



ROYAL INSPECTIONS LLC

971-240-7710

jordanprince@royal-inspections.com

<https://royal-inspections.com>



RESIDENTIAL REPORT COPY

1234 Main St.
Salem OR 97301

Buyer Name
07/08/2018 9:00AM



Inspector

Jordan Prince

InterNACHI Certified Home Inspector & AHI

9712407710

jordanprince@royal-inspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: ROOF	6
3: GROUNDS	9
4: EXTERIOR	11
5: KITCHEN	15
6: BATHROOMS	20
7: DOORS, WINDOWS & INTERIOR	24
8: LAUNDRY ROOM	30
9: WATER HEATER	31
10: HEATING	33
11: COOLING	35
12: ELECTRICAL	37
13: PLUMBING	39
14: ATTIC, INSULATION & VENTILATION	40
15: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	42
16: GARAGE	44
17: FINAL CHECKLIST	46
STANDARDS OF PRACTICE	47

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

-  2.1.1 Roof - Coverings: Moss
-  2.1.2 Roof - Coverings: Rusty Nail Heads
-  2.3.1 Roof - Skylights, Chimneys & Other Roof Penetrations: White Roof Stain Under Exhaust Vent
-  3.1.1 Grounds - Walkways, Patios & Driveways: Walkway Pitched Toward Home
-  4.1.1 Exterior - Siding, Flashing & Trim: Caulking Failure
-  4.1.2 Exterior - Siding, Flashing & Trim: Loose Boards
-  4.3.1 Exterior - Roof Drainage Systems: Debris
-  4.4.1 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
-  4.4.2 Exterior - Decks, Balconies, Porches & Steps: Top of Posts Unsecured
-  5.1.1 Kitchen - Kitchen Overview: Poor Water Flow
-  5.1.2 Kitchen - Kitchen Overview: Improper Air Gap
-  5.3.1 Kitchen - Dishwasher: Inoperable
-  5.5.1 Kitchen - Refrigerator: Water Dispenser Broken
-  6.1.1 Bathrooms - General: Heat Source
-  6.7.1 Bathrooms - Shower(s): Master Bath Tile
-  6.8.1 Bathrooms - Bathtub(s): Gaps in Sealant
-  7.1.1 Doors, Windows & Interior - Doors: Door Handle
-  7.1.2 Doors, Windows & Interior - Doors: Door Sticks
-  7.2.1 Doors, Windows & Interior - Windows: Damaged
-  7.3.1 Doors, Windows & Interior - Floors: Damaged (General)
-  7.7.1 Doors, Windows & Interior - Walls: Doorstop Hole
-  7.7.2 Doors, Windows & Interior - Walls: Minor Corner Cracks
-  7.9.1 Doors, Windows & Interior - Smoke Alarms: Replace Smoke Alarms
-  9.1.1 Water Heater - Hot Water Systems, Controls, Flues & Vents: Near End of Life
-  11.1.1 Cooling - Cooling Equipment: Air Flow Restricted
-  11.1.2 Cooling - Cooling Equipment: AC Near End Of Expected Life
-  14.3.1 Attic, Insulation & Ventilation - Ventilation: Soffit Vent blocked
-  15.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Crawlspace Access



15.3.1 Basement, Foundation, Crawlspace & Structure - Vapor Retarders (Crawlspace or Basement): Vapor Barrier Damaged



15.4.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Falling Insulation



16.3.1 Garage - Walls & Firewalls: Missing Cover plates



16.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Temperature (approximate)

70 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

Comment Key Definitions

Comment Key - Definitions

This report divides deficiencies into three categories; Significant Defects (in red), Recommendations (in orange), and Maintenance Items/FYI/Minor Defects (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

Significant Defects - Items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Recommendations - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.

2: ROOF

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

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Roof

Approximate Roof Age

10 - 15 years

Roof Type/Style

Gable

Flashings: Material

Galv/Alum

Skylights, Chimneys & Other Roof Penetrations: Chimney

Metal

Coverings: Material

Asphalt

The asphalt shingle roof appeared to be in good condition at the time of the inspection. There were areas of moss, and a few rusted nail heads that could use some sealant, but overall looked good.

Coverings: Valleys

Asphalt



Observations

2.1.1 Coverings

MOSS

 Maintenance Item

The front roof section of the house had minor moss accumulation. This type of moss is trying to get underneath the shingles and lift them off of their mastic strip. When this type of moss is allowed to develop, it ruins your roof and causes you to have to prematurely replace it. It looks as if it may have been treated at one time and may not be alive, but should still be removed.



2.1.2 Coverings

RUSTY NAIL HEADS

 Maintenance Item

There were several nail heads that had rusted, and the caulking / sealant had worn away. I recommend resealing these nails to prevent water damage.



