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RESIDENTIAL REPORT

1234 Main St.
Rossville GA 30741

Buyer Name
03/29/2018 9:00AM

Inspector
Matthew Hyde

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Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: GROUNDS	6
3: ROOF	9
4: EXTERIOR	17
5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	30
6: ATTIC, INSULATION & VENTILATION	31
7: ELECTRICAL	34
8: HEATING	36
9: COOLING	38
10: PLUMBING	41
11: DOORS, WINDOWS & INTERIOR	44
12: BUILT-IN APPLIANCES	48
13: GARAGE	50
STANDARDS OF PRACTICE	53

SUMMARY

25 RECOMMENDATION

7 SAFETY HAZARD

- 2.1.1 Grounds - Grading: Negative/Neutral Grading
- 2.2.1 Grounds - Driveways and Walkways: Driveway Cracking - Minor
- 2.2.2 Grounds - Driveways and Walkways: Walkway Trip Hazard
- 3.1.1 Roof - Roof Coverings: Damaged Covering
- 3.1.2 Roof - Roof Coverings: Improper/Incomplete Nailing
- 3.1.3 Roof - Roof Coverings: Shingles Missing
- 3.1.4 Roof - Roof Coverings: Temporary/Non-Professional Repairs
- 3.2.1 Roof - Plumbing Vents: Plumbing Vent Damage or Deficiency Noted
- 3.5.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 4.1.1 Exterior - Siding, Flashing & Trim: Temporary/Non-professional repair
- 4.1.2 Exterior - Siding, Flashing & Trim: Warping/Buckling
- 4.2.1 Exterior - Eaves, Soffits & Fascia: Gap
- 4.3.1 Exterior - Porch: Deck - Water Sealant Required
- 4.3.2 Exterior - Porch: Porch - Nails Exposed
- 4.3.3 Exterior - Porch: Steps - Deteriorated
- 4.6.1 Exterior - Windows (exterior): No head flashing/sealant
- 4.7.1 Exterior - Exterior Outlets: Damaged Outlet/Cover
- 4.7.2 Exterior - Exterior Outlets: Exposed wiring
- 4.7.3 Exterior - Exterior Outlets: Exterior outlet not GFCI protected
- 4.8.1 Exterior - Deck: Deck in contact with soil
- 4.8.2 Exterior - Deck: Framing Twisted/Pulling Away
- 4.8.3 Exterior - Deck: Deck - Nails Exposed
- 4.8.4 Exterior - Deck: Deck - Water Sealant Required
- 4.8.5 Exterior - Deck: Steps - Deteriorated
- 4.8.6 Exterior - Deck: Steps-Handrails loose
- 4.9.1 Exterior - Door Bell: No Sound
- 6.1.1 Attic, Insulation & Ventilation - Roof Structure: Water Intrusion
- 7.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring

- 11.1.1 Doors, Windows & Interior - Doors: Door Latch Alignment
- 11.2.1 Doors, Windows & Interior - Windows: Missing Screen
-
13.6.1 Garage - Occupant Door (From garage to inside of home): Door Does Not Meet Separation Requirements
- 13.6.2 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance
None, Home Owner

Inspection End Time
530p

Inspection Start Time
2pm

Inspection Type
General Home Inspection

Style
Multi-level

Temperature (approximate)
60 Fahrenheit (F)

Type of Building
Attached, Single Family

Weather Conditions
Clear, Recent Rain

Occupancy
Occupied Furnished

If this residence was furnished at the time of the inspection portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

Utilities Status
Utilities On

An inspection is limited without the proper utilities in operation. Systems and components that require utilities can not be inspected without utilities. Observations during this inspection were made and noted. You may schedule another fee paid inspection once the utilities are turned on.

2: GROUNDS

		O	NP	NI	IN
2.1	Grading	X			X
2.2	Driveways and Walkways	X			X

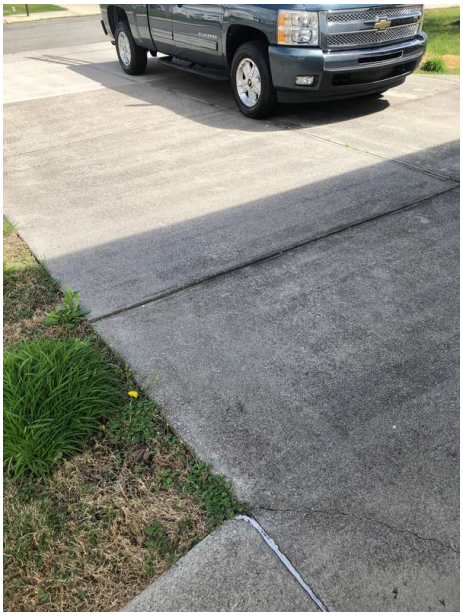
O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Driveways and Walkways:

Driveway Material

Concrete



Grading: **Grade**

Note

Grade away from the house is important to prevent water intrusion on the foundation

Driveways and Walkways: **Walkway Material**
Concrete


Observations

2.1.1 Grading

NEGATIVE/NEUTRAL GRADING

At time of inspection, the grade sloped towards the home in some areas. This could lead to water intrusion and foundation issues. Some areas had a neutral grade which can allow water to pool.
Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

