



TKO HOME INSPECTIONS

614-569-1110

todd@tkohomeinspections.com

http://www.tkohi.com



INSPECTION REPORT

1234 Main St.
Groveport OH 43125

Buyer Name

03/30/2019 9:00AM



Inspector

Todd Kirk

614-569-1110

todd@tkohomeinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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This Inspection Report is based on a *visual, non-intrusive* inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Observations and Recommendations are organized into two categories by level of severity:

- 1) Recommendations** - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace.
- 2) Safety Concerns** - This category is composed of immediate safety concerns.

SUMMARY



RECOMMENDATIONS



SAFETY CONCERNS

- ⊖ 1.1.1 Inspection Details - General Recommendations: Obtain Information
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Skylight Water Penetration
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Trim - Minor Damage
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Siding -Loose
- ⊖ 3.5.1 Exterior - Patios: Patio Cracking - Minor
- ⊖ 4.3.1 Doors, Windows & Interior - Doors: Doorway Out of Square
- ⊖ 4.3.2 Doors, Windows & Interior - Doors: Laundry Door - Door Does Not Close Properly
- ⊖ 4.6.1 Doors, Windows & Interior - Walls: Diagonal Corner Cracks
- ⊖ 4.6.2 Doors, Windows & Interior - Walls: Minor Damage and Deterioration- General
- ⊖ 4.7.1 Doors, Windows & Interior - Ceilings: Minor Damage
- ⊖ 4.11.1 Doors, Windows & Interior - Tiled Areas- Kitchen, Bath & Laundry: Shower Wall - Needs Caulk
- ⊖ 6.1.1 Attic, Insulation & Ventilation - Attic Insulation: Attic Access Hatch Not Insulated
- ⊖ 8.1.1 Cooling - Cooling Equipment: Air Flow Restricted
- ⊖ 8.1.2 Cooling - Cooling Equipment: Unit Not Level
- ⚠ 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Loose Receptacle
- ⚠ 9.6.1 Electrical - Smoke Detectors: Smoke Detector - Missing
- ⊖ 10.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet - Flush Valve
- ⊖ 10.3.1 Plumbing - Sewage & Drain, Waste, & Vent (DWV) Systems: Sink - Poor Drainage
- ⊖ 10.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Hot Water Heater - Aged
- ⊖ 12.3.1 Garage - Walls & Firewalls: Damaged Drywall

1: INSPECTION DETAILS

Information

In Attendance

Client

Type of Building

Condominium / Townhouse

Occupancy

Vacant, Unfurnished

The home is considered to face

South

Weather Conditions

Cloudy

Utilities

All Utilities On

Temperature (approximate)

41 Fahrenheit (F)

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C. If too warm, same goes for the furnace.

Recommendations

1.1.1 General Recommendations

OBTAIN INFORMATION

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

Recommendation

Recommended DIY Project

2: ROOF

Information

Inspection Method Ground	Roof Type/Style Gable	Coverings: Material Asphalt
Roof Drainage Systems: Gutter Material Aluminum	Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Material N/A	Roof Structure & Attic: Material OSB, 2" by 4" Trusses

General Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Coverings: 3-Tab

The roof was covered with 3-tab fiberglass composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Flashings: Material

Aluminum

Flashing is used to prevent water penetration at the junction of the roof with another surface, such as a wall or chimney.

Recommendations

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

FRONT OF HOME

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 4-6 feet from the foundation.

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

Recommendation

Contact a handyman or DIY project



2.4.1 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT WATER PENETRATION

MASTER BEDROOM

There are signs of possible water penetration at or near the skylight. Skylights, if not properly installed, are prone to leaking. Monitor the condition and if there are signs of leaking then have the skylight repaired or replaced. Please ask seller for full disclosure regarding this issue.

