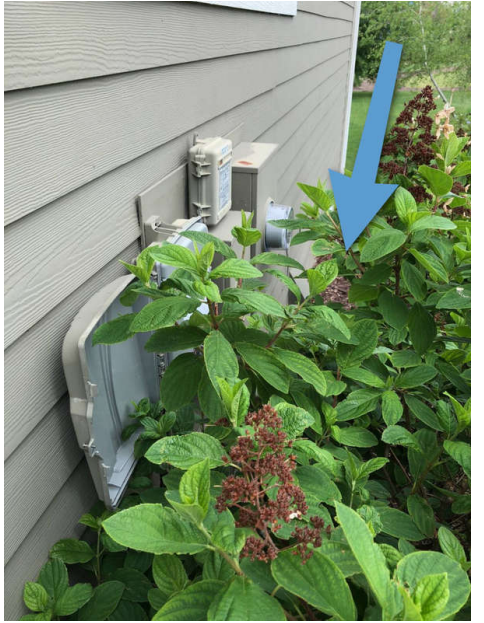
TREE OVERHANG

NORTHWEST SIDE, GARAGE AND BACK OF THE HOUSE.

Trees & Shrubs observed in contact with the house. This can cause damage to the siding or paint over time. Recommend a qualified tree service or experienced home owner trim to allow for proper clearance.

Recommendation

Recommended DIY Project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Floor Structure:
Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Wood I-Joists

Floor Structure: Sub-floor
Plywood

Basements & Crawlspaces: General photos from Basement

Basement

General photos for reference.



Wall Structure: General Photos for reference.

Basement

Reference Photos



Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

NORTHWEST SIDE TOWARDS THE BACK OF THE HOME.

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. However, there also appears to be efflorescence (White powder/crystals) that can indicate moisture in the wall. Recommend monitoring for more serious shifting/displacement and resolving landscape grading issues in this area.

 Maintenance Item

Recommendation

Recommended DIY Project



Minor cracking with efflorescence.

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			X
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

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

Information

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Equipment: Air Exchanger
Basement

Inspected the Air Exchanger and controls.



Vents, Flues & Chimneys:
General Photos

Northwest

Reference Photos



AFUE Rating

90

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.

Equipment: Brand

Basement

Bryant

Bryant



Equipment: Gas Fireplace Main Floor.

1st Floor Living Room

Gas Fireplace Main Floor. Inspected and started with Wall Switch. Recommend regular cleaning by home owner.



Working Fireplace with wall switch.

Normal Operating Controls: Programmable Thermostat and Air Exchanger controls

1st Floor Kitchen

Programmable Thermostat and Air Exchanger controls. Working order at the time of the inspection.



Distribution Systems: Ductwork

Basement

Non-insulated

Reference Photos



Deficiencies

5.1.1 Equipment

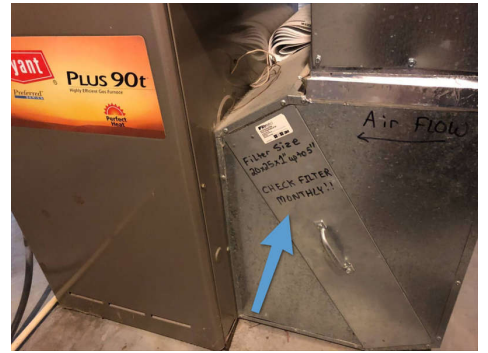
FILTER DIRTY

 Maintenance Item

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

Recommended DIY Project



5.1.2 Equipment

FURNACE MAINTENANCE CLEANING INDICATED

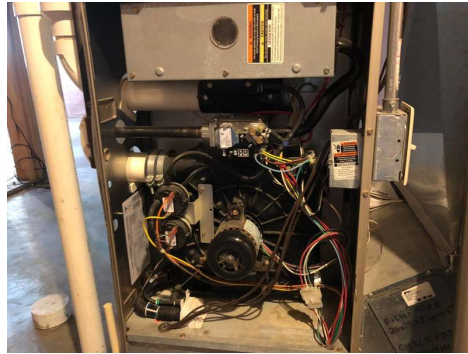
BASEMENT



Furnace Maintenance Cleaning indicated. Recommend having the furnace serviced and cleaned every year to help insure safety and proper performance.

Recommendation

Contact a qualified HVAC professional.