2.3.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

WHITE ROOF STAIN UNDER EXHAUST VENT

White deposits on combustion vents, or on the roof below them, are evidence that excessive condensation has been forming. The roof stain does not appear to have damaged the roofing material. I recommend monitoring the stain below the vent, and if it gets much bigger calling an HVAC professional for an evaluation.

Recommendation

Contact a qualified professional.



3: GROUNDS

		D	NP	NI	IN
3.1	Walkways, Patios & Driveways				X
3.2	Vegetation, Grading, Drainage & Retaining Walls				X
3.3	Hose Bibs				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Walkways, Patios & Driveways:

Driveway Material

Concrete

Walkways, Patios & Driveways:

Walkway

Concrete, Flagstone, Gravel

Vegetation, Grading, Drainage &

Retaining Walls: Retaining Wall

Concrete block

Hose Bibs: Operable

Not Tested

Hose Bibs: Anti-siphon valve

Yes



Vegetation, Grading, Drainage & Retaining Walls: Grading / Lot Drainage

Grading is inspected to determine that it allows rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home 6 inches in elevation within the first 10 feet from the structure (5% grade). Any flat or low areas around the home should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade.



Observations

3.1.1 Walkways, Patios & Driveways

WALKWAY PITCHED TOWARD HOME

Recommendation

The walkway has a negative slope and drains towards the structure. Recommend repair.

Recommendation

Contact a qualified professional.



4: EXTERIOR

		D	NP	NI	IN
4.1	Siding, Flashing & Trim				X
4.2	Exterior Doors				X
4.3	Roof Drainage Systems				X
4.4	Decks, Balconies, Porches & Steps				X
4.5	Soffit, Eaves & Fascia				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Siding, Flashing & Trim: Siding Material

Fiber Cement, Shingles

Siding, Flashing & Trim: Siding Style

Lap Siding

Siding, Flashing & Trim: Siding Condition

Satisfactory

Siding, Flashing & Trim: Trim

Wood

Exterior Doors: Exterior Entry Door

Glass

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Patio



Decks, Balconies, Porches & Steps: Material

Composite, Concrete

Observations

4.1.1 Siding, Flashing & Trim

CAULKING FAILURE

Recommendation

Caulking around windows and doors and / or siding joints was failing in some areas. This is common, but is an entry point for water which can deteriorate wood and potentially create structural insufficiencies. It is recommended that the failing caulking be cut out and new caulking reapplied and painted.

Recommendation

Contact a qualified siding specialist.



4.1.2 Siding, Flashing & Trim

LOOSE BOARDS

One or more siding boards were loose, which could result in moisture intrusion. Recommend repair.

 Recommendation



4.3.1 Roof Drainage Systems

DEBRIS

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

[Here is a DIY resource](#) for cleaning your gutters.

 Maintenance Item

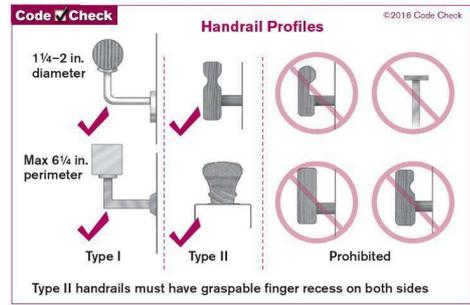
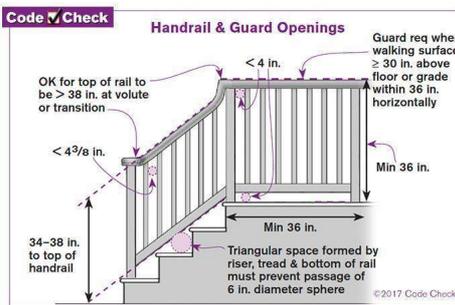


4.4.1 Decks, Balconies, Porches & Steps

Recommendation

RAILING UNSAFE

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a safety hazard especially for children as their head or other body part can become trapped or fall through. The stair hand rail also needs to be graspable. Recommend Repairs to the front porch hand rail.



4.4.2 Decks, Balconies, Porches & Steps

Recommendation

TOP OF POSTS UNSECURED

The tops of the 4x4 posts on the front porch are not attached / secured to the ceiling structure. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



5: KITCHEN

		D	NP	NI	IN
5.1	Kitchen Overview				X
5.2	Garbage Disposal				X
5.3	Dishwasher				X
5.4	Range/Oven/Cooktop				X
5.5	Refrigerator				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Kitchen Overview: Kitchen View



Kitchen Overview: Heat Source

Yes

Range/Oven/Cooktop: Oven/Range Anti-tip Bracket Present?

