



MIKE'S COMPLETE HOME INSPECTION, LLC

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<https://MikesCompleteHomeInspection.com/>



YOUR PERSONAL HOME INSPECTION REPORT

1234 Main St.
Flint MI 48506

Buyer Name
11/11/2018 9:00AM



Inspector

Mike Herriman

Internachi Certification NACHI16082306, MI

8104232360

mikescompletehomeinspection@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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Thank you for choosing Mike's Complete Home Inspection to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the Standards of Practice of International Association of Home Inspectors. These Standards of Practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

1) Upgrades and/or Minor Maintenance Recommendations - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) Moderate Recommendations - Most items typically fall into this category. These

recommendations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is copyrighted and may not be used in whole or in part without our express written permission.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

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- ⊖ 2.1.1 Exterior - Siding, Flashing & Trim: Gap Needs Filled
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⊖ 11.11.1 Doors, Windows & Interior - Laundry Facilities: Flexible vent

1: INSPECTION DETAILS

Information

General: In Attendance

Client, Client's Agent

General: Home Faces:

East

General: Weather Conditions

Partly Cloudy, Light Rain, Recent Rain

General: Type of Building

Detached, Single Family

General: Occupancy

Occupied, Furnished

General: Utilities On**General Recommendations:****Home Set-Up and Maintenance**[Click Here for Your Home Set-Up and Maintenance Guide](#)**General: Temperature (Approximate)**

80 Fahrenheit (F)

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C.

Recommendations

1.2.1 General Recommendations

 Moderate Item**OBTAIN INFORMATION**

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, HOA Bylaws, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

2: EXTERIOR

Information

Siding, Flashing & Trim: Siding Style

Masonry, Vinyl

Exterior Doors: Exterior Entry Door- Rear

Glass Patio Door

Patios: Patio Material

Concrete

Siding, Flashing & Trim: Siding Material

Brick Veneer, Vinyl

Exterior Doors: Exterior Entry Door- Garage (Man Door)

Steel

Walkways: Walkway Material

Concrete

Exterior Doors: Exterior Entry Door- Front

Wood

Driveways: Driveway Material

Concrete

Decks, Balconies, Appurtenances: Appurtenances

Deck with Steps, Covered Porch



Decks, Balconies, Appurtenances: Material

Composite, Concrete

Eaves, Soffits & Fascia: Materials

Vinyl, Aluminum

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material

N/A

Sprinkler System: Sprinkler System Brand

Orbit, Rain Bird



Sprinkler System: Back Flow Preventer Location



Inspection Method

Visual, Ladder

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

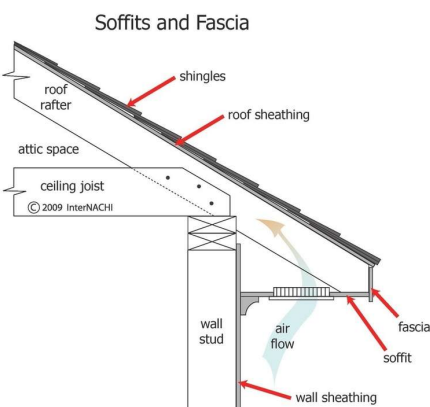
Note: The General Home Inspection does not include inspection of detached structures, landscaping, landscape irrigation and drainage systems, fencing, ponds, fountains, decorative items, well & septic systems, or swimming pools/spas unless pre-arranged as ancillary inspections.

Comment on any nearby water courses is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

Environmental issues are outside the scope of a home inspection. This includes issues such as mold, lead-based paint, radon, asbestos, meth, rot, pests, and wood-destroying organisms.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Vines/Shrubs/Trees Against the Wall, Poor Access Under Steps/Deck/Porch

Recommendations

2.1.1 Siding, Flashing & Trim

GAP NEEDS FILLED

Moderate Item



2.1.2 Siding, Flashing & Trim

ANIMAL NEST, SIDING OR TRIM DAMAGE

Moderate Item

Animals have been known to cause extensive damage while trying to make your house their home. Not only do they cause damage themselves, but as they enlarge openings to make ingress/ egress easier for them they also make it easier for insects and water to enter the home.



Southeast

Recommend pest control to humanely remove animals. After animals are removed general contractor or handyman should be contacted to seal any further openings to prevent further intrusion.

Recommendation

Contact a qualified professional.

2.2.1 Exterior Doors

HARDWARE DAMAGED

Moderate Item

One or more pieces of door hardware are damaged.



Kitchen

2.4.1 Driveways

DRIVEWAY CRACKS MINOR

Cracks observed at the driveway. Seal and monitor to prevent further damage.

 Upgrade/Maintenance Item

2.4.2 Driveways

SPALLING MINOR

Seal and monitor to prevent further damage.

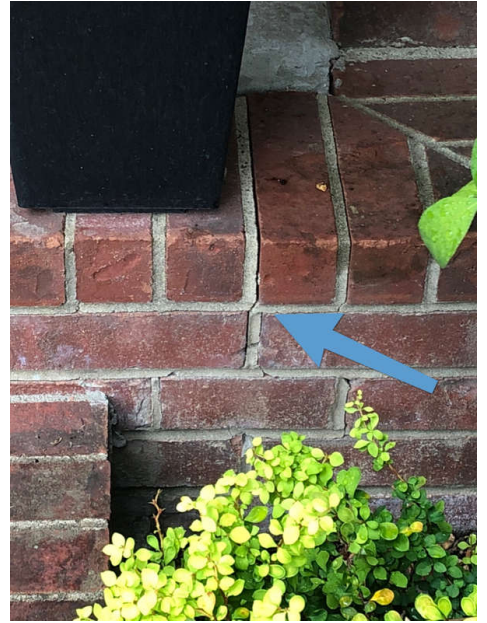
 Upgrade/Maintenance Item

2.7.1 Decks, Balconies,
Appurtenances

PORCH CRACKING

Minor cosmetic cracks observed. Seal and monitor to prevent further damage.

 Upgrade/Maintenance Item



2.7.2 Decks, Balconies, Appurtenances

MISSING HAND-RAILING

 Moderate Item



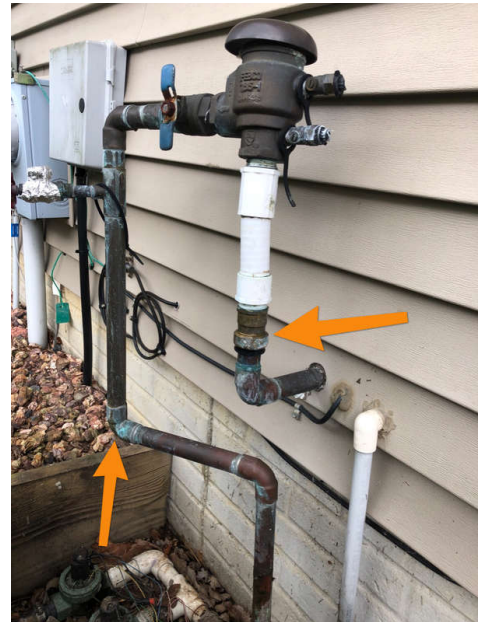
2.11.1 Sprinkler System

LEAKING AT OUTSIDE OF HOUSE ABOVE MANIFOLD COVER

Recommendation

Contact a qualified professional.

