PACWEST HOME INSPECTIONS
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RESIDENTIAL REPORT

1234 Main St.
Beaverton OR 97006

Buyer Name
04/25/2018 9:00AM

Inspector
Grant Waller
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Agent
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agent@spectora.com

Table of Contents

The report is broken up into sections that can be scrolled to or jumped to by clicking on the desired section label, located in the left side menu. Each section may have up to 4 tabs located just under the title.

The **Overview** tab is a quick view of the items covered.

The **Information** tab will display additional details and photos of each category. It is recommend to view this tab as it likely holds detailed information.

The **Limitations** tab will only display if a limitation is present and will cover the reason the inspection was limited.

The **Standards** tab will review the standards of practice the inspector follows under his licensing and association.

Deficiencies are organized into three categories by level of severity:

1) Minor/Maintenance Issues - Primarily comprised of small cosmetic items or simple Handyman and do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A licensed contractor may still need to be consulted for some of these items.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the safety risk or cost may be less severe.

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

Each item classified may have a recommendation of a specific type of contractor to consult with. This is only an opinion and additional evaluations from other contracting trades may be necessary for a complete assessment.
The recommendation of utilizing a handyman should only be considered if the handyman is properly licensed and qualified. For DIY recommendations and completing the work yourself as the homeowner, it is recommended a licensed professional be hired if you do not possess the skills to safely and properly execute the repair or maintenance.

SUMMARY

85 ITEMS INSPECTED

17 MINOR/MAINTENANCE ISSUES

24 MODERATE RECOMMENDATIONS

10 SIGNIFICANT AND/OR SAFETY CONCERNS

- 8.6.2 Attic, Insulation & Ventilation - Exhaust Systems: Dryer Vent - Exterior Obstructed
- 9.2.1 Plumbing - Drain, Waste, & Vent Systems: Pipe Venting - Disconnected
- 9.3.1 Plumbing - Water Supply, Distribution Systems: Dielectric Union
- 9.4.1 Plumbing - Sink, Basin, Laundry Tub: Drain Stop - Ineffective
- 9.4.2 Plumbing - Sink, Basin, Laundry Tub: Fixture - Hot and Cold Reversed
- 9.4.3 Plumbing - Sink, Basin, Laundry Tub: Sink - Not Secured
- 9.6.1 Plumbing - Tub / Shower: Hot / Cold Reversed
- 9.6.2 Plumbing - Tub / Shower: Shower/Bathtub - Caulking/Grout Failing
- 9.6.3 Plumbing - Tub / Shower: Shower - Glass Wall Loose
- 9.7.1 Plumbing - Water Heater: Water Temp Unsafe
- 10.1.1 Doors, Windows & Interior - Doors: Door - Sticks
- 10.1.2 Doors, Windows & Interior - Doors: Door - Frame Damage
- 10.2.1 Doors, Windows & Interior - Windows: Glass - Broken Seal
- 10.5.1 Doors, Windows & Interior - Ceilings: Loose / Deteriorating Ceiling Texture
- 10.5.2 Doors, Windows & Interior - Ceilings: Minor Damage
- 10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Spindle Spaces Too Wide
- 10.8.1 Doors, Windows & Interior - Trim: Trim Damage/Deterioration- Minor
- 11.2.1 Garage - Garage Door Opener: Garage Door Sensors Missing
- 11.3.1 Garage - Bollard: Not Present
- 11.4.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
- 12.3.1 Built-in Appliances - Dishwasher: Improperly Installed Drain Pipe
- 13.3.1 Sewer Scope - Segment One: Damage/Deformation
- 13.4.1 Sewer Scope - Segment Two: Leaking Joint

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished

Home Orientation
South Facing

Style
Multi-level

Type of Building
Detached, Single Family

Weather Conditions
Clear, Dry

Temperature (approximate)
67 Fahrenheit (F)

2: ROOF

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

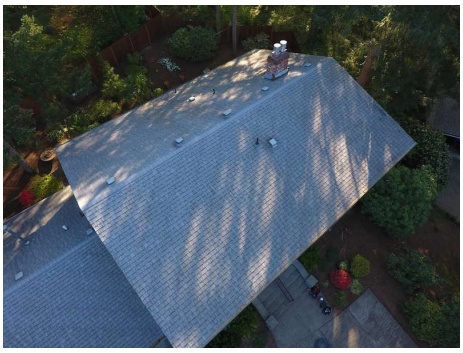
IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

Inspection Method
Walking on Roof, Aerial Imaging

Roof Type/Style
Gable

Coverings: Roofing Layers
Single



Roof Drainage Systems: Gutter Material
Metal, Seemless

Roof Drainage Systems: Downspout Material
Metal

Roof Drainage Systems: Gutter screen
Metal

Flashings: Drip Flashing
Built Into Gutters

Flashings: Edge Flashing
Metal

Flashings: Roof-Wall Flasing
Roof to wall flashing was present at the inspection.

Coverings: Material

Asphalt, 30 Yr. Architectural

Coverings: **Approximate Age**

18 - 19 Year(s)

Asphalt Shingles;

3-tab - 17 to 22 years

Architectural - 24 to 30 years

Presidential - 30 to 45 years

Cedar Shake - 25 - 40 years

Metal - 30 to 45 years

Concrete Tile - 35 to 50 years

Built-Up or Modified Bitumen - 12 to 18 years

EPDM (rubber) - 12 to 18 years

Within the last 20% of the roofs life the chance of a leak may increase tenfold. Recommend inspecting at least once a year at this point.

Average lifespan estimates are based on typical conditions. Many factors contribute to a longer or shorter life of the roof.

List of conditions that may affect the roofs longevity:

Color - A dark roof absorbs more heat, which can shorten the lifespan.

Angle "Pitch" - Steeper pitch roofs tend to last longer.

Orientation of roof surface - A roof slope facing south will get more sunlight and may decrease some roofings expected life span. A roof facing north has an increased chance of moss which can deteriorate asphalt or concrete roofing.

Multiple-layer roof - A roof installed over an existing roof will have a shorter life.

Installation - Improper installation can shorten a roofs life and increase the chance of premature leaks.

Attic ventilation - An unventilated or poorly ventilated attic reduces roof lifespan.

Trees near roof - Tree branches rubbing on a roof or the acidity from the accumulation of leaf debris on a roof shortens its life.

Harsh climate - Severe weather, both harsh winters and hot summers, along with big temperature swings within a 24-hour period, also shorten lifespan because of the expansion and contraction of roof materials.

Deficiencies

2.1.1 Coverings

Minor/Maintenance Issues

DEBRIS

Recommend cleaning any debris off of the roof to prevent water from pooling. For safety, recommend a licensed professional for steeper or high roofs.

Recommendation

Contact a handyman or DIY project

2.1.2 Coverings

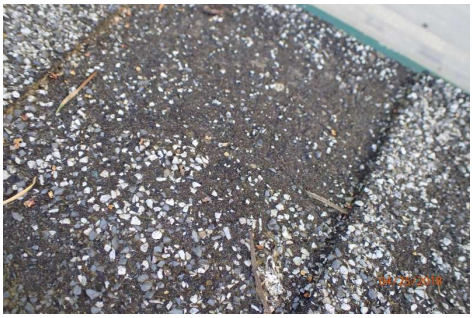
Moderate Recommendations

GRANULE LOSS

Granule loss is a common occurrence and naturally happens over time. As the shingles are walked on, age, or expose to extreme elements, the granule loss can increase. As the granule loss occurs the likely hood of a leak increases. Recommend monitoring and consulting with a licensed roofer as the loss continues.

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

Moderate Recommendations

DOWNSPOUT - DISCHARGE NEAR HOUSE

SOUTH

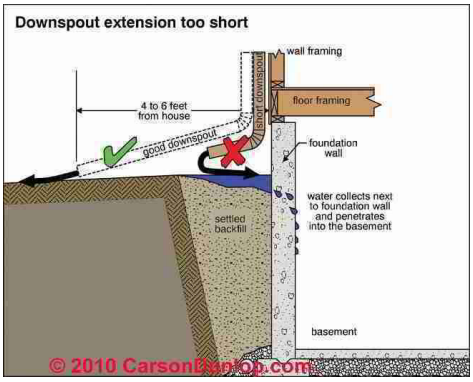
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

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

Minor/Maintenance Issues

GUTTER - DEBRIS

NORTH

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project

2.3.1 Flashings

Moderate Recommendations

RECOMMEND ADDITIONAL FLASHING

CHIMNEY

Flashing around the chimney was found to be inadequate. There are currently no signs of any leaks but daylight can be seen into the attic around the chimney.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding	X			X
3.2	Trim & Flashing	X			X
3.3	Exterior Doors	X			X
3.4	Windows	X			
3.5	Driveways, Walkways, & Front Porches	X			X
3.6	Decks, Balconies, & Patios	X			X
3.7	Eaves, Soffits & Fascia	X			X
3.8	Vegetation, Grading, Drainage & Retaining Walls	X			
3.9	Fence	X			X
3.10	Hose Bib	X			
3.11	Shed/Out Building	X			X

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Siding: Siding Material
Wood Composite

Siding: Siding Style
Beveled

Trim & Flashing: Trim Material
Wood

Exterior Doors: Exterior Entry Door
Metal Clad, Sliding Glass

Driveways, Walkways, & Front Porches: Driveway Material
Concrete

Driveways, Walkways, & Front Porches: Porch Material
Concrete

Driveways, Walkways, & Front Porches: Walkway Material
Concrete

Decks, Balconies, & Patios: Appurtenance
Deck

Decks, Balconies, & Patios: Deck
Wood, Ground Level, Pressure Treated

Decks, Balconies, & Patios: Balcony
N/A

Decks, Balconies, & Patios: Patio
Concrete

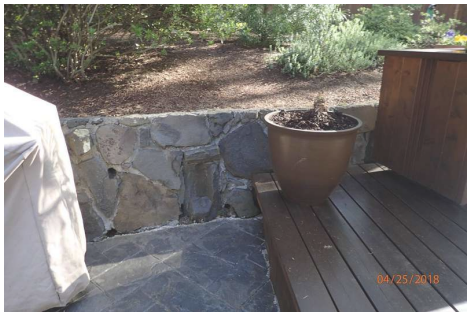
Fence: Materials
Cedar, Wood

Hose Bib: Current Condition
Functioning

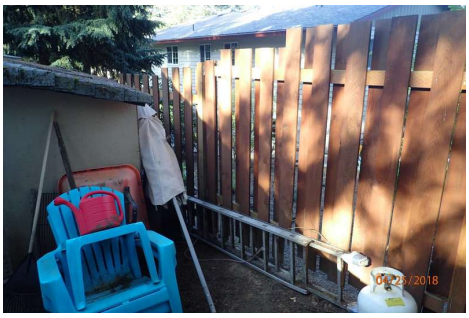
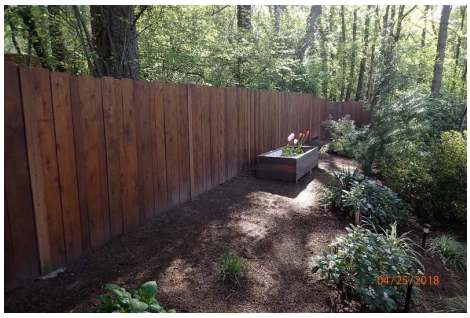
Shed/Out Building: Type
Shed

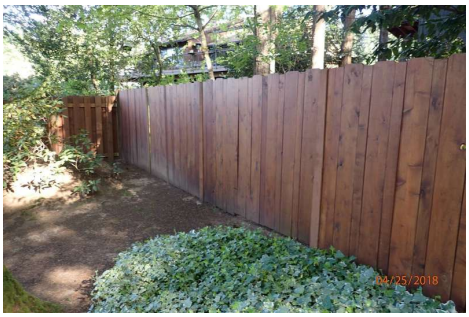
Vegetation, Grading, Drainage & Retaining Walls: Condition Acceptable

The condition of the retaining wall during the inspection was considered to be acceptable. With time retaining walls may begin to lean, sag, or buckle. Further evaluation from a specialist should always be considered.



