



HOME INSPECTION REPORT

1234 Main St.
Redford MI 48240

Buyer Name
07/26/2018 9:00AM



Inspector
Jim Guntzviller
Certified Professional Inspector (CPI)
734-331-3269
info@trademarkhomeinspection.com



Agent
Agent Name
555-555-5555
agent@spectora.com

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SUMMARY



RECOMMENDATION



ACTION ITEM



SAFETY HAZARD

-  2.1.1 Roof - Coverings: Damaged/Missing
-  2.1.2 Roof - Coverings: Exposed Fasteners
-  2.1.3 Roof - Coverings: Raised Shingles
-  2.4.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  2.4.2 Roof - Roof Drainage Systems: Downspout discharges on roof covering.
-  3.2.1 Exterior - Siding, Flashing & Trim: Siding Damaged
-  3.2.2 Exterior - Siding, Flashing & Trim: Repoint mortar
-  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Boards
-  3.4.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
-  3.4.3 Exterior - Decks, Balconies, Porches & Steps: Stairs wobbly/deteriorated
-  3.5.1 Exterior - Walkways, Patios & Driveways: Driveway Shrinkage Cracks
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-  3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation to Close
-  4.3.1 Garage - Floor: Shrinkage Cracks
-  4.3.2 Garage - Floor: Spalling
-  4.6.1 Garage - Garage Service Door(s): No Auto Close
-  4.6.2 Garage - Garage Service Door(s): Screen door hard close
-  6.2.1 Fireplace(s) - Solid Fuel Heating Devices - (Fireplace(s), WoodStove(s): Fire Bricks Deteriorated
-  7.5.1 Interior - Doors: Door Latch Alignment
-  7.8.1 Interior - Dryer Hook Ups: Vinyl or Foil or flexible
-  9.2.1 Heating - Distribution Systems: Louverd vent loose
-  10.5.1 Plumbing - Drain, Waste, & Vent Systems: Flex Pipe
-  11.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Bad Ground
-  11.6.1 Electrical - Smoke Detectors: Old Smoke Detectors
-  11.6.2 Electrical - Smoke Detectors: Replace Batteries
-  11.6.3 Electrical - Smoke Detectors: To Few
-  12.1.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Nesting/pest

 12.2.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation

 13.1.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Past Water Intrusion

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Type of Building

Single Family

Weather Conditions

Cloudy

Third Party Use

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Understanding This Report

Thank you for choosing Trademark Home Inspection, LLC to perform your home inspection. We hope you found your experience to be a pleasurable one. If you need further assistance with understanding this report please don't hesitate to reach out to our office at 734.331.3269.

Recommendations - Are items that are working but may need improvement or maintenance. They could also be items that the inspector recommends being upgraded.

Action Items - These are items that are no longer working and need immediate attention.

Safety Hazards - Are items that pose a serious safety hazard.

It is important to note that no matter the labeling of an item it is for your responsibility to read the entire report and decide what items, if any you wish to ask to be repaired.

Age of Home

Over 20 Years

The inspector does not make estimates to the life span or how long a component of the home has left before it needs to be repaired or replaced. Many factors need to be considered when making such estimates, such as the age, how well the component has been maintained, how frequently the components have been used etc... Most of which the inspector could never know. As a reference we have posted a Life Expectancy Chart on our website for you to view. Just keep in mind this is just an estimate and the component in your home may last longer or shorter than the chart suggests.

[Life Expectancy Chart](#)

2: ROOF

Information

Inspection Method

The roof, Ground w/Binoculars, Ladder at Eaves

Roof Type/Style

Gable, Hip, Combination

Coverings: Material

Architectural Asphalt/Fiberglass



Flashings: Material

Aluminum, Rubber

Roof Drainage Systems: Gutter Material

Aluminum

Recommendations

2.1.1 Coverings

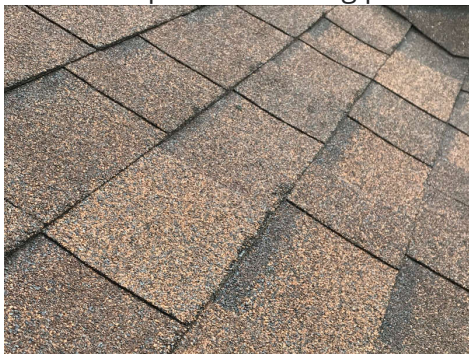
DAMAGED/MISSING

 Action Item

One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

EXPOSED FASTENERS

 Recommendation

There are exposed fasteners on the roof. These should be sealed over to prevent water leaks.