 Moderate Item



3: ROOF

Information

Inspection Method

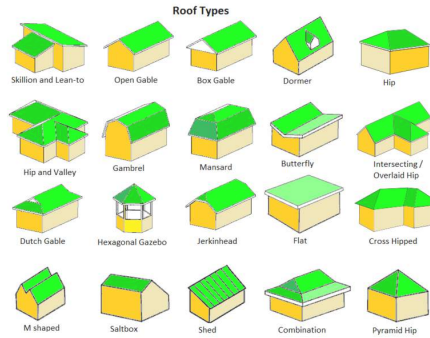
Ladder, Ground, Binoculars

Roof Type/Style

Combination, Hip and Valley

Roof Age

16 Years, Approximately



Roof Age Determined By

Age of home

Underlayment: Underlayment Material

Mostly Hidden, Present- Specific Type Unknown

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Material

B Vent

General Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Coverings: Material

Asphalt, Architectural/Dimensional



Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Roof Structure & Attic: Material

OSB, 2" by 6" Rafters/Roof Joists, 24" Centers



Limitations

General

LIMITED INSPECTION- SAFETY

The Inspector was unable to safely walk the roof due to its steep slope and inspected the roof-covering materials and components from a ladder and from the ground. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, consult a qualified roofing contractor with the equipment required to safely access the entire roof.

Underlayment

UNDERLAYMENT DISCLAIMER

The underlayment was hidden beneath the roof-covering material. Some edges may have been visible. It was not fully inspected, and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Recommendations

3.1.1 Coverings

WIDESPREAD GRANULE LOSS

A significant portion of the roof has experienced widespread granule loss. Consult a roofing professional for evaluation, repair, and to verify insurability.

 Moderate Item



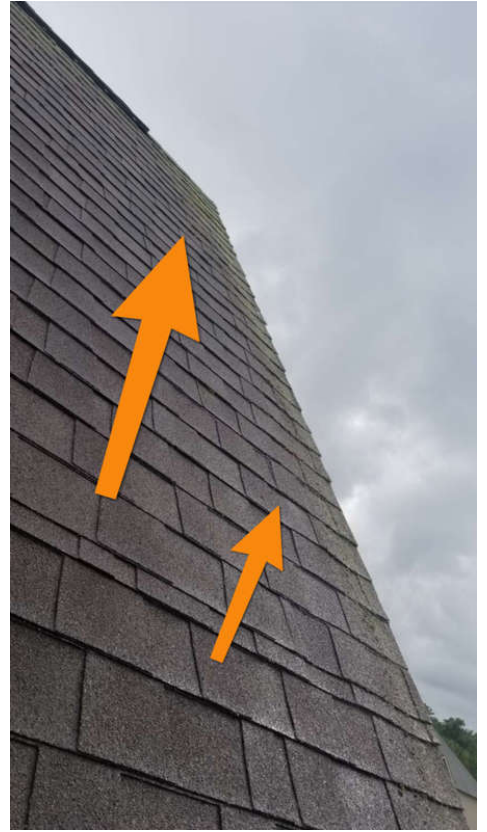
3.1.2 Coverings

MOSS

Recommendation

Contact a qualified professional.

 Moderate Item



North

3.3.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. [Clean to facilitate water flow.](#)

 Moderate Item



Southeast



3.3.2 Roof Drainage Systems

Moderate Item

GUTTER LEAKAGE

The gutters were leaking at various areas and needed maintenance such as the application of an appropriate sealant. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement.



Southwest



Southwest

3.3.3 Roof Drainage Systems

LOOSE CONNECTIONS

Moderate Item



3.3.4 Roof Drainage Systems

IMPROPER SLOPE

The guttering is improperly sloped.

Recommendation

Contact a handyman or DIY project

 Moderate Item



Southwest

3.3.5 Roof Drainage Systems

GUTTER DUMPS ONTO ROOF AT JOINT

Additional water load concentration in one are of roof can lead to premature wear and/or ice damming.

Recommend changing direction of flow and installing additional downspouts to divert water away from roof and foundation.

Recommendation

Contact a qualified professional.

 Moderate Item



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure: Material

Concrete, Slab, Wood I-Joists, Steel I-Beams, Wood Subfloor

Floor Structure: Sub-floor

OSB

Floor Structure:

Basement/Crawlspace Floor

Concrete

Wall Structure: Wood Frame -

Brick Veneer

Wall Structure: Wood Frame

Vinyl Siding

Ceiling Structure: Sheetrock

Recommendations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. Seal and monitor.

Recommendation

Contact a handyman or DIY project

 Upgrade/Maintenance Item



4.3.1 Floor Structure

CONCRETE SLAB SHIFTING/CRACKING

 Moderate Item

Concrete slab was found to be shifting/cracking at the floor structure.

Seal and monitor for future movement.



4.4.1 Wall Structure

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age.



Upgrade/Maintenance Item

5: GARAGE

Information

Size/Type

3-Car

Garage Door: Material

Metal, Insulated

Garage Door: Type

Sectional

**Garage Door Opener: Number of
Garage Vehicle Door Openers**

2

Garage Introduction

Inspection of the garage typically includes examination of the following:

- general structure
- floor, wall and ceiling surfaces
- operation of all accessible conventional doors and door hardware
- overhead door condition and operation including manual and automatic safety component operation and switch placement
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection
- interior and exterior lighting
- stairs and stairways
- proper firewall separation from living space
- proper floor drainage

Garage Door: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

Garage Door Opener: Brand
Lift Master



Recommendations

5.2.1 Floor

MINOR CURING CRACKS

We observed curing cracks at the garage floor.