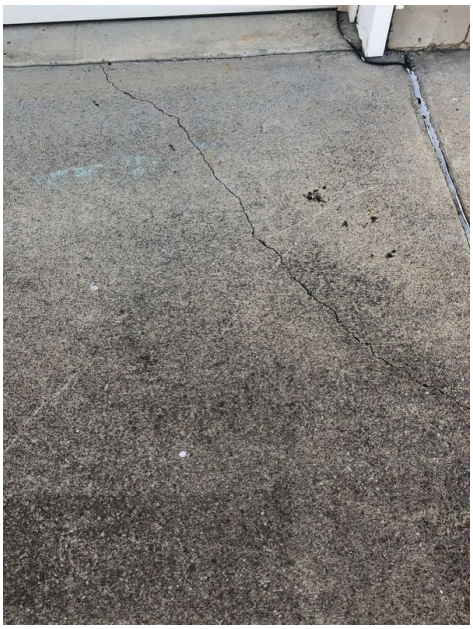
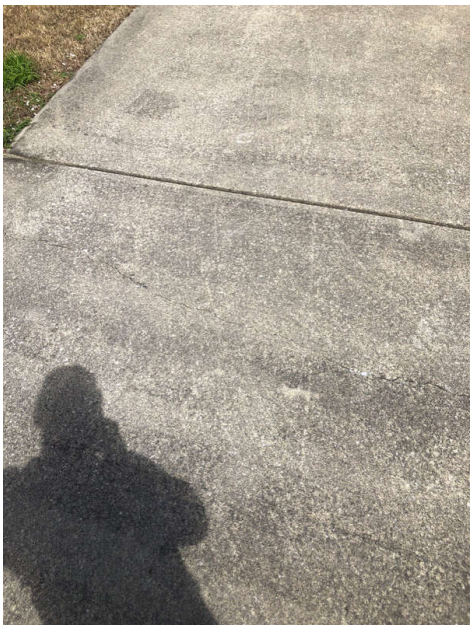
Here is a helpful article discussing negative grading.


This isnt against foundation just a note that it was negative grade at time of inspection

2.2.1 Driveways and Walkways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks were observed at time of inspection, which may indicate movement in the soil. Settling and shrinkage over time causes small cracks in concrete. I recommend a professional to evaluate and suggest repairs.

2.2.2 Driveways and Walkways

WALKWAY TRIP HAZARD

At the time of the inspection, there was a trip hazard noticed. This should be evaluated by a professional for the material used such as asphalt, dirt, concrete, or gravel.

Grounding rod

3: ROOF

		O	NP	NI	IN
3.1	Roof Coverings	X			X
3.2	Plumbing Vents	X			X
3.3	Combustion Vents		X		
3.4	Flashings		X		
3.5	Roof Drainage Systems	X			X
3.6	Chimneys		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Roof Inspection Limitations
N/A

Roof Inspection Method
Walked on roof, Viewed from Eaves on Ladder

Roof Ventilation Style
Soffit Vents, Natural Horizotal Vent Caps

Roof Coverings: Roof Material
3 Tab Asphalt/Fiberglass

Plumbing Vents: **Pictures**

Flashings: **Material**

NP

Chimneys: **Description of Chimney**

N/A

Roof Type/Style

Gable

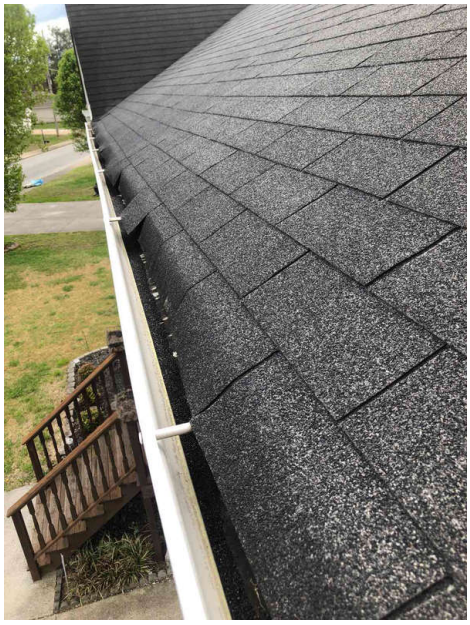
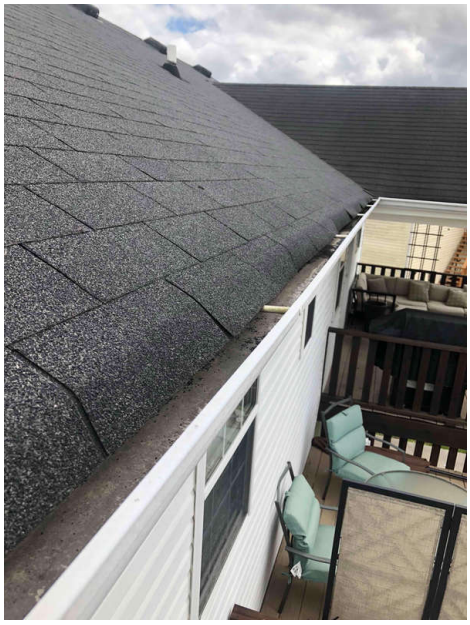



Roof Drainage Systems: **Gutter Material**

Aluminum





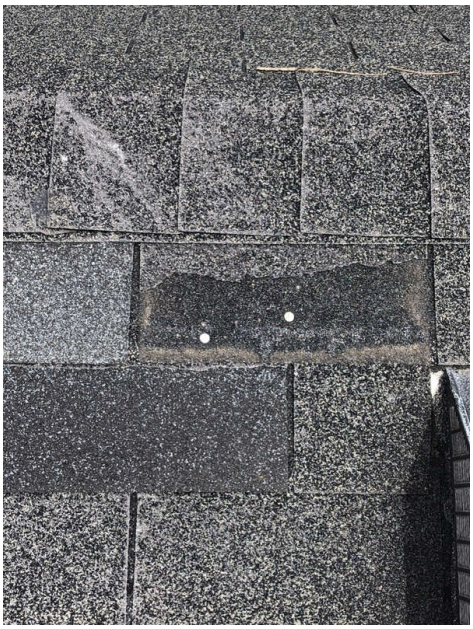



Observations

3.1.1 Roof Coverings

DAMAGED COVERING

Damaged and/or missing areas of the roof covering was noted at the time of the inspection. Roof covering should be evaluated and areas repaired and/or replaced by a licensed qualified roofing contractor to avoid damage to the underlying home structure from moisture intrusion.


