HOMESCAN INSPECTION SERVICES LLC
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https://homescanomaha.com

HOMESCAN RESIDENTIAL INSPECTION REPORT

1234 Main St.
OMAHA NE 68124

Buyer Name
05/20/2019 9:00AM

Inspector
Charles Graziano

Certified Professional Inspector
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Agent
Agent Name
555-555-5555
agent@spectora.com

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HomeScan Inspection Services LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the International Association of Certified Home Inspectors. As such, we inspect the readily accessible, visually observable, installed systems and components of the home. This inspection is not technically exhaustive.

1) MINOR/Maintenance or Upgrades - Maintenance items, DIY items, or recommended upgrades will fall into this category. 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. Some however, may ultimately lead to Moderate Concerns and Significant Concerns if left neglected for extended periods of time.

2) Moderate Concerns - Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in timely manner) adverse impact on the value of the home, or an unreasonable risk (Unsafe) to people or property. These concerns may require further evaluation by a qualified professional and may be more complicated to remedy.

3) Significant and/or Safety Concerns - A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These concerns may be imminent, difficult or expensive to remedy.

Appeared Serviceable, Condition - Systems or components inspected in the report with a Condition identified as "Appeared Serviceable" are defined as capable of being used, or serving the purpose for which they were intended. Serviceable systems or components may however, show some wear or deterioration consistent with their age.

Direction Orientation - For the sake of this inspection the front of the home is regarded as the exterior wall that faces the road that corresponds with the home address. References to the "left" or "right" of the home are determined by facing the front of the home.

This report is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

6
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10
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4
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14.2.1 Heating (HVAC) - Heating: Lifespan (15-20 yrs)

1: INSPECTION AND SITE INFORMATION

Information

In Attendance
Client, Home Owner, Client's Agent

Style
Multi-Level

Utility Status
All Utilities On

Weather Conditions
Overcast, Recent Rain

Temperature (Approximate)
40-50°

(F) Fahrenheit

Type of Property
Single family

Occupancy
Furnished, Occupied

If this residence was furnished at the time of the inspection portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

2: ROOF

Information

General: Roof surface material
Asphalt or fiberglass composition shingles

General: Condition
Appeared serviceable

General: Method
Traversed

Shingles / Shakes: Condition Of Roof Covering
Appeared serviceable

Shingles / Shakes: Layers
One

Flashings: Condition of exposed flashings
Appeared serviceable

Gutters : Condition
Appeared serviceable

Chimneys: Condition
Appeared Serviceable

Roof Ventilation: Condition
Appeared serviceable

Roof Ventilation: Types
Box vents (roof jacks)

General: Roof type
Gable








Observations

2.5.1 Chimneys

Moderate Concerns

CHIMNEY TERMINATION CAP

UPPER ROOF SOUTHWEST

Chimney Termination Cap seal has cracked allowing water penetration. This condition can lead to water or ice penetrating mortar joints damaging the brick veneer. Additionally, water intrusion can lead to structural damage as well as the formation and growth of mold. Recommend repair as necessary by qualified professional.

Recommendation

Contact a qualified professional.

3: EXTERIOR

Information

Siding, Flashing & Trim: Inspection method
Viewed from ground, from a ladder

Siding, Flashing & Trim: Siding/Exterior Wall Covering
Cement fiber, Brick veneer

Siding, Flashing & Trim: Wall cover condition
Appeared serviceable

Siding, Flashing & Trim: Wall structure
Wood frame

Exterior Doors & Windows: Condition
Appeared serviceable

Exterior Doors & Windows: Exterior door material
Wood, Metal, Glass panel, Sliding glass

Soils / Drainage / Landscaping: Site Profile
Minor slope

Driveway: Condition
Serviceable

Driveway: Material
Concrete

Gutters / Downspouts / Extensions: Condition
Appeared serviceable

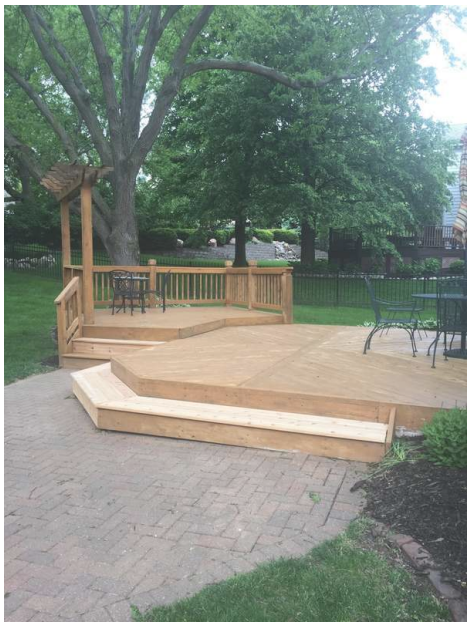
Sidewalks / Patios: Condition
Appeared Serviceable

Sidewalks / Patios: Material
Concrete, Stone Pavers

Decks, Balconies, Porches & Steps: Material
Wood, Concrete, Stone

Decks, Balconies, Porches & Steps: Type
Deck, Patio, Porch, Sidewalks

Decks, Balconies, Porches & Steps: Condition
Appeared serviceable



Limitations

Exterior Doors & Windows

EXTERIOR DOORS - INTERIOR KEY REQUIRED FOR DEADBOLT

SOUTH

Some exterior doors require keys to operate the interior deadbolt from inside the home. Deadbolt keys were not present at the time of inspection. Therefore, their operation could not be inspected and such doors are disclaimed from this inspection.

It is our belief that deadbolts requiring interior keys for operation present a **Safety HAZARD in the event of FIRE** and should be replaced. Recommend replacement prior to occupancy.

