



HOMESCAN HOME INSPECTION SERVICES, LLC

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HOMESCAN RESIDENTIAL INSPECTION REPORT

1234 Main St.
Warrior AL 35180

Buyer Name

01/15/2019 9:00AM



Inspector

Patrick Dean

InterNACHI Certified Professional
Inspector, AL License #HI-4323

(256) 338-2931

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Agent

Agent Name

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Property Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

Overview

HomeScan Home Inspection Services, LLC, strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the International Association of Certified Home Inspectors (<http://www.nachi.org/sop.htm>). As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. Refer to the InterNACHI Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection report should be used alongside the sellers disclosure, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they will cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Notice to Third Parties

Notice to Third Parties: This report is the property of HomeScan Home Inspection Services, LLC and is Copyrighted as of the date of completion. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and

conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to: fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanently attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. Any component or appliance that is unplugged or "shut off" will not be turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

NOT REPORTED ON: The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculation of the strength, adequacy, design or efficiency of any system or component.

NOT PERFORMED: Entrance to any area or performance of any procedure that may damage the property or its components or be considered dangerous to the home inspector or other persons; Operation of any system or component that is shut down or otherwise inoperable; Operation of any system or component that does not respond to normal operating controls; Disturbing insulation; Moving personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address and/or test for environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and that copies of receipts be kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES OF DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information

THERMAL IMAGING: An infrared camera **MAY** be used for specific areas or visual problems, and should not

be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service. CURRENTLY, HOMESCAN HOME INSPECTION SERVICES INSPECTORS DO NOT UTILIZE THERMAL IMAGING CAMERAS.

Other Notes - Important Information

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting (<http://www.nachi.org/life-expectancy.htm>).

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Detached Item(s) Present

Only items and components directly and permanently attached to the structure are inspected according to the InterNACHI Standards of Practice and most of these items are only required to be reported on with their respected affect on the structure. This home may contain detached patios, stairs, retaining walls, outbuildings, decks, pools, fireplaces, etc. If comments are made with regard to these items, any comments should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies. If any detached items or structures are of concern, evaluation of these items should be conducted by qualified individuals prior to the end of your inspection period.

Comment Key - Definitions

This report divides deficiencies into three categories; **Major Defects** (in red), **Marginal Defects** (in orange), and **Minor Defects/Maintenance Items/FYI** (colored in blue). **Safety Hazards** or concerns will be listed in the Red or Orange categories depending on their perceived danger, and should always be addressed ASAP.

Major Defects - Items or components that may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to then end of your contingency period.

Marginal Defects - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Minor Defects/Maintenance Items/FYI - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or

replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Please acknowledge to me once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification.

SUMMARY



MINOR/MAINTENANCE ITEM



MARGINAL



MAJOR

-  2.1.1 Roof - Coverings: Damaged (General)
-  2.2.1 Roof - Roof Drainage Systems: Debris
-  2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  2.2.3 Roof - Roof Drainage Systems: Gutter Damaged
-  2.2.4 Roof - Roof Drainage Systems: Gutter/Downspout Loose
-  2.3.1 Roof - Flashings: Missing
-  3.1.1 Exterior - Siding, Flashing & Trim: Mildew/Algae
-  3.1.2 Exterior - Siding, Flashing & Trim: Efflorescence
-  3.1.3 Exterior - Siding, Flashing & Trim: Damage to Shutters
-  3.1.4 Exterior - Siding, Flashing & Trim: Paint
-  3.2.1 Exterior - Exterior Doors: Hardware Damaged
-  3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
-  3.3.2 Exterior - Walkways, Patios & Driveways: Patio Cracking - Minor
-  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Stairs - Deteriorated
-  3.5.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Cracks
-  3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
-  3.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall - Damage
-  4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks
-  4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence
-  4.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: High Moisture Levels
-  4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Minor Cracking
-  4.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion
-  4.4.2 Basement, Foundation, Crawlspace & Structure - Wall Structure: Microbial Growth
-  4.5.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Evidence of Water Intrusion
-  5.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
-  5.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Undetermined Exhaust Point
-  6.2.1 Plumbing - Drain, Waste, & Vent Systems: Missing Stopper

- 6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Loose
- 7.1.1 Electrical - Service Entrance Conductors: Frayed Sheathing
- 7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- 7.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Odd Breakers
- 7.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Cover Loose
- 7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- 7.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- 7.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Unknown Switch
- 7.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Dead Circuit
- 7.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: Fixture Damaged
- 7.4.6 Electrical - Lighting Fixtures, Switches & Receptacles: Fixture Loose
- 7.5.1 Electrical - GFCI & AFCI: GFCI Failed Test
- 7.6.1 Electrical - Smoke Detectors: Missing
- 9.1.1 Doors, Windows & Interior - Doors: Door Missing
- 9.1.2 Doors, Windows & Interior - Doors: Hardware Missing/Damaged
- 9.2.1 Doors, Windows & Interior - Windows: Damaged
- 9.2.2 Doors, Windows & Interior - Windows: Failed Seal
- 9.2.3 Doors, Windows & Interior - Windows: Missing Screen
- 9.2.4 Doors, Windows & Interior - Windows: Window Trim Damaged/Missing
- 9.3.1 Doors, Windows & Interior - Floors: Damaged (General)
- 9.3.2 Doors, Windows & Interior - Floors: Tile Cracked
- 9.4.1 Doors, Windows & Interior - Walls: General Damage
- 9.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
- 9.5.2 Doors, Windows & Interior - Ceilings: Nail Pops
- 11.1.1 Built-in Appliances - Dishwasher: Improper Installation
- 12.1.1 Garage - Ceiling: No Fire Separation
- 12.4.1 Garage - Garage Door: Damage
- 12.6.1 Garage - Occupant Door (From garage to inside of home): Door Does Not Meet Separation Requirements
- 12.6.2 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

None

Type of Building

Detached, Single Family

Occupancy

Vacant

Year Built

2001

Weather Conditions

Clear, Cold

Temperature (approximate)

44 Fahrenheit (F)

Style

Traditional



2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Ladder, Ground, Roof

Roof Type/Style

Hip, Gable, Combination

Roof Drainage Systems: Gutter Material

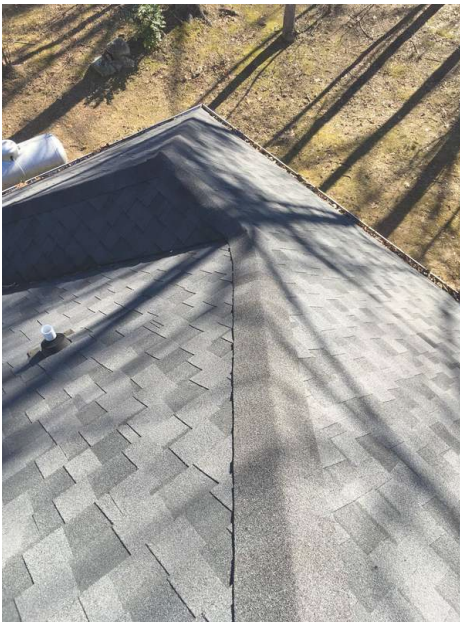
Seamless Aluminum

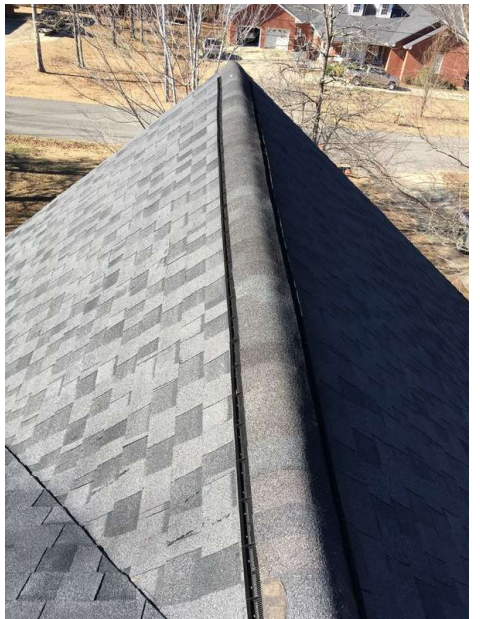
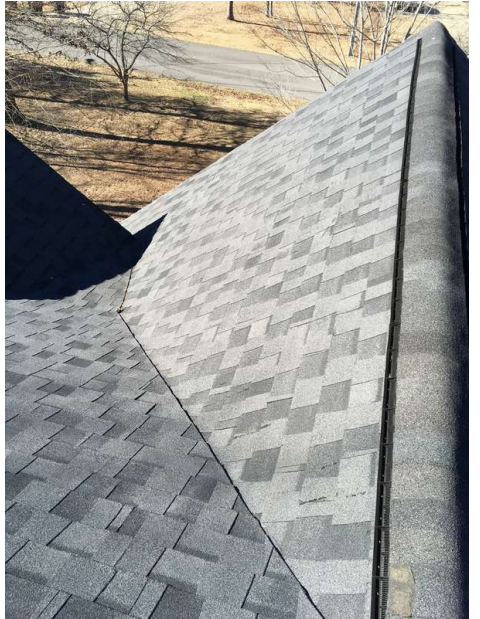
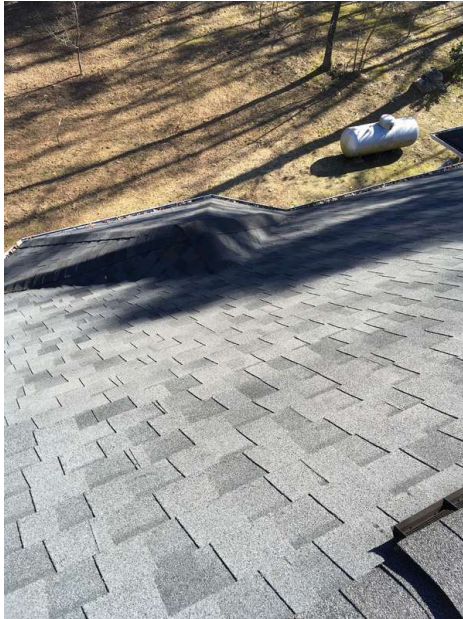
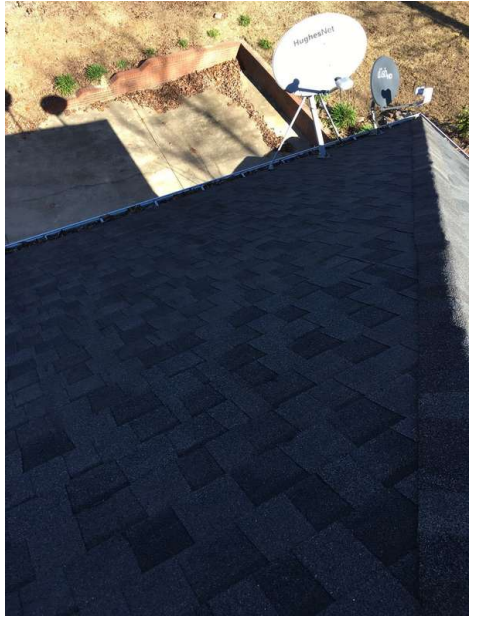
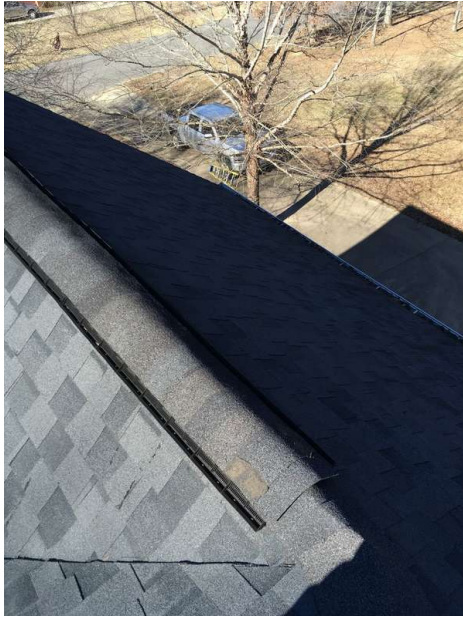
Flashings: Material