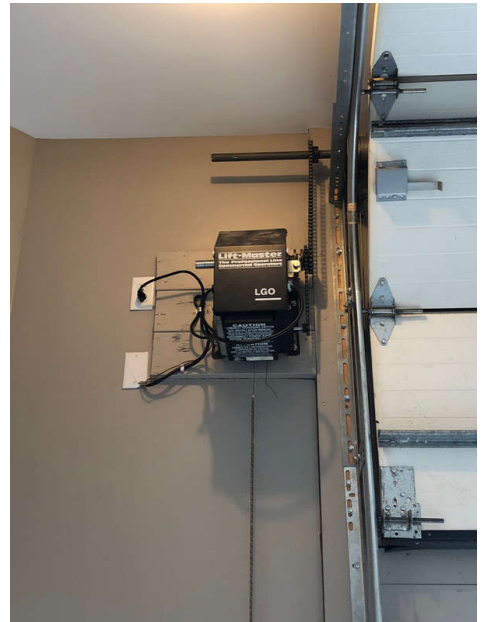
 Upgrade/Maintenance Item



5.5.1 Garage Door Opener

AUTO REVERSE NOT SENSITIVE ENOUGH

 Moderate Item



Double overhead needs auto reverse needs to be more sensitive

6: ELECTRICAL

Information

**Service Entrance Conductors:
Location**

North

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, 220 Volts



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

Basement



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

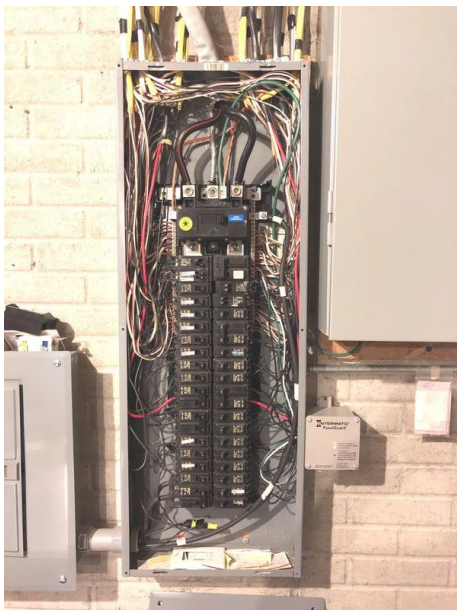
Square D

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

Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Service Size**

200 Amps



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect/Service Box Rating
200 Amps

Branch Wiring, Circuits, Breakers & Fuses: Branch Wire Material
Copper

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

GFCI & AFCI: GFCI Location
Kitchen, Bathrooms, Garage, Utility Room

GFCI & AFCI: GFCI Reset Location
At the Receptacle

Smoke Detectors: Location of Smoke Detectors
Hallways, Bedrooms, Hard-Wired



Carbon Monoxide Detectors: Location of Carbon Monoxide Detector
Hallways, Bedrooms

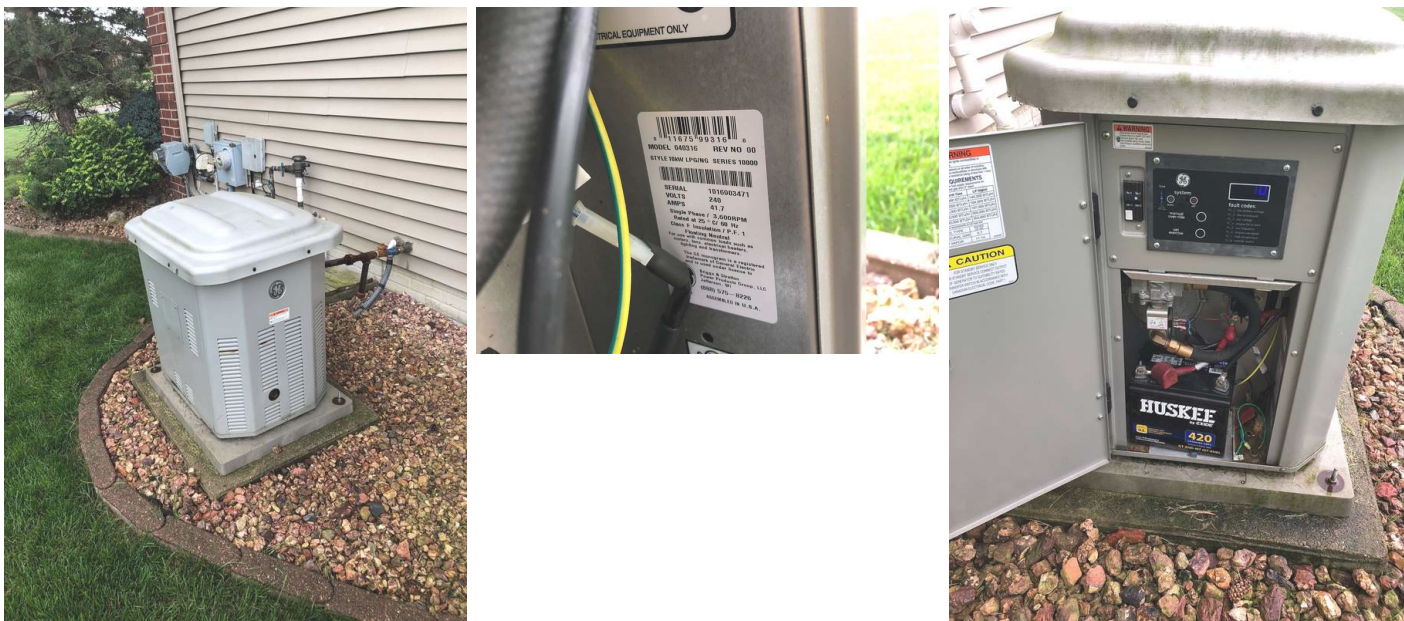
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Basement



Smoke Detectors: Hard-Wired Smoke Detectors

The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and none will ever need batteries. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated.

Generator: Generator Brand General Electric



Generator: Limitations

The inspection of the generator is beyond the scope of this inspection. We recommend consulting the owner for more information and consulting a licensed electrician for evaluation.

Limitations

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

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.

Lighting Fixtures, Switches & Receptacles

DISCLAIMER- SWITCHES

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Recommendations

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

 Moderate Item

MISSING KNOCKOUT/BREAKER FILLER PLATES

There are openings within the panel with no breakers or filler plates to cover the hole. This represents a safety hazard as charged electrical components are exposed to touch.

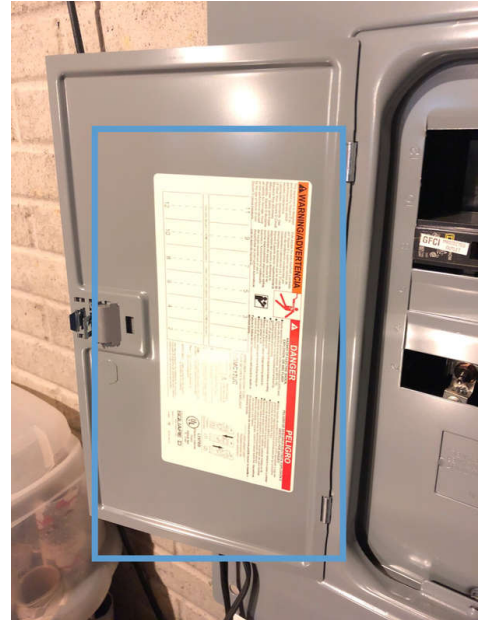


6.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Upgrade/Maintenance Item

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling.

