



HERO INSPECTIONS & ENVIRONMENTAL

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## HERO RESIDENTIAL INSPECTION

1234 Main St.  
Boulder Colorado 80305

Buyer Name  
12/13/2018 9:00AM



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# SUMMARY



OBSERVATIONS &  
PREVENTATIVE



MINOR - SAFETY |  
DEFICIENCIES



MAJOR - SAFETY |  
DEFICIENCIES

-  4.1.1 RADON - EPA RADON TEST RESULTS: Radon Test Results Average Over 4.0 pCi/L
-  7.3.1 EXTERIOR - BUILDING STRUCTURE: Foundation - Cracks - Minor
-  7.5.1 EXTERIOR - DRAINAGE/ PLUMBING/ GAS: Drainage - Downspouts Extensions Missing or Ineffective
-  7.5.2 EXTERIOR - DRAINAGE/ PLUMBING/ GAS: Faucet/ Hose Bib - Leaks
-  7.5.3 EXTERIOR - DRAINAGE/ PLUMBING/ GAS: Faucet / Hose Bib - No Anti-Siphon
-  7.6.1 EXTERIOR - DRIVEWAYS/ WALKWAYS: Driveway - Cracks Minor
-  7.8.1 EXTERIOR - ELEVATED AREAS AND STAIRS: Handrails - Missing
-  7.10.1 EXTERIOR - SIDING/ WALL COVERING: Caulking - General
-  7.10.2 EXTERIOR - SIDING/ WALL COVERING: Siding - Composition Siding - Minor - Maintain
-  7.10.3 EXTERIOR - SIDING/ WALL COVERING: Siding - Gaps at Penetrations
-  8.4.1 ROOF - GENERAL MAINTENANCE: Maintenance - Trees Overhanging
-  8.5.1 ROOF - GENERAL ROOFING: Damage - Deterioration - Minor
-  9.3.1 ATTIC - ATTIC: Insulation - Access Hatch - Missing at Cover and Weather Stripping
-  9.3.2 ATTIC - ATTIC: Insulation - Paper facing on batts exposed
-  9.4.1 ATTIC - ELECTRICAL: Light Fixture - Inoperable
-  10.4.1 ELECTRICAL - PANEL AND WIRING: Safety - Minor - Missing or Inadequate Legend
-  11.5.1 GARAGE - GARAGE HOUSE DOOR/ EXTERIOR DOORS/ WINDOWS: Garage/ House Door - Auto Close - Not Installed
-  11.6.1 GARAGE - WALLS/ FLOORS/ CEILINGS: Floors - Cracks - Minor
-  11.6.2 GARAGE - WALLS/ FLOORS/ CEILINGS: Floors - Cracks - Trip Hazard
-  11.7.1 GARAGE - ELEVATED AREAS AND STAIRS: Handrails - Missing
-  11.8.1 GARAGE - VEHICLE DOOR/ VEHICLE DOOR OPENER: Vehicle Door - Weatherstrip Missing
-  12.6.1 HVAC - DUCTS/ FILTERS: Filter - Maintain in Future
-  13.6.1 WATER HEATER - WATER TEMPERATURE: Water Temperature
-  15.1.1 BATHROOMS - BATHTUBS/ SHOWERS: Caulk - Missing At Fixtures
-  15.1.2 BATHROOMS - BATHTUBS/ SHOWERS: Caulk - Missing at Floor
-  15.1.3 BATHROOMS - BATHTUBS/ SHOWERS: Shower/Tub - Diverter Valve Defective - Minor

- 15.1.4 BATHROOMS - BATHTUBS/ SHOWERS: Shower/Tub - Tile or Grout Deteriorated
- 16.3.1 INTERIOR ROOMS - ELECTRICAL: Cover Plates - Missing
- 16.3.2 INTERIOR ROOMS - ELECTRICAL: Light Fixtures - No Bulb(s)
- 16.3.3 INTERIOR ROOMS - ELECTRICAL: Receptacles - Loose
- 16.3.4 INTERIOR ROOMS - ELECTRICAL: Wiring - Splices Exposed
- 16.5.1 INTERIOR ROOMS - DOORS/ WINDOWS: Doors - Interior - Doesn't Latch
- 16.5.2 INTERIOR ROOMS - DOORS/ WINDOWS: Doors - Sliding Glass Door with No Screen for Ventilation
- 19.7.1 BASEMENT/ CRAWL SPACE/ UTILITY AREAS - INSULATION: Insulation - A Paper Facing on Batts Exposed

# 1: INSPECTION DETAILS

## Information

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**GENERAL INFORMATION: 1. TYPE OF BUILDING**

Single Family

**GENERAL INFORMATION: 2. YEAR BUILT**

1979

**GENERAL INFORMATION: 3. FRONT OF STRUCTURE FACES**

East

**GENERAL INFORMATION: 4. MAIN ENTRYWAY FACES**

East

**GENERAL INFORMATION: 5. OCCUPANCY STATUS AT TIME OF INSPECTION**

Occupied, Furniture Present

**GENERAL INFORMATION: 6. IN ATTENDANCE**

Client's Agent, Client

**GENERAL INFORMATION: 7. ACTUAL START TIME**

1:00

**GENERAL INFORMATION: 8. WEATHER CONDITIONS**

Partly cloudy

**GENERAL INFORMATION: 9. CLIMATIC CONDITIONS**

Cool

**GENERAL INFORMATION: 10. GROUND CONDITION**

Dry

**LIMITATIONS = SYSTEMS VERIFICATION**

As you read this report, we have included a SYSTEMS VERIFICATION with pertinent sections. This is a video or a picture that shows items of interest, like the roof, attic, crawl space, systems operating, etc

In order to keep the report clean, weve added these items under the tab labeled LIMITATIONS. These VERIFICATIONS are not LIMITATIONS, but we are unable to change this heading label.

The goal of the SYSTEMS VERIFICATIONS section are intended to give the client/homebuyer more insight into the items inspected during the HERO inspection of their new home. The photos and videos in these sections are intended to supplement and are not exhaustive, nor do they represent the full extent of the inspection.

## 2: ELEVATION PHOTOS

### Information

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#### ELEVATION PHOTOS: photos



## 3: BUILDFAX

### Information

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#### **BUILDFAX: 1. What is BuildFax?**

BuildFax is a 3rd party information source for your home. Buildfax is a company that collects and organizes construction records on over 70 million properties across the United States. They collect data on new construction, major system repairs, additions, renovations, roofs, pools, demolitions, contractors and more. Think - Carfax, but for your house. While this information is considered accurate, it is possible that it may not be complete from time to time. Consider this one of the potential resources to learn as much as possible about your future home.

#### **BUILDFAX: 2. Major Systems Report**

[Major Systems Report](#)

#### **BUILDFAX: 3. Structure Profile**

[Structure Profile Report](#)



## 4: RADON

### Information

#### EPA RADON TEST RESULTS: Radon Testing Information

Radon gas is a colorless and odorless gas released into the ground as a result of uranium decay. This invisible gas can be hazardous to your health in an enclosed structure. The radon inspection report is attached. The radon testing requires air sampling by an electronic radon monitor over a period of 48 hours.

The US Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the homes radon results are 4.0 pCi/L or greater. The higher a homes radon level, the greater the health risk to you and your family. Smokers and former smokers are at higher risk. There are very straightforward methods for lowering the radon levels that can be performed for reasonable cost. Even homes with very high levels can be equipped to reduce those levels to below the EPA actionable level of 4.0 pCi/L.

Detailed information about radon and the health effects of radon and the proper steps to take to make your home safe can be found at the website of the EPA The address is:  
<http://www.epa.gov/radon/pubs/hmbyguid.html#6.c>.

The EPA recommends testing your home every two years even with a mitigation system installed.

### Observations

#### 4.1.1 EPA RADON TEST RESULTS

#### RADON TEST RESULTS AVERAGE OVER 4.0 PCL/L

Results: pCi/L average 9.7  
 Date & Time Start: 12/8/2018  
 Date & Time Finish: 12/10/2018 2:00 pm  
 Hourly Readings: 48

RadStar RS300  
 Radon Detector/Monitor  
 Version 1.7  
 Serial#: 04257  
 Calib.#: 31000 Bkgnd03  
 TestID#: 30203

#### Interval Report

Hour	T	B	AC	pCi/L	Temp	Hum	Alpha
001	001.7	-	-	0032			
002	004.3	-	-	0082			
003	004.6	-	-	0087			
004	005.9	-	-	0112			
005	006.5	-	-	0123			
006	006.4	-	-	0122			
007	009.2	-	-	0173			
008	010.0	-	-	0188			
009	010.8	-	-	0203			
010	009.8	-	-	0186			
011	009.4	-	-	0178			
012	011.2	-	-	0212			
013	012.4	-	-	0234			
014	010.2	-	-	0192			
015	009.2	-	-	0175			

 Major - Safety | Deficiencies

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016	009.4	-	-	0178
017	008.7	-	-	0165
018	009.8	-	-	0185
019	009.7	-	-	0183
020	008.9	-	-	0168
021	007.8	-	-	0148
022	009.3	-	-	0176
023	009.9	-	-	0187
024	009.8	-	-	0186
025	009.7	-	-	0183
026	009.5	-	-	0179
027	011.2	-	-	0211
028	010.0	-	-	0189
029	011.6	-	-	0218
030	009.9	-	-	0188
031	008.7	-	-	0164
032	009.7	-	-	0183
033	008.2	-	-	0156
034	010.5	-	-	0199
035	010.8	-	-	0203
036	012.3	-	-	0231
037	014.4	-	-	0270
038	012.1	-	-	0228
039	012.2	-	-	0229
040	009.5	-	-	0179
041	009.8	-	-	0185
042	009.7	-	-	0183
043	009.1	-	-	0172
044	008.0	-	-	0152
045	007.2	-	-	0137
046	007.9	-	-	0150
047	008.0	-	-	0151
048	011.2	-	-	0211

Avg: 009.7

Max: 014.4

Min: 006.4

#### Recommendation

Contact a qualified environmental contractor

# 5: SEWER SCOPE

## Information

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**SEWER SCOPE:** Please copy and paste these links into your browser to view your sewer scope report and video:

**SEWER SCOPE: Sewer Scope Report - No Issues**  
[Report](#)

**SEWER SCOPE: Sewer Scope Video- No Issues**  
[Video](#)

## 6: THERMAL IMAGING

### Information

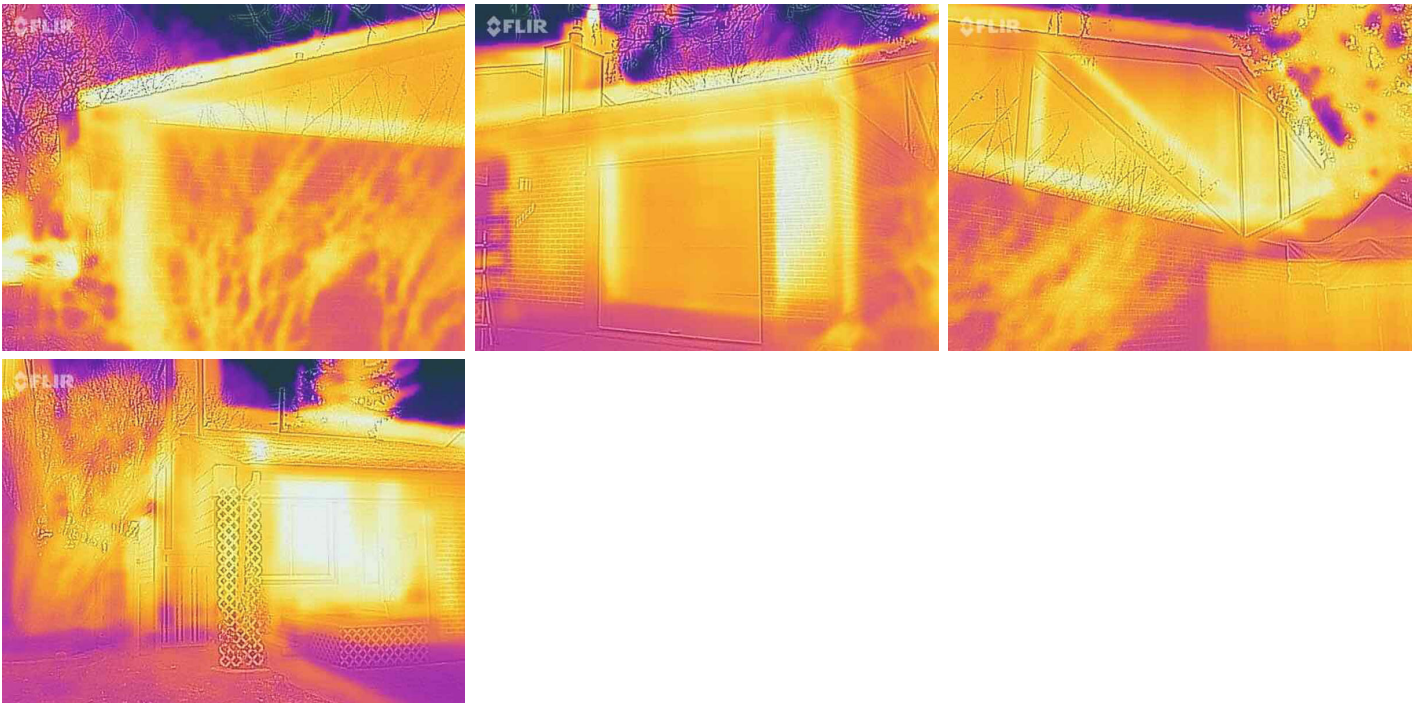
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#### **THERMAL: 1. What is Thermal Imaging?**

