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ROYAL INSPECTION

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Buyer Name
05/19/2019 9:00AM

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1: INSPECTION DETAILS

Information

Home Faces
North

Type of building
Single Family (2 story)

Significant precipitation in last 3 days
Yes

Weather during inspection
Clear

Temperature during inspection
Below 65(F)=18(C)

2: ROOF SYSTEMS

Information

1 Method of Inspection
Walked roof

2 Drainage system description:
Gutters and downspouts installed

3 Gutters/downspout material:
Aluminum

4 Primary roof-covering type:
3-tab Fiberglass Asphalt Shingle

5 The roof style was:
Gable, Hip

Plumbing and Combustion Vent Flashing: No deficiencies

No observed deficiencies at the time of the inspection.

Roof Flashing: No deficiencies

No observed deficiencies at the time of the inspection.

Observations

2.1.1 Roof Structure/Covering

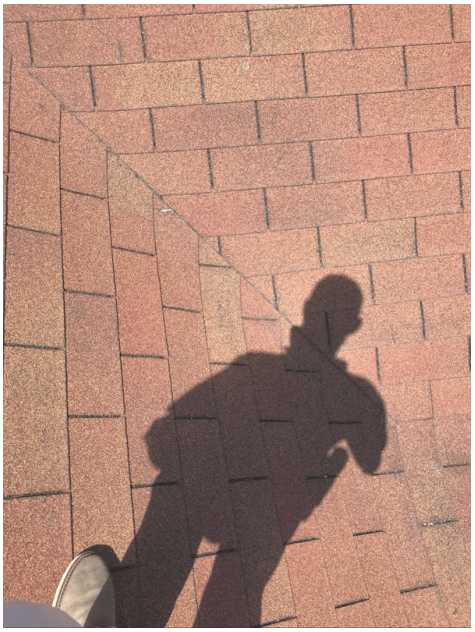
Maintenance Item

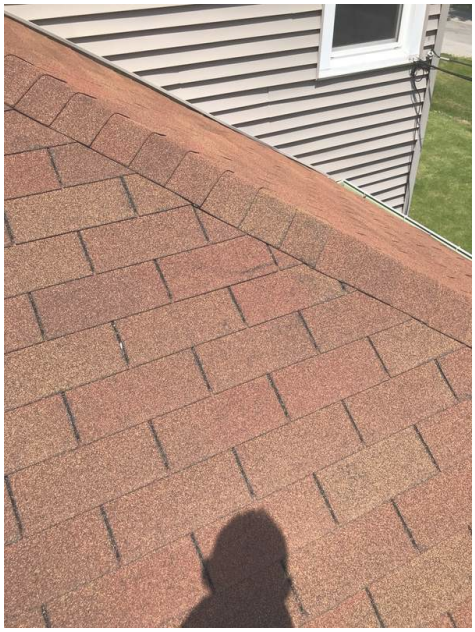
ASPHALT SHINGLE, MODERATE GRANULE LOSS

Moderate granule loss commensurate with the age of the roof was observed at the time of inspection.

Recommendation

Contact a qualified roofing professional.





2.1.2 Roof Structure/Covering

Recommendation

ASPHALT SHINGLE, TREE OVERHANG

Tree limbs overhanging the roof of the home can shorten the life of your roof covering by up to 50%. The increase in debri can also cause increased gutter daming which slows or stops water drainage away from home. Recommend contacting a tree service to cut back branches to alleviate these possible issues.

Recommendation

Contact a qualified tree service company.

2.1.3 Roof Structure/Covering

Recommendation

MISSING SHINGLE.

Missing shingles observed at the time inspection. Recommend repair or replacement as a missing shingle could allow water penetration into structure

Recommendation

Contact a qualified roofing professional.

2.4.1 Roof Drainage System

Recommendation

GUTTERS, DISCHARGE TO FOUNDATION OR SLAB

One or more downspouts discharged roof drainage next to the foundation or slab. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage 4 to 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor

2.5.1 Chimney at Roof

Recommendation

ADD SPARK ARRESTOR

The chimney(s) had no spark arrestor. The Inspector recommends that all chimneys have an approved spark arrestor installed by a qualified contractor to prevent pest entry and to help protect the roof-covering materials from potential chimney-source ignition.

Recommendation

Contact a qualified chimney contractor.

2.5.2 Chimney at Roof

Recommendation

SEVERELY DETERIORATED BRICK/MORTAR

The brick chimney had severely deteriorated brick and mortar. The Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

Recommendation

Contact a qualified chimney contractor.

2.5.3 Chimney at Roof

Recommendation

SPALLING BRICK

The brick chimney exhibited brick spalling, crumbling, or delamination of the brick face. This is typically caused by a combination of moisture absorption and improper mortar mix design. This deterioration will probably continue unless the problem is identified and corrected. The inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

Recommendation

Contact a qualified chimney contractor.

3: BUILDING EXTERIOR

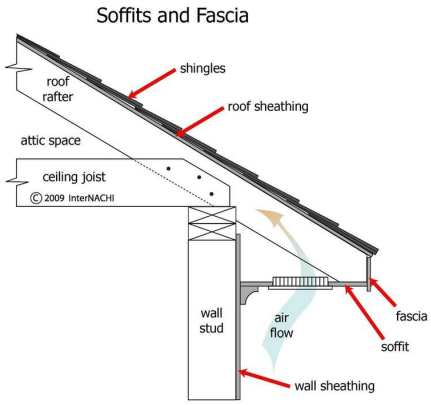
Information

Exterior Doors:
Metal

Exterior wall-covering Material
Vinyl Siding

2 Door Exteriors: No Deficiencies
No observed deficiencies at the time of the inspection.

4 Soffits Facia and Trim: Soffits and Fascia



5 Exterior Foundation : No Deficiencies
No observed deficiencies at the time of the inspection.

6 Exterior Wall Penetrations: No Deficiencies
No observed deficiencies at the time of the inspection.

8 Exterior Plumbing: No Deficiencies
No observed deficiencies at the time of the inspection.

10 Central Air Conditioner: Photo documentation

Observations

3.2.1 3 Window Exteriors

WINDOW FRAMING, MOISTURE DAMAGE PEELING PAINT.

Recommendation

Moisture damage/peeling paint. shown on window framing at the time of inspection. Moderate deterioration of wooden components. Recommend replacement of damaged areas and sealed to prevent future damage.

Recommendation

Contact a qualified professional.

3.3.1 4 Soffits Facia and Trim

Recommendation

PEELING PAINT, BARE WOOD

Trim had peeling paint and bare wood exposed to weather. Dry, cracked wood was visible in areas. To avoid the need for replacement, repair and paint this trim soon. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified painting contractor.

3.3.2 4 Soffits Facia and Trim

Recommendation

FACIA DETERIORATION

Facia deterioration Was observed at the time inspection. This deterioration can allow for waters, or birds/pest to enter the home. Recommend sealing exposed and Bare wood.

Recommendation

Contact a qualified professional.