Recommendation

Contact a qualified handyman.



2.1.3 Coverings



Recommendation

RAISED SHINGLES

One or more composition shingles have raised, most likely due to nails that have loosened. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary

Recommendation

Contact a qualified roofing professional.



2.4.1 Roof Drainage Systems



Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

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

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

Recommendation

Contact a qualified professional.



2.4.2 Roof Drainage Systems



Recommendation

DOWNSPOUT DISCHARGES ON ROOF COVERING.

Recommend installing an extension to redirect water directly to the gutters.

Recommendation

Contact a qualified handyman.



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

Stucco, Wood, Brick, Aluminum

Eaves, Soffits & Fascia: Materials

Wood Soffits, Wood Fascia

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps, Front Porch

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Sidewalk Material

Concrete

Walkways, Patios & Driveways: Patio Material

Concrete

Exterior Doors and Windows:

Exterior Entry Door(s)

Metal

Recommendations

3.2.1 Siding, Flashing & Trim

— Action Item

SIDING DAMAGED

Siding is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion.

Recommendation

Contact a qualified siding specialist.



3.2.2 Siding, Flashing & Trim

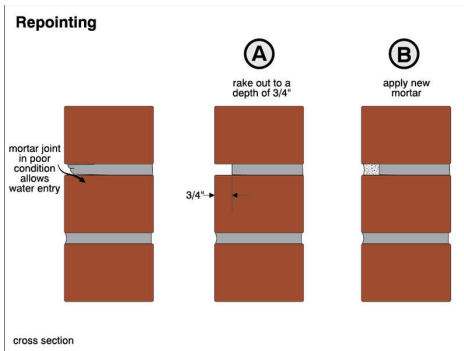
🔧 Recommendation

REPOINT MORTAR

One or more sections of brick siding have gaps or cracking or otherwise missing mortar in the joints. Recommend re-pointing mortar to help protect against moisture intrusion.

Recommendation

Contact a qualified masonry professional.



3.4.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - LOOSE BOARDS

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation

Contact a qualified handyman.



3.4.2 Decks, Balconies, Porches & Steps

Action Item

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



3.4.3 Decks, Balconies, Porches & Steps

Safety Hazard

STAIRS WOBBLY/DETERIORATED

The steps are wobbly and/or deteriorated and need to be repaired or replaced by a qualified contractor

Recommendation

Contact a qualified professional.



3.5.1 Walkways, Patios & Driveways

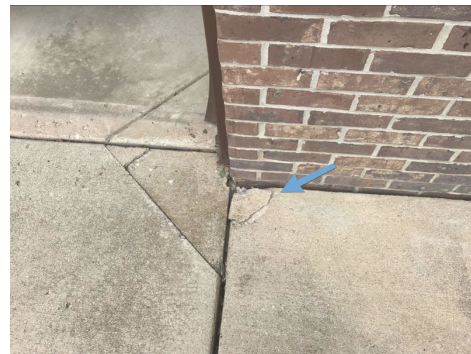
 Recommendation

DRIVEWAY SHRINKAGE CRACKS

Cracks were observed in one or more driveways. Recommend sealing the cracks to prevent further deterioration. If the cracks continue to grow it may be necessary to have a concrete contractor evaluate and make repairs.

Recommendation

Contact a qualified concrete contractor.



3.5.2 Walkways, Patios & Driveways

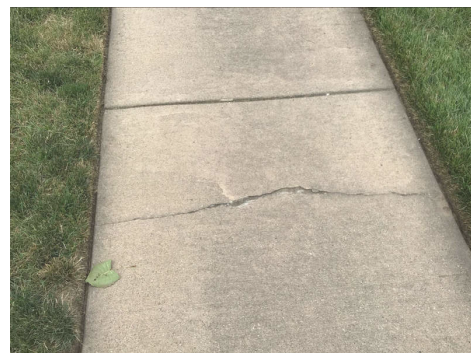
 Recommendation

WALKWAY SHRINKAGE CRACKS

Cracks were observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.5.3 Walkways, Patios & Driveways

 Action Item

SEALANT NEEDED.