All objects emit infrared energy (heat) as a function of their temperature. The infrared energy emitted by an object is known as its *heat signature*. In general, the hotter an object is, the more radiation it emits. A thermal imager (also known as a thermal camera) is essentially a heat sensor that is capable of detecting tiny differences in temperature. The device collects the infrared radiation from objects in the scene and creates an electronic image based on information about the temperature differences. Because objects are rarely precisely the same temperature as other objects around them, a thermal camera can detect them and they will appear as distinct in a thermal image.

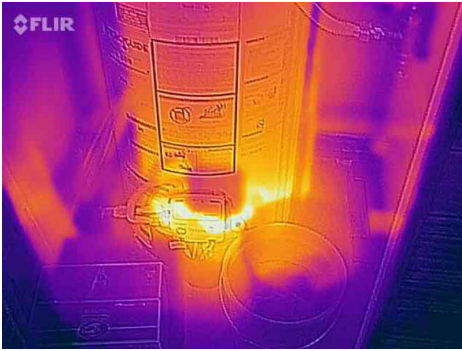
#### **THERMAL: 2. Exterior Images**

The following thermal images were collected during the thermal image inspection of the outdoors. No anomalies were identified in these images.

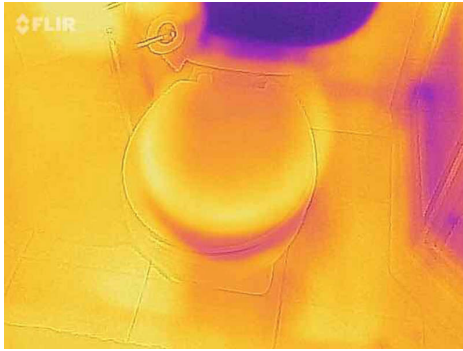


### THERMAL: 3. Interior Images

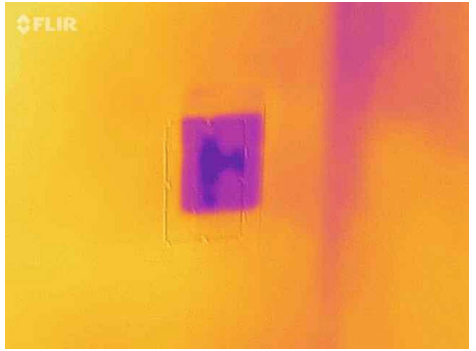
The following thermal images were collected during the thermal image inspection of the indoors. No anomalies were identified in these images.



Water heater



Toilet



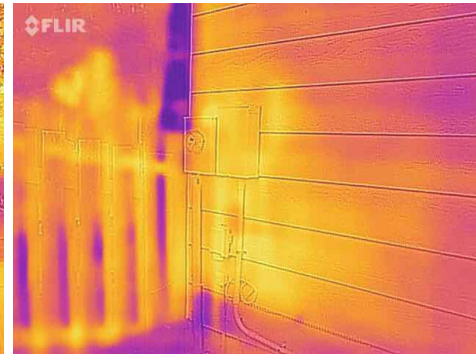
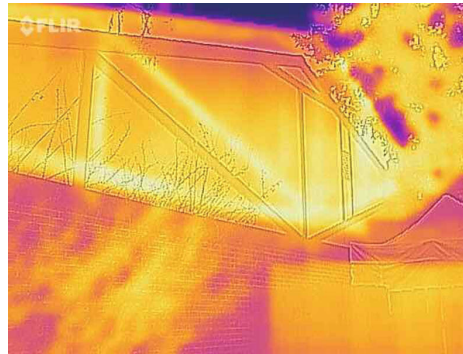
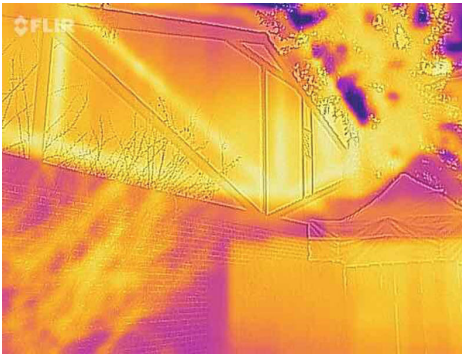
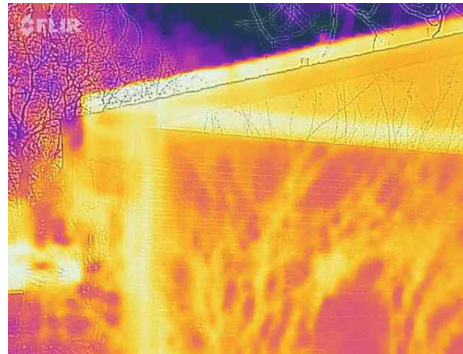
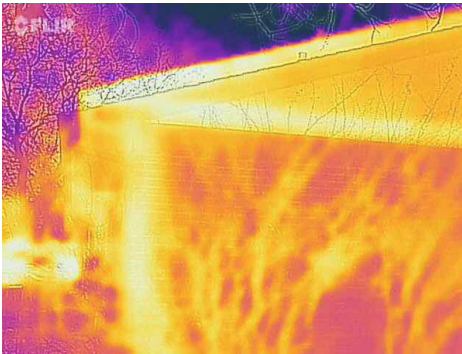
Water main line

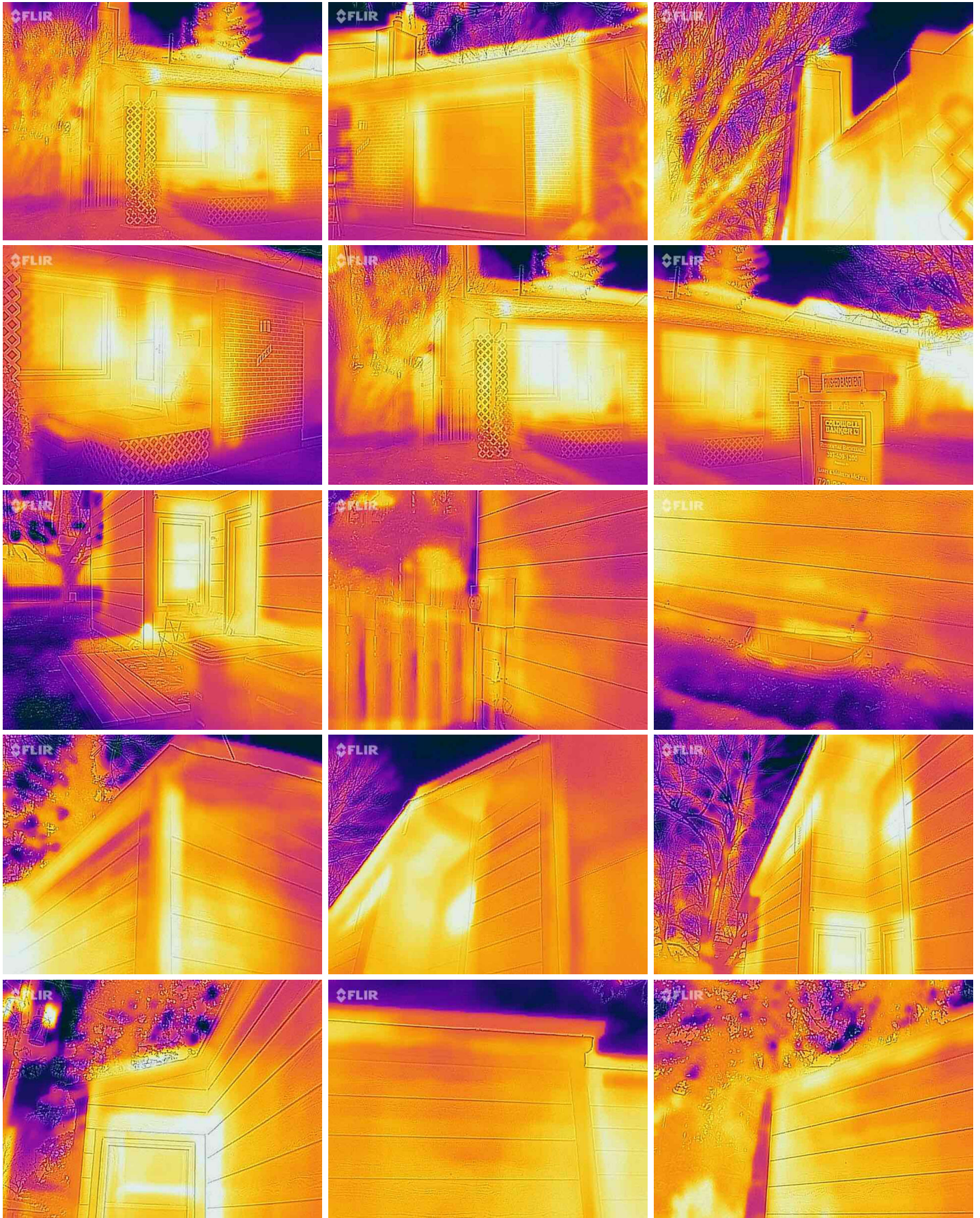


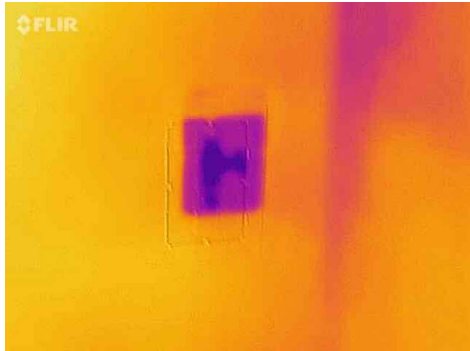
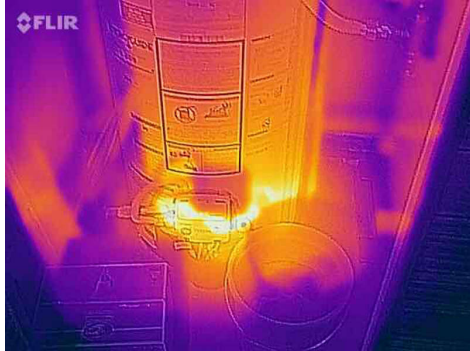
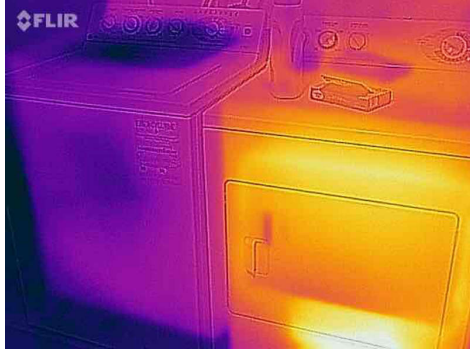
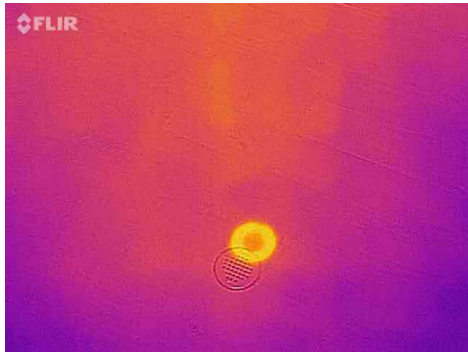
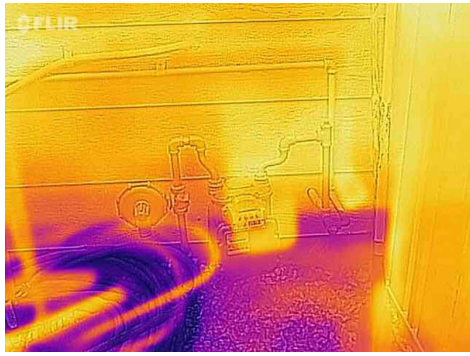
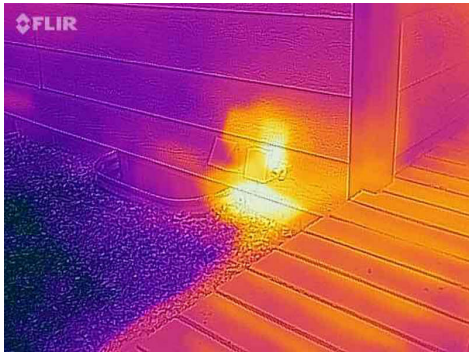
Refrigerator

