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HICKORY PROPERTY SERVICES LLC INSPECTION REPORT

1234 Main St.
Steamboat Springs CO 80487

Buyer Name
01/10/2019 9:00AM

Inspector
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Agent
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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Vacant

Style
Multi-level

Temperature (approximate)
28 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy, Snow

Location Reference

For the purpose of this report all directions are given as if you are standing facing the front of the house. When possible, directions will be provided with N, S, E, W orientation. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

Overview

Congratulations on buying your new home and THANK YOU for choosing Hickory Property Services to perform your home inspection!

Purchasing a home can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time, but do not worry for this report will help guide you to understanding your new home! Most of your inspection will be maintenance recommendations, life expectancy and minor imperfections. These are nice to know about. However, the issues that really matter that you must know about. This report divides deficiencies into three categories:

INSPECTION CATEGORIES

1) Maintenance Items/ Minor Defects - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations 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. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection.

2) Recommendations - Most items typically fall into this category. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. These observations may require a qualified contractor or Handyman to evaluate further and repair or replace, but the cost is somewhat reasonable.

3) Immediate Action Recommended- This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

These categorizations are in my professional opinion and based on what I observed at the date and time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement. Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect and so it is important to keep things in perspective.

GENERAL INFORMATION

Please carefully read your entire Inspection Report. If you have any questions throughout the closing process don't hesitate to ask.

This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes. This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to

closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. You can read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors for an insight into the scope of the inspection.

MOLD

This home inspection is not an inspection for mold. Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency. Recommended reading - A Brief Guide to Mold Moisture and Your Home

THERMAL IMAGING INFORMATION

Infrared cameras may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Any anomalies found are always verified by other means such as a moisture meter. Additional services are available at additional costs and would be supplemented by an additional agreement / addendum.

OTHER NOTES - IMPORTANT INFO

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed with your report.

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

2: ROOF

Information

Inspection Method
Binoculars, Ladder

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
None

Flashings: Material
Aluminum, Rubber

Coverings: Architectural Asphalt Shingles
Roof

The roof covering was comprised of a single layer of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

Limitations

Coverings

LIMITED ACCESS TO TO SNOW

The roof is covered with about a foot of snow at the time of the inspection. I was able to push away some of the snow on the edges to get a look at the roof. It appears the roof had this been recently installed and is in good condition.





Observations

2.1.1 Coverings

ICE DAMS

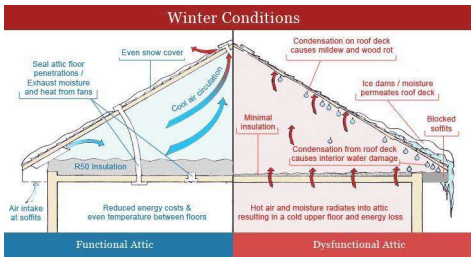
Recommendation

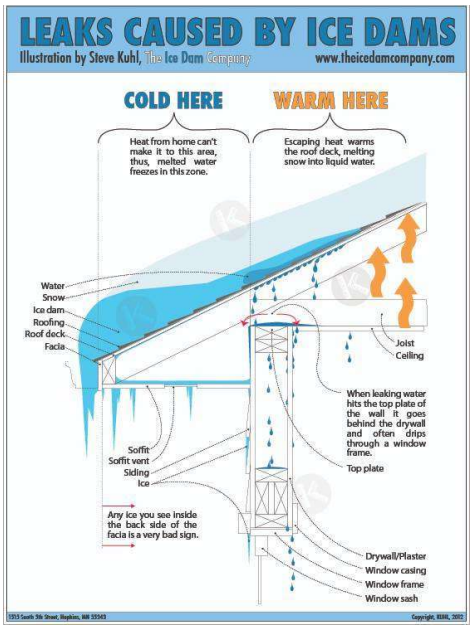
Ice dams have formed on the West and East side of the roof. An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow from draining. As water backs up behind the dam, it can leak through the roof and cause damage to walls, ceilings, insulation and other areas. Ice dams are formed by an interaction between snow cover, outside temperatures, and heat lost through the roof. Specifically, there must be snow on the roof, warm portions of the upper roof (warmer than 32 F), and cold portions of the lower roof (at freezing or below). Melted snow from the warmer areas will refreeze when it flows down to the colder portions, forming an ice dam. To prevent the ice dams from forming, there are various approaches to take such as adding insulation in the attic, seal air leaks at plumbing pipes & electrical penetrations in attic and adding vents . Recommend a qualified roofing contractor evaluate to determine the best approach to take to prevent this from occurring each winter.

Recommendation

Contact a qualified roofing professional.







2.3.1 Flashings

Recommendation

STEP FLASHING MISSING

Step flashing is not installed at the sidewalls and chimney chase; instead just the underlayment is installed. Anywhere roof sections adjoin wall sections, step flashing should be used to keep water from entering the walls. The step flashing should be extended at least 4 inches up the wall from the roof deck and at least 4 inches out along the roof deck (2015 International Residential Code [IRC]) with the house siding installed over the step flashing, ending at least 1 inch above the roof surface. Recommend a qualified roofing contractor install step flashing to prevent water damage to the structure.

Recommendation

Contact a qualified roofing professional.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

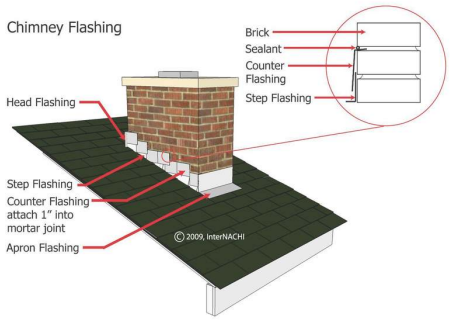
Recommendation

INPROPER FLASHING AT ROOF PENETRATION

There is no counter flashing installed at the chimney roof penetration. The point at which the chimney penetrates the roof should be sealed with flashing to prevent leaks and moisture damage. Recommend a roofing contractor install counter flashing.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

Inspection Method
Crawlspace Access, Visual

Siding, Flashing & Trim: Siding Material
Wood

Exterior Doors: Exterior Entry Door
Wood

Siding, Flashing & Trim: Siding Style
Panels

Decks, Balconies, Porches & Steps: Appurtenance

Balcony, Deck, Front Porch



Decks, Balconies, Porches & Steps: Material

Wood


Limitations

Walkways, Patios & Driveways

DRIVEWAY COVERED WITH SNOW

The driveway was covered with snow so the surface was not visible to inspect for cracks or other issues.

Observations

3.1.1 Siding, Flashing & Trim

GROUND CLEARANCE

Recommendation

NORTHEAST

Inadequate clearance between siding and ground on the NE corner of the house. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.



3.1.2 Siding, Flashing & Trim

CAULKLING

Maintenance Item

Caulk was deteriorated or substandard in some areas. For example, around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

CAULK

Recommendation

Contact a handyman or DIY project

3.1.3 Siding, Flashing & Trim

SIDING PAINT/ FINISH FAILING

Recommendation

The paint or finish is failing on the siding at places, primarily on the East side of the home. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painter.



3.2.1 Exterior Doors

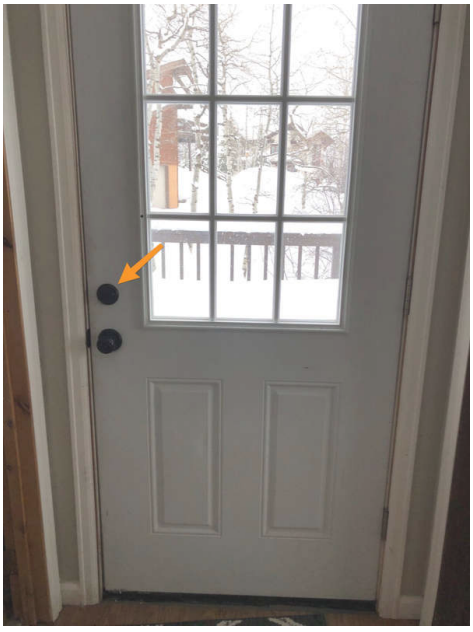
Maintenance Item

DOOR DOES NOT LATCH

BACK DECK DOOR

Door deadbolt does not latch properly. Recommend qualified handyman adjust strike plate and/or lock.

Here is a DIY troubleshooting article on fixing door issues.



3.2.2 Exterior Doors

Maintenance Item

WEATHERSTRIPPING DAMAGED

Door weatherstripping is damaged. This can result in energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

3.4.1 Decks, Balconies, Porches & Steps

Recommendation

WEATHERED DECKING BOARDS

The subflooring on the deck is weathered and showing signs of moisture damage on the East side of the deck. The deck had a membrane installed to keep the underside of the deck waterproof, but these moisture stains indicate the membrane may be compromised and a repair of the membrane could be needed to keep the underside of the deck fully waterproof. I would recommend having a deck contractor evaluate the deck to determine if the membrane needs to be repaired and what the cost would be.

Recommendation

Contact a qualified professional.

3.4.2 Decks, Balconies, Porches & Steps

Recommendation

LEDGER BOARD IMPROPERLY INSTALLED

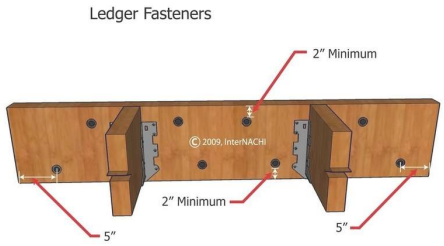
Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as Simpson Strong Tie DTT2 brackets and threaded rod, connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:

Ledger Boards

Safe Decks

Recommendation

Contact a qualified deck contractor.



3.4.3 Decks, Balconies, Porches & Steps

Recommendation

RAILING UNSAFE

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified deck contractor.

3.4.4 Decks, Balconies, Porches & Steps

Recommendation

MISSING POST BEAM TIES

On the a east side of the deck, the rim joist was not positively secured with hangers or supported with a post. Deck beams are commonly connected to support posts by "toenailing," which is inadequate. Decks are subject to movement under live loads and require a positive connection between their support posts and beams. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber to connect posts and beams.