Observations

3.1.1 Siding, Flashing & Trim

MINOR/Maintenance or Upgrades

CAULKING - WALL PENETRATION

SOUTH

Caulk was missing, deteriorated or substandard around the wall penetration shown. Recommend that a qualified person renew or install new caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Recommendation

Contact a qualified professional.

3.1.2 Siding, Flashing & Trim

Moderate Concerns

VEGETATION

NORTHWEST SOUTHEAST

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects, retain moisture against the exterior, and wear the finish. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation

Contact a qualified landscaping contractor



3.1.3 Siding, Flashing & Trim

MINOR/Maintenance or Upgrades

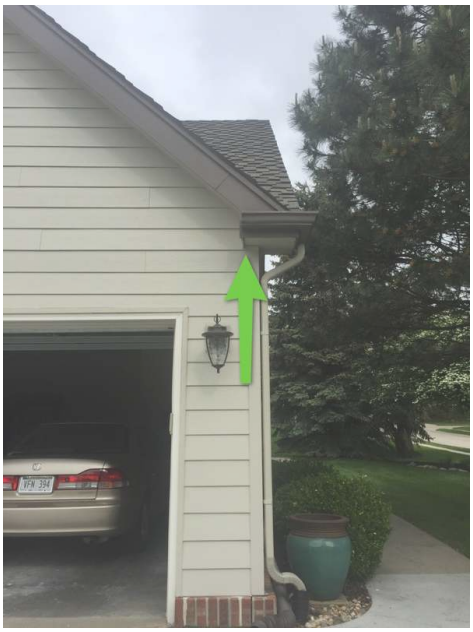
HOLES, GAPS, DAMAGE

SOUTH SOUTHEAST

One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.


3.1.4 Siding, Flashing & Trim

MINOR/Maintenance or Upgrades

NAIL HEADS NEED CAULK OR NOT FLUSH

Some nail heads installed in the exterior wall cladding/siding were protruding, or had been nailed so as to break the surface of the siding, and caulk was missing. Most siding manufacturers specify that nail heads should be flush with the surface, and that the surface of the siding should not be broken. If broken, then caulk should be applied to the nail heads to prevent **Rust**, **Water Penetration** and **Subsequent Deterioration** of the siding. Recommend that a qualified person repair per the siding manufacturer's specifications.

Recommendation

Contact a qualified professional.

3.2.1 Exterior Doors & Windows

Significant and/or Safety Concerns

INTERIOR DEADBOLTS - REQUIRE KEYS FOR OPERATION - FIRE HAZARD

Some exterior doors require keys to operate the interior deadbolt from inside the home. Deadbolt keys were not present at the time of inspection. Therefore, their operation could not be inspected and such doors are disclaimed from this inspection.

It is our belief that deadbolts requiring interior keys for operation present a **Safety HAZARD in the event of FIRE** and should be replaced. Recommend replacement prior to occupancy.

Recommendation

Contact a qualified professional.

3.6.1 Gutters / Downspouts / Extensions

MINOR/Maintenance or Upgrades

GUTTER FASTNERS

SOUTH

Gutter strap has come lose. Recommend repair.

Recommendation

Contact a qualified professional.

3.6.2 Gutters / Downspouts / Extensions

Moderate Concerns

DOWNSPOUT PITCH

Downspout extension pitch is level or reversed causing water to leak at elbow. Recommend repositioning or replacement.

3.7.1 Sidewalks / Patios

MINOR/Maintenance or Upgrades

PAVER PATIO - TREE ROOTS

SOUTH

Root growth has caused pavers to heave presenting a tripping hazzard and further undermining substrate. Recommend these areas be repaired.

Recommendation

Contact a qualified professional.

4: GARAGE OR CARPORT

Information

General: Type
Attached

Attached Garage-House Door: Condition
Appeared serviceable

Attached Garage-House Door: Type
Solid core

Garage Door: Condition
Appeared serviceable

Garage Door: Type
Sectional

Garage Door: Number of Doors
2

Garage Door: Number of Stalls Vehicle Accomodation
3

Automatic Opener: Condition
Appeared serviceable

Automatic Opener: Mechanical auto-reverse operable
Yes

No safety mechanisms

Automatic Opener: Number of Openers
1

Automatic Opener: Photoelectric Sensors
Photoelectric Sensor Present and Operable

Floor: Condition
Appeared serviceable

Interior/Walls/Ceilings: Condition
Serviceable

Interior/Walls/Ceilings: Wall Type
Stud framing exposed

Interior/Walls/Ceilings: Wall covering
Drywall

5: KITCHEN

Information

Counters: Condition
Appeared serviceable

Counters: Material
Granite/Quarts

Cabinets: Condition
Appeared serviceable

Floors: Type or covering
Wood or wood products

Floors: Condition
Appeared serviceable

Sinks: Condition
Appeared serviceable

Under-Sink Food Disposal: Condition
Appeared Serviceable

Dishwasher: Condition
Appeared serviceable

Range/Cooktop/Oven: Condition
Appeared serviceable, Required repair or replacement

Range/Cooktop/Oven: Fuel Type
Kitchen
Natural gas

Ventilation: Type
Hood or built into microwave over range or cooktop, Microwave Range Vent - Filtered Into Home

Refrigerator: Condition
Appeared serviceable

Microwave: Condition
Appeared serviceable

GFCI: Condition
Appeared Serviceable

Observations

5.7.1 Range/Cooktop/Oven

Moderate Concerns

VENTILATION FAN

Range/Cooktop ventilation was inoperable. Recommend repair or replacement.

Recommendation

Contact a qualified professional.

