ELK VALLEY HOME INSPECTIONS LLC
865-264-4440
kanderson@elkvalleytn.com
http://elkvalleytn.com

ELK VALLEY HOME INSPECTIONS LLC - STANDARD RESIDENTIAL INSPECTION

1234 Main St.
Clinton TN 37716

Buyer Name
02/19/2019 9:00AM

Inspector
Kevin Anderson
InterNACHI Certified Home Inspector
865-264-4440
kanderson@elkvalleytn.com

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

Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	5
2: ROOF	6
3: EXTERIOR	8
4: FOUNDATION & STRUCTURE	10
5: HEATING & COOLING	11
6: KITCHEN	14
7: INTERIOR, DOORS, WINDOWS	16
8: ELECTRICAL	19
9: LIVING ROOM	21
10: MASTER BEDROOM	22
11: PLUMBING	23
12: INSULATION, VENTILATION & EXHAUST	27
13: MASTER BATHROOM	28
14: LAUNDRY ROOM	29
15: BEDROOM 2	30
16: BEDROOM 3	31
17: GARAGE	32
STANDARDS OF PRACTICE	34

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items, and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on ‘opinion only’ basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

SUMMARY

ITEMS INSPECTED

MAINTENANCE ITEM

IMMEDIATE CONCERN

- 3.1.1 Exterior - Siding, Flashing & Trim: Siding Damaged/Degraded
- 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Porch
- 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Front porch
- 5.2.1 Heating & Cooling - HVAC Heat Pump Equipment: Aging Unit
- 5.4.1 Heating & Cooling - Distribution System: furnace filter
- 6.1.1 Kitchen - General: Stairs from kitchen to lower level
- 6.1.2 Kitchen - General: Kitchen baluster
- 6.2.1 Kitchen - Dishwasher: dishwasher
- 7.2.1 Interior, Doors, Windows - Floors: Hardwood Floors Separation
- 7.3.1 Interior, Doors, Windows - Doors: Door Doesn't Latch
- 7.4.1 Interior, Doors, Windows - Windows: Missing Screen
- 11.5.1 Plumbing - Shower, Tubs & Sinks: Damaged Glazing
- 11.5.2 Plumbing - Shower, Tubs & Sinks: Shower Head Leaking
- 11.5.3 Plumbing - Shower, Tubs & Sinks: Shower Head Loose
- 11.5.4 Plumbing - Shower, Tubs & Sinks: Sink stopper
- 11.6.1 Plumbing - Hot Water Systems: TPR Discharge Pipe Not Installed
- 17.1.1 Garage - Walls, Ceilings, Floors: Firewall Violations - Ceiling
- 17.2.1 Garage - Occupant Door (From garage to inside of home): Door Does Not Meet Separation Requirements

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Home Owner, Inspector

Occupancy
Furnished, Occupied, Occupant Present

Style
Multi-level

Temperature (approximate)
40 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy, Heavy Rain

Inspection Categories: Inspection Categories

Explanation of Ratings (How to Read Report)

I= Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

L = Limitations. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended. Observations are color-coded to indicate the importance of the observation.

MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

PRIORITIZED OBSERVATIONS

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE CONCERN

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

Limitations

Detached Structure(s)

DETACHED STRUCTURE(S) NOT INSPECTED

REAR YARD - SHED

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition.

2: ROOF

		IN	L	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings			X	
2.4	Vents	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method
Roof Walked

Roof Type/Style
Gable

Coverings: Estimated Age
5 years +

Coverings: Material
Asphalt, 3-Tab

Coverings: Number of Layers
1 layer

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Downspout Material
Aluminum

Vents: Number of Vents
Three

Roof Photos

Vents: Boots - Satisfactory

Vents had proper flashing and the gaskets were in good condition. Only a few up close pictures for perspective on flashing/gaskets condition.

Limitations

Flashings

CANNOT INSPECT FLASHING

ROOF

Due to the way the siding was installed, inspector cannot visually identify flashing installed underneath.

3: EXTERIOR

		IN	L	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Eaves, Soffits & Fascia	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building)	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Siding, Flashing & Trim: Siding Material
Vinyl, Stone Veneer

Decks, Balconies, Porches & Steps: Appurtenance
Deck, Front Porch

Observation

3.1.1 Siding, Flashing & Trim

Maintenance Item

SIDING DAMAGED/DEGRADED

REAR BACK SIDE OF HOUSE

Small hole in siding.