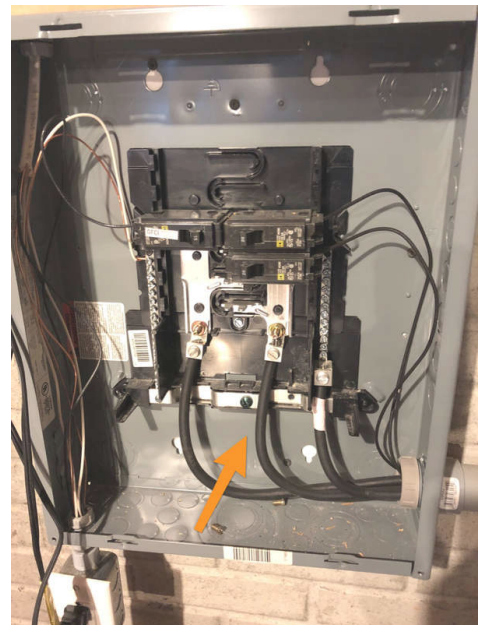


6.2.3 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

 Moderate Item

NO GROUND WIRE

Missing ground wire. Recommend qualified electrician evaluate and install.



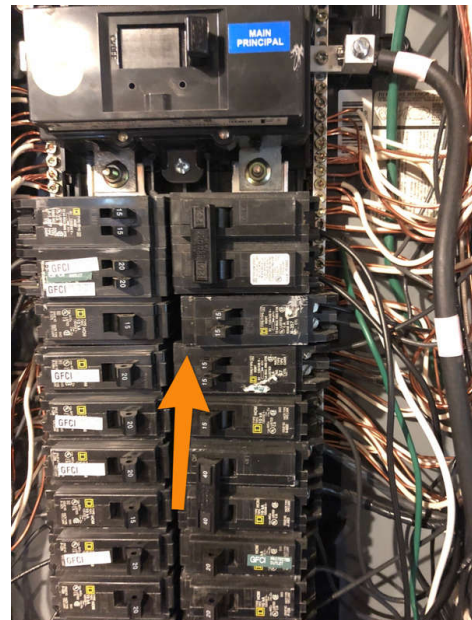
6.2.4 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

 Moderate Item

LOOSE BREAKER

Recommendation

Contact a qualified professional.



6.3.1 Branch Wiring, Circuits, Breakers & Fuses

EXPOSED WIRING

Moderate Item

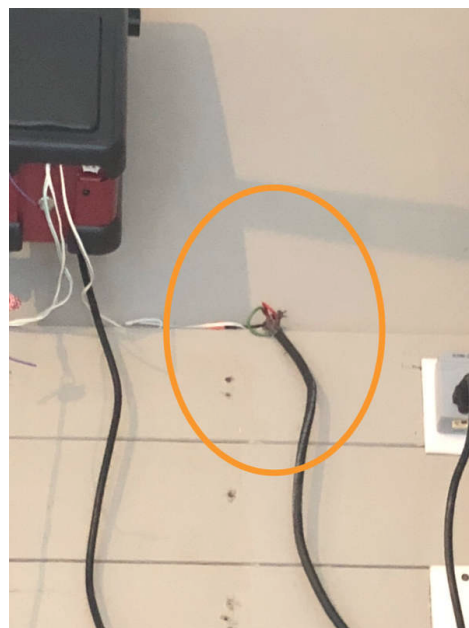
Wiring is exposed and should be repaired by a licensed electrician.



Above deck



Above deck



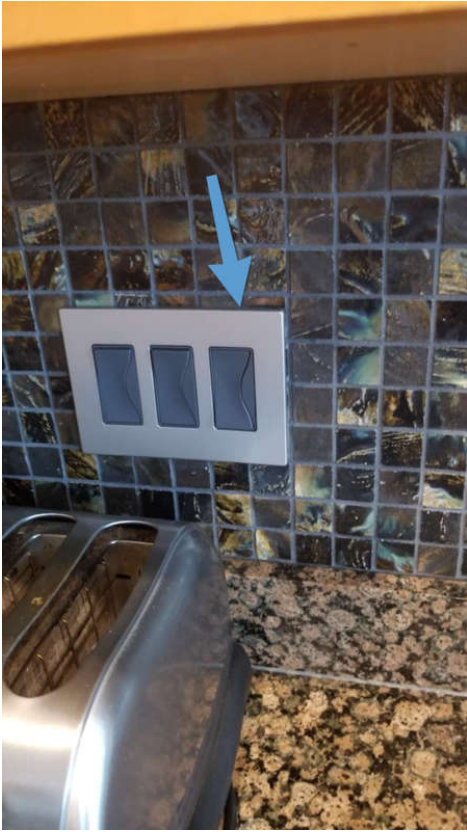
Garage next to overhead door

6.4.1 Lighting Fixtures, Switches & Receptacles

INOPERABLE SWITCH

Moderate Item

Switch appeared to be inoperable at the time of the inspection. It may connect to exterior lights which are controlled by photo sensors and so will operate only at night. It may be improperly wired and represent a potential fire hazard or they may connect to outlets which were not tested. Switches sometimes control only the upper or lower half of an outlet. Tracing the devices controlled by all switches exceeds the scope of the general home inspection. You should take action to confirm that these switches are safe, either by asking the seller or having them traced by a qualified electrician.



Kitchen



Master Bedroom

6.4.2 Lighting Fixtures, Switches & Receptacles

COVER PLATE DAMAGED

One or more receptacles have a damaged cover plate.

 Moderate Item



Master Bathroom

6.4.3 Lighting Fixtures, Switches & Receptacles

LOOSE LIGHT FIXTURE

 Moderate Item



Foyer

6.4.4 Lighting Fixtures, Switches & Receptacles

LOOSE RECEPTACLE

 Moderate Item

An electrical receptacle was improperly secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.



Basement ceiling

6.5.1 GFCI & AFCI

NO GFCI PROTECTION AT JETTED TUB

 Moderate Item

We were unable to locate GFCI protection for the jetted tub.

6.6.1 Smoke Detectors

 Upgrade/Maintenance Item**SMOKE DETECTORS**

We recommend having smoke detectors in the home: (1) In all sleeping rooms, (2) Hallways outside of sleeping areas in immediate vicinity of the sleeping rooms. (3) On each level of the dwelling unit including basements. (4) If separated by a door, we also recommend having smoke detectors in the dining room, furnace room, utility room, and hallways not protected by the required Smoke Alarms. The installation of Smoke Alarms in kitchens, unfinished attics, or garages is not normally recommended, as these locations occasionally experience conditions that can result in improper operation. We recommend installing smoke detectors according to the manufacturers instructions as well as regularly testing and monitoring smoke detectors as their batteries need to be replaced and/or the smoke detectors expire and should be replaced periodically per the manufacturer's instructions.

