



PLATINUM HOME INSPECTIONS

603.897.5495

chris@platinumhomeinspectionsnh.com

<https://platinumhomeinspectionsnh.com>



RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Merrimack NH 03054

Buyer Name

01/21/2019 9:00AM



Inspector

Chris Caisse

InterNACHI Certified Professional
Inspector

603.897.5495

chris@platinumhomeinspectionsnh.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	5
1: INSPECTION DETAILS	7
2: ROOF	8
3: GROUNDS	16
4: GARAGE	23
5: EXTERIOR	26
6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	30
7: HEATING AND COOLING SYSTEMS	33
8: ELECTRICAL	39
9: PLUMBING	42
10: BATHROOMS	45
11: INTERIOR AREAS	49
12: FIREPLACES AND FUEL-BURNING APPLIANCES	52
13: LAUNDRY AREA/ROOM	53
14: KITCHEN	54
15: BUILT IN APPLIANCES	56
16: ATTIC, INSULATION & VENTILATION	59
STANDARDS OF PRACTICE	63

YOUR REPORT:

Thank you for choosing Platinum Home Inspections (PHI) to inspect your new home! Please carefully read your entire Inspection Report. If you have any questions throughout the closing process don't hesitate to ask. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** Any and all evaluations or repairs made by PHI should be carried out prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

INSPECTION CATEGORIES

1) Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future homeowner to-do list.

2) Recommendations - Most items typically fall into this category. These observations are typical defects but are not necessarily urgent or safety related. Some may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Observations/Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace.

KEYS TO THE HOME INSPECTION

The home inspection was performed in accordance with the InterNACHI Standard of Practice and Code of Ethics. These standards are included in the report under each section summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to three times the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Seller's Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected by Platinum Home Inspections, LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, Platinum Home Inspections, LLC cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please contact me at (603-897-5495) to

arrange for your verbal consultation.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION /
IMPROVEMENT



OBSERVATION/CONCERNS

-  2.1.1 Roof - Coverings: Heating Cable
-  2.1.2 Roof - Coverings: Damaged Ridge Cap Shingles
-  2.3.1 Roof - Flashings: Missing Kick-Out Flashing
-  2.3.2 Roof - Flashings: DWV Pipe Flashing - Missing cover shingle on right side
-  2.4.1 Roof - Eaves, Soffits & Fascia: Peeling paint
-  2.4.2 Roof - Eaves, Soffits & Fascia: Fascia - Rotted
-  2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Gap where chimney meets siding
-  2.5.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Cricket - Mostly OK
-  3.2.1 Grounds - Walkways, Patios & Driveways: Asphalt Driveway - Typical Cracking
-  3.2.2 Grounds - Walkways, Patios & Driveways: Walkway Trip Hazard
-  3.3.1 Grounds - Decks, Balconies, Porches & Steps: Deck (Mostly Ok)
-  3.3.2 Grounds - Decks, Balconies, Porches & Steps: Joist Hangers - Missing
-  3.3.3 Grounds - Decks, Balconies, Porches & Steps: Ledger Board - Nailed on, No Screws or Bolts
-  3.3.4 Grounds - Decks, Balconies, Porches & Steps: Support Posts - Missing Anchors
-  3.4.1 Grounds - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  3.4.2 Grounds - Vegetation, Grading, Drainage & Retaining Walls: Vegetation on home
-  4.2.1 Garage - Floor: Cracking
-  4.3.1 Garage - Walls & Firewalls: Damaged Drywall
-  4.3.2 Garage - Walls & Firewalls: Cracking-minor
-  4.5.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
-  5.1.1 Exterior - Siding, Flashing & Trim: Siding Flashing & Trim status
-  5.1.2 Exterior - Siding, Flashing & Trim: Warping/Buckling
-  5.1.3 Exterior - Siding, Flashing & Trim: Damage Trim Board
-  5.2.1 Exterior - Exterior Windows: Peeling paint
-  5.5.1 Exterior - Exterior foundation: Typical cracking
-  5.6.1 Exterior - Exterior lighting and receptacles: No GFCI Protection Installed
-  6.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
-  6.3.1 Basement, Foundation, Crawlspace & Structure - Floor & Ceiling Structure: Typical Cracking

- ⊖ 7.1.1 Heating and Cooling Systems - Heating Equipment: Needs Servicing/Cleaning (Furnace)
- 🔧 7.1.2 Heating and Cooling Systems - Heating Equipment: Sealed Chamber
- 🔧 7.1.3 Heating and Cooling Systems - Heating Equipment: Filter Dirty
- ⊖ 7.1.4 Heating and Cooling Systems - Heating Equipment: Microbial Growth in Condensate Tube
- ⊖ 7.2.1 Heating and Cooling Systems - Cooling Equipment: Vegetation Too Close
- ⊖ 7.2.2 Heating and Cooling Systems - Cooling Equipment: Damaged / Missing Insulation
- ⊖ 8.3.1 Electrical - Electrical Fixtures, Switches and Receptacles : Ceiling Fan Not Operational
- ⊖ 10.4.1 Bathrooms - Fixtures Installed: Whirlpool/Jetted Tub Access Panel
- ⊖ 11.3.1 Interior Areas - Interior Floors: Cracked Tile
- ⊖ 11.5.1 Interior Areas - Walls and Ceilings: Typical Cracks Observed
- 🔧 13.1.1 Laundry Area/Room - Washer/Dryer: Washer Hoses Improper
- 🔧 15.3.1 Built In Appliances - Dishwasher: Dishwasher Not Attached Properly
- ⊖ 15.3.2 Built In Appliances - Dishwasher: High Loop Not Present
- 🔧 15.5.1 Built In Appliances - Central Vac: Central Vac Not Inspected
- 🔧 16.1.1 Attic, Insulation & Ventilation - Pull Down Ladder / Access Hatch: Insulate Pull Down Access
- ⊖ 16.2.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 16.2.2 Attic, Insulation & Ventilation - Attic Insulation: Pest
- ⊖ 16.3.1 Attic, Insulation & Ventilation - Ventilation: Exhaust Ducts to Soffit

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Colonial

Type of Building

Single Family

Temperature (approximate)

30 Fahrenheit (F)

Age of Home

21

Weather Conditions

Cloudy, Cold

2: ROOF

		Insp	N.I.	N.P.	O/C
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			X
2.4	Eaves, Soffits & Fascia	X			X
2.5	Skylights, Chimneys & Other Roof Penetrations	X			X