Recommendation

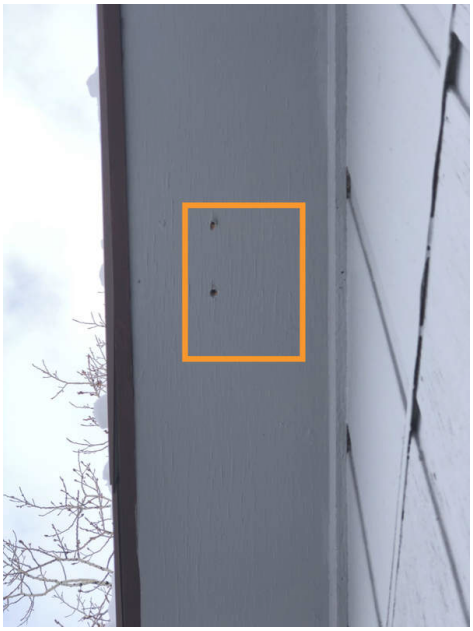
Contact a qualified professional.

3.5.1 Eaves, Soffits & Fascia

Recommendation

HOLES IN SOFFIT

There were a couple of holes in the soffit on the South side of the house which should caulked. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Here is a helpful article discussing negative grading.

4: STRUCTURE & ATTIC

Information

Inspection Method
Attic Access

Floor Structure: Sub-floor
Plywood

Ceiling Structure: Material
Wood

Foundation: **Material**
Concrete




Floor Structure: **Basement/ Crawlspace Floor**
Dirt


Floor Structure: **Structure Material**

Wood Beams

Roof Structure & Attic: Material

Plywood

Roof Structure & Attic: Type

Gable

Observations

4.1.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

A minor diagonal crack was noted at the foundation wall on the South side. The crack is larger on top and reduces to a hairline crack as it continues down the wall of the foundation. This type of crack indicates there is some slight settling or it is a shrinkage crack when the concrete was curring and has grown over time. This part of the foundation wall is the only section that is not backfilled which may be why it has settled. The rest of the concrete foundation did not have any cracks and appears to be in great shape. Recommend monitoring this one diagonal crack for more serious shifting/displacement overtime.

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.

4.1.2 Foundation

WATER INTRUSION

Maintenance Item

Discoloration was noted on the East foundation wall. This appears to be due to the inconsistencies of concrete mixing when the foundation was poured rather than water intrusion. The foundation does not show signs of cracking or structural issues, but wanted to note this for awareness.

4.2.1 Crawlspaces & Basements

NO VAPOR BARRIER

Recommendation

There is no vapor barrier beneath the flooring in places. This can result in unwanted moisture.

4.3.1 Floor Structure

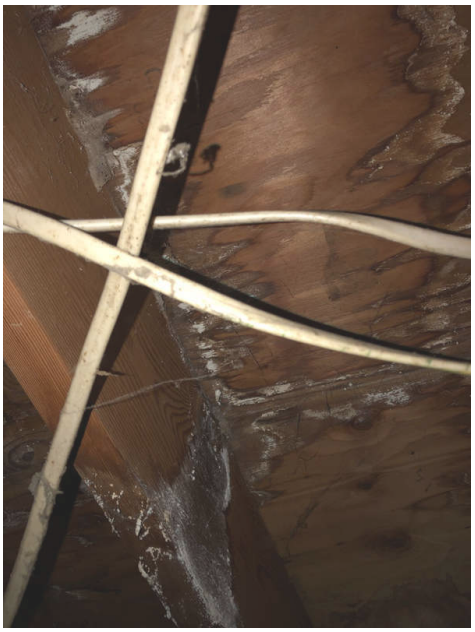
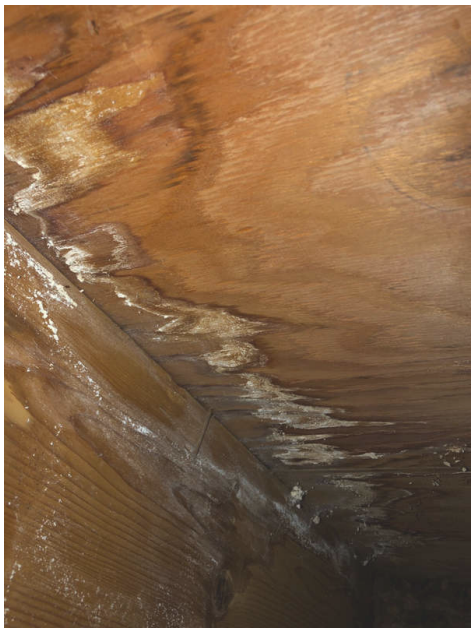
MOLD

Recommendation

Observed signs of a white powder on the floor joist and subflooring on the west side of the crawl space. The white powder is most likely a mold or fungus growth due to high humidity or condensation in the crawl space. The moisture meter did not indicate any water was present in the joists or subflooring, but overtime the mold/fungus could cause damage to the wood. A vapor barrier has been installed in places in the crawl space, though it does not cover the whole area and is torn in places. A structural engineer could provide repair requirements along with preventive solutions for this problem.

Recommendation

Contact a qualified structural engineer.

4.3.2 Floor Structure

Recommendation

SILL PLATE NOT SECURED TO FOUNDATION

The sill plate is not secured to the foundation. I checked along the perimeter in various locations and could not find an anchor bolt or nuts. Recommend repair for proper attachment to the foundation.

Recommendation

Contact your builder.

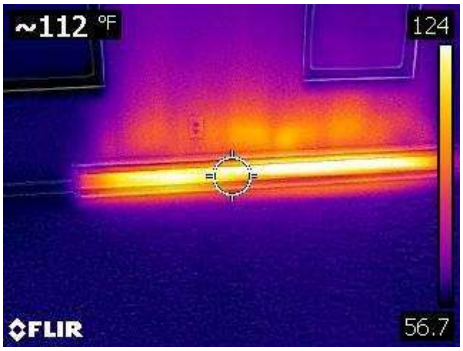
5: HEATING

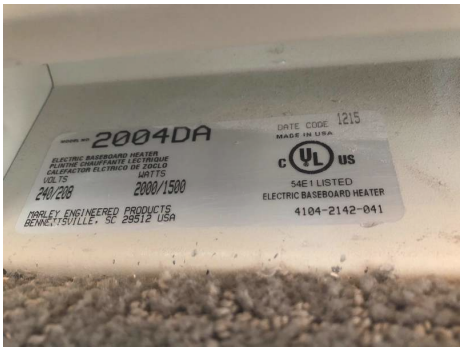
Information

Equipment: Brand
Marley Engineered Products

Equipment: Energy Source
Electric

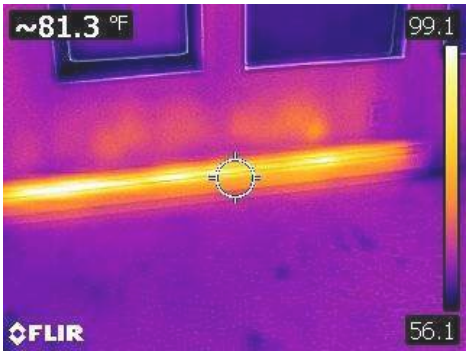
Equipment: Heat Type
Electric Baseboard

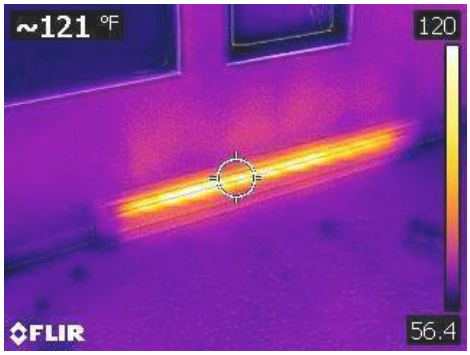


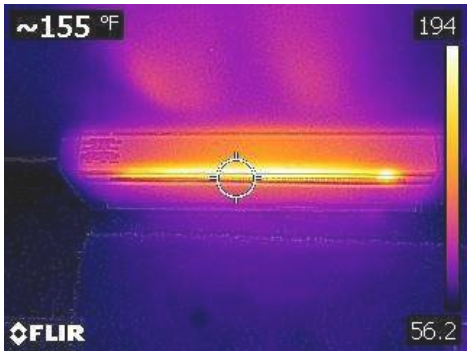


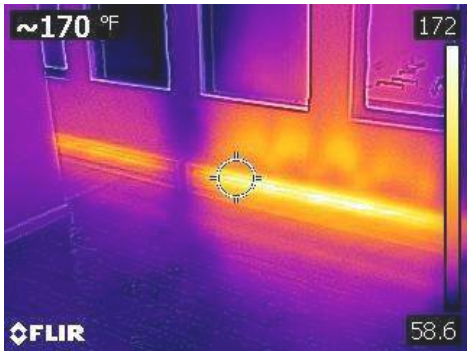
Normal Operating Controls: Electric Baseboard Heaters

Temperature was taken from noted source using an IR thermometer; both source and ambient temps are measured. Temps are within norms.









Presence of Installed Heat Source in Each Room: **Heating Source**

Floor Register, Baseboard



Fireplace: Type

Wood

There is currently a wood fireplace that is operational and there is a chimney that has been abandoned for a recessed fireplace that is no longer in use. Since there may be a desire to use the chimney and remove the existing wood fireplace, I would recommend having a fireplace contractor evaluate the chimney to determine if it is usable and what code updates would be required to use it again.