3.1.2 Roof Coverings

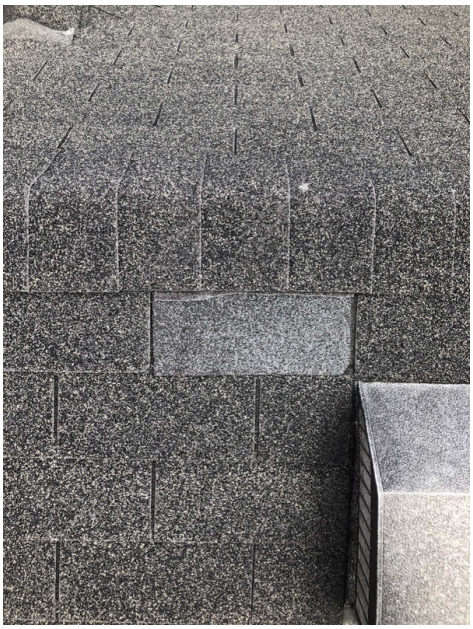
IMPROPER/INCOMPLETE NAILING

Roof coverings showed signs of improper installation and fastening. Nails that are exposed or not sealed can allow water intrusion. I recommend a qualified roofing contractor evaluate and repair.


3.1.3 Roof Coverings

SHINGLES MISSING

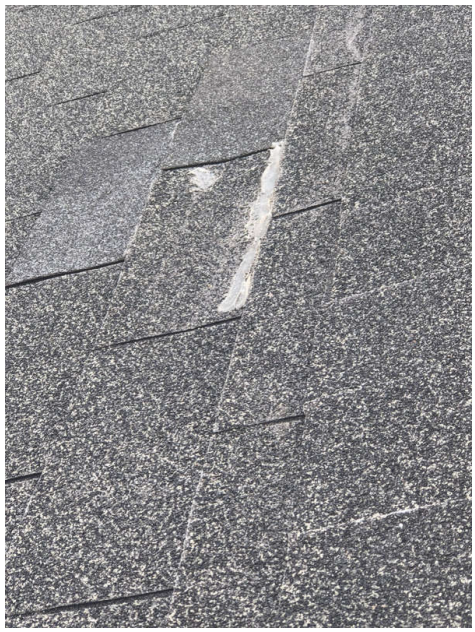
Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.


3.1.4 Roof Coverings

TEMPORARY/NON-PROFESSIONAL REPAIRS

Previous repairs were noted on the roof covering at the time of inspection. The reapirs appeared to be non professional and/or temporary. I recommend a qualified licensed roofing contractor to evaluate the repair and correct as needed.



3.2.1 Plumbing Vents

PLUMBING VENT DAMAGE OR DEFICIENCY NOTED

One or more plumbing vent(s) had deficiencies and/or damage noted at the time of inspection. Further evaluation is needed by a qualified roofing contractor. Repair or replace as needed.


Caulk


Caulk

3.5.1 Roof Drainage Systems

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.

4: EXTERIOR

		O	NP	NI	IN
4.1	Siding, Flashing & Trim	X			X
4.2	Eaves, Soffits & Fascia	X			X
4.3	Porch	X			X
4.4	Exterior Doors				X
4.5	Screen/Storm Doors				X
4.6	Windows (exterior)	X			X
4.7	Exterior Outlets	X			X
4.8	Deck	X			X
4.9	Door Bell	X			X
4.10	Hose Bibs/Spigots				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Clapboard

Exterior Doors: Exterior Entry Door

Garage

Steel

Exterior Doors: Exterior Entry Door
Front
Steel

Exterior Doors: Exterior Entry Door
Rear
Steel

Screen/Storm Doors: Screen/Storm Doors
Glass, Metal

Windows (exterior): Pictures

Door Bell: Type
Wired

Inspection Method

Visual

Eaves, Soffits & Fascia: Pictures


Porch: Material

Wood


Deck: Material
Wood


Observations

4.1.1 Siding, Flashing & Trim

TEMPORARY/NON-PROFESSIONAL REPAIR

At the time of inspection there were repairs made that were not to professional standards or temporary. I recommend having a qualified professional to evaluate and repair.

Recommendation

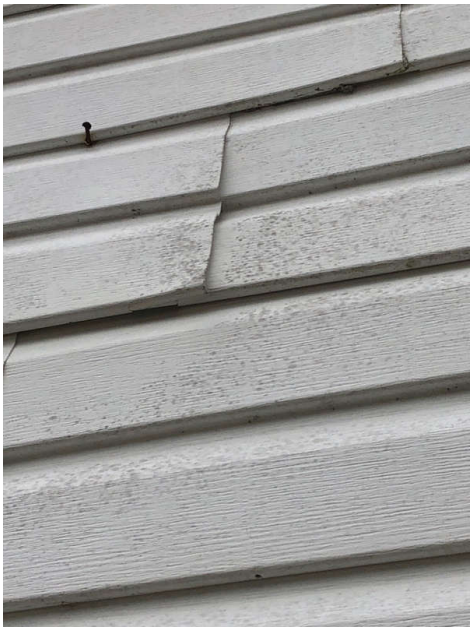
Contact a qualified professional.