5.3.1 Distribution Systems

DUCTS DIRTY



Ducts have deposits of dirt and debris. This may cause air quality issues. Recommend cleaning professionally or DIY.

Recommendation

Contact a qualified professional.





6: COOLING

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

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

Information

Cooling Equipment: Brand
Bryant

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
Northeast

Unknown Tag faded SEER

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

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).



Deficiencies

6.1.1 Cooling Equipment

 Recommendation

AIR CONDITIONING UNIT IS DIRTY

NORTHEAST

Air Conditioning Unit is Dirty. This may reduce efficiency. Recommend cleaning by the home owner.

Recommendation

Recommended DIY Project



7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump	X			

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

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Basement

Reference Photo



Main ater shut Off

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

Material

Basement

ABS

Reference Photo

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Power

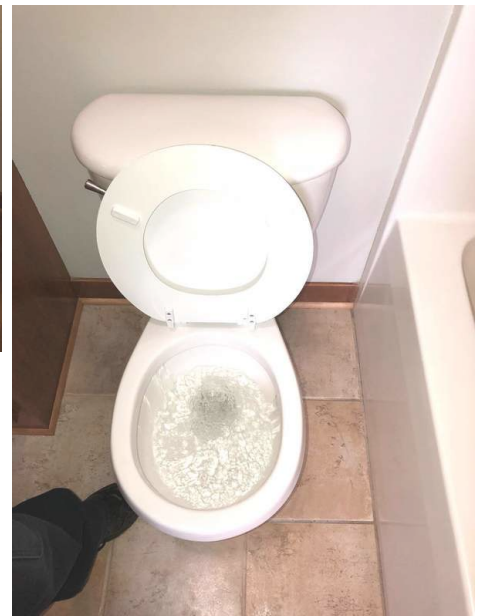
Source/Type

Natural Gas

Water Supply, Distribution Systems & Fixtures: Fixtures, Toilets, Sinks

Kitchen -Bathroom

Inspected and operated. General Photos of examples.





Hot Water Systems, Controls, Flues & Vents: Manufacturer

Basement

Ruud

Inspected, no defects observed. Newer installation.



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

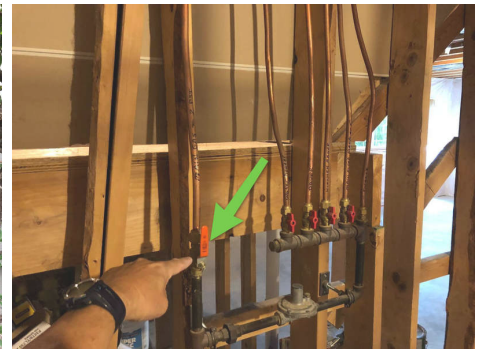
Northwest Meter and Basement shut off

Basement, Gas Meter

Photos for reference.



Outside Shut Off



Main Shut Off in Basement.

Sump Pump: Location

Basement

Basement

Sump Pump was tested and operated when the float was lifted.



Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

Maintenance Item

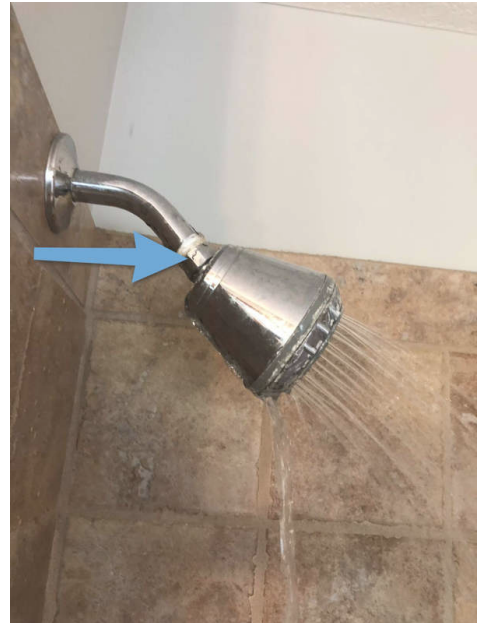
SHOWER HEAD LEAKING

BATHROOM

Shower head is leaking. Recommend cleaning and repair.