Asphalt

Coverings: Material

Asphalt, Dimensional





Roof Drainage Systems: Underground Drainage

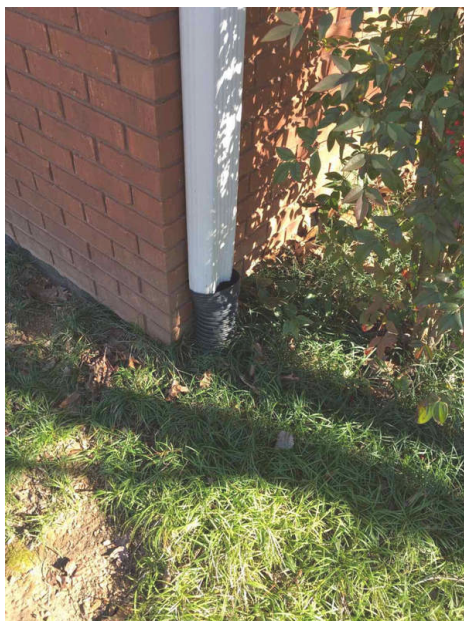
Multiple gutters terminate into underground drainage tubes and I am unable to determine efficiency of the systems.



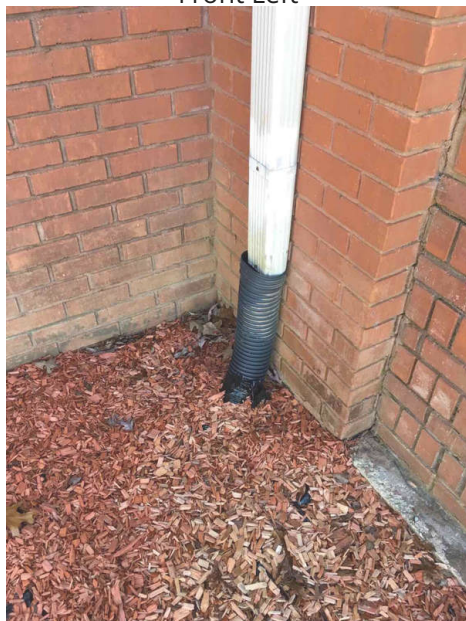
Front Left



Rear



Right Front



Front Left

Skylights, Chimneys & Other Roof Penetrations: Vents and Exhaust Points

All vents and exhaust penetrations through the roof have no obvious defects.



Limitations

General

STEEP ROOF

Unable to walk portions of roof due to steep slope.

Deficiencies

2.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed signs of mechanical damage in several locations. Recommend a qualified roofing professional evaluate and repair.

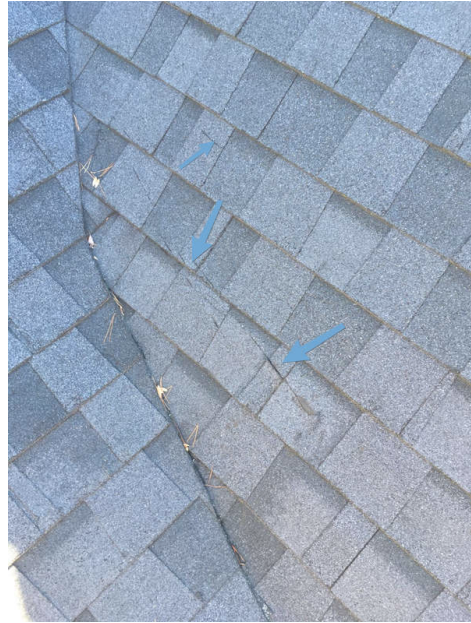
Recommendation

Contact a qualified roofing professional.

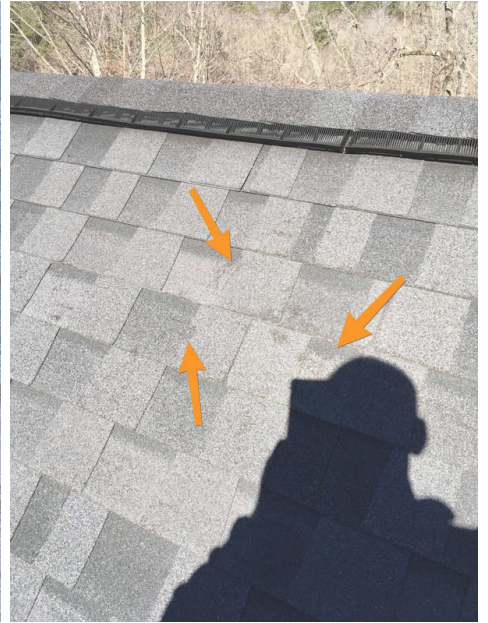




Front Left



Front Left



Front Left



Front Left



Front Right

2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project

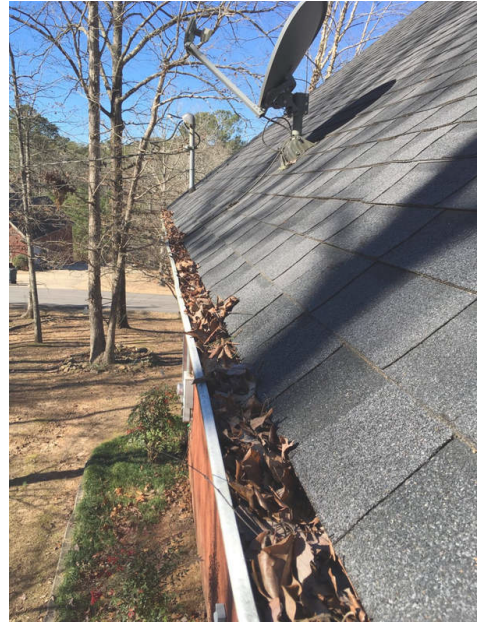




Front Left



Front Left



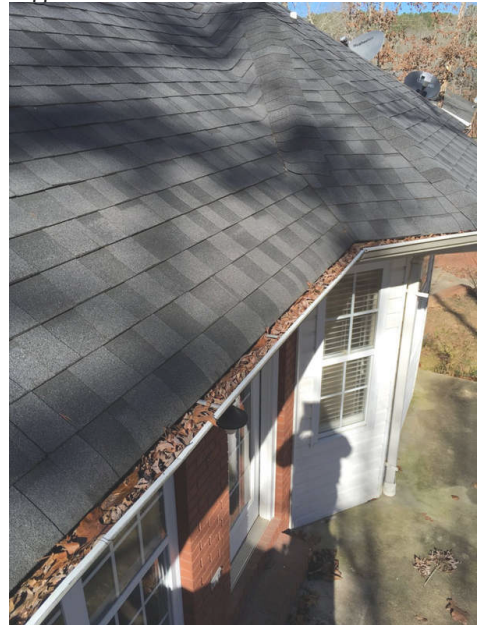
Right



Right



Rear Right



Rear



Rear Left



Left

2.2.2 Roof Drainage Systems

 Minor/Maintenance Item

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. The two gutters at the rear of the structure appear to be one of the causes for excess moisture in the basement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

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

Recommendation

Contact a handyman or DIY project



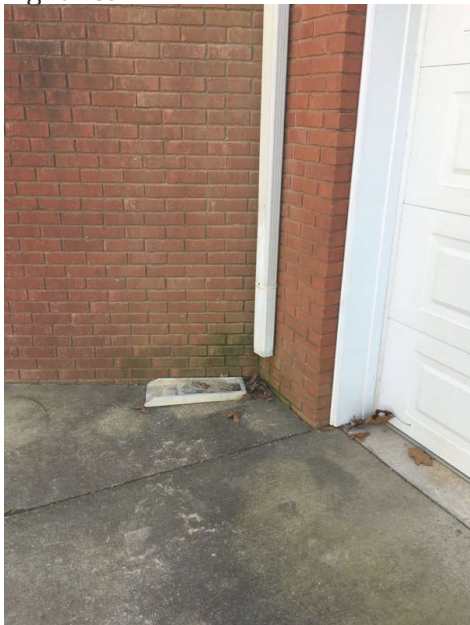
Right Rear



Rear Right



Left Front



Left Rear

2.2.3 Roof Drainage Systems

 Marginal

GUTTER DAMAGED

Multiple gutters had mechanical damage and also what appeared to be poor workmanship at the joints. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor



Rear



Rear



Rear

2.2.4 Roof Drainage Systems

GUTTER/DOWNSPOUT LOOSE



Minor/Maintenance Item

The gutter/downspout is loose and needs to be re-fastened to fascia/siding and pitched properly (if required).

Recommendation

Contact a handyman or DIY project



Rear

2.3.1 Flashings

MISSING



Marginal

Flashings were not visible at time of inspection. Flashings provide protection against moisture intrusion. It appears as though certain flashings were left off when the most recent roofing job was performed.

