



# HOMOLOGICS INSPECTION SERVICES, INC

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<https://hlinspectors.com/>



## HOMOLOGICS RESIDENTIAL REPORT

1234 Main St.  
Dunmore PA 18512

Buyer Name  
01/02/2019 9:00AM



Inspector  
**Matthew Pisko**  
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*HomeLogics* Inspection Services, Inc

# SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Organic Material
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Gutter Improperly Sloped
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutter Loose
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Minor Nail Holes
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: General Damage - Minor
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Warping/Buckling
- ⊖ 3.2.1 Exterior - Exterior Doors: Door Does Not Close or Latch
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- ⊖ 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Unstable Support
- ⊖ 3.4.3 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
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- ⊖ 3.4.5 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Cracks
- ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
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- ⚠ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Presence of Mold
- ⊖ 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Low Water Temperature
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⚠ 8.6.1 Electrical - Smoke Detectors: Not present
- ⚠ 8.7.1 Electrical - Carbon Monoxide Detectors: Not Present
- ⊖ 10.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Water Staining
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Failed Seal
- ⊖ 11.4.1 Doors, Windows & Interior - Walls: Moisture Damage
- ⊖ 11.5.1 Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling

 12.4.1 Garage - Garage Door: Auto Reverse Sensor Not Present

 12.4.2 Garage - Garage Door: Panel Damage

# 1: INSPECTION DETAILS

## Information

---

**In Attendance**

Client, Client's Agent

**Occupancy**

Vacant

**Style**

Multi-level

**Temperature (approximate)**

73 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

## 2: ROOF

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

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**Inspection Method**

Ground, Ladder

**Roof Type/Style**

Gable

**Coverings: Material**

Asphalt

**Roof Drainage Systems: Gutter Material**

Aluminum

**Flashings: Material**

Aluminum, Asphalt

### Observations

2.1.1 Coverings

 Recommendation

**ORGANIC MATERIAL**

NORTH SIDE OF HOME (PRIMARILY)

By holding moisture against the roof surface, any organic material will speed up the wear of the asphalt shingle surface in freezing climates by increasing frost damage to the mineral granule coating on the shingles. Recommend cleaning of shingles by a qualified roofing contractor.

[Here is a link showing the type of cleaner that is safe for asphalt shingles](#)

Recommendation

Contact a qualified roofing professional.



The source is an algae called *Gloeocapsa magma*. Cleaning may be the most cost-effective solution, since it's a fraction of the price of a roof replacement

Algae-caused marking isn't preventable but can be removed, though not always permanently. The algae survive through photosynthesis and by feeding on limestone filler used in asphalt shingles.



While the dark streaks are unsightly, experts tell our team that the greatest danger to the roof is from moisture retention or root damage that algae and other life forms can cause. Also, algae and fungus can grow together to form lichen, the roots of which can wrap around and feed on the granules covering the shingles. Once established, lichen is not easily removed. Even if it dries out, it can come back to life with the next rain. Scrubbing or power washing lichen will only cause more damage.



## 2.2.1 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR HOUSE**

RIGHT OF GARAGE DOOR



One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



## 2.2.2 Roof Drainage Systems

**GUTTER IMPROPERLY SLOPED**

REAR OF HOME



The Gutter is improperly sloped in the rear of the home, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

[Here is a helpful link pertaining to gutter installation and slope](#)

Recommendation

Contact a qualified roofing professional.



## 2.2.3 Roof Drainage Systems

**GUTTER LOOSE**

REAR OF HOME



The gutter(s) is loose and needs to be re-fastened pitched properly.

Recommendation

Contact a qualified gutter contractor



The gutter brackets may be reused. Although the gutter was observed to have twisted the brackets appeared to be intact.