6: BATHROOM, LAUNDRY AND SINKS

Information

Basement
3/4 Bath Rough In

Main Floor Bath
Full bath

Main Floor Bath
Half bath

Master Bath
Full bath

Upstairs bedroom Bath
Full bath

Upstairs Main Bath
Full bath

Counters: Condition
Appeared serviceable

Cabinets/Vanities: Condition
Appeared serviceable

Floors: Condition
Appeared serviceable

Floors: Type or covering
Carpet, Wood or wood products, Tile, Concrete

Sinks: Condition
Appeared serviceable, Required repair or replacement

Toilets: Condition
Appeared serviceable

Bathtubs: Condition
Appeared serviceable

Bathtubs: Whirlpool bath
None

Showers: Condition
Appeared serviceable

Ventilation: Condition
Appeared serviceable

Ventilation: Bathroom and laundry ventilation type
Spot exhaust fans

Laundry: 240 present
Yes

Laundry: Gas supply for laundry equipment present
Yes

Observations

6.4.1 Sinks

Moderate Concerns

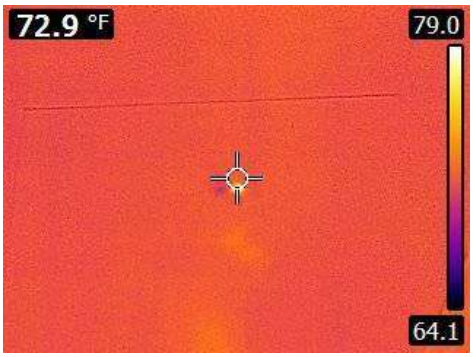
SINK DRAIN - LEAK

UPSTAIRS MAIN - RIGHT SIDE SINK

The sink drain was leaking leaking at location specified. A qualified person should repair as necessary.

Recommendation

Contact a qualified professional.



6.11.1 Whirlpool Bath

MINOR/Maintenance or Upgrades

PIPE DEBRIS

,MASTER BATH

Debris was released from internal plumbing during use. This is common when rarely used and in many cases future use will dislodge remaining debris.

Recommendation

Contact a qualified professional.

6.11.2 Whirlpool Bath

Significant and/or Safety Concerns

RECEPTICLE - LOSE/NOT SUPPORTED

MASTER BATH

The receptacle located within the whirlpool bath enclosure was laying on the floor. Recommend it be permanently fastened to a support member eliminating contact with the floor. v

Recommendation

Contact a qualified electrical contractor.

7: INTERIOR, DOORS AND WINDOWS

Information

Interior Doors: Condition
Appeared serviceable

Windows & Skylights: Condition
Required repair or replacement

Windows & Skylights: Window Type
Wood, Metal

Walls, Ceilings and Fixtures: Ceiling type or covering
Drywall

Walls, Ceilings and Fixtures: Condition
Appeared serviceable

Walls, Ceilings and Fixtures: Wall type or covering
Drywall

Stairs/Handrails/Gaurdrails: Condition
Appeared serviceable

Observations

7.1.1 Interior Doors

Moderate Concerns

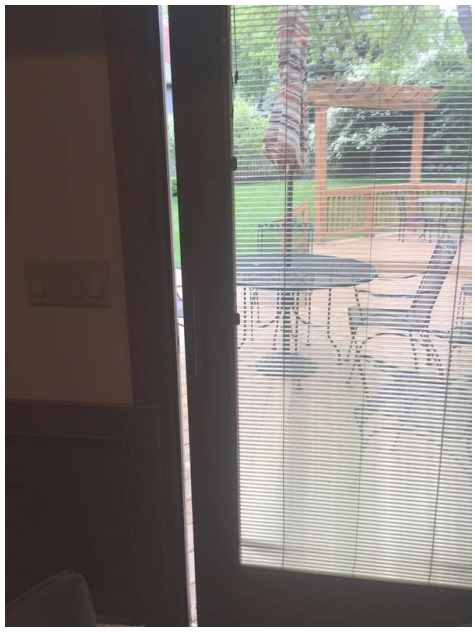
DIFFICULT TO OPEN

SLIDING DOOR SOUTHWEST

The sliding door was difficult to open. Recommend repair.

Recommendation

Contact a qualified professional.



7.2.1 Windows & Skylights

Significant and/or Safety Concerns

CAULK AND RUBBER LINER - DETERIORATED OR WARN

ROOF SOUTH WEST

The surround boot/rubber membrane had irregularities as shown in the photos. The caulk sealing this membrane has deteriorated in some areas creating potential for water penetration and structural damage. Recommend a qualified roofing contractor evaluate further and repair as necessary.

Recommendation

Contact a qualified professional.

8: FIREPLACES, STOVES, CHIMNEYS AND FLUES

Information

General: **Condition**
Gas

Limitations

General

GAS CHIMNEY KEY NOT PRESENT

LIVING ROOM

The Chimney key was not present and therefore the fireplace gas burner was not inspected and disclaimed from this inspection report.