Moisture intrusion was visualized in one of these areas during the attic inspection. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



Front Left



Front Left

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Attic Access, Visual

Siding, Flashing & Trim: Siding Material

Vinyl, Brick

Siding, Flashing & Trim: Siding Style

Drop

Walkways, Patios & Driveways: Driveway/Walkway Materials

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Sidewalk, Entry Steps

Decks, Balconies, Porches & Steps: Material

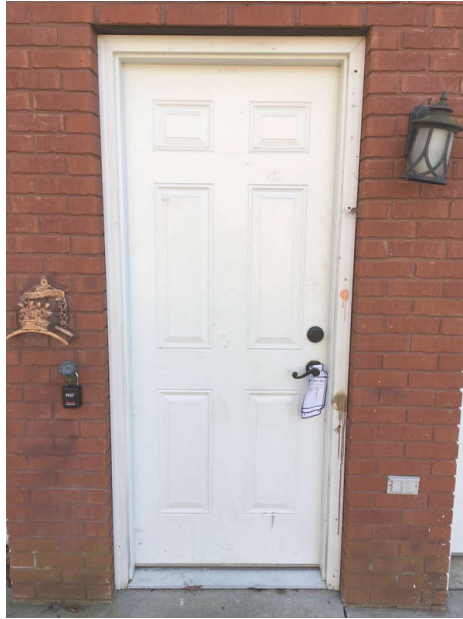
Concrete, Brick

Exterior Doors: Exterior Entry Door

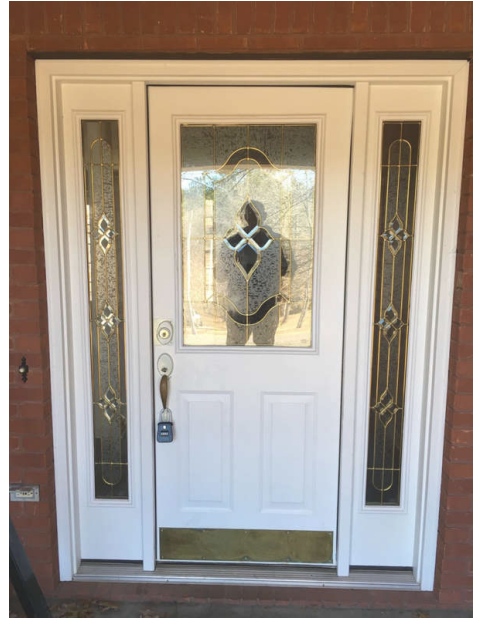
Steel



Rear



Garage



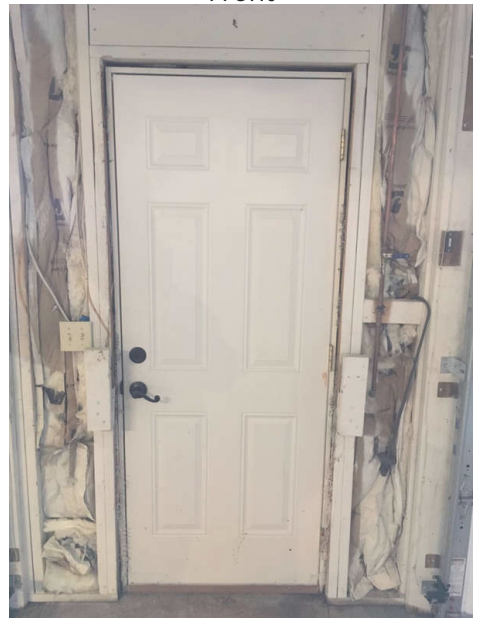
Front



Front



Rear



Garage

Limitations

General

ATTIC ACCESS LIMITED

No walkways present in attic space. Visualization made from safe locations only.

Deficiencies

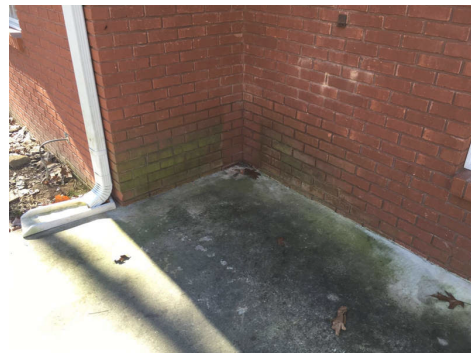
3.1.1 Siding, Flashing & Trim
MILDEW/ALGAE



There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Contact a handyman or DIY project



Rear

3.1.2 Siding, Flashing & Trim

EFFLORESCENCE

 Minor/Maintenance Item

Efflorescence was visualized on multiple areas of the brick siding on the front of the structure. This indicates that moisture is being worked up through the brick. Recommendation for cleaning of these areas and determining reason for the excess moisture.

Recommendation

Contact a handyman or DIY project



Front Left



Front Left



Rear Left

3.1.3 Siding, Flashing & Trim

DAMAGE TO SHUTTERS

 Minor/Maintenance Item

The vinyl shutters on the front of the structure were poorly attached and had mechanical damage present.

Recommendation

Contact a qualified professional.



Front Left

3.1.4 Siding, Flashing & Trim

PAINT

Paint splashing was noted on the siding and kitchen window trim at the patio area.

Recommendation

Contact a qualified professional.

 Minor/Maintenance Item



Rear

3.2.1 Exterior Doors

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project

 Minor/Maintenance Item



Front



Front

3.3.1 Walkways, Patios & Driveways

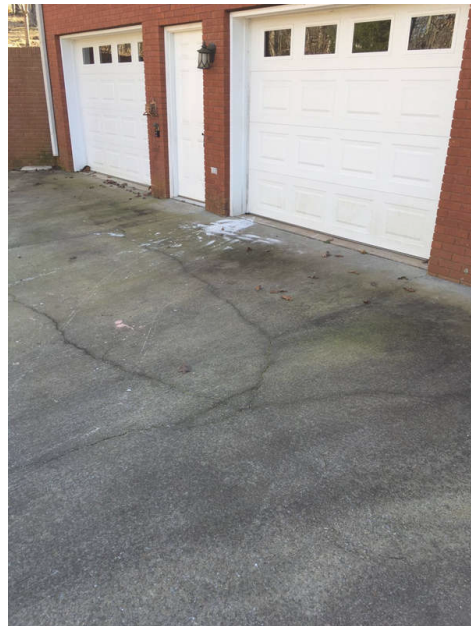
 Marginal

DRIVEWAY CRACKING - MINOR

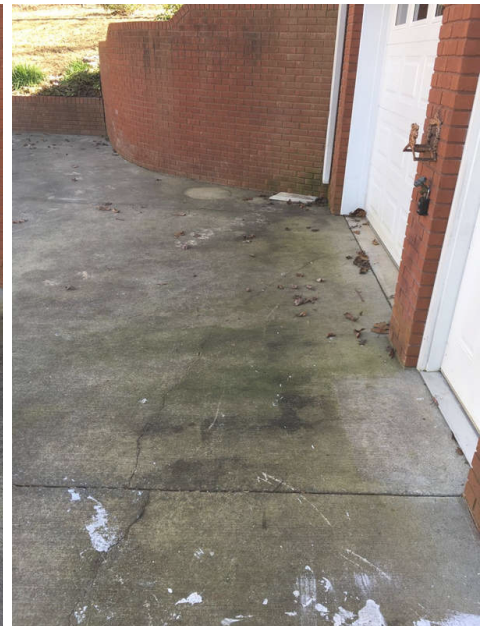
Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



Left



Left





3.3.2 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

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

 Minor/Maintenance Item



Rear

3.4.1 Decks, Balconies, Porches & Steps

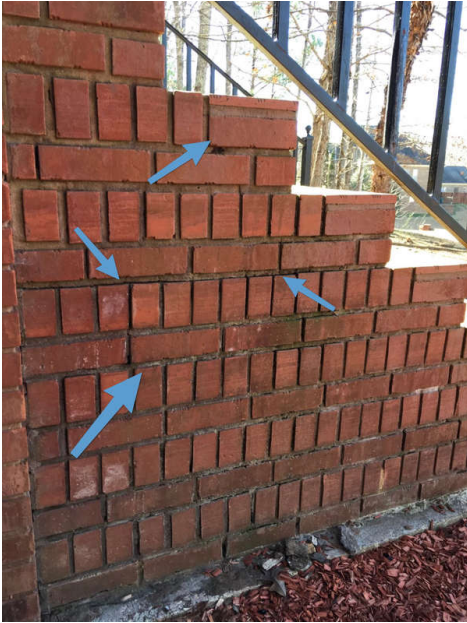
STAIRS - DETERIORATED

One or more sections of the exterior stairs are deteriorated. Recommend qualified contractor evaluate & repair.

Recommendation

Contact a qualified professional.

 Minor/Maintenance Item



Front



Front



Front



Front



Front

3.5.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

 Minor/Maintenance Item



Front Left

3.6.1 Vegetation, Grading, Drainage & Retaining Walls



Minor/Maintenance Item

RETAINING WALL CRACKS

Retaining wall showed signs of minor cracking and appeared to be cosmetic.

Recommendation

Contact a qualified professional.



Left Rear

3.6.2 Vegetation, Grading, Drainage & Retaining Walls



Minor/Maintenance Item

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause decreased and/or improper drainage to gutters and deterioration to roofing material. Recommend clearing debris.

Recommendation

Contact a handyman or DIY project



Front Right

3.6.3 Vegetation, Grading, Drainage & Retaining Walls



Minor/Maintenance Item

RETAINING WALL - DAMAGE

The retaining wall showed signs of mechanical damage, possibly from a vehicle. Recommend contacting a concrete contractor to make repairs.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			X
4.2	Basements & Crawlspaces	X			X
4.3	Floor Structure	X			X
4.4	Wall Structure	X			X
4.5	Ceiling Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Masonry Block

Floor Structure:

Basement/Crawlspace Floor
Concrete

Floor Structure: Material

Concrete

Floor Structure: Sub-floor

OSB

Limitations

General

UNABLE TO VISUALIZE

Parts of the attic area were unable to be accessed safely and, therefore, were unable to be fully evaluated.

Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS

 Marginal

Cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation

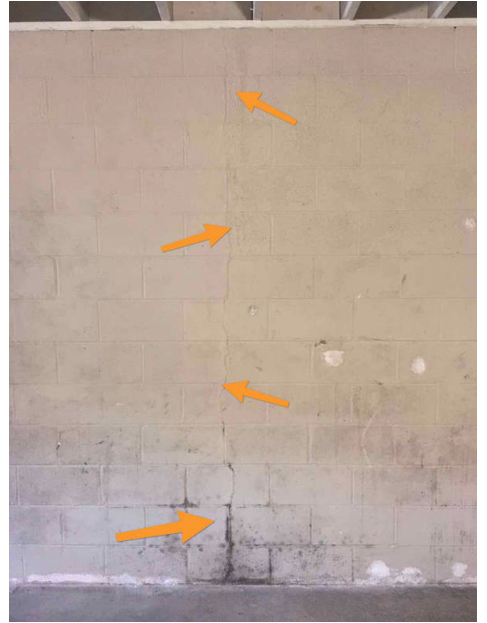
Contact a qualified structural engineer.