# 3: EXTERIOR

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

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## Information

### Inspection Method

Visual

### Siding, Flashing & Trim: Siding Material

Aluminum, Wood

### Siding, Flashing & Trim: Siding Style

Clapboard

### Exterior Doors: Exterior Entry Door

Fiberglass

### Walkways, Patios & Driveways: Driveway Material

Asphalt

### Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Retaining Wall

### Decks, Balconies, Porches & Steps: Material

Concrete

## Observations

3.1.1 Siding, Flashing & Trim

### MINOR NAIL HOLES

THROUGHOUT EXTERIOR (SEE PICTURE DESCRIPTIONS)

Siding showed minor holes in multiple locations. This is a result of nail pop. Recommend caulking or replacing to avoid moisture intrusion or insect infestation.



Recommendation

[Here is a helpful video on how to caulk siding holes](#)

Recommendation

Contact a handyman or DIY project



This location is to the left of the door on the deck.

This location is to the left of the door on the deck. (this is a close up)



3.1.2 Siding, Flashing & Trim

**GENERAL DAMAGE - MINOR**

REAR OF HOME

Siding showed signs consistent with landscaping damage. Recommend monitoring for any areas that may allow moisture intrusion.

Recommendation

Contact a handyman or DIY project





3.1.3 Siding, Flashing & Trim

**WARPING/BUCKLING**

ABOVE GARAGE

 Recommendation

Siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



3.2.1 Exterior Doors

**DOOR DOES NOT CLOSE OR LATCH**

MAIN DOOR

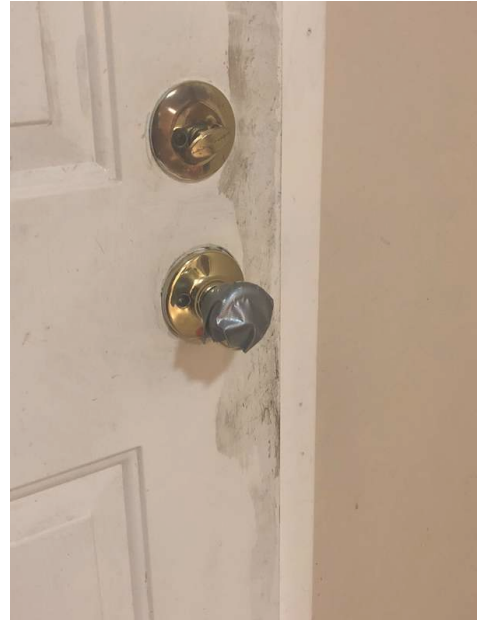
 Recommendation

Door does not close or latch properly. Recommend qualified handyman replace the hardware.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a handyman or DIY project



### 3.4.1 Decks, Balconies, Porches & Steps

 Recommendation

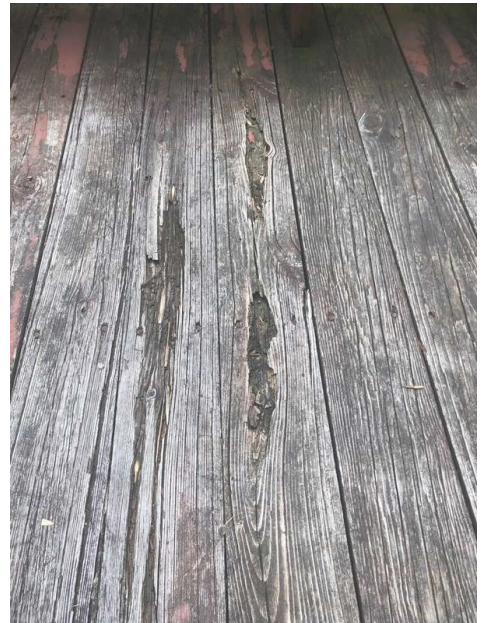
#### **DECK - ROTTED BOARDS**

DECK

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



### 3.4.2 Decks, Balconies, Porches & Steps

 Recommendation

#### **DECK - UNSTABLE SUPPORT**

DECK

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.