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Inspection Method

Binoculars, Ground, Drone

Roof Pitch

Varying

Roof Type/Style

Gable, Hip

Coverings: Material Type

Architectural Asphalt

Coverings: Layers of Material

1

Coverings: Valley Type

Cut

Roof Drainage Systems: Gutter Material

Metal

Flashings: Material

Metal

Eaves, Soffits & Fascia: Soffit Material

Wood

Eaves, Soffits & Fascia: Fascia Material

Wood

Eaves, Soffits & Fascia: Eaves Material

Wood

Skylights, Chimneys & Other Roof Penetrations: Skylights

Not Present

Skylights, Chimneys & Other Roof Penetrations: Chimney Location

East

Skylights, Chimneys & Other Roof Penetrations: Chimney Type

Masonry



Coverings: Material Approximate Age

20+ years

**Limitations**

General

LIMITED INSPECTION - STEEP/SAFETY

The Inspector was unable to safely walk the roof due to its steep slope and inspected the roof-covering materials and components from a ladder and/or from the ground and/or with a drone. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, consult a qualified roofing contractor with the equipment required to safely access the entire roof.

Coverings

DISCLAIMER: ARCHITECTURAL COMPOSITION SHINGLES

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible. Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Coverings

ROOF LIMITATIONS

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Skylights, Chimneys & Other Roof Penetrations

FLUE INSPECTION DISCLAIMER

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist.

Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP BLOCKED FLUE ACCESS

A chimney cap prevented viewing the interior of the chimney flue. Removal of the chimney cap lies beyond the scope of the General Home Inspection.



Observations / concerns

2.1.1 Coverings



Maintenance Item

HEATING CABLE

Roof de-icing / heat cable was observed at the home. These heat cables were not inspected or tested for operation. It is unknown if these cables are operable, powered by a switch or are wired properly. Recommend to inspect these cables to understand how they operate and to ensure they are in proper working condition prior to first snowfall. Monitor as part of preventative maintenance to ensure satisfactory operation. De-icing / heat cables may have been installed as a result of a known ice-dam issue. For more information regarding ice-dams, read here.

Recommendation

Contact a qualified professional.



2.1.2 Coverings



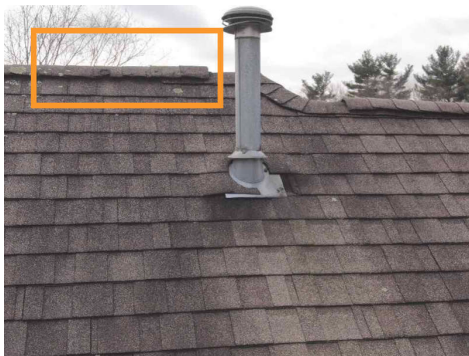
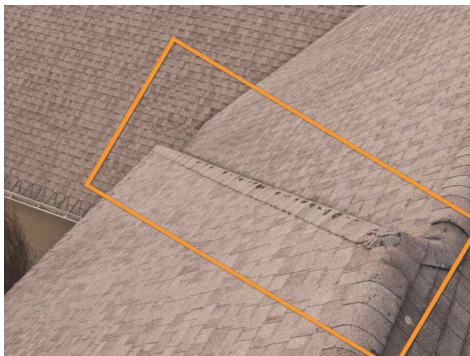
Recommendation / Improvement

DAMAGED RIDGE CAP SHINGLES

Cap shingles/ridge vent shingles are damaged/aging. Cap shingles are shingles that cover areas where the roof changes direction, like at roof peaks and hips. Recommend roofing professional evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

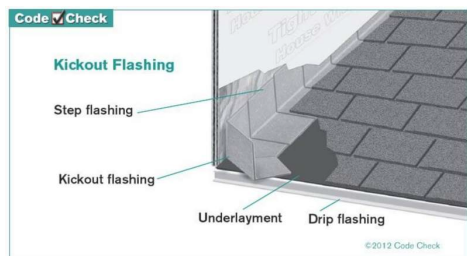
MISSING KICK-OUT FLASHING

Kick-out flashing was missing where walls extended past roof edges.

Recommendation

Contact a qualified roofing professional.

Recommendation / Improvement



Example

2.3.2 Flashings

DWV PIPE FLASHING - MISSING COVER SHINGLE ON RIGHT SIDE

Drain, waste and vent pipe flashing should be covered on the back and sides by the shingles. Bottom edge/apron of the flashing should be the only exposed area. Recommend qualified roofing contractor rectify to prevent potential moisture intrusion.

Recommendation

Contact a qualified professional.

Recommendation / Improvement



Example of properly flashed DWV Pipe.



2.4.1 Eaves, Soffits & Fascia

Maintenance Item

PEELING PAINT

Minor areas of peeling paint was observed on exterior surfaces, such as Siding, Trim, Fascia, Soffits, and Eave edges. Recommend qualified contractor to perform normal paint maintenance to prevent moisture damage to these areas.

Recommendation

Contact a qualified painter.



Front

2.4.2 Eaves, Soffits & Fascia

Recommendation / Improvement

FASCIA - ROTTED

One or more sections of the fascia appear to be rotted. Listing agent explained that this damage is not rot, but caused by woodpeckers. Recommend qualified roofer evaluate & repair as needed.

Recommendation

Contact a qualified roofing professional.



2.5.1 Skylights, Chimneys & Other Roof Penetrations

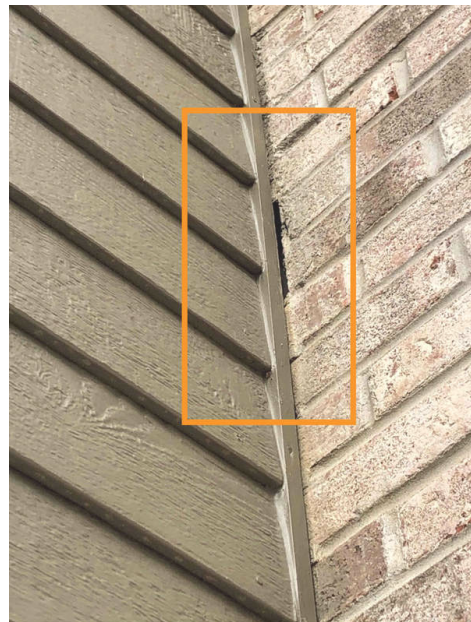
Recommendation / Improvement

GAP WHERE CHIMNEY MEETS SIDING

Observed a gap where the house siding meets the brick chimney. Recommend repointing/caulking to prevent moisture/insect intrusion.

Recommendation

Contact a qualified professional.