3.7.1 9 Electrical Service to property

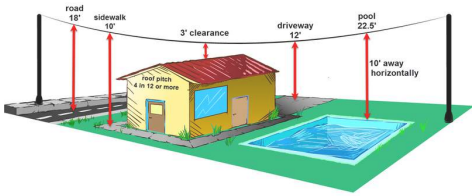
Recommendation

CLEARANCE <10' ABOVE WALKING SURFACE

The overhead service-drop conductors have inadequate height clearance above a walking surface. Safe building practices require 10 feet (3m) clearance above walking surfaces (including decks , stairs, and balconies). The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with your electrical service provider to discuss options and costs for correction. Any work on the service conductors should be performed by a qualified personnel only.

Recommendation

Contact a qualified electrical contractor.



3.7.2 9 Electrical Service to property

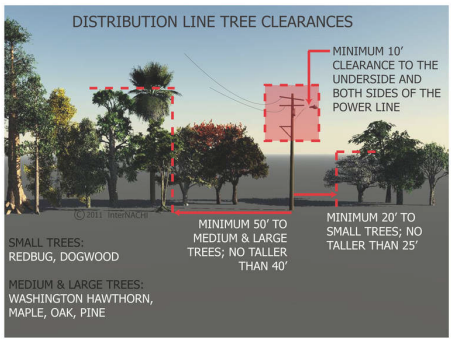
Recommendation

CLEARANCE FROM TREES

The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications.

Recommendation

Contact a qualified tree service company.



3.7.3 9 Electrical Service to property

Recommendation

METER LOOSE

The electric meter was loose and should be securely fastened. The Inspector recommends correction by the electric utility provider.

Recommendation

Contact a qualified professional.

3.8.1 10 Central Air Conditioner

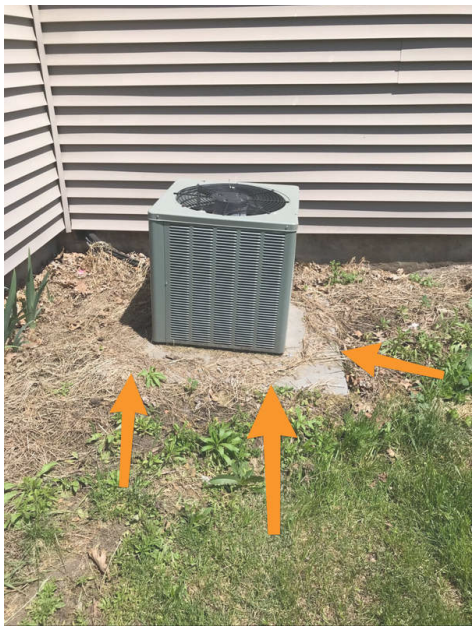
Recommendation

A/C PAD OUT OF LEVEL

The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can stress the refrigerant lines resulting in e, damage and expensive service. The Inspector recommends that the compressor housing be leveled by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



3.9.1 Vinyl Siding

Recommendation

5-YEAR MAINTENANCE REQUIRED

You should be aware that vinyl siding requires that window and door openings be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion.

Recommendation

Contact a qualified siding specialist.

3.9.2 Vinyl Siding

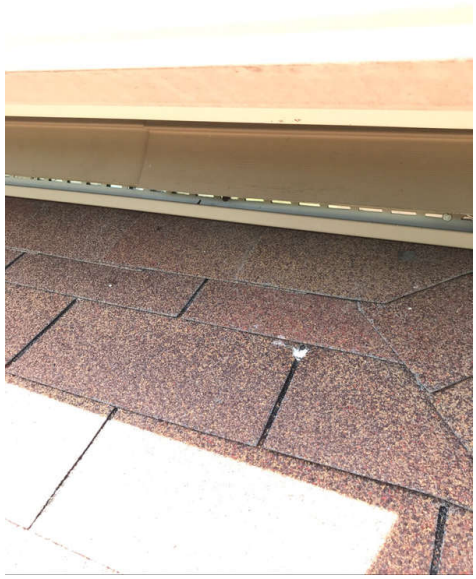
Recommendation

LOOSE OR SAGGING VINYL

Areas of loose or sagging vinyl siding covering exterior walls indicated failure of the fastening method. Vinyl siding in these areas should be re-fastened or replaced to prevent damage to the siding and to prevent potential damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



4: EXTERIOR GROUNDS

Information

1 Driveway Material:
Gravel

2 Walkway Materials:
Concrete

4 Additional Structures:
Garage

Driveway: No Deficiencies

No observed deficiencies at the time of the inspection.

General Grounds: No Deficiencies

No observed deficiencies at the time of the inspection.

Observations

4.2.1 Walkways

Recommendation

CRACKING HAS CAUSED TRIPPING HAZZARD

One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement and/or heaving. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.

4.2.2 Walkways

Recommendation

MODERATE SETTLING

At the time of the inspection, the walkways had areas of areas of moderate settling visible. This condition is typically the result of poor compaction practices during original construction. As time passes, settling continues until soil beneath the affected area reaches equal density with the surrounding soil and the affected portions of the walkway become stable. Chances that settling will continue are low.

Recommendation

Contact a qualified concrete contractor.

4.2.3 Walkways

Recommendation

SIGNIFICANT CRACKS

Significant cracks visible in the walkways at the time of the inspection should be patched with an appropriate sealant to avoid continued damage from freezing moisture.

Recommendation

Contact a qualified concrete contractor.

4.4.1 Deck, Balcony, Bridge and Porch,

Recommendation

GUARDRAIL, MODERN STANDARDS

Although the deck guardrails may have complied with the building safety standards in effect at the time of original construction, they do not meet generally-accepted current standards and may be hazardous to small children. Current standards include the following:

1. A 4 inch sphere may not pass through the guardrail at any point
2. The guardrail should not be climbable (especially by children).
3. Minimum guardrail height is 36 inches
4. Any walking surface 30 inches or more above grade should have a guardrail.

The deck failed to meet safety standard number *Safety Numbers*. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for updating this condition to comply with modern safety standards.

4.4.2 Deck, Balcony, Bridge and Porch,

Recommendation

SEALANT, FAILING

The finish coating was protecting the porch in places where it was protected from weather and wear but had failed where exposed to weather and wear. Failure to maintain the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. The Inspector recommends maintenance of the finish coating as necessary by a qualified contractor.

Recommendation

Contact a qualified deck contractor.

5: GARAGE

Information

Garage Vehicle Door Type:
Single

Number of Automatic Openers:
1

Number of Vehicle Doors:
1

Vehicle Door Automatic Reverse:
Failure to reverse, Photosensor installed correctly

Occupant Doors: No Deficiencies
No observed deficiencies at the time of the inspection.