Fence: Condition
Acceptable



Hose Bib: Location(s)
Front, Back


Deficiencies

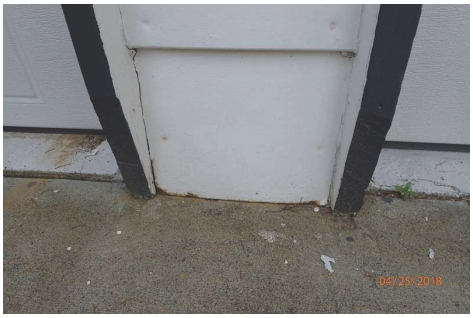
3.1.1 Siding

Moderate Recommendations

SIDING - GROUND CLEARANCE

WEST

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



Recommendation

Contact a qualified siding specialist.

3.1.2 Siding

Moderate Recommendations

SIDING - HOLE

AC

There is a small hole in the siding that can allow moisture to penetrate and eventually lead to rot behind the siding. Recommend sealing with new siding, flashing, or caulking depending on the size.

Recommendation

Contact a qualified siding specialist.

3.1.3 Siding

Moderate Recommendations

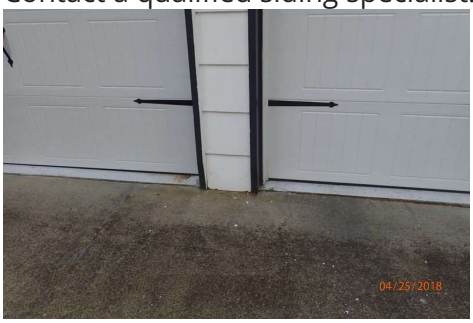
SIDING - MINIMAL DETERIORATION

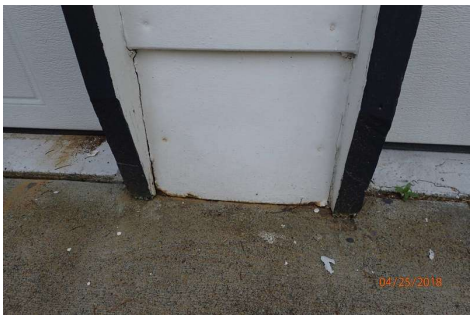
EAST PATH, GARAGE DOORS

Siding in some locations is showing signs of age and minimal deterioration. These areas will likely need additional maintenance and potentially replacement in the future.

Recommendation

Contact a qualified siding specialist.





3.1.4 Siding

Moderate Recommendations

SIDING - PAINT DETERIORATING

WEST GATE

Recommend cleaning and painting siding as needed.

Recommendation

Contact a qualified painter.


3.1.5 Siding

Moderate Recommendations

SIDING - ROT-

EAST WALL, EAST ROOF LINE

One or more locations of siding is rotten. Recommend a licensed siding contractor or qualified handyman to repair or replace as needed.

Recommendation

Contact a qualified siding specialist.




3.2.1 Trim & Flashing

Minor/Maintenance Issues

CAULKING

FRONT COLUMNS, EXTERIOR SIDING/TRIM

The caulking has failed and/or is needed in several areas. Recommend trimming, cleaning, and re-applying an exterior based product such as Vulkem. If desired recommend hiring a licensed siding or painting contractor.

Recommendation

Contact a handyman or DIY project








3.2.2 Trim & Flashing

Minor/Maintenance Issues

FLASHING - LOOSE

EXTERIOR NORTH

Chance of moisture entering the building. Recommend properly securing and sealing.

Recommendation

Contact a handyman or DIY project


3.3.1 Exterior Doors

Moderate Recommendations

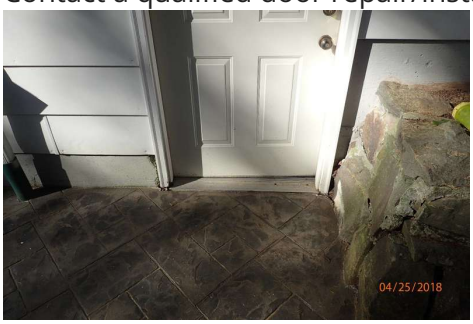
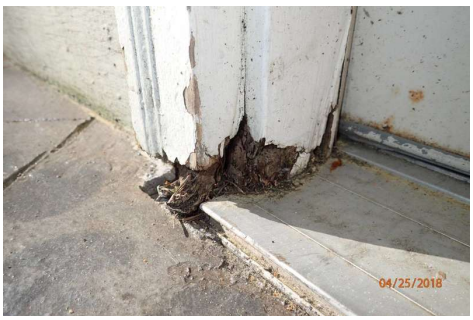
DOOR SILL/TRIM

NORTH GARAGE ENTRY

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.


3.3.2 Exterior Doors

Minor/Maintenance Issues

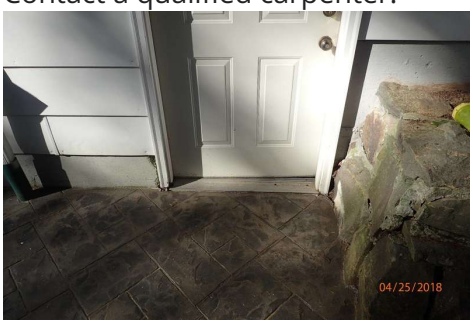
DOOR - STIFF

NORTH GARAGE ENTRY

One or more of the exterior doors is stiff and difficult to use. Recommend a licensed carpenter or door installer to further evaluate and repair.

Recommendation

Contact a qualified carpenter.



3.5.1 Driveways, Walkways, & Front Porches

Moderate Recommendations

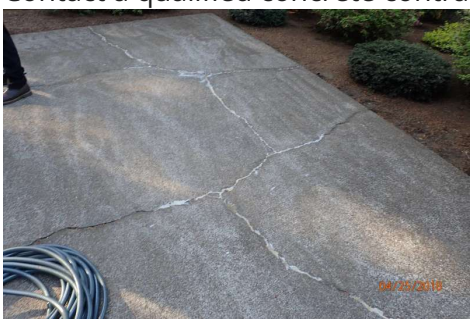
DRIVEWAY CRACKING-

FRONT DRIVEWAY

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.5.2 Driveways, Walkways, & Front Porches

Moderate Recommendations

WALKWAY - HEAVING, TREE ROOTS

Tree roots have began to uplift the walkway. Recommend an arborist to further evaluate and repair as need. If the roots can not be address, the walkway may need to be adjusted.

Recommendation

Contact a qualified landscaping contractor


3.6.1 Decks, Balconies, & Patios

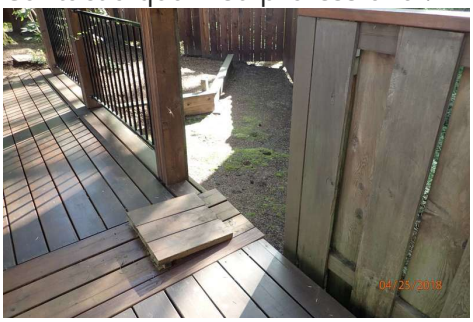
Moderate Recommendations

RAILING - MISSING

An area or section of railing is missing, recommend a licensed carpeting or decking contractor to install/complete railing.

Recommendation

Contact a qualified professional.




3.7.1 Eaves, Soffits & Fascia

Moderate Recommendations

EVES - PAINT DETERIORATING

SOUTHEAST CORNER

The eves are showing signs of deteriorating paint. This can lead to rot, buckling, and delamination of plywood type products. Recommend a licensed painter to further evaluate and repair.

Recommendation

Contact a qualified painter.

3.9.1 Fence

Minor/Maintenance Issues

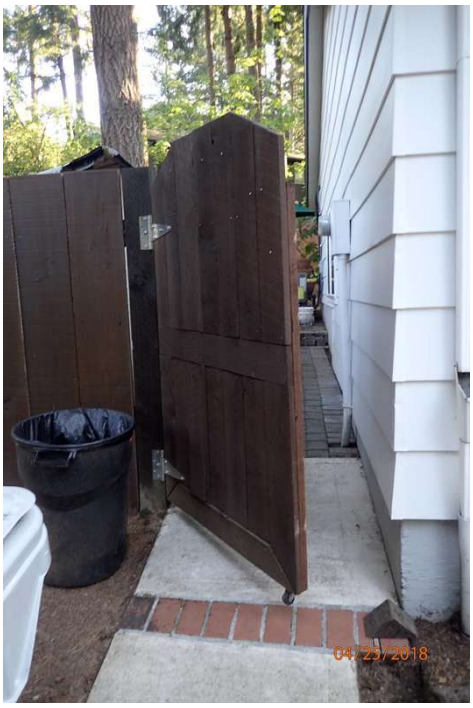
GATE - ADJUSTMENT NEEDED

WEST

One or more of the gates need an adjustment to allow for proper use. Over time certain gates based on size and design will begin to sag. Depending on the designs there are many ways to easily adjust. Recommend contacting a handyman or fencing contractor if desired.

Recommendation

Contact a handyman or DIY project



3.11.1 Shed/Out Building

Moderate Recommendations

GENERAL DISREPAIR

The outbuilding is in general disrepair. Recommend a complete evaluation to determine its structural safety and list of repairs.