2.5.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation / Improvement

CRICKET - MOSTLY OK

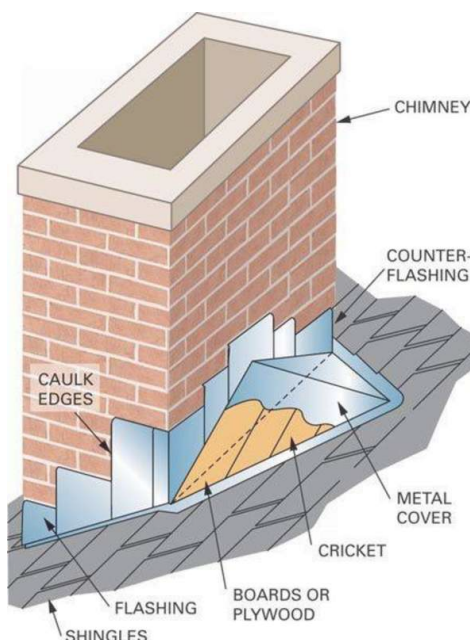
A cricket was installed to protect roofing near the chimney. A cricket is a small roof built on the uphill side of and abutting the chimney. Its purpose is to keep roof drainage from pooling on the uphill side of the chimney and eventually causing leakage. The Inspector observed few deficiencies in the condition of the cricket such as excessive caulking around the flashing as well as aging flashing. Recommend monitoring and have professional roofer repair as needed.

Recommendation

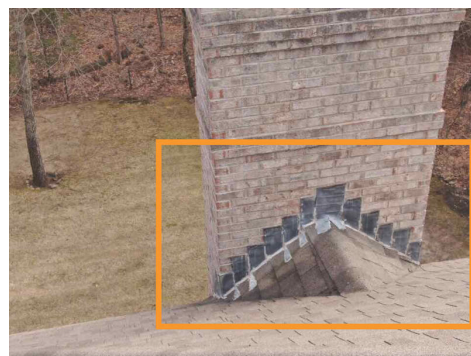
Contact a qualified roofing professional.



Example #1 of properly flashed cricket.



Example #2 of properly flashed cricket.





3: GROUNDS

		Insp	N.I.	N.P.	O/C
3.1	General	X			
3.2	Walkways, Patios & Driveways	X			X
3.3	Decks, Balconies, Porches & Steps	X			
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			X

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

General: Ground Cover

Dry

Walkways, Patios & Driveways: Driveway Material

Asphalt



Decks, Balconies, Porches & Steps: Appurtenance

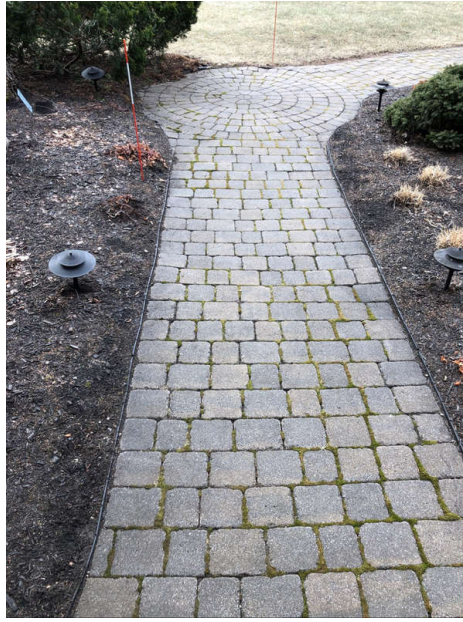
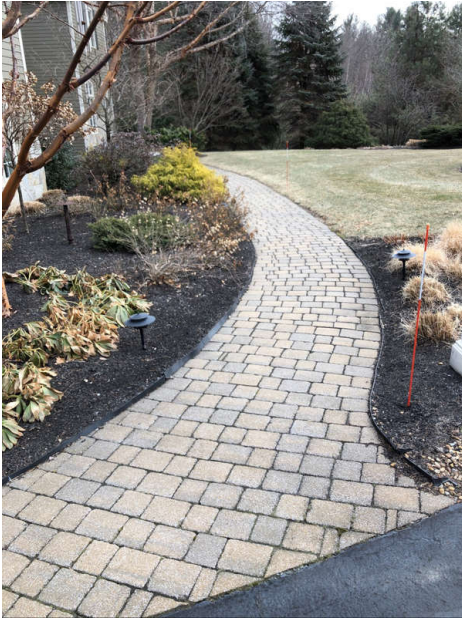
Deck with Steps, Side Entry Deck with Steps, Front Steps

Decks, Balconies, Porches & Steps: Material

Wood, Concrete

Walkways, Patios & Driveways: Walkway Material

Pavers



Walkways, Patios & Driveways: Patio Material

Pavers



Observations / concerns

3.2.1 Walkways, Patios & Driveways

ASPHALT DRIVEWAY - TYPICAL CRACKING

Asphalt driveway... this material has typical cracking which is normal for its age recommend seal coating as needed to prolong life expectancy.

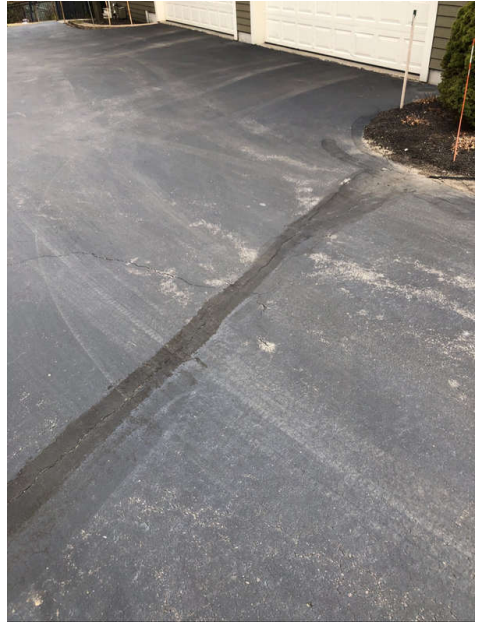
Asphalt Seal Coating Information:

[Seal Coating Information](#)

Recommendation

Contact a qualified professional.

 Maintenance Item



3.2.2 Walkways, Patios & Driveways

WALKWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Contact a qualified concrete contractor.

 Recommendation / Improvement



Pavers have sunk along stair tread

3.3.1 Decks, Balconies, Porches & Steps

DECK (MOSTLY OK)

 Maintenance Item

At the time of the inspection, the Inspector observed few deficiencies in the condition of this deck. Notable exceptions will be listed in this report. Inspection of decks typically includes visual examination of the following:

- foundation;
- general structure;
- stair components
- attachment to home;
- floor planking;
- guardrail assemblies; and
- stair components

Recommendation

Contact a qualified professional.