Recommendation

Recommended DIY Project



7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

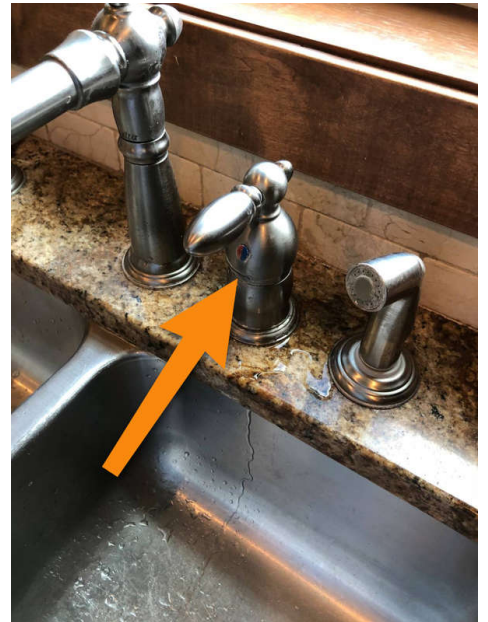
KITCHEN FAUCET LEAK

KITCHEN

The lever for the kitchen sink faucet leaks. This may cause water damage over time. Recommend repair or replacement by a Plumber.

Recommendation

Contact a qualified plumbing contractor.



7.3.3 Water Supply, Distribution Systems & Fixtures

 Maintenance Item

WATER SOFTENER LEAKING - COURTESY NOTICE

BASEMENT

Water Softener Leaking - Courtesy Notice

Though Water Softeners are not part of a standard inspection. I did see water leaking down the charging tank. Recommend having it evaluated and repaired by a qualified professional.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			
8.6	Smoke Alarms and CO Alarms	X			
8.7	Carbon Monoxide Detectors	X			X

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

Information

Service Entrance Conductors: Electrical Service Conductors

Northwest

Below Ground, 220 Volts

Behind a shrub. Unable to inspect closely.



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

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

None

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

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

Basement

Basement

Inspected. No defect observed at the time of the inspection.



Lighting Fixtures, Switches & Receptacles: Lights, Switched and fixtures inspected

Whole House.

General Photos for reference



GFCI & AFCI: Inspected and tested

Basement nad around the house.

A Sample Inspected and tested in the house and breakers at the Service Panel.



Tested and reset.

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES MISSING

GARAGE

One receptacle is missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Recommended DIY Project



8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

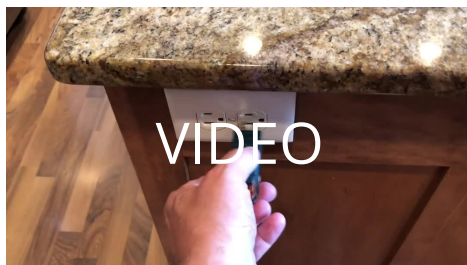
LOOSE OUTLET

KITCHEN ISLAND

One receptacle is loose in it's box. This causes short and shock risk. Recommend correction by a qualified professional..

Recommendation

Contact a qualified professional.



8.7.1 Carbon Monoxide Detectors



DEFECTIVE

WHOLE HOUSE

Carbon monoxide detectors are not installed in the house. Recommend Installation.

CO alarms are now required outside and not more than 10 feet from each separate sleeping area or bedroom.

Recommendation

Recommended DIY Project

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)	X			X
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

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

Information

Dryer Power Source

Gas

Dryer Vent

Unknown

Flooring Insulation

None

Attic Insulation: R-value

45

Ventilation: Ventilation Type

Soffit Vents, Roof Vents

Exhaust Systems: Exhaust Fans

Whloe House Air Exchanger

Attic Insulation: Insulation Type

Attic

Batt, Blown, Fiberglass

Attic visually Inspected from the hatch.



Deficiencies

9.2.1 Vapor Retarders (Crawlspace or Basement)

VAPOR BARRIER DAMAGED

BASEMENT

Recommendation

Vapor barrier is damaged (Holes & Tears) in one or more areas. Mositure can easily enter the wall and may cause condensation problems on the basement wall. Recommend insulation contractor repair or replace.