3.4.3 Decks, Balconies, Porches & Steps

**DECK - WATER SEALANT REQUIRED**

DECK

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Contact a qualified deck contractor.



3.4.4 Decks, Balconies, Porches & Steps

**IMPROPER DECK CONSTRUCTION PRACTICES**

DECK

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

Recommendation

Contact a qualified deck contractor.





3.4.5 Decks, Balconies, Porches & Steps

 Recommendation

**RAILING UNSAFE**

DECK

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.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**RETAINING WALL CRACKS**

BESIDE FOUNDATION

Retaining wall is showing signs of failing. Recommend qualified contractor evaluate and repair.





3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**TREE OVERHANG**

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



3.6.3 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**VEGETATION TOO CLOSE/ IN CONTACT WITH HOME**

RETAINING WALL AREA

Moisture held against the building by shrubs keeps the exterior wet and is more likely to allow water inside the home's foundation which can damage structural components and/or create an environment conducive for mold growth.

Additionally vegetation touching the home may allow for insects and rodents, to enter the home. Recommend cutting all vegetation back a minimum of 18".

Recommendation

Contact a qualified professional.



## 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

IN = Inspected

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### Information

#### Inspection Method

Visual

#### Foundation: Material

Masonry Block

#### Floor Structure:

Basement/Crawlspace Floor

Concrete

#### Floor Structure: Material

Concrete

#### Floor Structure: Sub-floor

OSB

# 5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			X
5.4	Presence of Installed Heat Source in Each Room	X			

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## Information

### Equipment: Brand

Hearth Rite

### Equipment: Energy Source

Electric, Gas

### Equipment: Heat Type

Electric Baseboard, Gas-Fired Heat



### Distribution Systems: Ductwork

Non-insulated

## Observations

5.3.1 Distribution Systems

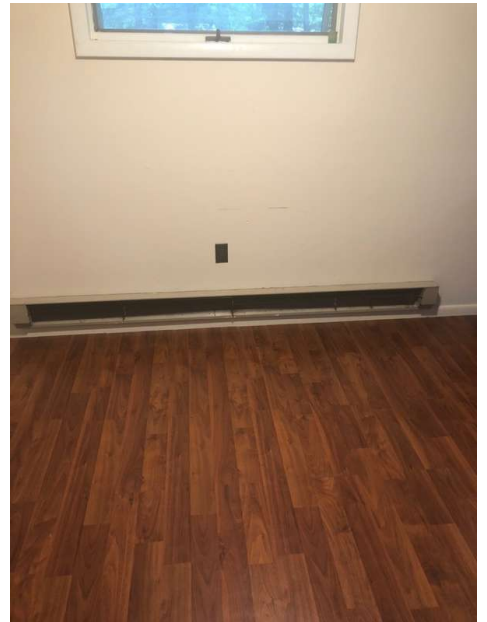


### BASEBOARD COVER MISSING

DINING ROOM

The baseboard cover was observed to be missing at the time of inspection. Recommend installation of a new one.

[Here is a link representing an example product \(please note this may not be the correct fit or measurement, just a reference\)](#)



## 6: COOLING

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

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### Limitations

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# 7: PLUMBING

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

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## Information

### Filters

System flush

### Water Source

Well

### Drain, Waste, & Vent Systems:

#### Drain Size

2"