6.6.2 Smoke Detectors

 Upgrade/Maintenance Item**OLD**

Recomended life expectancy of smoke and CO detectors is 10 years. We recommend installing smoke detectors according to the manufacturers instructions as well as regularly testing and monitoring smoke detectors as their batteries need to be replaced and/or the smoke detectors expire and should be replaced periodically per the manufacturer's instructions.

6.7.1 Carbon Monoxide Detectors

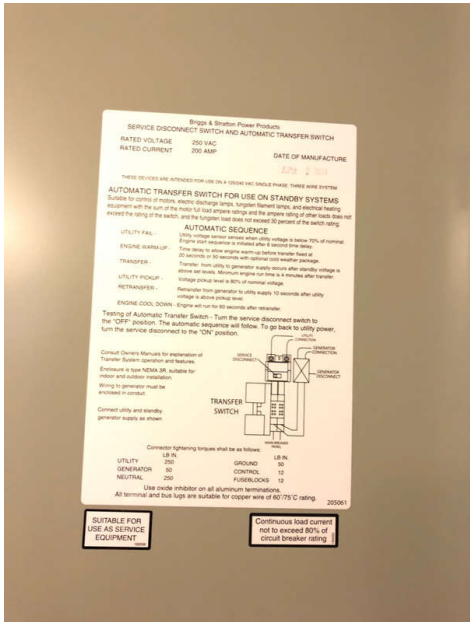
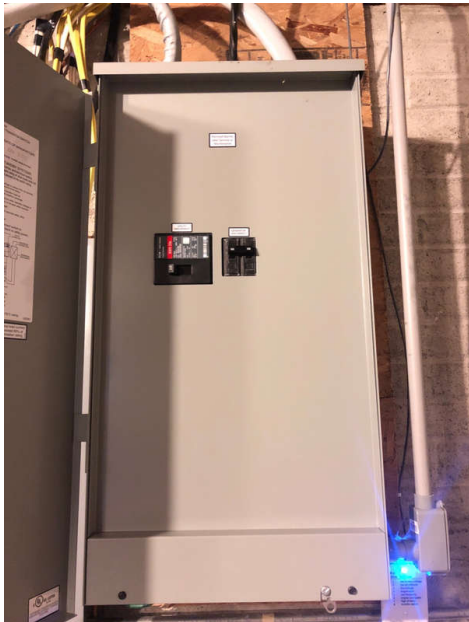
 Upgrade/Maintenance Item**CARBON MONOXIDE DETECTORS**

We recommend carbon monoxide detectors are installed in the home and maintained according to manufacturer's instructions.

6.8.1 Generator

 Moderate Item**GENERATOR NOT INSPECTED**

Since the generator is beyond the scope of this inspection, we recommend consulting the owner for more information and consulting a licensed electrician for evaluation.



7: PLUMBING

Information

Water Source

Public

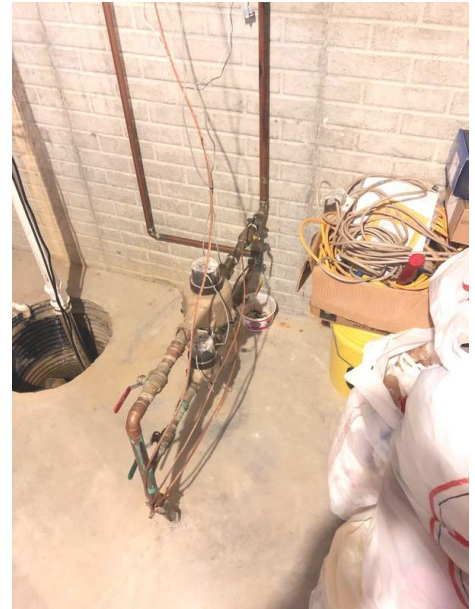
Water Flow and Pressure

Average, 45 psi, Approx 8-10 gpm

Main Water Shut-off Device:

Location

Basement



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

Copper

Fixtures, Water Supply, & Distribution Systems: Distribution Material

Copper

Fixtures, Water Supply, & Distribution Systems: Water Filter

Unknown

Fixtures, Water Supply, & Distribution Systems: Jetted Tub

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type

Public

Sewage & Drain, Waste, & Vent (DWV) Systems: Plumbing Clean-Out Location

Basement

Sewage & Drain, Waste, & Vent (DWV) Systems: Material

PVC

Sewage & Drain, Waste, & Vent (DWV) Systems: Drain Size

Unknown

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

Gas

Hot Water Systems, Controls, Flues & Vents: Age

16 Years 17 Years

Hot Water Systems, Controls, Flues & Vents: Capacity (Gallons)

50

Typical Life Expectancy:

Conventional: 8 to 12 Years

Tankless: 20 Years

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

Gas Meter

**Fuel Storage & Distribution
Systems: CSST Gas Distribution****Piping**

Black

General

Inspection of the plumbing system typically includes visual examination of:

- water supply pipes
- drain, waste and vent (DWV) system
- water heater (type, condition and operation)
- sewage disposal system (designation as public or private)
- gas system
- sump pump (confirmation of installation/operation)

Main Water Shut-off Device: Water Meter

We checked the main water meter for evidence of hidden leaks and found none.



Hot Water Systems, Controls, Flues & Vents: Brand & Location

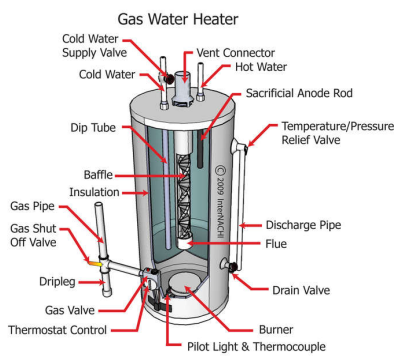
Lochinvar

Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

Hot Water Systems, Controls, Flues & Vents: Gas Water Heater

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.



Gas Water Heater

Sump Pump: Location

Basement

**Limitations**

Fixtures, Water Supply, & Distribution Systems

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Sewage & Drain, Waste, & Vent (DWV) Systems

MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Recommendations

7.2.1 Fixtures, Water Supply, & Distribution Systems

DRAIN STOP INOPERATIVE OR DIFFICULT TO OPERATE

The drain stop and/or control mechanism is inoperative or difficult.



Upgrade/Maintenance Item

Multiple bath sinks exhibited difficulty in use of drain stops.

7.2.2 Fixtures, Water Supply, & Distribution Systems

ESCUTCHEON NOT SEALED

Escutcheon is not sealed and could allow water to intrude the interior of the wall.