3.3.2 Decks, Balconies, Porches & Steps

Recommendation / Improvement

JOIST HANGERS - MISSING

Joist hanger(s) are missing or improperly installed. This could cause the deck structure to fail. Recommend that joist hangers be properly installed by qualified contractor.

Recommendation

Contact a qualified deck contractor.



3.3.3 Decks, Balconies, Porches & Steps

Recommendation / Improvement

LEDGER BOARD - NAILED ON, NO SCREWS OR BOLTS

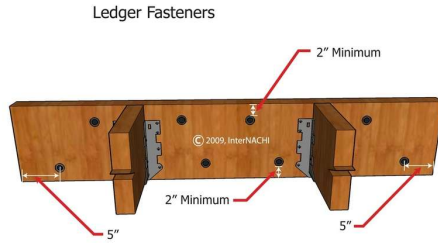
Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as [Simpson Strong Tie DTT2 brackets and threaded rod](#), connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:

[Ledger Boards](#)

[Safe Decks](#)

Recommendation

Contact a qualified deck contractor.



3.3.4 Decks, Balconies, Porches & Steps

SUPPORT POSTS - MISSING ANCHORS

Recommendation / Improvement

While the deck structure seems solid at the time of inspection the support posts are missing anchors. Recommended installing metal base anchors with 1/2" through bolts for added stability.

Recommendation

Contact a qualified deck contractor.



3.4.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Recommendation / Improvement

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



3.4.2 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION ON HOME

 Recommendation / Improvement

Vegetation growing on home, recommend removal to prevent possible moisture damage.

Recommendation

Contact a qualified landscaping contractor



4: GARAGE

		Insp	N.I.	N.P.	O/C
4.1	Exterior Windows	X			
4.2	Floor	X			X
4.3	Walls & Firewalls	X			X
4.4	Garage Electrical	X			
4.5	Occupant Door (From garage to inside of home)	X			
4.6	Ceiling	X			
4.7	Garage Overhead Door	X			
4.8	Garage Door Opener	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Garage Type

4-Car

Exterior Windows: Window Type

Transome, Fixed

Floor: Floor Material

Concrete

Walls & Firewalls: Wall Material

Framed, Drywall-Finished

Garage Electrical: Electrical components present

Yes, Functional

Garage Electrical: GFCI Protected receptacles

Yes

Garage Electrical:

Handyman/Extension cord wiring

No

Garage Electrical: Receptacles Open Ground/Reverse Polarity

No

Garage Overhead Door: Material

Insulated

Garage Overhead Door: Type

Up-and-Over

Garage Door Opener: Overhead door opener

Present, Operable

Limitations

General

STORED ITEMS

Garage was filled with stored household items interior portions of garage are not fully visible recommend a re-evaluation once items have been removed.



Observations / concerns

4.2.1 Floor

CRACKING

Recommendation / Improvement

Typical cracking/settlement observed in concrete. If trip hazards become present, recommend licensed contractor to repair to prevent injuries.

Recommendation

Contact a qualified concrete contractor.



4.3.1 Walls & Firewalls

DAMAGED DRYWALL

Recommendation / Improvement

Garage wall had damaged drywall. Recommend drywall contractor repair.

Recommendation

Contact a qualified drywall contractor.



4.3.2 Walls & Firewalls

CRACKING-MINOR

Recommendation / Improvement

Observed typical cracking in the drywall of the garage.

Recommendation

Contact a qualified professional.



Corner bead pulling away

4.5.1 Occupant Door (From garage to inside of home)



Recommendation / Improvement

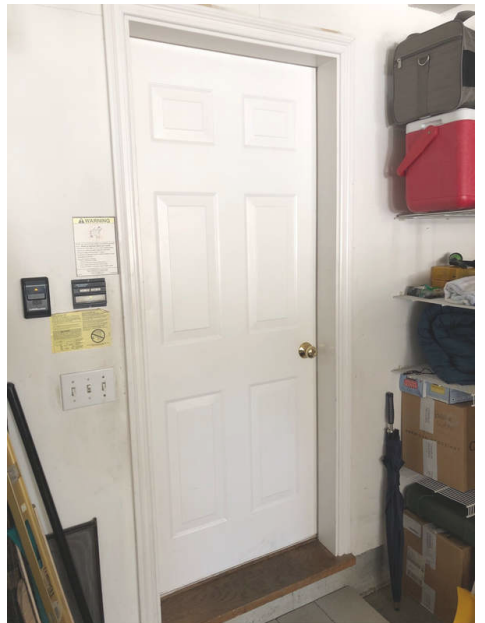
NOT SELF-CLOSING

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

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.



5: EXTERIOR

		Insp	N.I.	N.P.	O/C
5.1	Siding, Flashing & Trim	X			X
5.2	Exterior Windows	X			X
5.3	Exterior Doors	X			
5.4	Basement windows	X			
5.5	Exterior foundation	X			X
5.6	Exterior lighting and receptacles	X			X
5.7	Service Entrance Conductors	X			
5.8	Hose Faucets		X		

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Siding, Flashing & Trim: Siding Material

Wood/Clapboard

Siding, Flashing & Trim: Trim Material

Wood

Siding, Flashing & Trim: Flashing Material

Metal

Exterior Windows: Window Type

Double-hung, Transome, Casement

Exterior Doors: Exterior Entry Door

Wood

Exterior Doors: Screen door/Storm door

Glass, Metal, Vinyl

Exterior Doors: Patio/Deck door

Sliding door, Glass, Wood

Basement windows: Window Type

Double Hung

Exterior foundation: Exterior foundation material

Poured Concrete

Exterior lighting and receptacles: Exterior light fixtures

Present, Operable

Exterior lighting and receptacles: Exterior Receptacles

Not Operable, Weatherproof cover

Service Entrance Conductors: Electrical Service Conductors

Below Ground

Hose Faucets: Hose Faucet location

Left, Rear

Limitations

Hose Faucets

WINTER TIME

During the winter months it is common for hose faucets to be turned off to prevent freezing. The hose faucets were not operational at time of inspection. Recommend licensed plumber to further evaluate as weather permits.

Observations / concerns

5.1.1 Siding, Flashing & Trim

 Maintenance Item

SIDING FLASHING & TRIM STATUS

Siding, flashing and trim were observed to be fair condition at time of inspection. Normal maintenance may be necessary to prevent damage from occurring.

Recommendation

Recommend monitoring.