Recommendation

Contact a qualified general contractor.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspaces	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling/Attic Structure	X			

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

Inspection Method
Crawlspace Access, Visual

Basements & Crawlspaces: Estimated Percentage of Crawl Space Floor Covered
100

Floor Structure: Sub-floor
Plank

Foundation: Type
Perimeter

Floor Structure: Basement/Crawlspace Floor
Dirt, Visqueen

Wall Structure: Framing
Wood

Foundation: Material
Concrete

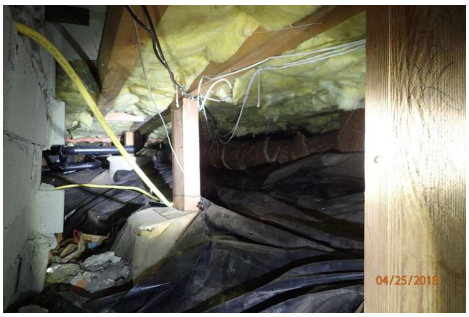
Floor Structure: Material
Wood Beams, Wood Joists

Ceiling/Attic Structure: Roof and Ceiling Framing
Trusses

Basements & Crawlspaces: **Configuation**

Crawlspace










Limitations

Basements & Crawlspaces

LIMITED ACCESS

The crawl space inspection was limited by inadequate access from hvac and other plumbing in the way. 15-20% not accessible.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5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Entrance Conductors and Meter	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses	X			
5.4	Outlets, Switches, Fixtures & Junction Boxes	X			X
5.5	GFCI & AFCI	X			X
5.6	Smoke Detectors	X			
5.7	Carbon Monoxide Detectors	X			X

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

Service Entrance Conductors and Meter: Electrical Service Conductors
220 Volts, Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Approximate Service Size
200 AMP

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wire Material and Type
Aluminum to major appliances, Copper - non metallic sheathed

Outlets, Switches, Fixtures & Junction Boxes: Outlets
Grounded

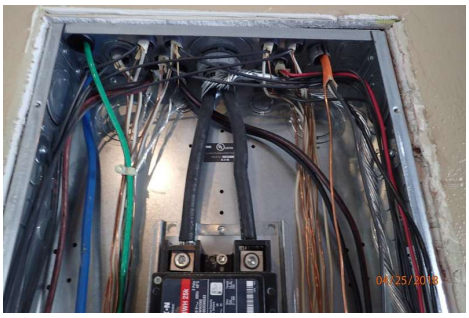
GFCI & AFCI: AFCI Location
None

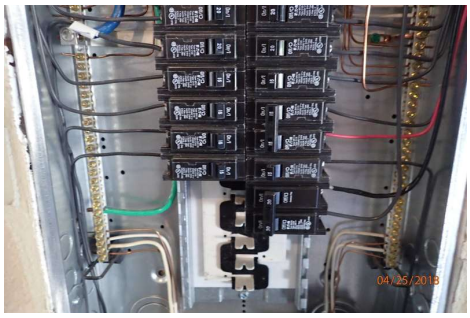
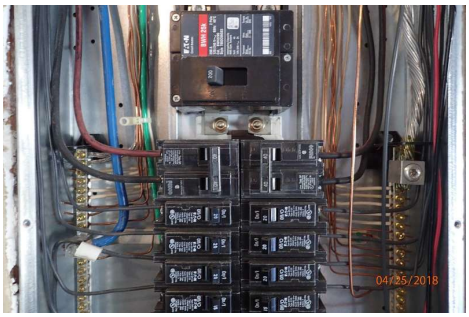
GFCI & AFCI: GFCI Protection
Exterior, Kitchen, Bathroom

Smoke Detectors: Presence
Present, Not Wired

Carbon Monoxide Detectors: Presence
Present, Not Wired

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer




Deficiencies

5.4.1 Outlets, Switches, Fixtures & Junction Boxes

Significant and/or Safety Concerns

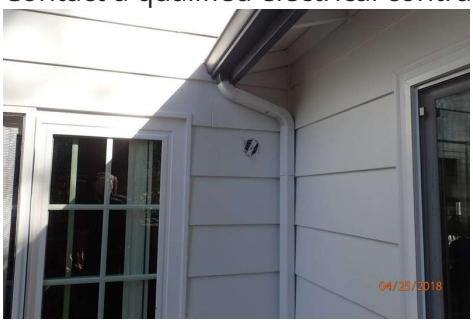
JUNCTION BOX - MISSING COVER

EAST EXTERIOR

One or more junction boxes is missing its cover. This can allow debris, flammable material, and/or body extremities such as finger inside. Recommend covering for safety.

Recommendation

Contact a qualified electrical contractor.




5.5.1 GFCI & AFCI

Significant and/or Safety Concerns

FAULTY GFCI

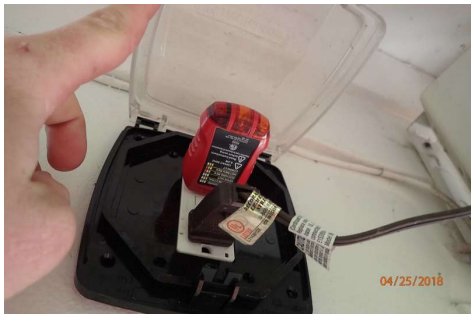
NORTH EXTEIOR

GFCI is faulty. Recommend licensed electrical contractor to further inspect and make repairs / replace.

GFCI's not tripping when tested.

Recommendation

Contact a qualified electrical contractor.

5.5.2 GFCI & AFCI

Minor/Maintenance Issues

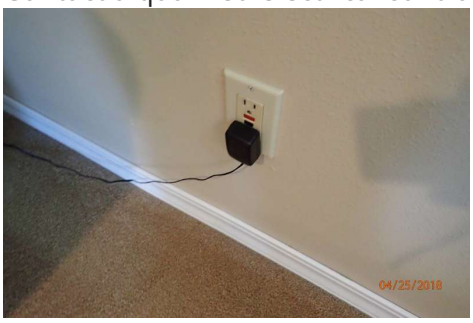
MULTIPLE GFCI'S

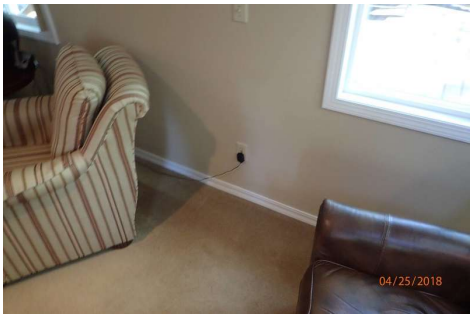
NORTH LIVING ROOM, KITCHEN

Multiple GFCI's have been found on the same circuit. This does not reduce the safety of the system but can become a nuisance as both or many GFCI's may have to be reset in a specific series in order to restore power to the protected outlets. There are ways to wire GFCI's on the same circuit without interfering with each other. Recommend a licensed electrical contractor to further evaluate and repair at your convenience.

Recommendation

Contact a qualified electrical contractor.





5.6.1 Smoke Detectors

Significant and/or Safety Concerns

ADDITIONAL RECOMMENDED

It is recommended for safety that a smoke detector be installed on at least every floor. New codes do require a smoke detector to be placed in every bedroom. This is also for enhance safety but may not be required for this specific dwelling depending on date of manufacture.

5.7.1 Carbon Monoxide Detectors

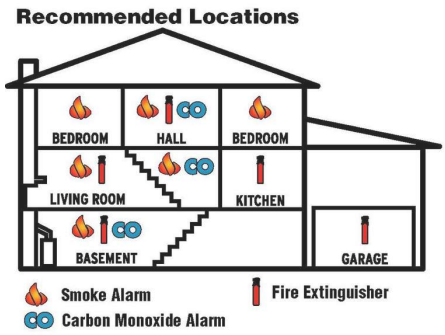
Significant and/or Safety Concerns

ADDITIONAL CO MONITORS REQUIRED

A law went into effect requiring carbon monoxide detectors be installed upon transfer of ownership. These CO detectors are required within 15 feet of all bedrooms and is recommended to have one on each level for additional safety. Additional Information

Recommendation

Contact a qualified professional.



6: HEATING

		IN	NI	NP	D
6.1	Equipment	X			
6.2	Performance and Operating Controls	X			
6.3	Distribution Systems	X			X
6.4	Presence of Installed Heat Source in Each Room	X			
6.5	Gas/LP Firelogs & Fireplaces	X			
6.6	Chimney, Vents and Flues	X			X

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

Equipment: Heat Type
Gas Fired

Equipment: Energy Source
Natural Gas

Equipment: Failure Probability
Low

Equipment: Filter Size
20x25x4

Distribution Systems: Distribution Type
Forced Air

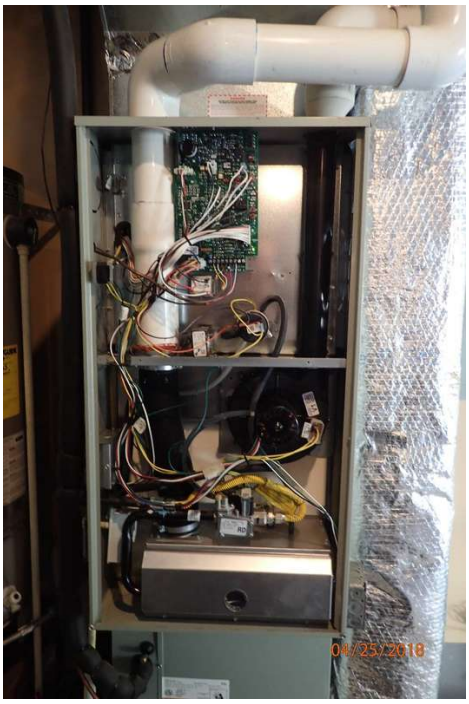
Distribution Systems: Ductwork
Insulated

Chimney, Vents and Flues: Chimney / Vent
Masonry

Chimney, Vents and Flues: Chimney Liner
Clay, Metal

Equipment: **Brand**

Trane



Equipment: **Location**

Garage

Furnaces can be located in many different locations depending on the type of house and available space. There are specific requirements when a furnace is located in each location. Depending on the garage layout a "bollard" may be required to prevent a vehicle from striking the furnace. In the attic there are specific requirements to an appropriate working area with light, outlet, and platform for the hvac tech. Any enclosed areas such as a utility closet or furnace room/closet may require specific venting to allow for proper combustion.
These are all factors that are considered in a home inspection, if there is ever any concern about the area or type of installation, a licensed HVAC contractor should be consulted prior to final purchase.

