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HOME INSPECTION REPORT

1234 Main St.
Denver Colorado 80216

Buyer Name
04/05/2019 9:00AM

Inspector
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NACHI CPI, BPI BA, OSHA 10
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Agent
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555-555-5555
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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Sewer Scope Technician

Occupancy
Furnished

Orientation
Front of home faces north

Style
Multi-level

Temperature (approximate)
47 Fahrenheit (F)

Type of Building
Detached, Single Family

Weather Conditions
Cloudy

Overview: Understanding Your Home Inspection Report

At Alpine Building Performance, it's our mission to protect your investment and to ensure your health, comfort and safety through our inspection services. By providing highly detailed, professional, and thorough reporting, we aim to equip you with both the critical information needed to support a smooth transaction now, and for maintenance information on your property for years to come. Our reporting structure is broken down into 3 categories:

1. Maintenance Items (Blue)
2. Recommendations (Orange)
3. Health and Safety (Red)

Whether your property is new or old, our detailed approach to inspections consistently results in multiple findings in the above 3 categories. We understand that it can be alarming to see so many items on your report. No home is perfect and we want to empower you with as much detail and information on your home as possible, while not overwhelming you with a multitude of "Recommendations". The maintenance items in blue are listed as maintenance notes to improve your property and are not high priority. The recommendations in orange should be considered in more detail and the health and safety items in red are certainly the highest priority. As always, please do not hesitate to contact us with any questions regarding the contents of your report, or our services at large. It's been our pleasure working with you and we greatly value your business.

Overview: Alpine Building Performance, LLC - Client Resources

Alpine Building Performance strives to ensure that every homeowner is empowered when it comes to understanding and getting the most out of your home. Click here to view the ABP resources page.

The resource page includes our very ownResidential Energy Efficiency Resource Guide that provides front range homeowners with access to all available incentives for energy efficiency improvements and upgrades. The resource page also includes a link to the InterNACHI Life Expectancy Chart which provides typical life expectancies of all home components, materials and systems.

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Roof, Ground, Ladder, Upstairs Window

Roof Type/Style
Gable

Underlayment: Underlayment Material
#15 Felt paper

Roof Drainage Systems: **Gutter Material**

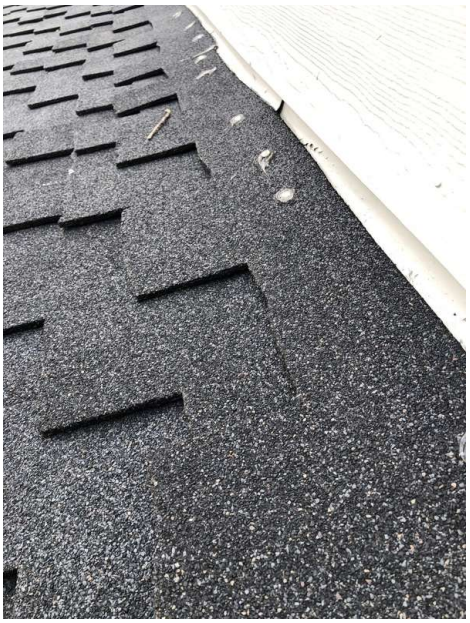
Galvanized steel

Underlayment: **Underlayment Disclaimer**

The underlayment was mostly hidden beneath the roof-covering material. The inspector was able to view edges only at representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

Coverings: **Material**

Asphalt - Shingle



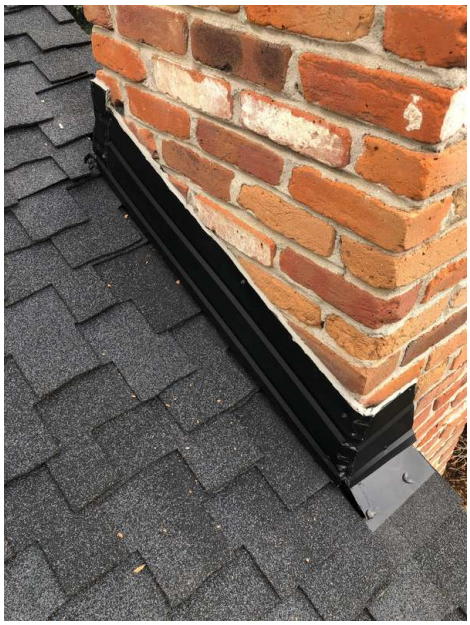




Flashings: Material

Galvanized Steel





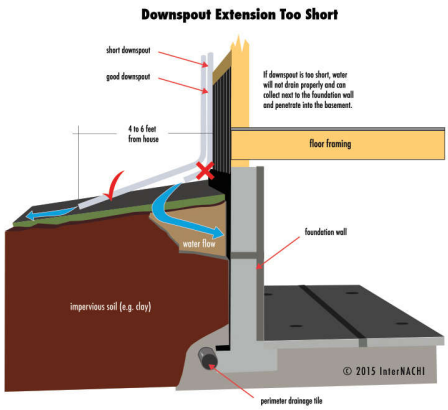
Flashings: General Flashing Description

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

Skylights, Chimneys & Other Roof Penetrations: Photos


Roof Drainage Systems: The Importance of Downspout Extensions

Ensuring that your downspouts are properly extended and directed away from the foundation is critical for every home. Not only do proper downspout extensions help prevent moisture intrusion through the foundation, but can also prevent structural issues caused by saturated soils. Refer to the image below for a visual guide to proper downspout extension installation.



Limitations

Roof Drainage Systems

DAYLIGHT LOCATION NOT IDENTIFIED

The downspout runout discharge or "daylight" locations were not identified at the time of inspection. Recommend further evaluation to ensure that gutter downspouts are carrying water away from the home once underground.

Recommendations

2.5.1 Roof Drainage Systems

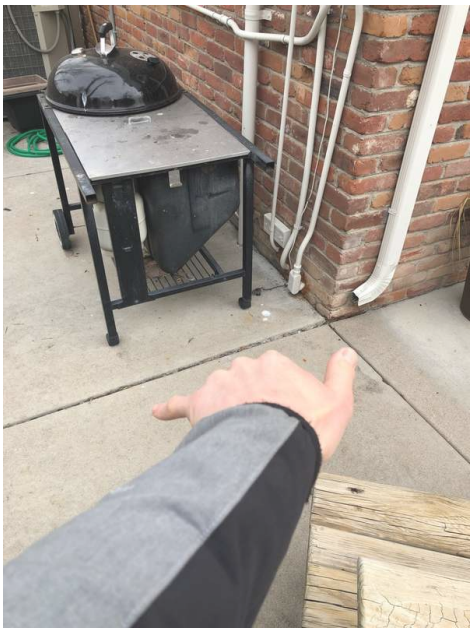
Recommendations

DOWNSPOUT RUNOUT NEEDS EXTENSION

Downspout extensions are recommended to discharge roof drainage a minimum of 6 feet from the foundation. Downspout extensions are a simple improvement that have a great impact on preventing water accumulation and intrusion around the foundation.

Recommendation

Contact a qualified handyman.



3: EXTERIOR

		IN	NI	NP	R
3.1	Walkways, Patios & Driveways	X			X
3.2	Siding, Flashing & Trim	X			X
3.3	Eaves, Soffits & Fascia	X			
3.4	Exterior Doors	X			X
3.5	Windows	X			
3.6	Decks, Balconies, Porches & Steps	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.8	Exterior Electrical	X			
3.9	Exterior Plumbing	X			
3.10	Fence/Gate	X			X
3.11	Landscape Irrigation		X		
3.12	Outbuildings			X	
3.13	Window Wells	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Walkways, Patios & Driveways: Walkway, Patio & Driveway Material
Concrete, Tile on Concrete

Siding, Flashing & Trim: Siding Material
Brick Veneer, Fiber Cement

Exterior Doors: Exterior Entry Door
1/2 - Lite Wood

Decks, Balconies, Porches & Steps: Material
Concrete

Inspection Method

Visual, From ground, Ladder, From Roof


Windows: **Exterior Windows**

This section is intended to address the exterior elements of the homes windows and associated components such as the exterior window sill, sashes and trim. Operation and functionality of the windows, along with the interior facing conditions are addressed in the "Doors, Windows & Interior" section of this report.

Decks, Balconies, Porches & Steps: **Appurtenance**

Covered Porch, Covered patio


Limitations

Landscape Irrigation

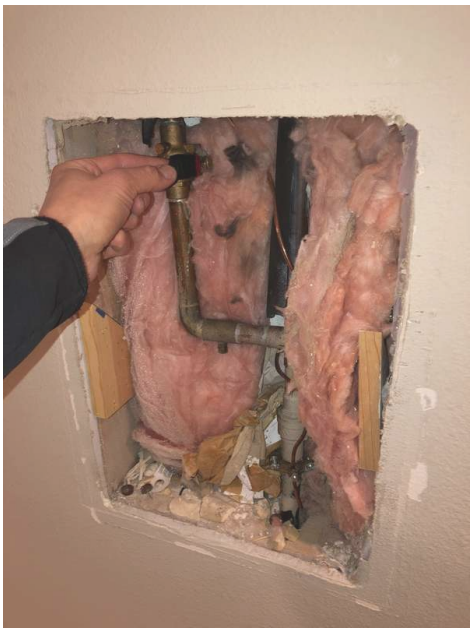
DISCLAIMER - IRRIGATION SYSTEM INSPECTION BEYOND SCOPE

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

Landscape Irrigation

IRRIGATION SYSTEM MAIN VALVE LOCATION

The main water supply control valve for the irrigation system is located beside the main supply valve to the home.