5.1.2 Siding, Flashing & Trim

 Recommendation / Improvement

WARPING/BUCKLING

Clapboard siding had one area that is warping or buckling. As there is a vent directly to the right of the subject area this is most likely caused by excessive moisture venting to this area. There were no other signs of warping anywhere else on the exterior. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



5.1.3 Siding, Flashing & Trim

 Recommendation / Improvement

DAMAGE TRIM BOARD

Observed a few holes in the right side trim. Recommend repairing to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



5.2.1 Exterior Windows

 Maintenance Item

PEELING PAINT

Exterior windows have painted components that are peeling, recommend qualified contractor to perform normal paint maintenance as needed to prevent potential damage.

Recommendation

Contact a qualified painter.



5.5.1 Exterior foundation

TYPICAL CRACKING

Recommendation / Improvement

Exterior foundation contains typical cracks due to shrinkage and normal freeze thaw cycle. Recommend patching as needed to prevent moisture intrusion.

Recommendation

Contact a foundation contractor.



Left front, near elec meter

5.6.1 Exterior lighting and receptacles

NO GFCI PROTECTION INSTALLED

Observation/Concerns

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Garage

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		Insp	N.I.	N.P.	O/C
6.1	Steps, Stairways & Railings	X			
6.2	Foundation	X			X
6.3	Floor & Ceiling Structure	X			X

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Basement or Crawlspace

Basement

Access Location

Interior Stairs, Garage Stairs

Inspection Performed

In Basement

Foundation: Material

Concrete

Floor & Ceiling Structure: Material

Inaccessible, Wood Joists

Floor & Ceiling Structure: Sub-floor

Inaccessible

Floor & Ceiling Structure: Basement/Crawlspace Floor

Carpet, Tile, Concrete

Floor & Ceiling Structure: Insulation Material

Fiberglass Batts

Limitations

General

LIMITED INSPECTION (FINISHED BASEMENT)

Because the General Home Inspection is a visual inspection, inspection of the basement is limited by the fact that most of the basement was hidden beneath drywall, floor and ceiling covering materials and / or personal belongings. The Inspectors comments are limited to only those portions of the basement he could view directly.





Foundation

OBSTRUCTIONS OF VIEW

Full visibility of the foundation was not possible due to a partially or full finished basement, furniture, stored household items or drywall/paneling. Potential defects may be concealed, however none were observed at time of inspection.



Floor & Ceiling Structure

LIMITED OBSERVATION

Partially finished basement with a ceiling prevents full inspection of floor and structural components, no defects were observed at time of inspection.

Observations / concerns

6.2.1 Foundation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

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

Recommendation

Contact a foundation contractor.

➔ Recommendation / Improvement



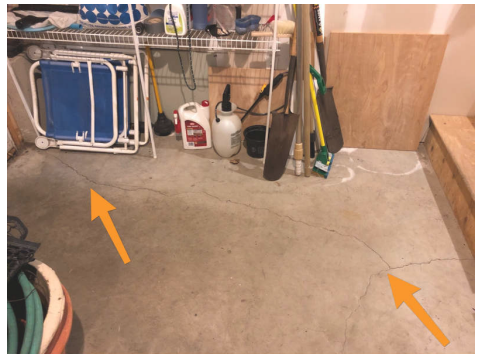
6.3.1 Floor & Ceiling Structure

TYPICAL CRACKING

Recommendation

Contact a qualified professional.

Recommendation / Improvement



7: HEATING AND COOLING SYSTEMS

		Insp	N.I.	N.P.	O/C
7.1	Heating Equipment	X			X
7.2	Cooling Equipment	X			X
7.3	Operating and Safety Controls	X			
7.4	Distribution Systems	X			
7.5	Vents, Flues & Chimneys	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Heating Equipment: Approximate Age
20-25 yrs

Heating Equipment: Energy Source
Propane

Heating Equipment: Heat Type
Forced Air

Cooling Equipment: Approximate Age
5-10 yrs, 20-25 yrs

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Condenser Unit Location
Exterior South

Operating and Safety Controls: Fuel valve present
Yes

Operating and Safety Controls: Safety controls present
Yes, Operable

Operating and Safety Controls: ThermoStat Controls
Yes, Dial-Type, Programmable, Operable



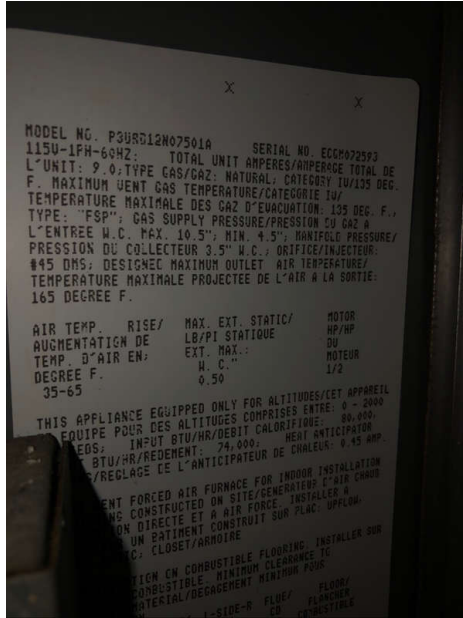
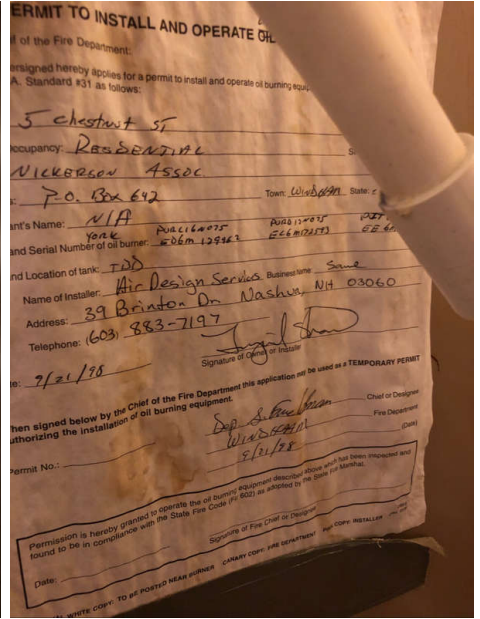
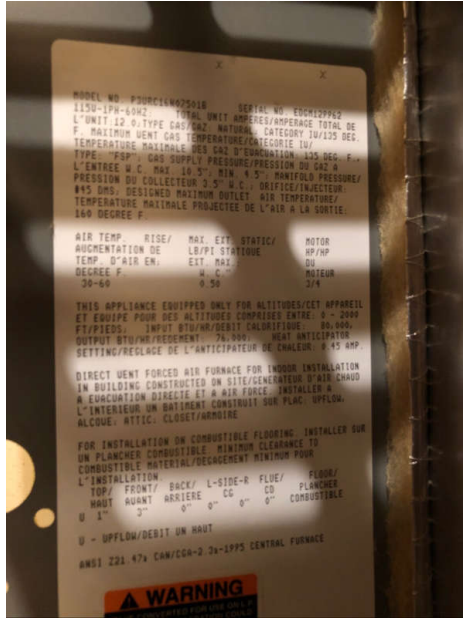
Basement