Equipment: **Approximate Age**

8 - 9

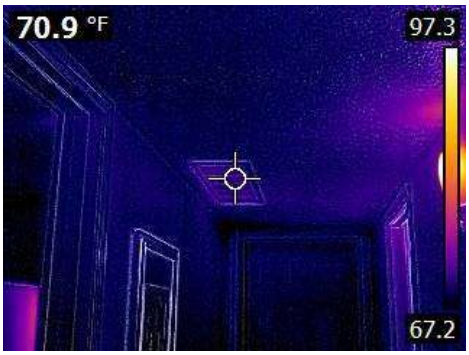
Typical Life Expectancy

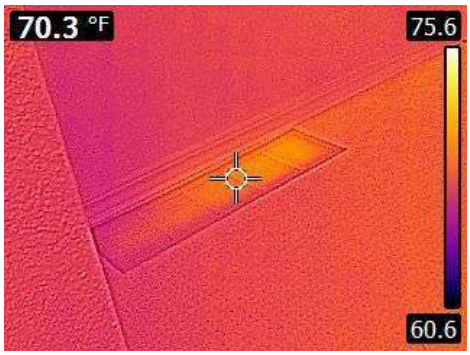
- Gas Furnace 15-25 years
- Electric Furnace 15-25 years
- Heat Pump 10-20 years
- Boilers 20-35 years
- Mini Split 8-15 years
- Baseboard / Wall Heaters 12-18 years
- Electric Radiant Heat (heated floor) 25-40 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a heating system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

Performance and Operating Controls: **Return Temperature**

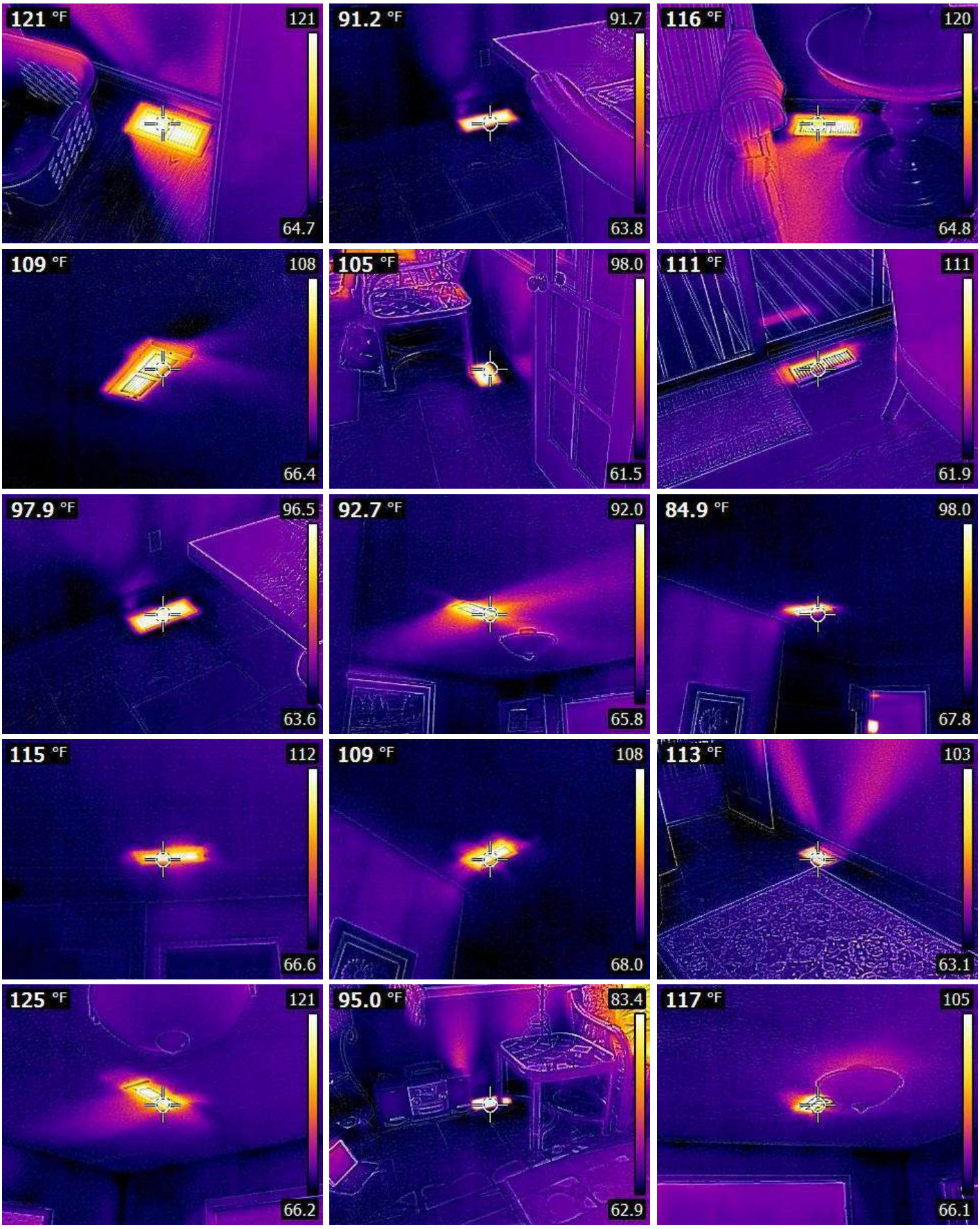
70 Fahrenheit (F)





Performance and Operating Controls: **Average Supply Temperature**

110 Fahrenheit (F)



Performance and Operating Controls: **Temperature Difference**

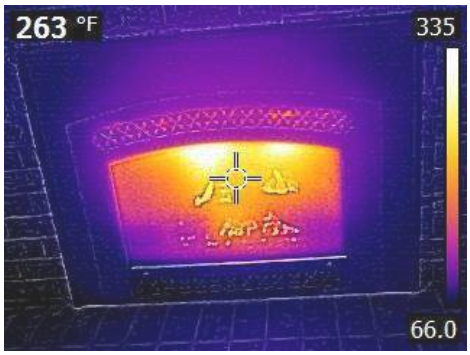
Acceptable

During the inspection we will take readings of an appropriate number of supply registers and compare that to the return. This allows us to test for "live temperatures" that have been influence by the duct work. With this considered the average temperature spread will be lower than if the readings were taken at the air handler.

These are for recommendation only and a Licensed HVAC Contractor should be consulted if desired. Air duct performance is considered during this test and any ducting considered to be deficient will be removed from the test results.

Gas/LP Firelogs & Fireplaces: **Fireplace / Stove Type**

Gas Fireplace, Insert



Gas/LP Firelogs & Fireplaces: Venting Type

Chimney

Deficiencies

6.3.1 Distribution Systems

Minor/Maintenance Issues

CEILING REGISTER - LOOSE

SOUTHEAST BEDROOM

Recommend properly securing the ceiling register to prevent damage or injury in the case of it falling.

Recommendation

Contact a handyman or DIY project

6.6.1 Chimney, Vents and Flues

Minor/Maintenance Issues

DETERIORATING MORTAR-

Some of the mortar on the chimney is beginning to deteriorate. The type of deterioration found is minimal and from common wear and tear. Recommend repairing at your earliest convenience and as needed.

7: COOLING

		IN	NI	NP	D
7.1	Cooling Equipment	X			
7.2	Performance and Operating Controls	X			
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East

Cooling Equipment: Failure Probability
Low

Distribution System: Configuration
Central

Cooling Equipment: Brand
Trane

Cooling Equipment: Compressor Approximate Age
3 Year(s)

Typical Life Expectancy

- Stand Alone 12-15 years
- Heat Pump 10-20 years
- Mini Split 8-15 years

Many factors including preventive maintenance, consistency of use, and load demand can play a large factor in the life expectancy of a cooling system. Towards the end of a units life, expect to have increased energy usage and maintenance cost.

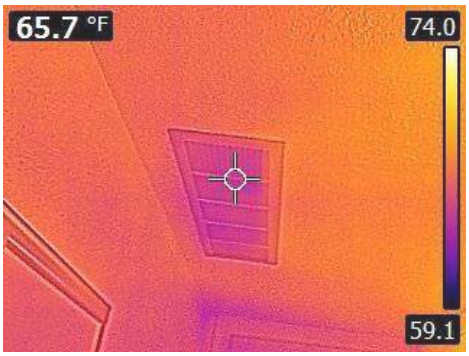
Cooling Equipment: **Tested**

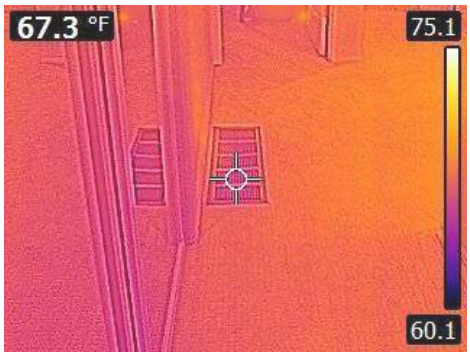
Yes

The A/C unit is not tested if the outdoor temperature is too low, this helps prevent any damage to the unit.