Proper flashing around the skylight is critical.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

Brick Veneer, Vinyl

Exterior Doors: Exterior Entry Door- Garage (Man Door)

Steel

Walkways: Walkway Material

Concrete

Exterior Doors: Exterior Entry Door- Front

Steel

Driveways: Driveway Material

Asphalt

Decks, Balconies, Appurtenances: Appurtenances

Covered Porch

Exterior Doors: Exterior Entry Door- Back

Sliding Door

Patios: Patio Material

Concrete

Decks, Balconies, Appurtenances: Material

Concrete

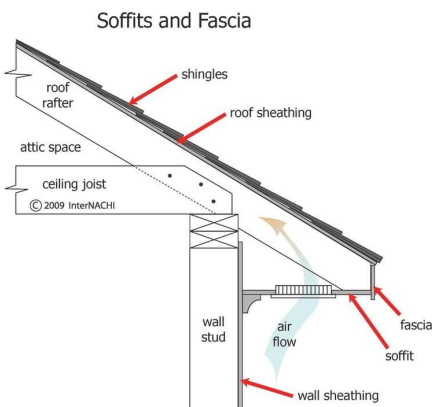
Inspection Method

Attic Access

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Recommendations

3.1.1 Siding, Flashing & Trim

TRIM - MINOR DAMAGE

GARAGE

Trim is broken and needs repaired or replaced.

Recommendation

Contact a qualified handyman.



3.1.2 Siding, Flashing & Trim

SIDING - LOOSE

REAR OF HOME

Recommendation

Contact a qualified siding specialist.



3.5.1 Patios

PATIO CRACKING - MINOR

REAR OF HOME

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



4: DOORS, WINDOWS & INTERIOR

Information

Odors: Odors

Normal

Windows: Window Type

Single-hung

Floors: Floor Coverings

Carpet, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets:

Countertop Material

Laminate

Countertops & Cabinets: Cabinetry Material

Wood

Laundry Facilities: Dryer Power Source

220 Electric

Laundry Facilities: Dryer Vent

Metal (Flex)

Recommendations

4.3.1 Doors

DOORWAY OUT OF SQUARE

SOUTHWEST BEDROOM CLOSET

Doorway was visibly out of square and door did not close. This condition indicates settling. To determine the cause and the likelihood that settling will continue, the Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a structural engineer.

Recommendation

Contact a qualified structural engineer.



4.3.2 Doors

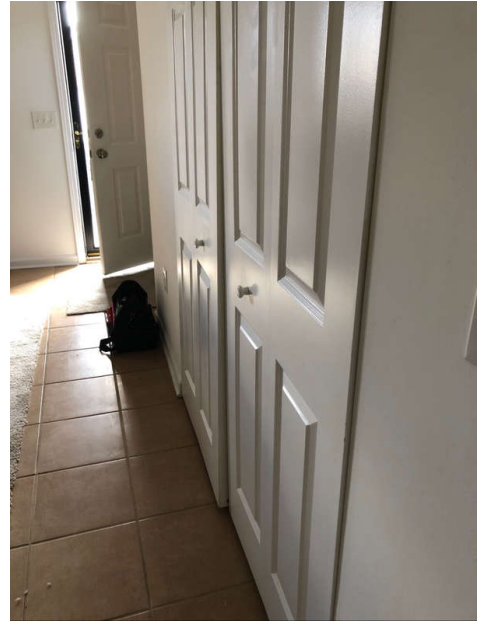
LAUNDRY DOOR - DOOR DOES NOT CLOSE PROPERLY

KITCHEN

Hardware needs an adjustment. This is a handyman/DIY repair.

Recommendation

Contact a handyman or DIY project



4.6.1 Walls

DIAGONAL CORNER CRACKS

SOUTHWEST BEDROOM

Diagonal cracks that extend out from the corner of a window or doorway may be a sign of periodic movement or even a structural issue. Headers over doors and windows carry considerable loads and when they aren't supported adequately, one side of the header drops and surfaces crack.

Recommendation

Contact a qualified structural engineer.



4.6.2 Walls

MINOR DAMAGE AND DETERIORATION- GENERAL

MASTER BEDROOM CLOSET

Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection.

Recommendation

Contact a qualified drywall contractor.