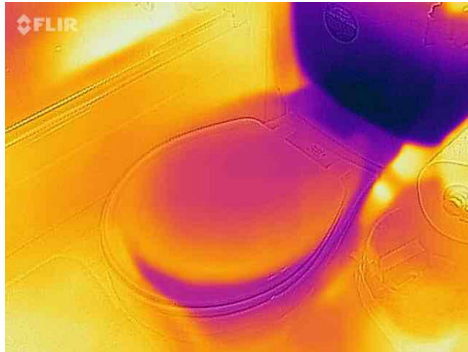
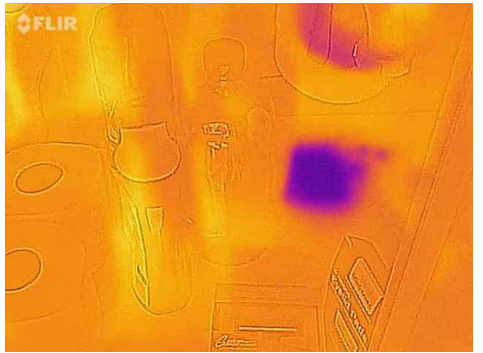
### Limitations

#### THERMAL SYSTEM VERIFICATION

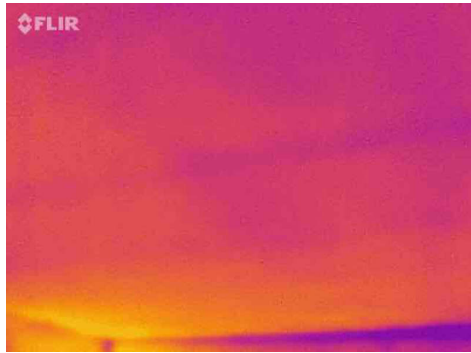












# 7: EXTERIOR

## Information

### GENERAL INFORMATION: 1. FOUNDATION MATERIAL

Concrete Block

### GENERAL INFORMATION: 2. FOUNDATION

Basement (Finished), Crawl Space

### GENERAL INFORMATION: 3. APPARENT WALL STRUCTURE

Wood Frame

### GENERAL INFORMATION: 4. WALL COVERING

Brick Veneer, Composition/ Engineered Wood Panels/ Boards

### GENERAL INFORMATION: 5. DRIVEWAY MATERIAL

Concrete (Poured in Place)

### GENERAL INFORMATION: 6. WALKWAYS

Concrete (Poured in Place)

### GENERAL INFORMATION: 7. FRONT ENTRYWAY TYPE

Solid Core Wood

## Observations

### 7.3.1 BUILDING STRUCTURE

#### FOUNDATION - CRACKS - MINOR

Minor - Safety | Deficiencies

There were minor cracks and/or cosmetic blemishes found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply.
- Resilient caulks (easy to apply).
- Epoxy sealants (both a waterproof and structural repair).

#### Recommendation

Contact a handyman or DIY project

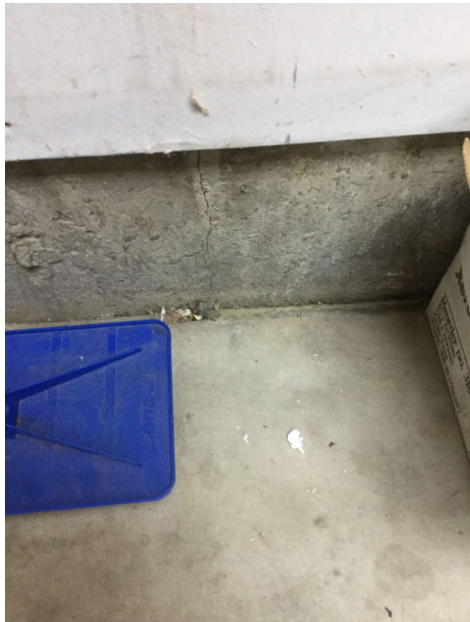


North Elevation



North Elevation





Garage

Garage

7.5.1 DRAINAGE/ PLUMBING/ GAS

 Observations & Preventative

**DRAINAGE - DOWNSPOUTS EXTENSIONS MISSING OR INEFFECTIVE**

The downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing or repositioning splash blocks, or installing and/or repairing tie-ins to underground drain lines, so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.

Recommendation

Contact a handyman or DIY project



West Elevation

7.5.2 DRAINAGE/ PLUMBING/ GAS

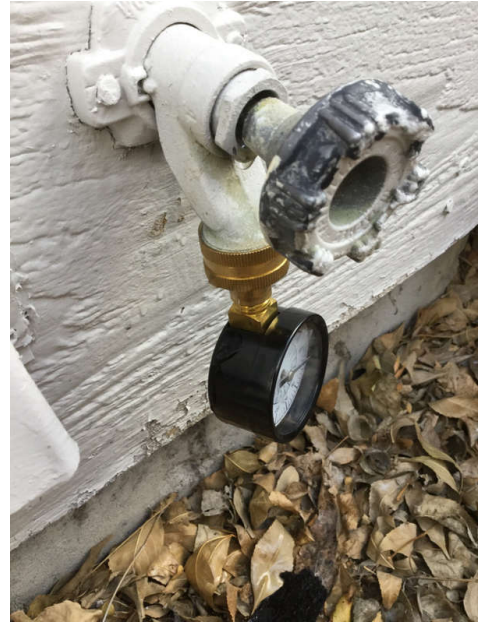
 Minor - Safety | Deficiencies

**FAUCET/ HOSE BIB - LEAKS**

The outside faucets leak. For example, from the valve stem when turned on or from the spigot when turned off. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



South Elevation

## 7.5.3 DRAINAGE/ PLUMBING/ GAS

**FAUCET / HOSE BIB - NO ANTI-SIPHON**

Minor - Safety | Deficiencies

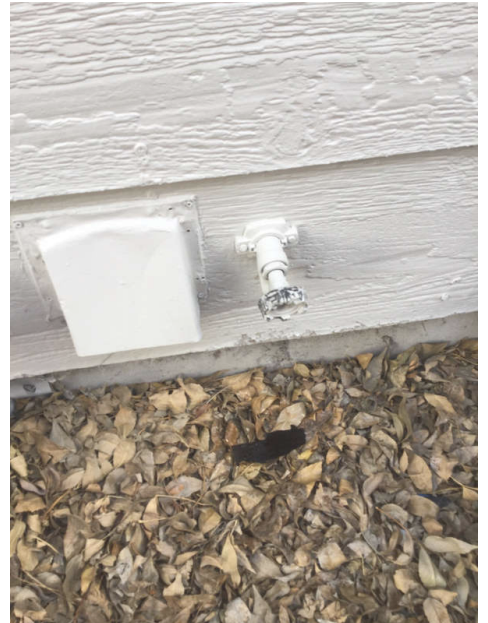
Outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:

<http://edis.ifas.ufl.edu/AE113>

## Recommendation

Contact a qualified plumbing contractor.



South Elevation

## 7.6.1 DRIVEWAYS/ WALKWAYS

**DRIVEWAY - CRACKS MINOR**

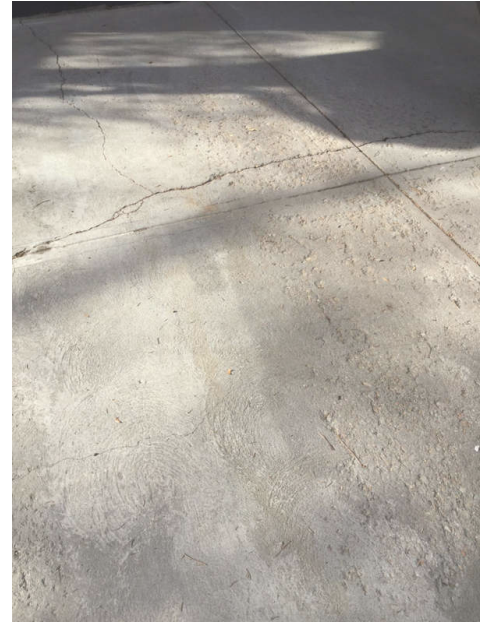
Observations &amp; Preventative

There were minor cracks and/or cosmetic blemishes found in the driveway. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply.
- Resilient caulks (easy to apply).
- Epoxy sealants (both a waterproof and structural repair).

Recommendation

Contact a qualified driveway contractor.



East Elevation

#### 7.8.1 ELEVATED AREAS AND STAIRS

Minor - Safety | Deficiencies

### HANDRAILS - MISSING

Flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Recommendation

Contact a handyman or DIY project



East Elevation

#### 7.10.1 SIDING/ WALL COVERING

Minor - Safety | Deficiencies

### CAULKING - GENERAL

Caulking/sealant is missing and/or deteriorated around the entire exterior where similar and dissimilar materials meet. This is a general maintenance situation which typically requires regular attention. A qualified contractor should evaluate and make repairs as necessary.