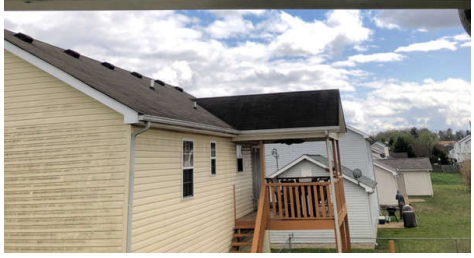

Non sealed screw exposed

4.1.2 Siding, Flashing & Trim

WARPING/BUCKLING

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

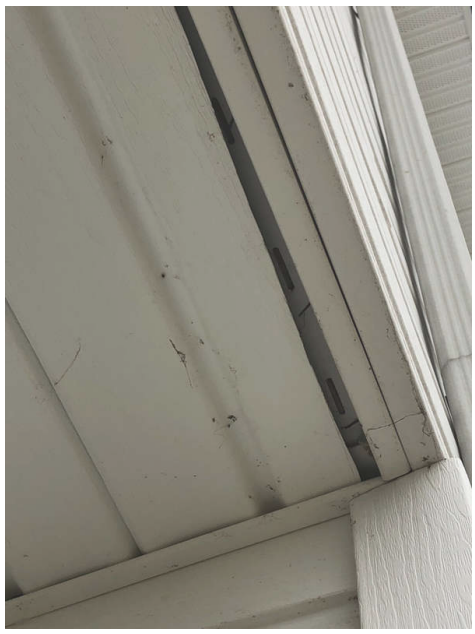


4.2.1 Eaves, Soffits & Fascia

GAP

There was an opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material. This should be repaired by a qualified roofing professional.

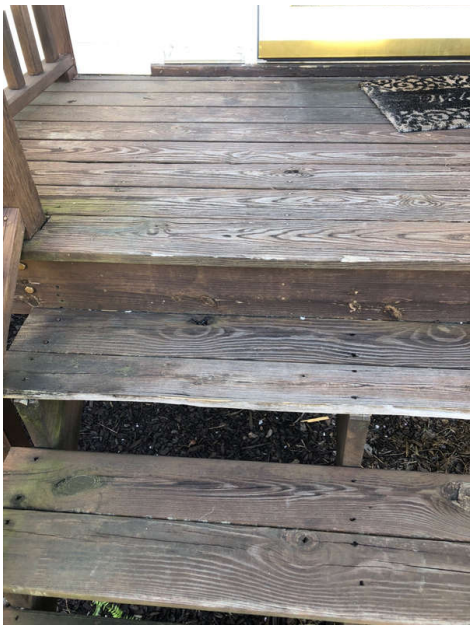


4.3.1 Porch

DECK - WATER SEALANT REQUIRED

The porch was showing signs of weathering and/or water damage at the time of inspection. I recommend water sealant/weatherproofing be applied. Some clients prefer to do this themselves, but I recommend a qualified professional to repair.

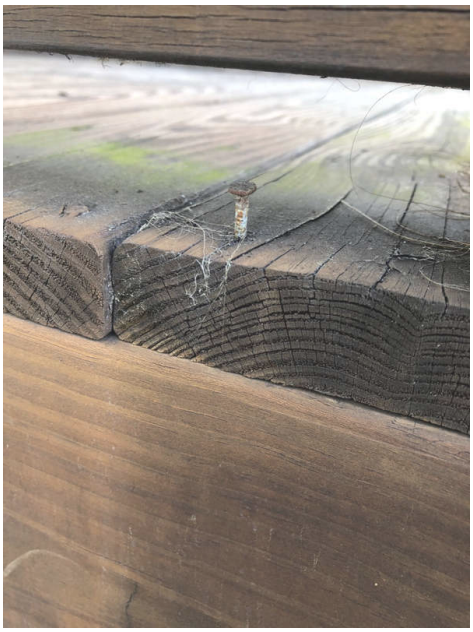
Here is a helpful article on staining & sealing your deck.



4.3.2 Porch

PORCH - NAILS EXPOSED

At the time of inspection, one or more nails were observed to be exposed. These need to be set and some clients prefer to do this themselves. I recommend a qualified professional to repair.



4.3.3 Porch

Safety Hazard

STEPS - DETERIORATED

At the time of inspection, one or more steps were deteriorated. This could cause someone to fall or be injured. I recommend contact a qualified professional to repair.

4.6.1 Windows (exterior)

NO HEAD FLASHING/SEALANT

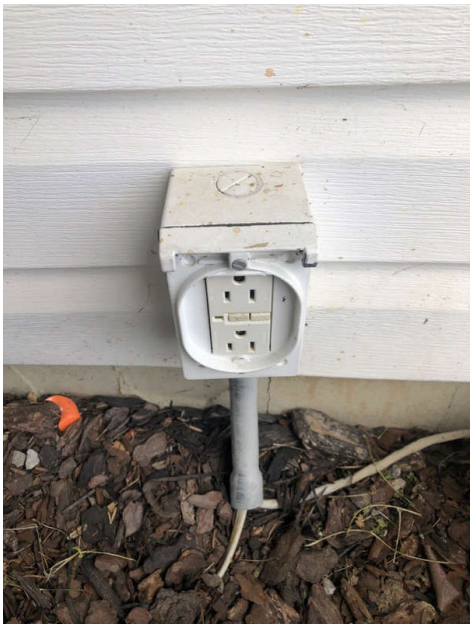
At the time of the inspection, the windows had no flashing installed above openings or no sealant had been applied. I recommend the application of an appropriate sealant such as a premium grade of exterior acrylic latex to help prevent moisture intrusion. Because sealants will eventually dry, shrink and crack, leaving the home exposed to possible moisture intrusion, you should examine sealed areas on an annual basis and re-apply sealant as necessary. I recommend having a qualified professional repair.