Moderate Item



Master Bathroom



2nd Floor Bathroom

7.2.3 Fixtures, Water Supply, & Distribution Systems

FAUCET HANDLE LEAK

Repair or replace as needed.

Leaking into basement.

 Moderate Item



Master Bathroom

7.2.4 Fixtures, Water Supply, & Distribution Systems

 Moderate Item

DISTRIBUTION LINE CORRODED, PAST LEAKAGE

Water distribution pipes were corroded and showed signs of past leakage. Monitor the pipes on a regular basis to prevent future damage from active leaking. To avoid problems in the future you may wish to have the corroded sections replaced by a qualified contractor.



7.2.5 Fixtures, Water Supply, & Distribution Systems

 Moderate Item

DISTRIBUTION LINE CORRODED, ACTIVE LEAKAGE

Actively leaking, heavily-corroded water distribution pipes visible and should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.



Above water heater. Basement

7.2.6 Fixtures, Water Supply, & Distribution Systems

SLOW DRAIN

Recommendation

Contact a qualified professional.

 Moderate Item



Master Bathroom

7.2.7 Fixtures, Water Supply, & Distribution Systems

MANIFOLD FOR JET TUB LEAKING INTO BASEMENT

Recommendation

Contact a qualified professional.

 Moderate Item



7.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak.

 Moderate Item



Master Bathroom

7.3.2 Sewage & Drain, Waste, & Vent (DWV) Systems

SLOW DRAIN

Slow/poor drainage observed.

 Moderate Item



Master Bathroom



Master Bathroom

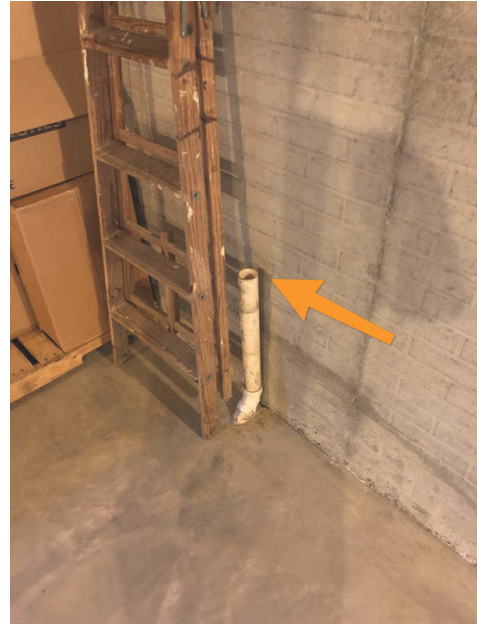
7.3.3 Sewage & Drain, Waste, & Vent (DWV) Systems

OLD DRAIN NEEDS CAPPED

Recommendation

Contact a qualified professional.

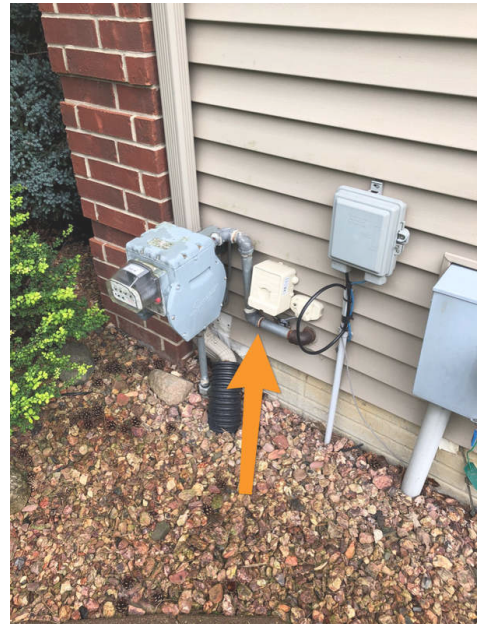
 Moderate Item



7.5.1 Fuel Storage & Distribution Systems

SEDIMENT OR DRIP LEG MISSING

 Moderate Item



7.5.2 Fuel Storage & Distribution Systems

LEAK AT FITTING

A gas leak detected at a fitting should be corrected immediately by a qualified plumbing contractor.

 Moderate Item



At backup generator

7.6.1 Sump Pump

RECOMMEND BATTERY BACK UP SYSTEM

 Upgrade/Maintenance Item

In the event of a power outage there is no protection against water damage from over flowing sump.

Recommendation

Contact a handyman or DIY project

8: ATTIC, INSULATION & VENTILATION

Information

Attic Ventilation: Ventilation Type

Ridge Vents, Soffit Vents, Passive

Exhaust Systems: Bathroom Exhaust Present

Discharges to Exterior

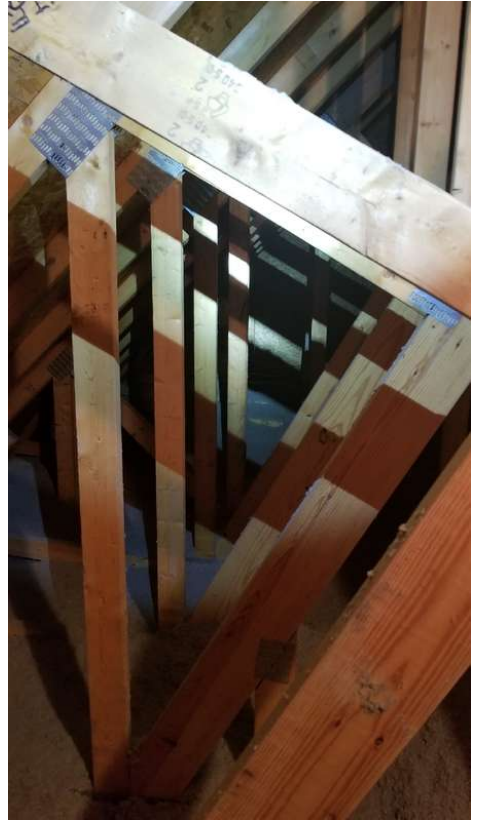
Exhaust Systems: Dryer Exhaust Present

See Doors, Windows & Interior Section for More Information



Attic Photos







Attic Insulation: Insulation Type
Blown



Attic Insulation: R-value (approximate)

32

R-VALUE BY TYPE

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

Attic Ventilation: Attic Ventilation Disclaimer

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Recommendations

8.1.1 Attic Insulation

INSULATION MISSING IN AREAS

Areas of the attic have inadequate or missing insulation.

 Moderate Item



Attic from master

8.1.2 Attic Insulation

EVIDENCE OF ANIMAL(S)

Scat, disturbed insulation and other signs indicate past or present infestations.

 Moderate Item

Due to the inherent health hazards, all affected areas should be remediated as necessary and all areas of access be sealed and monitored for future intrusion.

Recommendation

Contact a qualified professional.