Yes

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Refrigerator: Brand

Frigidaire



Kitchen Overview: Countertop/Cabinets Information

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of the inspection unless otherwise noted in this report.

Kitchen Overview: Kitchen Sink(s) Information

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Kitchen Overview: Spray Wand

Yes

The spray wand, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Kitchen Overview: Visible Plumbing

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Garbage Disposal: Information

The garbage disposal was inspected to determine it was functional while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Dishwasher: Brand

Frigidaire

The dishwasher did not run at the time of the inspection. Further information is revealed about this in the report.

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

The exhaust fan was operated. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

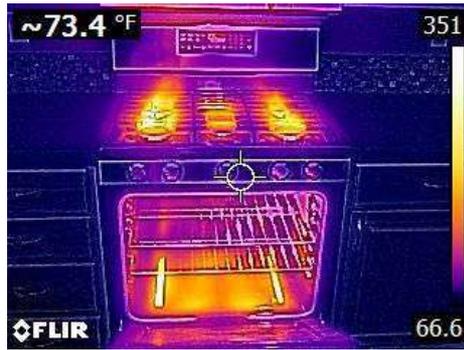
Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Range/Oven/Cooktop: Heating Elements

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



Range/Oven/Cooktop: Oven Information

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Observations

5.1.1 Kitchen Overview

POOR WATER FLOW

The kitchen sink appeared to have low water flow at the time of the inspection. Other fixtures had proper flow which leads me to believe it is just a plugged aerator on the end of the spout. Recommend cleaning.



5.1.2 Kitchen Overview

IMPROPER AIR GAP

Recommend adding / repair of air gap between kitchen sink and dishwasher. This is to prevent dirty water from the dishwasher from backing up into the sink.

Recommendation

Contact a qualified plumbing contractor.





5.3.1 Dishwasher

INOPERABLE

 Recommendation

Dishwasher was inoperable using standard controls. The unit would only display a CL code and would not begin it's wash cycle. Upon further research the CL code stands for door ajar. I recommend asking the home owners if they had any problems with the dishwasher not operating correctly and recommend a qualified person to repair as needed.



5.5.1 Refrigerator

WATER DISPENSER BROKEN

 Recommendation

The water dispenser was clearly broken and dangling by it's electrical wires. Recommend a qualified person repair.

Recommendation

Contact a qualified professional.



6: BATHROOMS

		D	NP	NI	IN
6.1	General				X
6.2	Ventilation				X
6.3	Cabinets / Countertop				X
6.4	Mirror(s)				X
6.5	Sink(s)				X
6.6	Visible Plumbing				X
6.7	Shower(s)				X
6.8	Bathtub(s)				X
6.9	Toilet(s)				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Ventilation: Ventilation Fan Present

Yes

The bath ventilation fan(s) were tested by operating the switch and listening for proper air flow. Ventilation fans are recommended for all bathrooms containing a shower or tub. A window in a bathroom can substitute for a fan, but a fan is still recommended due to not utilizing fans in colder winter months. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Cabinets / Countertop: Information

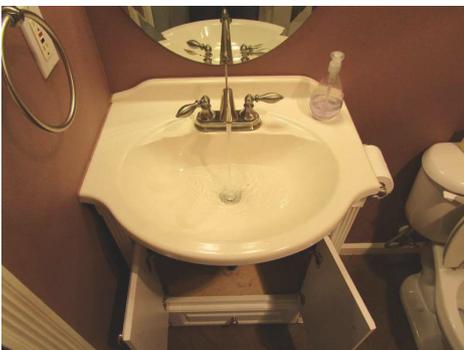
The cabinets and countertops appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed if not followed by additional comments in this report.

Mirror(s): Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Sink(s): Information

The sink(s) were inspected by operating the faucet valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Visible Plumbing: Information

Visible portions of sink plumbing is inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Shower(s): Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Bathtub(s): Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage, looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Toilet(s): Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Observations

6.1.1 General

HEAT SOURCE

CRAWLSPACE

The ducting under the house to the hall bath had fallen off the heat register and was blowing cold / hot air under the house. Recommend Repair.

Recommendation

Contact a qualified professional.





6.7.1 Shower(s)

 Recommendation

MASTER BATH TILE

MASTER BATHROOM

Cracks in grout in some areas of tiled shower in master bath. Recommend sealing these areas so water does not penetrate into the wall causing further damage.

Recommendation

Contact a qualified professional.



Some staining on master tub surface.

6.8.1 Bathtub(s)

 Maintenance Item

GAPS IN SEALANT

Gaps were present in the sealant around the tub. Recommend sealing any gaps in the sealant around the tub as needed, to prevent moisture infiltration.