9: ATTIC & ROOF STRUCTURE

Information

Access: Method
Viewed from Hatch

Roof Structure: Roof structure type
Rafters

Insulation: Type
Fiberglass loose fill

Ventilation: Types
Box vents (roof jacks)

Roof Structure: Ceiling structure
Ceiling joists

Insulation: Insulation condition
Appeared serviceable

Insulation: Vermiculite
None visible

Roof Structure: Condition
Appeared serviceable

Insulation: Rating
R-38

Ventilation: Condition
Appeared serviceable

10: BASEMENT

Information

Foundation: Condition
Required repairs or replacement, Appeared Serviceable Where Visually Accessible

Foundation: Material
Concrete block

Foundation: Type
Partially Finished

Foundation: Footing material
Poured in place concrete

Sump Pump: Condition
Passive Sump system

Sump Pump: Functional Operation Test
Pump Not Present

Sump Pump: Sump Pump Alarm Present
None Present

Observations

10.2.1 Foundation

Significant and/or Safety Concerns

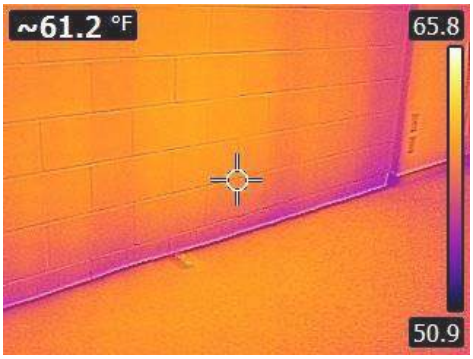
WATER INTRUSION

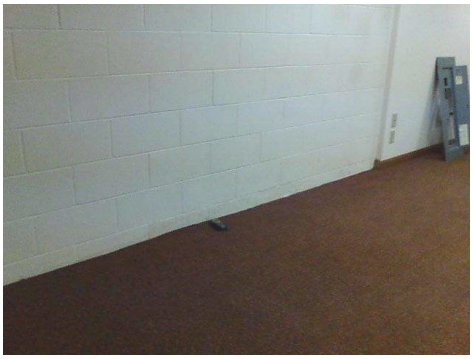
SOUTHEAST SOUTH

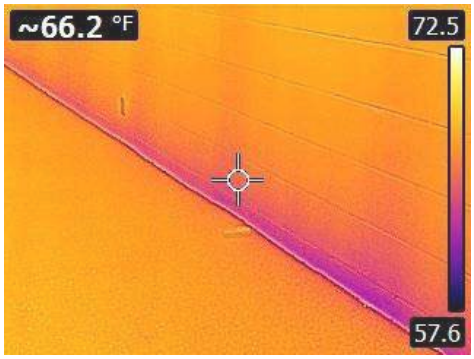
Moisture was both seen and detected in multiple areas of the basement. [North, Southeast, and south walls] Possible sources for the water intrusion include but are not limited to, defective gutter/drainage design and installation, improperly sloped landscaping, patios, sidewalks or walkout concrete landings. Recommend consulting both a qualified water intrusion specialist and landscape professional for further evaluation and repair as necessary.

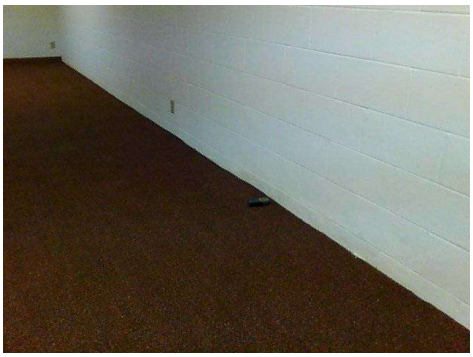
Recommendation

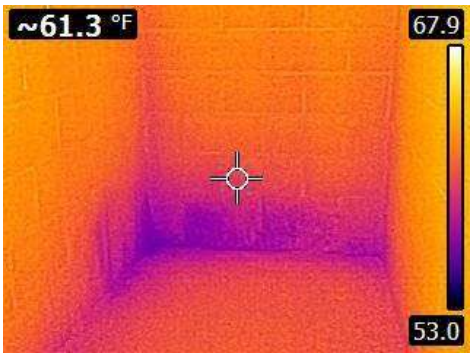
Contact a qualified professional.