Recommendations

3.1.1 Walkways, Patios & Driveways

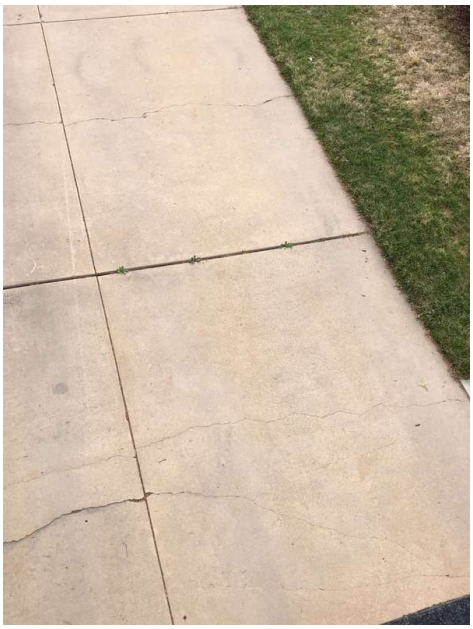
Maintenance Item

DRIVEWAY - COMMON CRACKS

Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the driveway surface from freezing moisture.

Recommendation

Contact a qualified driveway contractor.



3.1.2 Walkways, Patios & Driveways

Maintenance Item

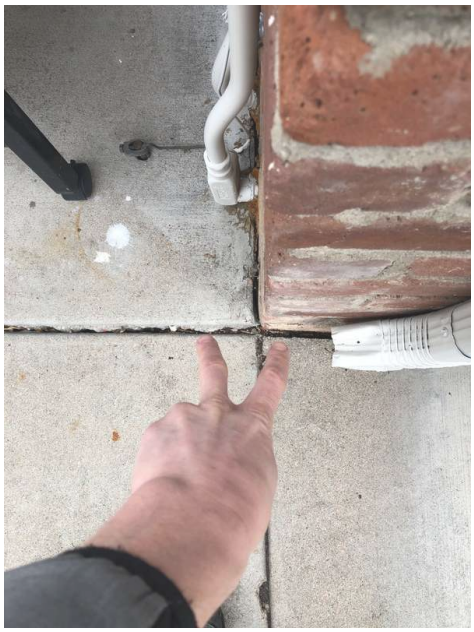
PATIO - NO SEAL AT EXTERIOR WALL

REAR PATIO - SW

The joint at which the patio met the exterior walls was not sealed. Saturation of soil near the foundation can create a variety of problems depending on soil type. The Inspector recommends that the joint at which the driveway met the exterior walls should be protected by a sealant that will need to be maintained.

Recommendation

Contact a handyman or DIY project



3.2.1 Siding, Flashing & Trim

Maintenance Item

BRICK DETERIORATION - NEEDS SEALING

GARAGE EXTERIOR

A bottom course of brick is damaged and deteriorated from exposure to moisture over the years. Recommend sealing the brick to prevent further moisture uptake and deterioration.

Recommendation

Contact a qualified masonry professional.

3.2.2 Siding, Flashing & Trim

Maintenance Item

CAULKING NEEDED - PAST SERVICE LIFE

Exterior caulking has dried, cracked and separated. The caulk is no longer functioning as intended and needs to be re-caulked to ensure proper protection of exterior siding elements.

Recommendation

Contact a qualified painting contractor.

3.4.1 Exterior Doors

Recommendations

DOOR IS MISALIGNED AND HAS DAMAGED STRIKER PLATE

DINING ROOM

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

Here is a DIY troubleshooting article on fixing door issues.

Recommendation

Contact a qualified door repair/installation contractor.

3.4.2 Exterior Doors

Maintenance Item

DOOR STICKS - ADJUSTMENT NEEDED

FRONT DOOR

An exterior door was sticking and difficult to operate due to misalignment within the frame. Recommend adjustment.

Recommendation

Contact a qualified handyman.

3.4.3 Exterior Doors

Maintenance Item

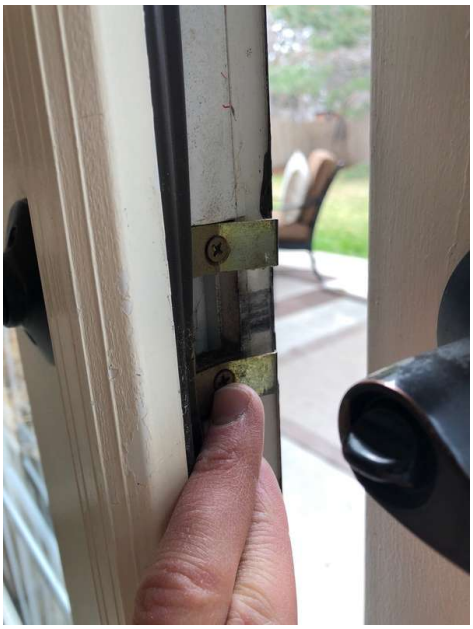
STRIKER PLATE - DAMAGED

EXTERIOR DINING ROOM

An exterior door striker plate was damaged at the time of inspection. Recommend repair for proper door closing and locking.

Recommendation

Contact a qualified handyman.



3.4.4 Exterior Doors

Maintenance Item

NO LATCH PLATE

No latch plate was installed at the deadbolt latch hole at the time of inspection. Recommend installation of latch plate for proper function and performance.

Recommendation

Contact a qualified handyman.

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

Safety Hazard

DYING TREE

EXTERIOR WEST

A dying tree on the property will eventually fall or be blown over by wind and may cause injury or damage. The Inspector recommends removal of the tree for safety reasons.

Recommendation

Contact a qualified tree service company.


3.10.1 Fence/Gate

Maintenance Item

LEANING

The fence structure was leaning significantly at the time of inspection. Recommend repair of the leaning areas to restore full functionality of the fence.

Recommendation

Contact a qualified carpenter.

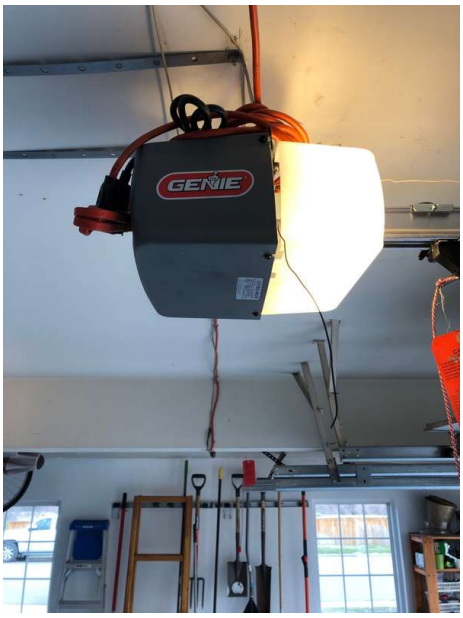

4: GARAGE

		IN	NI	NP	R
4.1	Ceiling	X			
4.2	Floor	X			
4.3	Walls & Firewalls	X			
4.4	Garage Door	X			X
4.5	Garage Door Opener	X			
4.6	Occupant Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Door: Type
Automatic



Garage Door: Material
Insulated, Steel

Recommendations

4.4.1 Garage Door

Safety Hazard

AUTO REVERSE CONTACT SENSOR NOT WORKING PROPERLY

The auto reverse pressure sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.

4.4.2 Garage Door

Safety Hazard

OPTICAL SAFETY SENSOR LOOSE

One of the optical safety sensors was loose, and may lead to improper function. This will present a safety danger if the sensor does not properly function. Recommend that a qualified professional repair safety devices.

For an ABP video explanation of this topic, Click here.

Recommendation

Contact a qualified garage door contractor.

4.6.1 Occupant Door

Safety Hazard

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.

Recommendation

Contact a qualified door repair/installation contractor.

4.6.2 Occupant Door

Safety Hazard

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, or adjust self closing hinges if they are present but not functioning properly.

DIY Resource Link.

Recommendation

Contact a qualified door repair/installation contractor.

5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
5.1	Attic Access	X			
5.2	Attic Insulation	X			X
5.3	Wall Insulation	X			
5.4	Flooring Insulation	X			X
5.5	Vapor Retarders (Crawlspace or Basement)	X			X
5.6	Attic Ventilation	X			X
5.7	Exhaust Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

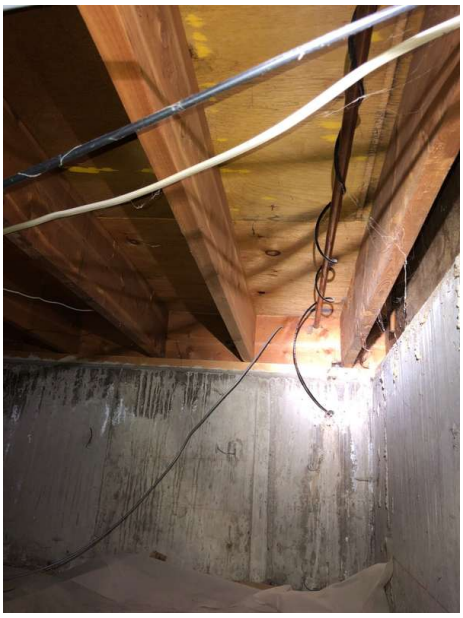
Attic Access : Attic Access Method
Pull Down Stairs

Attic Insulation: Inspection Method
Attic, Infrared Imaging

Wall Insulation: R-Value (Thermal Insulation Level)
Unknown - No Access, Infrared Imaging

Flooring Insulation: R-Value (Thermal Insulation Level)
R-0 - No Insulation

Flooring Insulation: **Flooring Insulation**
None



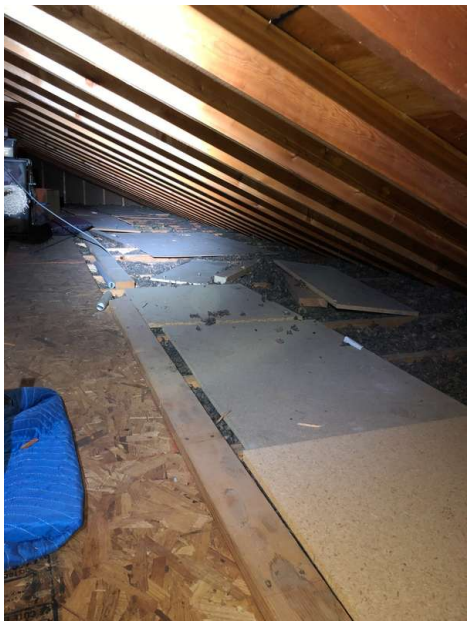
Exhaust Systems: **Exhaust Fans**
Fan Only

Attic Insulation: **R-Value (Thermal Insulation Level)**
R-15

Attic Insulation: Insulation Type

Blown, Fiberglass





Attic Ventilation: Ventilation Type

Gable Vents, Passive, Soffit Vents, Thermostatically Controlled Fan



Limitations

Wall Insulation

WALL INSULATION NOT ACCESSIBLE

Inspection of the wall insulation was limited due to lack of access and coverage of interior wall surfaces.