Limitations

6: COOLING

Limitations

7: PLUMBING

Information

Filters
None

Water Source
Public

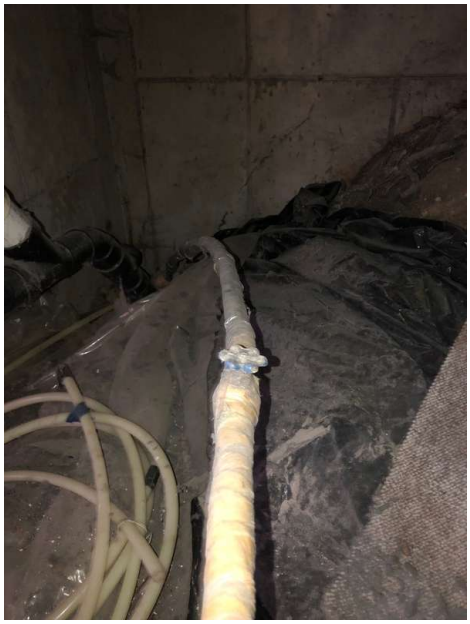
Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Water Supply & Distribution Systems : Distribution Material
Copper

Main Water Shut-off Device: **Location**

Water Meter, Crawlspace


Hot Water Systems, Controls, Flues & Vents: **Manufacturer**

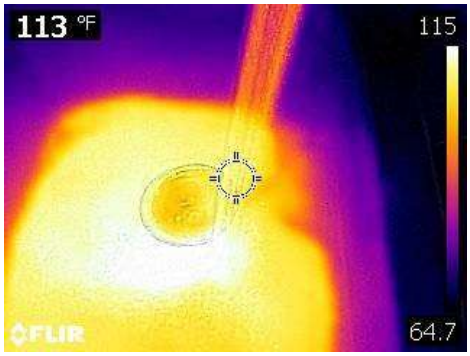
Kenmore

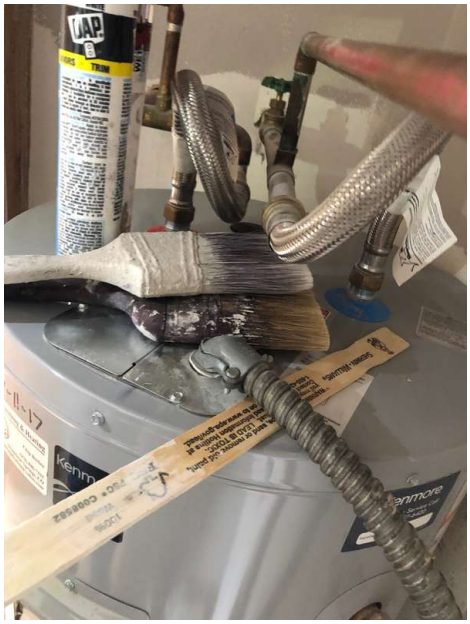
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

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

Electric



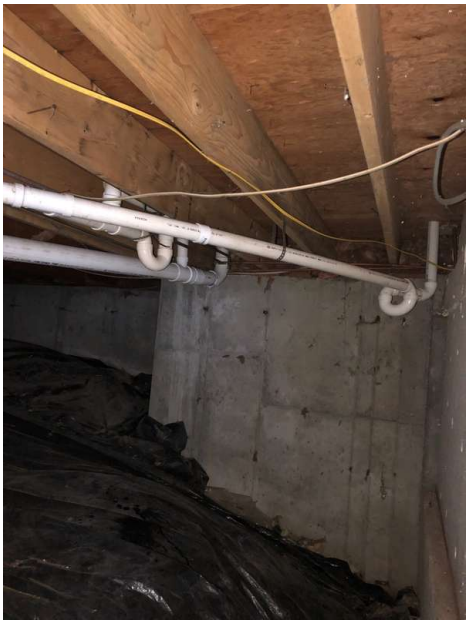


Hot Water Systems, Controls, Flues & Vents: **Shut-Off Valves**

Water and Gas shut-offs located in the same space as the water heater and accessible.

Drain, Waste, & Vent Systems: Drain Size

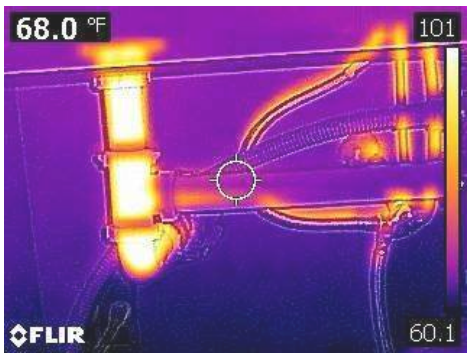
1 1/2", 2", 3”



Drain, Waste, & Vent Systems: Material

ABS, PVC

In general, the sanitary waste system appears to have been installed by a non-professional plumber since there are a number of improper practices followed that are against plumbing code. I would recommend a professional plumber evaluate and make necessary repairs to bring the sanitary waste system up to code regulations.

Drain, Waste, & Vent Systems: Sewer Route to Street

The main waste line drains out the foundation wall on the West side of the house. I recommend getting a sewer scope to find out the condition of the sewer line to the city sewer.

Limitations

Observations

7.2.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

7.4.1 Drain, Waste, & Vent Systems

Maintenance Item

IMPROPER JOINT CONNECTION

The waste drainage system consists of PVC and ABS pipe. Where the PVC connects to the ABS is considered against plumbing code and is an improper connection. Colorado State Plumbing code section 707.1. states that solvent-cement joints between different types of plastic pipe is prohibited. Its possible to join ABS to PVC, but its only supposed to be done with an approved listed adapter or transition fittings. Though this technically should not be installed this way, it is commonly done.

Recommendation

Contact a qualified plumbing contractor.

Incorrect way to connect PVC to ABS pipe. Can't be glued.

Correct way to connect ABS to PVC pipe

7.4.2 Drain, Waste, & Vent Systems

Recommendation

IMPROPER P-TRAP INSTALLATION

In the crawl space, a "running trap" has been installed which is considered an improper p-trap. A running trap is when a drain line from a fixture runs horizontal then makes a u-shape trap and continues horizontal. It lowers the velocity and turbulence needed to wash (clean/scour) the trap, and causes slow running drains, among other things. The p-trap should be installed at the vertical tailpiece of the fixture.

In the bathrooms, a flexible drain transition pipe is installed. This is not approved by plumbing code because the inside walls are not smooth and will hold gunk. This kind of pipe is thinner and prone to leakage.

Recommendation

Contact a qualified plumbing contractor.




7.5.1 Water Supply & Distribution Systems

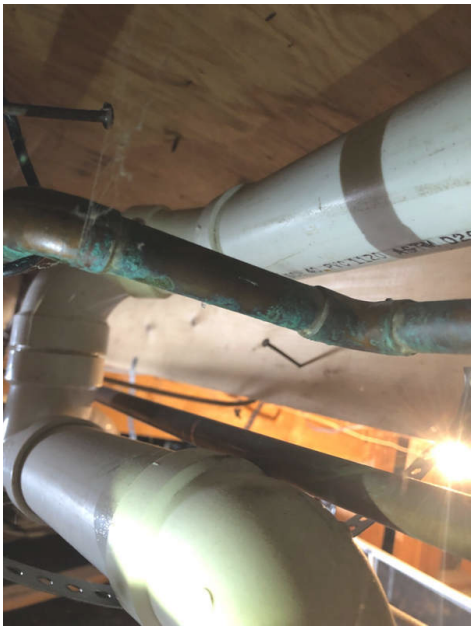
Maintenance Item

MAIN WATER SUPPLY PIPE CORRODED

Sections of the water supply pipe are showing signs of minor corrosion at some fittings. Even the highest quality metal piping system will corrode over time due to oxidation. Severe corrosion can lead to burst pipes, resulting in major property damage that costs thousands in repairs. The longer corrosion is left unchecked, the more costly it will be to repair. I recommend monitoring the piping for these warning signs and catch pipe corrosion early.

Recommendation

Recommend monitoring.

7.5.2 Water Supply & Distribution Systems

Maintenance Item

PIPE NOT SECURED

The hot and cold water supply piping stubouts for the washing machine is not secured behind the wall and is loose. The piping should be clamped to a stud to prevent bending or further damage in the future that would cause a leak.

Recommendation

Contact a qualified plumbing contractor.

7.6.1 Fixtures

Recommendation

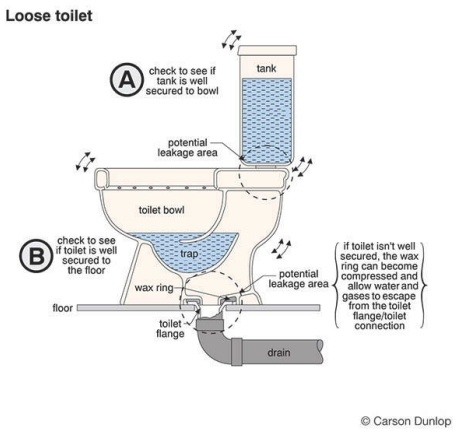
TOILET LOOSE

BATHROOM, SOUTH BATHROOM

The toilet is not well secured to the floor. Recommend repair to help prevent (further) leaks around the wax ring.

Recommendation

Contact a qualified professional.



7.6.2 Fixtures

Recommendation

LEAKING SUPPLY LINES

MASTER BATHROOM

The water shut-off valve at the toilet leaks. It has to be turned a quarter of the way open for it to not leak. Otherwise it leaks fully opened or any one it is turned. A qualified plumber should repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

7.6.3 Fixtures

Maintenance Item

CAULKING MISSING OR DETERIATED

, MASTER BATHROOM

Caulking in the bathroom sink is not adequately applied. Recommend applying a bead of caulk around the rim of the bowl to prevent moisture damage to the countertop.

Recommendation

Contact a handyman or DIY project

7.7.1 Tubs, Shower and Tile

Recommendation

CAULKING DETERIORATED/ MISSING

MASTER BATHROOM

The caulking around the tub is missing or worn. Water can penetrate these areas and cause damage. Recommend repair to help protect from moisture damage.

Recommendation

Contact a handyman or DIY project



7.7.2 Tubs, Shower and Tile

Maintenance Item

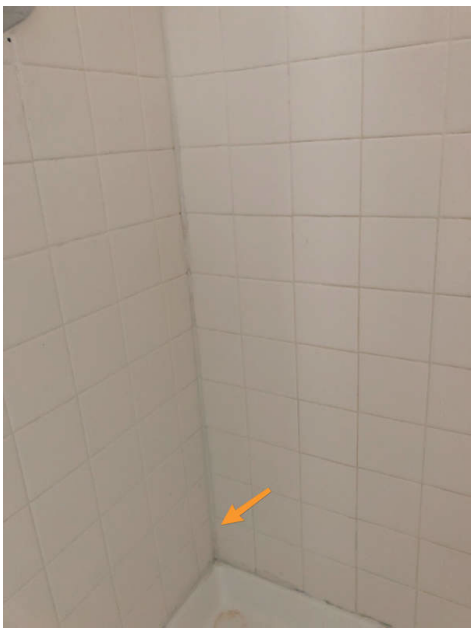
HEAVY CAULKING IN CORNERS

SOUTH BATHROOM

There is heavy caulking in the corners of the tiles shower base. Recommend monitoring for moisture leaks and repairing as necessary.