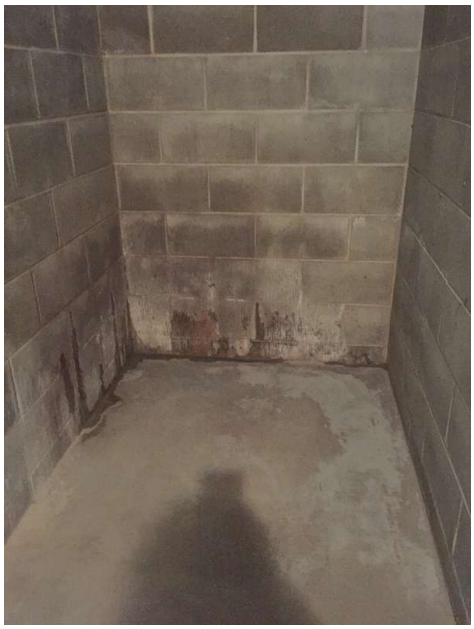


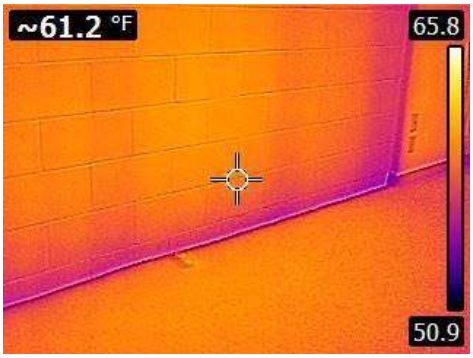


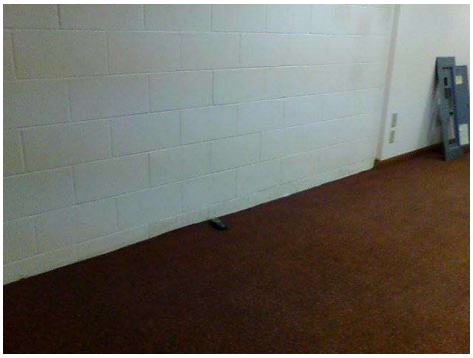


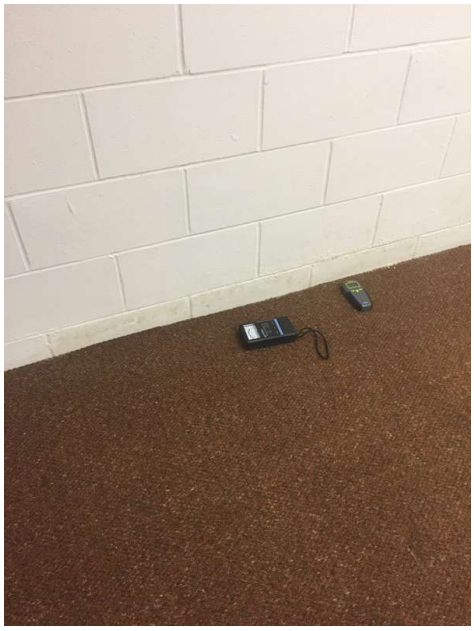



~61.3 °F
67.9
53.0

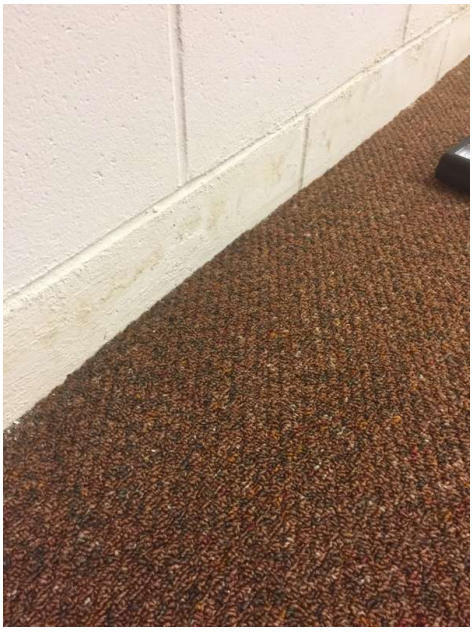



~61.2 °F
65.8
50.9

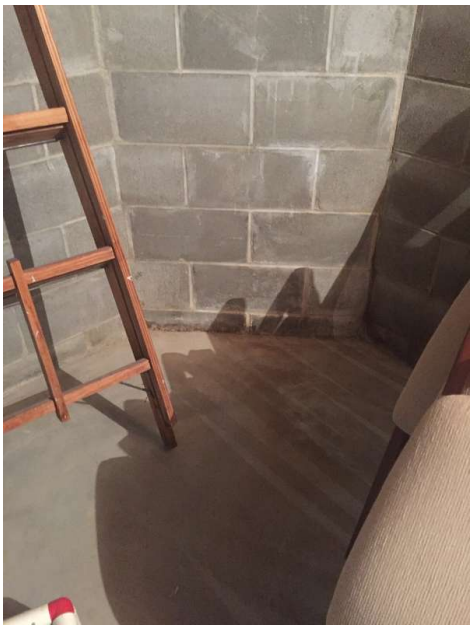
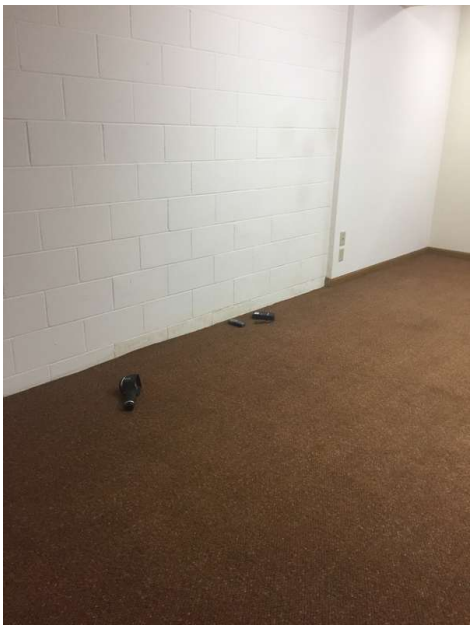





GENERAL
16.7%
LOW
MID
HIGH
MODE
HOLD




TRIMEX
Moisture Encounter Plus

10.2.2 Foundation

Moderate Concerns

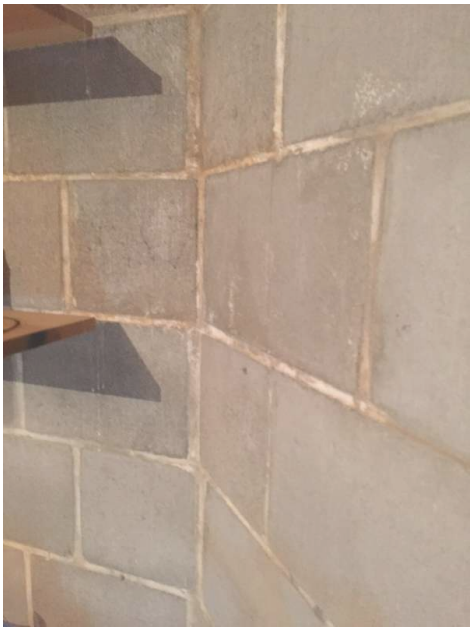
EFFLORESCENCE

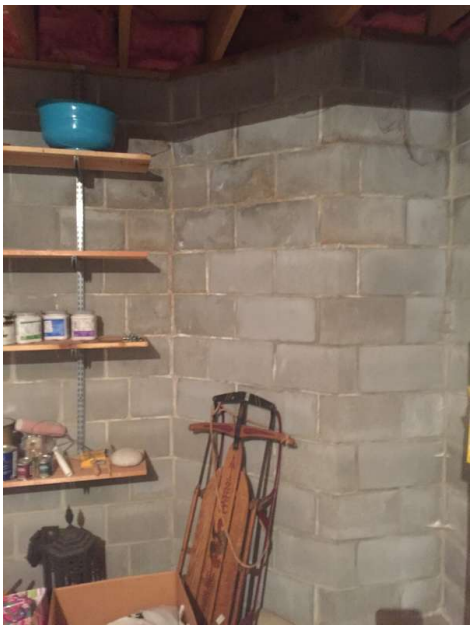
NORTHWEST NORTHEAST BASEMENT

Efflorescence is the dissolved salts deposited on the surface of a porous material (such as concrete or brick) that are visible after the evaporation of the water in which it was transported. Efflorescence can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues. Recommend a qualified professional evaluate further.