Recommendation

Recommended DIY Project

7: DOORS, WINDOWS & INTERIOR

		D	NP	NI	IN
7.1	Doors				X
7.2	Windows				X
7.3	Floors				X
7.4	Presence of Installed Heat Source in Each Room				X
7.5	Presence of Installed Cooling Source in Each Room				X
7.6	Lighting Fixtures, Switches & Receptacles				X
7.7	Walls				X
7.8	Ceilings				X
7.9	Smoke Alarms				X
7.10	Carbon Monoxide Detectors				X
7.11	Countertops & Cabinets				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Window Glazing

Double Pane

Windows: Window Manufacturer

Unknown

Windows: Window Type

Single-hung

Floors: Floor Coverings

Carpet, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Smoke Alarms: Smoke alarms present at all required locations

Yes

Carbon Monoxide Detectors: CO Alarms Present at all Recommended Locations?

Yes

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Tile

Doors: Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Doors: Doorbell Information

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Windows: Information

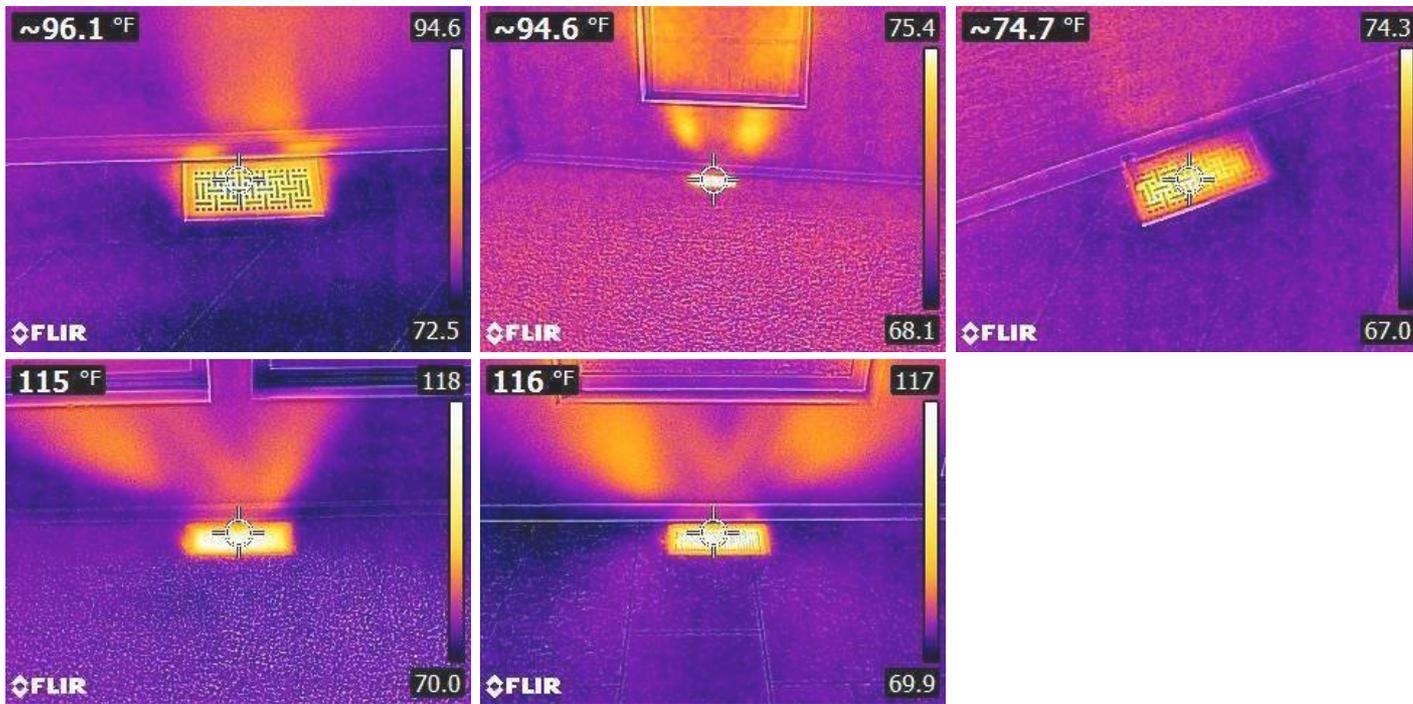
The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Floors: Information