Recommendation

Contact a handyman or DIY project

7.7.3 Tubs, Shower and Tile

Recommendation

GROUT - GAPS AND CRACKS

There are cracks and gaps in the grout. Recommend repair to help prevent water damage.

Recommendation

Contact a qualified tile contractor

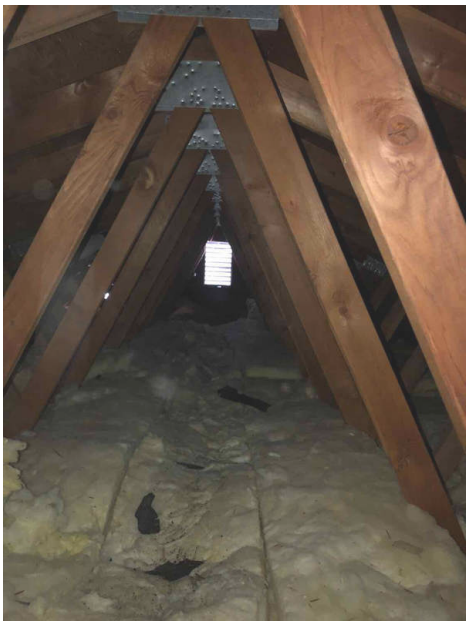
8: INSULATION AND VENTILATION

Information

Flooring Insulation
None

Exhaust Systems: Exhaust Fans
Fan Only

Ventilation: Ventilation Type
Gable Vents, Soffit Vents, Turbines



Attic Insulation: Insulation Type

Batt



Attic Insulation: R-value

48

The amount of insulation in the attic meets the minimum recommendations for the climate zone in Steamboat Springs. With the amount of ice dams that are forming on the roof, adding more insulation in the attic may help, however the problem could be that the insulation is not placed properly and is not allowing proper ventilation to keep the roof cold. An insulation or roofing contractor can evaluate the insulation in the attic and determine the best way to fix this issue.

Zone	Heating System	Attic	Cathedral Ceiling	Wall		Floor
				Cavity	Insulation Sheathing	
1	All	R30 to R49	R22 to R15	R13 to R15	None	R13
2	Gas, oil, heat pump Electric furnace	R30 to R60	R22 to R38	R13 to R15	None	R13 R19-R25
3	Gas, oil, heat pump Electric furnace	R30 to R60	R22 to R38	R13 to R15	None R2.5 to R5	R25
4	Gas, oil, heat pump Electric furnace	R38 to R60	R30 to R38	R13 to R15	R2.5 to R6 R5 to R6	R25 to R30
5	Gas, oil, heat pump Electric furnace	R38 to R60	R30 to R38 R30 to R60	R13 to R15 R13 to R21	R2.5 to R6 R5 to R6	R25 to R30
6	All	R49 to R60	R30 to R60	R13 to R21	R5 to R6	R25 to R30
7	All	R49 to R60	R30 to R60	R13 to R21	R5 to R6	R25 to R30
8	All	R49 to R60	R30 to R60	R13 to R21	R5 to R6	R25 to R30

Observations

8.2.1 Attic Insulation

Recommendation

IMPROPER INSTALLATION

Attic insulation was too close to the roof sheathing in places along the perimeter of the roof. There should be a minimum of a 1 - 2" gap between the insulation and roof sheathing to allow for proper ventilation. This could be one of the causes for the ice dam build up on the roof. Recommend a qualified insulation contractor evaluate and correct.

Recommendation

Contact a qualified insulation contractor.



8.3.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Recommendation

The flex duct for the vent from the bathroom is disconnected in the attic and vents into the attic, which can cause moisture and mold. Recommend the vent be repaired so it can property exhaust to the exterior.

Recommendation

Contact a qualified HVAC professional.


8.3.2 Exhaust Systems

NO EXHAUST FAN IN BATHROOM

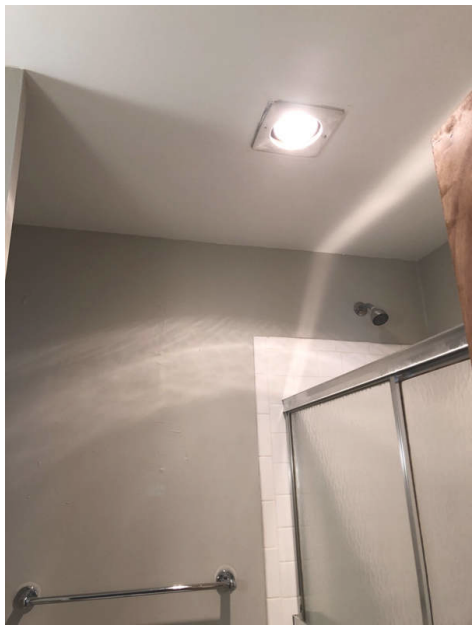
Recommendation

HALLWAY BATHROOM

The bathroom does not have an exhaust fan installed. An exhaust fan is recommended to prevent moisture and humidity buildup in the bathroom that will cause damage to walls and ceiling over time.

Recommendation

Contact a qualified HVAC professional.

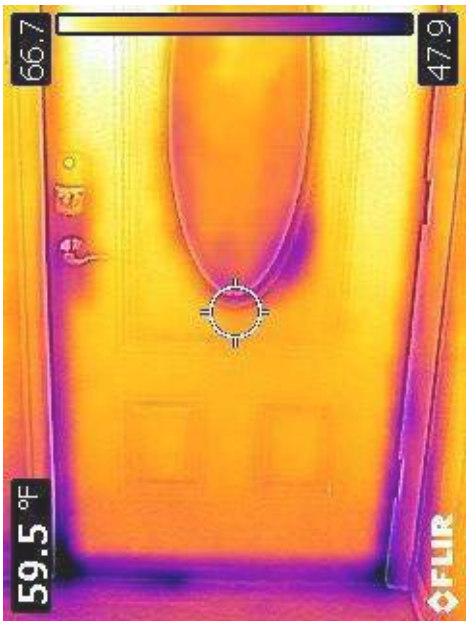


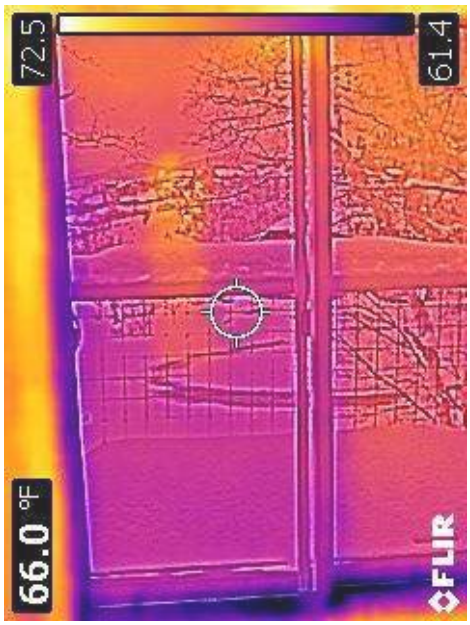
9: INTERIOR

Information

Windows: **Window Type**
Single-hung, Thermal

Doors: **Thermal Efficiency**



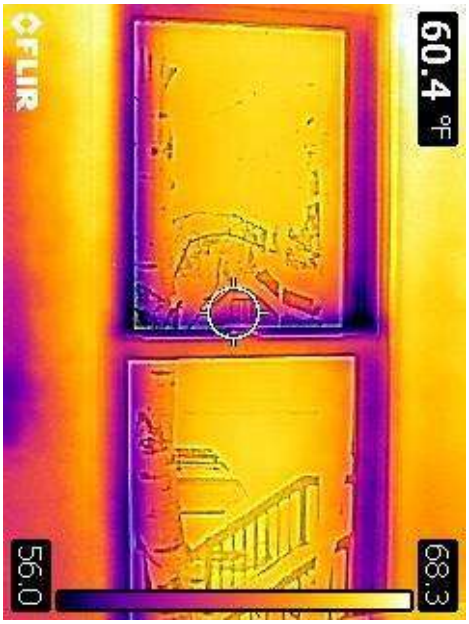


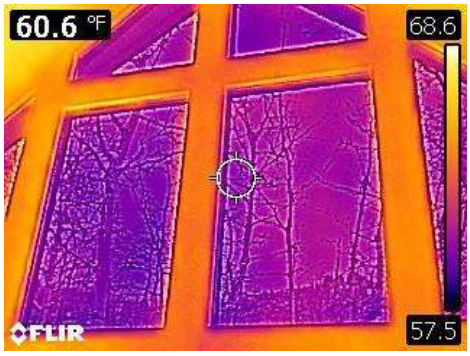
Windows: Window Manufacturer

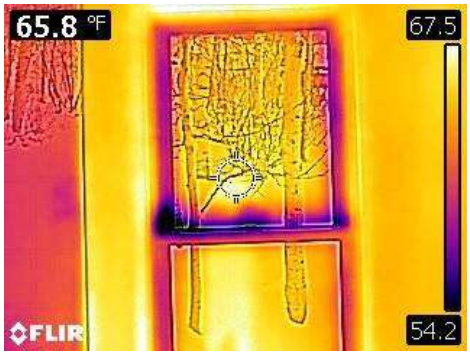
JELD-WEN, Unknown, Gerkin

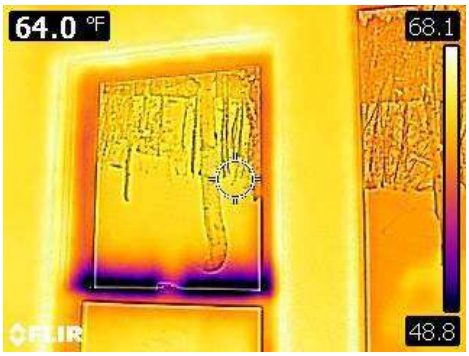
The windows are a mix of different manufactures. It appears they have been replaced overtime and are in good condition.