4.7.1 Exterior Outlets

Safety Hazard

DAMAGED OUTLET/COVER

An exterior outlet/cover was damaged at the time of inspection. This is a safety hazard should be corrected by a qualified electrical contractor.



4.7.2 Exterior Outlets

Safety Hazard

EXPOSED WIRING

At the time of inspection the wiring was exposed. This could be a safety issue. I recommend a qualified professional to repair.

Recommendation

Contact a qualified electrical contractor.

4.7.3 Exterior Outlets

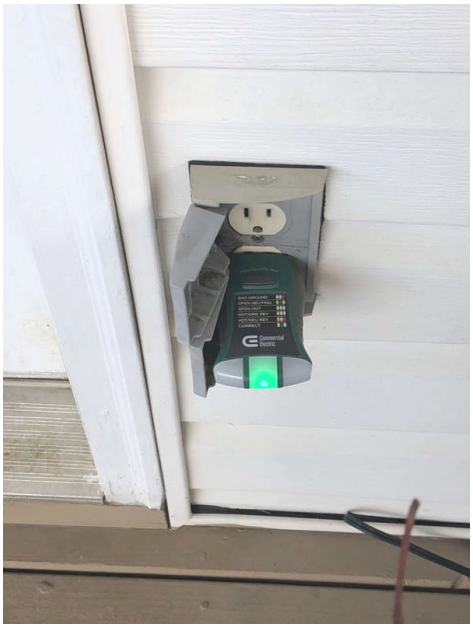
Safety Hazard

EXTERIOR OUTLET NOT GFCI PROTECTED

AT the time of inspection there was one or more exterior outlets not protected by a GFCI. I recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



4.8.1 Deck

DECK IN CONTACT WITH SOIL

At the time of inspection, the deck framing was in contact with soil. This condition will result in damage from decay. Weakening of the support member can cause collapse if not repaired. I recommend contacting a qualified professional to repair.

4.8.2 Deck

Safety Hazard

FRAMING TWISTED/PULLING AWAY

At the time of inspection there were one or more board in the framing themat were twisted or pulling away. This could be a safety issue and contribute to the failing of the structure. I recommend a qualified professsinal to evaluate and repair.

Recommendation

Contact a qualified professional.



4.8.3 Deck

DECK - NAILS EXPOSED

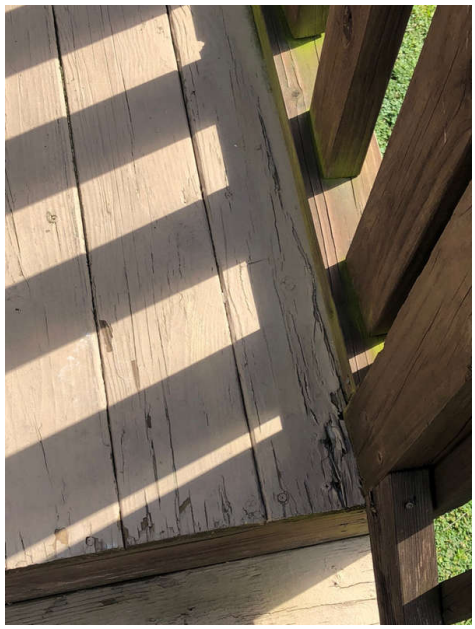
One or more nails were observed to be exposed. Recommend nails be reset.

4.8.4 Deck

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.



4.8.5 Deck

Safety Hazard

STEPS - DETERIORATED

At the time of inspection, one or more steps were deteriorated. This could cause someone to fall or be injured. I recommend contact a qualified professional to repair.

4.8.6 Deck

Safety Hazard

STEPS-HANDRAILS LOOSE

At the time of inspection, the handrails were loose. This could cause someone to pull the handrails away and cause the person to fall or be injured. i recommend contacting a qualified professional to correct or repair.

4.9.1 Door Bell

NO SOUND

At the time of inspection, the bell did not sound when the button was depressed. This could be a wiring issue or a broken door bell. I recommend a qualified professional to repair.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		O	NP	NI	IN
5.1	Foundation				X
5.2	Crawlspaces		X		
5.3	Vapor Retarders (Crawlspace or Basement)		X		
5.4	Floor Structure		X		
5.5	Ceiling Structure		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method
Visual

Foundation: Material
Slab on Grade

Floor Structure: Basement/Crawlspace Floor
Unknown

Floor Structure: Flooring Insulation
Batt

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood

Limitations

General

SLAB ON GRADE

The house was built on slab and there is no access to the foundation.