Recommendation

Contact a qualified insulation contractor.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			

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

Information

Windows: Window Manufacturer Unknown **Windows: Window Type** Casement, Double-hung, Storm **Walls: Wall Material** Drywall

Ceilings: Ceiling Material Gypsum Board **Countertops & Cabinets: Countertop Material** Granite

Floors: Floor Coverings

1st Floor, 2nd Floor

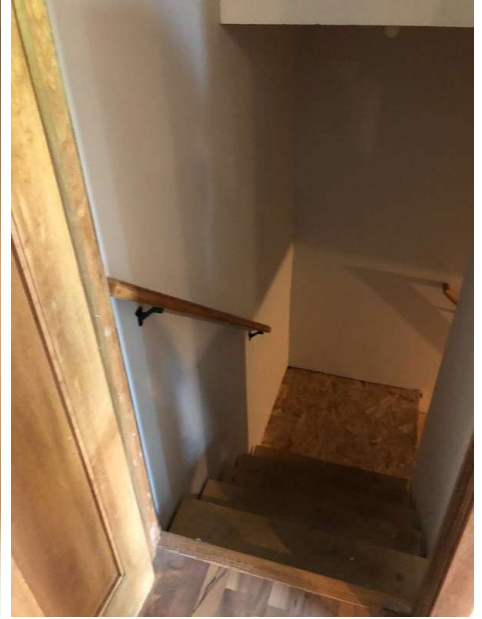
Carpet, Engineered Wood, Tile

General Reference Photos.



Steps, Stairways & Railings: Inspected Stairs

General Photos for reference.



Countertops & Cabinets: Cabinetry

Kitchen
Wood

Reference Photos



Deficiencies

10.1.1 Doors

 Maintenance Item

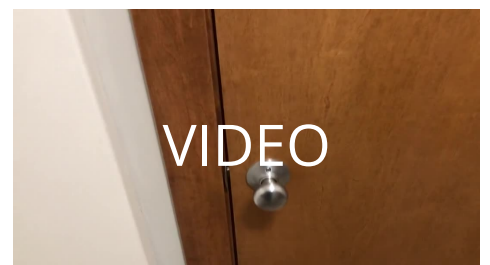
DOOR DOESN'T LATCH

2ND FLOOR BATHROOM (JACK & JILL)

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

Recommendation

Contact a handyman or DIY project



10.1.2 Doors

 Maintenance Item

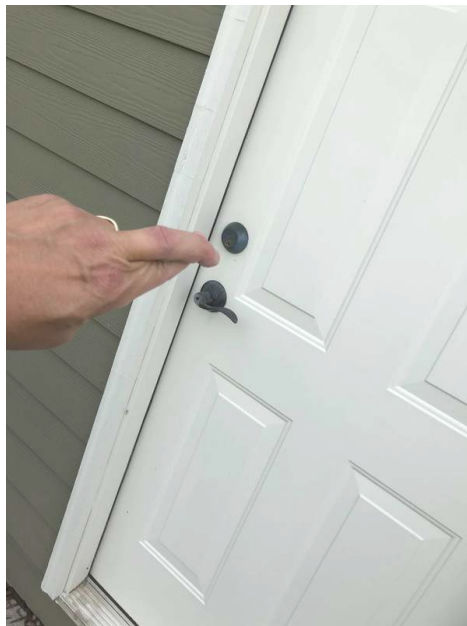
DOOR LATCH ALIGNMENT

GARAGE, BACK SERVICE DOOR.

Door latch/lock, and strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Recommended DIY Project



10.1.3 Doors

 Maintenance Item

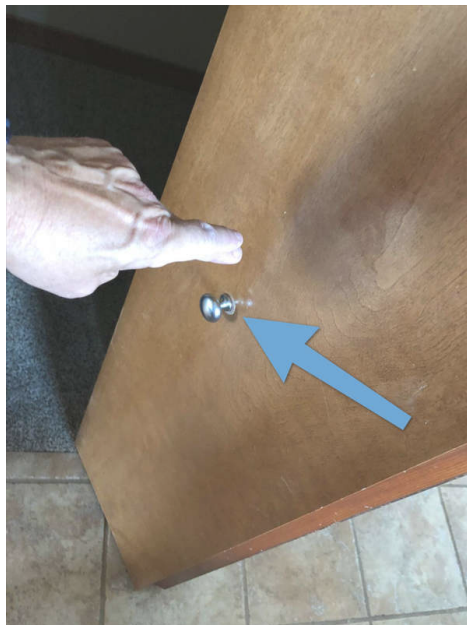
CLOSET DOOR KNOB LOOSE

BATHROOM, MASTER CLOSET

Closet Door Knob loose. Recommend Repair by Handyman or Home owner.