Recommendation

Contact a qualified professional.



10.3.1 Sump Pump

Moderate Concerns

SUMP - DRAIN TILE ENTRY ELEVATION

The elevation of the interior perimeter drain tile at the point of entry into the sump containment pit, did not appear to low enough. Drain tile should slope a min 1/8" per foot in order to move water toward the containment point. Recommend consulting a qualified professional for further evaluation.

Recommendation

Contact a qualified professional.


11: ELECTRICAL

Information

Service: Condition
Appeared serviceable

Service: Type
Underground

Service: Number of conductors
2

Service: Voltage
120-240

Service: Amperage
200

Service: Protection
Breakers

Service: System ground
Ground rod(s) in soil

Service: Service entrance conductor material
Stranded Copper

Service: Main disconnect rating
200

Panels: Sub-panel(s) condition
Appeared serviceable

Panels: Location of MAIN panel
Basement

Panels: Location of Sub-Panel
Basement

Panels: Brand
Challenger

Panels: Location of main disconnect
Breaker at top of main service panel

Wiring: Condition
Serviceable

Wiring: Branch circuit wiring type
Non-metallic sheathed

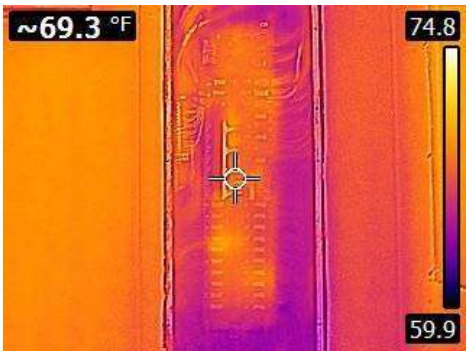
Wiring: Solid strand aluminum wiring present
Yes

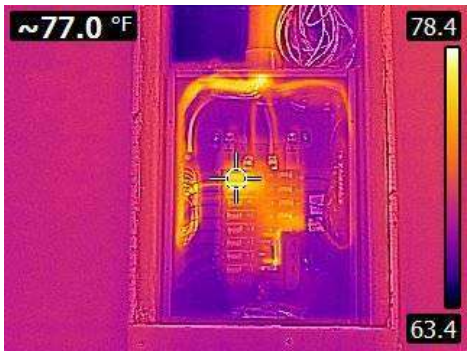
Wiring: GFCI present
Yes

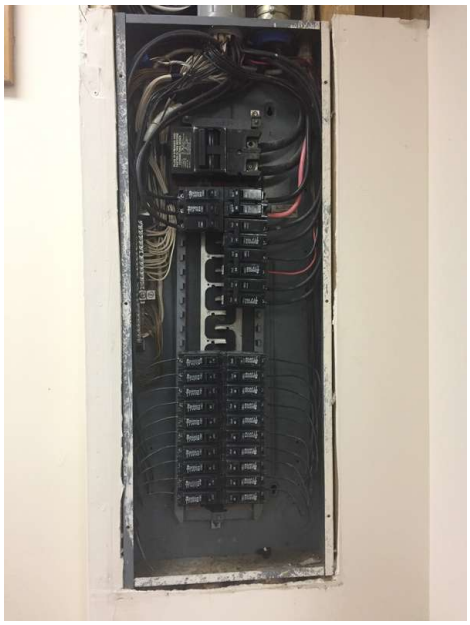
Smoke and CO alarms: CO alarms installed
Yes but not tested

Smoke and CO alarms: Smoke alarms installed
Yes but not tested

Panels: **Main service panel condition**
Appeared serviceable







Limitations

Smoke and CO alarms

RECOMMEND REPLACEMENT

We recommend replacing all Smoke and CO Detectors for all of our clients prior to taking residence in a new home. These are important safety systems with limited life spans. Their history and age are difficult to verify and simply testing these systems does not guarantee or provide assurance of their remaining lifespan.

12: PLUMBING / FUEL SYSTEMS

Information

Service / PSI: Type
Public

Service / PSI: Water main shut-off location
Northwest
Basement

Service / PSI: Water Pressure PSI
80

Optimal Water Service Pressure is between 40 and 80 PSI.

Supply Lines: Condition
Appeared serviceable

Supply Lines: Type
Copper

Fuel Systems: Condition
Appeared serviceable

Fuel Systems: Natural Gas main shut-off
At gas meter, Inside Furnace Compartment

Fuel Systems: Visible fuel storage systems
None visible

Drain and Waste Lines: Drain pipe condition
Appeared serviceable

Drain and Waste Lines: Waste pipe condition
Appeared serviceable

Drain and Waste Lines: Drain pipe material
PVC

Drain and Waste Lines: Waste pipe material
Galvanized steel

Venting: Condition
Appeared serviceable

Venting: Vent pipe material
PVC

General: Radon Mitigation System
None

A Radon Mitigation System was installed in the basement. The inspector does not inspect nor determine the adequacy of Radon Mitigation Systems. Recommend asking the property owner for more information on the Radon Mitigation System, (when the system was installed, service history, warranty etc). The client should be aware that the service life of most Radon Mitigation Systems is 8-10 years, and that the fan may need replacing soon depending on its age. It is also recommended that Radon Mitigation Systems should be tested in accordance with manufacturer and installation company guidelines.