Distribution Systems: Forced Air Ductwork
Insulated

Distribution Systems: Hydronic/Forced Hot Water Delivery System
Not Present

Vents, Flues & Chimneys: Flue Type
High Efficiency PVC

Heating Equipment: Brand York

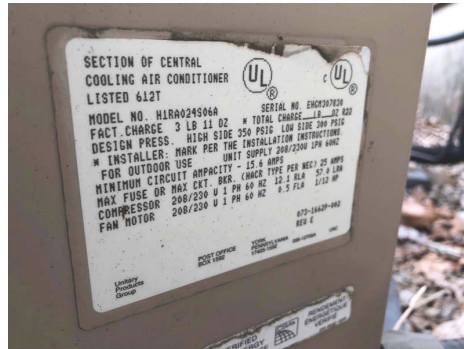


Unit A

Cooling Equipment: Brand York



Manufactured: March 1998



Manufactured: August 1998



Manufactured: May 2010

Operating and Safety Controls: Electrical Disconnect Present Yes



Basement



Unit A

Limitations

Cooling Equipment

TOO COLD TO OPERATE

The A/C unit was not tested due to low outdoor temperature. Air conditioning equipment should not be operated when outdoor temps are below 65 degrees Fahrenheit within the past 24 hours. Recommend having the air conditioning system evaluated by a licensed HVAC professional when the temperatures are warm enough to do so.

Observations / concerns

7.1.1 Heating Equipment

NEEDS SERVICING/CLEANING (FURNACE) Recommendation / Improvement

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

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

Recommendation

Contact a qualified HVAC professional.

7.1.2 Heating Equipment

SEALED CHAMBER Maintenance Item

The furnace was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Home Inspection to inspect. The Inspector recommends that an evaluation be performed by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

Recommendation

Contact a qualified HVAC professional.



Unit B



Unit A

7.1.3 Heating Equipment

FILTER DIRTY Maintenance Item

The furnace filter is dirty and should to be replaced every 6 months.

Recommendation

Contact a qualified HVAC professional.



Unit B



Unit A

7.1.4 Heating Equipment

 Recommendation / Improvement

MICROBIAL GROWTH IN CONDENSATE TUBE

The condensation tube from the appeared to contain microbial growth. Some types of microbes can cause health problems in sensitive people. The Inspector recommends tube replacement by a qualified heating, ventilation and air-conditioning (HVAC) contractor.

Recommendation

Contact a qualified HVAC professional.



Unit B

7.2.1 Cooling Equipment

 Recommendation / Improvement

VEGETATION TOO CLOSE

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation

Contact a qualified landscaping contractor



7.2.2 Cooling Equipment

DAMAGED / MISSING INSULATION

Recommendation / Improvement

Insulation on the A/C suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor. Deteriorated penetrations should also be resealed.

Recommendation

Contact a qualified HVAC professional.



8: ELECTRICAL

		Insp	N.I.	N.P.	O/C
8.1	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.2	Branch Wiring Circuits, Breakers & Fuses	X			
8.3	Electrical Fixtures, Switches and Receptacles	X			X

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

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

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

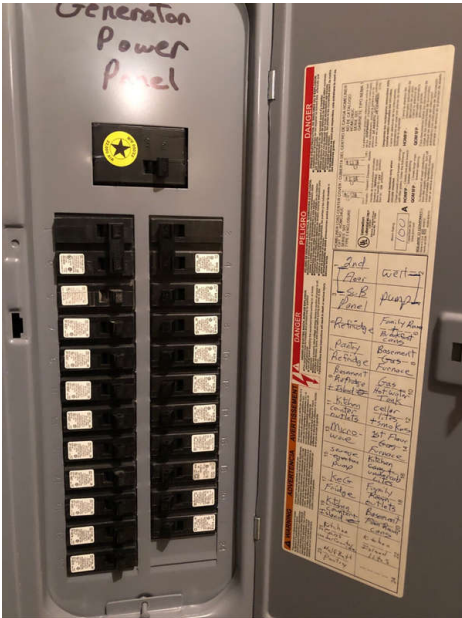
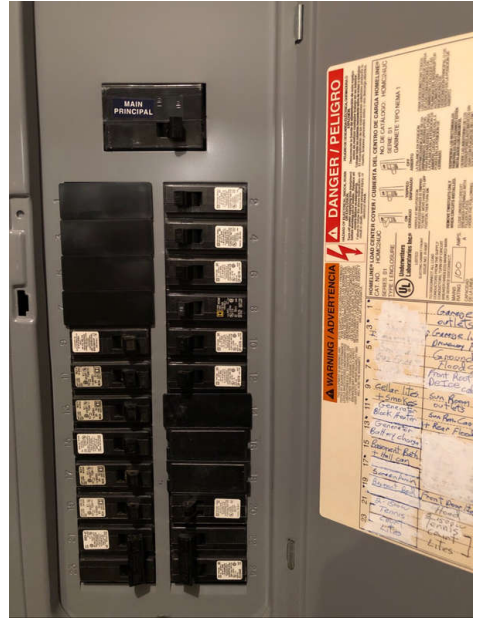
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement

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

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

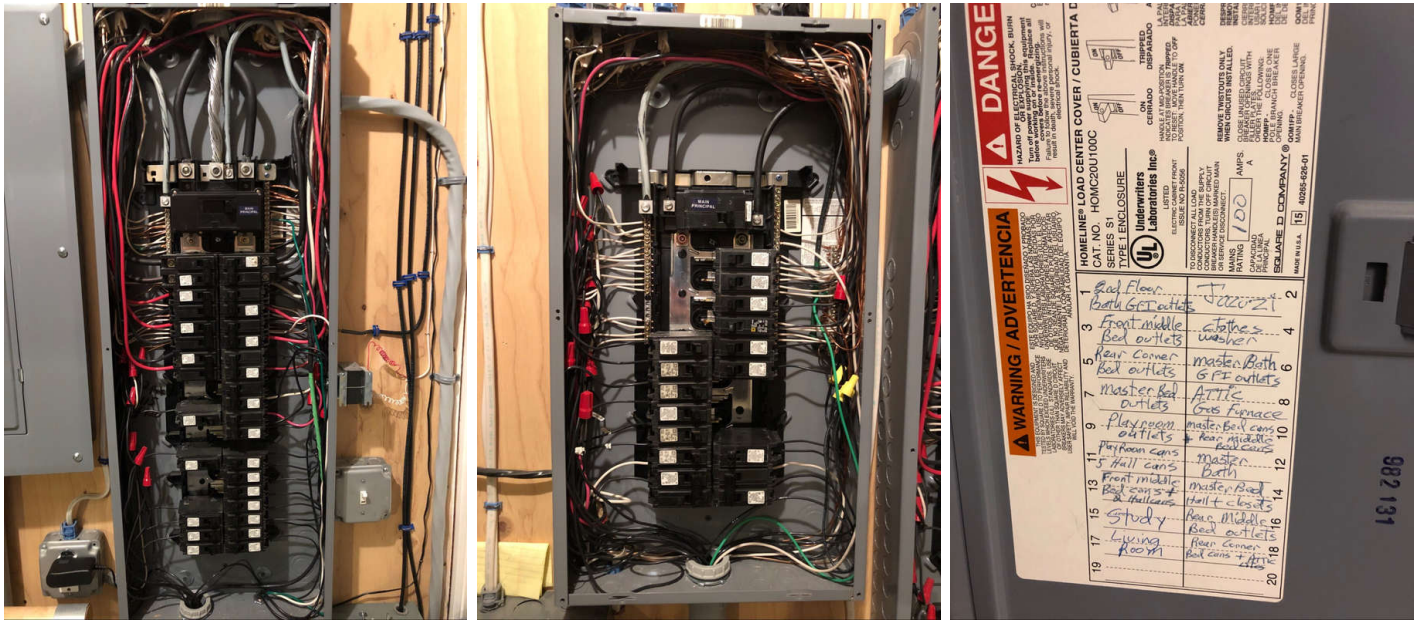
Electrical Fixtures, Switches and Receptacles : Ceiling Fan
Not Operational, Operational

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



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

200 AMP, 100 AMP



Observations / concerns

8.3.1 Electrical Fixtures, Switches and Receptacles

Recommendation / Improvement

CEILING FAN NOT OPERATIONAL

Sunroom ceiling fan not operational recommend licensed contractor to further evaluate and repair as needed

Recommendation

Contact a qualified professional.



Sunroom

9: PLUMBING

		Insp	N.I.	N.P.	O/C
9.1	General	X			
9.2	Main Water Shut-off Device	X			
9.3	Water Supply & Distribution Systems	X			
9.4	Drain, Waste, & Vent Systems (DWV)	X			
9.5	Hot Water Systems, Controls, Flues & Vents	X			
9.6	Fuel Storage & Distribution Systems	X			
9.7	Sump Pump			X	

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

General: Water Source

Private Drilled Well



Main Water Shut-off Device: Location

Basement



Main Water Shut-off Device: Water meter present

No

Main Water Shut-off Device: Bonding wire present

Not Visible

Water Supply & Distribution Systems : Distribution Material

Copper

Water Supply & Distribution Systems : Distribution piping size

3/4", 1/2", 1"

Drain, Waste, & Vent Systems (DWV): Drain Size

2", 4"

Drain, Waste, & Vent Systems (DWV): Material

PVC

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

Propane

Hot Water Systems, Controls, Flues & Vents: Capacity

75 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Approximate Age

1-5 Yrs

Hot Water Systems, Controls, Flues & Vents: Exhaust Flue Vent
Direct Vent PVC

Fuel Storage & Distribution Systems: Fuel System Type
Propane

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

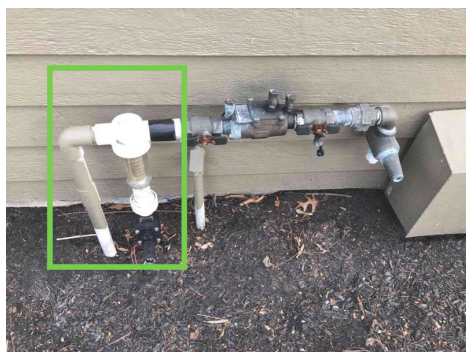


Unit A Shutoff

Fuel Storage & Distribution Systems: Fuel Distribution Pipe Material
Black Iron

Sump Pump: Location
Not Present

General: Water Flow and Pressure
Well- Average 40-55 PSI



Sediment Filter for Irrigation



Main Water Pressure.

Water Supply & Distribution Systems : Well Maintenance
Maintenance Schedule Not Present

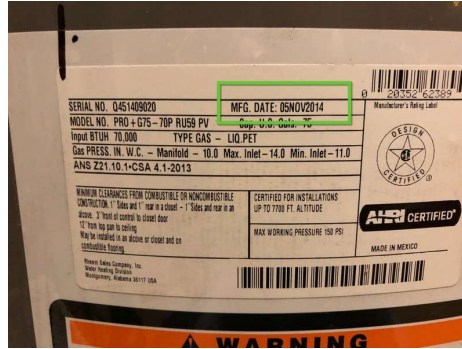
The well water system should be maintained on a regular basis. A certified well company should evaluate and maintain the system to ensure proper functionality.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Ruud

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

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



Manufactured November 2014

Limitations

Fuel Storage & Distribution Systems

PROPANE TANK

Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane.