Rear Basement



Right Rear Basement



Rear Basement



Right Basement

4.2.1 Basements & Crawlspace

EFFLORESCENCE

 Marginal

Efflorescence noted on the block surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.



Front Basement



Right Basement

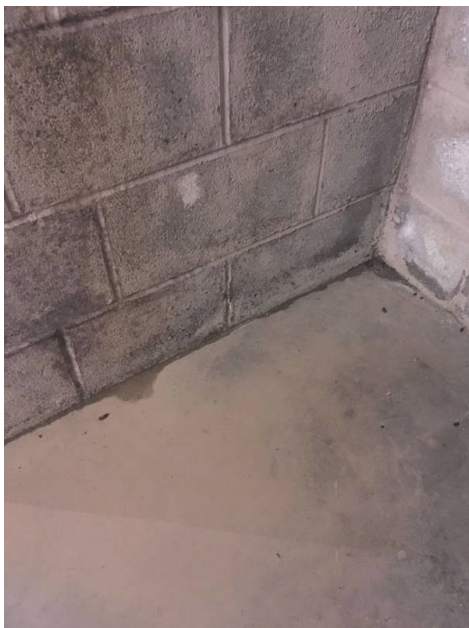


4.2.2 Basements & Crawlspaces

 Marginal

HIGH MOISTURE LEVELS

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.



Rear Basement



Rear Right Basement

4.3.1 Floor Structure

 Minor/Maintenance Item

MINOR CRACKING

Minor cracks found in the basement floor near the right rear corner. These cracks appeared cosmetic in nature. Recommend monitoring.

Recommendation

Contact a qualified professional.



Right Rear Basement

4.4.1 Wall Structure

− Marginal

EVIDENCE OF WATER INTRUSION

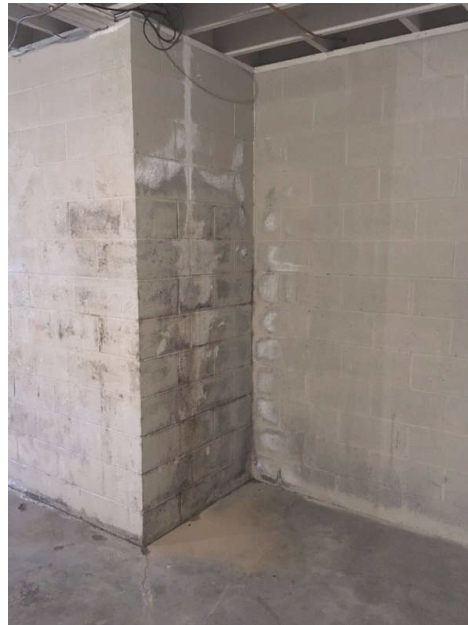
Wall structure showed signs of water intrusion, which could lead to more serious structural damage and mold issues. These areas are directly below where two gutter downspouts empty next to the structure. Recommend a qualified contractor identify source of moisture and remedy.

Recommendation

Contact a qualified professional.



Right Rear Basement



Rear Basement

4.4.2 Wall Structure

⚠ Major

MICROBIAL GROWTH

Observed signs of microbial growth in one or more areas in the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified professional.



Right Rear Basement



Rear Basement

4.5.1 Ceiling Structure

 Marginal

EVIDENCE OF WATER INTRUSION

Ceiling structure (roof decking) in attic space showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.



Left Attic

5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
5.1	Attic Insulation	X			X
5.2	Vapor Retarders (Crawlspace or Basement)			X	
5.3	Ventilation	X			
5.4	Exhaust Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source

220 Electric

Flooring Insulation

None

Ventilation: Ventilation Type

Soffit Vents, Ridge Vents, Passive

Ventilation: Observed from Exterior

Dryer Vent

Metal



Attic Insulation: Insulation Type
Blown, Fiberglass



Attic Insulation: Average Depth

14 Inches

The R-value of insulation is a measure of how well it reduces the flow of heat and cold into and out of your house. The higher the R-value, per inch of thickness, the better job the insulation will do when you heat or cool your home.

The following site contains information concerning R-values per type of material:

<https://www.todayshomeowner.com/how-to-determine-the-r-value-of-insulation/>



Exhaust Systems: Exhaust Fans

Fan Only, Fan with Light



Right Hallway Bathroom



Master Bathroom

Limitations

General

ACCESS LIMITED DUE TO LACK OF WALKWAYS



Deficiencies

5.1.1 Attic Insulation

INSUFFICIENT INSULATION



Minor/Maintenance Item

Insulation depth was inadequate around the attic access. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



Attic

5.4.1 Exhaust Systems

UNDETERMINED EXHAUST POINT



Minor/Maintenance Item

The exhaust termination point for either bathroom was unable to be determined, due to the amount of insulation in the attic. Bathrooms should exhaust to the exterior of the structure in order to prevent problems associated with moisture from occurring. Recommend evaluation from a qualified professional.

Recommendation

Contact a qualified professional.

6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Supply, Distribution Systems & Fixtures	X			X
6.4	Hot Water Systems, Controls, Flues & Vents	X			X
6.5	Fuel Storage & Distribution Systems	X			
6.6	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

None

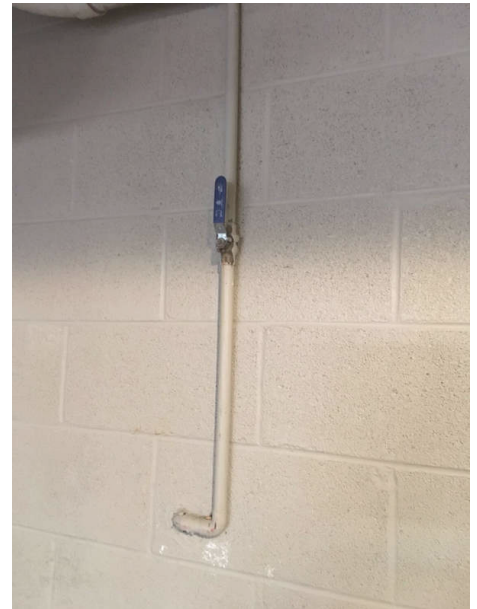
Water Source

Public

Main Water Shut-off Device:

Location

Basement



Right Basement

Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 3", 2"

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls,

Flues & Vents: Age

5 years

Hot Water Systems, Controls,

Flues & Vents: Due to the plumbing system being winterized, the water heater power was off at the breaker box. Unable to determine function of the water heater.

Drain, Waste, & Vent Systems: Material

PVC

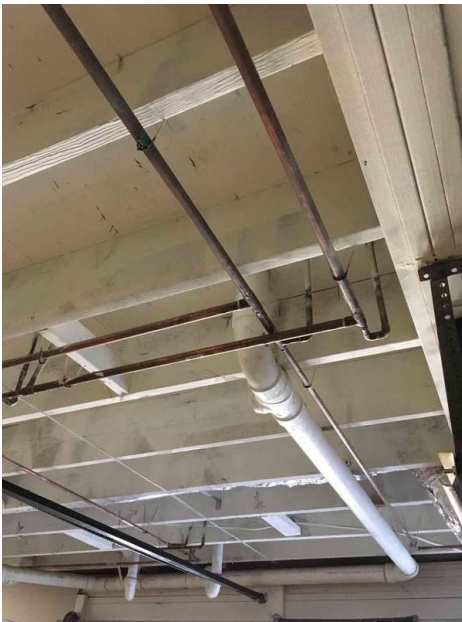
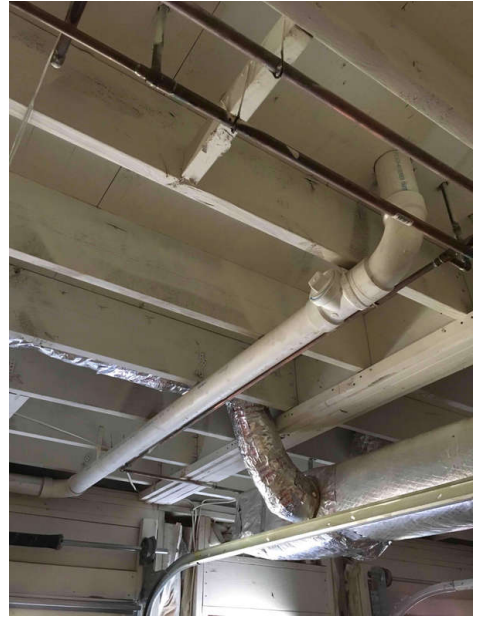


Master Bathroom Left



Master Bathroom Right

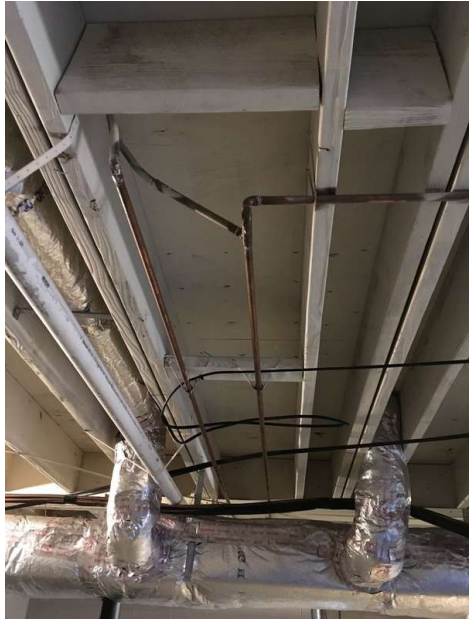
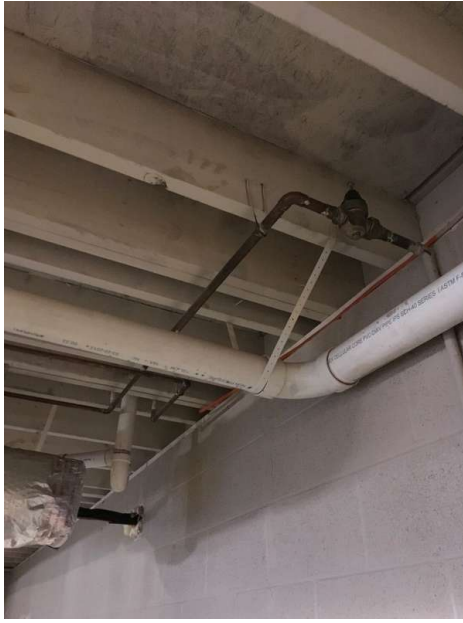




Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Distribution refers to the pipes that are inside the building and deliver water to the fixture shut off valves.