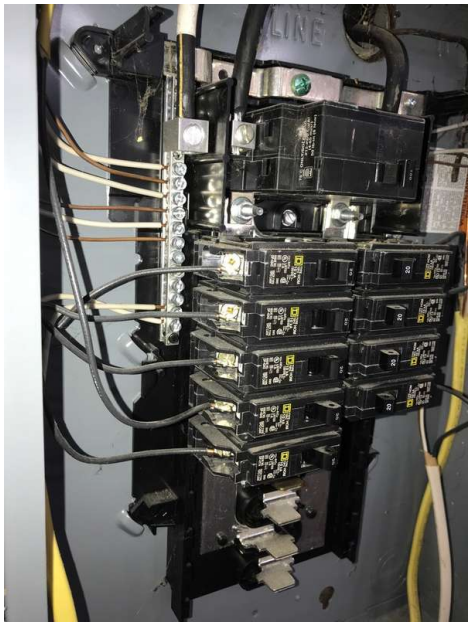
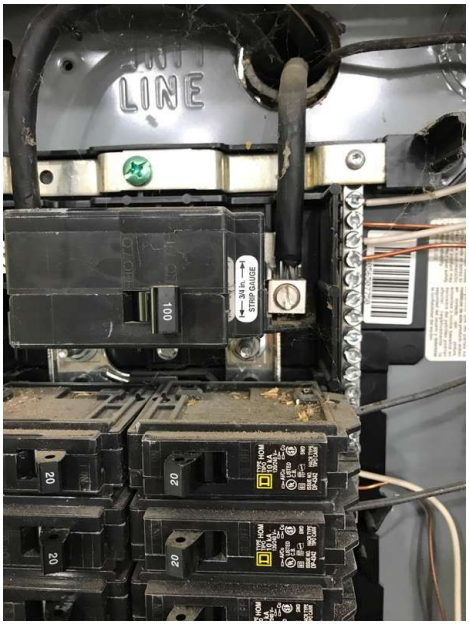
Ceiling: No Deficiencies
No observed deficiencies at the time of the inspection.

Garage Electrical: No Deficiencies
No observed deficiencies at the time of the inspection.

Walls: No Deficiencies
No observed deficiencies at the time of the inspection.

Garage Electrical: Photo documentation



Limitations

Garage HVAC

NO POWER TURNED ON OR GAS ON.

No power or gas turned on to HVAC units at the time of inspection. Royal home inspection does not turn on gas to any appliance this is a A liability. Recommend it for regular use having an HVAC professional service unit prior to use.

Observations

5.1.1 Vehicle Doors

Recommendation

BOTTOM SEAL MISSING

The majority of the seal at the bottom of the garage door is missing or damaged. Recommend replacement to ensure moisture entry cannot make it in.

Recommendation

Contact a qualified professional.

5.1.2 Vehicle Doors

Recommendation

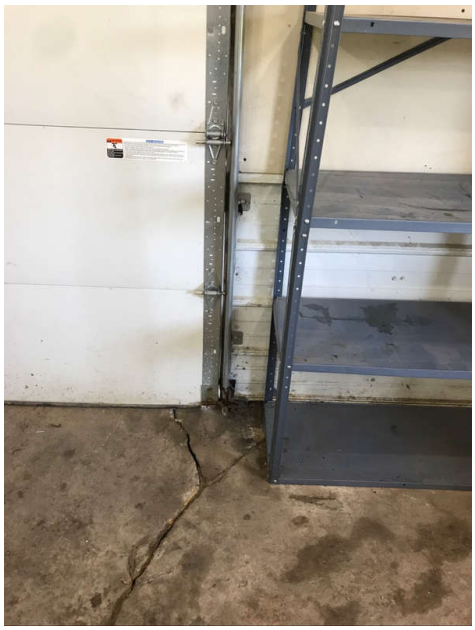
FAILED ANSI 2X4 REVERSE REQUIREMENTS

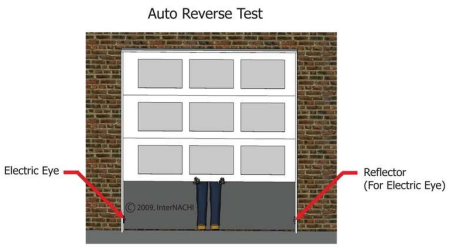
With testing it damaged the door. It appeared to have some alignment issues prior. As the bottom track is tight. Also Bolts were not installed correctly.

ANSI UL Standard 325 states that garage door opener must stop and re-open the vehicle door within two seconds of the door striking an 1 1/2-inch thick object placed under the center of the door. An automatic opener in this home did not meet these requirements.

Recommendation

Contact a qualified garage door contractor.





5.1.3 Vehicle Doors

Recommendation

TRACKS NEED SERVICE/REPAIR

Prior to the damage incurred at inspection. The supporting tracks for one or more overhead garage doors needed service or repair at the time of the inspection. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified garage door contractor.

5.2.1 Occupant Doors

Recommendation

DOOR JAMB, MOISTURE ENTRY

Door jamb showed signs of moisture entry due to unsealed joint between jamb and threshold. Recommend repair by licensed general contractor.

Recommendation

Contact a qualified professional.



5.3.1 Floors

Recommendation

HEAVING- EXPANSIVE SOILS

The garage floor showed signs of heaving. It was not level or flat and had raised areas. This condition appeared to be the result of expansive soil beneath the slab. Expansive soils are those that expand to many times their original volume with increases in soil content. If expansive soils are the cause of this heaving, it may continue in the future.

5.3.2 Floors

Recommendation

RANDOM CRACKING- NO CONTROL JOINTS

Random shrinkage cracking was visible in the garage floor slab. No control joints were installed in the concrete floor. Control joints are grooves or cuts in the floor designed to control the location of cracking taking place as part of the curing process.

Recommendation

Contact a qualified concrete contractor.

5.3.3 Floors

Recommendation

STAINING- MOISTURE INTRUSION- MOISTURE VISIBLE

Staining of the garage floor appeared to be the result of moisture intrusion. Moisture was visible in this area at the time of the inspection.

Recommendation

Contact a qualified general contractor.

5.4.1 Walls

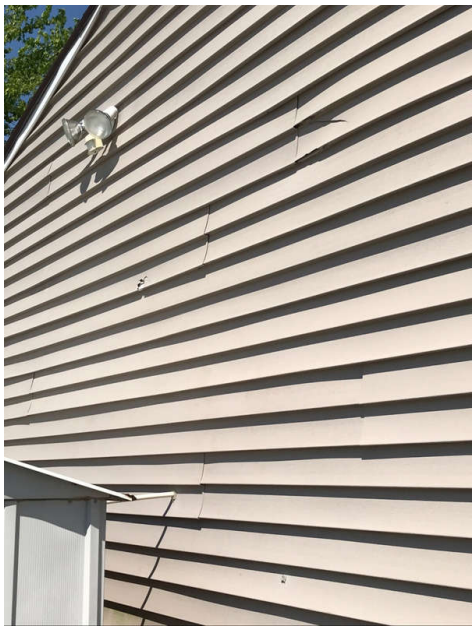
Recommendation

DAMAGE SIDING

Damage siding was observed at the time inspection on the exterior of the garage. Recommend repair or replacement has these holes could allow for moisture intrusion.

Recommendation

Contact a qualified professional.



5.5.1 Exterior Walls

Maintenance Item

PAINT, MISSING OR PEELING

Areas of wood trim are missing or have peeling paint which should be corrected to alleviate moisture entry into the structure.

Recommendation

Contact a qualified professional.