Recommendations

5.2.1 Attic Insulation

Recommendations

COMFORT AND EFFICIENCY RECOMMENDATION - THERMAL BYPASS

ATTIC

A thermal bypass was observed. A thermal bypass allows for unconditioned air to move into an area of conditioned space, or a space that should be sealed off from unconditioned areas. Recommend having this bypass sealed and insulated by a qualified home performance contractor.

Recommendation

Contact a qualified insulation contractor.

5.2.2 Attic Insulation

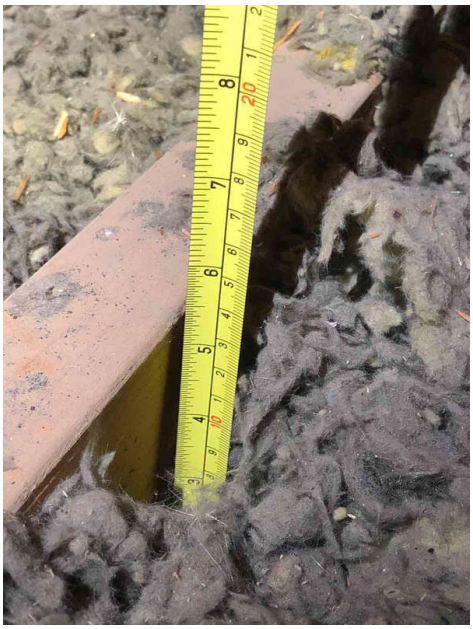
Recommendations

COMFORT AND EFFICIENCY RECOMMENDATION-INSUFFICIENT INSULATION

Insulation depth was inadequate. Modern energy efficiency standards suggest a minimum of R-38 insulation (around 12" of blown insulation) up to R-60 (about 18" of blown insulation). Sufficient attic insulation is one of the most impactful measures that can be taken to improve occupant comfort and reduce energy demands. Insulation is relatively inexpensive and can qualify for rebates from local utilities if eligibility is met. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

5.2.3 Attic Insulation

Safety Hazard

WASPS NEST

ATTIC EVE - NORTH

A wasps nest was visible in the attic at the time of inspection. The nest was not active at the time of inspection, but may be due to the season. The Inspector recommends nest removal by a qualified contractor.

Recommendation

Contact a qualified pest control specialist.

5.4.1 Flooring Insulation

Maintenance Item

COMFORT AND EFFICIENCY RECOMMMENDATION-UNINSULATED FLOOR

CRAWLSPACE

The sub-floor and foundation wall is uninsulated. Adding insulation in the form of fiberglass batts would help to improve thermal comfort and efficiency.

Recommendation

Contact a qualified insulation contractor.

5.5.1 Vapor Retarders (Crawlspace or Basement)

Maintenance Item

VAPOR BARRIER - NOT SEALED AT SEAMS

Vapor barrier is not sealed at the seams and at the foundation wall. This can result in unwanted moisture and soil gasses such as radon infiltrating the crawlspace through and around gaps and unsealed seams in the plastic barrier. Recommend that an insulation or crawlspace contractor seal the vapor barrier to create a continuous seal.

Recommendation

Contact a qualified insulation contractor.

5.5.2 Vapor Retarders (Crawlspace or Basement)

Maintenance Item

SEDIMENT DEPOSIT

Sediment deposit on the top of the crawlspace vapor barrier indicates past water infiltration and evaporation or removal. Recommend consulting with the previous owner to determine moisture intrusion history.

Recommendation

Contact a qualified professional.

5.7.1 Exhaust Systems

Maintenance Item

DRYER VENT - POTENTIAL FOR OBSTRUCTION

EXTERIOR EAST

Dryer vent was close the the exterior ground. If mulch is to accumulate, then exhaust air flow may be hindered. Recommend continued monitoring to ensure proper exhaust flow.

Recommendation

Contact a handyman or DIY project

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
6.1	Foundation	X			
6.2	Basement	X			
6.3	Crawlspace	X			
6.4	Floor Structure	X			
6.5	Wall Structure	X			
6.6	Ceiling Structure	X			
6.7	Roof Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Attic Access, Infrared, Visual, Basement, Exterior

Foundation: Material
Concrete

Floor Structure: Sub-floor
Plywood

Floor Structure: Basement/Crawlspace Floor
Concrete

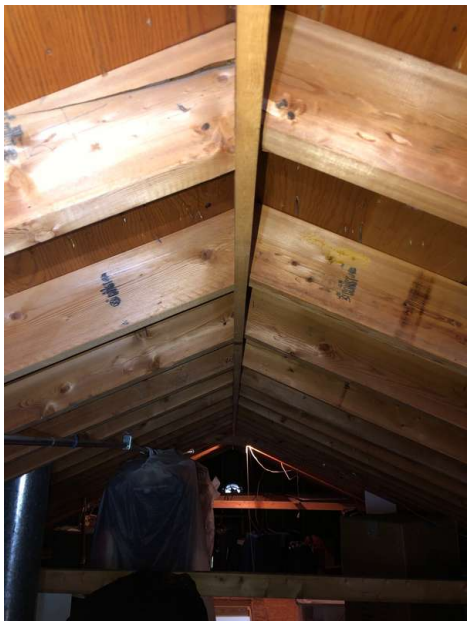
Wall Structure: Wall Construction Type
Wood 2x4

Roof Structure: Roof Sheathing Material
Plywood

Floor Structure: Material
Steel I-Beams, Wood Joist

Roof Structure: Roof Structure

Rafter

Recommendations

6.7.1 Roof Structure

Recommendations

MOISTURE DAMAGE AND POSSIBLE MICROBIAL GROWTH

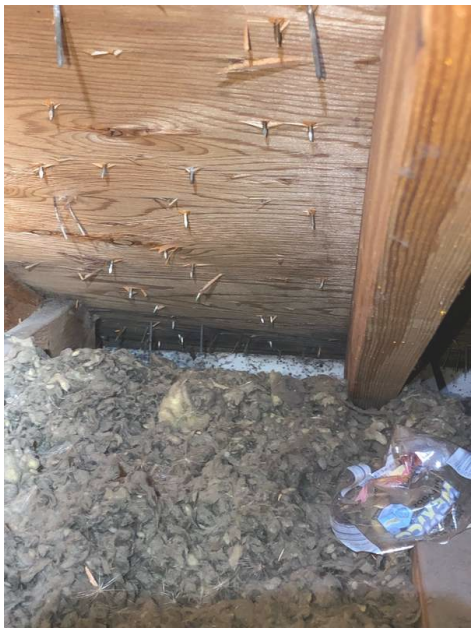
ATTIC NORTHEAST

Evidence of past water intrusion, associated moisture, and visible apparent microbial growth was noted in one localized area of the underside of the roof deck surface at the NE eve.. The moisture damage and staining appeared to be caused by roof leakage, potentially from ice damning, or the possibility of ventilation issues. It's most likely that the microbial growth is not currently active, and although present, dead. Recommend further evaluation of the area to determine the exact cause a need for remediation. Recommend mold testing of the affected areas to determine the status of the apparent microbial growth

Recommendation

Contact a qualified environmental contractor





7: PLUMBING

		IN	NI	NP	R
7.1	Main Water Shut-off Device	X			
7.2	Water Supply and Distribution Systems	X			
7.3	Plumbing Fixtures	X			X
7.4	Drain, Waste, & Vent Systems	X			
7.5	Hot Water Systems, Controls, Flues & Vents	X			X
7.6	Fuel Storage & Distribution Systems	X			
7.7	Sump Pump			X	
7.8	Radon Mitigation System	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters
None

Water Source
Public

Water Supply and Distribution Systems: Distribution Material
Copper

Water Supply and Distribution Systems: Water Supply Material
Copper

Drain, Waste, & Vent Systems: Material
Copper, ABS

Hot Water Systems, Controls, Flues & Vents: Water Heater Age - Year Manufactured
2008