4.7.1 Ceilings

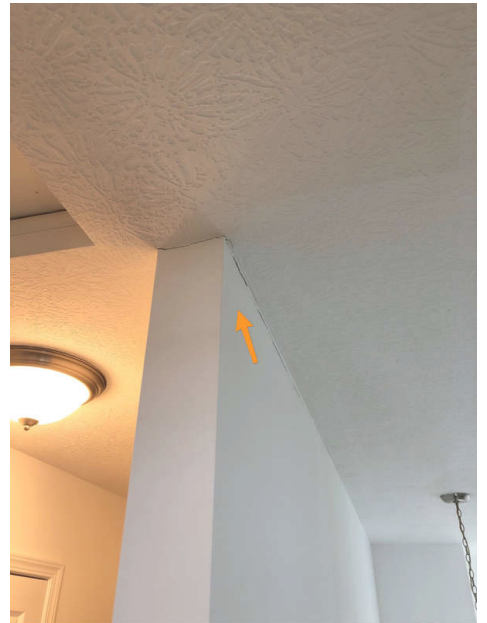
MINOR DAMAGE

UPSTAIRS HALLWAY

Minor general damage to the ceilings was visible at the time of the inspection.

Recommendation

Contact a qualified drywall contractor.



4.11.1 Tiled Areas- Kitchen, Bath & Laundry

SHOWER WALL - NEEDS CAULK

BATHROOM

Maintaining this seal is critical to keeping the framing and the subfloor beneath dry.

Recommendation

Contact a handyman or DIY project



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Attic Access

Foundation: Material

Concrete

Floor Structure: Sub-floor

Inaccessible

Limitations

Floor Structure

FLOOR STRUCTURE NOT VISIBLE

Wall Structure

WALL STRUCTURE NOT VISIBLE

Ceiling Structure

CEILING STRUCTURE NOT VISIBLE

6: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type
Blown

Ventilation: Ventilation Type
Soffit Vents, Passive

Exhaust Systems: Exhaust Fans-
Bath
Fan Only

Exhaust Systems: Kitchen
Exhaust
Recirculating

Attic Photos



Ventilation: Attic Ventilation Disclaimer

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 eaves.

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 that are poorly designed or installed can reduce the system performance.

Limitations

Recommendations

6.1.1 Attic Insulation

ATTIC ACCESS HATCH NOT INSULATED

The attic access hatch cover was not insulated. The Inspector recommends insulating the attic access hatch cover to reduce unwanted heat loss/gain.

Recommendation

Contact a handyman or DIY project



7: HEATING

Information

Equipment: Brand

York

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Equipment: Manufacture Year

2007

Normal Operating Controls:

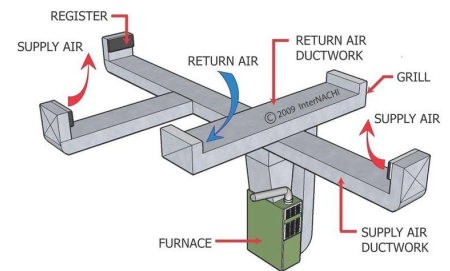
Thermostat

Digital

Distribution Systems: Ductwork

Flexible Air Duct

AIR DISTRIBUTION SYSTEM


Vents, Flues & Chimneys:
Chimney Material

N/A

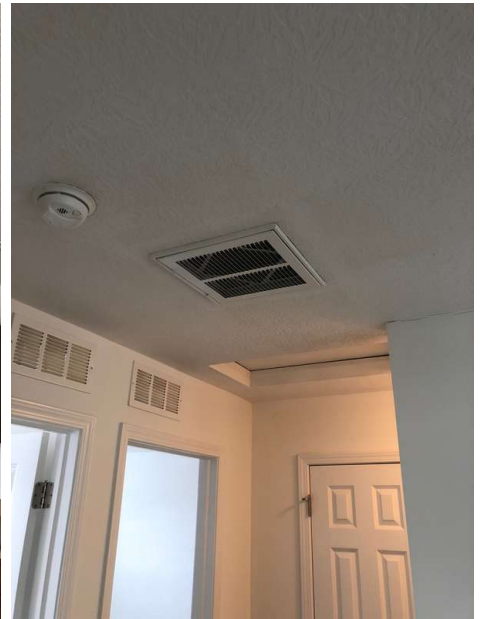
Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

Equipment: HVAC Filter Location
Kitchen, Upstairs



Limitations

8: COOLING

Information

Cooling Equipment: Condensing Unit Location
North Exterior

Cooling Equipment: Brand
York

Cooling Equipment: Energy Source/Type
Electric

Distribution System: Configuration
Flexible Air Duct

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Limitations

Normal Operating Controls

OUTSIDE TEMPERATURE TOO LOW TO RUN A/C

Recommendations

8.1.1 Cooling Equipment

AIR FLOW RESTRICTED

REAR OF HOME

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

Recommendation

Contact a qualified HVAC professional.