6: KITCHEN AND BUILT-IN APPLIANCES

Information

Kitchen Floor: No Deficiencies

No observable deficiencies at the time of inspection.

Range Hood: No Deficiencies

No observed deficiencies at the time of the inspection.

Range: No Deficiencies

No observed deficiencies at the time of the inspection.

Cabinets: No Mechanical Deficiencies

Cupboards and drawers showed no signs of mechanical damage at the time of inspection.

Observations

6.1.1 Cabinets

Recommendation

UNDER SINK MOISTURE DAMAGE

There was moisture damage and staining under the kitchen sink at the time of inspection This damage is from a leaking drain pipe that was observed at the time of inspection.

Recommendation

Contact a qualified professional.

Kitchen

6.3.1 Kitchen Plumbing / Sink

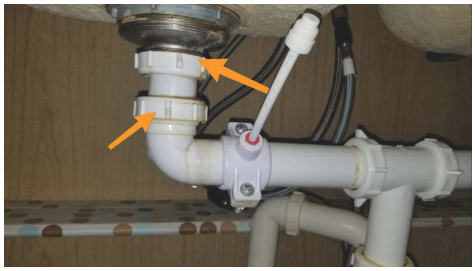
Recommendation

LEAKING CONNECTIONS

Leaking connections at the drain assembly beneath the kitchen sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

6.4.1 Receptacles and Switches

Recommendation

GFCI, NONE INSTALLED

Electrical receptacles in the kitchen had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard electrical receptacles with GFCI outlets; 2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or 3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

Kitchen

Recommendation

Contact a qualified electrical contractor.

7: ATTIC

Information

1 Attic inspected from:
Inside the attic

2 Approximate attic thermal insulation depth:
6-8 inches, Spray foam

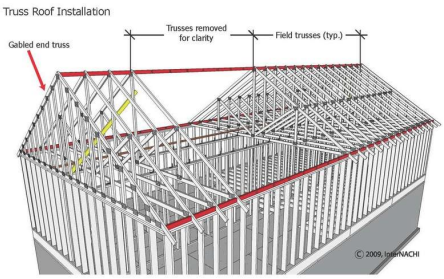
3 Attic thermal insulation material:
Blown-in Fiberglass, Blown-in Cellulose, Spray foam

Roof Framing Type:
Conventional Framing

Roof Sheathing Material:
Unable to view do to spray foam

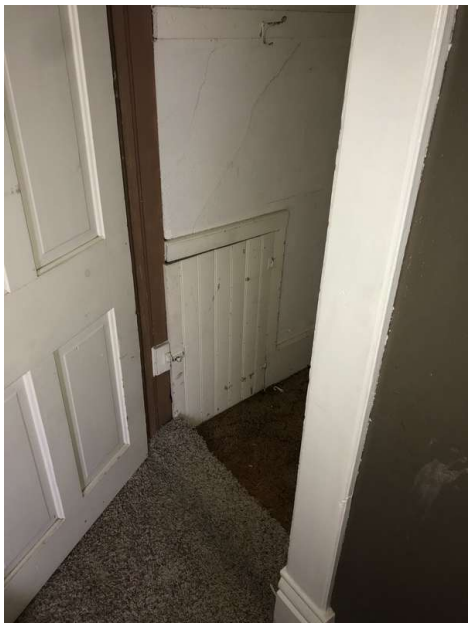
Roof structure ventilation device type:
Ridge vent

Roof Framing (from attic): Gable Roof Framing



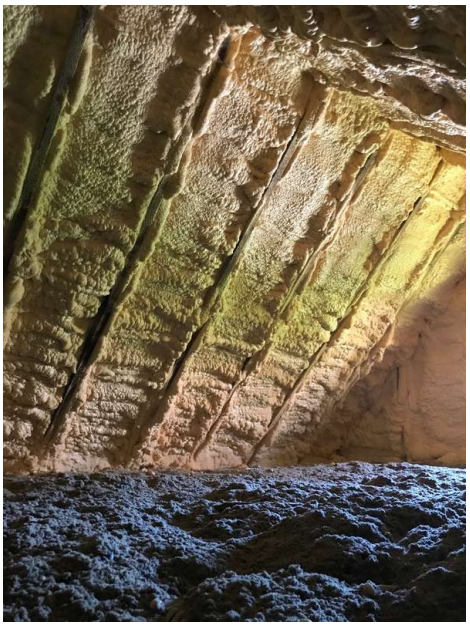
Attic Electrical: No Deficiencies
No observed deficiencies at the time of the inspection.

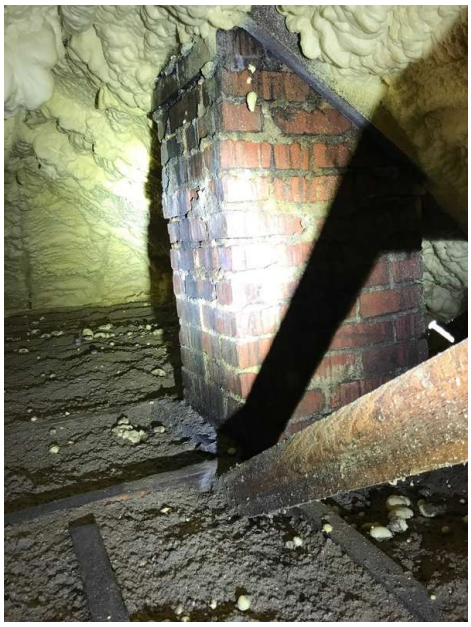
Attic Access: Location
Hallway



Roof Framing (from attic): **No Deficiencies**

No observed deficiencies at the time of the inspection.






Roof Structure Ventilation: **Attic ventilation disclaimer**

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

Limitations

Roof Sheathing

UNABLE TO VIEW

Unable to view due to spray foam insulation applied.

Observations

7.4.1 Roof Structure Ventilation

Recommendation

NON-VENTED DESIGN

ADDITION APPEARED TO HAVE NO VENTS. MAIN ROOF HAD VENTS AND SPRAYED OVER WITH SPRAY FOAM

The attic was not ventilated. A design was used in which insulation is applied to the underside of the roof and the attic space contains conditioned air, just like the living space. These designs can out-perform ventilated attics when used in an appropriate climate and properly designed and constructed.

8: INTERIOR

Information

1 Floor Covering Materials:
Carpet, Tile, Modern Hardwood Flooring

2 Interior Doors:
Solid, Wood Hollow Core

3 Walls and Ceilings:
Lath and Plaster

4 Window Glazing:
Single-pane, Double-pane

5 Window Material:
Vinyl, Wood

6 Window Operation:
Double-hung, Single-hung

Lighting throughout home: **No Deficiencies**

No observed deficiencies at the time of the inspection.

Floors throughout home: **Interior Introduction**

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes:

- interior wall, floor and ceiling coverings and surfaces;
- doors and windows: condition, hardware, and operation;
- interior trim: baseboard, casing, molding, etc.;
- permanently-installed furniture, countertops, shelving, and cabinets; and
- ceiling and whole-house fans.