Performance and Operating Controls: **Return Temperature**

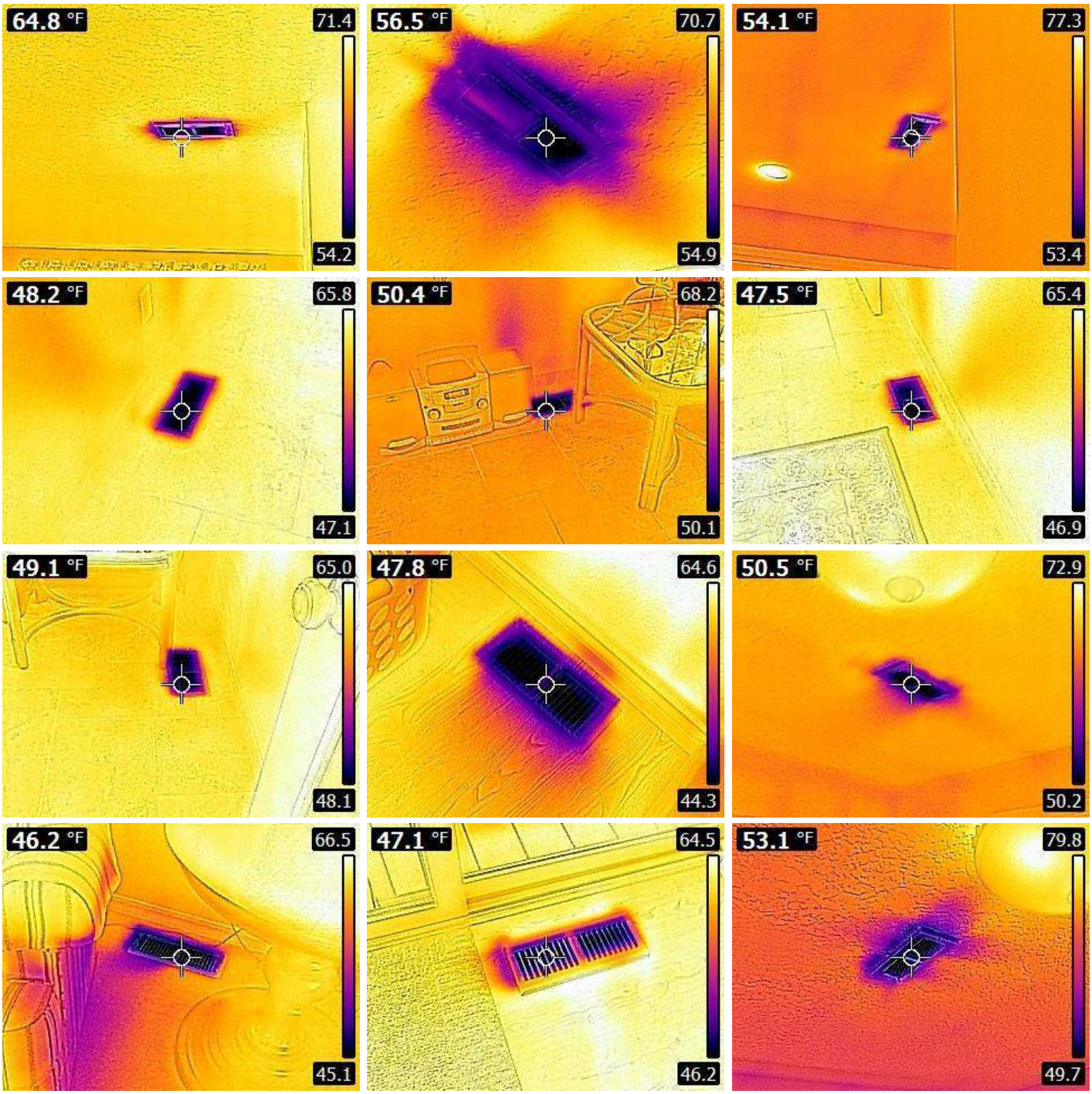
65 Fahrenheit (F)





Performance and Operating Controls: **Supply Temperature**

48 Fahrenheit (F)



Performance and Operating Controls: **Temperature Difference**

17 Fahrenheit (F)

During the inspection we will take readings of an appropriate number of supply registers and compare that to the return. This allows us to test for "live temperatures" that have been influence by the duct work. With this considered the average temperature spread will be lower than if the readings were taken at the air handler.

Optimal: 17-20

Acceptable 13-16 / 21-23

Potential Performance Issue <12 or >24

These are for recommendation only and a Licensed HVAC Contractor should be consulted if desired. Air duct performance is considered during this test and any ducting considered to be deficient will be removed from the test results.

8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
8.1	Attic Insulation	X			
8.2	Wall Insulation	X			
8.3	Floor Insulation	X			
8.4	Vapor Retarders (Crawlspace or Basement)	X			
8.5	Ventilation	X			
8.6	Exhaust Systems	X			X

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

Attic Insulation: **Insulation Type Area 1**
Blown, Cellulose

Attic Insulation: **Approximate R-value Area 1**
24

Attic Insulation: **Approx. Percentage of Attic Covered Area 1**
100

Areas over the garage are not part of this consideration.

Attic Insulation: **Insulation Amount Area 1**
Typical for age of home, Sufficient

Wall Insulation: **Insulation Type**
Fiberglass, Batt

Wall Insulation: **Approximate R-value**
15

Wall Insulation: **Insulation Amount**
Typical for age of home, Not able to verify

Floor Insulation: **Insulation Type**
Batt, Fiberglass, Perimiter Insulation

Floor Insulation: **Approximate R-value**
24

Floor Insulation: **Insulation Amount**
Typical for age of home, Sufficient

Ventilation: **Ventilation Type**
Roof Vents, Soffit Vents

Exhaust Systems: **Bathroom Ventilation**
Exhaust Fan

Exhaust Systems: Kitchen Ventilation

Microwave Hood, Exhaust Fan, Discharge to Exterior

Exhaust Systems: Laundry Room Ventilation

Cloths dryer vent to exterior

Attic

Over Main House







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04/25/2018

Attic
Over Garage

Deficiencies

8.6.1 Exhaust Systems

Moderate Recommendations

BATHROOM EXHAUST - VENTS INTO ATTIC

MASTER BATHROOM

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

Contact a qualified professional.

8.6.2 Exhaust Systems

Minor/Maintenance Issues

DRYER VENT - EXTERIOR OBSTRUCTED

The dryer venting to the exterior has noticeable lint clogging the pipe. This can reduce the effectiveness of the dryer, increase the chance of a fire, and allow pests to enter the venting if the end cap is propped open from lent. Recommend cleaning on a regular basis.

Recommendation

Contact a handyman or DIY project

9: PLUMBING

		IN	NI	NP	D
9.1	Water Shut-off Device	X			
9.2	Drain, Waste, & Vent Systems	X			X
9.3	Water Supply, Distribution Systems	X			
9.4	Sink, Basin, Laundry Tub	X			X
9.5	Toilet	X			
9.6	Tub / Shower	X			X
9.7	Water Heater	X			X
9.8	Fuel Storage & Distribution Systems	X			

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

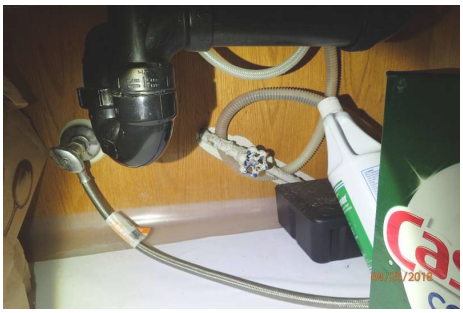
Information

Water Source
Public

Filters
None

Water Shut-off Device: Main Water Shut Off
Crawlspace, Meter

Water Shut-off Device: Hose Bib Shut Off
Under Kitchen Sink



Drain, Waste, & Vent Systems: Primary Drain - size and material
2", 4", ABS

Drain, Waste, & Vent Systems: Primary Venting - size and material
2", 4", ABS

Water Supply, Distribution Systems: Distribution Material
Copper

Water Supply, Distribution Systems: Service Pipe Into Building
Copper

Water Heater: Power Source/Type
Gas

Water Heater: Capacity
50 gallons

Water Heater: Location
Garage

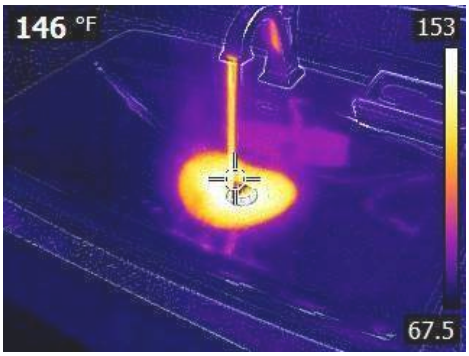
Water Heater: Approximate Age
4

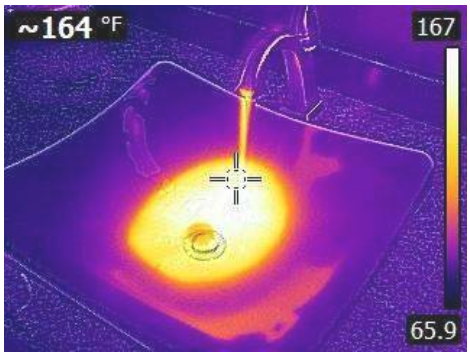
Water Heater: Risk of Potential Failure
Low

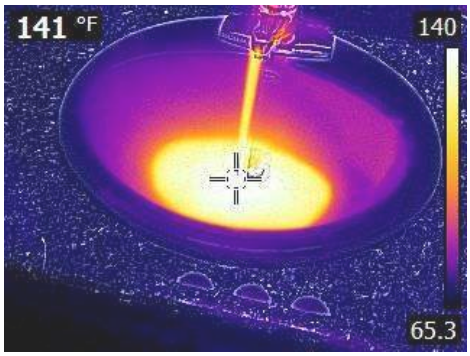
Water Heater: Typical Life Expenctancy
8-12 Years

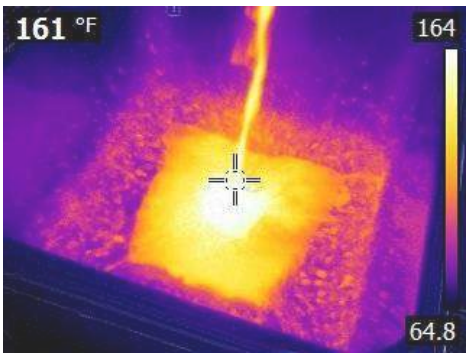
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

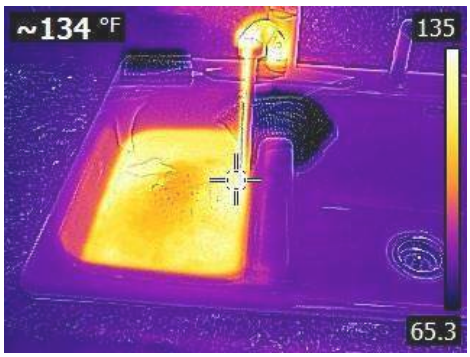
Sink, Basin, Laundry Tub: Sufficient Water Temp





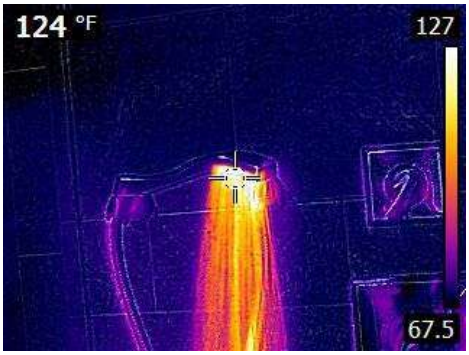






Tub / Shower: Shower/Bath Temp Sufficient

The top left temp may be skewed, recommend referring to the temp in the top right corner.



Water Heater: Manufacturer

Reliance

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.

Deficiencies

9.2.1 Drain, Waste, & Vent Systems

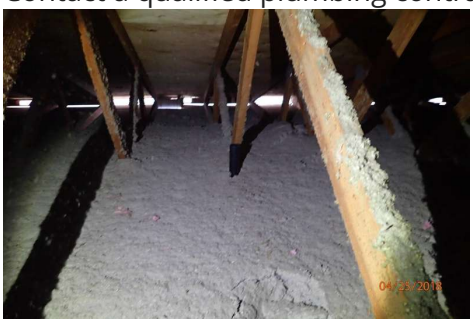
PIPE VENTING - DISCONNECTED

Moderate Recommendations

There is pipe venting in the attic that is disconnected. Recommend a licensed plumber to verify it is still in use and properly vent to the exterior.