Windows: Thermal Efficiency



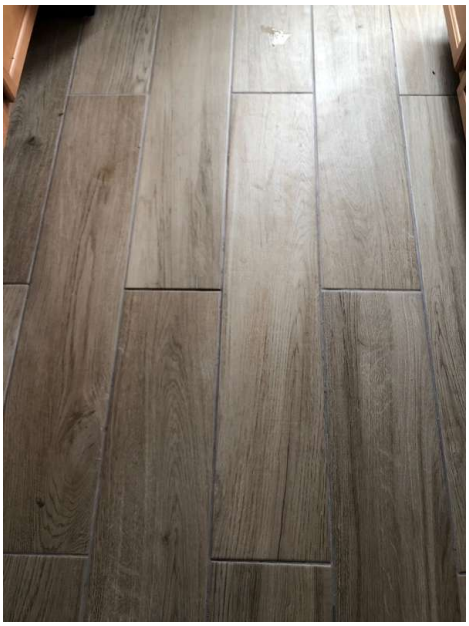




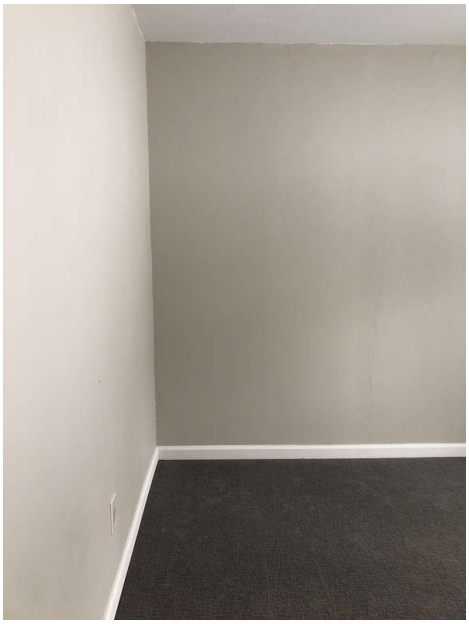


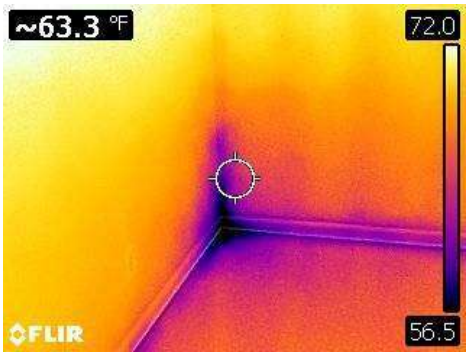
Floors: Floor Coverings

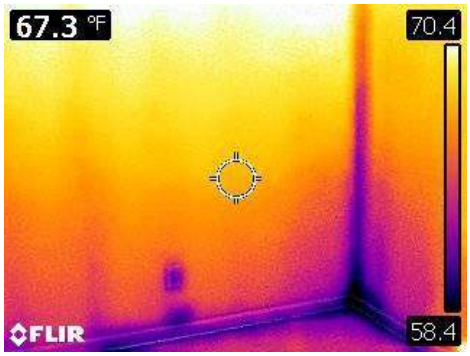
Carpet, Tile, Vinyl



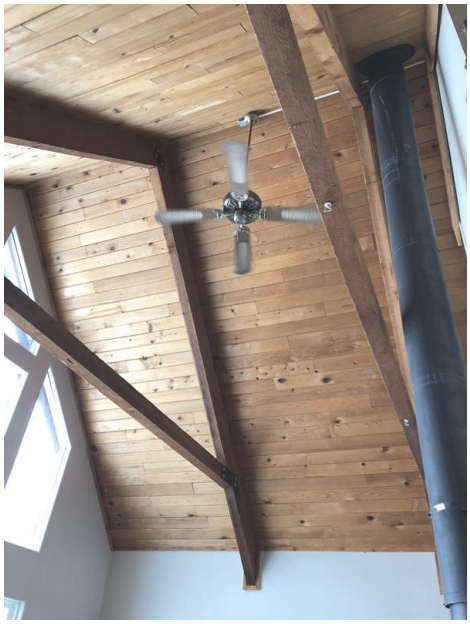
Walls: **Wall Material**
Drywall







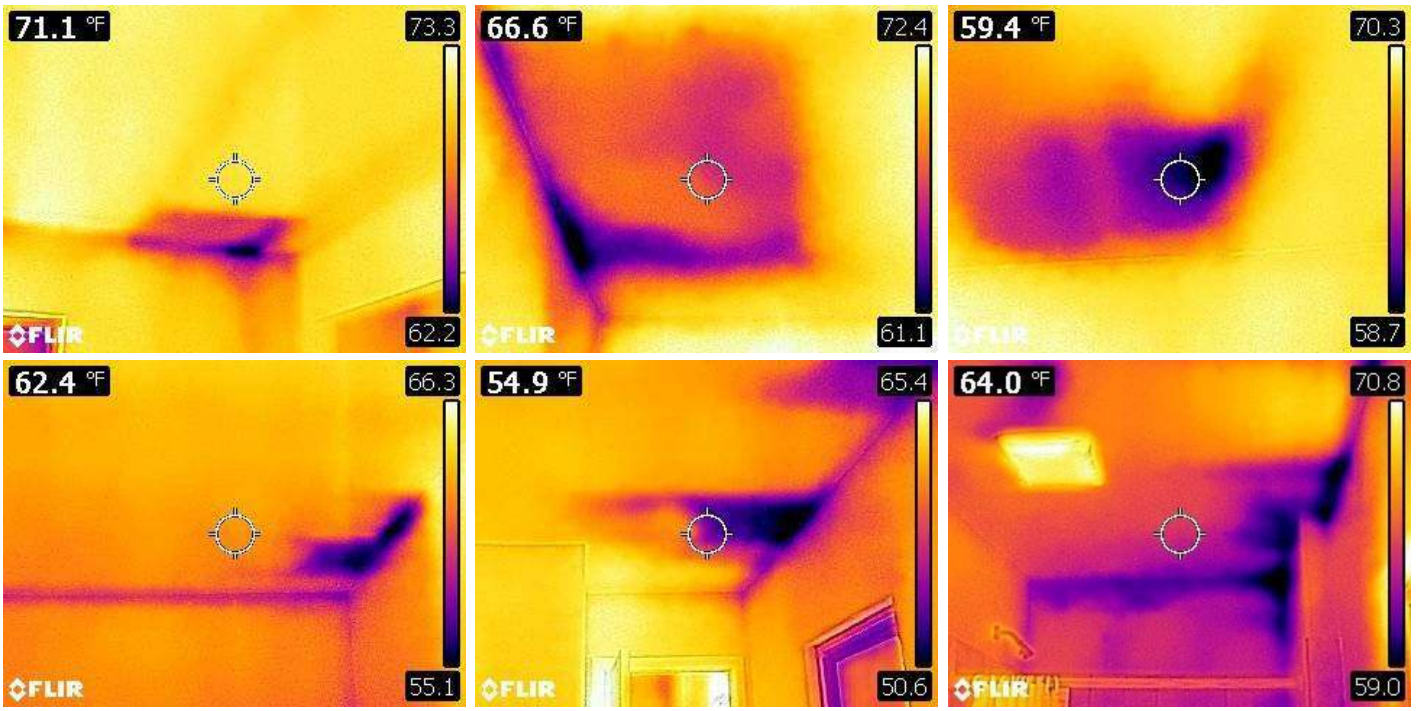
Ceilings: **Ceiling Material**
Gypsum Board, Wood



Ceilings: Thermal Efficiency

Bedroom, Master Bathroom, Hallway

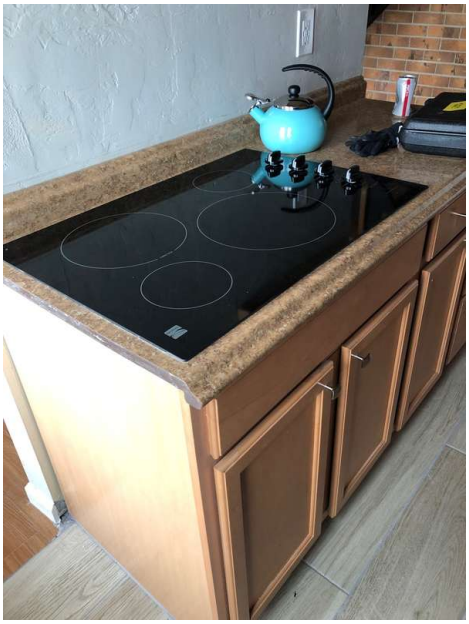
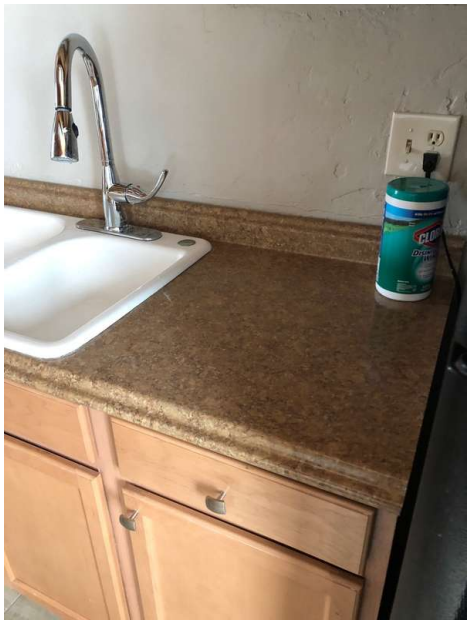
There were some locations where the insulation is missing or does not cover the ceiling evenly as indicated by the cold spots in purple. Cold spots are common along wall and ceiling joints because the wood studs are cold. When you seen large square or round cold spots, this is an indication that not enough insulation is placed in the ceiling in those areas.