Limitations

Laundry Room

VISUAL INSPECTION ONLY

Royal Home Inspections only tests appliances that are hardwired to the home. This can include dishwashers, garbage disposals, vent fans, garbage compactors, ovens, water heater and HVAC systems. We will perform a visual **ONLY** inspection on Washer and Dryer connections when accessable. We recommend having all other appliances tested by a qualified technician prior to use.

Observations

8.1.1 Floors throughout home

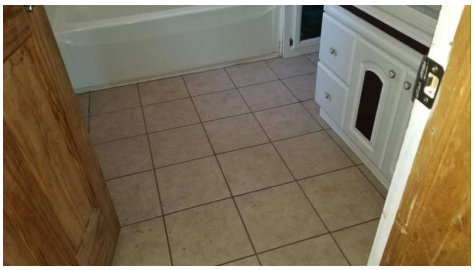
Recommendation

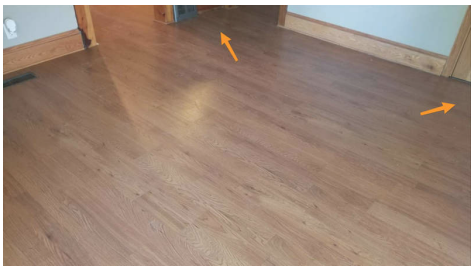
FLOOR HAS UNEVEN SLOPE

Moderate areas of unlevel floor observed in the home at the time of inspection. Older homes settle and can cause this defect. Recommend structural engineer if progression continues to cause more slope.

Recommendation

Contact a qualified structural engineer.


1st Floor Bathroom


1st Floor Dining Room


1st Floor Living Room

8.2.1 Walls throughout home

Recommendation

GENERAL MINOR DETERIORATION

Walls in the home showed general minor deterioration commensurate with the age of the home.


Dining Room closet under stairs

8.2.2 Walls throughout home

Maintenance Item

TRIM, MISSING

Section of trim missing from wall section. Recommend replacement

Recommendation

Contact a qualified professional.


Stairs

8.3.1 Ceilings throughout home

Recommendation

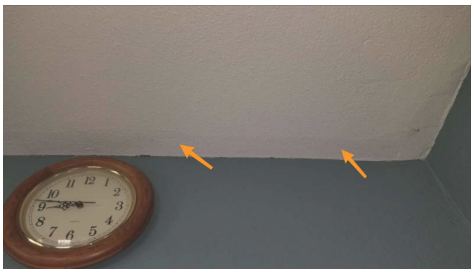
PLASTER CRACKING

Plaster cracking on ceiling observed at the time of inspection. This can be caused by many different issues. Recommend contacting a general contractor to verify sagging will not continue or if plaster should be replaced.

Recommendation

Contact a qualified professional.


1st Floor Bedroom


1st Floor Living Room

8.4.1 Doors throughout home

Recommendation

INTERIOR DOOR, BINDS

Interior door binds and will not operate correctly. Recommend repairs by licensed general contractor.

Recommendation

Contact a qualified professional.

2nd Floor Hall

8.5.1 Electrical throughtout house

Recommendation

RECEPTACLE, LOOSE IN WALL

An electrical receptacle was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

2nd Floor Bedroom

8.5.2 Electrical throughtout house

Safety Hazard

RECEPTACLE, OPEN GROUNDS

One or more electrical receptacles had an open ground.

What is an open ground?

The ground in an electrical circuit is a safe way for electricity to return to the panel if the hot/neutral circuit is compromised. If a failure occurs within the circuit then the ground carries the current back to the panel and causes the fuse or breaker to blow, disconnecting the circuit. An open ground means that the additional path does not exist. It could mean that there is no wire running to that outlet, or that the wire is broken or disconnected somewhere in the circuit. Open grounds are especially dangerous if grounded (3-prong) outlets are installed. If an open ground is present and a failure in the circuit occurs then the current has nowhere to go and could potentially use your body to ground out and complete the circuit, resulting in electrocution.

We always recommend consulting with an electrician when open grounds are present. Ground Fault Circuit Interrupter (GFCI) outlets or GFCI breakers can be installed for ungrounded systems. GFCI monitor the flow of current between the hot and neutral. If the flow from the hot is not the same as the flow of current in the neutral side of the circuit then the system will trip, cutting power in that circuit. GFCI protected circuits are not foolproof, but they are much safer then un-grounded circuits with grounded outlets.

In conclusion, reverse polarity and open grounds can be dangerous and are considered safety hazards when inspecting the home. We recommend that these problems be fixed immediately as they can result in a fire or electrocution is an electrical system fails.

Recommendation

Contact a qualified electrical contractor.

1st Floor Bedroom

1st Floor Bedroom

8.6.1 Windows throughout home

Recommendation

DIFFICULT TO OPERATE, MAINTENANCE

WOOD WINDOWS IN HOME

A window(s) was difficult to operate and needed maintenance. The Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.

1st Floor Bathroom

8.6.2 Windows throughout home

Recommendation

FAILED SEALS, CONDENSATION, REPLACE

A window had double-pane glazing in which condensation and staining was visible at the time of the inspection. This is an indication that the skylight has lost its thermal integrity. The glass was was damaged beyond repair. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

2nd Floor Bedroom top of the stairs

Recommendation

Contact a qualified window repair/installation contractor.

8.6.3 Windows throughout home

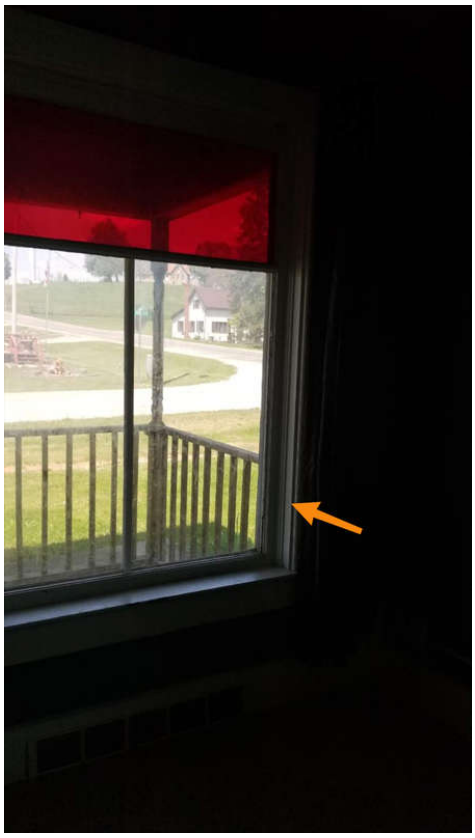
Recommendation

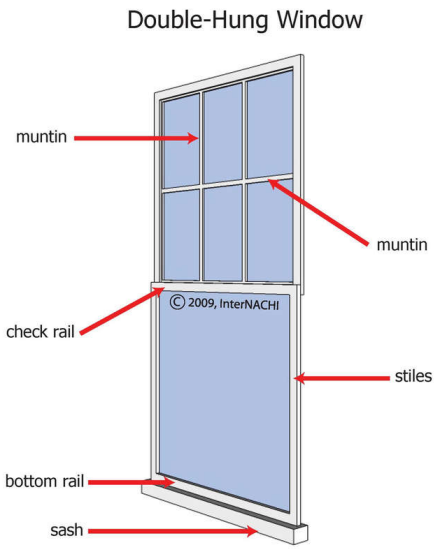
GLAZING COMPOUND MAINTENANCE

Glazing compound at window sashes in the home needed maintenance at the time of the inspection. The Inspector recommends maintenance by a qualified painting contractor.