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

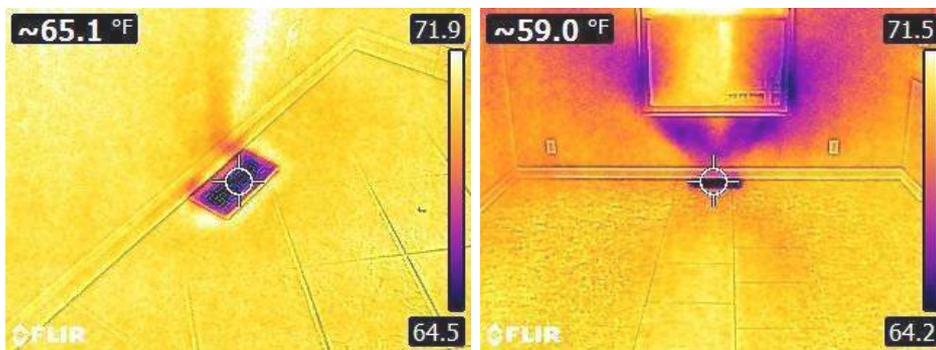
Presence of Installed Heat Source in Each Room: Heat Source In Each Room

Yes



Presence of Installed Cooling Source in Each Room: Cooling Source In Each Room

Yes



Lighting Fixtures, Switches & Receptacles: Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Walls: Surface Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

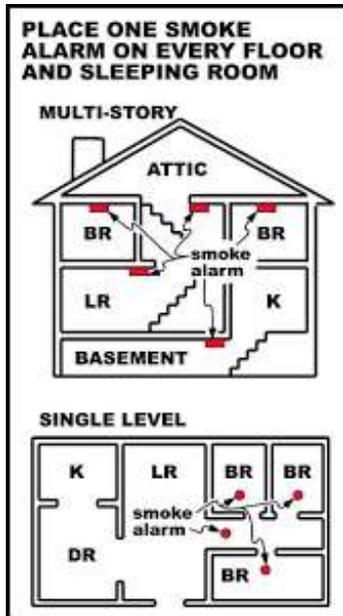
Ceilings: Ceiling Information

The ceilings throughout the home were inspected looking for moisture intrusion due to roof leaks or leaking plumbing pipes, settlement cracks, or significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Smoke Alarms: Information

Smoke alarms are recommended for each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



Carbon Monoxide Detectors: Information

It is highly recommended that every home have carbon monoxide detectors.

Often called the invisible killer, carbon monoxide is an odorless, colorless gas created when fuels (such as gasoline, wood, coal, natural gas, propane, oil, and methane) burn incompletely. In the home, heating and cooking equipment that burn fuel are potential sources of carbon monoxide. Vehicles or generators running in an attached garage can also produce dangerous levels of carbon monoxide.

<http://www.nfpa.org/public-education/by-topic/fire-and-life-safety-equipment/carbon-monoxide/carbon-monoxide-safety-tips>

Countertops & Cabinets: Information

The cabinets and countertops appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed if not followed by additional comments in this report.

Observations

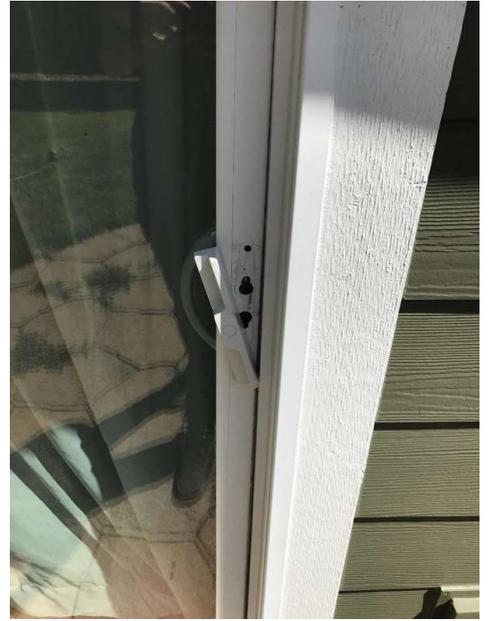
7.1.1 Doors

DOOR HANDLE

Door handle is loose on top side. Recommend handyman repair handle, latch and/or strike plate.



Recommendation



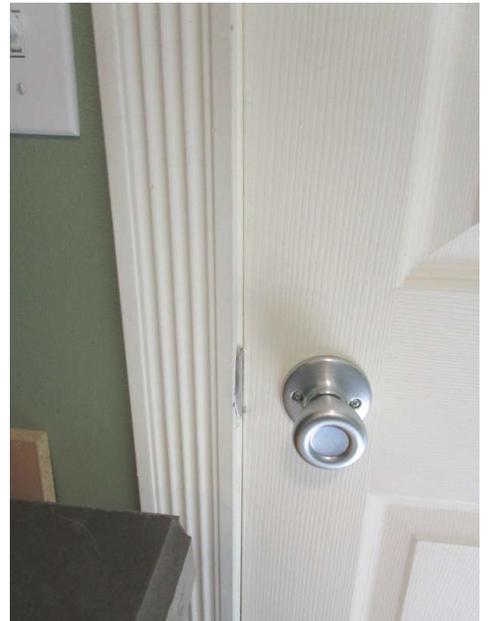
7.1.2 Doors

 Recommendation

DOOR STICKS

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.