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

Hot Water Systems, Controls, Flues & Vents: Location
Basement, Mechanical room

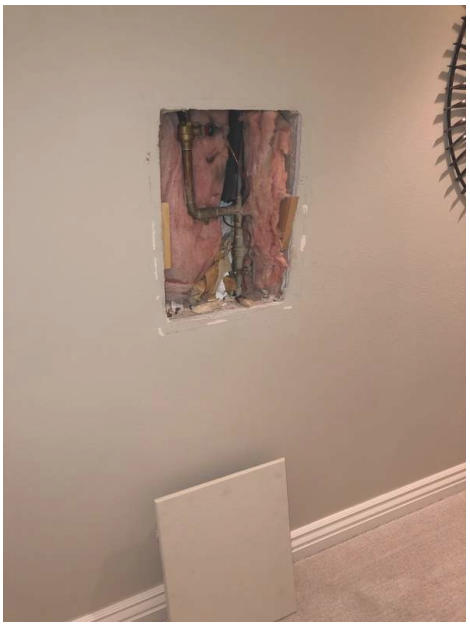
Hot Water Systems, Controls, Flues & Vents: Capacity
50gal

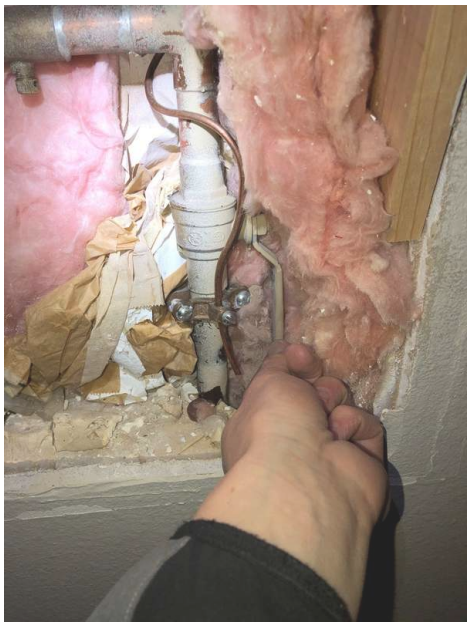
Fuel Storage & Distribution Systems: Gas Shut-Off Locations
Gas Meter

Fuel Storage & Distribution Systems: Gas Type
Natural Gas

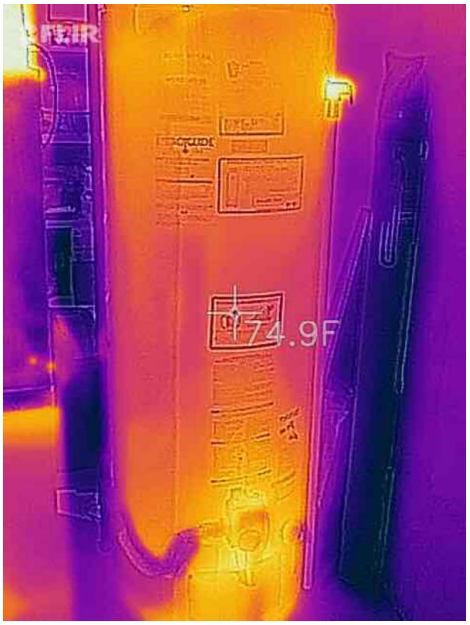
Sump Pump: Location
No Sump Pump Installed

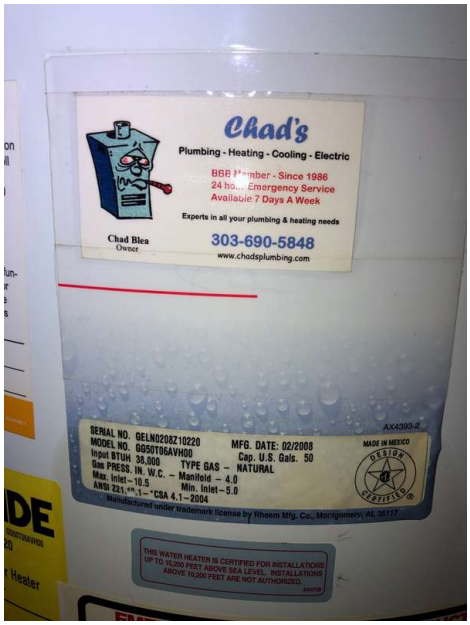
Main Water Shut-off Device: Location
Basement, North





Hot Water Systems, Controls, Flues & Vents: Water Heater Data Plate and Photos





Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

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.

Hot Water Systems, Controls, Flues & Vents: Combustion safety test conducted

Combustion safety testing was performed on the water heater to ensure that the combustion gasses are drafting properly into the venting system, and not backdrafting into the home. At the time of inspection, the water heater passed spillage testing and was observed to be in safe operating condition.

Hot Water Systems, Controls, Flues & Vents: Homeowner Resource - Water Heater Maintenance

The expected service life on a water heater is 6-12 years. Once installed, they dont need constant attention. However, they do require maintenance to keep them running at peak efficiency.

Click here for a guide to water heater maintenance.

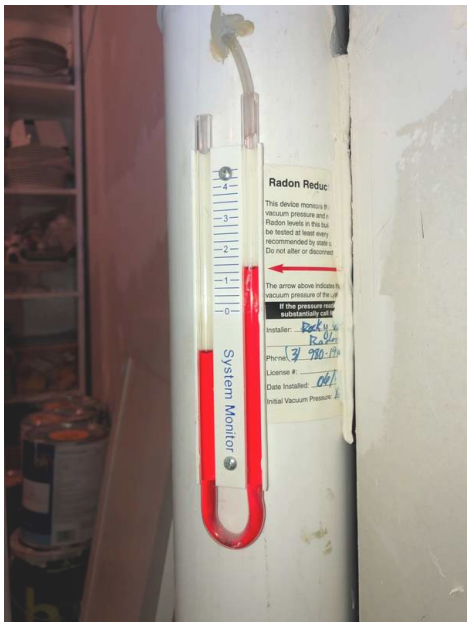
Fuel Storage & Distribution Systems: No Gas Leaks Detected

All accessible fuel lines were checked for leakage. No gas leaks were detected at the time of inspection.



Radon Mitigation System: Radon Mitigation System Type

active sub-slab depressurization

Recommendations

7.3.1 Plumbing Fixtures

Recommendations

KITCHEN SINK SPRAYER - IMPROPER FUNCTION

KITCHEN SINK

The kitchen sprayer, when engaged, turns the water flow off. It's speculated that this is due to an odd functional byproduct of higher water pressure, but further recommendation by a plumber would be recommended for accurate analysis.

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Hot Water Systems, Controls, Flues & Vents

Recommendations

PIPE CORROSION - DISSIMILAR METALS

Corrosion visible on water pipes connected to this water heater appeared to be the result of dissimilar metals in contact with each other. This condition can cause galvanic corrosion. The Inspector recommends installation of a dielectric union by a qualified plumbing contractor to help prevent further corrosion, deterioration and/or leakage made possible by this condition.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Hot Water Systems, Controls, Flues & Vents

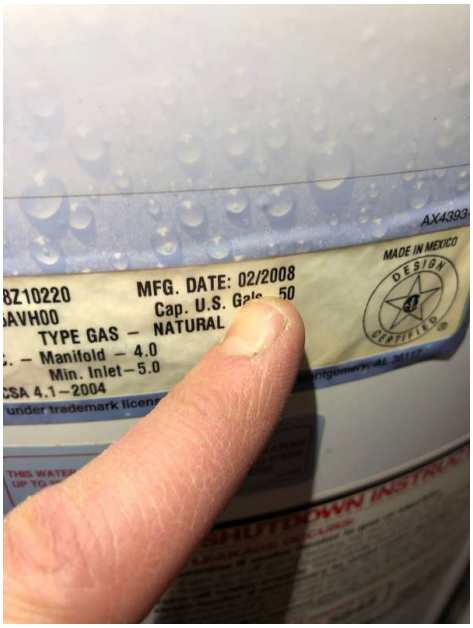
Recommendations

NEAR END OF SERVICE LIFE

The water heater showed normal signs of wear and tear, and is nearing the end of its expected 6-12 year service life. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.


MFG. DATE: 02/2008
TYPE GAS – NATURAL
Manifold – 4.0
Min. Inlet – 5.0
MADE IN MEXICO

8: ELECTRICAL

		IN	NI	NP	R
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Alarms	X			X
8.7	Carbon Monoxide Detectors	X			
8.8	Security system			X	

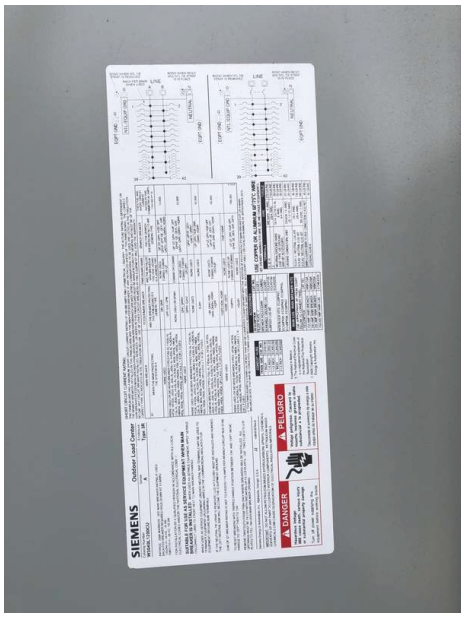
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors: **Electrical Service Conductors**
Below Ground, 220 Volts

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

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

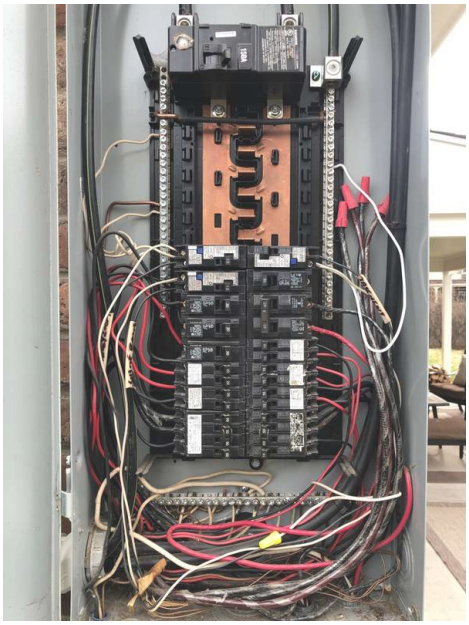


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electric Service Capacity
150 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
No subpanel