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Hose, Braided, PVC, Steel

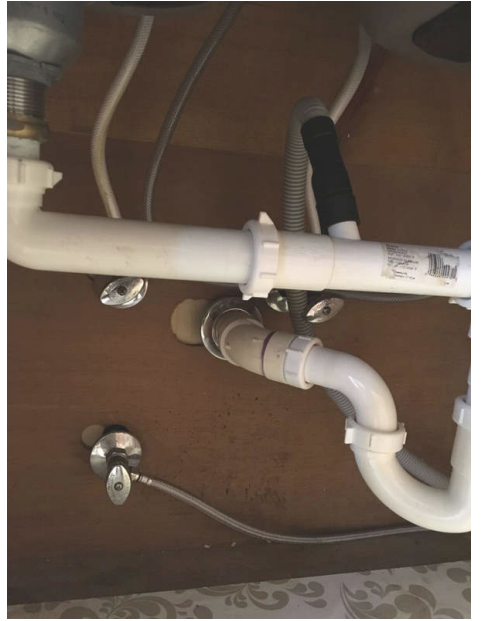
Supply refers to the pipes that supply water from the fixture shut off valves to the fixture.



Right Hallway Bathroom



Right Hallway Bathroom



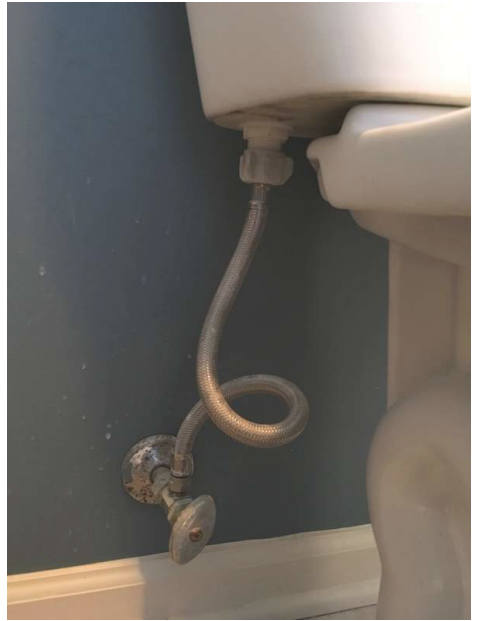
Kitchen



Master Bathroom Left



Master Bathroom Right



Hot Water Systems, Controls, Flues & Vents: Manufacturer

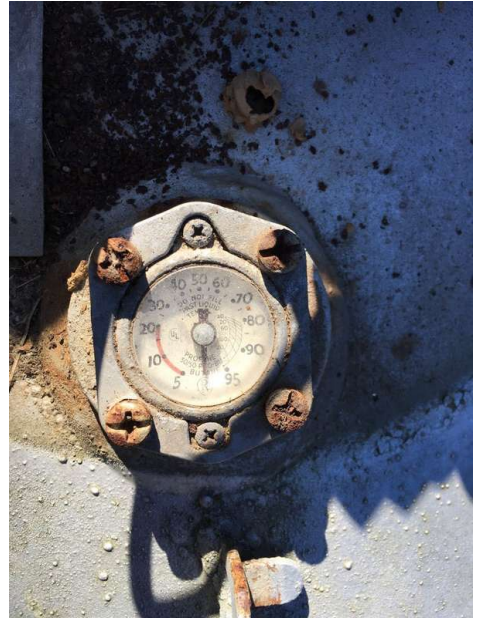
Whirlpool

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.](#)



Fuel Storage & Distribution Systems: Main Gas Shut-off Location At Tank



Fuel Storage & Distribution Systems: Fireplace Only

The propane tank in the backyard only supplied the fireplace in the living room. The tank is currently empty.

Limitations

General

STRUCTURE WINTERIZED

The structure had been winterized and signs were posted not to utilize any of the water fixtures. No fixtures were run, thus limiting evaluation of water flow and drains.



Deficiencies

6.2.1 Drain, Waste, & Vent Systems

MISSING STOPPER

 Minor/Maintenance Item



Right Hallway Bathroom



Master Bathroom

6.3.1 Water Supply, Distribution Systems & Fixtures

TOILET LOOSE

 Marginal

The toilet bolts were loose which allowed excessive movement. Recommend a plumber to reset the toilet to prevent moisture damage to surrounding area.

Recommendation

Contact a qualified professional.



Right Hallway Bathroom



Right Hallway Bathroom

7: ELECTRICAL

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Meter/Service Disconnect Location
Right



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

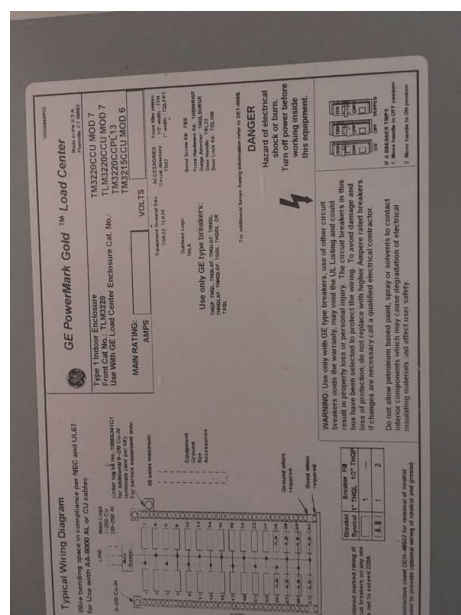
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None Found

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

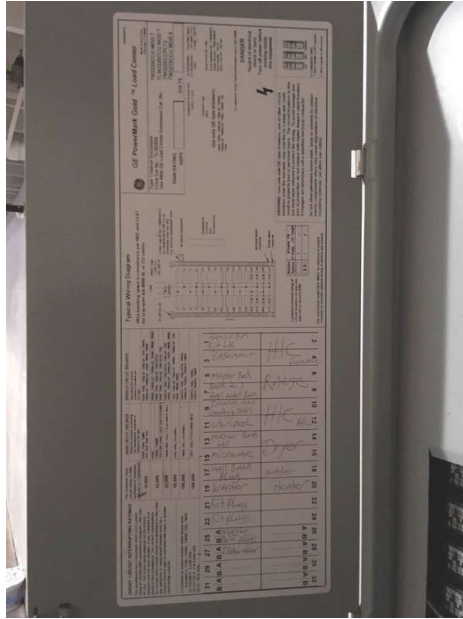
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex



Service Entrance Conductors: Electrical Service Conductors
Overhead, Aluminum, 220 Volts



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

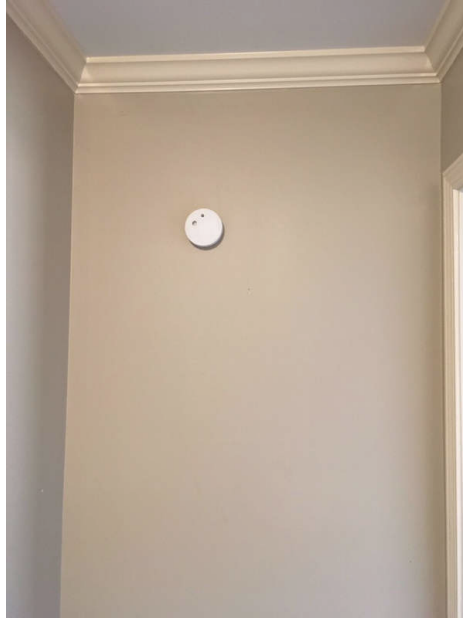


Smoke Detectors: Proper Location of Detectors

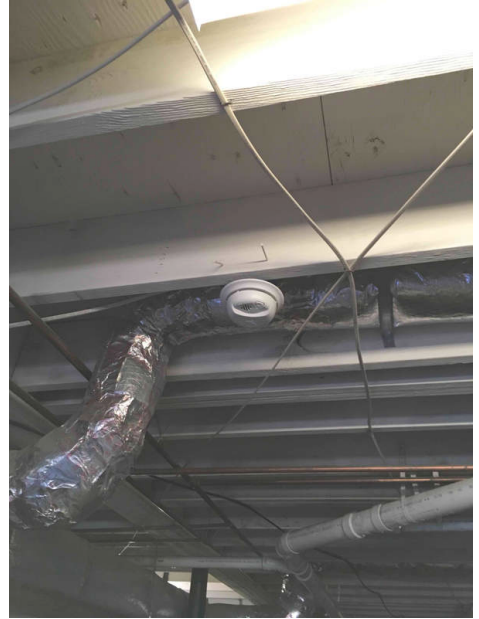
Detectors were found in the following locations.



Living Room



Left Hallway



Smoke Detectors: Recommend Additional Dectectors

NFPA 72 states:

11.5.1 One- and Two-Family Dwelling Units.

11.5.1.1 Smoke Detection. Where required by applicable laws, codes, or standards for the specified occupancy, approved single- and multiple-station Smoke Alarms shall be installed as follows: (1) In all sleeping rooms. Exception: Smoke Alarms shall not be required in sleeping rooms in existing one- and two-family dwelling units. (2) Outside of each separate sleeping area, in immediate vicinity of the sleeping rooms. (3) On each level of the dwelling unit, including basements. Exception: In existing one- and two family dwelling units, approved Smoke Alarms powered by batteries are permitted.

http://www.brkelectronics.com/faqs/diy/recommended_locations_for_smoke_alarms

Limitations

Deficiencies

7.1.1 Service Entrance Conductors

FRAYED SHEATHING

 Marginal

Wires on service entrance appear damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact your local utility company



Right

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

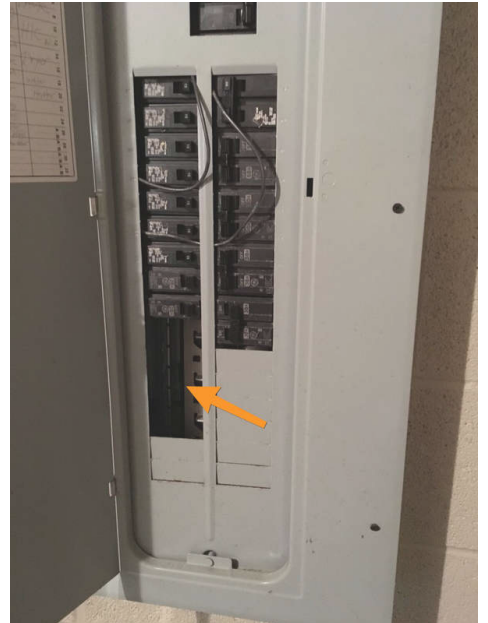
 Marginal

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



7.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

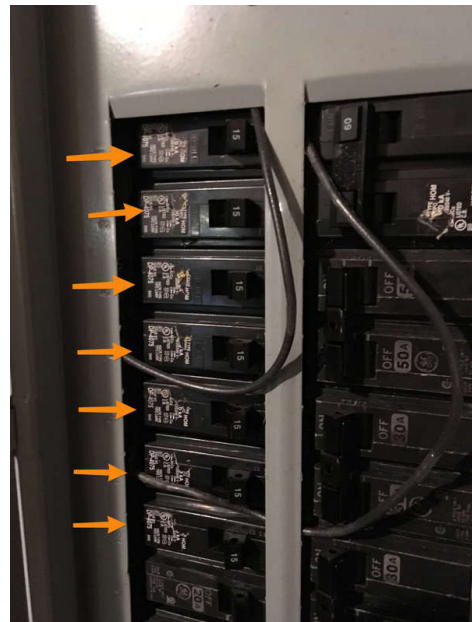
 Marginal

ODD BREAKERS

Some of the breakers used are not recommended by the panel manufacturer. Recommend replacement of odd breakers by a licensed contractor.