7.2.1 Windows

 Recommendation

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.



7.3.1 Floors



Recommendation

DAMAGED (GENERAL)

MASTER BEDROOM

The carpet had pulled off the tack strip in one or more areas. Recommend service by a qualified contractor.



7.7.1 Walls



Recommendation

DOORSTOP HOLE

Wall had damage from doorstop. Recommend a qualified handyman or drywall contractor repair.



7.7.2 Walls



Recommendation

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

7.9.1 Smoke Alarms

 Maintenance Item

REPLACE SMOKE ALARMS

It is recommended to replace smoke alarms every ten years. The smoke alarms in this house are 12 years old.



8: LAUNDRY ROOM

		D	NP	NI	IN
8.1	Dryer		X		

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Heat Source Present

Yes

Dryer : Heat Source

Yes

Dryer : Dryer Vent

None Found



Hole to exterior dryer vent.



Dryer : Washer/Dryer Information

This washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

9: WATER HEATER

		D	NP	NI	IN
9.1	Hot Water Systems, Controls, Flues & Vents				X
9.2	TPR Valve				X
9.3	Seismic Restraints / Protective Bollards				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Hot Water Systems, Controls, Flues & Vents: Location

Garage

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

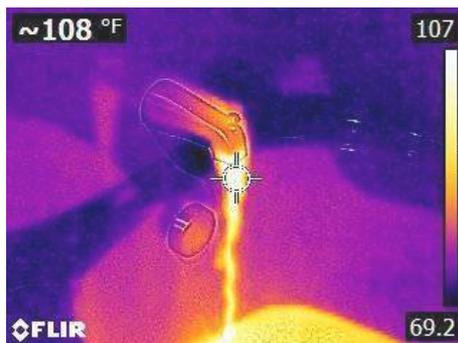
Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Water Temperature

Approximately 110 Degrees Fahrenheit



Hot Water Systems, Controls, Flues & Vents: Approximate Age

12 years

TPR Valve: Discharge pipe Information

Code Check

TPRV Discharge Pipes

- No threads on end
- Not trapped
- No smaller than relief valve outlet
- No valves or fittings
- Discharge to readily observable location
- Max. 6 in. above receptor in IRC
- Not to drain to pan in UPC

Pan & TPR drain only with materials approved for interior water pipe (no PVC)

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

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.](#)



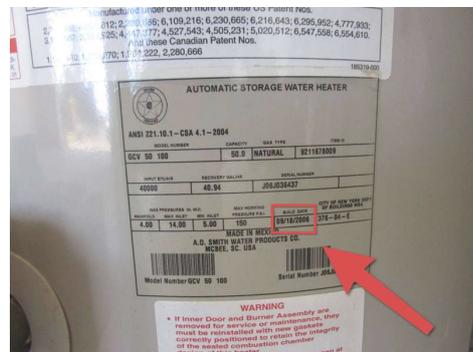
Observations

9.1.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NEAR END OF LIFE

The typical life span for a water heater is 10 to 15 years. This water heater is 12 years old. Recommend monitoring it's effectiveness and budgeting for its replacement in the near future.



10: HEATING

		D	NP	NI	IN
10.1	Equipment				X
10.2	Normal Operating Controls				X
10.3	Distribution Systems				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Manufacture Year

Approx. 12 years old

Equipment: Brand

Coleman

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Equipment: Location

Garage

Distribution Systems: Ductwork

Insulated

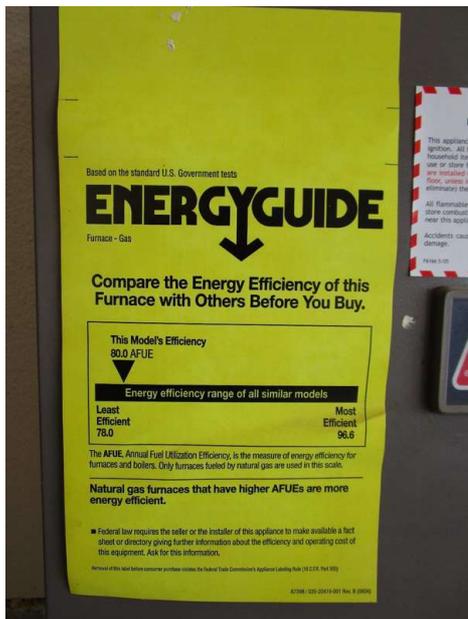


AFUE Rating

Garage

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency.



HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes; a visual observation of the equipment, and the removal of any access panels made for removal by a homeowner. If a more thorough inspection is desired, an HVAC contractor should be consulted.