Recommendation

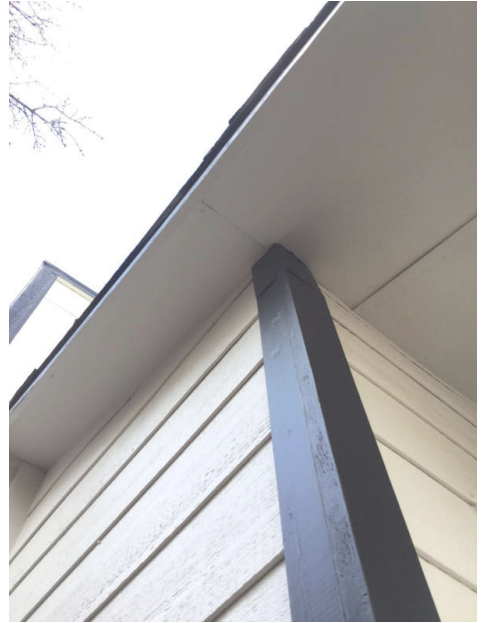
Contact a handyman or DIY project



North Elevation



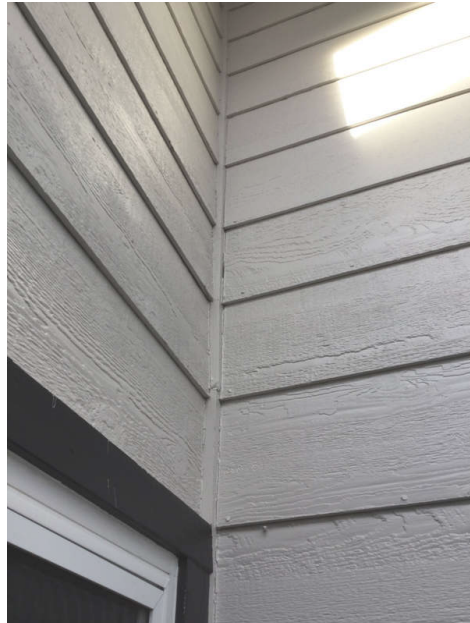
North Elevation



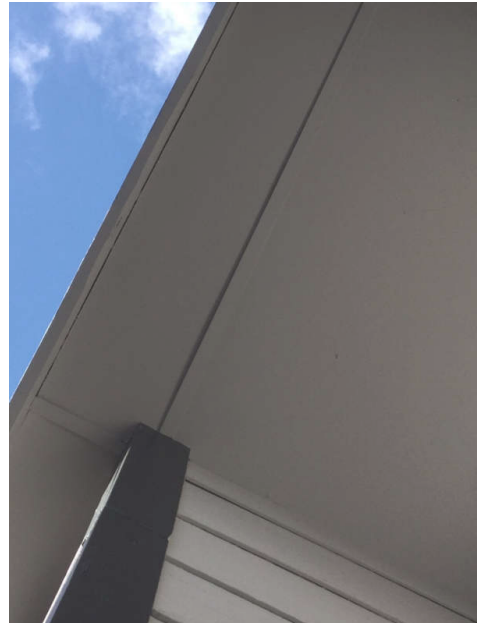
East Elevation



South Elevation



South Elevation



South Elevation



West Elevation



Roof

## 7.10.2 SIDING/ WALL COVERING

**SIDING - COMPOSITION SIDING - MINOR - MAINTAIN** Minor - Safety | Deficiencies

This property is clad with composition wood fiber siding. Many brands of this type of siding by different manufacturers are known to deteriorate and/or fail prematurely due to moisture penetration. Failure is typically visible in the form of swelling, cracking and delamination, especially at the bottom edges. Class action lawsuits have been filed or are being filed against most manufacturers of this material.

Some areas of siding on this structure show the symptoms described above, but it appears that the siding hasn't deteriorated to the point of needing replacement. Some manufacturers (Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with "Permanizer Plus", a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The "Permanizer Plus" sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

At a minimum, recommend having a qualified contractor seal and repaint as described above, or by other methods specified by the siding's manufacturer. The client(s) may wish to have a qualified contractor evaluate further to determine if some or all of the siding should be replaced.

For more information, visit:

<http://www.google.com/search?hl=en&q=permanizer+plus>  
[http://www.siding4u.com/failing\\_siding\\_help.htm](http://www.siding4u.com/failing_siding_help.htm)

## Recommendation

Contact a handyman or DIY project



West Elevation



Roof

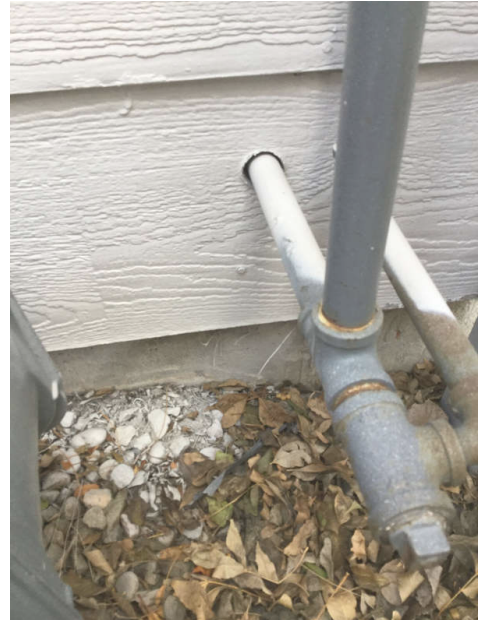
## 7.10.3 SIDING/ WALL COVERING

**SIDING - GAPS AT PENETRATIONS** Minor - Safety | Deficiencies

Gaps exist at openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.

Recommendation

Contact a handyman or DIY project



South Elevation



# 8: ROOF

## Information

**GENERAL INFORMATION: 1.  
INSPECTION METHOD**

Traversed

**GENERAL INFORMATION: 2.  
ROOF STYLE/ TYPE**

Gable

**GENERAL INFORMATION: 3.  
ROOF COVERING**

Composition Shingles

**GENERAL INFORMATION: 4.  
ESTIMATED YEAR OF  
INSTALLATION**

2007

**GENERAL INFORMATION: 5.  
GUTTER AND DOWNSPOUT  
MATERIAL**

Aluminum

**GENERAL INFORMATION: 6.  
ROOF VENTILATION**

Adequate

**GENERAL INFORMATION: 7. WE ARE NOT ROOFING CONTRACTORS**

We are not licensed roofing contractors. Feel free to hire one prior to closing. We do our best to inspection the roof system within the time allotted. We inspect the roof covering, drainage system, the flashings, the skylights, and other installed accessories. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible. This is not an exhaustive inspection of every installation detail of the roofing system according to manufacturers specification and local building codes.

## Limitations

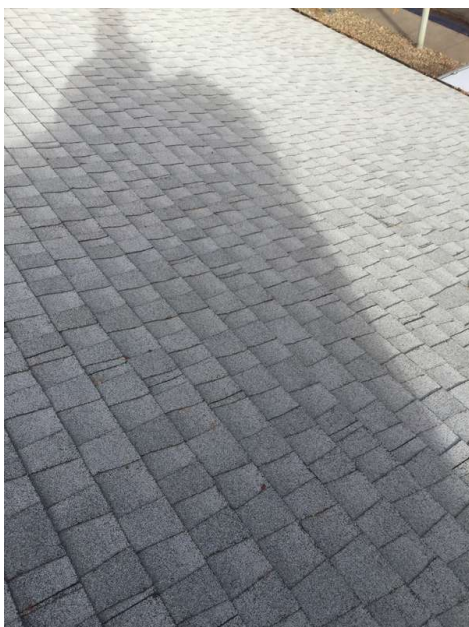
SYSTEM VERIFICATION

**CHIMNEY**



SYSTEM VERIFICATION

**ROOF**



## Observations

### 8.4.1 GENERAL MAINTENANCE

#### MAINTENANCE - TREES OVERHANGING

 Observations & Preventative

Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.

Recommendation

Contact a qualified tree service company.



8.5.1 GENERAL ROOFING

**DAMAGE - DETERIORATION - MINOR**

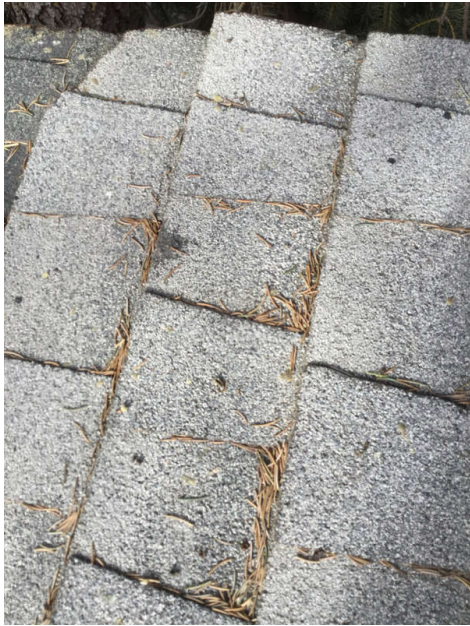
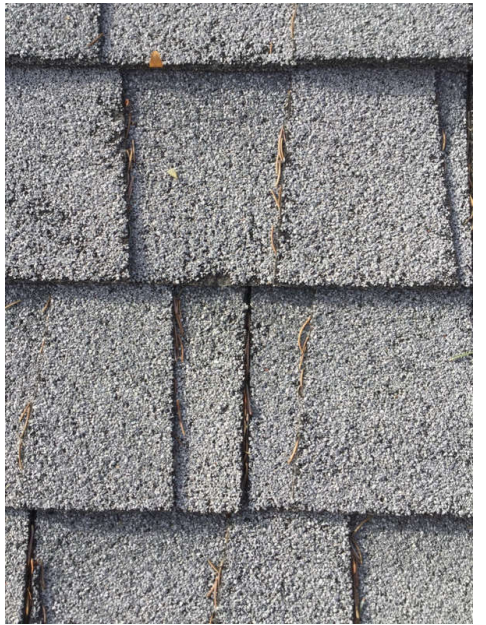
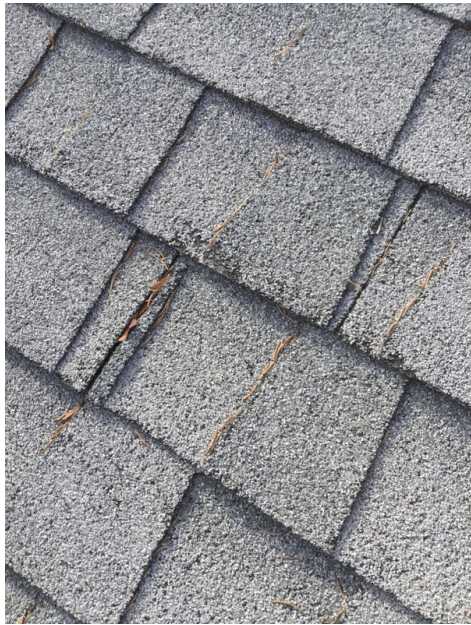
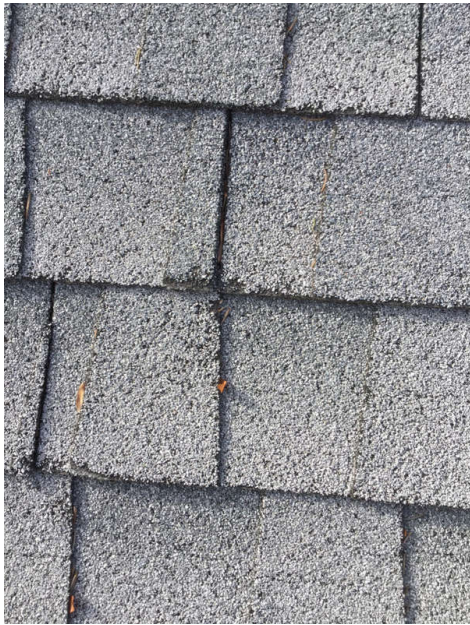
 Minor - Safety | Deficiencies

The roof has minor damage or deterioration. It is recommended to monitor the roofing system, however, the buyer may consider having it evaluated by a licensed roofer.

Recommendation

Recommend monitoring.