Recommendation

Contact a qualified electrical contractor.



7.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Marginal

PANEL COVER LOOSE

The dead panel cover was loose and inappropriately attached with sheet rock screws. Wires were also visible around the breakers through the knockouts. Recommendation is for an evaluation by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

Minor/Maintenance Item

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

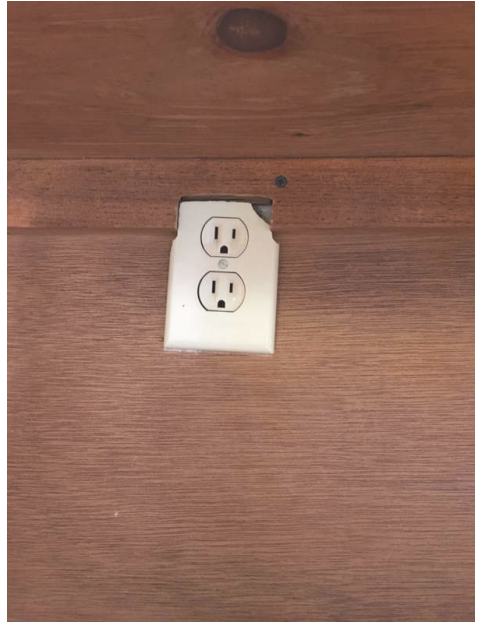
Contact a handyman or DIY project



Right Front Bedroom



Right Front Bedroom



Kitchen Above Stove



Master Bathroom

7.4.2 Lighting Fixtures, Switches & Receptacles

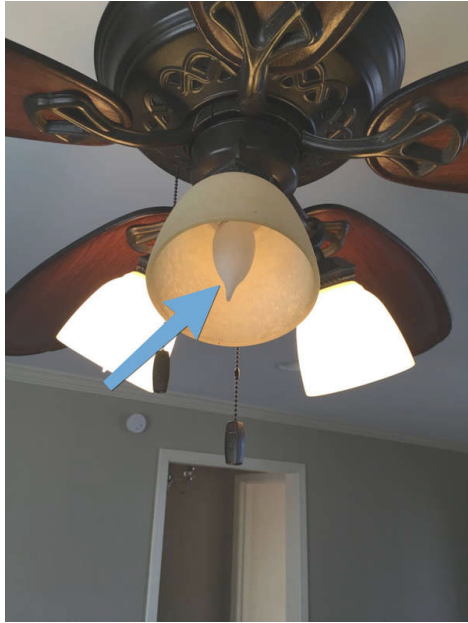
LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

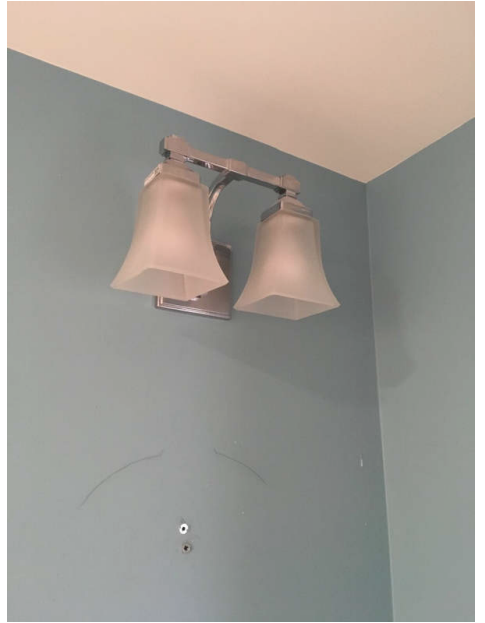
 Minor/Maintenance Item



Living Room



Living Room



Right Hallway Bathroom



Kitchen

7.4.3 Lighting Fixtures, Switches & Receptacles

UNKNOWN SWITCH

Unable to determine what fixture is controlled by the switch.

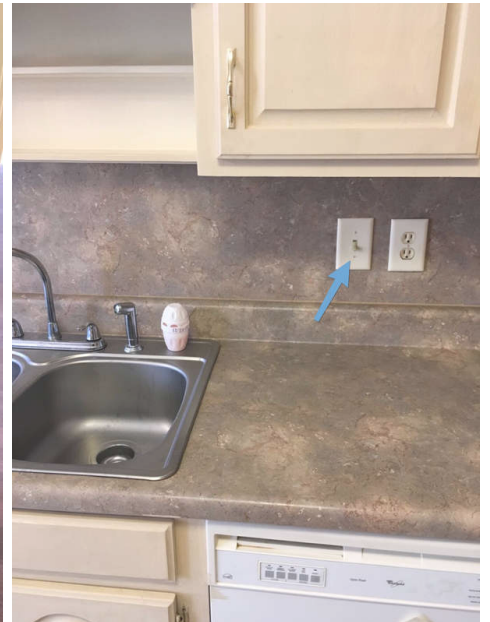
 Minor/Maintenance Item



Front Door



Right Hallway Bathroom



Kitchen

7.4.4 Lighting Fixtures, Switches & Receptacles

 Marginal

DEAD CIRCUIT

The circuit in the kitchen on the sink wall had no power. The GFCI receptacle was not operational either. Recommend evaluation by a licensed electrician.

Recommendation

Contact a qualified professional.



Kitchen

7.4.5 Lighting Fixtures, Switches & Receptacles

 Minor/Maintenance Item

FIXTURE DAMAGED

The light fixture at the rear door is missing a globe. Recommend replacement.

Recommendation

Recommended DIY Project



Rear Patio

7.4.6 Lighting Fixtures, Switches & Receptacles

FIXTURE LOOSE

The light fixture in the stairwell and at the Garage door entrance are loose and should be tightened or replaced.

Recommendation

Contact a qualified professional.

 Minor/Maintenance Item



Basement Stairwell



Garage (Exterior)

7.5.1 GFCI & AFCI

GFCI FAILED TEST

Receptacle failed test and/or would not reset. Recommend evaluation by a licensed and qualified professional.

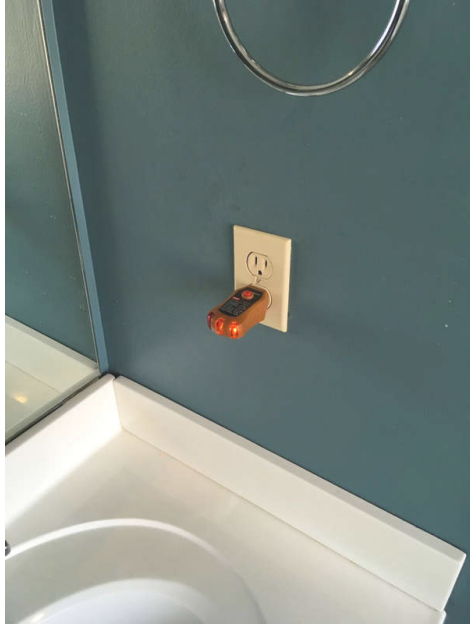
 Minor/Maintenance Item

Recommendation

Contact a qualified electrical contractor.



Front Porch



Master Bathroom



Garage (Exterior)

7.6.1 Smoke Detectors

MISSING

 Major

Smoke detectors have been removed from multiple locations. Recommend re-installation.

Recommendation

Contact a qualified professional.



Right Bedroom Hallway



Left Hallway

8: HVAC

		IN	NI	NP	D
8.1	General	X			
8.2	Equipment	X			
8.3	Normal Operating Controls	X			
8.4	Distribution System	X			
8.5	Presence of Installed Cooling/Heating Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Energy Source/Type **Equipment: Age** **Equipment: Location (Exterior)**
 Electric, Heat Pump, Forced Air 5 Years Right

Equipment: Location (Interior)
 Basement

General: Unable to Operate Cooling System

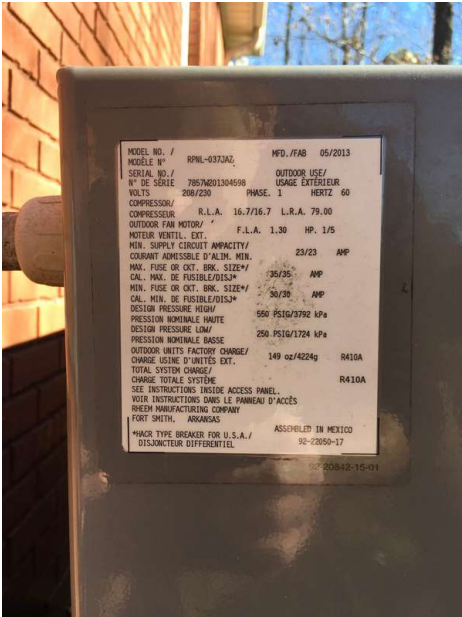
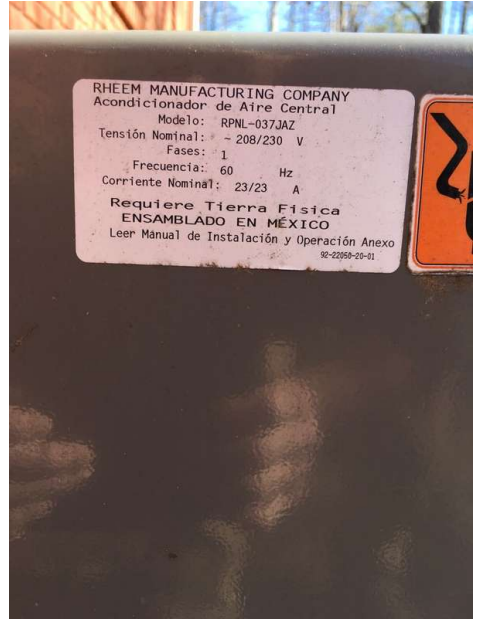
The cooling system was not operated due to the cold ambient outside temperature. Operating the cooling component in these conditions could cause damage to the HVAC unit.