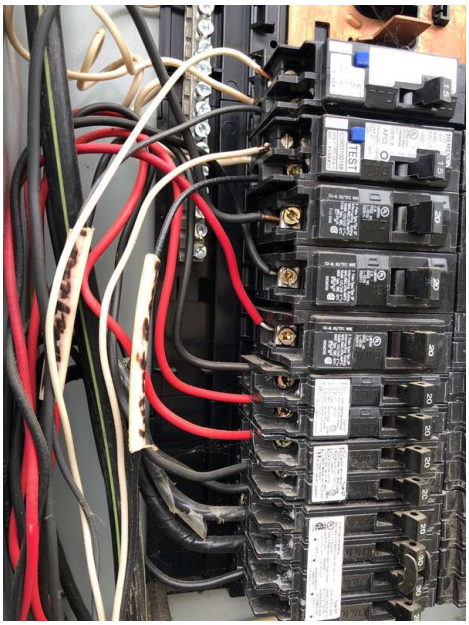
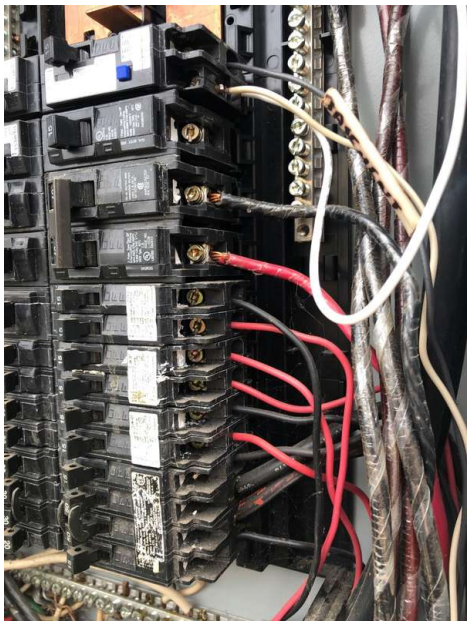
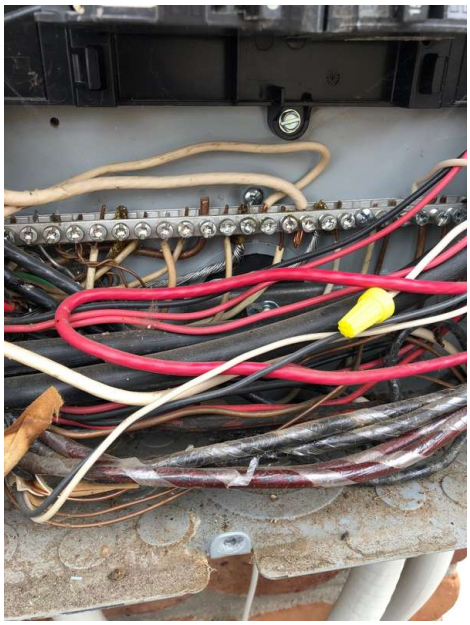
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit, Romex

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



Branch Wiring Circuits, Breakers & Fuses: Branch Wire Material

Aluminum, Copper

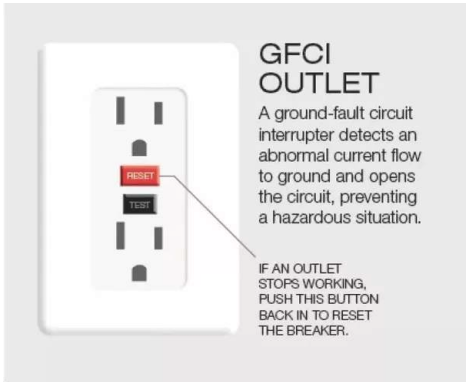




GFCI & AFCI: What is a GFCI?

A ground-fault circuit interrupter, or GFCI, is a device used in electrical wiring to disconnect a circuit when unbalanced current is detected between an energized conductor and a neutral return conductor.Such an imbalance is sometimes caused by current "leaking" through a person whois simultaneously in contact with a ground and an energized part of the circuit, which could result in lethal shock.GFCIs are designed to provide protection in such a situation, unlike standard circuit breakers, which guard against overloads, short circuits and ground faults.

Click here to read the expanded article at Nachi.org.

Source - International Association of Certified Home Inspectors



A common GFCI outlet

GFCI's offer shock protection in wet locations

Smoke Alarms: A Guide to Properly Installing Smoke Alarms

- Choose smoke alarms that have the label of a recognized testing laboratory.
- Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement.
- On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.
- Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level.
- Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking.
- Mount smoke alarms high on walls or ceilings (remember, smoke rises). Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm).
- If you have ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).

To read more about fire safety and proper installation of smoke alarms,click here.

Source: National Fire Protection Assn

Smoke Alarms: A Guide to Smoke Alarm Maintenance

- Smoke alarms should be maintained according to manufacturers instructions.
- Test smoke alarms at least once a month using the test button.
- Make sure everyone in the home understands the sound of the smoke alarm and knows how to respond.
- Follow manufacturers instructions for cleaning to keep smoke alarms working well. The instructions are included in the package or can be found on the internet.
- Smoke alarms with non-replaceable 10-year batteries are designed to remain effective for up to 10 years. If the alarm chirps, warning that the battery is low, replace the entire smoke alarm right away.
- Smoke alarms with any other type of battery need a new battery at least once a year. If that alarm chirps, warning the battery is low, replace the battery right away.
- When replacing a battery, follow manufacturers list of batteries on the back of the alarm or manufacturers instructions. Manufacturers instructions are specific to the batteries (brand and model) that must be used.The smoke alarm may not work properly if a different kind of battery is used.

To read more about fire safety and proper installation of smoke alarms,click here.

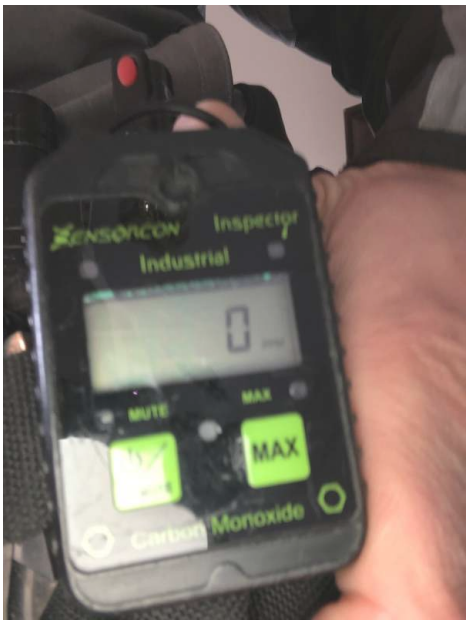
Source: National Fire Protection Assn

Carbon Monoxide Detectors: **Carbon Monoxide Detectors Required By Law In Colorado**

All single and multi-family residences that have a fuel burning heater or appliance, a fireplace, or an attached garage must have a carbon monoxide detector.

Carbon Monoxide Detectors: **Health and Safety - Continuous CO Monitoring**

Alpine Building Performance, LLC takes the potential presence of CO seriously. Carbon Monoxide (CO) levels were continuously monitored throughout the course of the inspection. CO monitoring is conducted during all Alpine Building Performance home inspections as a health and safety assurance to the current and future occupants of the building. No atmospheric CO was detected during the course of the inspection.



Carbon Monoxide Detectors: **Homeowner Resource - A Guide to Carbon Monoxide (CO) and CO Detectors**

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it.Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace or boiler is recommended. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed to protect living and sleeping areas.

It's important to note that most carbon monoxide detectors only sound an alarm when dangerously high levels of CO are detected for an extended period of time. For this reason, it's recommended that ultra sensitive, low level CO monitors be installed for the greatest level of protection.

To view an example of a low level CO monitor,click here.

For more detailed information regarding the dangers of CO and proper protection,click here.

Limitations

Security system

SECURITY SYSTEM INSPECTION - OUTSIDE THE SCOPE OF A STANDARD HOME INSPECTION

Inspection of low voltage electrical systems, including the home security system if present, is outside the scope of a standard home inspection.

Since these systems are beyond the scope and expertise of Alpine Building Performance, we have partnered with Secure 24, and authorized ADT dealer to help assist clients with security system needs.

Recommendations

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

Maintenance Item

LABELS DIFFICULT TO READ

The circuit label panel is fading and becoming difficult to read. Recommend re-labeling the panel before the text becomes illegible.