# 9: ATTIC

## Information

**GENERAL INFORMATION: 1.  
ATTIC HATCH LOCATION**

Hallway

**GENERAL INFORMATION: 2.  
INSPECTION METHOD**

Viewed from Hatch

**GENERAL INFORMATION: 3.  
ROOF STRUCTURE TYPE**

Trusses

**GENERAL INFORMATION: 4.  
CEILING STRUCTURE**

Trusses

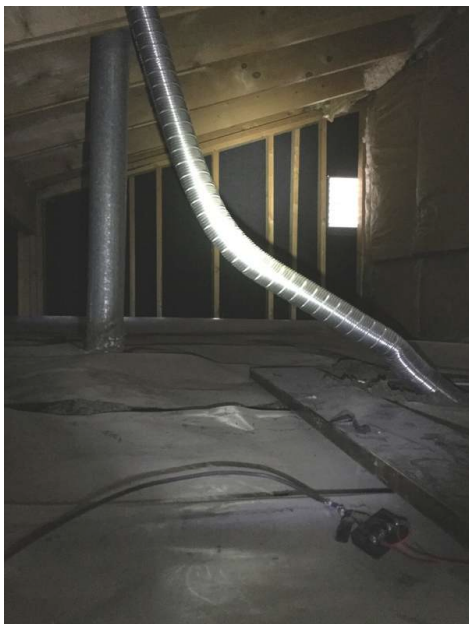
**GENERAL INFORMATION: 5.  
INSULATION MATERIAL**

Fiberglass Loose Fill

## Limitations

### SYSTEM VERIFICATION

### ATTIC



## Observations

### 9.3.1 ATTIC

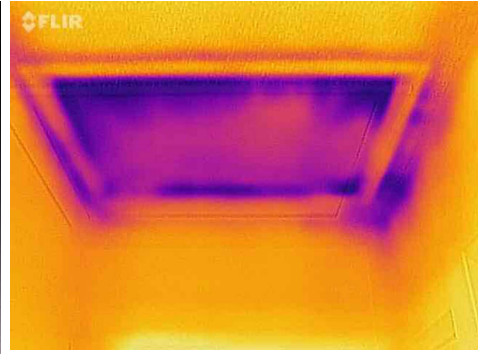
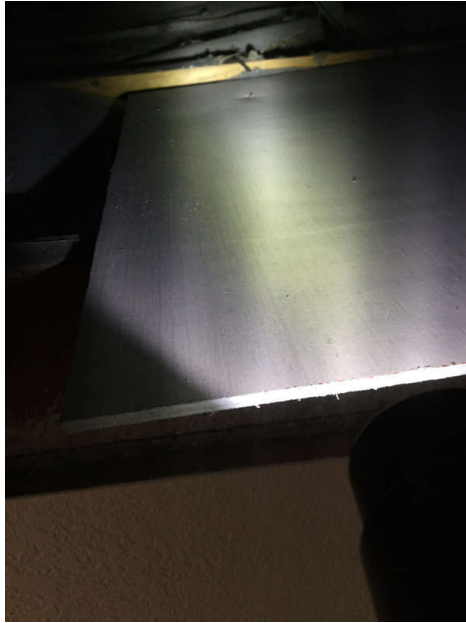
#### **INSULATION - ACCESS HATCH - MISSING AT COVER AND WEATHER STRIPPING**

 Observations & Preventative

No insulation is installed over the access hatch and there is no weatherstrip installed around the access hatch. Recommend installing insulation above hatch for better energy efficiency along with weatherstrip installed around the hatch to prevent conditioned interior air from entering.

#### Recommendation

Contact a handyman or DIY project



### 9.3.2 ATTIC

#### INSULATION - PAPER FACING ON BATTS EXPOSED

Minor - Safety | Deficiencies

Paper facing on batt insulation is oriented towards open spaces, rather than against interior space surfaces. This occurs when newer, fiberglass batt insulation with paper facing on one side is installed backwards or upside down, or when older batt insulation wrapped on both sides with paper is installed. The paper facing is flammable. Newer insulation usually has a warning label indicating this on the facing.

For newer batt insulation with paper facing on one side only, the paper facing should be oriented towards interior spaces rather than exposed, open spaces. The existing insulation should be reinstalled or replaced.

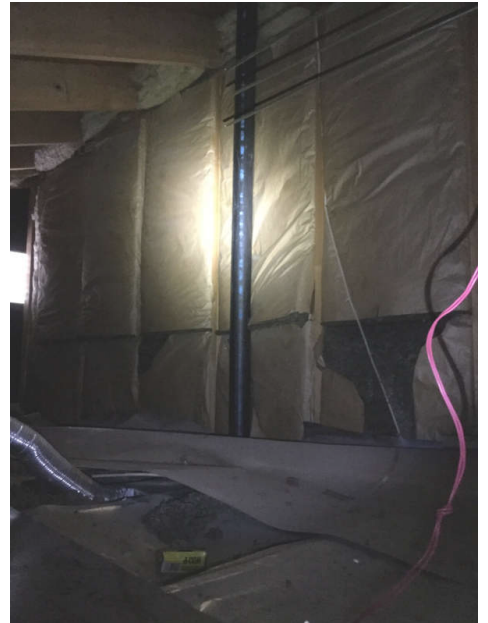
For older batt insulation with paper facing on both sides, recommend that repairs be made as necessary to eliminate the exposed paper facing.

A qualified contractor should evaluate and make repairs as necessary, and as per standard building practices and the insulation manufacturer's recommendations to eliminate the fire hazard.

Also, the paper facing also acts as a vapor barrier, and if located away from the interior surfaces, can trap moisture from condensation in the cavity between the paper facing and the interior spaces. This is a conducive condition for wood destroying insects. The inspector was unable to evaluate the structure obscured by the insulation. When repairs are made, the exposed structure should be evaluated for damage by wood destroying insects and/or organisms, and repairs should be made if necessary.

#### Recommendation

Contact a qualified insulation contractor.



## 9.4.1 ELECTRICAL

 Minor - Safety | Deficiencies**LIGHT FIXTURE -  
INOPERABLE**

The light fixtures appear to be fully or partially inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture by a qualified electrician may be necessary.

## Recommendation

Contact a handyman or DIY project



# 10: ELECTRICAL

## Information

---

**GENERAL INFORMATION: 1.  
LOCATION OF SERVICE PANEL**

West, Elevation

**GENERAL INFORMATION: 4.  
SERVICE PANEL AMPERAGE  
(AMPS)**

60

**GENERAL INFORMATION: 8.  
GROUNDING TYPE**

Grounding Electrode In Soil

**GENERAL INFORMATION: 12.  
SERVICE ENTRANCE CONDUCTOR  
MATERIAL (SUB-PANEL)**

Not Present

**GENERAL INFORMATION: 2.  
SERVICE TYPE**

Underground

**GENERAL INFORMATION: 5.  
MAIN DISCONNECT RATING  
(AMPS)**

60

**GENERAL INFORMATION: 9.  
SERVICE ENTRANCE CONDUCTOR  
MATERIAL (MAIN PANEL)**

Aluminum Multi Strand (No  
Problem)

**GENERAL INFORMATION: 13.  
BRANCH CIRCUIT WIRING TYPE  
(SUB-PANEL)**

Not Present

**GENERAL INFORMATION: 3.  
VOLTAGE**

120/240

**GENERAL INFORMATION: 6.  
PROTECTION**

Circuit Breakers

**GENERAL INFORMATION: 7.  
LOCATION OF MAIN  
DISCONNECT IN SERVICE PANEL**

Top of Service Panel

**GENERAL INFORMATION: 10.  
BRANCH CIRCUIT WIRING TYPE  
(MAIN PANEL)**

Copper, Aluminum Multi-Strand

**GENERAL INFORMATION: 11.  
LOCATION OF SUB-PANEL**

Not Present

## Limitations

---

SYSTEM VERIFICATION  
**ELECTRICAL PANEL**





SYSTEM VERIFICATION  
**MAIN SHUT OFF AMPERAGE**



**Observations**

10.4.1 PANEL AND WIRING

**SAFETY - MINOR - MISSING OR INADEQUATE LEGEND**

 Minor - Safety | Deficiencies

The legend for overcurrent protection devices (breakers or fuses) in the main service panel is missing, unreadable or incomplete. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.



# 11: GARAGE

## Information

### GENERAL INFORMATION: 1.

#### GARAGE DOOR POWER

Manual

## Limitations

### SYSTEM VERIFICATION

#### GARAGE



### SYSTEM VERIFICATION

#### GARAGE DOOR



## Observations

11.5.1 GARAGE HOUSE DOOR/  
EXTERIOR DOORS/ WINDOWS

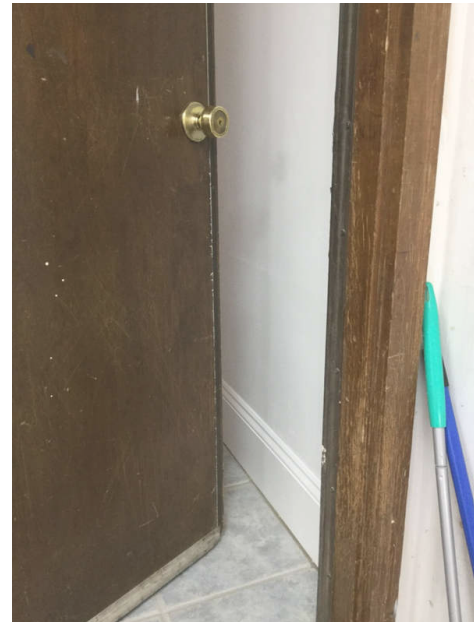
 Minor - Safety | Deficiencies

### GARAGE/ HOUSE DOOR - AUTO CLOSE - NOT INSTALLED

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, and as per standard building practices, so this door closes and latches automatically.

Recommendation

Contact a handyman or DIY project



11.6.1 WALLS/ FLOORS/ CEILINGS

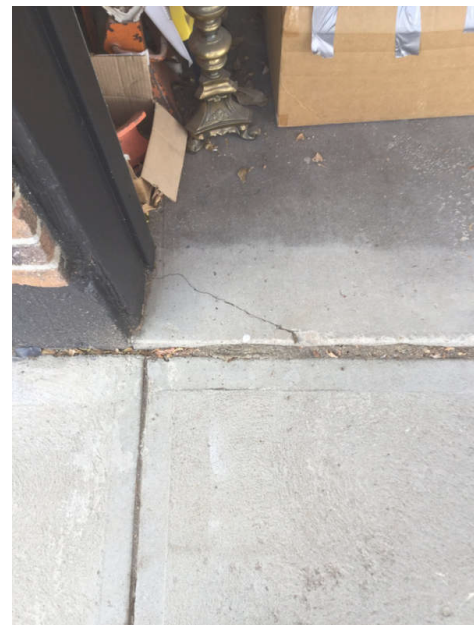
 Observations & Preventative

**FLOORS - CRACKS - MINOR**

There were minor cracks and/or cosmetic blemishes found in the garage floor. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:  
Hydraulic cement. Requires chiseling a channel in the crack to apply.  
Resilient caulks (easy to apply).  
Epoxy sealants (both a waterproof and structural repair).

Recommendation

Recommend monitoring.



11.6.2 WALLS/ FLOORS/ CEILINGS

 Minor - Safety | Deficiencies

**FLOORS - CRACKS - TRIP HAZARD**

Trip hazards were found in the garage floor due to cracks, settlement and/or heaving. Recommend having a qualified contractor evaluate and repair or replace sections as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.



11.7.1 ELEVATED AREAS AND STAIRS

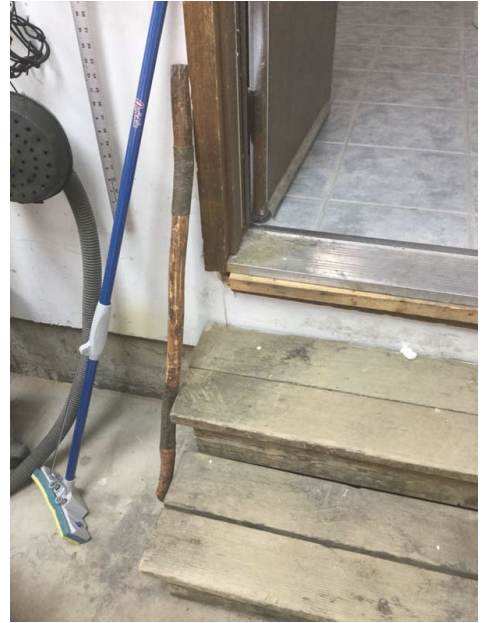
 Minor - Safety | Deficiencies

**HANDRAILS - MISSING**

Flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Recommendation

Contact a handyman or DIY project



11.8.1 VEHICLE DOOR/ VEHICLE  
DOOR OPENER

Minor - Safety | Deficiencies

### VEHICLE DOOR - WEATHERSTRIP MISSING

Weatherstrip at the sides and/or bottom of the vehicle door is missing. It should be installed where missing to prevent water and vermin intrusion.