Attic



Attic



Attic

9: HEATING

Information

Vents, Flues & Chimneys:**Chimney Material**

Direct Vent

NG/LP Firelogs & Fireplaces: Fuel**& Style**

Vented, Natural Gas, Zero
Clearance, Gas logs

NG/LP Firelogs & Fireplaces:**Combustion Source**

Interior

**Disclaimer**

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat
- proper location
- proper system configuration
- component condition
- exterior cabinet condition
- fuel supply configuration and condition
- combustion exhaust venting
- air distribution components
- proper condensation discharge
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration

Limitations

General

HEATING INSPECTION DECLINED AND EXCLUDED

The heating inspection was declined and excluded.

Recommendations

9.4.1 NG/LP Firelogs & Fireplaces

NOISY FAN

Recommendation

Contact a qualified professional.



Upgrade/Maintenance Item

10: COOLING

Information

Equipment: Refrigerant Type
R-22

Equipment: Thermostat Type
Digital

Equipment: Thermostat Brand
Honeywell



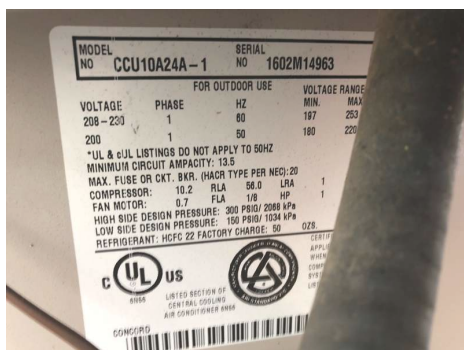
Equipment: Thermostat Location

2nd Floor Hallway

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Equipment: Data Plate Photo(s)



Equipment: Brand
Concord



11: DOORS, WINDOWS & INTERIOR

Information

Odors: Odors

Normal

Floors: Floor Coverings

Tile, Carpet

Windows: Window Type

Casement

Walls: Wall Material

Drywall

Windows: Window Manufacturer

Andersen

Ceilings: Ceiling Material

Drywall



Countertops & Cabinets:

Countertop Material

Laminate

Countertops & Cabinets:

Cabinetry Material

Wood

Laundry Facilities: Dryer Power

Source

Gas

Laundry Facilities: Dryer Vent Material

Metal (Flex)

Laundry Facilities: Dryer Exhaust

Vented to Exterior



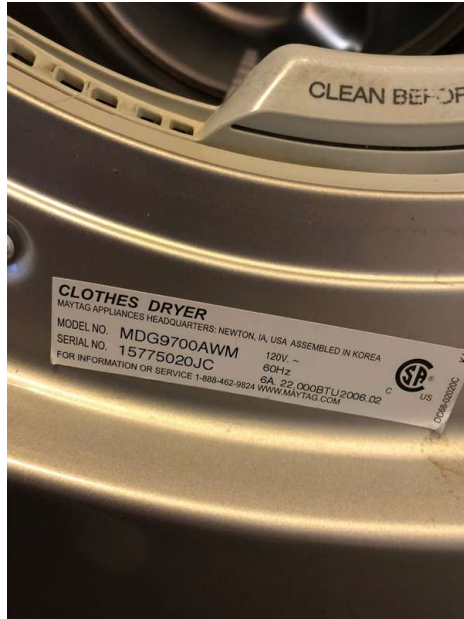
Minor Wear

The home interior showed minor general wear and deterioration commensurate with its age.

Laundry Facilities: Washer



Laundry Facilities: Dryer



Limitations

General

STORAGE IN CABINETS AND CLOSETS

Recommendations

11.3.1 Windows

EMERGENCY EXIT LADDER FOR UPSTAIRS BEDROOMS

 Upgrade/Maintenance Item

We recommend adding a two-story safety exit ladder for emergency egress.

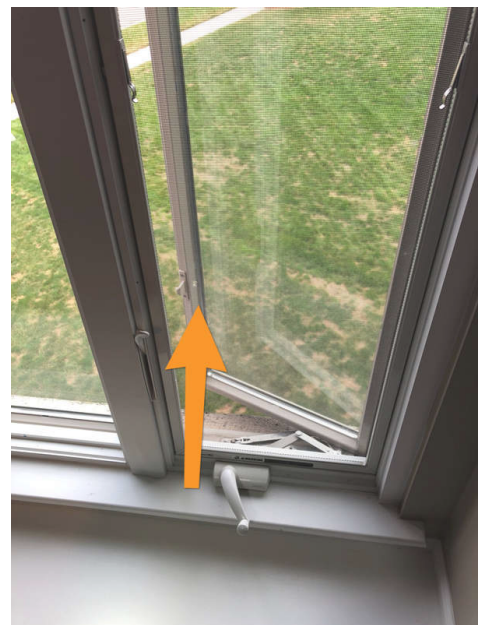
11.3.2 Windows

HOLE IN SCREEN

Recommendation

Contact a qualified professional.

 Moderate Item



Game room

11.3.3 Windows

CASEMENT HANDLE MISSING ON EGRESS WINDOW

Recommendation

Contact a qualified professional.

 Moderate Item



11.3.4 Windows

CASEMENT LATCH MISSING

Recommendation

Contact a qualified professional.

 Moderate Item



11.3.5 Windows

EGRESS WINDOW/DOOR WELL COVER MISSING

Window/door well covers are necessary to prevent injury due to falls.

Recommendation

Contact a qualified professional.

 Moderate Item

11.5.1 Walls

MINOR CRACKS

Minor cracks observed.

 Upgrade/Maintenance Item

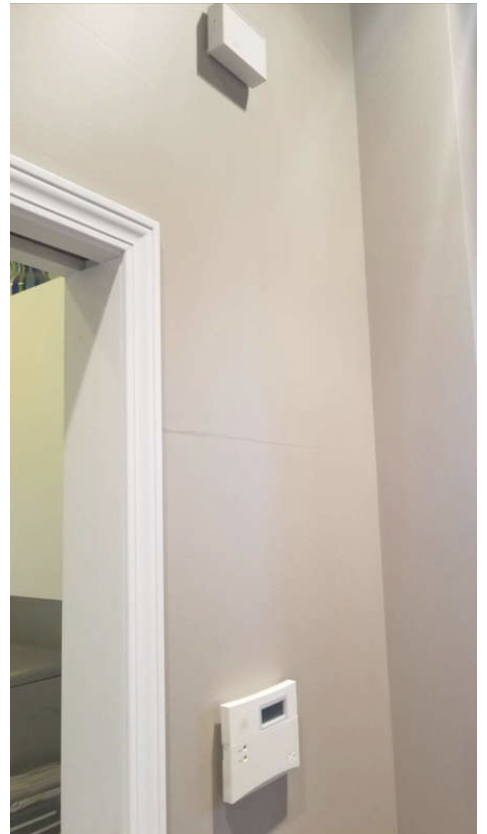


Hallway to garage

11.5.2 Walls

POOR TAPE AND BEDDING SEAMS

 Upgrade/Maintenance Item



Garage entry

11.6.1 Ceilings

MOISTURE DAMAGE- PAST PLUMBING LEAKS

KITCHEN LIVING ROOM

 Moderate Item

Stains on the ceiling were visible at the time of the inspection appeared to be the result of moisture intrusion from plumbing fixtures or pipes located in or at the floor above. The moisture meter showed no elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the source of moisture may have been corrected. You should ask the seller about this condition.