Recommendation

Recommended DIY Project

3.5.1 Decks, Balconies, Porches & Steps

Maintenance Item

PORCH

Top step of porch loose. Recommend tightening.

Recommendation

Recommended DIY Project

3.5.2 Decks, Balconies, Porches & Steps

Maintenance Item

FRONT PORCH

Spindles on stairs are spaced wider than 4". Recommend spacing spindles closer together.

Recommendation

Recommended DIY Project

4: FOUNDATION & STRUCTURE

		IN	L	NP	O
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Crawlspaces	X			
4.6	Attic Structure & Sheathing	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method
Crawlspace Access, Visual

Floor Structure: Sub-floor
Concrete

Crawlspaces: Crawlspace Inspection
Under front porch
Inspection from hatch

Attic Structure & Sheathing: Sheathing Material
Plywood

Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Concrete

Attic Structure & Sheathing: Access Type
Ceiling hatch

Attic Structure & Sheathing: Structure Type
Trusses

Floor Structure: Material
Concrete

Crawlspaces: Crawlspace Access
hatch door under front deck

Attic Structure & Sheathing: Attic Inspection
Inspection from hatch

Attic Structure & Sheathing: Attic Photos

5: HEATING & COOLING

		IN	L	NP	O
5.1	General	X			
5.2	HVAC Heat Pump Equipment	X			
5.3	Normal Operating Controls	X	X		
5.4	Distribution System	X			
5.5	Heating & Cooling Source	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

HVAC Heat Pump Equipment: Estimated Air Handler / Evaporator Age
19 years old

HVAC Heat Pump Equipment: Air Handler / Evaporator Brand
Goodman

HVAC Heat Pump Equipment: Air Handler / Evaporator Coil Photos
Garage

Model # GMPN080 - 4 REV B

Serial # 9905636436

HVAC Heat Pump Equipment: Estimated Condenser Age
19 years old

HVAC Heat Pump Equipment: Condenser Unit Brand
Goodman

HVAC Heat Pump Equipment:
Condenser Photos
Exterior garage wall

Model # CK36 - 1A

Serial # 9905412310

HVAC Heat Pump Equipment:
Energy Source/Type
Electric, Gas

Normal Operating Controls:
Thermostat Brand
Unknown

Distribution System:
Configuration
Split

Heating & Cooling Source:
Heating/Cooling Source
Floor Register

General: **HVAC Split System - A/C & Furnace**

This home employs an air conditioner unit to cool the home and a furnace (electric or gas fired) to heat the home. It's a split system that utilizes an outdoor condenser unit and inside furnace / air handler / evaporator unit.

Normal Operating Controls: **Heating Temperature (Furnace) - Satisfactory**

Temperature was taken from noted source using an IR thermometer; both source and ambient temps are measured. Temps are within norms. Temps from register should be within at least 20 degrees or higher from ambient room temps.

Limitations

Normal Operating Controls

COOLING FUNCTION NOT TESTED - LOW TEMP

OUTSIDE GARAGE WALL

The cooling function was **not tested** due to low outdoor temperature, less than 65 degrees. Testing could have caused damage to the unit. Recommend unit is tested and serviced before the warmer season.

Observation

5.2.1 HVAC Heat Pump Equipment

Maintenance Item

AGING UNIT

Though fully functional at the time of the inspection, the units are aging (19 years). Monitor for proper function and replace as needed.

Recommendation

Contact a qualified HVAC professional.

5.4.1 Distribution System

Maintenance Item

FURNACE FILTER

Furnace filter size 20 x 20 x 1. Recommend replacing every month.

Recommendation

Recommended DIY Project

6: KITCHEN

		IN	L	NP	O
6.1	General	X			
6.2	Dishwasher	X			
6.3	Refrigerator	X			
6.4	Range/Oven/Cooktop	X			
6.5	Garbage Disposal	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Dishwasher: Brand
Frigidaire

Refrigerator: Brand
GE

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

Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

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

Observation

6.1.1 General

Maintenance Item

STAIRS FROM KITCHEN TO LOWER LEVEL

Recommend adding handrail on bottom 4 steps to prevent falls.

Recommendation

Recommended DIY Project

6.1.2 General

Maintenance Item

KITCHEN BALUSTER

Kitchen baluster loose. Recommend tightening.

Recommendation

Recommended DIY Project

6.2.1 Dishwasher

Maintenance Item

DISHWASHER

Did a visual inspection, however unit was not run.