Recommendation

Contact a handyman or DIY project



# 12: HVAC

## Information

**GENERAL INFORMATION: 1.  
PRIMARY A/C ENERGY SOURCE**

Not Present

**GENERAL INFORMATION: 2.  
PRIMARY A/C TYPE**

No A/C System Present

**GENERAL INFORMATION: 5.  
PRIMARY HEATING SYSTEM  
ENERGY SOURCE**

Natural Gas

**GENERAL INFORMATION: 6.  
PRIMARY HEATING SYSTEM TYPE**

Forced air

**GENERAL INFORMATION: 7.  
FURNACE/ BOILER  
MANUFACTURER**

Rheem

**GENERAL INFORMATION: 8.  
FURNACE OR BOILER DATE OF  
MANUFACTURE**

2018

**GENERAL INFORMATION: 9. AIR  
DISTRIBUTION SYSTEM  
MATERIAL**

Sheet Metal Ducts

**GENERAL INFORMATION: 10.  
LOCATION OF AIR FILTER**

In Duct Below the Unit

**GENERAL INFORMATION: 11.  
THERMOSTAT LOCATION**

Main Hallway

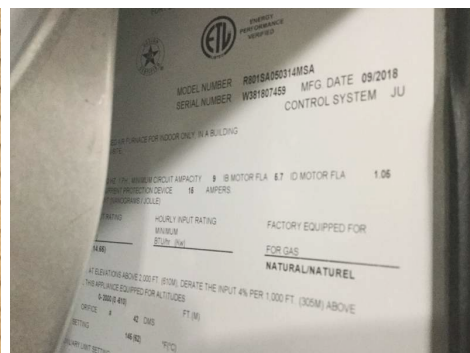
**GENERAL INFORMATION: 12. WE ARE NOT LICENSED HVAC CONTRACTORS**

We are not licensed HVAC or Steam & Boiler contractors. We recommend you hire one to further evaluate the internal components and building codes for the most recent installation, especially if there are concerns or if the system is older. We do our best to inspection the heating & cooling system within the time allotted. We are not required to inspect internal components which are not readily accessible. This is not an exhaustive inspection of every installation detail of the heating & cooling system according to manufacturers specification and local building codes.

## Limitations

### SYSTEM VERIFICATION

### FURNACE/ BOILER MANUFACTURE MODEL/ SERIAL NUMBER



SYSTEM VERIFICATION

HVAC



Observations

12.6.1 DUCTS/ FILTERS

**FILTER - MAINTAIN IN FUTURE**

Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.

Recommendation

Recommended DIY Project

 Observations & Preventative



# 13: WATER HEATER

## Information

### GENERAL INFORMATION: 1. TYPE OF WATER HEATER

Tank

### GENERAL INFORMATION: 2. ENERGY SOURCE

Natural Gas

### GENERAL INFORMATION: 3. TANK CAPACITY (GALLONS)

40

### GENERAL INFORMATION: 4. WATER HEATER MANUFACTURER

Whirlpool

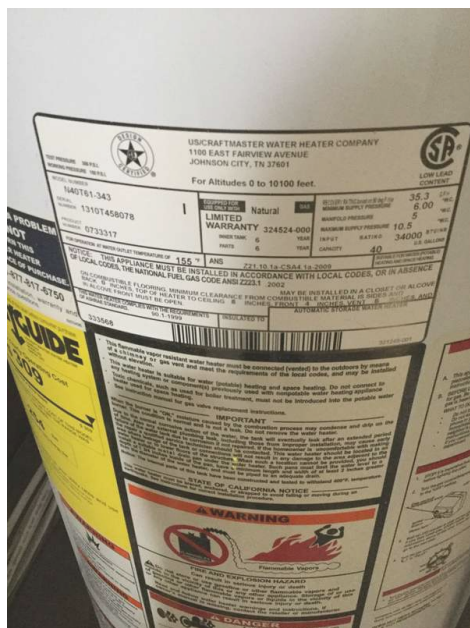
### GENERAL INFORMATION: 5. WATER HEATER DATE OF MANUFACTURE

2013

## Limitations

### SYSTEM VERIFICATION

### WATER HEATER MANUFACTURE MODEL/ SERIAL NUMBER



### SYSTEM VERIFICATION

### WATER HEATER

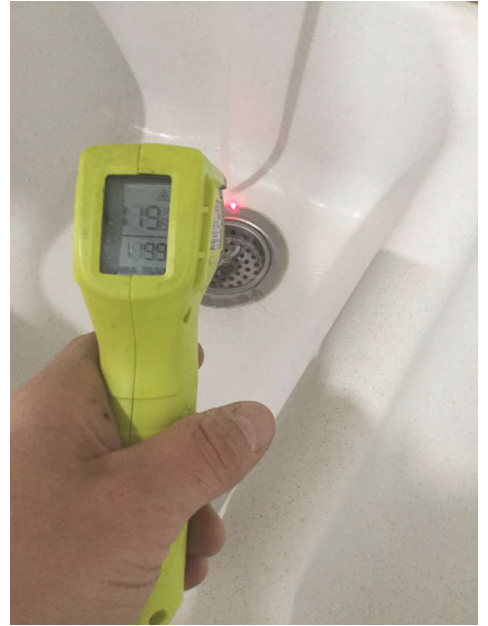




## Observations

### 13.6.1 WATER TEMPERATURE WATER TEMPERATURE

 Observations & Preventative



# 14: PLUMBING AND LAUNDRY

## Information

---

**GENERAL INFORMATION: 1.**

**MAIN FUEL SHUT OFF LOCATION**

North, Elevation

**GENERAL INFORMATION: 2.**

**MAIN WATER SUPPLY SHUT OFF LOCATION**

Basement, South

**GENERAL INFORMATION: 3.**

**WATER SERVICE TYPE**

Public

**GENERAL INFORMATION: 4.**

**SERVICE PIPE MATERIAL**

Copper

**GENERAL INFORMATION: 5.**

**SUPPLY PIPE MATERIAL**

Copper

**GENERAL INFORMATION: 6.**

**VENT PIPE MATERIAL**

Plastic

**GENERAL INFORMATION: 7.**

**DRAIN PIPE MATERIAL**

Cast iron, Plastic

**GENERAL INFORMATION: 8.**

**WASTE PIPE MATERIAL**

Cast iron, Plastic

## Limitations

---

SYSTEM VERIFICATION

**APPLIANCES - WASHER / DRYER**



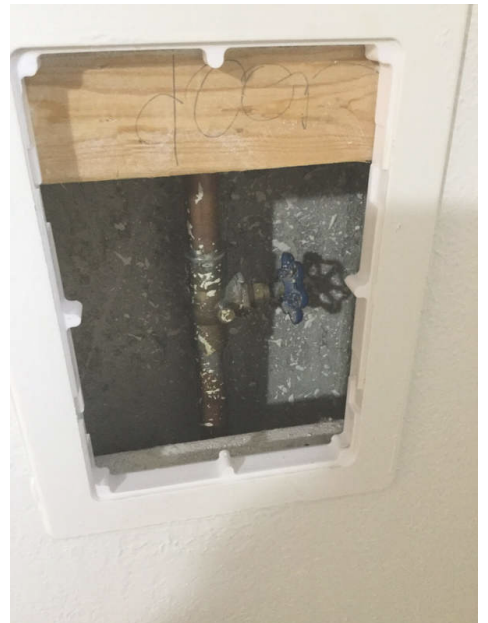
SYSTEM VERIFICATION

**SHUTOFF - GAS**



South Elevation

SYSTEM VERIFICATION  
**SHUTOFF - WATER**



Basement South

SYSTEM VERIFICATION  
**WATER METER LOCATION**



East Elevation

SYSTEM VERIFICATION  
**WATER PRESSURE (PSI)**



South Elevation

# 15: BATHROOMS

## Limitations

---

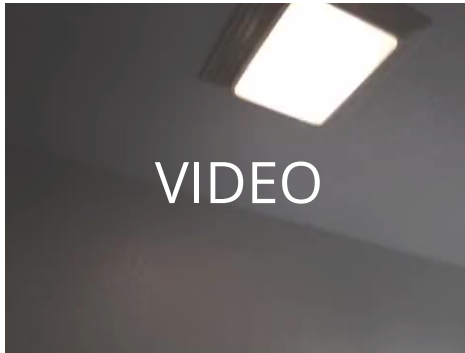
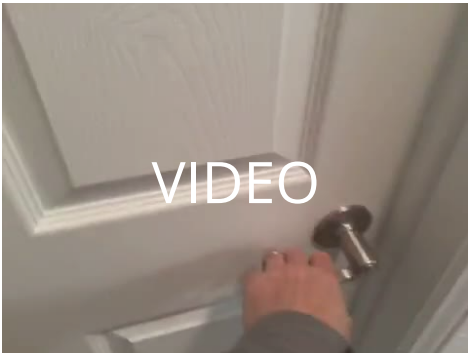
SYSTEM VERIFICATION

### BASEMENT BATHROOM (S)



SYSTEM VERIFICATION

### FIRST FLOOR BATHROOM (S)



## Observations

---

15.1.1 BATHTUBS/ SHOWERS

### CAULK - MISSING AT FIXTURES

 Minor - Safety | Deficiencies

Caulk is missing or deteriorated around fixtures such as the base of shower/bathtub spouts and/or at the base of the control valves and/or at the base of the shower head back plate. Caulk should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to wall structures.

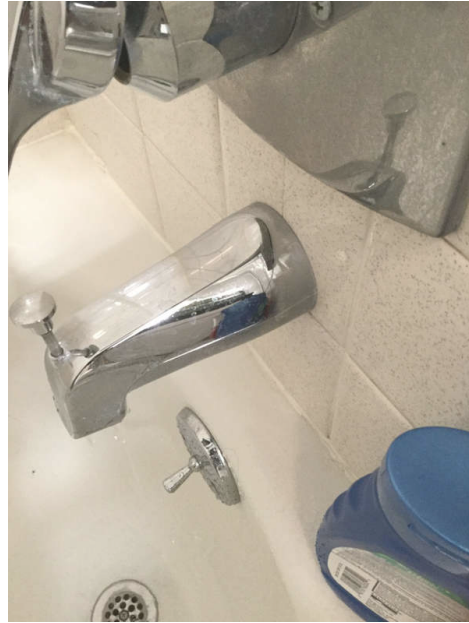
For more information on caulking, visit:  
[The Ins and Outs of Caulking](#).

Recommendation

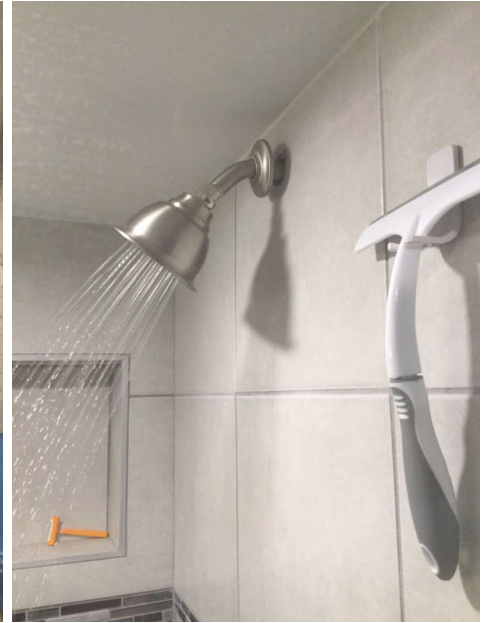
Contact a handyman or DIY project



1st Floor Bathroom



1st Floor Bathroom



Basement Bathroom

## 15.1.2 BATHTUBS/ SHOWERS

**CAULK - MISSING AT FLOOR**

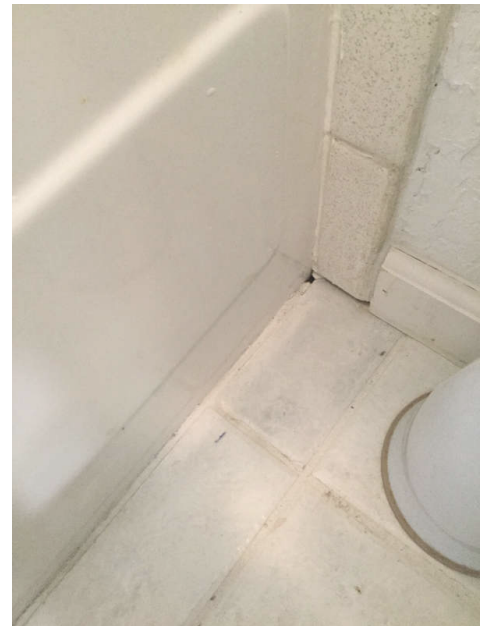
Minor - Safety | Deficiencies

Caulk is missing or deteriorated along the base of the shower/bathtub, where flooring meets the shower/bathtub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

For more information on caulking, visit:  
[The Ins and Outs of Caulking](#).