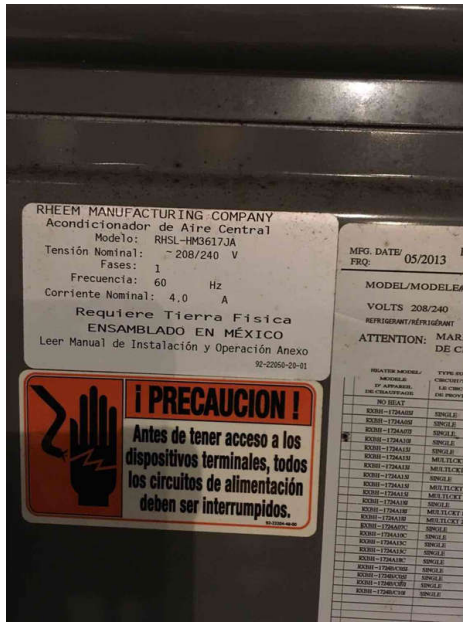
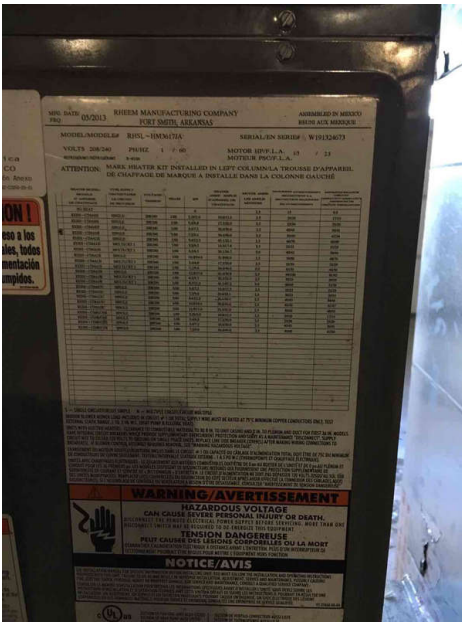
General: Filter Dirty

The HVAC filter is dirty and in need of replacement. Depending on conditions the filter should be checked and/or replaced monthly. Dirty filters can put extra strain on the system and cause premature wear and tear.



Equipment: Brand
 Rheem





Equipment: SEER Rating

00 Unknown

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](http://Energy.gov).

Equipment: AFUE Rating

100

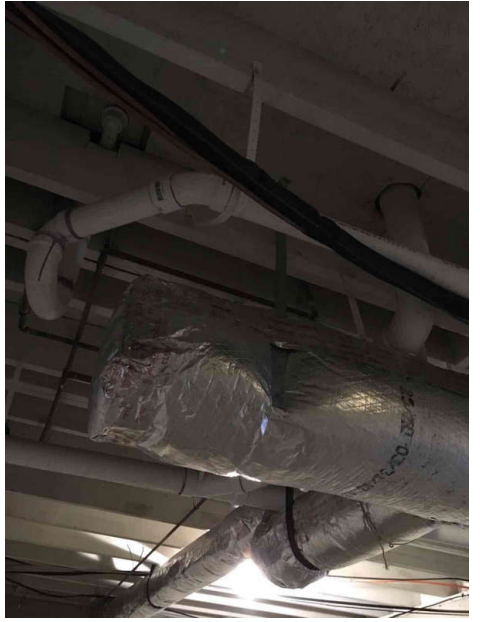
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Normal Operating Controls: Thermostat Location



Left Hallway

Distribution System: Configuration
Central



9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
9.1	Doors	X			X
9.2	Windows	X			X
9.3	Floors	X			X
9.4	Walls	X			X
9.5	Ceilings	X			X
9.6	Steps, Stairways & Railings	X			
9.7	Countertops, Cabinets & Tub Decks	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer **Windows: Window Type**

Unknown

Single-hung

Windows: Window Material

Vinyl

Windows: Glazing

Double Pane

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Countertops, Cabinets & Tub

Decks: Countertop Material

Cultured Marble, Laminate

Floors: Floor Coverings

Engineered Wood, Tile



Hallway Bathroom



Living Room



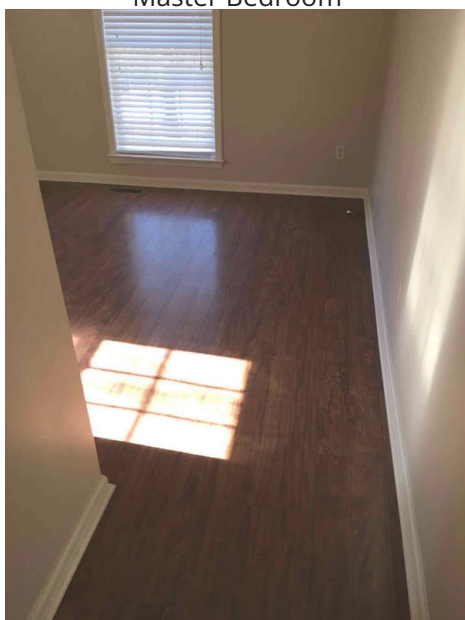
Master Bedroom



Master Bathroom



Kitchen



Right Bedroom

Countertops, Cabinets & Tub Decks: Cabinetry

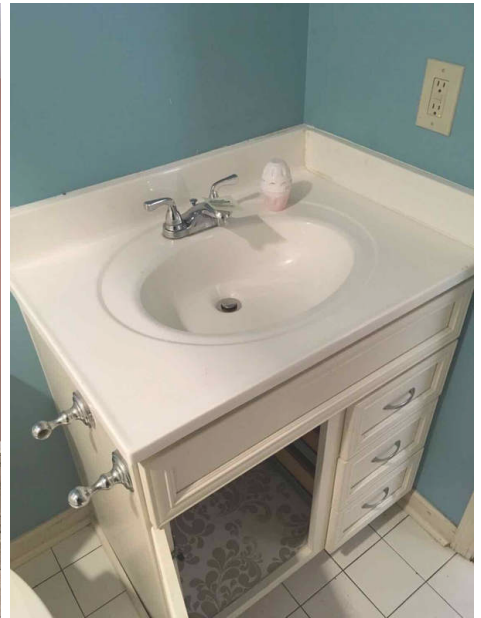
Wood



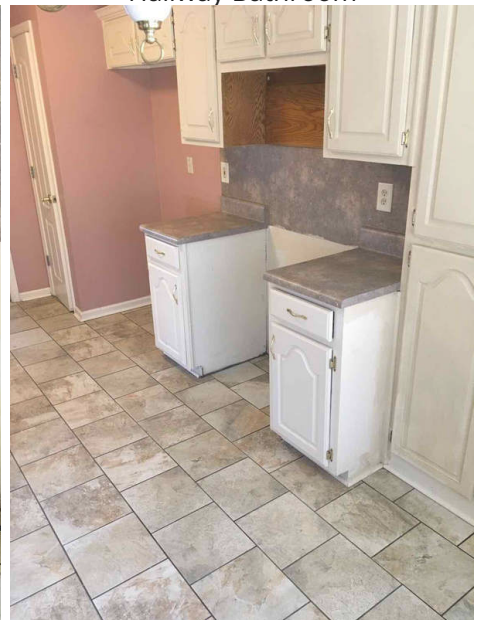
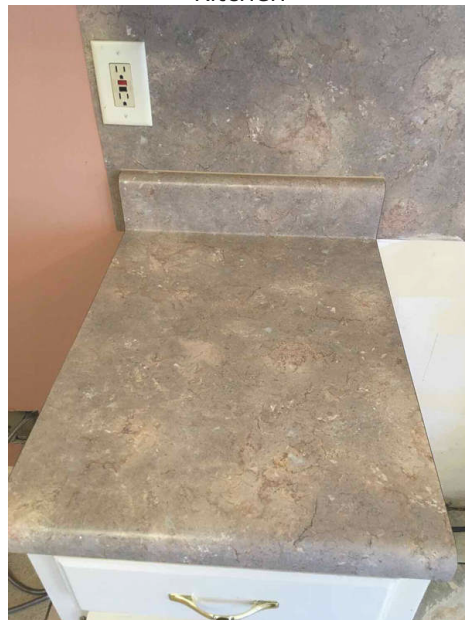
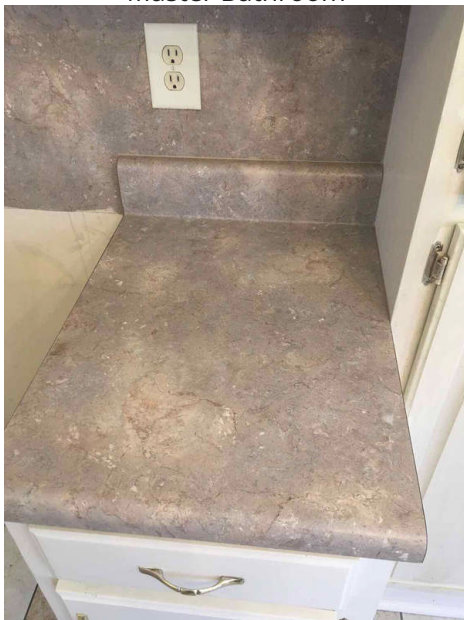
Master Bathroom



Kitchen



Hallway Bathroom



Countertops, Cabinets & Tub Decks: No Obvious Damage

Cabinets and countertops appeared in good condition, both functionally and aesthetically.

Deficiencies

9.1.1 Doors

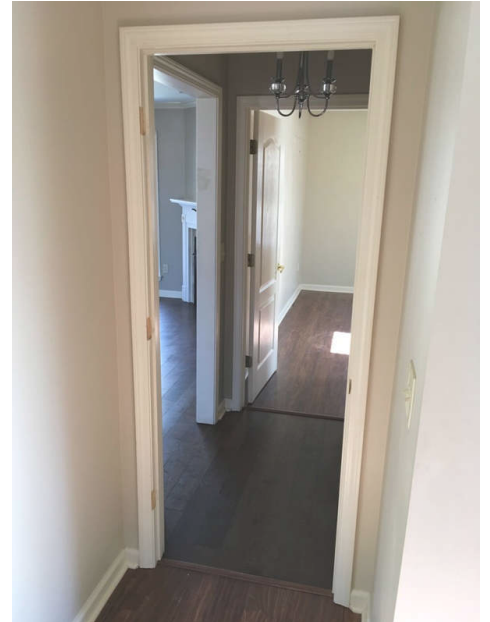
 Minor/Maintenance Item

DOOR MISSING

The door to the bedroom is completely missing. There does not appear to be damage to the jamb or strike plate. Replacement is recommended by a qualified professional.