Normal Operating Controls: Heating Source Information

Heating source units are inspected visually and tested by ensuring they respond to normal operating controls (the thermostat), and that warm air is produced. The unit responded to normal operating controls, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

11: COOLING

		D	NP	NI	IN
11.1	Cooling Equipment				X
11.2	Normal Operating Controls				X
11.3	Distribution System				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Cooling Equipment: Brand

Goodman

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Manufacture Year

2006

Cooling Equipment: Cooling Source Unit(s): Exterior Unit Max

Circuit Breaker Size

30 amps

Distribution System: Description

Central Split System

Cooling Source Unit Information

Cooling source units are inspected visually and tested by ensuring they respond to normal operating controls (the thermostat), and that cool air is produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Observations

11.1.1 Cooling Equipment

 Recommendation

AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

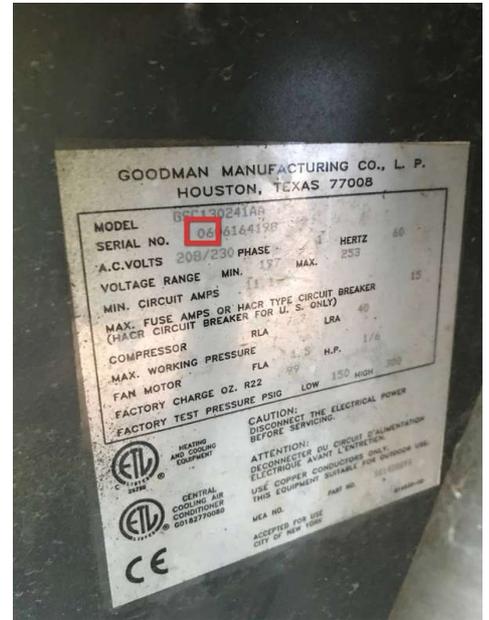


11.1.2 Cooling Equipment

 Recommendation

AC NEAR END OF EXPECTED LIFE

This AC works as it should but appears to be near the end of its typical life expectancy. Recommend budgeting for a new AC unit for the near future.



This units manufacture date is 2006

12: ELECTRICAL

		D	NP	NI	IN
12.1	Service Entrance Conductors			X	
12.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
12.3	Branch Wiring Circuits, Breakers & Fuses				X
12.4	GFCI & AFCI				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground

**Service Entrance Conductors:
Service Disconnect**

At main breaker in the electrical panel

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Panel Manufacturer
Siemens

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Panel Type
Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Sub Panel Location
Exterior

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

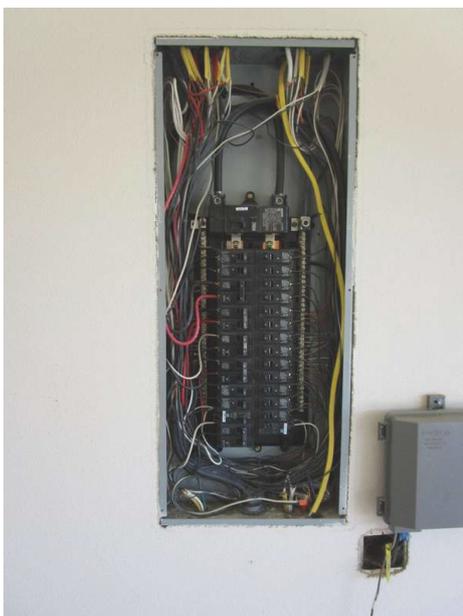
AMP
Copper

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

Romex

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location /
Information**

Garage



Hot spots appear to be within normal heat capacities.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Service Amperage
200 AMP

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Branch Wiring Circuits, Breakers & Fuses: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

13: PLUMBING

		D	NP	NI	IN
13.1	Main Water Shut-off Device				X
13.2	Drain, Waste, & Vent Systems				X
13.3	Water Supply, Distribution Systems & Fixtures				X
13.4	Fuel Storage & Distribution Systems				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Filters

None, Unknown

Water Source

Public

Main Water Shut-off Device:

Location

Crawlspace

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

Material

ABS

Water Supply, Distribution

Systems & Fixtures: Visible

Distribution Material

Pex

Water Supply, Distribution

Systems & Fixtures: Water Entry

Material

CPVC

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter

Functional Flow

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection except for the kitchen sink.