7: INTERIOR, DOORS, WINDOWS

		IN	L	NP	O
7.1	Walls / Ceilings	X			
7.2	Floors	X			
7.3	Doors	X			
7.4	Windows	X			
7.5	Countertops & Cabinets	X			
7.6	Ceiling Fan	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: **Window Type**
Single-hung

Ceiling Fan: **Ceiling Fans Tested**
All ceiling fans were tested for normal operation and stability. Any discrepancies will be noted.

Observation

7.2.1 Floors

HARDWOOD FLOORS SEPARATION

Maintenance Item

BASEMENT

Small separation of floor in two places in basement by garage service door. Recommend monitoring.

Recommendation

Recommend monitoring.

7.3.1 Doors

DOOR DOESN'T LATCH

Maintenance Item

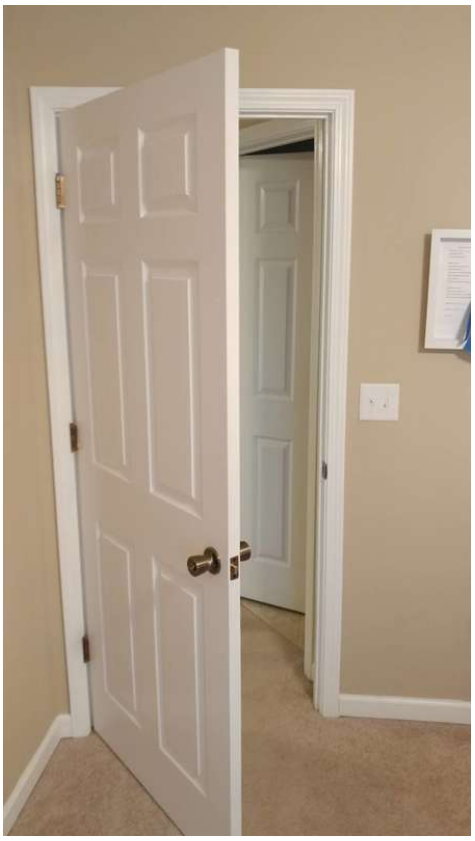
MASTER BATHROOM, MASTER BEDROOM, FRONT BEDROOM CLOSET, 2ND BEDROOM DOOR.

Door doesn't latch properly.

Recommendation

Recommended DIY Project




7.4.1 Windows

Maintenance Item

MISSING SCREEN

KITCHEN

Window was missing screen in kitchen.

Recommendation

Recommended DIY Project

8: ELECTRICAL

		IN	L	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main Service Panel	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting, Switches & Fans (All Accessible)	X			
8.5	Smoke Detectors				X
8.6	Receptacles (All Accessible)	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Service Entrance Conductors: Electrical Service Conductors
Underground, 200 Amp Service

Main Service Panel: Main Disconnect
Main Service Panel

Main Service Panel: Panel Capacity
200 AMP

Main Service Panel: Panel Type
Circuit Breaker

Main Service Panel: Panel Equipment Photos
Basement

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Receptacles (All Accessible): GFCI Tested
Entire house

Installed GFCIs were tested and functional.

Smoke Detectors: Smoke Detectors

Smoke detectors are visually identified as installed, yet not tested**Recommend changing the batteries when you take possession of the property and every 6 months afterwards.** You will want to test them monthly. Detectors older than 10 years should be replaced.

Limitations

Smoke Detectors

CO DETECTORS

Inspector unable to locate CO detectors (possibly combined with smoke detectors). Home is equipped with gas burning appliances and equipment and CO detectors should be installed if they are not already.

9: LIVING ROOM

		IN	L	NP	O
9.1	General	X			
9.2	Doors	X			
9.3	Windows	X			
9.4	Floors	X			
9.5	Walls	X			
9.6	Ceilings	X			
9.7	Thermostat Controls	X			
9.8	Lighting Fixtures, Switches & Receptacles	X			
9.9	GFCI & AFCI	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
wood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board, Popcorn

10: MASTER BEDROOM

		IN	L	NP	O
10.1	General	X			
10.2	Doors	X			
10.3	Windows	X			
10.4	Floors	X			
10.5	Walls	X			
10.6	Ceilings	X			
10.7	Lighting Fixtures, Switches & Receptacles	X			
10.8	GFCI & AFCI	X			
10.9	Smoke Detectors			X	
10.10	Carbon Monoxide Detectors			X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board, Popcorn