Recommendation

Contact a handyman or DIY project

8.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendations

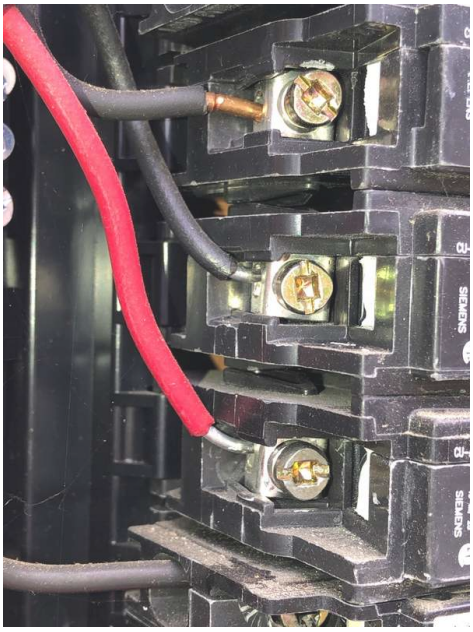
2 ALUMINUM BRANCH CIRCUITS

1ST FLOOR, 2ND FLOOR LIGHTS ANS RECEPTACLES

Aluminum wire appears to be installed on 2 branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

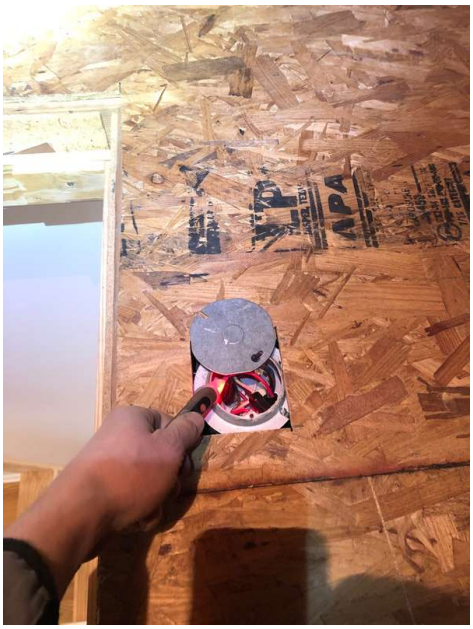
OPEN ELECTRIC JUNCTION BOX

ATTIC

An electrical junction box was not properly enclosed and had exposed wiring. This is a safety/shock hazard and needs to be remedied by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

DAMAGED RECEPTACLE

2ND FLOOR NORTH BEDROOM

A receptacle was physically damaged. The receptacle poses a potential shock hazard and should be replaced even if currently functional.

Recommendation

Contact a qualified electrical contractor.

8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendations

OPEN GROUND

DINING ROOM

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

8.5.1 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION INSTALLED - SPECIFIC LOCATION

KITCHEN

No ground fault circuit interrupter (GFCI) protection was provided at this location at the time of inspection. Although GFCI protection may not have been required in this location at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.

2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.

3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

8.5.2 GFCI & AFCI

Safety Hazard

NON FUNCTIONING GFCI

2ND FLOOR BATHROOM

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

8.6.1 Smoke Alarms

Safety Hazard

SAFETY RECOMMENDATION - INSTALL ADDITIONAL SMOKE ALARMS

WITHIN BEDROOMS

The amount of smoke alarms observed in the home at the time of inspection is inadequate by accepted safety standards. The National Fire Alarm and Signaling Code requires as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

Recommendation

Contact a handyman or DIY project

9: HEATING

		IN	NI	NP	R
9.1	General	X			
9.2	Equipment	X			
9.3	Furnace Disconnect	X			
9.4	Combustion Air	X			
9.5	Thermostat	X			
9.6	Vents, Flues & Chimneys	X			
9.7	Air Filter Size and Location	X			
9.8	Gas/LP Firelogs & Fireplaces			X	
9.9	Solid Fuel Heating Device (Fireplace, Woodstove)	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Brand
Payne

Equipment: Energy Source
Natural Gas

Equipment: Furnace Age - Year Manufactured
2007

Equipment: Heat Type
Forced Air Furnace

Thermostat: Thermostat Location
Dining room

Thermostat: Thermostat Type
Non-Programmable

Air Filter Size and Location: Air Filter Size
20x24x4

General: Disclaimer - Heating System Inspection

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

The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.
Inspection of heating systems typically includes:
- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

General: HVAC Servicing and Routine Maintenance

The Inspector recommends that furnace cleaning, service and certification be routinely performed by a qualified HVAC contractor. Seasonal maintenance by a qualified HVAC contractor will ensure proper function and efficiency while helping to prolong equipment life.

General: HVAC System Equipped with Central Humidifier

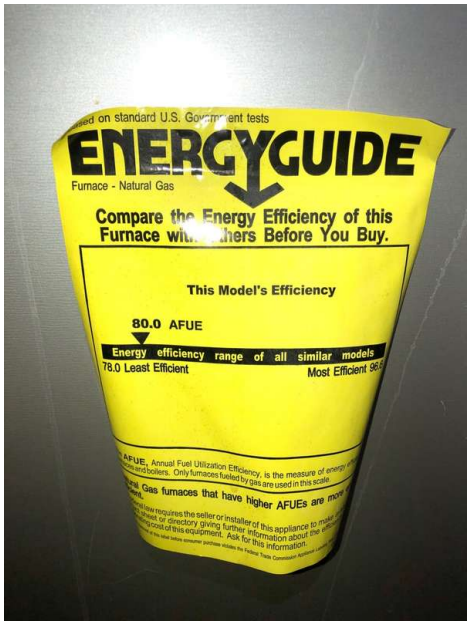
The HVAC system is equipped with a central humidifier. The inspector recommends having the central humidifier further inspected and serviced by a licensed HVAC professional. Click here to learn more about central humidifiers, including:

-Benefits
-How they work
-Maintenance
-Other tips

General: Xcel Energy Smart Thermostat Program

Xcel Energy offers rebates to incentivize the use of "smart" thermostats. Smart thermostats, which are wi-fi enabled, help to reduce energy consumption and comfort through increased occupant control and monitoring. Click here to learn more about the Xcel Energy Smart Thermostat rebate program.

Equipment: Heating System Data Plate and Photos



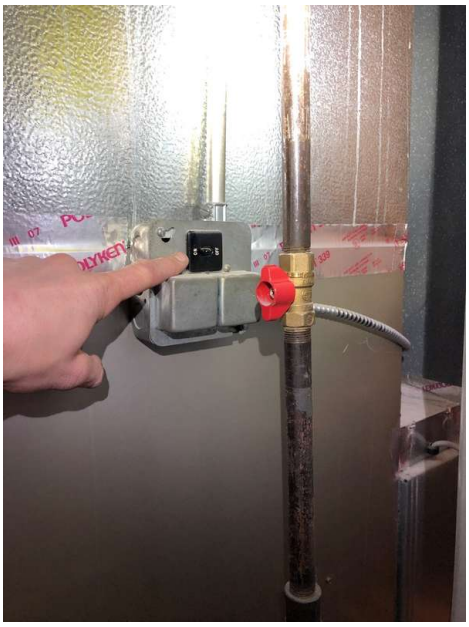
Equipment: AFUE Rating

80 AFUE

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.

Furnace Disconnect: **Disconnect OK**

The electrical disconnect for the furnace was properly located and installed and in serviceable condition at the time of the inspection.



Furnace Disconnect: **Homeowner Resource - What is a Furnace Disconnect Switch?**

A furnace disconnect switch is a dedicated power disconnect for the furnace. This switch, required by building codes, allows for furnace power to be turned off locally at the furnace, and not at the circuit breaker. This is helpful for service technicians and in the need for immediate shutdown of the equipment. To learn more about furnace switches, click here to read a helpful article.

Air Filter Size and Location: **Air Filter Location**

At Furnace Cabinet

Air Filter Size and Location: **Homeowner Resource - Furnace Filter Information**

Furnace filters improve indoor air quality and protect components of the furnace by filtering dust, hair and dirt from recirculated conditioned air. It is important to regularly change furnace filters in order to maintain air quality and furnace efficiency. Depending on your type of furnace filter, you may need to change as frequently as once a month, but no less than once every 3 months. These replacement intervals are based on months in which the furnace is operated. The presence of pets and smokers will accelerate the need for filter replacement. For a helpful article explaining the types of furnace filters and filter maintenance, click here.

Solid Fuel Heating Device (Fireplace, Woodstove): Disclaimer - Fireplace Inspection

At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace. It was not operated.

Inspection of wood-burning fireplaces typically includes visual examination of the following:

- adequate hearth;
- firebox condition;
- operable damper;
- visible flue condition;
- spark barrier; and
- exterior condition.

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at http://www.csia.org/search

Solid Fuel Heating Device (Fireplace, Woodstove): Type

Wood

Recommendations

9.9.1 Solid Fuel Heating Device (Fireplace, Woodstove)

Recommendations

BUILDUP - FLUE NEEDS CLEANING

the flue for the wood-burning fireplace appeared to need cleaning. Dirty fireplaces are potential fire hazards. The flue should be cleaned by a qualified contractor.

Recommendation

Contact a qualified fireplace contractor.

9.9.2 Solid Fuel Heating Device (Fireplace, Woodstove)

Recommendations

CRACKED FIREWALL

The fireplace firewall was cracked in one area, and a gap in mortar on the sides was noted. This could lead to further chimney damage or toxic fumes entering the home upon operation of the fireplace. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified chimney contractor.

10: COOLING

		IN	NI	NP	R
10.1	General	X			
10.2	Cooling Equipment	X			
10.3	A/C Disconnect	X			
10.4	Normal Operating Controls				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Xcel Energy savers switch installed

Click here to learn about the Xcel Energy Savers Switch program.

Cooling Equipment: Energy Source and System Type

Electric

Cooling Equipment: Brand

Payne

Cooling Equipment: Air Conditioner Age - Year Manufactured

2008

Cooling Equipment: Location

Exterior West

Cooling Equipment: Cooling Capacity

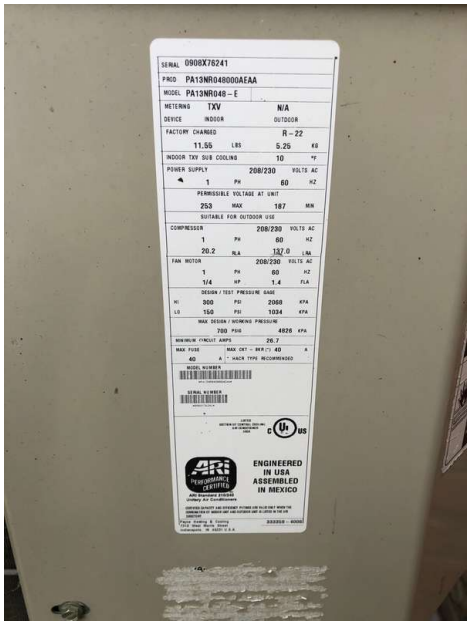
4 ton

One ton of cooling capacity is equal to 12,000 Btu's.