Recommendation

Contact a handyman or DIY project



1st Floor Bathroom

## 15.1.3 BATHTUBS/ SHOWERS

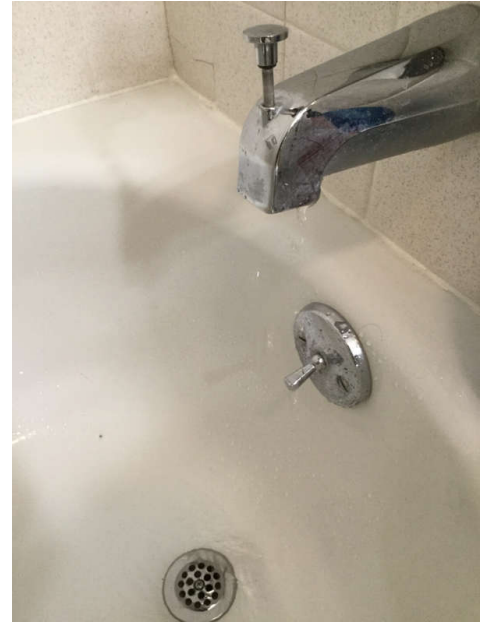
**SHOWER/TUB - DIVERTER VALVE DEFECTIVE - MINOR**

Observations &amp; Preventative

The shower diverter valve for the bathtub faucet is defective. Water comes out of the bathtub spout when the shower is turned on. Water will be wasted as a result. A qualified plumber should evaluate and replace components or make repairs as necessary.

Recommendation

Contact a qualified plumbing contractor.



15.1.4 BATHTUBS/ SHOWERS

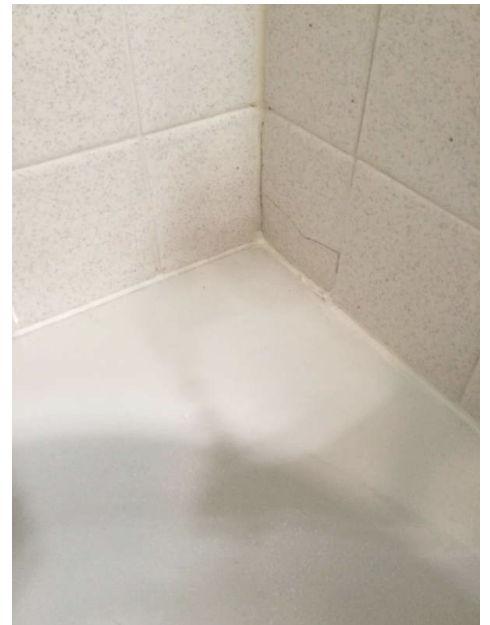
 Minor - Safety | Deficiencies

**SHOWER/TUB - TILE OR GROUT DETERIORATED**

Tile and/or grout around the bathtub/shower is damaged or deteriorated. For example, deteriorated/missing grout, and/or cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

Recommendation

Contact a qualified tile contractor



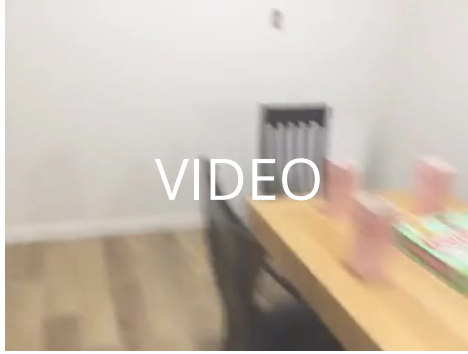
1st Floor Bathroom

# 16: INTERIOR ROOMS

## Limitations

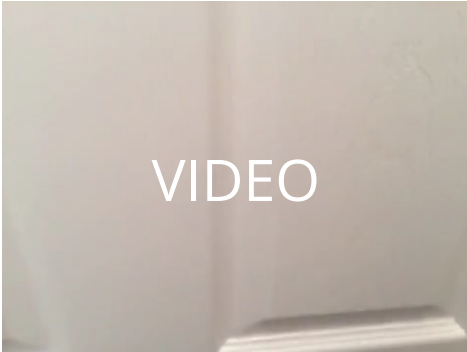
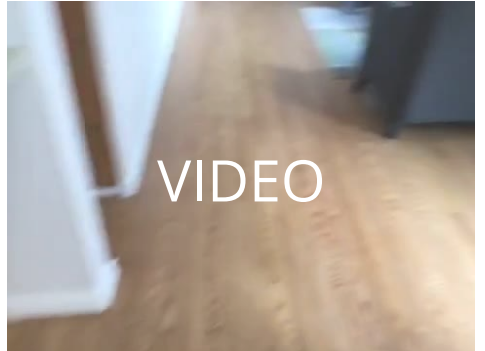
SYSTEM VERIFICATION

### BASEMENT



SYSTEM VERIFICATION

### FIRST FLOOR



## Observations

16.3.1 ELECTRICAL  
**COVER PLATES - MISSING**

 Minor - Safety | Deficiencies



Cover plate(s) are missing from electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a handyman or DIY project



Stairway



Stairway

16.3.2 ELECTRICAL

**LIGHT FIXTURES - NO BULB(S)**

The light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.

Recommendation

Recommended DIY Project

 Observations & Preventative



Basement

16.3.3 ELECTRICAL

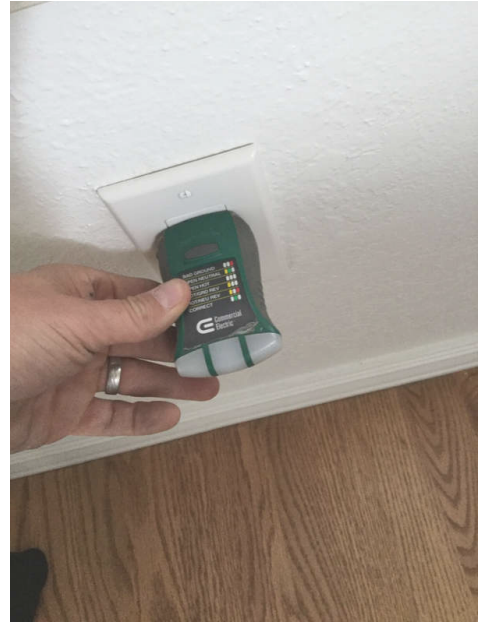
**RECEPTACLES - LOOSE**

 Minor - Safety | Deficiencies

Electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



Family Room East Wall

#### 16.3.4 ELECTRICAL

### WIRING - SPLICES EXPOSED

Minor - Safety | Deficiencies

Wire splices are exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.

Recommendation

Contact a qualified electrical contractor.



Basement East

#### 16.5.1 DOORS/ WINDOWS

### DOORS - INTERIOR - DOESN'T LATCH

Observations & Preventative

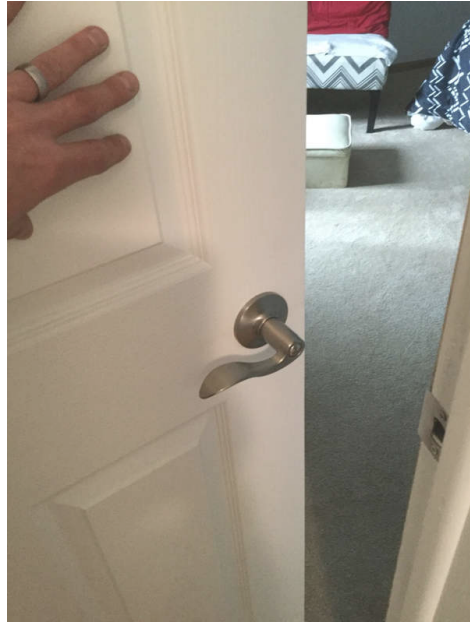
Interior doors do not latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



1st Floor Bathroom



Master Bedroom 1st Floor

16.5.2 DOORS/ WINDOWS

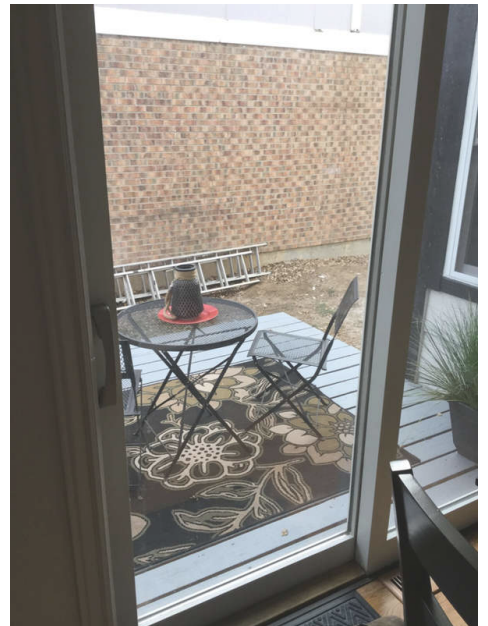
 Observations & Preventative

**DOORS - SLIDING GLASS  
DOOR WITH NO SCREEN FOR VENTILATION**

There are sliding glass doors that are the only source of ventilation for outside air, and no sliding screen door is installed. Recommend installing sliding screen doors for adequate ventilation when insects are active.

Recommendation

Contact a handyman or DIY project



Side door

# 17: FIREPLACE/ WOOD STOVE

## Information

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**GENERAL INFORMATION: 1.**  
**FIREPLACE/ WOOD STOVE TYPE**  
Metal prefabricated

**GENERAL INFORMATION: 2.**  
**CHIMNEY TYPE**  
Metal

## Limitations

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SYSTEM VERIFICATION  
**FIREPLACE**



# 18: KITCHEN

## Limitations

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SYSTEM VERIFICATION  
**APPLIANCES**



SYSTEM VERIFICATION  
**KITCHEN**



# 19: BASEMENT/ CRAWL SPACE/ UTILITY AREAS

## Information

**GENERAL INFORMATION: 1. CRAWL SPACE INSPECTION METHOD**

Viewed from Hatch

**GENERAL INFORMATION: 2. CRAWL SPACE ACCESS LOCATION**

Basement, East

**GENERAL INFORMATION: 3. PIER OR SUPPORT POST MATERIAL**

Bearing wall

**GENERAL INFORMATION: 4. BEAM MATERIAL**

Solid wood

**GENERAL INFORMATION: 5. FLOOR STRUCTURE ABOVE**

Solid Wood Joists

**GENERAL INFORMATION: 6. VAPOR BARRIER PRESENT**

Yes

**GENERAL INFORMATION: 7. INSULATION MATERIAL**

Rigid Foam

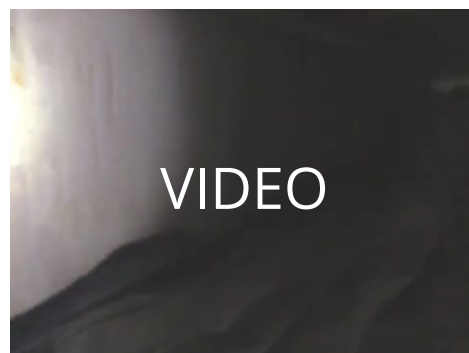
**GENERAL INFORMATION: 8. CONDITION OF INSULATION UNDERNEATH FLOOR ABOVE**

Repairs Recommended

## Limitations

SYSTEM VERIFICATION

**CRAWL SPACE**



## Observations

19.7.1 INSULATION

**INSULATION - A PAPER FACING ON BATTS EXPOSED**

 Minor - Safety | Deficiencies



Paper facing on batt insulation is oriented towards open spaces, rather than against interior space surfaces. This occurs when newer, fiberglass batt insulation with paper facing on one side is installed backwards or upside down, or when older batt insulation wrapped on both sides with paper is installed. The paper facing is flammable. Newer insulation usually has a warning label indicating this on the facing.