### Drain, Waste, & Vent Systems:

#### Material

ABS

### Water Supply, Distribution

#### Systems & Fixtures: Distribution

#### Material

Copper

### Water Supply, Distribution

#### Systems & Fixtures: Water

#### Supply Material

Copper

### Hot Water Systems, Controls,

#### Flues & Vents: Capacity

45 gallons

### Hot Water Systems, Controls,

#### Flues & Vents: Location

Basement

### Hot Water Systems, Controls,

#### Flues & Vents: Power

#### Source/Type

Electric



### Fuel Storage & Distribution

#### Systems: Main Gas Shut-off

#### Location

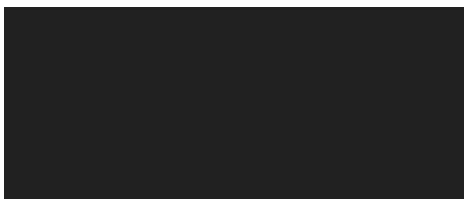
At Tank

### Main Water Shut-off Device: Location

Garage

Basement

Recommend periodically opening and closing the main shut off valve to keep the valve from sticking. Often times homeowners will only close the valve in the event of a leak which increase the chances of it breaking in the open or closed position. With the main valve being the first valve inside the home, it can become a much more extensive replacement than any other valve.



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

American

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

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



## Limitations

## Observations

7.3.1 Water Supply, Distribution Systems & Fixtures

 Safety Hazard

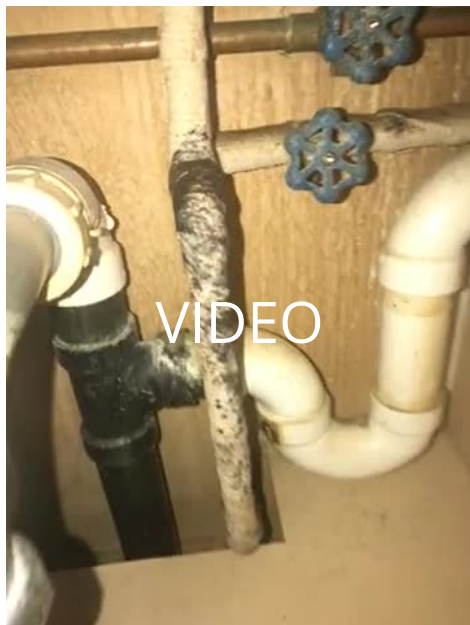
### PRESENCE OF MOLD

UPSTAIRS BATHROOM

Distribution pipes were observed to be wrapped with a cloth-like material that has grown mold. Avoid using any organic based material in areas of the home prone to moisture as they are more likely to hold moisture. The conditions observed in this location are ideal for mold growth. Recommend removal of the material, cleaning of the area and possible testing by a qualified individual. Mold can be potentially very harmful to certain individuals so this is a safety concern.

Recommendation

Contact a qualified mold remediation contractor



7.3.2 Water Supply, Distribution Systems & Fixtures

 Recommendation

### LOW WATER TEMPERATURE

KITCHEN SINK/BATHROOM SINK

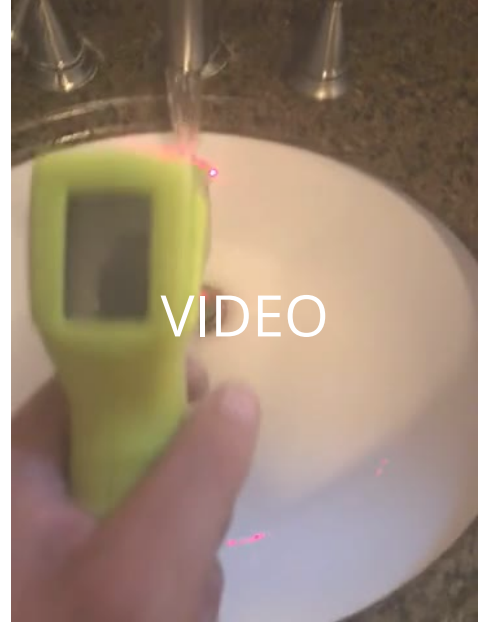
The water temperature was observed to be too low. Water temperature in a home should be 120 degrees to ensure safety regarding various bacteria while not exceeding 130 degrees to avoid scalding.

[Here is an article pertaining to water temperature safety](#)

[Here is a video showing how the temperature should be adjusted](#)

Recommendation

Contact a qualified plumbing contractor.