Countertops & Cabinets: Cabinetry

Laminate

Countertops & Cabinets: Countertop Material
Composite

Observations

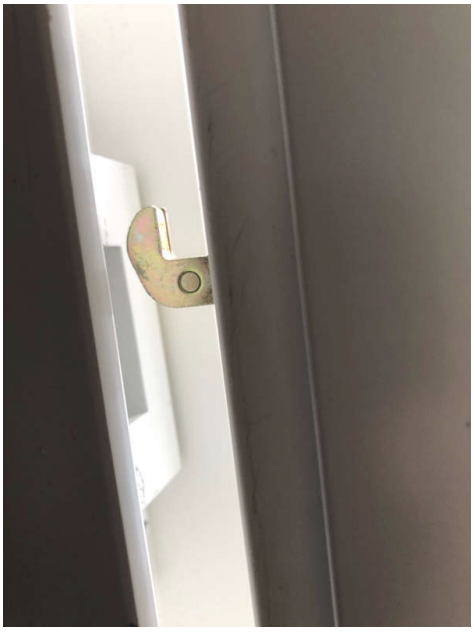
9.1.1 Doors

Maintenance Item

DOOR DOESN'T LATCH

LOFT

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

9.1.2 Doors

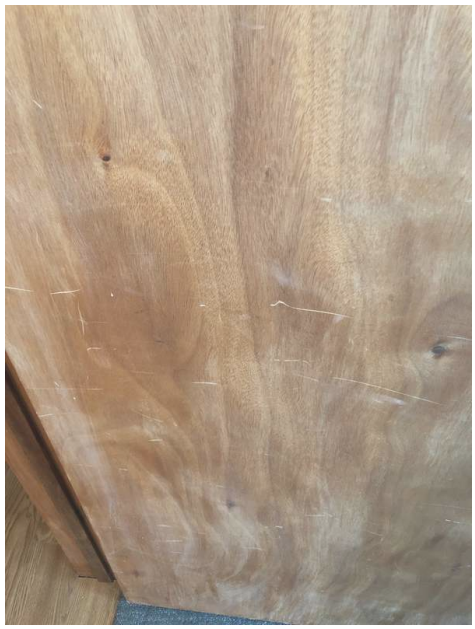
Maintenance Item

MINOR DAMAGE

The doors have scratches and dents from general wear and tear over time. Recommend replacing or painting to restore.

Recommendation

Contact a qualified door repair/installation contractor.



9.3.1 Floors

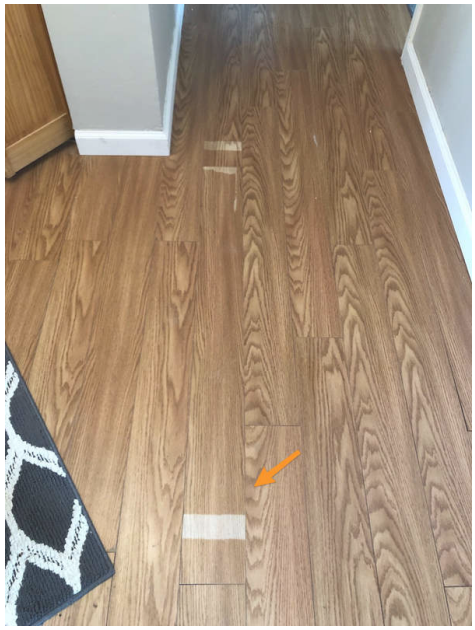
Recommendation

DAMAGED (GENERAL)

The vinyl wood floors in the hallway had general moderate damage visible at the time of the inspection. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified flooring contractor



9.3.2 Floors

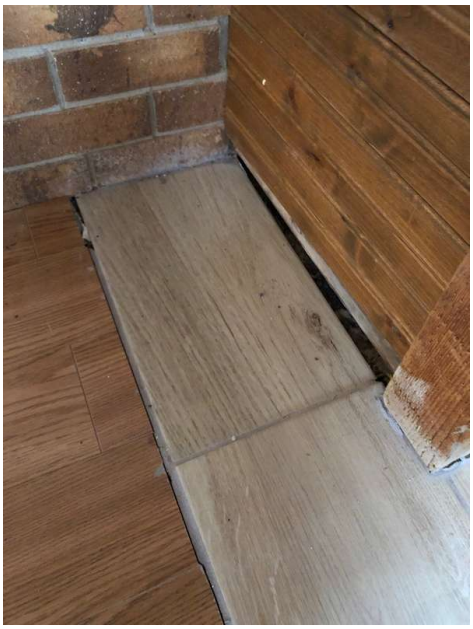
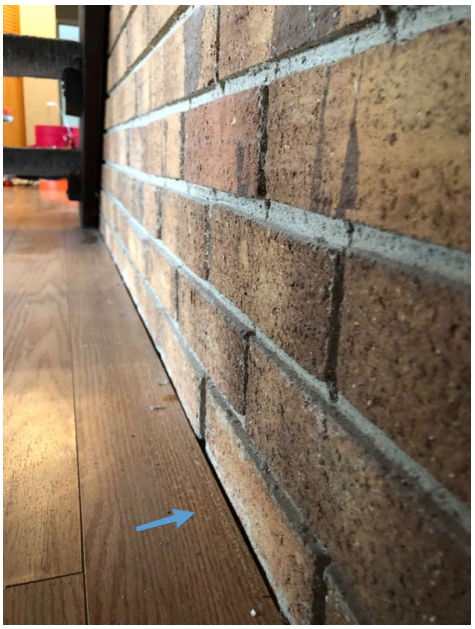
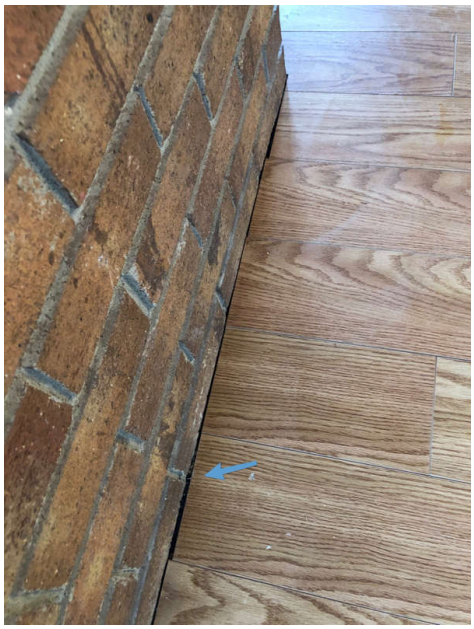
Maintenance Item

BASEBOARDS AND TRIM MISSING

The trim pieces or baseboards are missing various locations. Recommend installing for a clean and finished look.

Recommendation

Contact a qualified flooring contractor

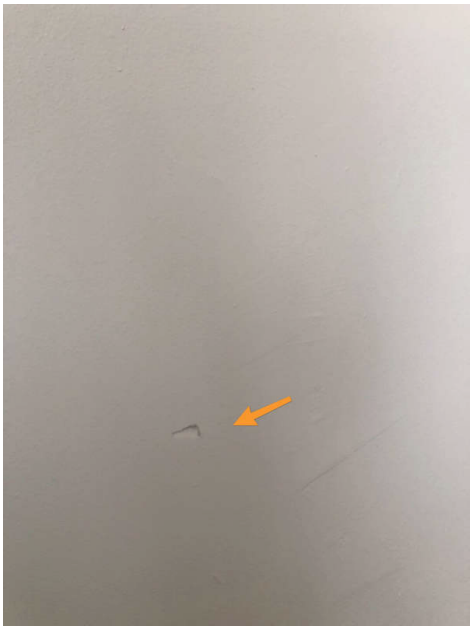
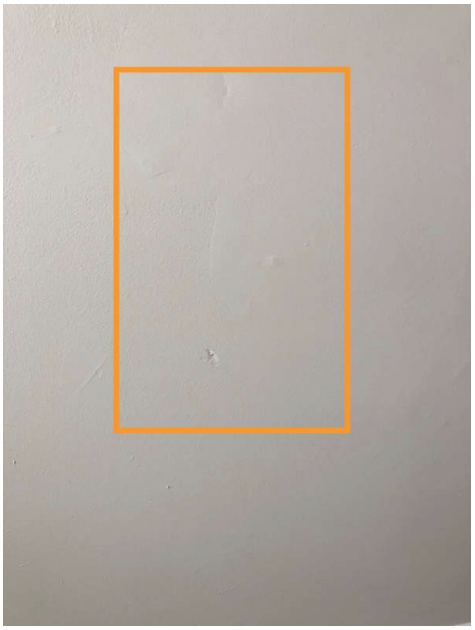
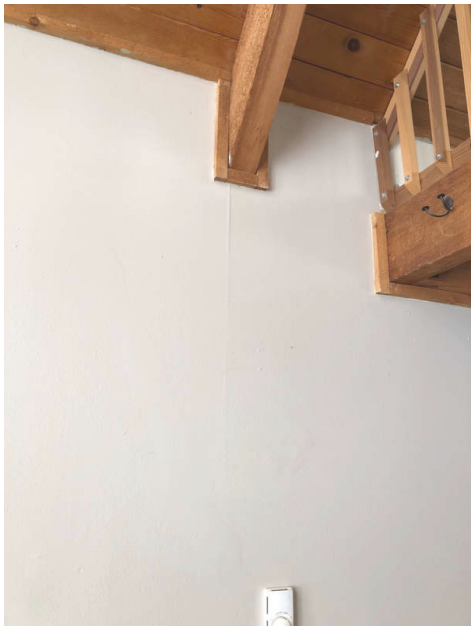
9.4.1 Walls

Recommendation

POOR PATCHING

LIVING ROOM

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

9.4.2 Walls

Recommendation

POOR PAINT APPLICATION

BEDROOMS, BACK DECK ENTRY AREA

The wall does not have an even coat of paint in their spots where the paint is thin or was not applied properly. Recommend repainting the wall.

Recommendation

Contact a qualified painter.




9.5.1 Ceilings

Recommendation

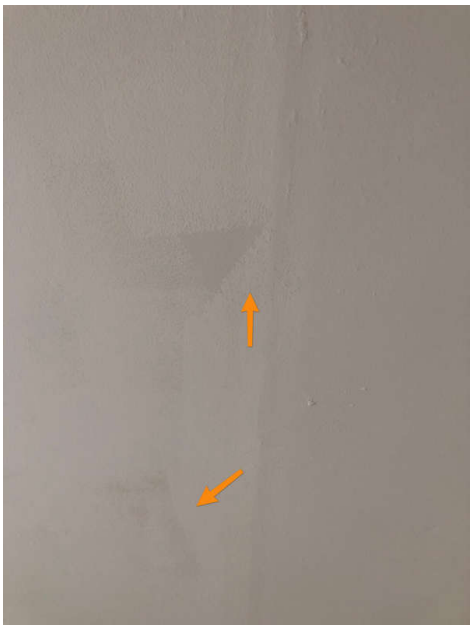
POOR PAINT APPLICATION

MASTER BEDROOM

The ceiling does not have an even coat of paint in their spots where the paint is then or was not applied. Recommend repainting ceiling.

Recommendation

Contact a qualified painter.



9.5.2 Ceilings

Recommendation

POOR TAPING

BEDROOMS

The drywall joints on the ceiling were not taped properly and can be seen. If desired to repair recommend a drywall contractor to re-tape and finish.