11: PLUMBING

		IN	L	NP	O
11.1	Water Supply, Distribution Systems	X			
11.2	Washer Connections / Drain Pipe	X			
11.3	Drain, Waste, & Vent Systems	X			
11.4	Fixtures & Faucets	X			
11.5	Shower, Tubs & Sinks	X			
11.6	Hot Water Systems	X			
11.7	Fuel Storage & Distribution Systems	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems: Water Source
Public

Water Supply, Distribution Systems: Water Supply Material
PVC, Unknown

Water Supply, Distribution Systems: Distribution Material
PVC

Water Supply, Distribution Systems: Filters
None

Water Supply, Distribution Systems: Main Shut Off Valve
Basement wall next to water heater

Hot Water Systems: Estimated Water Heater Age
3 years old

Hot Water Systems: Capacity
40 gallons

Hot Water Systems: Power Source/Type
Gas

Hot Water Systems: **Water Heater Photos**
Basement

Model # GSNO4O4O 400

Serial # 1545A07627

Fuel Storage & Distribution Systems: **Natural gas, public utility**
Exterior garage wall

The building was fueled by natural gas supplied by a public utility.

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

Gas Meter

Fuel Storage & Distribution Systems: **Gas Meter/Tank Photos**
Exterior garage wall

Shower, Tubs & Sinks: **Functional flow/drainage**
Main and master bathrooms

The tub / shower had functional flow and functional drainage at the time of the inspection.

Hot Water Systems: **Manufacturer**

Lochinvar

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

Hot Water Systems: **Water Heater Tested**

Water heater was tested during inspection and found to be functional. Inspection only verifies water heater is able to heat water above ambient temps. Water temperature can vary depending on settings.

Observation

11.5.1 Shower, Tubs & Sinks

Maintenance Item

DAMAGED GLAZING

MASTER BATH

Small chip noticed on side wall of shower. Recommend monitoring.

Recommendation

Recommend monitoring.

11.5.2 Shower, Tubs & Sinks

Maintenance Item

SHOWER HEAD LEAKING

MAIN BATHROOM

Small leak coming from shower head. Recommend tightening.

Recommendation

Recommended DIY Project

11.5.3 Shower, Tubs & Sinks

Maintenance Item

SHOWER HEAD LOOSE

MASTER BATH

Shower head unit was loose at the time of the inspection. Recommend tightening.

Recommendation

Recommended DIY Project

11.5.4 Shower, Tubs & Sinks

Maintenance Item

SINK STOPPER

MAIN BATHROOM

Sink stopper in main bath was inoperable. Recommend reinstalling.

Recommendation

Recommended DIY Project

11.6.1 Hot Water Systems

Immediate Concern

TPR DISCHARGE PIPE NOT INSTALLED

BASEMENT

Safety The temperature / pressure relief (TPR) discharge pipe was not installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed.

Recommendation

Recommended DIY Project

12: INSULATION, VENTILATION & EXHAUST

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

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Exhaust Systems: Exhaust Fan/Flue
Bathroom Fan, Dryer Vent

Exhaust Systems: Dryer Exhaust
To soffit

Insulation: Attic Insulation Type
Blown

Insulation: Flooring Insulation
Unknown

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Insulation: Insulation

13: MASTER BATHROOM

		IN	L	NP	O
13.1	General	X			
13.2	Toilet	X			
13.3	Shower	X			
13.4	GFCI & AFCI	X			
13.5	Water Supply, Distribution Systems & Fixtures	X			
13.6	Lighting Fixtures, Switches & Receptacles	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC

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

14: LAUNDRY ROOM

		IN	L	NP	O
14.1	General	X			
14.2	Drain, Waste, & Vent Systems	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

General: Filters
None

General: Dryer Vent
Metal

Drain, Waste, & Vent Systems: Material
Unknown

General: Water Source
Public

General: Flooring Insulation
None

General: Dryer Power Source
220 Electric

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

15: BEDROOM 2

		IN	L	NP	O
15.1	General	X			
15.2	Doors	X			
15.3	Windows	X			
15.4	Floors	X			
15.5	Walls	X			
15.6	Ceilings	X			
15.7	Lighting Fixtures, Switches & Receptacles	X			
15.8	GFCI & AFCI			X	
15.9	Smoke Detectors			X	
15.10	Carbon Monoxide Detectors			X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board, Popcorn