11.6.2 Ceilings

NAIL POPS- SETTLING

Protruding nail heads visible in ceilings.

 Moderate Item



Behind stair well main ceiling

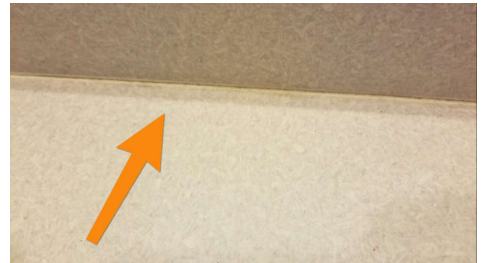
11.9.1 Countertops & Cabinets

POOR/MISSING CAULK/GROUT

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

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

 Moderate Item



2nd Floor Bathroom

11.10.1 Tiled Areas- Kitchen, Bath & Laundry

MINOR TILE/GROUT DAMAGE/DETERIORATION

Tile and/or grout have minor damage/deterioration.

 Upgrade/Maintenance Item



Master Bathroom



Master Bathroom



11.11.1 Laundry Facilities

FLEXIBLE VENT

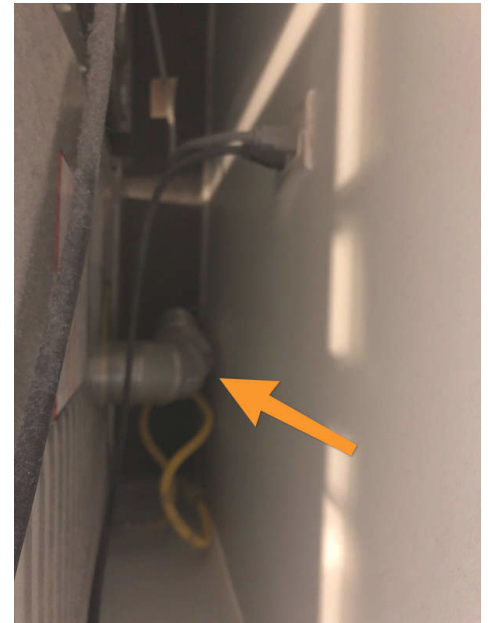
Flexible drier vent pipe is discouraged as it can collect lint and create a fire hazard.

Recommend replacing with solid vent material connected with a foil type duct tape with no screws.

Recommendation

Contact a handyman or DIY project

 Moderate Item



12: BUILT-IN APPLIANCES

Information

General Appliance Operation

Note: Appliances are operated at the discretion of the Inspector

Dishwasher: Brand

GE

Cooktop: Cooktop Type

Glass/Ceramic

Cooktop: Cooktop Energy Source

Electric

Wall Oven: Wall Oven Brand

GE

Wall Oven: Wall Oven Energy Source

Electric

Wall Oven: Wall Oven Type

Single, Convection

Range Hood/Exhaust System: Brand

Jenn Aire

Range Hood/Exhaust System: Type

Vented to the Exterior, Downdraft

Built-in Microwave: Microwave Brand

GE

Built-in Microwave: Microwave Type

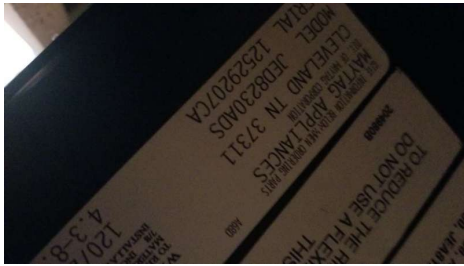
Door

Garbage Disposal: Brand

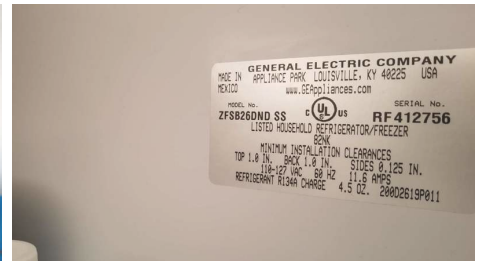
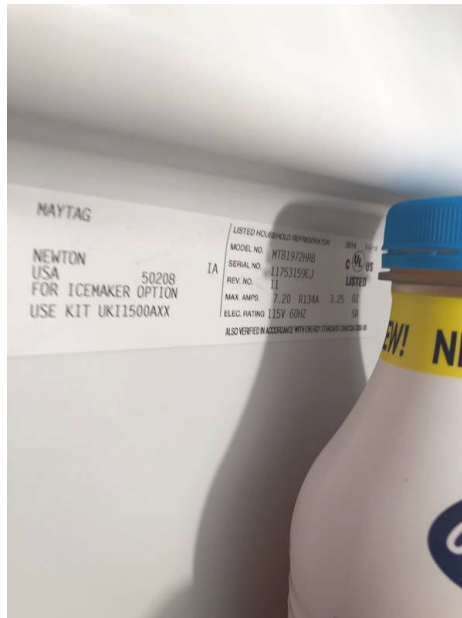
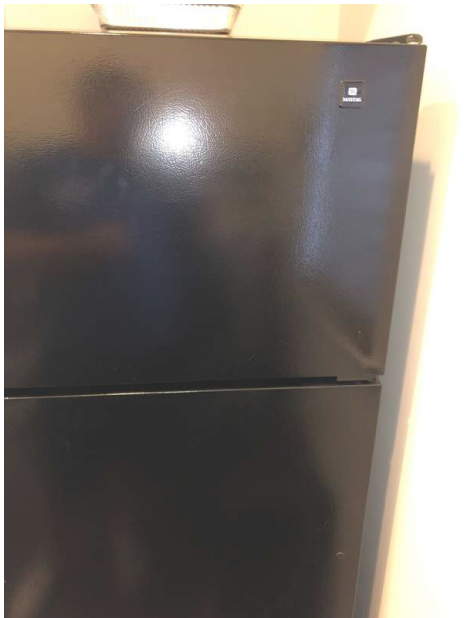
In-Sink-erator



Cooktop: Cooktop Brand
Jenn-Air



Refrigerator: Refrigerator Brand
GE, Maytag



Limitations

Range
LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Wall Oven

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

STANDARDS OF PRACTICE

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.

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.

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.

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.

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.

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.

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.