Recommendation

Contact a qualified plumbing contractor.

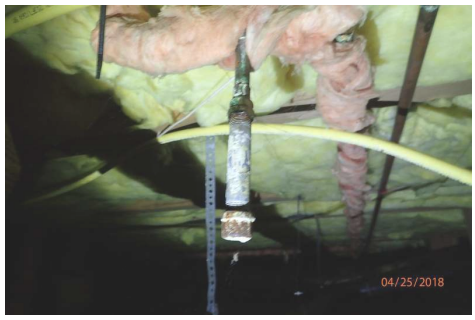


9.3.1 Water Supply, Distribution Systems

Moderate Recommendations

DIELECTRIC UNION

CRAWL SPACE



Corrosion between copper and steel has been found during the inspection. These joints required a dielectric union to prevent premature failure of the plumbing. Recommend a licensed plumbing contractor to further evaluate and repair as needed.

When copper and steel pipes are connected, which happens often at the fittings near a water heater, an electrolytic reaction begins. Water is the electrolyte, and the combination of two metals and water essentially becomes a battery. It happens slowly over many months. A small amount of electric current starts flowingnowhere near enough to shock youand atoms from one metal begin to break off and cling to the other metal.The result is a crumbling, white powder buildup on the galvanized steel pipe, which is called galvanic corrosion.

Recommendation

Contact a qualified plumbing contractor.

9.4.1 Sink, Basin, Laundry Tub

Minor/Maintenance Issues

DRAIN STOP - INEFFECTIVE

HALF BATH, 2ND FLOOR HALL BATHROOM, MASTER BATHROOM

The drain stop for one or more sinks is not functioning properly. Recommend adjusting or repairing for proper function.

Recommendation

Contact a handyman or DIY project







9.4.2 Sink, Basin, Laundry Tub

Minor/Maintenance Issues

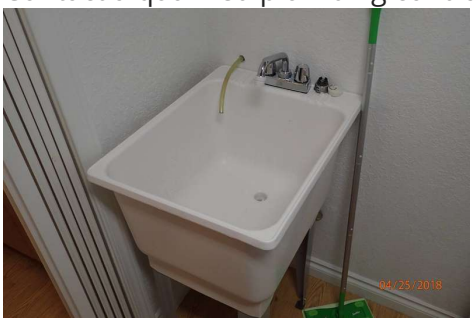
FIXTURE - HOT AND COLD REVERSED

LAUNDRY ROOM, MASTER BATHROOM

The hot and cold for one of the faucets is reversed. This can generally be repaired by swapping the hot and cold hook ups under the sink.

Recommendation

Contact a qualified plumbing contractor.




9.4.3 Sink, Basin, Laundry Tub

Minor/Maintenance Issues

SINK - NOT SECURED

LAUNDRY ROOM

Recommend properly securing the cabinet and/or sink to prevent movement and potential leak in the drain line.

Recommendation

Contact a handyman or DIY project

9.6.1 Tub / Shower

Significant and/or Safety Concerns

HOT / COLD REVERSED

MASTER BATHROOM

The hot and cold in one or more of the shower is reversed. For safety recommend adjusting these to allow for proper and habitual use.

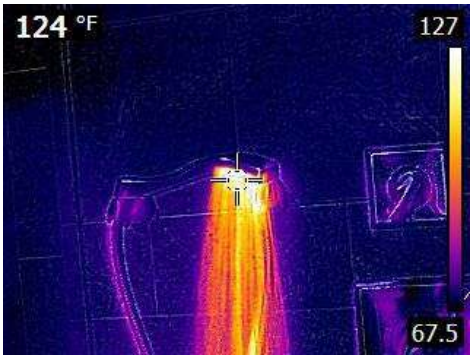
There are two main types of shower or bath tub valves, multiple handle or single handle.

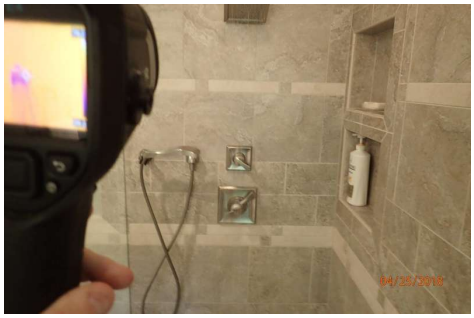
Single Handle: In most single handle valves the dial will turn counter clock wise. If the single handle is the on/off valve as well as the temperature adjuster, it should turn from off to on and cold to hot as it rotates counter clock wise. In some cases the main handle will be on and off only and it will have a small dial in front that control the heat. In this case it should also be cold to the right and hot to the left unless specified different on the handle or dial.

Multiple Handle: With multiple handles consisting of 2, 3, or even 4 handles some times, the handle on the left is generally the hot and the handle on the right should be cold. If there is one in the middle it is generally the diverter valve that sends water to the shower head or down spout.

Recommendation

Contact a qualified plumbing contractor.





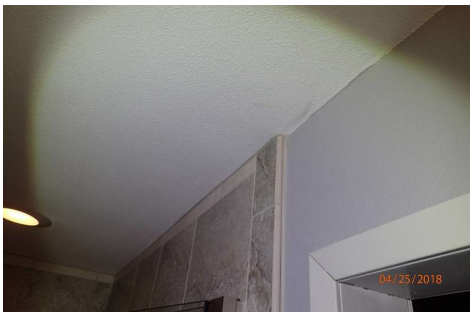
9.6.2 Tub / Shower

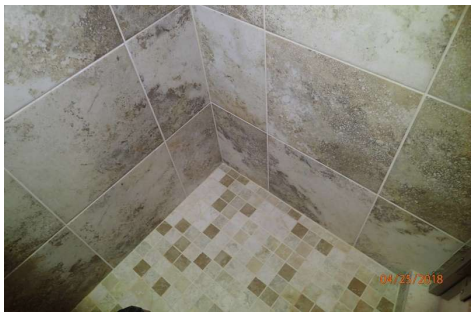
Minor/Maintenance Issues

SHOWER/BATHTUB - CAULKING/GROUT FAILING

2ND FLOOR HALL BATHROOM, MASTER BATHROOM

Some of the caulking or grout in the bath and or shower area is failing. Caulking/grout is one of the most common items to fail in the bathroom. Because of its common failure rate it is also one of the largest contributors moisture damage in the bathroom. Recommend removing, cleaning, caulking/grouting, and inspecting on a regular basis to control the moisture in the bathroom.






9.6.3 Tub / Shower

Moderate Recommendations

SHOWER - GLASS WALL LOOSE

MASTER BATHROOM

The glass walls and or door in the shower were found loose and not properly aligning or sealing. Recommend a qualified contractor to further evaluate and secure/brace and or properly seal.

Recommendation

Contact a qualified professional.

9.7.1 Water Heater

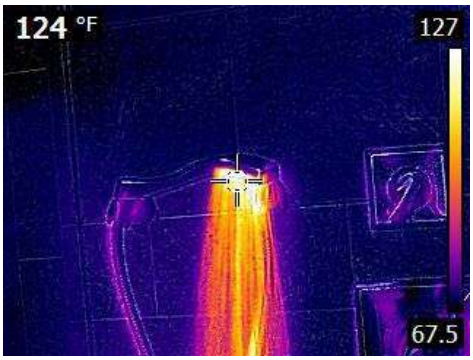
Significant and/or Safety Concerns

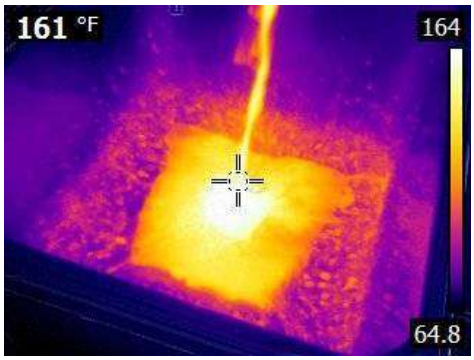
WATER TEMP UNSAFE

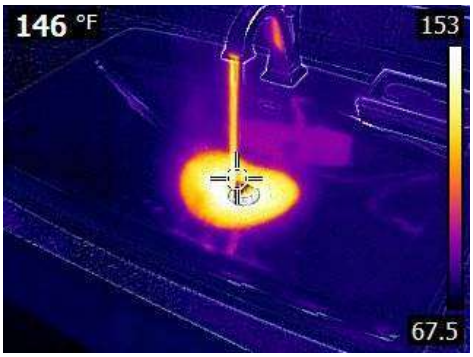
The water heater is turned up to produce water hotter than 120 degrees at the fixtures. This can generally be fixed by adjusting the thermostat at the water heater. Some styles such as electric water heaters may require the removal of panels which can leave you exposed to active electrical. Recommend contacting a licensed plumbing contractor if you are not comfertible in safely lowering the tempature.

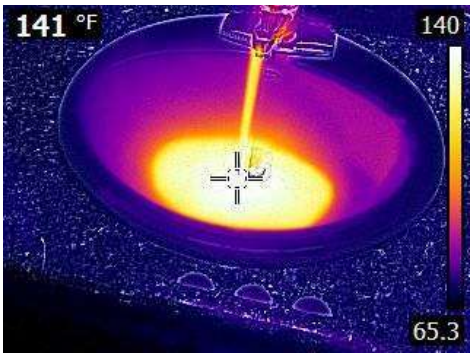
Recommendation

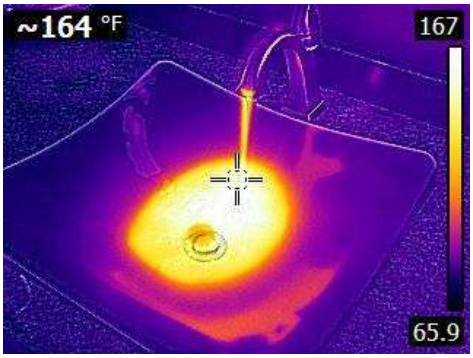
Contact a qualified professional.