16: BEDROOM 3

		IN	L	NP	O
16.1	General	X			
16.2	Doors	X			
16.3	Windows	X			
16.4	Floors	X			
16.5	Walls	X			
16.6	Ceilings	X			
16.7	Lighting Fixtures, Switches & Receptacles	X			
16.8	GFCI & AFCI			X	
16.9	Smoke Detectors			X	
16.10	Carbon Monoxide Detectors			X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board, Popcorn

17: GARAGE

		IN	L	NP	O
17.1	Walls, Ceilings, Floors	X			
17.2	Occupant Door (From garage to inside of home)	X			
17.3	Vehicle Door	X			
17.4	Garage Door Opener	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Vehicle Door: Type
Automatic

Vehicle Door: Material
Aluminum

Garage Door Opener: Number of Openers
One

Garage Door Opener: Opener Brand
Craftsman

Vehicle Door: Overhead Garage Door

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: Photo Sensor Satisfactory
Garage

The photo-electric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

Limitations

Garage Door Opener

PRESSURE SENSITIVE REVERSE FUNCTION

GARAGE

Garage door opener was an older unit and likely did not have a pressure sensitive reverse function and therefore could not be tested. This current safety feature protects both the door and occupants / pets from harm. Recommend installation of a newer unit.

Observation

17.1.1 Walls, Ceilings, Floors

Maintenance Item

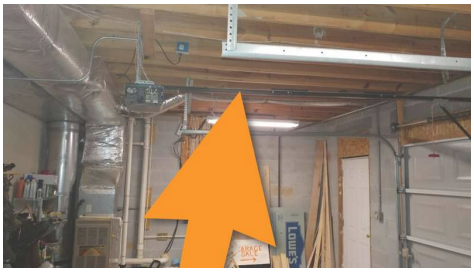
FIREWALL VIOLATIONS - CEILING

GARAGE

Though likely not required when the home was built, current safety standards note the ceiling separating the garage from the home living space should meet firewall safety requirements. Lack of fire-rated drywall could allow a fire to more rapidly spread to above living area.

Recommendation

Contact a handyman or DIY project



17.2.1 Occupant Door (From garage to inside of home)

Maintenance Item

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

GARAGE

Safety *Though not required at the time of building* , the door separating the garage and home does not meet current safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel or solid core wood, or a 20-minute fire-rated door, and sealed to keep vehicle gases from home. Recommend correction by installing a fire separation approved door with proper weather seals to keep garage environment out of home.

Recommendation

Recommended DIY Project

STANDARDS OF PRACTICE

Roof
What's inspected? Roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations.

What's not inspected? Antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories.

This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection.

Exterior
What's inspected? Exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

What's not inspected? Operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; items that are not visible or readily accessible from the ground, including window and door flashing; geological, geotechnical, hydrological or soil conditions; recreational facilities or playground equipment; seawalls, breakwalls or docks; erosion-control or earth-stabilization measures; safety-type glass; underground utilities; underground items; wells or springs; solar, wind or geothermal systems; swimming pools or spas; wastewater treatment systems, septic systems or cesspools; irrigation or sprinkler systems; drainfields or dry wells; determine the integrity of multiple-pane window glazing or thermal window seals.

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

Heating & Cooling
What's inspected? Open readily openable access panels for both heating and cooling systems; installed heating equipment, vent systems, flues, and chimneys; central and through-wall cooling equipment; distribution systems.

The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heat pump heating function is not tested. Furnace heating will be tested as long as outside temp is not higher than 80 degrees.

What's described? energy source(s); heating and cooling systems.

What's not required? Inspecting interiors of flues or chimneys that are not readily accessible; heat exchangers; humidfiers or dehumidifier; electronic air filters; solar space heating systems; window air conditioning units. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; examine electrical current, coolant fluids or gases, or coolant leakage.

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

features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Interior, Doors, Windows

What is inspected? A representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.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.

Electrical

What's Inspected? Service drop; overhead service conductors and attachment point; service head, gooseneck and drip loops; service mast, service conduit and raceway; electric meter and base; service-entrance conductors; main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; 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; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; smoke and carbon-monoxide detectors.

What's Not Inspected or Required? Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures; operate electrical systems that are shut down; remove panelboard cabinet covers or dead frontsope; rate or re-set over-current protection devices or overload devices; operate or test smoke or carbon-monoxide detectors or alarms; inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems; measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; inspect ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; inspect or test de-icing equipment; conduct voltage-drop calculations; determine the accuracy of labeling; 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.

Insulation, Ventilation & Exhaust

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.

Garage

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