For newer batt insulation with paper facing on one side only, the paper facing should be oriented towards interior spaces rather than exposed, open spaces. The existing insulation should be reinstalled or replaced.

For older batt insulation with paper facing on both sides, recommend that repairs be made as necessary to eliminate the exposed paper facing.

A qualified contractor should evaluate and make repairs as necessary, and as per standard building practices and the insulation manufacturer's recommendations to eliminate the fire hazard.

Also, the paper facing also acts as a vapor barrier, and if located away from the interior surfaces, can trap moisture from condensation in the cavity between the paper facing and the interior spaces. This is a conducive condition for wood destroying insects. The inspector was unable to evaluate the structure obscured by the insulation. When repairs are made, the exposed structure should be evaluated for damage by wood destroying insects and/or organisms, and repairs should be made if necessary.

#### Recommendation

Contact a handyman or DIY project

## 20: RECOMMENDATIONS AND DISCLAIMERS

### Information

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#### **NOTIFICATIONS/ WARNINGS: ASBESTOS NOTIFICATION - ALL STRUCTURES**

##### **ASBESTOS**

Asbestos is still sold in stores. This comes as a surprise to many people. It is still used in several current building materials. Asbestos, when disturbed, can be inhaled and cause significant lung damage decades after the exposure. Because of this, there are strict rules during renovation processes to protect the general population from exposure.

There are 2 types of asbestos testing; HERO Inspections & Environmental offers both since HERO is a licensed firm with CDPHE and the EPA, and several of the inspectors are licensed EPA asbestos building inspectors.

HERO can take a piece of material in to be analyzed by an accredited laboratory so you can determine if that sample is considered ACM, Asbestos Containing Material. Only a licensed firm, with an EPA licensed building inspector, can conduct this evaluation for you. This is common to determine if some pipe insulation or a ceiling tile has asbestos prior to consideration for a property to be purchased.

This above testing does not allow you to begin renovations or demolition. It is for information seeking purposes only. It DOES NOT prove that asbestos is not present.

Prior to any renovations or demolition above a certain size (specifics to follow), the EPA and CDPHE require an asbestos licensed building inspector, who works for an EPA licensed firm, to perform an Asbestos Building Inspection. During this process, the inspector evaluates the area and the materials to be renovated and must take samples based on the number of materials along with consideration of the square footage being disturbed. (3 samples under 1000 ft<sup>2</sup>, 5 samples from 1000-5000 ft<sup>2</sup>, and 7 samples for areas above 5000 ft<sup>2</sup>.) This sampling procedure is required to be duplicated for each new suspect material. HERO Inspections & Environmental offers this service. It is a CDPHE and EPA requirement when disturbing more than:

**Single-Family Residential Dwellings (SFRD)** - the trigger levels are: 50 linear feet on pipes; 32 square feet on other surfaces; or the volume equivalent of a 55- gallon drum.

**Public and Commercial Buildings (other than SFRDs)** -the trigger levels are: 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.

#### **RECOMMENDATIONS AND DISCLAIMERS: 4. Final Walk-Through Prior to Closing**

The final walk-through is an opportunity to visually see any areas that may have been restricted at the time of the inspection, and an opportunity to verify no other conditions or changes are present in the home.



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## **RECOMMENDATIONS AND DISCLAIMERS: 5. Scope of Your Home Inspection and Standards of Practice**

Home Inspections performed by HERO Inspections and Environmental (HERO) are performed in accordance with the Standards of Practice issued by our governing body, the International Association of Certified Home Inspectors (InterNACHI). Every reasonable effort was made to conduct a visual, non-invasive evaluation of the entire residence according to the Standards of Practice for Home Inspections, however, it is possible that one or more areas of the residence could not be fully evaluated due to obstructions present such as furnishings, storage equipment, etc.

The InterNACHI Standards of Practice, which also detail the Scope of the Home Inspection:

- Were provided to the client via email prior to the inspection;
- Were outlined in the Inspection Agreement signed by the client prior to the inspection being performed;
- Can be found in the STANDARD tab of each section; and
- Can be reviewed at the following location: [NACHI Standards of Practice](#).

CODE OF ETHICS: HERO follows the Code of Ethics issued by InterNACHI. For a complete list of InterNACHI's Code of Ethics, please visit: [NACHI Code of Ethics](#)

This document is simply a report that provides an assessment of the general condition of the residence at a given point in time. As a homeowner, you should expect potential problems to occur. Roofs will leak, stucco will wear and systems may fail without warning. We cannot predict future events. For these reasons, you should always keep a comprehensive insurance policy for the residence current.

You are advised to seek two professional opinions and acquire estimates of repair for any and all defects, comments, improvements or recommendations mentioned in this report by qualified contractors. We recommend that any professional performing repairs at the residence inspects the property further, in order to discover and repair related problems that may not have been identified in this report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including, HVAC, electricians, engineers and roofers, especially if you are concerned about all previous work being done up to current building and safety codes.

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# STANDARDS OF PRACTICE

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## ELEVATION PHOTOS

### 1. Definitions and Scope

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

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

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

### 2. Limitations, Exceptions & Exclusions

#### 2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

#### 2.2. Exclusions:

I. The inspector is not required to determine:

property boundary lines or encroachments.

the condition of any component or system that is not readily accessible.

the service life expectancy of any component or system.

the size, capacity, BTU, performance or efficiency of any component or system.

the cause or reason of any condition.

the cause for the need of correction, repair or replacement of any system or component.

future conditions.

compliance with codes or regulations.

the presence of evidence of rodents, birds, animals, insects, or other pests.

the presence of mold, mildew or fungus.

the presence of airborne hazards, including radon.

the air quality.

the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

the existence of electromagnetic fields.

any hazardous waste conditions.

any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

acoustical properties.

correction, replacement or repair cost estimates.

estimates of the cost to operate any given system.

II. The inspector is not required to operate:

any system that is shut down.

any system that does not function properly.

or evaluate low-voltage electrical systems, such as, but not limited to:

1. phone lines;

2. cable lines;

3. satellite dishes;

4. antennae;

5. lights; or

6. remote controls.

any system that does not turn on with the use of normal operating controls.

any shut-off valves or manual stop valves.

any electrical disconnect or over-current protection devices.

any alarm systems.

moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.

dismantle, open or uncover any system or component.

enter or access any area that may, in the inspector's opinion, be unsafe.

enter crawlspaces or other areas that may be unsafe or not readily accessible.

inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.

do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

inspect decorative items.

inspect common elements or areas in multi-unit housing.

inspect intercoms, speaker systems or security systems.

offer guarantees or warranties.

offer or perform any engineering services.

offer or perform any trade or professional service other than general home inspection.

research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.

determine the age of construction or installation of any system, structure or component of a building, or

differentiate between original construction and subsequent additions, improvements, renovations or replacements.

determine the insurability of a property.

perform or offer Phase 1 or environmental audits.

inspect any system or component that is not included in these Standards.

## 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.

## 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.

## ATTIC

Attic, Insulation & Ventilation

I. The inspector shall inspect: insulation in unfinished spaces, including attics, crawlspaces, and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: the type of insulation, observe 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: the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: 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.

move, touch or disturb insulation. move, touch or disturb vapor retarders. break or otherwise damage the surface finish or weather seal on or around access panels or covers. identify the composition or R-value of insulation material. activate thermostatically operated fans. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. determine the adequacy of ventilation.

## **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.

## **HVAC**

### **Heating**

I. The inspector shall inspect: the heating system, using normal operating controls.

II. The inspector shall describe: the location of the thermostat for the heating system; the energy source; and the heating method.

III. The inspector shall report as in need of correction: any heating system that did not operate; and if the heating system was deemed inaccessible.

IV. The inspector is not required to: 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. inspect fuel tanks or underground or concealed fuel supply systems. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. light or ignite pilot flames. 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. override electronic thermostats. evaluate fuel quality. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

### **Cooling**

I. The inspector shall inspect: the cooling system, using normal operating controls.

II. The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method. III. The inspector shall report as in need of correction: any cooling system that did not operate; and if the cooling system was deemed inaccessible.

IV. The inspector is not required to: determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. inspect portable window units, through-wall units, or electronic air filters. 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. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. examine electrical current, coolant fluids or gases, or coolant leakage.

**WATER HEATER**

I. The inspector shall inspect:

the main water supply shut-off valve;

the main fuel supply shut-off valve;

the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;

interior water supply, including all fixtures and faucets, by running the water;

all toilets for proper operation by flushing;

all sinks, tubs and showers for functional drainage;

the drain, waste and vent system; and

drainage sump pumps with accessible floats.

II. The inspector shall describe:

whether the water supply is public or private based upon observed evidence;

the location of the main water supply shut-off valve;

the location of the main fuel supply shut-off valve;

the location of any observed fuel-storage system; and

the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

deficiencies in the installation of hot and cold water faucets;

mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

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:

light or ignite pilot flames.

measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

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.

determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

determine the water quality, potability or reliability of the water supply or source.

open sealed plumbing access panels.

inspect clothes washing machines or their connections.

operate any valve.

test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.

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.

determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

determine whether there are sufficient cleanouts for effective cleaning of drains.

evaluate fuel storage tanks or supply systems.

inspect wastewater treatment systems.

inspect water treatment systems or water filters.

inspect water storage tanks, pressure pumps, or bladder tanks.

evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

evaluate or determine the adequacy of combustion air.

test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.

inspect or test for gas or fuel leaks, or indications thereof.

## **PLUMBING AND LAUNDRY**

### Plumbing

I. The inspector shall inspect: the main water supply shut-off valve; the main fuel supply shut-off valve; the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; all sinks, tubs and showers for functional drainage; the drain, waste and vent system; and drainage sump pumps with accessible floats.

II. The inspector shall describe: whether the water supply is public or private based upon observed evidence; the location of the main water supply shut-off valve; the location of the main fuel supply shut-off valve; the location of any observed fuel-storage system; and the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in the installation of hot and cold water faucets; mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and 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: light or ignite pilot flames. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. 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. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. determine the water quality, potability or reliability of the water supply or source. open sealed plumbing access panels. inspect clothes washing machines or their connections. operate any valve. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. 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. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. determine whether there are sufficient cleanouts for effective cleaning of drains. evaluate fuel storage tanks or supply systems.

inspect wastewater treatment systems. inspect water treatment systems or water filters. inspect water storage tanks, pressure pumps, or bladder tanks. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. evaluate or determine the adequacy of combustion air. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. determine the existence or condition of polybutylene plumbing. inspect or test for gas or fuel leaks, or indications thereof.

## **INTERIOR ROOMS**

### Doors, Windows & Interior

I. The inspector shall inspect: a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; photo-electric safety sensors that did not operate properly; and

any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments.

inspect floor coverings or carpeting. inspect central vacuum systems. inspect for safety glazing.

inspect security systems or components. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. move suspended-ceiling tiles. inspect or move any household appliances. inspect or operate equipment housed in the garage, except as otherwise noted.

verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. inspect microwave ovens or test leakage from microwave ovens. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. inspect elevators. inspect remote controls. inspect appliances. inspect items not permanently installed. discover firewall compromises. inspect pools, spas or fountains. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. determine the structural integrity or leakage of pools or spas.

## **FIREPLACE/ WOOD STOVE**

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. determine the need for a chimney sweep. operate gas fireplace inserts. light pilot flames. determine the appropriateness of any installation. inspect automatic fuel-fed devices. inspect combustion and/or make-up air devices. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. ignite or extinguish fires. determine the adequacy of drafts or draft characteristics. move fireplace inserts, stoves or firebox contents. perform a smoke test. dismantle or remove any component. perform a National Fire Protection Association (NFPA)-style inspection. perform a Phase I fireplace and chimney inspection.

## **BASEMENT/ CRAWL SPACE/ UTILITY AREAS**

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: the foundation; the basement; the crawlspace; and structural components.

II. The inspector shall describe: the type of foundation; and the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: observed indications of wood in contact with or near soil; observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and 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:

enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. move stored items or debris. operate sump pumps with inaccessible floats. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. provide any engineering or architectural service. report on the adequacy of any structural system or component.