Recommendation

Contact a qualified professional.



Front Right Bedroom

9.1.2 Doors

 Minor/Maintenance Item

HARDWARE MISSING/DAMAGED

The bifold doors for the laundry area will not remain inside the track. Part of the hardware is missing that assists in this. The door going from the living area to the basement has damage to the handles on both sides. Recommend replacement.

Recommendation

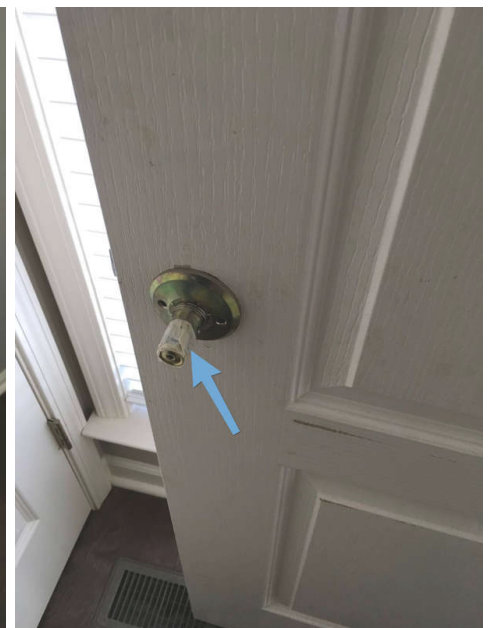
Contact a qualified professional.



Laundry Closet



Left Hallway



Left Hallway

9.2.1 Windows

 Minor/Maintenance Item

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate, adjust, or repair as necessary.

Recommendation

Contact a qualified professional.



Right Rear Bedroom



Living Room



Dining Room



Master Bedroom

9.2.2 Windows

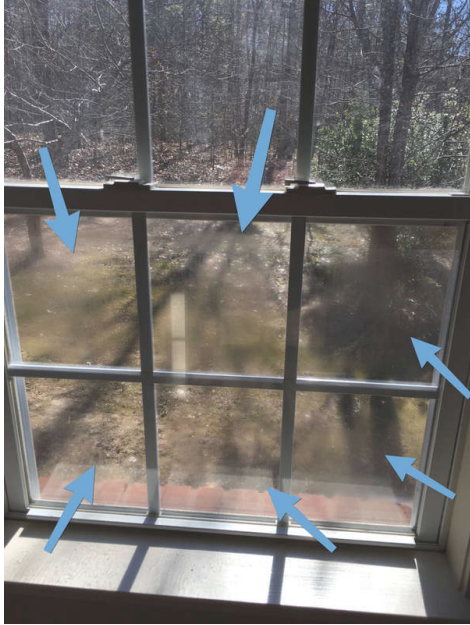
 Minor/Maintenance Item

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



Front Right Bedroom



Right Rear Bedroom



Living Room



Kitchen



Master Bedroom



Master Bedroom

9.2.3 Windows

MISSING SCREEN

Screens missing from all window units. Recommend replacement of screens to allow for full function use of window.

Recommendation

Contact a handyman or DIY project

 Minor/Maintenance Item

9.2.4 Windows

WINDOW TRIM DAMAGED/MISSING

 Minor/Maintenance Item

Recommendation

Contact a qualified professional.



Right Rear Bedroom



Front Right Bedroom

9.3.1 Floors

 Marginal

DAMAGED (GENERAL)

The home had generalized moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.



Basement Stairwell



Basement Stairwell



Basement Stairwell

9.3.2 Floors

 Minor/Maintenance Item

TILE CRACKED

The tile in the master bathroom is cracked in multiple places. Recommend replacement of damaged tiles by a qualified professional .

Recommendation

Contact a qualified professional.



Master Bathroom



Master Bathroom

9.4.1 Walls

GENERAL DAMAGE

 Minor/Maintenance Item

General areas of damage were noticed in one or more areas during the inspection. This appeared to be cosmetic.

Recommendation

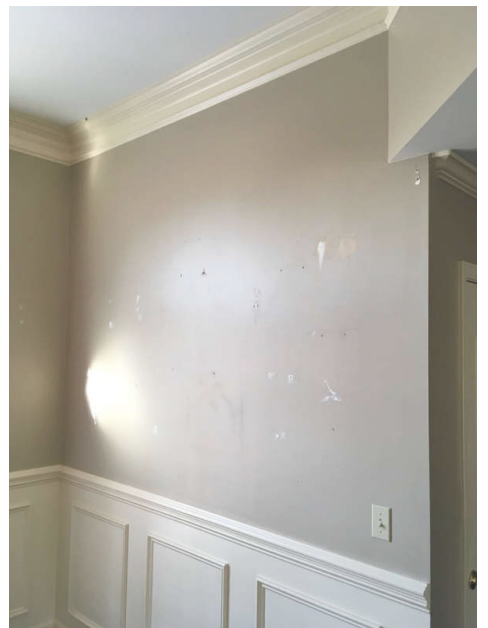
Contact a handyman or DIY project



Front Right Bedroom



Living Room



Dining Room



Master Bedroom

9.5.1 Ceilings

 Minor/Maintenance Item

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection. This appeared to be an attempted patch of a previous crack. Recommend proper patching by qualified professional.



Living Room



Living Room



Left Hallway

9.5.2 Ceilings

 Minor/Maintenance Item

NAIL POPS

Nail pops were present in the dining room ceiling. Recommend patching and painting by a qualified professional.

Recommendation

Contact a qualified professional.



Dining Room

10: FIREPLACE

		IN	NI	NP	D
10.1	Vents, Flues & Chimneys			X	
10.2	Lintels & Fire Box			X	
10.3	Damper Doors			X	
10.4	Cleanout Doors & Frames			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type

Propane



Limitations

General

GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.

11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			X
11.2	Refrigerator			X	
11.3	Range/Oven/Cooktop			X	
11.4	Garbage Disposal			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand

Whirlpool



Limitations

Dishwasher

WATER SHUT OFF TO RESIDENCE

Deficiencies

11.1.1 Dishwasher

IMPROPER INSTALLATION

 Minor/Maintenance Item

The dishwasher is not secured to the cabinet. It should be secured to avoid damaging the unit.

12: GARAGE

		IN	NI	NP	D
12.1	Ceiling	X			X
12.2	Floor	X			X
12.3	Walls & Firewalls			X	
12.4	Garage Door	X			X
12.5	Garage Door Opener		X		
12.6	Occupant Door (From garage to inside of home)	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

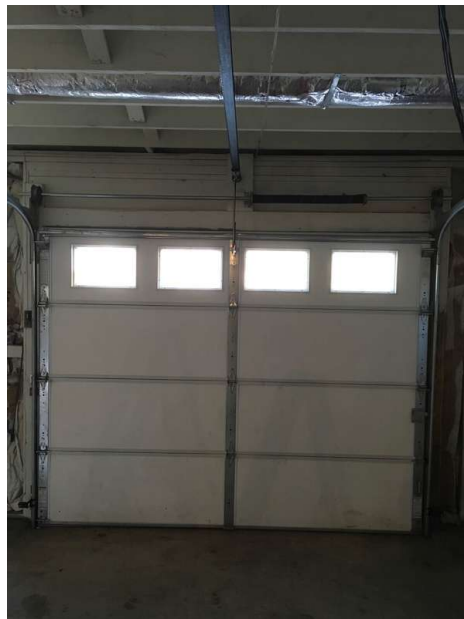
Information

Garage Door: Type

Up-and-Over

Garage Door: Material

Metal, Insulated



Limitations

Garage Door Opener
UNIT UNPLUGGED



Deficiencies

12.1.1 Ceiling

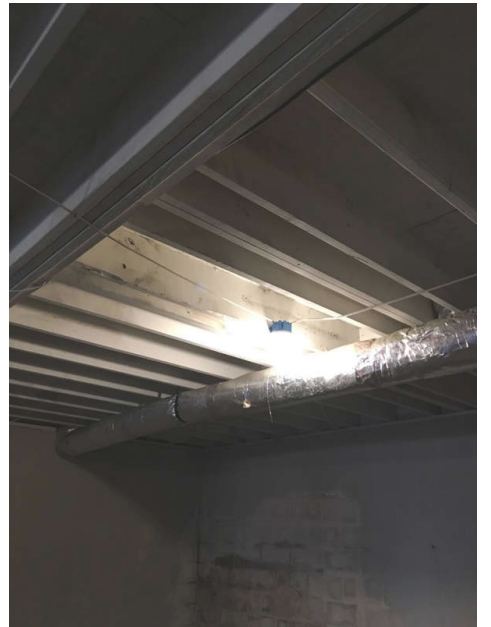
NO FIRE SEPARATION

 Marginal

No fire separation between garage and living area. This may not be required by local jurisdiction.

Recommendation

Contact a qualified professional.





12.4.1 Garage Door

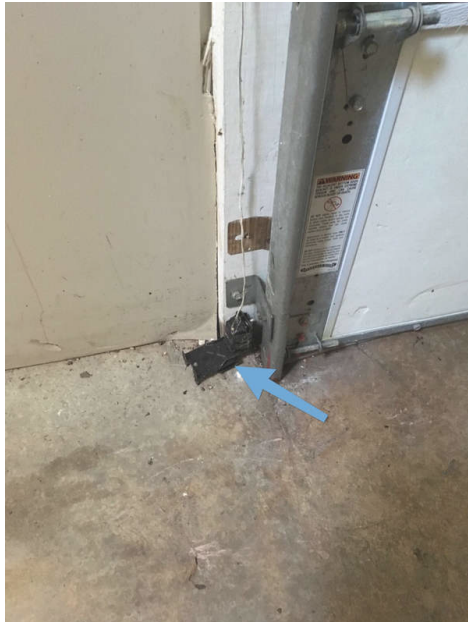
 Minor/Maintenance Item

DAMAGE

One of the two garage doors had an arm that attaches the door to the track was damaged. Also damaged was the photo electric eye on the same door.

Recommendation

Contact a qualified professional.



Garage

12.6.1 Occupant Door (From garage to inside of home)

 Major

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.

12.6.2 Occupant Door (From garage to inside of home)



NOT SELF-CLOSING

It is recommended that the 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.](#)

Recommendation

Contact a handyman or DIY project

STANDARDS OF PRACTICE

Roof

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

Exterior

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

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.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR)

valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance 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

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.

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.

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.