13: WATER HEATER

Information

General: Condition
Appeared serviceable, Near at or beyond service life

General: Energy source
Natural gas

General: Type
Tank

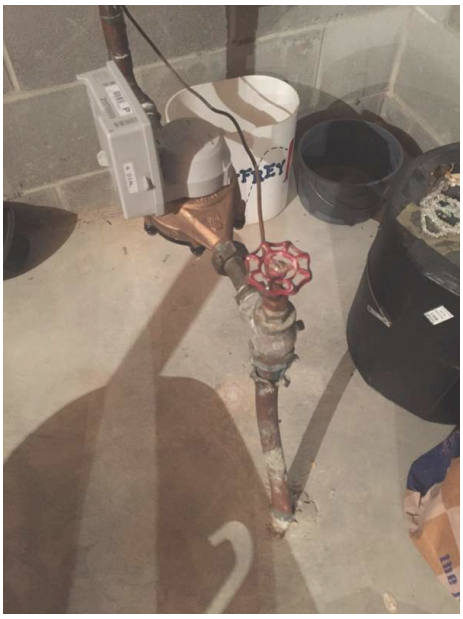
General: Location
Basement
Basement

General: TPR valve
Yes

General: Capacity - Gallons
75
75

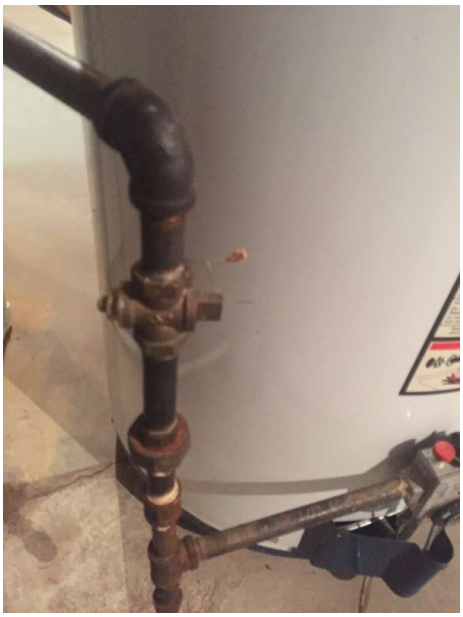
TPR Valve: Condition
Appeared Serviceable

Water Shut off: Condition
Northwest Basement
Appeared Serviceable



TPR Drain Line: Present
Yes, Termination 6" from Floor - Yes

Gas Line: **Condition**
Appeared Serviceable



Observations

13.1.1 General

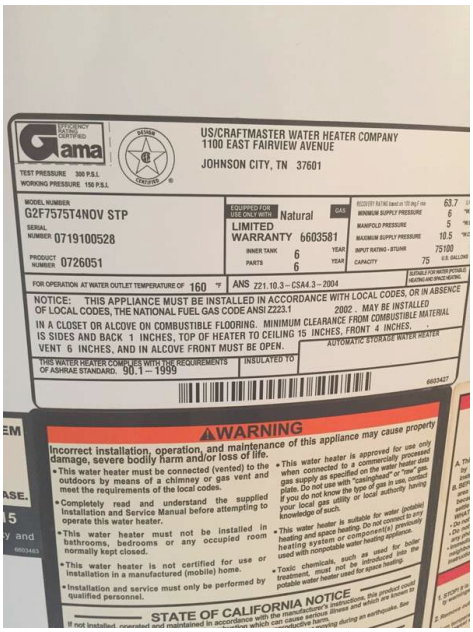
Moderate Concerns

LIFESPAN (8-12 YRS)

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be *near / at / beyond*this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Recommendation

Contact a qualified plumbing contractor.



14: HEATING (HVAC)

Information

General: Energy Source & Gas Shut Off
Natural Gas

General: Heating Type
Forced Air

General: AFUE - Annual Fuel Utilization Efficiency Rating
80 %

Heating: Condition
Appeared serviceable

Heating: Distribution Type
Ducts and registers

Heating: Location
Basement

Filters: Condition
Appeared serviceable

Filters: Filter location
At base of air handler

Filters: Filter Type
Fiberglass filter - Disposable

Ducts & Registers: Condition
Appeared serviceable

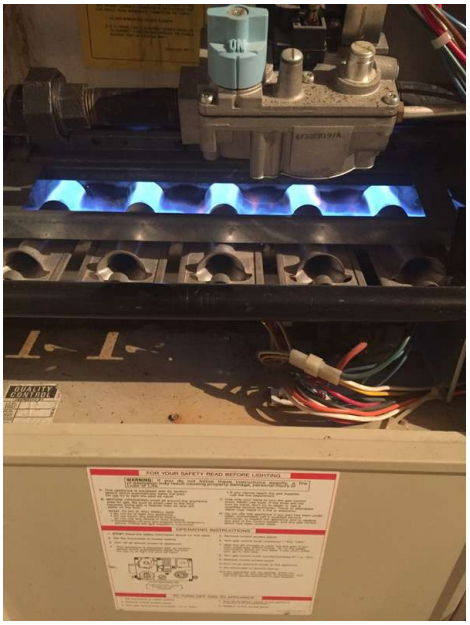
Burners (furnace or boiler): Condition
Appeared serviceable