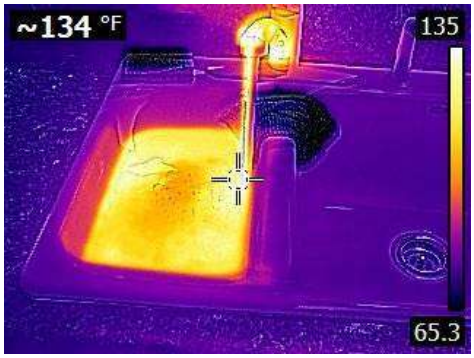












Temperature	Time to produce serious burn
120°F	More than 5 minutes
125°F	1-1/2 to 2 minutes
130°F	About 30 seconds
135°F	About 10 seconds
140°F	About 5 seconds
145°F	Less than 5 seconds
150°F	About 1-1/2 seconds
155°F	About 1 second

Settings on water heater thermostat are approximate

Source: Rheem Manufacturing Co
PO Box 244020, Montogomery, AL 36124

For safety, set water heater temperature at 120°F

For burns:

Immediately put burned area in large amount of clean water.

Untreated burns get worse ... immediate water will stop progression of burn injury

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings	X			X
10.7	Countertops & Cabinets	X			
10.8	Trim	X			

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

Windows: Window Type
Sliders

Windows: Glazing
Double

Windows: Material
Vinyl

Windows: Window Manufacturer
Milgard

Floors: Floor Coverings
Carpet, Tile, Laminate

Walls: Wall Material
Drywall, Wallpaper

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Cabinetry
Metal

Deficiencies

10.1.1 Doors

Minor/Maintenance Issues

DOOR - STICKS

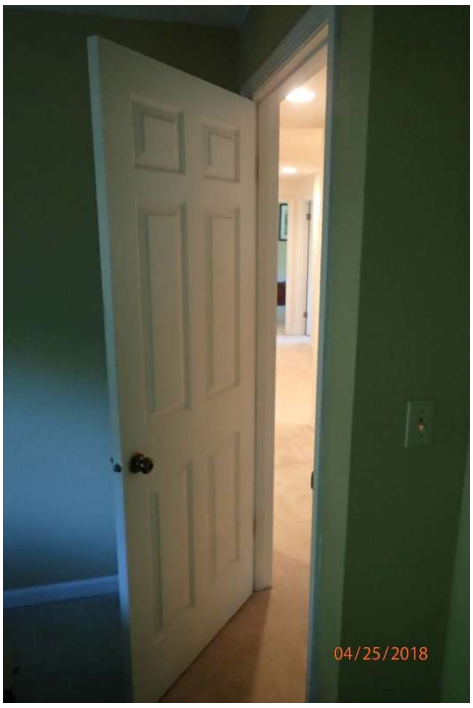
NORTHWEST BEDROOM

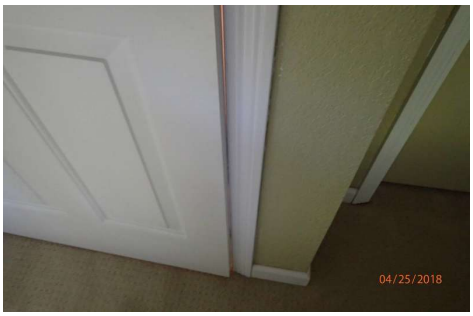
Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project





10.1.2 Doors

Minor/Maintenance Issues

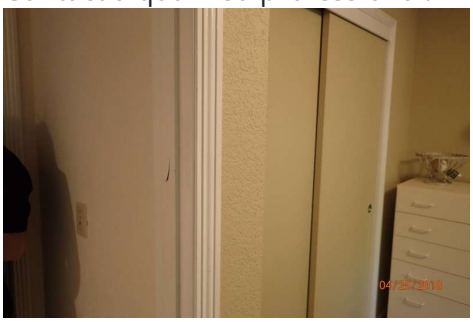
DOOR - FRAME DAMAGE

NORTHWEST BEDROOM

Minor frame damage was found on one or more doors.

Recommendation

Contact a qualified professional.



10.2.1 Windows

Moderate Recommendations

GLASS - BROKEN SEAL

LIVING ROOM SKYLIGHT

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

Recommendation

Contact a qualified window repair/installation contractor.

10.5.1 Ceilings

Moderate Recommendations

LOOSE / DETERIORATING CEILING TEXTURE

GARAGE

The ceiling in one or more areas has failing ceiling texture that is peeling and delaminating from the ceiling. This may be from a previous moisture source. Recommend a licensed drywall contractor to further evaluate and repair or replace is needed. Depending on age, the texture may contain asbestos, recommend having this tested prior to repair/removal.

Recommendation

Contact a qualified drywall contractor.

10.5.2 Ceilings

Moderate Recommendations

MINOR DAMAGE

NORTHWEST BEDROOM, LIVING ROOM SKYLIGHTS

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified drywall contractor.




10.6.1 Steps, Stairways & Railings

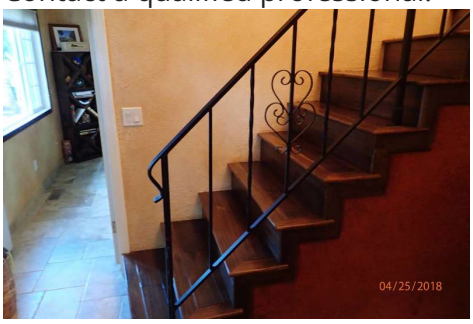
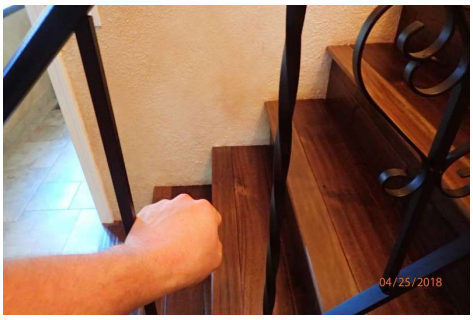
Significant and/or Safety Concerns

SPINDLE SPACES TOO WIDE

The baluster space is not up to modern safety standards. The space between spindles should not allow passage of a 4 inch sphere for child safety.

Recommendation

Contact a qualified professional.

10.8.1 Trim

Minor/Maintenance Issues

TRIM DAMAGE/DETERIORATION- MINOR

Trim exhibited minor cosmetic damage/deterioration.

Recommendation

Contact a handyman or DIY project

11: GARAGE

		IN	NI	NP	D
11.1	Garage Door	X			
11.2	Garage Door Opener	X			X
11.3	Bollard	X			X
11.4	Occupant Door (From garage to inside of home)	X			X

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

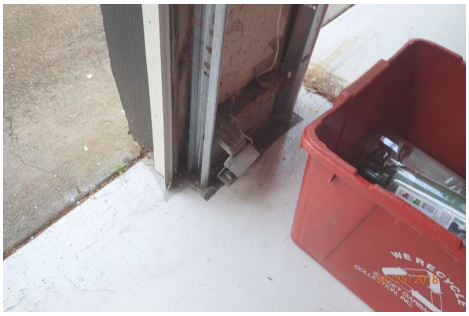
Garage Door: Type
Up-and-Over

Bollard: Bollard for Appliances
Not Present

Garage Door: Material
Vinyl, Insulated

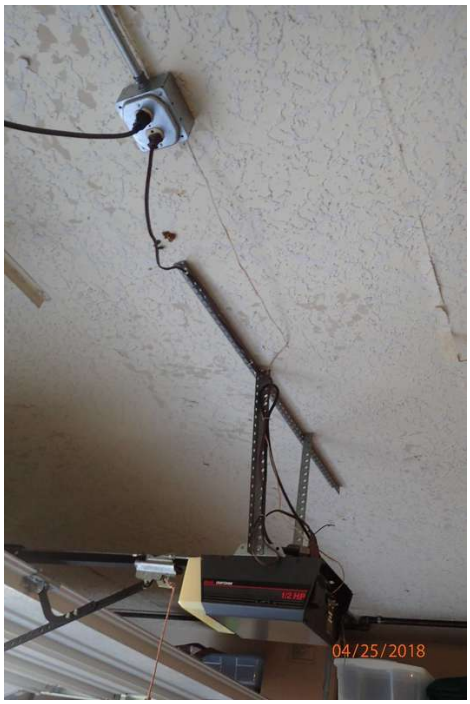
Garage Door Opener: Door Safety Sensors

Garage door sensors are typically located within 6" of a garage floor unless the installation instructions specifically state otherwise. These sensors are here for safety to prevent items or persons from being injured or damaged by the weight of the door. Sensors can often be hit or damaged from objects in the garage and will limit the function of the garage door equipment. In this situation a garage door professional should be consulted to re-align and or replace the sensor. For temporary use of the garage door while the sensors are mis-aligned, the equipment can be operated by holding the opener button down to override the safety protocols. This should only be used in emergency situations.



Garage Door Opener: Over Head Equipment

During a home inspection, the inspector will operate the overhead garage equipment utilizing standard operating controls. If the equipment or any other areas of the garage door appear to be damaged, the equipment and or door will not be operated.



Occupant Door (From garage to inside of home): Door Type

Metal, Solid

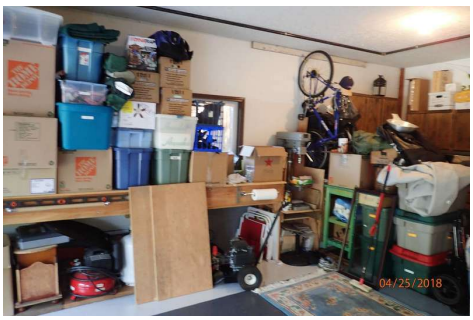
Door fire ratings typically can not be determined without proper paper work or manufacture labels. All man doors between a livable area and a attached garage need a fire rated door per specific regional codes. Recommend contacting a door installation contractor if you are un-certain of the doors fire rating.

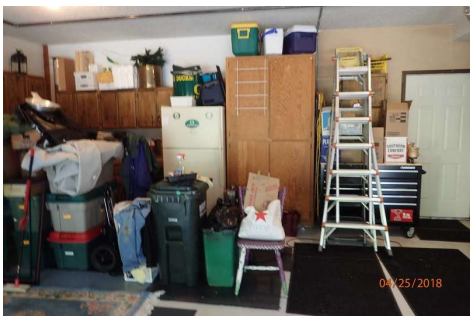
Limitations

Garage Door

INSPECTION LIMITED

The inspection was limited by debris, personal belonging, or objects located throughout the house. This can limit our ability to test outlets, check heat registers, operate windows or doors, and view inside of cabinets. We do our best to remove enough to see if there are any defects but the inspection may have been limited.