8.1.2 Cooling Equipment

UNIT NOT LEVEL

REAR OF HOME

Pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.



9: ELECTRICAL

Information

**Service Entrance Conductors:
Location**

East

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, Aluminum,
Inspected at Panel

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

Garage

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

Eaton

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

Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Disconnect/Service
Box Rating**

Unknown/Not Labeled

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

Exterior

**Branch Wiring, Circuits,
Breakers & Fuses: Branch Wire
Material**

Copper

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

Romex

GFCI & AFCI: GFCI Location

Bathrooms, Kitchen, Garage,
Exterior

GFCI & AFCI: GFCI Reset Location

At the Receptacle

**Smoke Detectors: Location of
Smoke Detectors**

Bedrooms, Dining Room,
Upstairs

Limitations

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Lighting Fixtures, Switches & Receptacles

DISCLAIMER- SWITCHES

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Recommendations

9.4.1 Lighting Fixtures, Switches & Receptacles



LOOSE RECEPTACLE

SOUTHEAST BEDROOM, SOUTHWEST BEDROOM, UPSTAIRS HALLWAY, DINING ROOM

An electrical receptacle(s) was improperly secured and moved when a plug was 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.



9.6.1 Smoke Detectors

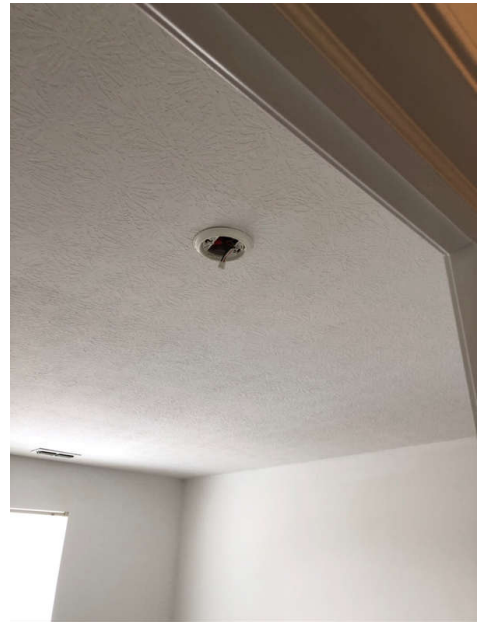


SMOKE DETECTOR - MISSING

SOUTHWEST BEDROOM

Recommendation

Contact a handyman or DIY project



10: PLUMBING

Information

Water Source

Public

Main Water Shut-off Device:

Location

Hallway



Water Supply, Distribution

Systems & Fixtures: Water

Supply Type

Public

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

PVC

Hot Water Systems, Controls,

Flues & Vents: Location

Hallway

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls,

Flues & Vents: Capacity

50 gallons

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter



Fuel Storage & Distribution

Systems: CSST Gas Distribution

Piping

Yellow

Hot Water Systems, Controls, Flues & Vents: Manufacturer

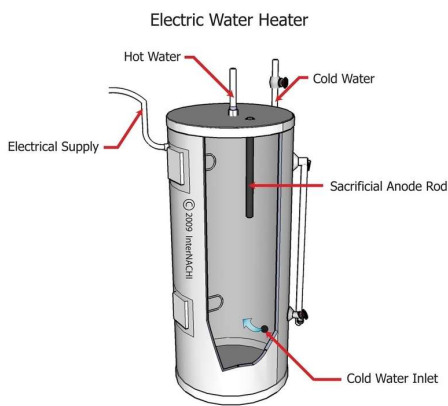
AO Smith

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.](#)

Hot Water Systems, Controls, Flues & Vents: Electric Water Heater

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.