Recommendation

Contact a qualified window repair/installation contractor.





8.6.4 Windows throughout home

Recommendation

INOPERABLE WINDOW

Window(s) was inoperable at the time of the inspection. The Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.

Kitchen behind fridge location

8.6.5 Windows throughout home

Recommendation

LOWER WINDOWS WOULD NOT STAY UP

Some double-hung windows in the home had lower sashes that would not stay in place when raised. The Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.

2nd Floor Bedroom

8.6.6 Windows throughout home

Recommendation

PEELING PAINT, GENERAL

Windows in the home had peeling paint. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.

Recommendation

Contact a qualified window repair/installation contractor.

1st Floor Bathroom

8.6.7 Windows throughout home

Recommendation

SILL NOT ATTACHED

The sash was not attached correctly to the window framing at the time of inspection. Recommend correction by licensed general contractor.

Recommendation

Contact a qualified professional.

Dining Room

8.6.8 Windows throughout home

Maintenance Item

SEALANT INTERIOR

Sealant around interior side of windows was weathered or missing. Recommend sealant maintenance to ensure moisture and air mitigation.

Recommendation

Contact a qualified professional.

Majority of vinyl windows in home

8.8.1 Doorbells/Detectors/Fans & general observations

Safety Hazard

SMOKE DETECTOR INSTALL MORE

The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations: 1. In the immediate vicinity of the bedrooms 2. In all bedrooms 3. In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics. 4. In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type. The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72: 5. Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling. 6. Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system. Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation

Contact a qualified electrical contractor.

8.9.1 Stairs

Recommendation

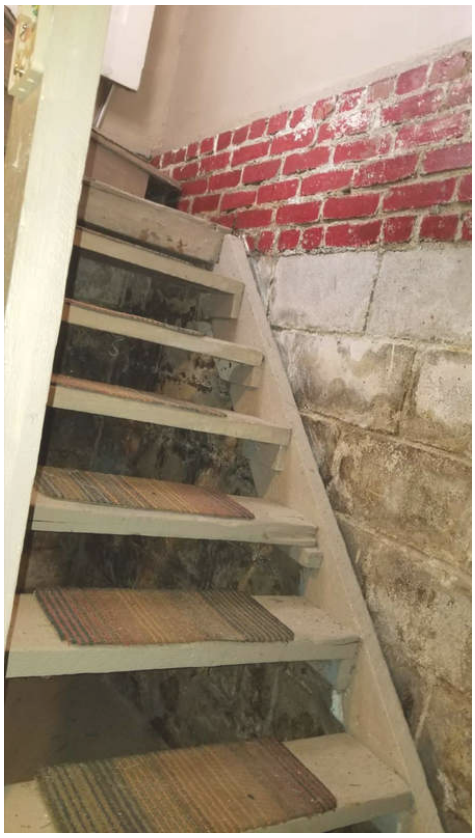
NO HANDRAIL

BASEMENT

Although it had 4 or more risers, this staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at stairways with 4 or more risers, this stairway would need a handrail installed. The Inspector recommends that a handrail be installed that complies with modern safety standards. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified general contractor.



8.9.2 Stairs

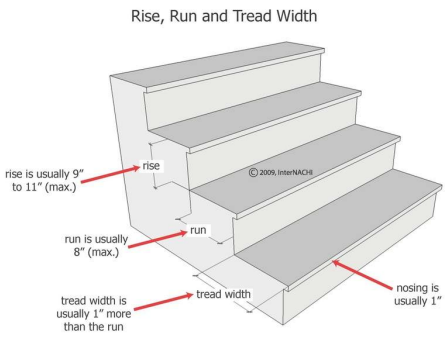
Recommendation

TREAD DEPTH EXCESSIVE DIFFERENCE

At the interior staircase, the greatest tread depth exceeded the shallowest tread depth by more than the 3/8 of an inch recommended by generally-accepted current standards. This condition is a potential trip hazard. All corrections should be made by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



Basement

8.9.3 Stairs

Recommendation

TREAD, LOOSE

Tread section of step was loose at the time of inspection. Recommend repairs to ensure safe use of interior stairs. All work should be performed by a licensed general contractor.

Recommendation

Contact a qualified general contractor.

9: BATHROOMS

Information

1 Cabinets:
Veneer on MDF

2 Sink:
Sink in a cabinet

3 Toilet Type:
Standard flush (more than 1.6 gal. [6 litres])

4 Bathub:
Bathtub with shower

5 Shower:
Fiberglass enclosure

6 Exhaust Fans
Fan only

Bathroom Ceiling: **No Deficiencies**

No observable deficiencies observed at the time of inspection.

Observations

9.1.1 2 Sink

Recommendation

SLOW DRAIN

Bathroom sink was slow to drain. Recommend drain cleaning by license plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

9.1.2 2 Sink

Recommendation

S-TRAP OBSOLETE

A trap beneath a sink in the kitchen was of a type called an "S-trap". S-traps are no longer allowed to be installed in new construction for safety reasons. A siphon can develop which empties the trap of water; a condition with the potential to allow toxic sewer gas to enter the living space. Although this type of trap may have been commonly considered safe at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends replacement of all such traps in the home by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

1st Floor Bathroom

9.3.1 Bathroom Ventilation

Recommendation

VENTALATION INOPERABLE

Ventilation was inoperable at the time of inspection.

Recommendation
Contact a qualified professional.


1st Floor Bathroom

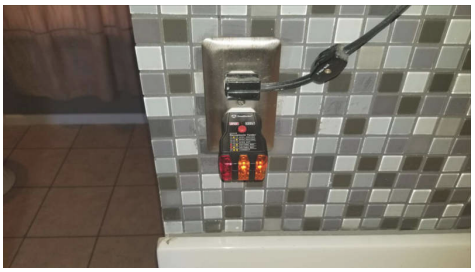
9.4.1 3 Bathroom Electrical Receptacle

Recommendation

GFCI, NONE INSTALLED

Electrical receptacles had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard electrical receptacles with GFCI outlets; 2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or 3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

Recommendation
Contact a qualified electrical contractor.


1st Floor Bathroom


1st Floor Bathroom

9.5.1 4 Toilet

Recommendation

TOILET LOOSE AT FLOOR

The toilet was loose at the floor and should be re-attached and new wax ring installed by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.


1st Floor Bathroom

9.6.1 7 Tub/Shower

Maintenance Item

TUB/FLOOR, CAULK LINE FAILED

The sealant where the tub in the meets the floor was old and had sections of sealant were missing. Which may allow damage from moisture intrusion of the floor assembly. The Inspector recommends correction by a qualified contractor.