# 8: ELECTRICAL

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

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## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Overhead, 220 Volts



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

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

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



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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
Not present

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

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

## Observations

## 8.4.1 Lighting Fixtures, Switches &amp; Receptacles

**COVER PLATES MISSING**

## EXTERIOR BESIDE DECK

The exterior outlet was observed to be missing a self closing cover plate. The box should be self closing to prevent moisture intrusion in addition to preventing shock hazards.

[Here is a link to an example outlet cover](#)

Recommendation

Contact a qualified electrical contractor.



## 8.5.1 GFCI &amp; AFCI

**NO GFCI PROTECTION INSTALLED**

## 6' WITHIN ALL WATER SOURCES

No GFCI protection present in all locations 6' within a water source. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Smoke Detectors

**NOT PRESENT**

ALL FLOORS

Recommend a functioning smoke detector be installed on all floors of the home.

[Here is a link pertaining to the purchase of a smoke detector](#)

Recommendation

Contact a handyman or DIY project



8.7.1 Carbon Monoxide Detectors

**NOT PRESENT**

ALL FLOORS

Recommend installation of CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034 on all floors.

[Here is a link from OSHA regarding the dangers of Carbon Monoxide](#)

Recommendation

Contact a handyman or DIY project



## 9: FIREPLACE

		IN	NI	NP	O
9.1	Vents, Flues & Chimneys			X	
9.2	Lintels			X	
9.3	Damper Doors			X	
9.4	Cleanout Doors & Frames			X	

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### Information

#### Type

NA

### Limitations

# 10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
10.1	Attic Insulation	X			
10.2	Vapor Retarders (Crawlspace or Basement)			X	
10.3	Ventilation	X			
10.4	Exhaust Systems	X			X

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## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Metal (Flex)

### Flooring Insulation

Faced



### Attic Insulation: Insulation Type

Fiberglass

### Attic Insulation: R-value

34

### Ventilation: Ventilation Type

Ridge Vents

## Exhaust Systems: Exhaust Fans

Fan with Light



### Limitations

### Observations

10.4.1 Exhaust Systems

#### BATHROOM VENTS INTO ATTIC

ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

 Recommendation



# 11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
11.1	Doors	X			X
11.2	Windows	X			X
11.3	Floors	X			
11.4	Walls	X			X
11.5	Ceilings	X			X
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			

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## Information

**Windows: Window Manufacturer**    **Windows: Window Type**

Unknown

Double-hung

**Floors: Floor Coverings**

Engineered Wood, Linoleum

**Walls: Wall Material**

Drywall, Gypsum Board

**Ceilings: Ceiling Material**

Popcorn

**Countertops & Cabinets:**

**Cabinetry**  
Wood

**Countertops & Cabinets:**

**Countertop Material**

Corian, Laminate

## Observations

11.1.1 Doors

**WATER STAINING**

GARAGE

Door shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

 Recommendation



11.2.1 Windows

**FAILED SEAL**

 Recommendation

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.



#### 11.4.1 Walls

### MOISTURE DAMAGE

#### GARAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture appears to be the result of the retaining wall located on the other side of the foundation. Recommend further examination by a qualified contractor to provide confirmation.



#### 11.5.1 Ceilings

### STAIN(S) ON CEILING

#### LIVING ROOM

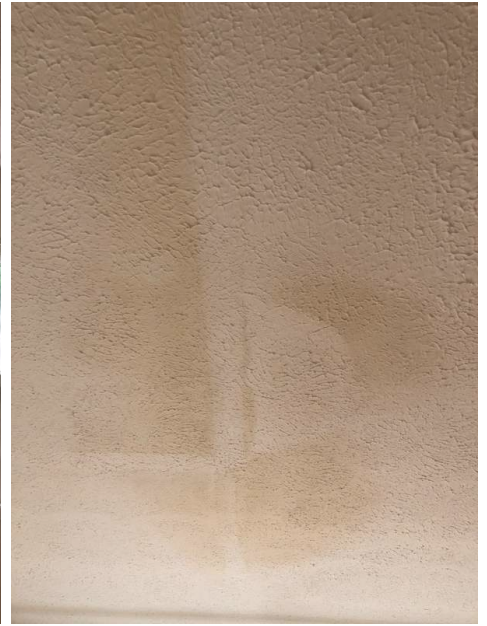
There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined however it appears to have been a single occurrence and minor in nature as no structural damage has occurred to the ceiling.