Recommendation

Contact a qualified drywall contractor.

9.7.1 Countertops & Cabinets

Recommendation

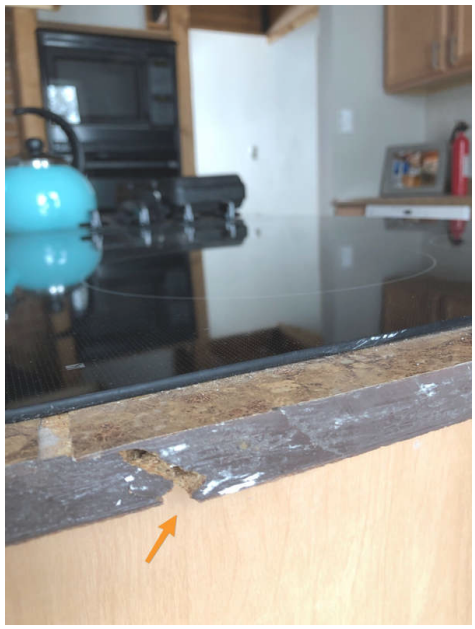
COUNTERTOP CRACKED/CHIPPED

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

Here is a helpful article on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.



9.7.2 Countertops & Cabinets

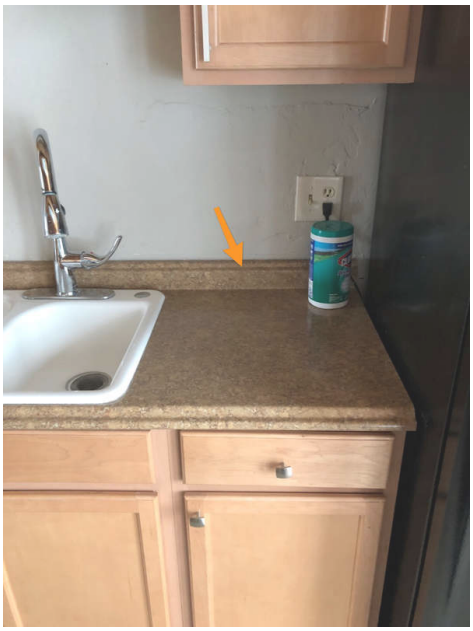
Recommendation

COUNTERTOP NOT SECURED

Kitchen countertop was not secured to the wall or cabinet. Recommend qualified countertop contractor secure countertop properly.

Recommendation

Contact a qualified countertop contractor.



9.7.3 Countertops & Cabinets

Recommendation

GROUT DETERIORATING

MASTER BATHROOM

Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.

Recommendation

Contact a qualified countertop contractor.

10: APPLIANCES

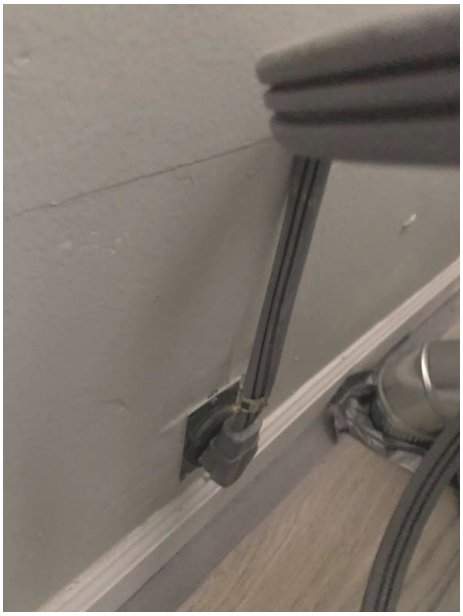
Information

Dishwasher: Brand
Kenmore

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

Range/Oven/Cooktop: Range/Oven Brand
Kenmore

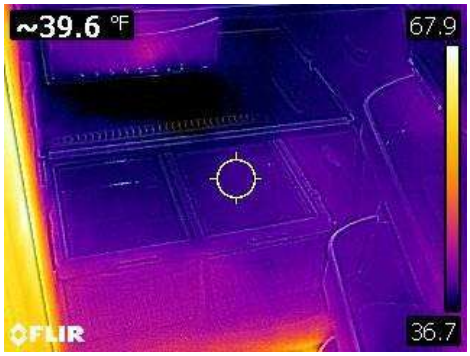
Washer/ Dryer: Dryer Power Source
220 Electric

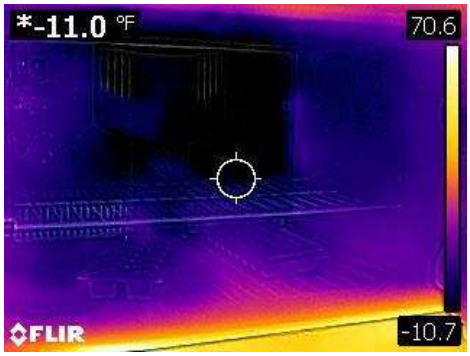


Washer/ Dryer: Dryer Vent
Metal

Refrigerator: **Brand**

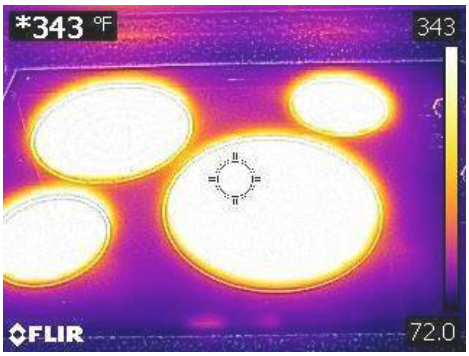
Kenmore



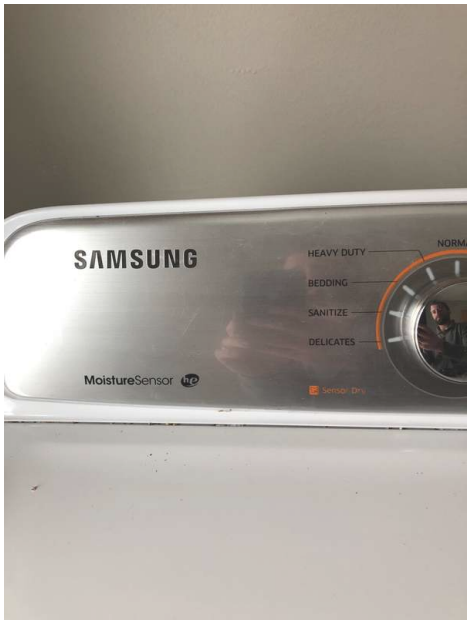


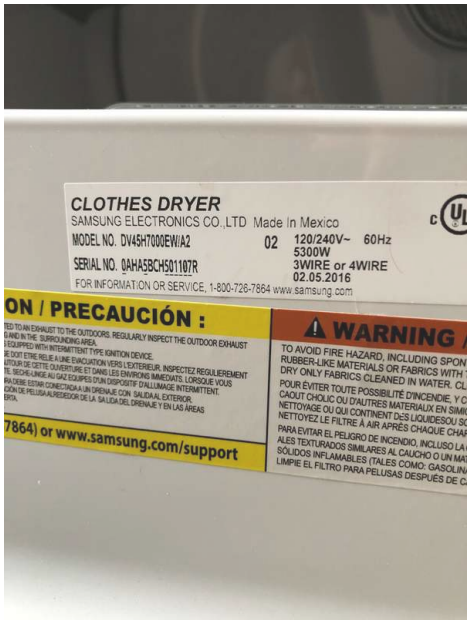
Range/Oven/Cooktop: **Range/Oven Energy Source**

Electric



Washer/ Dryer: **Photos**





11: GARAGE

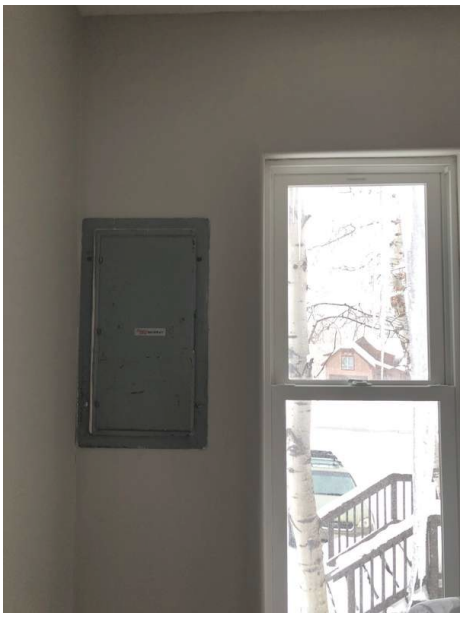
Limitations

12: ELECTRICAL

Information

Service Entrance Conductors: **Electrical Service Conductors**
Below Ground, 240 Volts

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

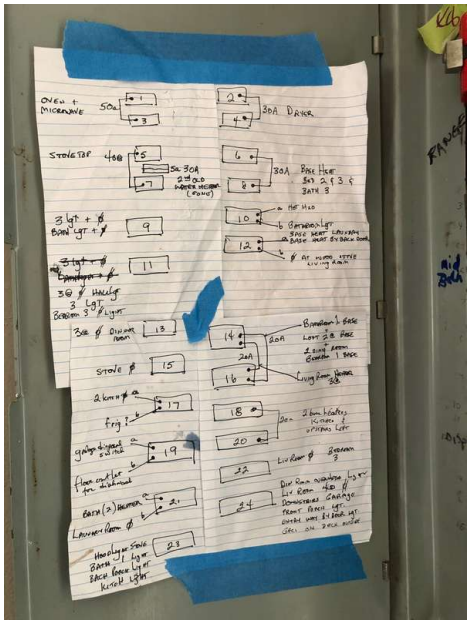


Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Capacity**
200 AMP

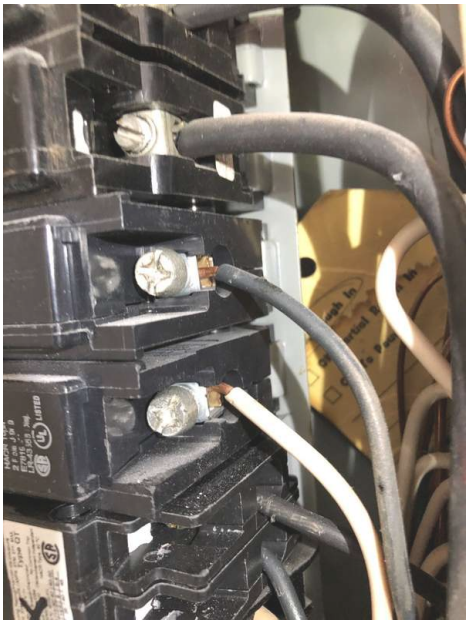
Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Type**
Circuit Breaker