6: ATTIC, INSULATION & VENTILATION

		O	NP	NI	IN
6.1	Roof Structure	X			X
6.2	Attic Insulation				X
6.3	Ventilation				X
6.4	Exhaust Systems		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Access Location
Laundry room

Access Type
Scuttle Hole

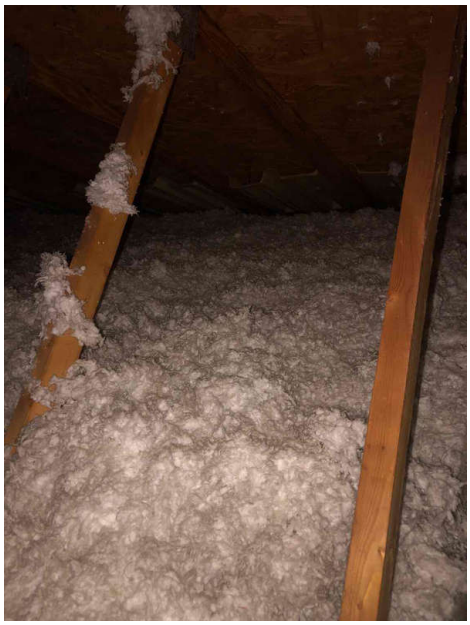
Method Used to Observe Attic
Walked/Crawled

Exhaust Systems: Exhaust Fans
None

Roof Structure: Materials
Engineered Wood Truss, OSB Sheathing

Attic Insulation: Insulation Type

Blown

Ventilation: **Ventilation Type**
Gable Vents, Passive



Observations

6.1.1 Roof Structure

WATER INTRUSION

At the time of inspection, there was water intrusion noted in the attic. This can be from poor sealed roof penetrations, missing/torn shingles, damage roof coverings, etc . Water intrusion can lead to mold and rot. Rot will compromise the structure's integrity. I recommend a qualified professional repair.

Recommendation

Contact a qualified roofing professional.


Around vent pipe

7: ELECTRICAL

		O	NP	NI	IN
7.1	Service Entrance Conductors				X
7.2	Main & Service & Grounding, Main Overcurrent Device				X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X
7.4	Lighting Fixtures, Switches & Receptacles				X
7.5	GFCI & AFCI				X
7.6	Smoke Detectors				X
7.7	Carbon Monoxide Detectors		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts

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

Main & Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

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

Main & Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Observations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

At time of inspection there was deficient wiring noted. Connection and junctions were not in junction boxes. There were bare wire spots noted. I recommend contacting a qualified professional to repair.

Wire taped off and in reach

8: HEATING

		O	NP	NI	IN
8.1	Equipment				X
8.2	Normal Operating Controls				X
8.3	Distribution Systems			X	
8.4	Vents, Flues & Chimneys		X		
8.5	Presence of Installed Heat Source in Each Room				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

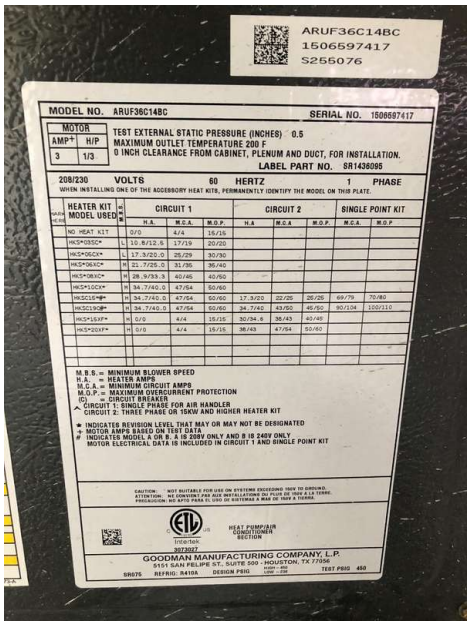
Equipment: Energy Source
Electric

Equipment: Heat Type
Heat Pump

Normal Operating Controls: Location
Hallway

Distribution Systems: Ductwork
Unknown

Equipment: **Brand**
Goodman



Limitations

Distribution Systems

NOT ACCESSABLE

At the time of inspection the ducts were not able to be seen. The ductwork was either behind finished walls or ceilings.

9: COOLING

		O	NP	NI	IN
9.1	Cooling Equipment				X
9.2	Normal Operating Controls				X
9.3	Distribution System			X	
9.4	Presence of Installed Cooling Source in Each Room				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

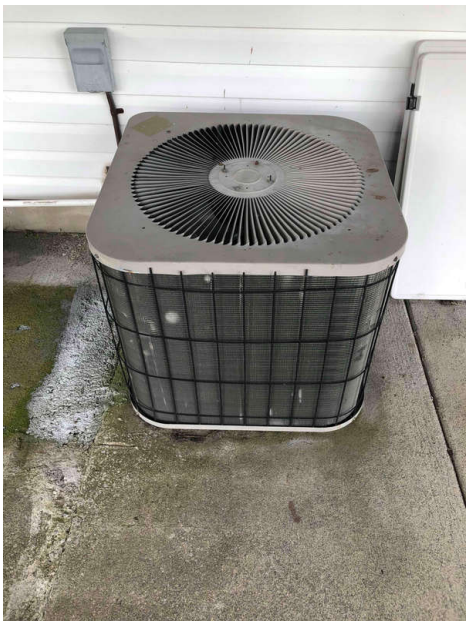
Information

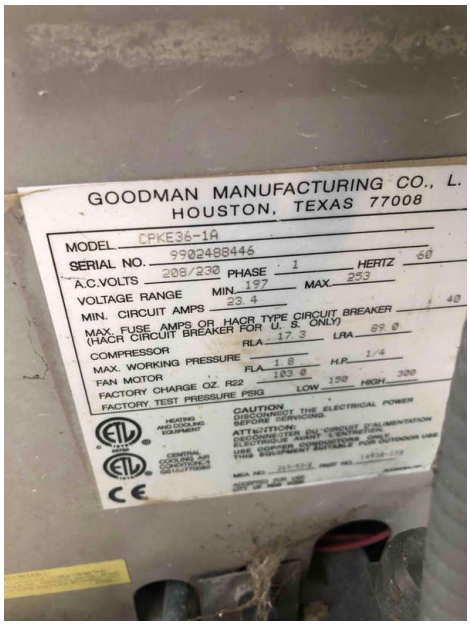
Cooling Equipment: Energy Source/Type
Heat Pump, Electric

Cooling Equipment: Location
Exterior North

Distribution System: Configuration
Split

Cooling Equipment: **Brand**
Goodman





Normal Operating Controls: Location

Hallway

Limitations

Distribution System

LIMITED ACCESS

At the time of inspection the ducts were not able to be seen. The ductwork was either behind finished walls or ceilings.