1st Floor Bathroom

Recommendation

Recommended DIY Project

9.6.2 7 Tub/Shower

Maintenance Item

TUB/WALL, CAULK LINE FAILED

The sealant where the tub in the meets the wall was old and had sections of sealant were missing. Which may allow damage from moisture intrusion of the wall assembly. The Inspector recommends correction by a qualified contractor.

Recommendation

Recommended DIY Project

1st Floor Bathroom

10: STRUCTURE

Information

1 Exterior Wall Structures:
Conventional 2x4 Wood Frame

2 Foundation Configuration:
Unfinished basement

3 Foundation Method/Materials:
Brick foundation walls, CMU foundation.

4 Main Floor Structure:
Wooden boards over wood joists

5 Main Floor Structure-Intermediate Support:
Mortared-brick columns

Framed Floor Structure and supports: **Whats inspected?**

Inspection of the floor structure typically includes examination of the condition and proper installation of the following:

- Joist condition;;
- Joists supporting structures and members;;
- Connections and fasteners; and
- Floor sheathing

Observations

10.2.1 Foundation

Safety Hazard

FOUNDATION INTERIOR BILOGICAL GROWTH PRESENT

Biological growth signs are indicated on interior of foundation wall. Recommend mold testing to verify if mold is present and if it could be toxic.

Recommendation

Contact a qualified mold inspection professional.

10.2.2 Foundation

Recommendation

FOUNDATION WALL, EFFLORESCENCE, HEAVY DEPOSITS

In the basement, heavy deposits of efflorescence were visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. Long-term exposure to this condition can cause foundation damage.The Inspector recommends that the source of moisture be identified and the condition corrected.

Recommend tuck pointing done by licensed masonry contractor to help prevent moisture deterioration an entry into home.

Recommendation

Contact a qualified waterproofing contractor

10.2.3 Foundation

Maintenance Item

SPRAY FOAM USED TO SEAL AGAINST MOISTURE

Open cell spray foam is not designed to prohibit moisture or pest entry. These locations in the foundation should have correct sealant installed.

Recommendation

Contact a qualified professional.

Basement

10.3.1 Slab

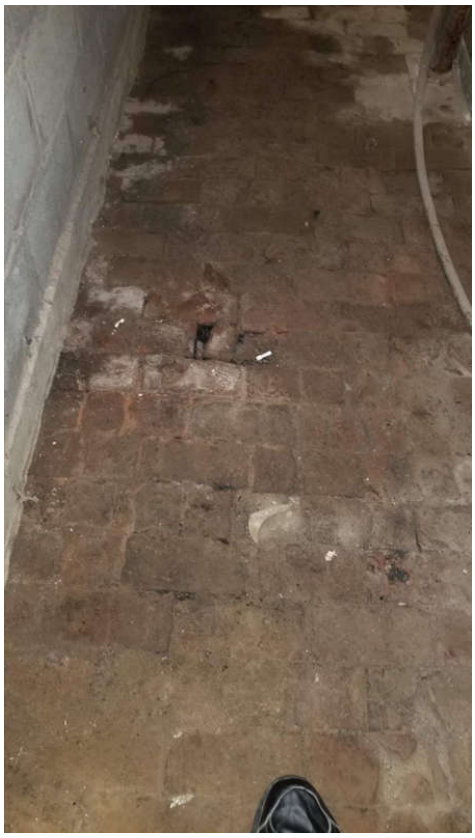
Recommendation

BASEMENT FLOOR, STAINS, ELEVATED MOISTURE LEVEL INDICATED WITH METER

Stains visible on the interior surfaces of the brick floor slab appear to be the result of active moisture intrusion. The moisture meter showed elevated levels of moisture present in the slab at the time of the inspection. Moisture intrusion can damage materials and encourage the growth of microbes such as mold. The source of moisture should be located and corrected to avoid future moisture intrusion.

Recommendation

Contact a qualified waterproofing contractor



Basement

10.3.2 Slab

Recommendation

EXTERIOR ENTRANCE, MOISTURE ENTRY

Moisture entry from pre-existing exterior entry into basement. This has been crudely sealed off and is allowing moisture entry into basement.

Recommendation

Contact a qualified professional.

11: ELECTRICAL

Information

Electrical Service Conductors:
Overhead service

Service Disconnect Location:
At Service Panel

Service Disconnect Type:
Breaker

Service Panel Ampacity:
100 amps

Service Panel Manufacturer:
Square D

Service Panel Type:
Load Center

Type of Branch Wiring:
Vinyl-coated, Unable to open, Cloth-coated

Service Panel Cabinet, Ampacity, and Cover (Pics of Panel Cover, Main Breaker, Internal of Cabinet): No Deficiencies

No observable deficiencies at the time of inspection.

Overcurrent items: No Deficiencies

No observed deficiencies at the time of the inspection.

Service Grounding Electrode System & amp; Service Bond: No Deficiencies

No observed deficiencies at the time of the inspection.

Equipment Grounding & amp; Bonding: No Deficiencies

No observed deficiencies at the time of the inspection.

Visible Branch Wiring: No Deficiencies

No observed deficiencies at the time of the inspection.

Service Panel Cabinet, Ampacity, and Cover (Pics of Panel Cover, Main Breaker, Internal of Cabinet): Photo documentation



12: PLUMBING

Information

Drain Waste and Vent Pipe Materials:
Cast Iron, Polyvinyl Chloride (PVC)

Functional Drainage:
All plumbing fixtures had functional drainage

Functional Flow
All plumbing fixtures had functional flow

Gas Pipe Material:
Corrugated Stainless Steel Tubing (CSST), Black Steel

Main Water Supply Pipe:
1-inch

Sewage System Type:
Public

Sump Pump:
Sump pump inoperable

Type of Gas:
Natural Gas

Water Distribution Pipes:
Polyvinyl Chloride (PVC)
Improper, Chlorinated Polyvinyl Chloride (CPVC)

Water Heater Fuel Type
Gas

Water Heater Manufacturer
Richmond

Water Heater Manufacturer Date
2002

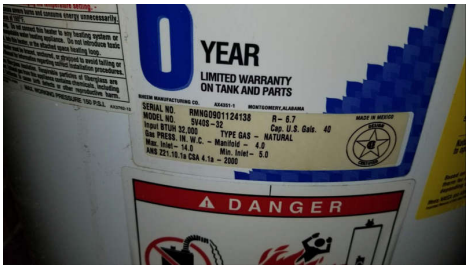
Water Heater Tank Capacity
30 gallons

Water Heater Type
Tank (conventional)

Water Supply and Distribution:
Main water shut off
Basement

Visable Gas Piping System: **No Deficiencies**
No observed deficiencies at the time of the inspection.