Recommendation

Contact a handyman or DIY project



# 12: GARAGE

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

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## Information

### Garage Door: Material

Wood Composite

### Garage Door: Type

Automatic

## Observations

12.4.1 Garage Door



### AUTO REVERSE SENSOR NOT PRESENT

GARAGE

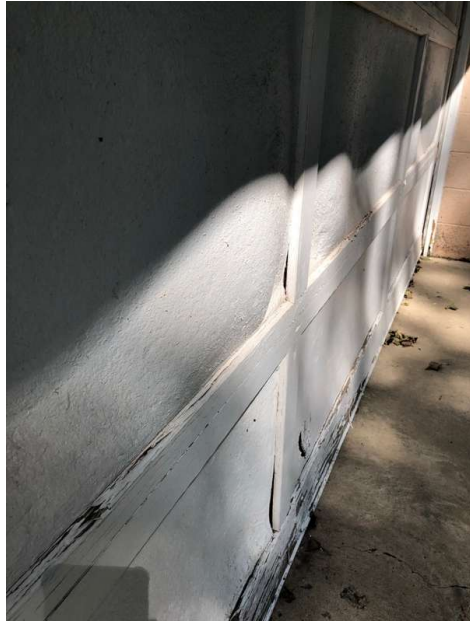
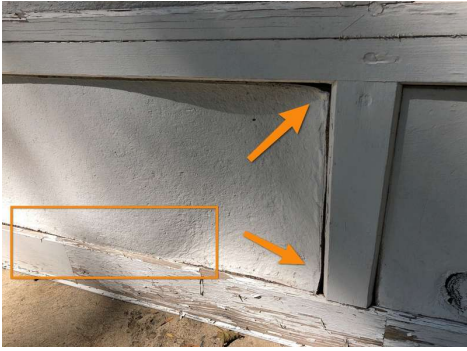
The auto reverse sensor was not present at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

12.4.2 Garage Door

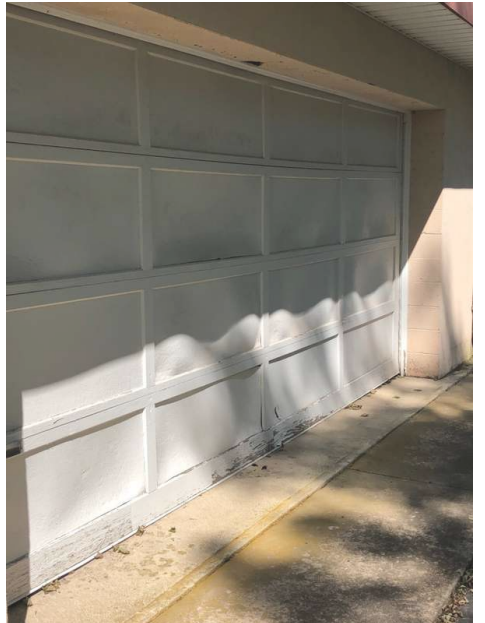


### PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.



The shadow line should be straight, in this photo the line is highlighting the condition of the door by the visible waviness.



# STANDARDS OF PRACTICE

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## Roof

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

## Exterior

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

## Basement, Foundation, Crawlspace & Structure

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

## Heating

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

## Cooling

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

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

## Plumbing

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

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance 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.

**Fireplace**

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

**Attic, Insulation & Ventilation**

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

**Doors, Windows & Interior**

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