Sealant is needed between structure and driveway to help protect against moisture intrusion at the structures foundation.

Recommendation

Contact a qualified professional.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

VEGETATION TO CLOSE

Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.

Recommendation

Contact a qualified landscaping contractor



4: GARAGE

Information

Type Attached	Ceiling: Style Finished	Walls : Style Finished
Floor: Materials Cement	Garage Vehicle Door: Material Metal, Non-insulated	Garage Vehicle Door: Type Sectional
Garage Door Operator(s): Manufacturer Genie Liftmaster	Garage Service Door(s): Materials Metal	Garage Service Door(s): Types Garage-House

Limitations

Walls

STORED ITEMS

All or part of the interior perimeter of the garage is excluded from this inspection due to lack of access from stored items.



Recommendations

4.3.1 Floor



Recommendation

SHRINKAGE CRACKS

Shrinkage cracks The garage floor had common shrinkage cracks. These cracks don't appear to be a structural concern. Recommend monitoring the cracks and if they grow have them evaluated and/or repaired by a qualified contractor.

Recommendation

Recommended DIY Project



4.3.2 Floor



Recommendation

SPALLING

The garage floor had spalling visible. Spalling is the detachment of flakes from the concrete surface. This condition is an indication that the concrete surface is weak. Spalling can have a number of causes, but is an aesthetic concern, not a structural concern.

Recommendation
Recommend monitoring.



4.6.1 Garage Service Door(s)

 Safety Hazard

NO AUTO CLOSE

The garage-house door isn't equipped with an automatic closing device such as sprung hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, so this door closes and latches automatically.

Recommendation
Contact a qualified handyman.

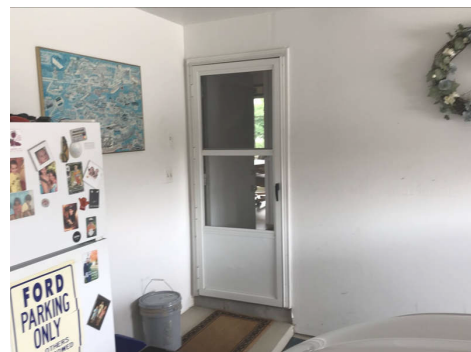
4.6.2 Garage Service Door(s)

 Recommendation

SCREEN DOOR HARD CLOSE

Screen door on garage slams closed needs adjustment.

Recommendation
Contact a qualified professional.



5: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

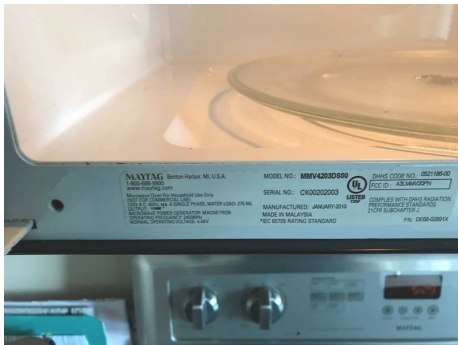


Range/Oven/Cooktop:
Range/Oven Brand
Maytag

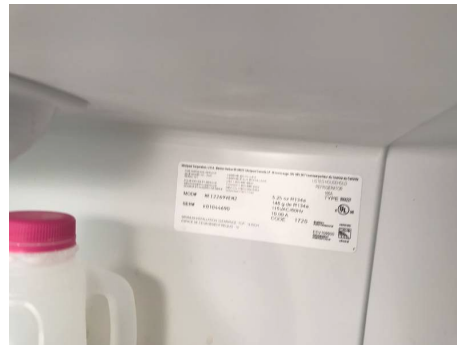


Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Built-in Microwave: Brand
Maytag



Refrigerator: Brand
Maytag



Dishwasher: Brand
Maytag



Garbage Disposal: Brand
Badger



6: FIREPLACE(S)

Information

Solid Fuel Heating Devices - (Fireplace(s), WoodStove(s): Number of Solid Fuel Heating Device(s)

1 1

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected before first use and annually thereafter by a qualified chimney service contractor, cleaned and repaired as necessary.