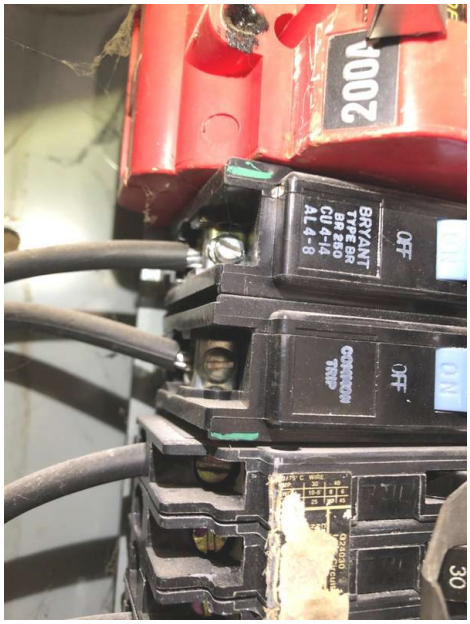
Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Sub Panel Location**
None

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



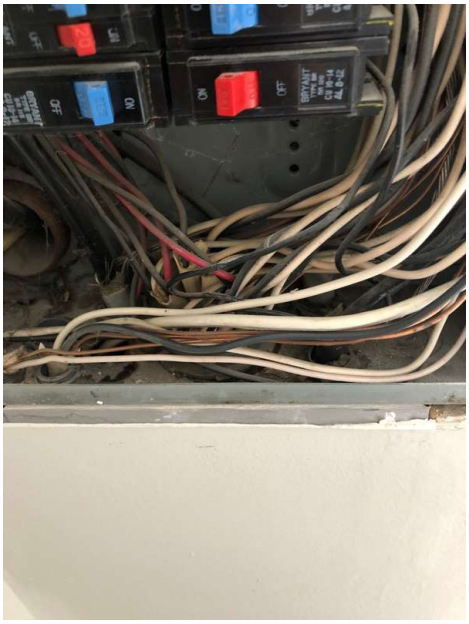
Branch Wiring Circuits, Breakers & Fuses: **Branch Wire 15 and 20 AMP**
Aluminum, Copper

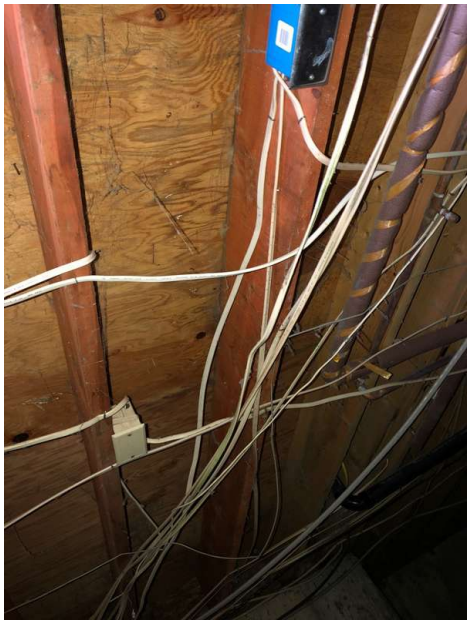




Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex





Carbon Monoxide Detectors: General Info

Install carbon monoxide detector(s) if a combustion source is present in the structure. The National Fire Protection Association sections 5.1.1.1 and 5.1.1.2 all CO2 detectors' shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms.

Limitations

General

ACCESS TO INSPECT WIRING LIMITED

95% of working was not visible or accessible. Could inspect wiring in the crawl space. If any wiring is in the stick, it was covered by insulation.

Observations

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

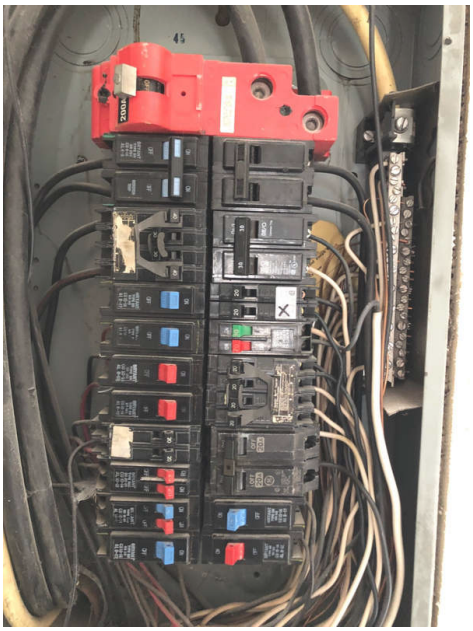
Maintenance Item

NO ARC FAULT PROTECTION

There are no Arc Fault Circuit Interrupter (AFCI) breakers installed in the electric panel. These are safety devices that are installed to protect an outlet that has poor plug retention or an outlet that creates a spark as a plug is removed from an outlet. Any construction after January 2002 should have this protection installed for any outlets located in bedrooms. This structure predates the requirement for newer construction of Arc Fault protected outlets in certain areas, but is recommended to update the electrical panel for safety purposes.

Recommendation

Contact a qualified electrical contractor.



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

Recommendation

POINTED SCREWS IN ELECTRICAL PANEL

The panel cover was removed in order to inspect and test the internal components. Two pointed screws were removed from the panel cover. This is a potentially dangerous condition. If one of the screws penetrates the insulation of a wire, a direct short will occur at a minimum popping a breaker or possibly electrocuting someone. Recommend replacing with a flat head tip screw rated for electrical panels.

Recommendation

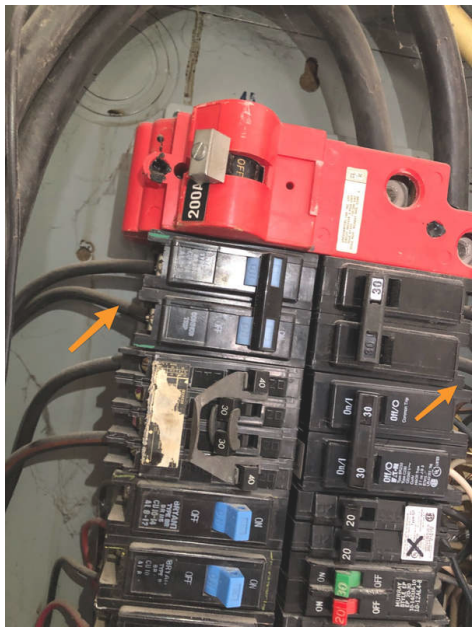
Contact a qualified electrical contractor.

12.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on a couple of the branch electrical circuits. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrician.



12.3.2 Branch Wiring Circuits, Breakers & Fuses

Recommendation

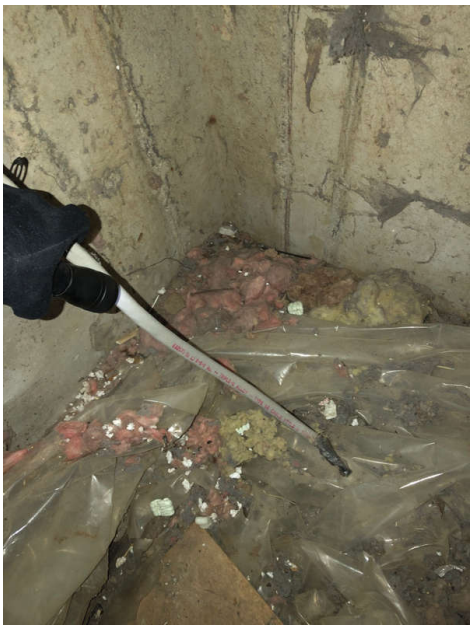
BARE WIRE NOT TERMINATED

CRAWLSPACE

Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

Recommendation

Contact a qualified professional.



12.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

BACK DECK ENTRY

One or more lights are not operating. New light bulb possibly needed.

12.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

SWITCHES INSTALLED IMPROPERLY

MASTER BEDROOM, NORTHEAST BEDROOM, LOFT

One or more receptacles are loose and not well secured. Recommend licensed electrician repair or replace.



12.6.1 Smoke Detectors

Immediate Action Recommended

NO SMOKE DETECTORS INSTALLED

Safety Inspector recommends installing a smoke detector to provide improved fire protection for home.

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

- In the immediate vicinity of the bedrooms
- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type.

Recommendation

Contact a handyman or DIY project

13: FINAL CHECKLIST

Information

Close Out Check-List

Electrical Panel Closed, Water Meter Reading, GFCI Outlets Reset, Oven/ Stove Off, HVAC Control System Returned To Original Operation

14: MAINTENANCE ADVICE

Information

Semi Annual Maintenance Check-List

- Basement and Foundation Check for cracks and moisture and discuss with a professional if either problem is severe.
- Toilet Check for leaks in water feed and tank bottom.
- Interior Caulking and Grout Inspect caulking and grout around tubs, showers, and sinks. If the caulking has pulled away, scrape it out and re-caulk or call someone who can.
- Water Heater Drain water until clear of sediment; inspect flue assembly (gas heater); check for leaks and corrosion. If this activity is intimidating, plumbers can do this in less than an hour.
- Clothes Washer Clean water inlet filters; check hoses and replace if leaking.
- Clothes Dryer Vacuum lint from ducts and surrounding areas.
- Refrigerator Clean drain hole and pan (more often in warm weather); wash door gasket; vacuum condenser coils.
- Wiring Check for frayed cords and wires; check exposed wiring in basements, and call an electrician is if looks shoddy or dangerous.
- Exhaust Fans Clean grill and fan blades.
- Range Hood Fan Wash fan blades and housing.
- Sink Check all faucets, hose bibs, and supply valves for leakage.
- Bathroom Check for evidence of leaks around and under sinks, showers, toilets, and tubs.
- Breaker Box Trip circuit breakers and ground fault interrupters monthly to insure proper protection.

STANDARDS OF PRACTICE

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

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

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

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

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

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

Insulation and 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.

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.

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.