Recommendation

Recommended DIY Project



Loose

10.2.1 Windows

 Recommendation

NOT WORKING CORRECTLY

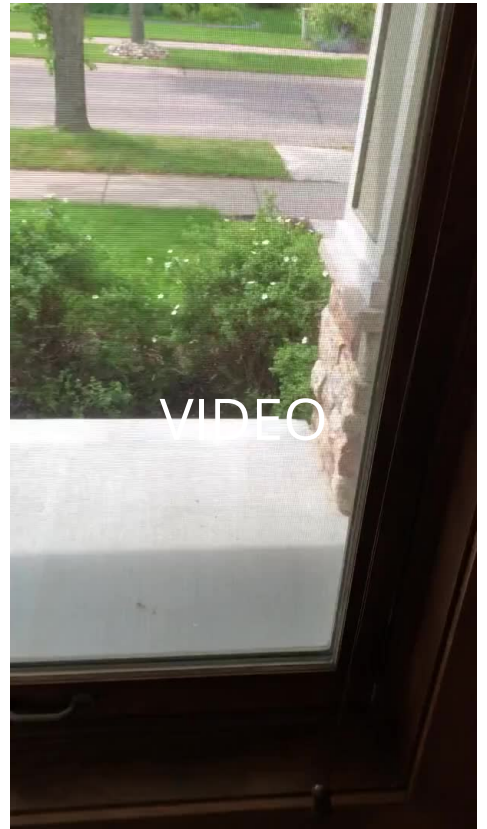
FRONT ROOM, 1ST FLOOR

Window does not slide on track properly and will not stay up. This could break or become a bigger problem.

Recommend repair by a window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			
11.5	Built-in Microwave	X			

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

Information

Dishwasher: Brand

Frigidaire

Refrigerator: Brand

Frigidaire

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

Range/Oven/Cooktop: Range/Oven Brand

Kitchen

Frigidaire

Inspected and operating at the time of the inspection. Reference Photos



12: GARAGE

		IN	NI	NP	D
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			X
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			

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

Information

Garage Door: Material

Metal

Garage Door: Type

Roll-Up

Garage Door Opener: Opener operated and safety devices tested.

Opener operated and safety devices tested. No defects at the time of the inspection.



Deficiencies

12.3.1 Walls & Firewalls

DAMAGED DRYWALL

GARAGE

Garage wall had damaged drywall. Compromises the Firewall. Recommend drywall contractor repair.

Recommendation

Contact a qualified drywall contractor.



Drywall Missing

STANDARDS OF PRACTICE

Inspection Details

SCOPE OF THE INSPECTION:

Sky Blue Inspections strives to perform all inspections in substantial compliance with the Standards of Practice (SOP) of the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the SOP. When systems or components designated in the SOP are present but are not inspected, the reason(s) the item was not inspected is identified within the Limitations tab of this report. This report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is defective or near the end of expected service life is reported, and recommendations for further evaluation, correction or monitoring are made as appropriate.

USE OF PHOTOS AND VIDEOS:

Your report may include photographs and videos (images). Some images are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item, system or area at the time of the inspection. Some of the images may be of problem areas or defects, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or defects will be supported with images.

CATEGORIES:

This report divides deficiencies into three categories:

Maintenance Items (colored in **BLUE**),

Recommendations (in **ORANGE**)

Significant Defects (in **RED**).

MAINTENANCE ITEMS: Include components that were found to be in need of recurring or basic general maintenance to protect either the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

RECOMMENDATIONS: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

SIGNIFICANT DEFECTS: Will denote a brief comment of a significantly deficient component or a condition, which will require a relatively short term correction and/or expense. These will typically fall into one of the following four categories:

1. Major defects. An example of this might be a structural failure.
2. Things that may lead to major defects, such as a roof flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home.
4. Safety hazards, such as an exposed, live electrical wiring.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects not repaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review this report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects a real estate transaction, you should consult with your Realtor for further advice regarding the contents of this report. Any repairs should be performed by the properly licensed and bonded tradesman or qualified professional/contractor who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

Roof

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

Exterior

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

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine

electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation

in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.