14: ATTIC, INSULATION & VENTILATION

		D	NP	NI	IN
14.1	General				X
14.2	Attic Insulation				X
14.3	Ventilation				X
14.4	Exhaust Systems				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

General: Inspection Method
Walked Where Possible

General: Percentage of Attic Able To Be Safely Inspected
40 - 60 percent

General: Attic Access Location
Garage

General: Attic Access Type
Drywall Cutout

Attic Insulation: Insulation Type
Batt

Exhaust Systems: Exhaust Fans
Fan with Light

Attic Insulation: R-value
38

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents, Attic Fan



Observations

14.3.1 Ventilation

SOFFIT VENT BLOCKED

It appears that materials from the attic have covered the vent, making it inoperable. Recommend moving back materials from attic vents to allow for proper ventilation.



15: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		D	NP	NI	IN
15.1	Foundation				X
15.2	Basements & Crawlspace				X
15.3	Vapor Retarders (Crawlspace or Basement)				X
15.4	Floor Structure				X
15.5	Wall Structure				X
15.6	Ceiling Structure				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Foundation: Material
Concrete

Foundation: Foundation Type
Crawlspace

Basements & Crawlspace: Crawlspace Inspection Method
Crawlspace
Inside

Vapor Retarders (Crawlspace or Basement): Material
Plastic

Floor Structure: Basement/Crawlspace Floor
Wood

Floor Structure: Material
Wood Beams

Floor Structure: Flooring Insulation
Batt

Floor Structure: Sub-floor
OSB

Basements & Crawlspace: Moisture Presence
Crawlspace Basement

The basement/crawlspace area was inspected looking for signs of past or present water intrusion by inspecting visible portions of the walls and floors looking for moisture stains and/or other signs of prior water intrusion. No signs of water / moisture intrusion was present at visible portions at the time of inspection in the basement area unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. I highly recommend consulting with the sellers as to prior moisture infiltration into this area, and reading the sellers disclosure which would list such a condition.

Observations

15.2.1 Basements & Crawlspace

 Maintenance Item

CRAWLSPACE ACCESS

Crawlspace Access was not insulated. Recommend insulating crawlspace access door to prevent energy loss.



15.3.1 Vapor Retarders (Crawlspace or Basement)

Recommendation

VAPOR BARRIER DAMAGED

Vapor barrier is damaged in one or more areas. Recommend insulation contractor repair or replace.

15.4.1 Floor Structure

Recommendation

FALLING INSULATION

CRAWLSPACE

One or more areas in the floor structure had insulation falling from the floor. It appears that there may have been previous water damage in some areas, soaking the insulation and making it fall from between the joists. Recommend re-installing / replacing insulation as needed.



16: GARAGE

		D	NP	NI	IN
16.1	Ceiling				X
16.2	Floor				X
16.3	Walls & Firewalls				X
16.4	Garage Door				X
16.5	Garage Door Opener				X
16.6	Occupant Door (From garage to inside of home)				X

D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Garage Door: Material

Aluminum

Garage Door: Type

Roll-Up, Automatic

Garage Door Information

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ceiling: Drywall Information

The framing in the garage is required to be covered with a 5/8" type X drywall if living areas are overhead and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence of drywall will be reported on. Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended as desired for safety.

Walls & Firewalls: Drywall Information

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended as desired for safety.

Garage Door: Garage Door Parts

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener: Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener: Eye Beam Information

The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

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

Current standards require for these doors to be comprised of steel or solid wood measuring at least 1 3/8" thick for proper garage to living space separation. These doors built on homes prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded as desired for safety. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Observations

16.3.1 Walls & Firewalls

MISSING COVER PLATES



Maintenance Item



16.6.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING



Recommendation

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.](#)

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.

Grounds

In accordance with the Oregon Standards of Practice the home inspector shall observe: Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is not required to observe: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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.

Kitchen

(1) The Oregon certified home inspector shall observe and operate the basic functions of the following kitchen appliances:

- (a) Installed dishwasher, through its normal cycle;
- (b) Range, cook top, and installed oven;
- (c) Trash compactor;
- (d) Garbage disposal;
- (e) Ventilation equipment or range hood;
- (f) Installed microwave oven; and
- (g) Built-in refrigerators.

(2) The Oregon certified home inspector is not required to observe:

- (a) Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
- (b) Non built-in appliances;
- (c) Refrigeration units that are not installed; or
- (d) Microwave leakage.

(3) The Oregon certified home inspector is not required to

operate:

(a) Appliances in use; or

(b) Any appliance that is shut down or otherwise inoperable.

Bathrooms

In accordance with the Oregon Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975; but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or inspect the system for proper sizing, design, or use of proper materials.

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.

Laundry Room

In accordance with the State of Oregon Standards of Practice the inspector will examine and report on the condition of: the exposed plumbing; presence of a 240 volt receptacle, GFCI receptacles, dryer vent condition and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

Water Heater

In accordance with the State of Oregon Standards of Practice the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down, or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

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.

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.

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.

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.

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.

Final Checklist

Final checklist showing the home was left as it was found, and was locked when complete.