Water Heater: Photo documentation



Observations

12.1.1 Water Supply and Distribution

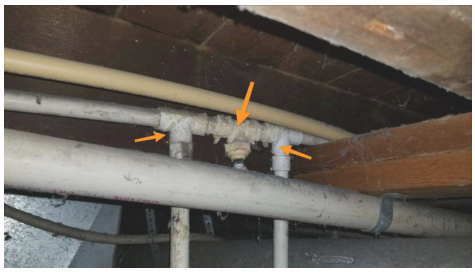
Recommendation

ACTIVE LEAK, HEAVILY CORRODED

Actively leaking, heavily-corroded water distribution pipes visible. Should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.

Recommendation

Contact a qualified plumbing contractor.



Basement behind furnace

12.1.2 Water Supply and Distribution

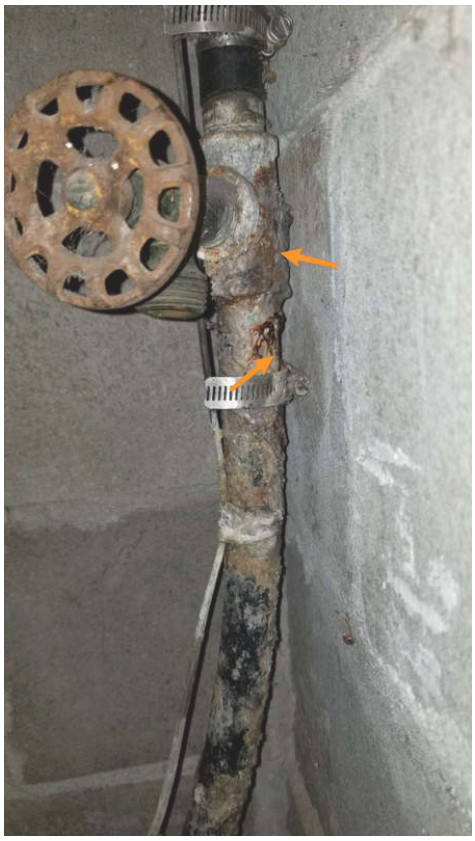
Recommendation

MAIN WATER SUPPLY PIPE HEAVY CORROSION (SHORTENED LIFESPAN)

The main water supply pipe exhibited heavy corrosion that will shorten the expected long-term service life of the pipe. The source of moisture should be identified and corrected by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



12.2.1 Sewage and DWV Systems

Recommendation

ACTIVE LEAKE

1ST FLOOR BATHROOM SHOWER

Active leak present off bathroom drain in basement. Recommend repair by licensed plumbing contractor.

Recommendation

Contact a qualified professional.

12.4.1 Water Heater

Recommendation

FLAME COLOR - NEEDS SERVICE

The color of the water heater burner flame indicated that the water heater should be serviced by a qualified plumbing contractor.

Recommendation

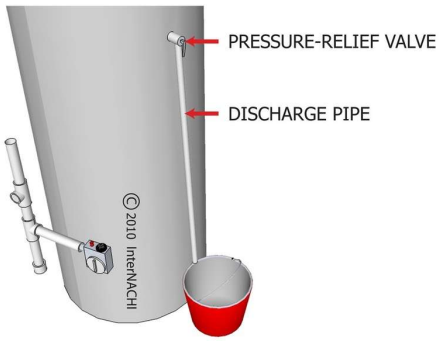
Contact a qualified plumbing contractor.

12.4.2 Water Heater

Recommendation

TPR DISHCHARGE PIPE NOT INSTALLED CORRECTLY

Incorrect discharge pipe was installed at the temperature/pressure relief (TPR) valve. The TPR valve is designed to open and release extremely hot water when water temperature or pressure inside the tank exceeds safe levels. With no discharge pipe installed, persons near the tank might be badly burned by hot water released by the TPR valve. The Inspector recommends that a properly-configured discharge pipe be installed by a qualified plumbing contractor.



12.5.1 Sump Pump

Recommendation

SUMP NO RESPONSE

The sump pump did not respond to the controls and should be serviced by a qualified plumbing contractor.

Basement

13: HVAC

Information

Air Filter:
Disposable

Air Filter Location:
Behind sliding panel at furnace

Air Filter Size
14x20

Cooling System Brand:
Weather King

Cooling System Date
2009

Heating System Brand:
Weather King

Heating System Date
2009

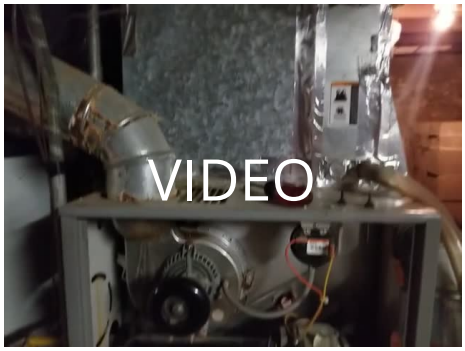
HVAC Type
Fuel fired furnace

Number of Heat Systems (excluding wood):
One

Ductwork: No Deficencies

No observable deficiencies at the time of inspection.

Furnace (Pics of Model/Serial, Cabinet, Internals, testing temps): HVAC running video



Furnace (Pics of Model/Serial, Cabinet, Internals, testing temps): No Deficiencies

No observed deficiencies at the time of the inspection.

Thermostat: No Deficiencies

No observed deficiencies at the time of the inspection.

Ductwork: Cleaning

Normal accumulations of dust and dirt found in all homes with air ducts, there are several other factors that can increase the need for regular HVAC system cleaning:

- pets
- occupants with allergies or asthma
- cigarette or cigar smoke
- water contamination or damage to the home or HVAC system
- home renovation or remodeling projects

Some occupants are more sensitive to these contaminants than others. Allergy and asthma sufferers, as well as young children and the elderly tend to be more susceptible to the types of poor indoor air quality that air duct cleaning can help address.

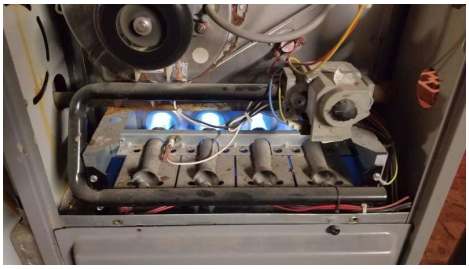
NADCAs rule of thumb for consumers is that if your air ducts look dirty, they probably are, and that dirty HVAC systems should be inspected by a reputable, certified HVAC professional. Below are some other reasons homeowners choose to have their air ducts cleaned.

Recommend that all new home owners contact a qualified HVAC duct cleaning service be contacted.

Furnace (Pics of Model/Serial, Cabinet, Internals, testing temps): 1 Disclaim heat exchanger, certify

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

Furnace (Pics of Model/Serial, Cabinet, Internals, testing temps): Photo documentation



STANDARDS OF PRACTICE

Roof Systems
3.1. 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 inspectors 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.

Building Exterior

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

Garage

Royal Home Inspections, LLC follows InterNACHI Standards of Practice

Kitchen and Built-in Appliances

Royal Home Inspections, LLC follows InterNACHI Standards of Practice

Attic

3.9. 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.

Interior

3.10. 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.

Bathrooms

Royal Home Inspections, LLC follows InterNACHI Standards of Practice

Structure

3.3. 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

3.7. 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

3.6. 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.

HVAC

3.4. 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.

3.5. 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.