Electric Water Heater

Limitations

Water Supply, Distribution Systems & Fixtures

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Sewage & Drain, Waste, & Vent (DWV) Systems

MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Recommendations

10.2.1 Water Supply, Distribution Systems & Fixtures

TOILET - FLUSH VALVE

MASTER BATHROOM

Flush valve does not function properly. Recommend repair by a qualified plumber.

Also, the water was turned off at this toilet. This might be something to ask the seller about before the contract deadline.

Recommendation

Contact a qualified plumbing contractor.



10.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

SINK - POOR DRAINAGE

MASTER BATHROOM

Sink had slow/poor drainage. Potentially a Handyman repair.

Recommendation

Contact a qualified handyman.



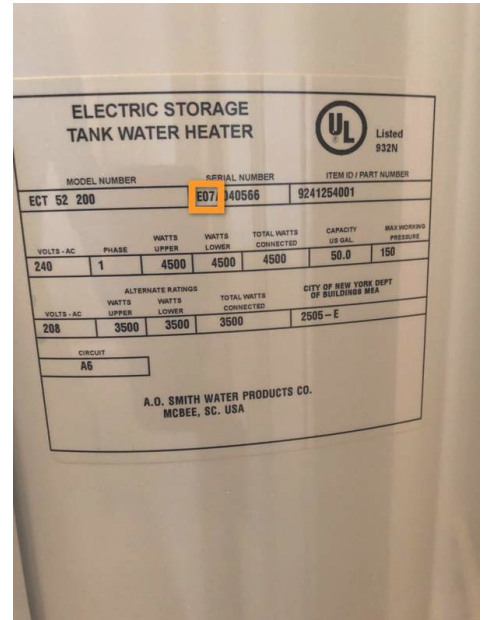
10.4.1 Hot Water Systems, Controls, Flues & Vents

HOT WATER HEATER - AGED

Hot water heater is 12 years old. Manufacture year is 2007. The life expectancy of a water heater is about 8 to 12 years.

Recommendation

Recommend monitoring.



11: BUILT-IN APPLIANCES

Information

General Appliance Operation

Note: Appliances are operated at the discretion of the Inspector

Dishwasher: Brand

Maytag

Stove/Oven: Cooktop Brand

Maytag

Stove/Oven: Cooktop Energy Source

Electric

Garbage Disposal: Brand

In-Sink-erator

Built-in Microwave: Microwave Brand

Unknown

Built-in Microwave: Microwave Type

Recirculating Microwave
Venthood

Limitations

12: GARAGE

Information

Size/Type

Single

Garage Door: Material

Metal

Garage Door: Type

Automatic

Garage Door Opener: Number of Garage Vehicle Door Openers

1

Garage Door Opener: Garage Vehicle Door Opener Brand

Chamberlain

Garage Door Opener: Auto-Reverse Disclaimer

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Recommendations

12.3.1 Walls & Firewalls

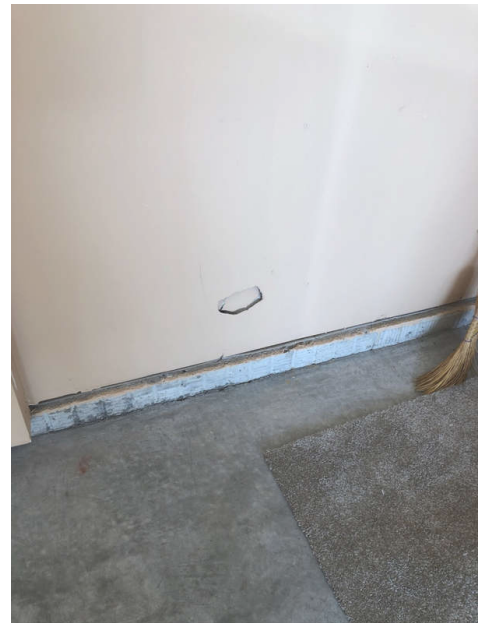
DAMAGED DRYWALL

GARAGE

Garage wall had damaged drywall. Recommend drywall contractor repair.

Recommendation

Contact a qualified drywall contractor.



STANDARDS OF PRACTICE

Roof

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

Exterior

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

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.

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.

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.

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.

Built-in Appliances

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