Limitations

Solid Fuel Heating Devices - (Fireplace(s), WoodStove(s)

ASHES AND DEBRIS

Significant amounts of ashes, wood and/or debris are in the fireplace. The inspector was unable to fully evaluate it.



Recommendations

6.2.1 Solid Fuel Heating Devices - (Fireplace(s), WoodStove(s)

 Safety Hazard

FIRE BRICKS DETERIORATED

Fire bricks in one or more fireplace fireboxes are loose and/or significantly deteriorated or pitted. This is a fire hazard. A qualified chimney service contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified fireplace contractor.



7: INTERIOR

Information

Ceilings: Ceiling Material

Paint, Wallpaper

Walls: Wall Material

Drywall, Paint, Wallpaper

Floors: Floor Coverings

Laminate, Tile, Carpet, Hardwood

Countertops & Cabinets:
Countertop Material

Granite

Countertops & Cabinets:
Cabinetry

Wood

Windows: Window Type

Sliders

Windows: Window Manufacturer

Unknown

Dryer Hook Ups: Dryer Power
Source

Gas

Dryer Hook Ups: Dryer Vent

Metal (Flex)

Recommendations

7.5.1 Doors



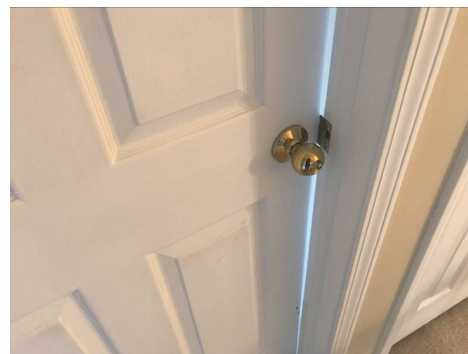
Recommendation

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.



7.8.1 Dryer Hook Ups



Safety Hazard

VINYL OR FOIL OR FLEXIBLE

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

Recommendation

Contact a qualified professional.



8: COOLING

Information

Cooling Equipment: Brand

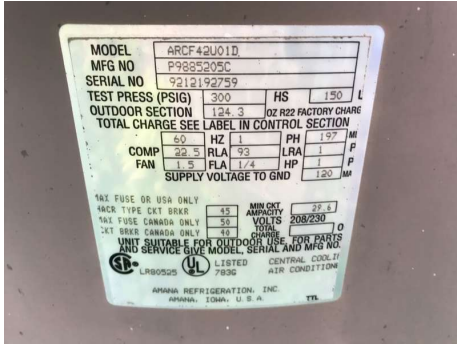
Amana

Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner

Cooling Equipment: Location

Left side



9: HEATING

Information

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

Vents, Flues & Chimneys:
Material(s)

PVC

Heat System Filter(s): Type(s)

Disposable

Equipment: Brand

Comfortmaker

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.


Heat System Filter(s): Filter Size

20x25

HVAC filter(s) should be checked regularly in the future and replaced or washed as necessary.

Humidifier: Brand

GENERALAire

The furnace had a humidifier attached. Humidifiers are designed to raise relative humidity levels in homes located in dry climates by adding moisture vapor to air heated by the furnace.



Recommendations

9.2.1 Distribution Systems

LOUVERD VENT LOOSE

Loose louverd vent in bathroom



Recommendation

Recommendation

Contact a qualified professional.



10: PLUMBING

Information

Filters

None

We do not inspect water filtration systems.

Water Source

Public

Main Water Shut-off Device:

Location

Basement



Fuel Storage & Distribution Systems: Main Gas Shut-off

Location

Gas Meter

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

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

50 Gallon



Hot Water Systems, Controls, Flues & Vents: Location

Basement

Water Supply, Distribution Systems & Fixtures: Distribution Material

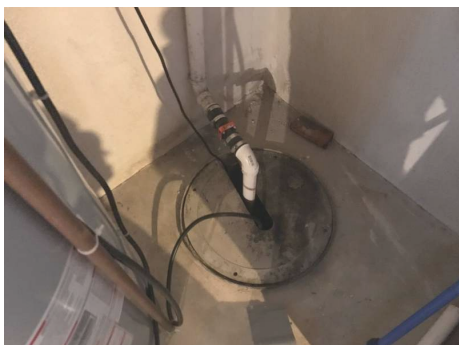
Copper, Hose

Drain, Waste, & Vent Systems: Material

PVC

Sump Pump: Location

Basement

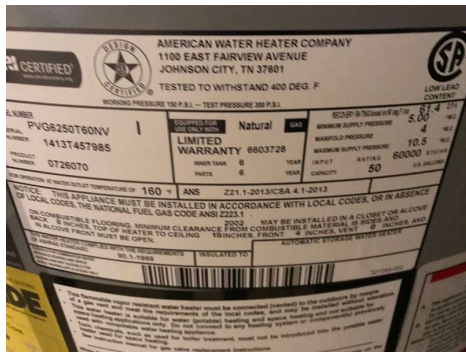


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Powerflex

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Recommendations

10.5.1 Drain, Waste, & Vent Systems

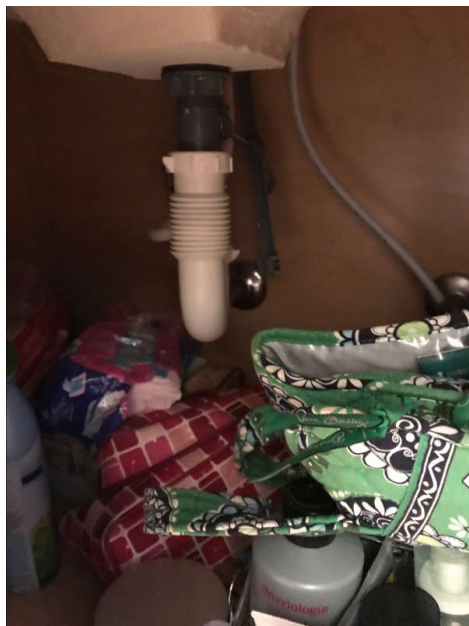
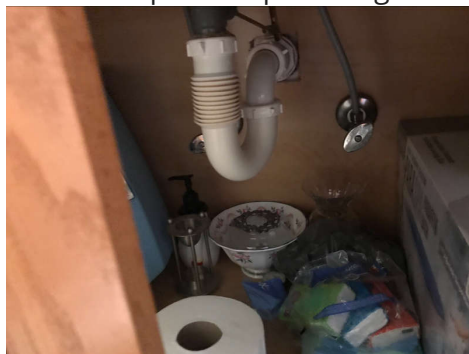


FLEX PIPE

One or more sink drains use flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Recommend having a qualified plumber replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation

Contact a qualified plumbing contractor.



11: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground, 120/240 Volts



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

Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

150 AMP

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

Siemens

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

Circuit Breaker

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

None

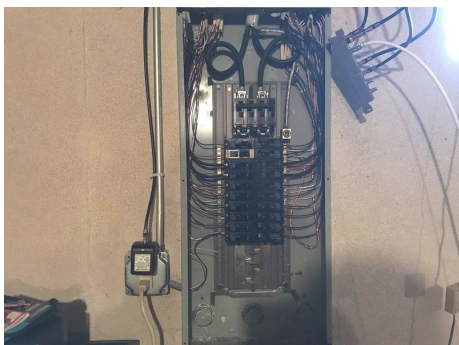


Branch Wiring : Branch Wire 15 and 20 AMP

Aluminum, Copper

Branch Wiring : Wiring Method

Romex



Recommendations

11.4.1 Lighting Fixtures, Switches & Receptacles

 Safety Hazard

BAD GROUND

One or more receptacles throughout the house have bad grounding. Recommend a licensed electrician evaluate and repair or replace as needed.

Recommendation

Contact a qualified electrical contractor.



11.6.1 Smoke Detectors

 Recommendation

OLD SMOKE DETECTORS

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 10 years old. Aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Recommendation

Contact a qualified handyman.