10: PLUMBING

		O	NP	NI	IN
10.1	Main Water Shut-off Device				X
10.2	Drain, Waste, & Vent Systems				X
10.3	Water Supply, Distribution Systems & Fixtures				X
10.4	Hot Water Systems, Controls, Flues & Vents				X
10.5	Fuel Storage & Distribution Systems		X		
10.6	Sump Pump		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Garage

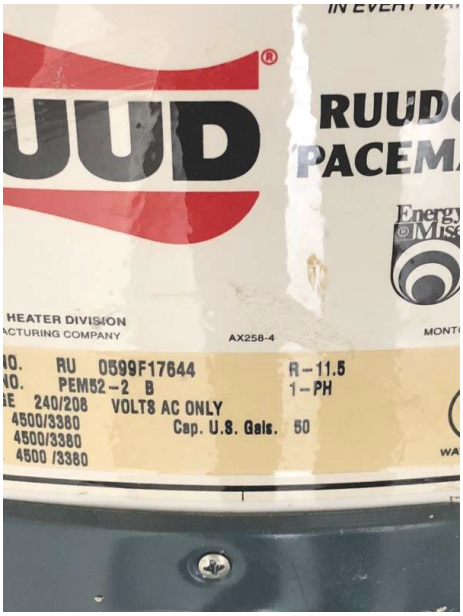
Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons



Hot Water Systems, Controls, Flues & Vents: Location
Garage

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

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
None Present

Sump Pump: Location
NA

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Ruud

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.

11: DOORS, WINDOWS & INTERIOR

		O	NP	NI	IN
11.1	Doors	X			X
11.2	Windows	X			X
11.3	Floors				X
11.4	Walls				X
11.5	Ceilings	X			X
11.6	Steps, Stairways & Railings				X
11.7	Countertops & Cabinets				X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

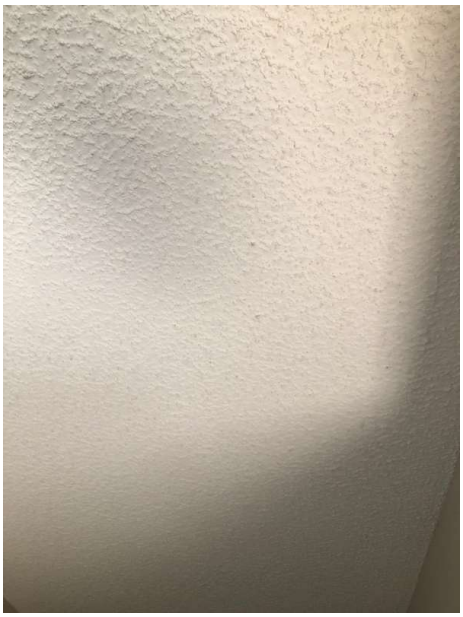
Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung

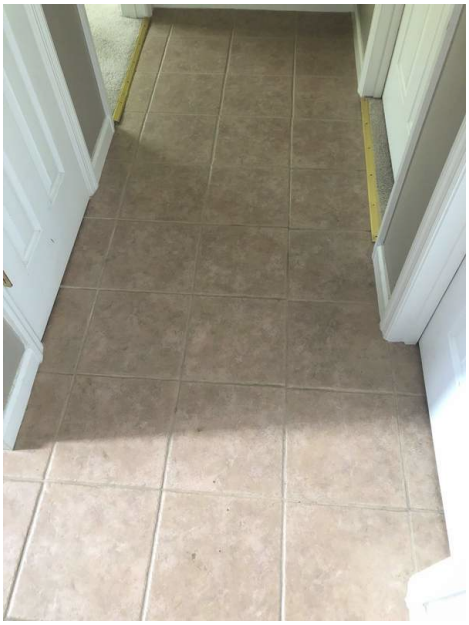
Walls: Wall Material
Drywall

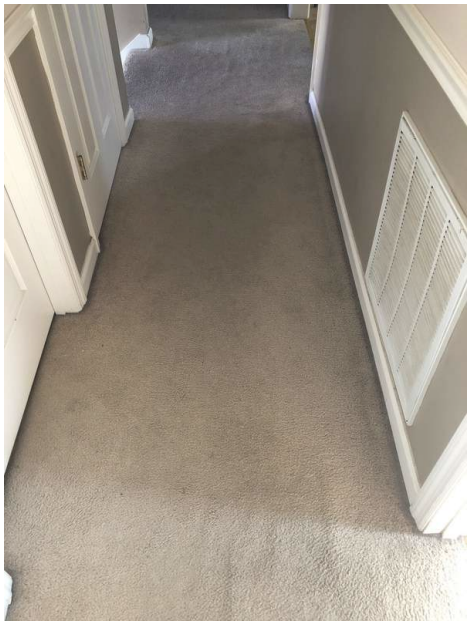
Ceilings: Ceiling Material
Gypsum Board



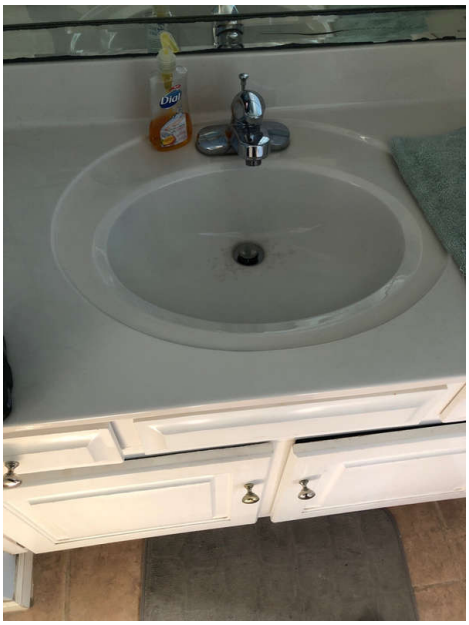
Countertops & Cabinets: Cabinetry
Wood

Floors: Floor Coverings
Tile, Carpet





Countertops & Cabinets: **Countertop Material**
Porcelain, Composite


Bathroom

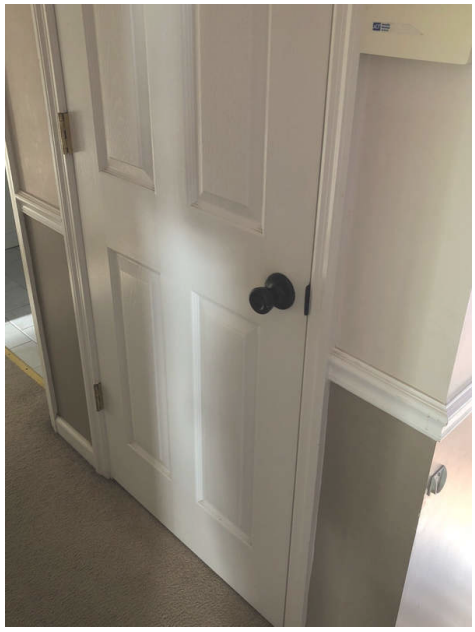

Kitchen

Observations

11.1.1 Doors

DOOR LATCH ALIGNMENT

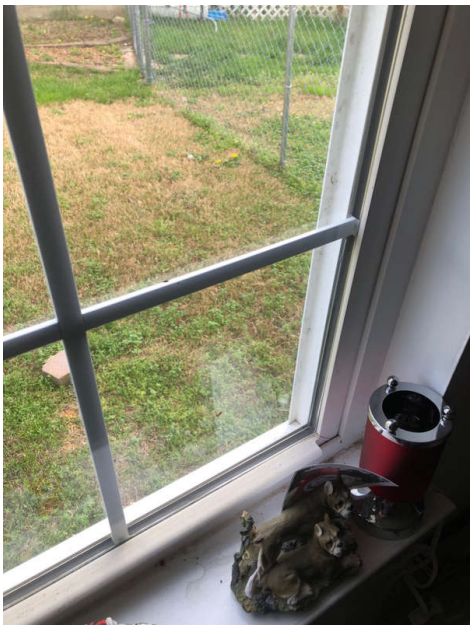
Door latch and/or strike plate is out of alignment. Recommend a handyman repair.


Hall closet

11.2.1 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.



12: BUILT-IN APPLIANCES

		O	NP	NI	IN
12.1	Dishwasher			X	
12.2	Refrigerator				X
12.3	Range/Oven/Cooktop				X
12.4	Garbage Disposal		X		

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Dishwasher: Brand
Kenmore

Refrigerator: Brand
Kenmore

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

Range/Oven/Cooktop:
Range/Oven Brand
Kenmore

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

13: GARAGE

		O	NP	NI	IN
13.1	Ceiling				X
13.2	Floor				X
13.3	Walls & Firewalls				X
13.4	Garage Door				X
13.5	Garage Door Opener				X
13.6	Occupant Door (From garage to inside of home)	X			X

O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

Walls & Firewalls: **Materials**
Drywall

Garage Door: **Material**
Insulated, Metal



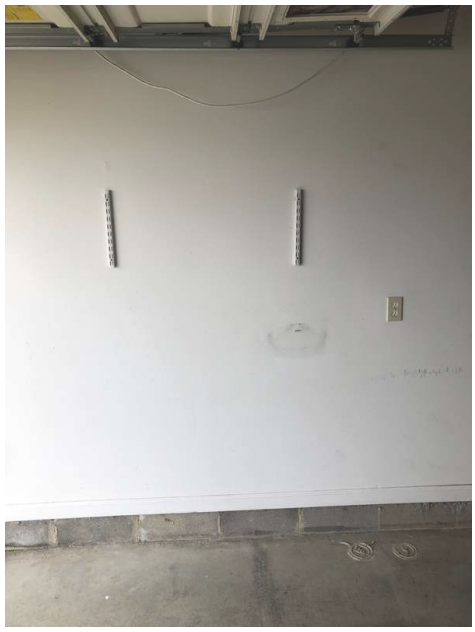
Garage Door: Type
Automatic, Roll-Up

Limitations

Walls & Firewalls

FINISHED WALLS

At the time of inspection, there was no way to see what size drywall was used to finish the walls. We do not enforce codes but are making you aware that most codes for attached garages call for specific codes. I recommend a qualified professional to evaluate and repair.



Observations

13.6.1 Occupant Door (From garage to inside of home)

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

13.6.2 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

STANDARDS OF PRACTICE

Grounds
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.

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.

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

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

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.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

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.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

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.