Deficiencies

11.2.1 Garage Door Opener

Significant and/or Safety Concerns

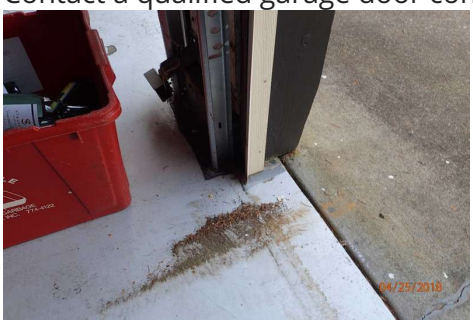
GARAGE DOOR SENSORS MISSING

WEST DOOR

The garage door sensors are missing. Prior to the 90's it was uncommon to see the sensors installed with the opener. The sensors are there not only to protect the door and objects underneath but also any person or child that may walk under its path. Recommend a licensed garage door contractor to further evaluate and install sensors.

Recommendation

Contact a qualified garage door contractor.



11.3.1 Bollard

Significant and/or Safety Concerns

NOT PRESENT

It is recommend a "bollard" is installed in front of any appliances located in the garage that a vehicle could strike. In general this device is at least 36" tall, composed of metal and strong enough to stop a moving vehicle. Specific federal, state, county, and city codes will differ, these recommendations are set a minimum and based on general safety. Multiple bollards may be required for appliances that are further apart.

Recommendation

Contact a qualified professional.

11.4.1 Occupant Door (From garage to inside of home)

Significant and/or Safety Concerns

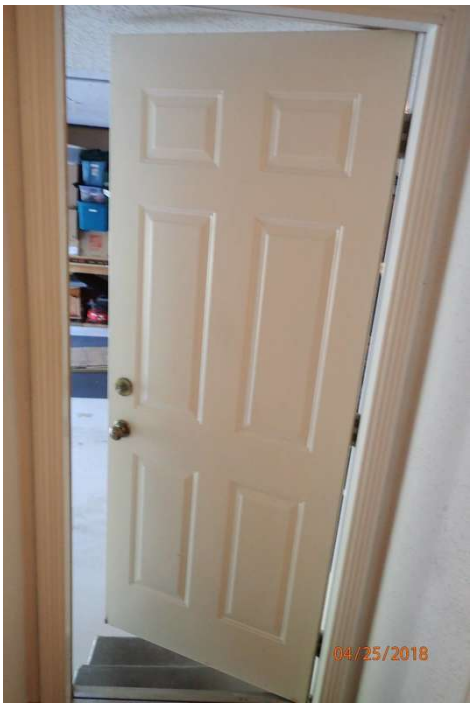
NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a handyman or DIY project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12: BUILT-IN APPLIANCES

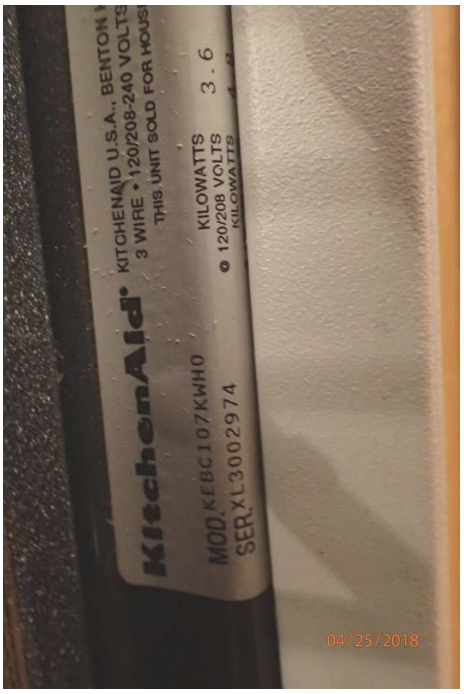
		IN	NI	NP	D
12.1	Refrigerator	X			
12.2	Range/Oven/Cooktop	X			
12.3	Dishwasher	X			X
12.4	Built-in Microwave	X			
12.5	Garbage Disposal	X			
12.6	Washing Macine	X			
12.7	Dryer	X			

IN = Inspected NI = Not Inspected / Accessible NP = Not Present D = Deficiencies

Information

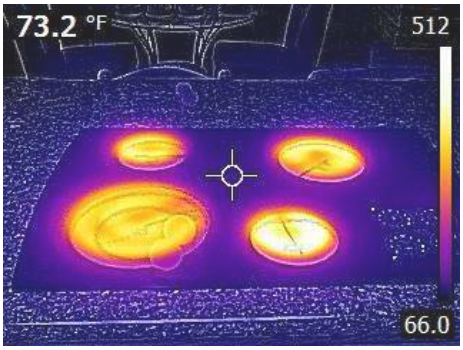
Refrigerator: Brand
KitchenAid

Range/Oven/Cooktop: Brand
Kitchenaid



Range/Oven/Cooktop: Oven Energy Source
Electric

Range/Oven/Cooktop: Range Energy Source
Electric

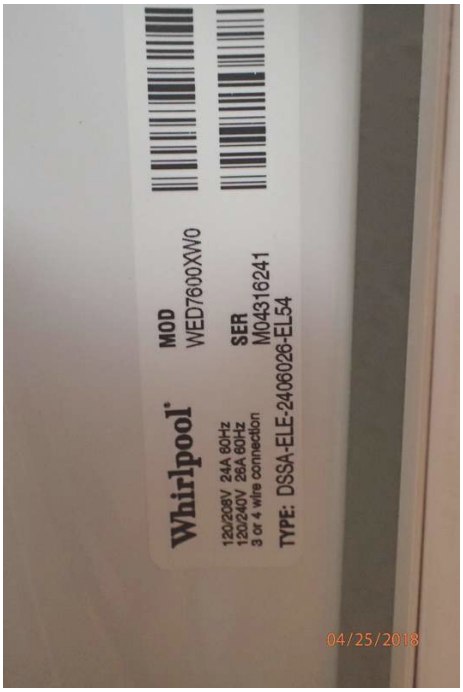


Dishwasher: Brand
Kitchenaid

Built-in Microwave: Brand
Kitchenaid

Washing Macine: Brand
Whirlpool

Dryer: Brand
Whirlpool



Dryer: Dryer Power Source
220 Electric

Dryer: Dryer Vent
Metal (Flex)

Deficiencies

12.3.1 Dishwasher

IMPROPERLY INSTALLED DRAIN PIPE

Moderate Recommendations

Back-flow Prevention Missing.

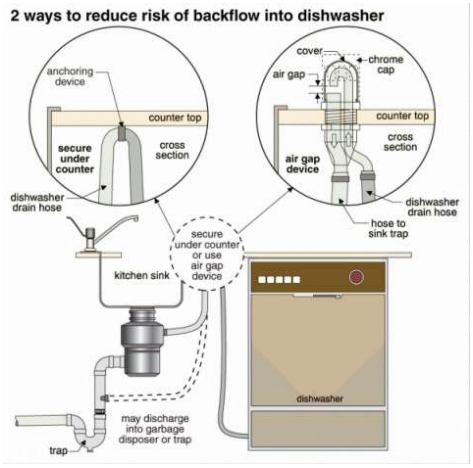
It is recommend for your dishwasher to have a back flow prevention device. Such a device or "system" prevents water that could back flow from a clogged sink into a dishwasher and flood the dishwasher. Many dishwashers today have a system built in but they are typically impossible to view with the dishwasher installed. Because your inspector is not able to verify the presence and functionality of a back flow device, it is recommended to install one. There are several methods but we recommend a simple "Drain Loop" or "Air Gap".

Air Gap

Back-flow problems often depend on the siphon effect to pull water backward through the line. An air-gap back-flow preventer stops siphoning with a break between pipe sections. Water from the upper drainpipe falls into a wide funnel at the mouth of a lower drain. The gap eliminates siphoning, and any water flowing back simply overflows the lower drain. Air gaps approved for dishwashers mount to the back of the sink deck; if drain water backs up into the sink, the backup can't overflow through the air gap. A sanitary cover hides the dishwasher drain outlet and funnel.

Drain Loop

Many dishwashers use an even simpler system to stop most backups from reaching the dishwasher. Dishwashers include enough drain hose to form a higher inverted U underneath the sink. Strapping the hose to the cabinet at the highest possible point beneath the sink places the bend above all but the worst sink backups. The sink must fill completely to pour water back through the hose. This can be the easiest method of back-flow prevention but because the bend lacks a true air gap, it does not prevent siphoning if water overflows the bend.



13: SEWER SCOPE

Information

General: Results
Fail, Further Evaluation Recommend

Access Point / Clean Out: Size and Material
4" ABS

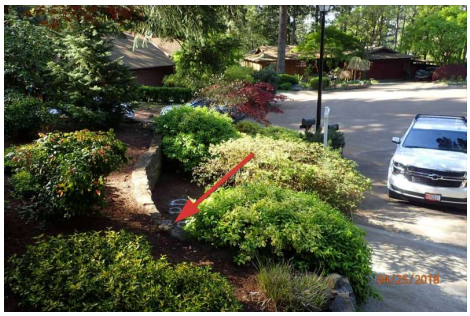
Access Point / Clean Out: Location
Exterior, South

Video Report: Video Link
https://youtu.be/NwW3XN5ABfI

Video Link

Segment One: Material / Size
0'-74'
4" PVC

At 46' there is a deformation in the pipe. This has been located to just under the front retaining wall. The deformation is at the top of the pipe and and does not to appear to have affected the performance of the pipe yet. At some point the pipe may break or collapse. A repair should to be considered before that happens.



Segment Two: Material / Size
74'- Main @130'
6" Concrete

Possible root intrusion or a leaking joint has been found in the concrete section of the sewer lateral at the following locations: 127', 124', 120'. This common in concrete pipe as the joint sealant breaks down over time and the concrete material itself wicks moisture. I see no additional settling in the pipe and no signs of critical failure. Recommend monitoring for future issues.

Deficiencies

13.3.1 Segment One

DAMAGE/DEFORMATION

Moderate Recommendations

46'

A deformation in the pipe is most common from an object under or over the pipe. When this happens typically the pipe is influenced up or down creating pooling or a valley. The pipe may not be broken from the deformation at the time of inspection but this area is vulnerable to pipe collapse. Recommend a licensed plumber to further evaluate and repair as needed.

Recommendation
Contact a qualified plumbing contractor.

13.4.1 Segment Two

Moderate Recommendations

LEAKING JOINT

A leaking joint has been found in your sewer lateral. Depending on lateral materials this can be quite common. Pipe such as concrete have more joints than most other pipe and although the sealant may be in good shape, the concrete material itself is prone to moisture wicking. Plastic pipes tend to have less joints and a better method of sealing the joints. Because of this a leaking joint is less common but should be considered an issue as soon as one is identified. Recommend a licensed plumber to further evaluate and repair as needed.

Recommendation

Contact a qualified plumbing contractor.

STANDARDS OF PRACTICE

Inspection Details
A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A **material defect** is 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. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

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.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.

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.

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.

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

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