11.6.2 Smoke Detectors

 Recommendation

REPLACE BATTERIES

Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

Recommendation

Recommended DIY Project

11.6.3 Smoke Detectors

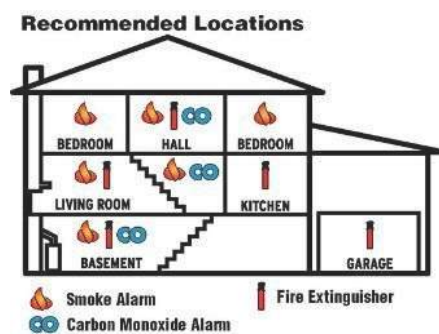
 Safety Hazard

TO FEW

An insufficient number of smoke alarms are installed. Additional smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom.

Recommendation

Contact a qualified handyman.



12: ATTIC, INSULATION & VENTILATION

Information

Roof Structure & Attic:

Sheathing

OSB Sheathing

Ventilation: Ventilation Type

Soffit Vents, Passive



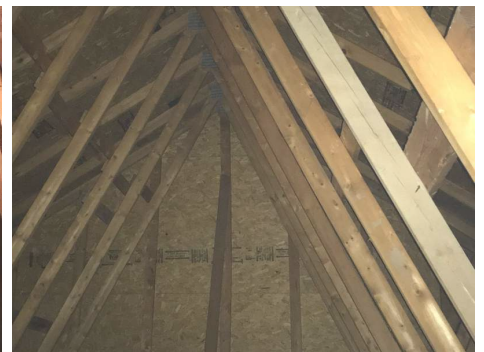
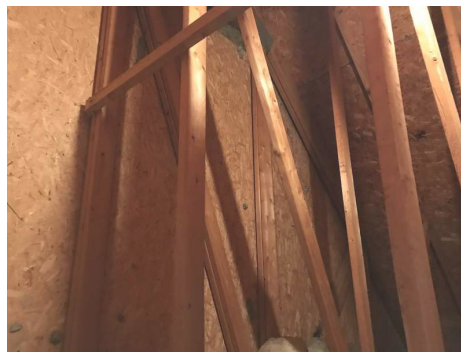
Roof Structure & Attic: Inspection Meathod

Inside The Attic



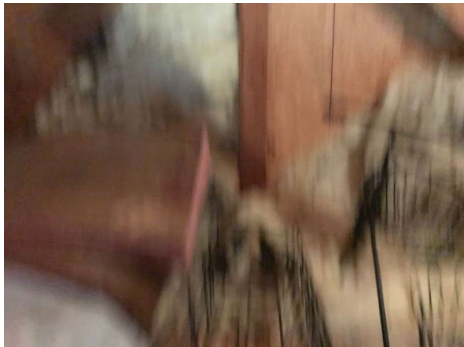
Roof Structure & Attic: Framing

Engineered Wood Trusses



Attic Insulation: Insulation Type

Batt, Loose-fill, Cellulose



Recommendations

12.1.1 Roof Structure & Attic

 Action Item

NESTING/PEST

Signs of nesting were found in the attic. Recommend a qualified critter control specialist removal and seal any gaps.

Recommendation

Contact a qualified pest control specialist.



12.2.1 Attic Insulation

 Recommendation

INSUFFICIENT INSULATION

The attic insulation's R rating is significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.

Recommendation

Contact a qualified insulation contractor.



13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basements & Crawlspace:

Type(s)

Basement

Basements & Crawlspace:

Inspection Meathod

Inside the basement

Wall(s): Type(s)

Poured concrete

Floor(s): Basement/Crawlspace

Floor

Concrete

Columns and Piers: Style

Steel Lolly Columns

Insulation: Type(s)

Batts



Ventilation: Type(s)

Window Vents

Recommendations

13.1.1 Basements & Crawlspace

PAST WATER INTRUSION



Evidence of prior water intrusion was found in one or more sections of the basement and/or crawlspace. For example, water stains and/or efflorescence on the foundation or floor, water stains at bases of support posts, etc. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the basement and/or crawlspace. The client(s) should review any disclosure statements available and ask the property owner(s) about past accumulation of water in the basement and/or crawlspace. The basement and/or crawlspace should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in the basement and/or crawlspace include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter the basement and/or crawlspace, but if water must be controlled after it enters the basement and/or crawlspace, then typical repairs include installing sump pump(s) or interior perimeter drains.

Recommendation

Recommend monitoring.

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.

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 con rm the operation of every control and feature of an inspected appliance.

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.

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.

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.

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.

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.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.