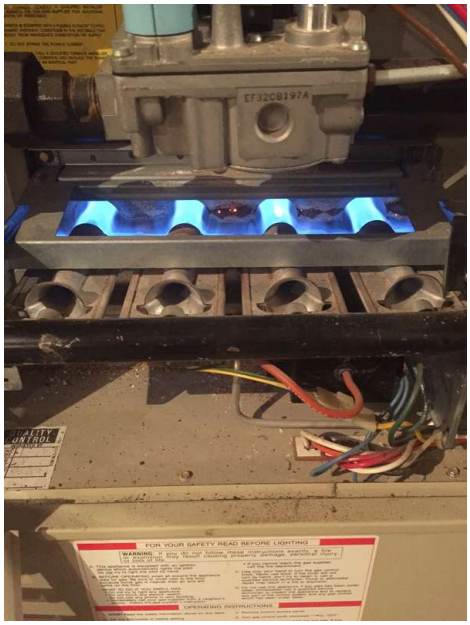
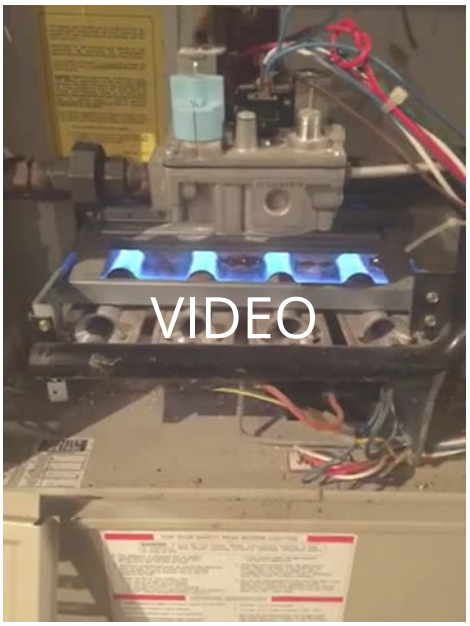
Vents / Flues / Combustion Air: Condition
Appeared serviceable

Vents / Flues / Combustion Air: Type
Vent(s) to exterior

Ventilation / Ceiling Fans / Whole House Fans: Condition
Appeared Serviceable

General: **Brand**
Basement
Bryant



Filters: **Filter Size**
16x25x1


Observations

14.2.1 Heating

LIFESPAN (15-20 YRS)

Moderate Concerns

At the time of inspection, the furnace was functioning as designed, however the estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be *near / at / beyond* this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified professional.


15: COOLING, AIR CONDITION (HVAC)

Information

General: Type
Split system

General: Energy Source
Electric

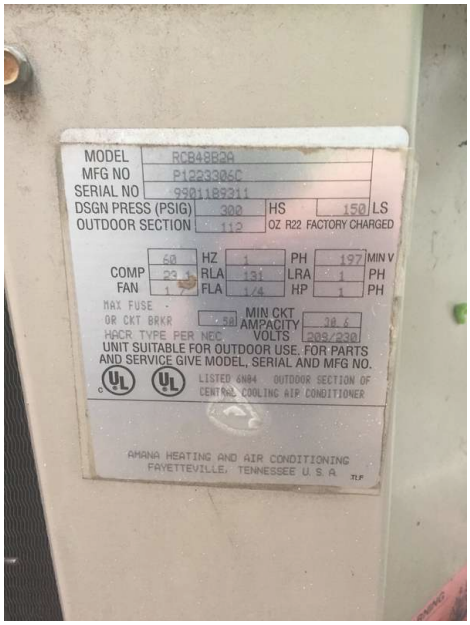
General: Location
Exterior Rear

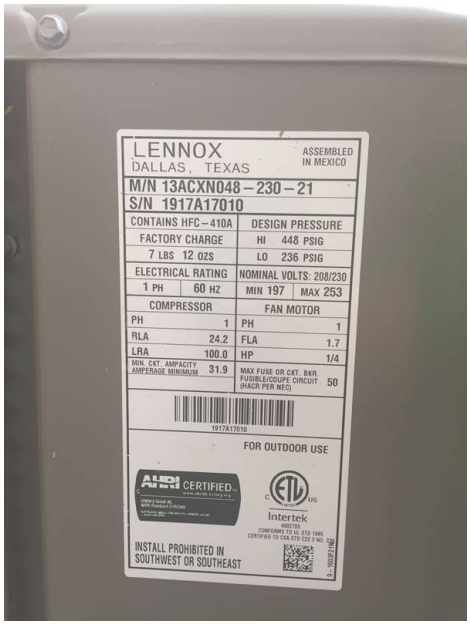
Air Conditioner / Heat Pump : Condition
Appeared serviceable

Ducts & Registers: Condition
Appeared serviceable

Normal Controls: Condition
Appeared serviceable

General: Brand
Amana, Lennox





General: Limitations

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, co al or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating compo nents concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtes y only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system com ponents, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of t his inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drai n lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "li veable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

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.

Garage or Carport
The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice makers, hot/cold water dispensers and water filters and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance. Any comments made regarding items not listed in Section 10.1.F are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Bathroom, Laundry and sinks
The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Interior, Doors and Windows
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, intercom and sound systems; communications wiring or components. F. evaluate the fastening of islands, counter-tops, 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, steam-generating 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.

Fireplaces, Stoves, Chimneys and Flues

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Attic & Roof Structure

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.

Basement

I. The inspector shall inspect: A. the foundation where not visibly obscured or inaccessible; 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.

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or

stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

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 time controlled 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.

Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed

Plumbing / Fuel Systems

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.

Water Heater
Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Heating (HVAC)
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, Air Condition (HVAC)
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.