General: Disclaimer - Cooling System Inspection

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

Cooling Equipment: Cooling System Data Plate and Photos



Cooling Equipment: SEER Rating

13 SEER

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

Read more on energy efficient air conditioningat Energy.gov.

A/C Disconnect: Disconnect OK

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

11: HVAC DISTRIBUTION SYSTEM

		IN	NI	NP	R
11.1	Distribution System/Ductwork	X			X
11.2	Presence of Installed Cooling Source in Each Room	X			
11.3	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

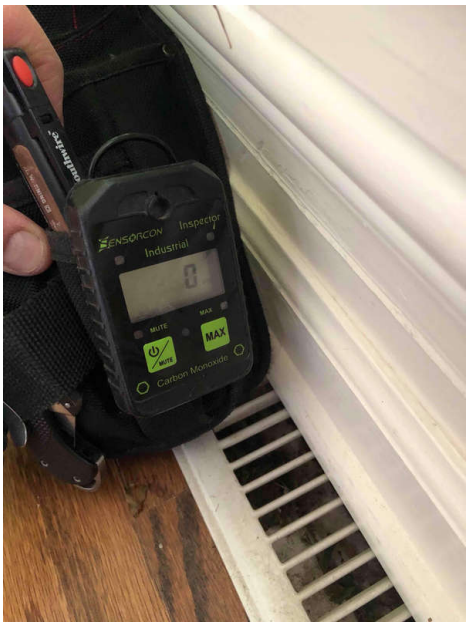
Distribution System/Ductwork:
System Configuration
Central

Distribution System/Ductwork:
Ductwork
Sheet Metal

Distribution System/Ductwork:
Ductwork Location
Basement, Within Floor Joist Cavities, Semi-Conditioned

Distribution System/Ductwork: No Carbon Monoxide Detected at Registers - Safety Check

The HVAC distribution registers were tested for carbon monoxide-which could indicate a cracked heat exchanger in the furnace. No leaks were detected.

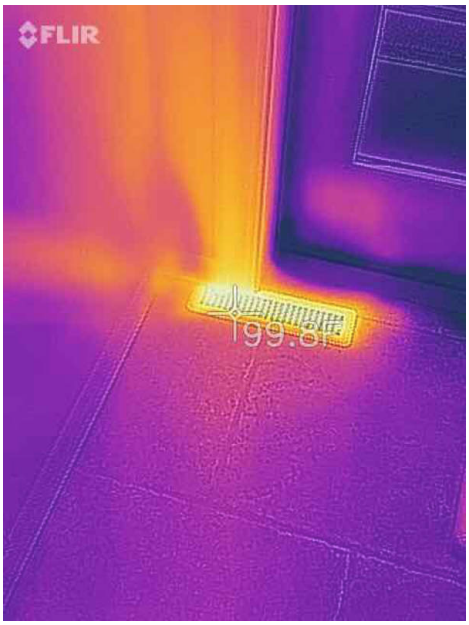


Presence of Installed Cooling Source in Each Room: Proper Temperature Split Observed

Temperature split between the supply and return registers was within the proper range of 14-22 degrees F. Thermal images of the cooling supply were taken to document the working condition of the cooling system at the time of inspection.

Presence of Installed Heat Source in Each Room: Heating Supply Thermal Images

Thermal images of the heat supply were taken to document the working condition of the heating system at the time of inspection.




FLIR
102.9F
FLIR
100.7F
FLIR
95.0F
FLIR
95.9F
FLIR
97.9F
FLIR
101.7F
FLIR
98.8F
FLIR
92.2F
FLIR
100.3F

Recommendations

11.1.1 Distribution System/Ductwork

Maintenance Item

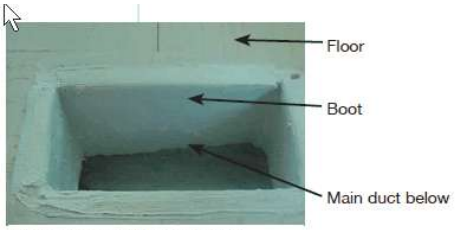
COMFORT AND EFFICIENCY RECOMMENDATION - DUCT SEAMS UNSEALED

CRAWLSPACE

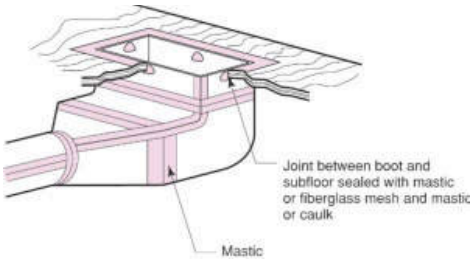
Gaps were noted around supply air duct fittings in the crawlspace. These gaps can lead to unwanted air infiltration and conditioned air into the crawlspace. Recommend sealing the seams in the ductwork with liquid mastic.

Recommendation

Contact a qualified HVAC professional.



Proper sealing of air supply register to floor



Proper sealing of air supply register to floor

11.1.2 Distribution System/Ductwork

Maintenance Item

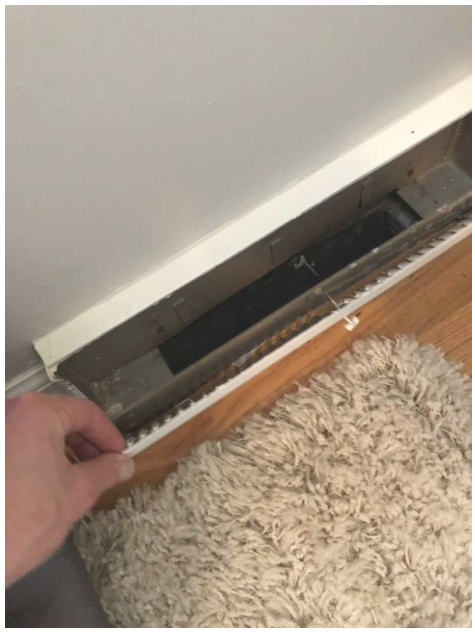
SUPPLY REGISTER - LOOSE AT INTERIOR SURFACE

2ND FLOOR EAST BEDROOM

A supply register was loose at an interior surface. Recommend repair or replacement for proper function and airflow.

Recommendation

Contact a handyman or DIY project



12: BUILT-IN APPLIANCES

		IN	NI	NP	R
12.1	Dishwasher	X			
12.2	Garbage Disposal	X			
12.3	Refrigerator	X			
12.4	Range/Oven/Cooktop	X			X
12.5	Washer/Dryer	X			X
12.6	Wine Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Range/Oven/Cooktop: Exhaust Hood Type
Range Hood Exhaust, Vented to exterior

Washer/Dryer: Dryer Power Source
220 Electric

Washer/Dryer: Dryer Vent
Metal (Flex)

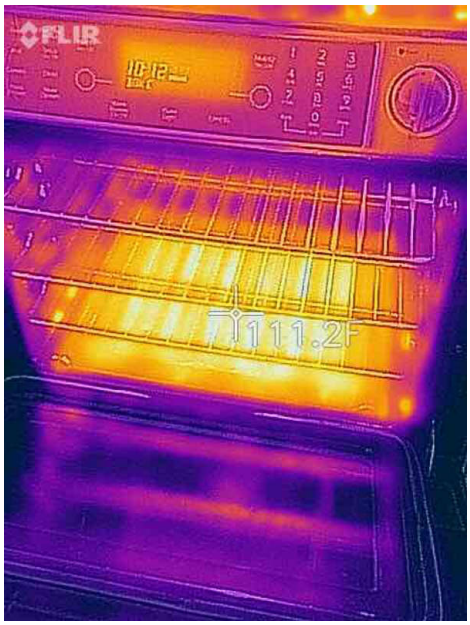
Wine Refrigerator: Thermal Images to confirm operation

Dishwasher: **Brand**

Jenn Air

Refrigerator: Brand
Jenn-Air

Range/Oven/Cooktop: **Range/Oven Energy Source**
Natural Gas



Range/Oven/Cooktop: **Range/Oven Brand**
Jenn-Air


Washer/Dryer: **Washing Machine and Dryer Operational Photo**

The washing machine and dryer were operated using normal operating controls at the time of inspection to ensure proper function.

Recommendations

12.4.1 Range/Oven/Cooktop

Recommendations

BURNER NOT FUNCTIONING

One or more heating elements did not heat up/ignite when turned on. Recommend qualified professional evaluate & repair.

Here is a DIY resource on possible solutions.

Recommendation

Contact a qualified appliance repair professional.

12.5.1 Washer/Dryer

Maintenance Item

RUBBER HOSES INSTALLED

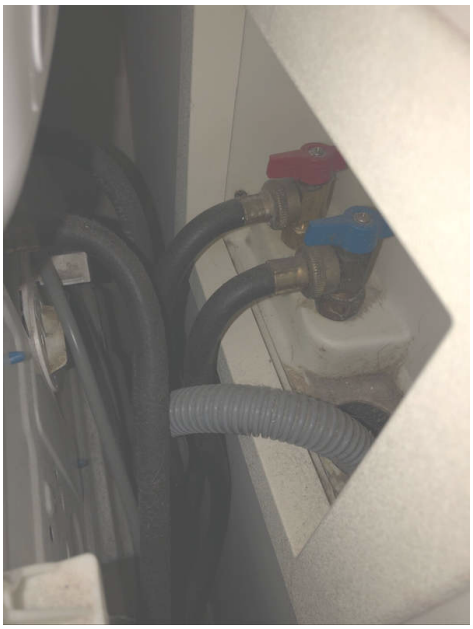
Rubber water supply hoses are currently installed to supply the washing machine with hot and cold water. Rubber hoses have an expected service life of around 10 years and are more prone to rupture than braided stainless steel. Although the hose was observed to be in working condition, installation of braided stainless steel hoses are recommended.

The braided stainless steel encases a rubber hose and provides a burst-resistant measure. These washing machine hoses have a lower failure rate than rubber hoses when properly installed.

Click here for a helpful article comparing washing machine hose options.

Recommendation

Contact a qualified plumbing contractor.



12.5.2 Washer/Dryer

Recommendations

EXCESSIVE VENT LENGTH

The dryer vent was observed to be too long. Dryer vents that are too long will not vent properly and are subject to faster clogging with lint. Recommend shortening or moving vent for proper air flow. A flex dryer vent should be no longer than 25' total run. Each 90 degree turn derates the total length by 5' and each 45 degree bend derates the total length by 2.5'.

Recommendation

Contact a qualified appliance repair professional.

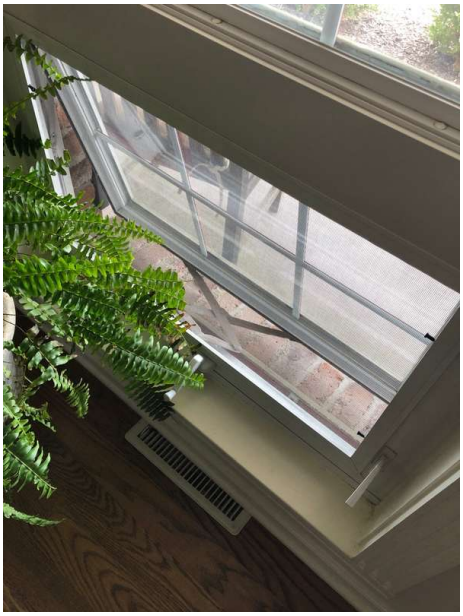
13: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
13.1	Doors	X			X
13.2	Windows	X			X
13.3	Floors	X			
13.4	Walls and Trim	X			X
13.5	Ceilings	X			
13.6	Steps, Stairways & Railings	X			
13.7	Countertops & Cabinets	X			
13.8	Bathrooms	X			
13.9	Bedrooms	X			
13.10	Kitchen	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Style
Casement, Double-hung, Awning, Fixed



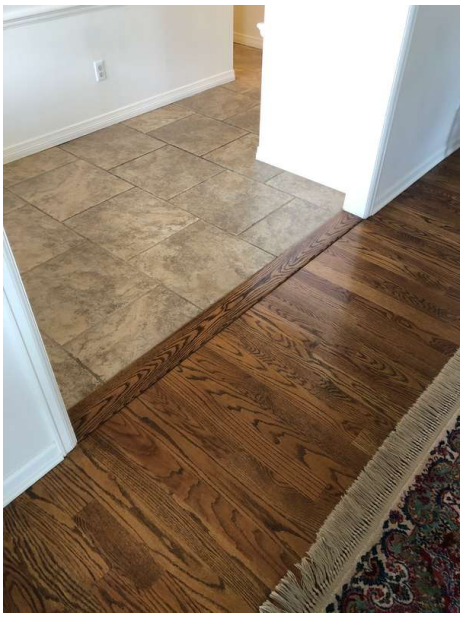
Windows: Window Type
Vinyl Frame, Wood frame

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Hardwood, Tile, Carpet

Walls and Trim: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall



Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Cabinetry
Wood

Recommendations

13.1.1 Doors

Maintenance Item

DOOR DOESN'T LATCH

2ND FLOOR BEDROOM

One or more doors doesn't latch properly. Door latch and/or strike plate is out of alignment. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.

13.1.2 Doors

Maintenance Item

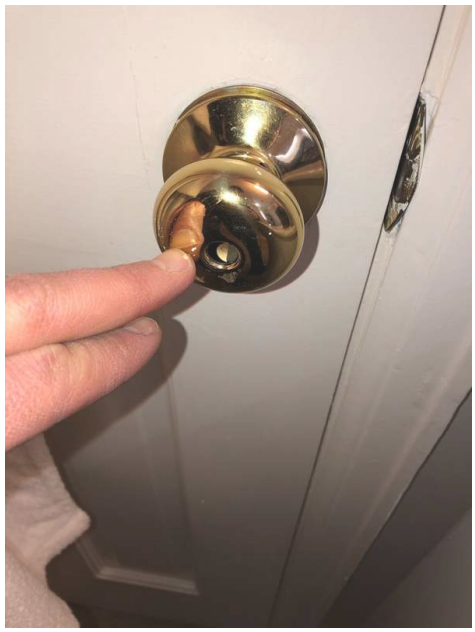
NO BATHROOM DOOR LOCK

2ND FLOOR EAST BATHROOM

A bathroom door was not equipped with a lock. Locking bathroom doors are a privacy feature and can be installed if desired.

Recommendation

Contact a qualified door repair/installation contractor.



13.2.1 Windows

Maintenance Item

SUSPECTED EARLY STATE FAILED SEAL

DINING ROOM NORTH

Light fogging or moisture observed between the two panes of glass meaning that a window seal may be failing. Recommend further evaluation by qualified window contractor to determine options for repair or replacement.

Click here for a helpful article on failed window seals.

Recommendation

Contact a qualified window repair/installation contractor.

13.2.2 Windows

Maintenance Item

WINDOW DOES NOT LATCH

BASEMENT EGRESS

A window did not latch when operated. Recommend further evaluation and repair.

Recommendation

Contact a qualified window repair/installation contractor.

13.2.3 Windows

Safety Hazard

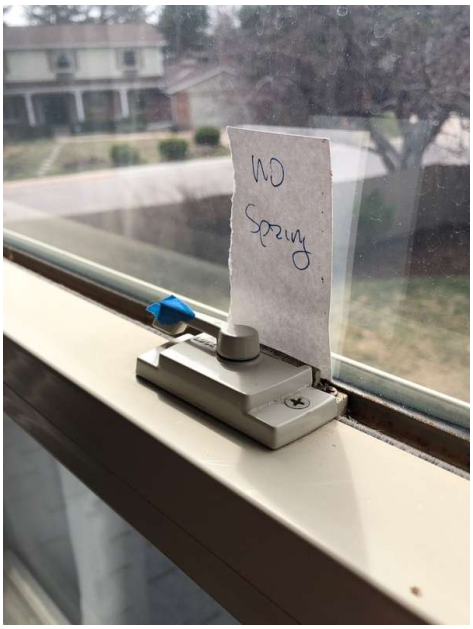
WINDOW DOES NOT STAY OPEN

MASTER AND SE BEDROOM

Multiple windows would not stay open on their own at the time of inspection, and would slam when unlatched. The inspector can speak to this after having an upper window sash close quickly on a fingernail while unlatching the window. Recommend repair or replacement by a qualified window specialist.

Recommendation

Contact a qualified window repair/installation contractor.



13.2.4 Windows

Recommendations

WINDOW JAMMED/STUCK

DINING ROOM, 2ND FLOOR EAST BATHROOM

Four windows were not fully inoperable at time of inspection. The 2 bay windows in the dining room were caught on the drip flashing above, and the upstairs bathroom crank windows would not open. Recommend repair by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.

13.2.5 Windows

Recommendations

CRANK INOPERABLE

MASTER BATHROOM

A window crank was inoperable at the time of inspection. Recommend repair in order to restore full functionality of the window.

Recommendation

Contact a qualified window repair/installation contractor.

13.3.1 Floors

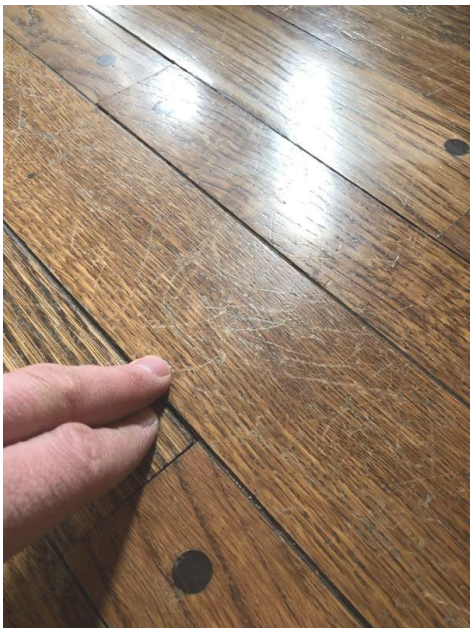
Maintenance Item

SCRATCHES - LIGHT

Light scratches were noted in areas of the floor covering material.

Recommendation

Contact a qualified flooring contractor



13.4.1 Walls and Trim

Maintenance Item

HOLE

EAST BATHROOM

A hole was observed in wall. Recommend repair.

Recommendation

Contact a qualified drywall contractor.

13.6.1 Steps, Stairways & Railings

Recommendations

NO HANDRAIL

Although it had 4 or more risers, this staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at staircases with 4 or more risers, this staircase would need a handrail installed. The Inspector recommends that a handrail be installed that complies with modern safety standards. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified carpenter.

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.

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

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

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

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.

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.

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.