10: BATHROOMS

		Insp	N.I.	N.P.	O/C
10.1	Electrical Components	X			
10.2	Heating/Cooling Source	X			
10.3	Countertops & Cabinets	X			
10.4	Fixtures Installed	X			X
10.5	Ventilation	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Bathroom location

Basement, 1st Fl, 2nd Fl, Master

Whirlpool/Jetted Tub

Present, Operable

Electrical Components:

GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Heating/Cooling Source:

Heating/Cooling Source

Present

Countertops & Cabinets:

Countertop Material

Granite, Pedestal Sink

Countertops & Cabinets:

Cabinetry

Wood

Fixtures Installed: Bath Tub Status

Functional Flow, Functional Drainage, Jetted Tub

Fixtures Installed: Shower Status

Functional Flow, Functional Drainage

Fixtures Installed: Toilet Status

Operational



Master Shower

Ventilation: Bathroom

Ventilation

Ventilation fan, Operational

Bathroom Type

1/2 Bathroom, Full Bathroom, Master Bathroom, 3/4 Bathroom



Basement Shower Temp



Basment Sink Temp

Shower Wall(s)

Tile, Acrylic

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Fixtures Installed: Sink Status

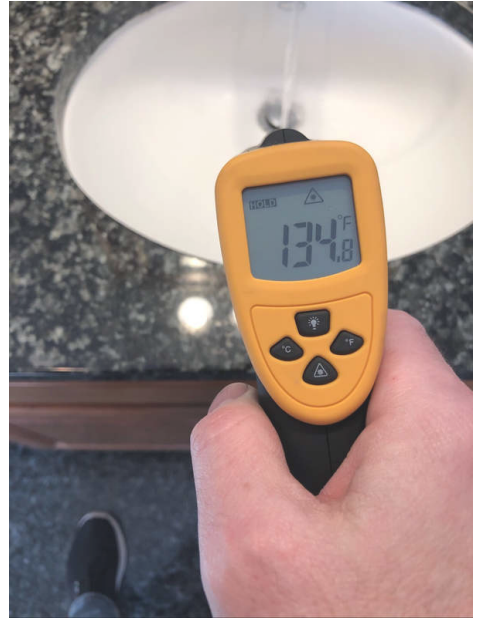
Functional Flow, Functional Drainage



1/2 Bath 1st Floor



Master Bath Left



Master Bath Right



Guest bathroom



Guest Bathroom



2nd Floor dual entry bathroom

Limitations

Fixtures Installed

PERSONAL ITEMS

Could not see 100% under sink do to personal items.



Observations / concerns

10.4.1 Fixtures Installed

WHIRLPOOL/JETTED TUB ACCESS PANEL



Recommendation / Improvement

Jetted tub does not have an access panel. Mechanical components are not visible do to this type of installation. Repairs of this area may be more costly without ready access to components.

Recommendation

Contact a qualified professional.

11: INTERIOR AREAS

		Insp	N.I.	N.P.	O/C
11.1	General	X			
11.2	Interior Windows	X			
11.3	Interior Floors	X			X
11.4	Interior Doors	X			
11.5	Walls and Ceilings	X			X
11.6	Steps, Stairways & Railings	X			
11.7	Smoke and CO Detectors	X			
11.8	Heating / Cooling Source	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Interior Windows: Window Type

Casement, Double-hung, Fixed Pane, Transom

Interior Windows: Window Material

Vinyl

Interior Floors: Floor Coverings

Tile, Carpet, Hardwood

Interior Doors: Door Type/Material

Hollow core, Glass

Walls and Ceilings: Wall Material

Drywall

Walls and Ceilings: Ceiling Material

Drywall

Smoke and CO Detectors: Smoke detector locations (at time of inspection)

Bedroom, Basement, 1st Floor, Second Floor

Limitations

General

OBSTRUCTIONS OF VIEW

Full visibility of this room was not possible due to furniture, stored household items. Recommend checking for damage at final walk through.





Observations / concerns

11.3.1 Interior Floors

CRACKED TILE

Recommendation

Contact a qualified professional.



Recommendation / Improvement



Basement

11.5.1 Walls and Ceilings

TYPICAL CRACKS OBSERVED

Typical cracks in drywall/plaster were observed. These cracks may develop due to normal aging of a home, minor settling, as well as moisture/temperature changes. Recommend repair as needed. No evidence of structural defect observed at time of inspection.

Recommendation

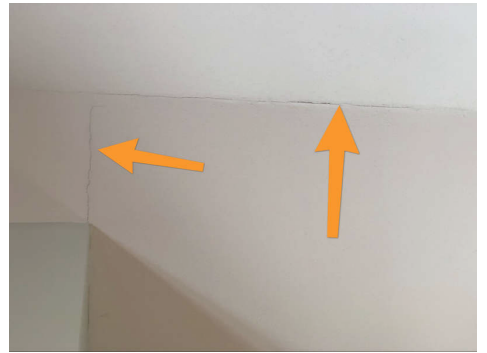
Contact a qualified drywall contractor.



Recommendation / Improvement



Basement



Master Bedroom

12: FIREPLACES AND FUEL-BURNING APPLIANCES

		Insp	N.I.	N.P.	O/C
12.1	Fireplaces, Stoves & Inserts	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

**Fireplaces, Stoves & Inserts:
Type**

Gas-Burning, Wood-Burning

**Fireplaces, Stoves & Inserts:
Fireplace Locations**

Master Bedroom, Family room,
Basement

**Fireplaces, Stoves & Inserts:
Fireplace Doors**

Present, Functional, N/A

13: LAUNDRY AREA/ROOM

		Insp	N.I.	N.P.	O/C
13.1	Washer/Dryer	X			X
13.2	Electrical Components	X			
13.3	Laundry Sink	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Laundry area ventilation

Yes

Laundry Location

2nd Fl

Washer/Dryer: Dryer Power Source

240 Volt Electric

Washer/Dryer: Dryer Vent location

Wall

Washer/Dryer: Dryer Vent Material

Metal (Flex)

Electrical Components: GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Laundry Sink: Laundry Sink

Yes, Functional Drainage,
Functional Flow

Observations / concerns

13.1.1 Washer/Dryer

 Maintenance Item

WASHER HOSES IMPROPER

Current hoses are rubber. Recommend replacing with Stainless Steel Braided hoses as rubber can crack and burst.

Recommendation

Contact a qualified professional.



14: KITCHEN

		Insp	N.I.	N.P.	O/C
14.1	Heating/Cooling Source	X			
14.2	Plumbing Components	X			
14.3	Electrical Components	X			
14.4	Countertops & Cabinets	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Heating/Cooling Source:

Heating/Cooling Source

Present

Electrical Components:

GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Countertops & Cabinets:

Countertop Material

Granite

Countertops & Cabinets:

Cabinetry

Wood

Plumbing Components: Sink Status

Functional Flow, Functional Drainage



Basement Kitchen Temp



Main Kitchen

Limitations

Plumbing Components

PERSONAL ITEMS

Could not see 100% under sink do to personal items.



Basement

15: BUILT IN APPLIANCES

		Insp	N.I.	N.P.	O/C
15.1	Refrigerator	X			
15.2	Range/Oven	X			
15.3	Dishwasher	X			X
15.4	Built-in Microwave	X			
15.5	Central Vac		X		

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Refrigerator: Brand

Amana, Sub Zero

Range/Oven: Range/Oven

Energy Source

Electric, Gas

Range/Oven: Exhaust Hood Type

None, Re-circulate

Dishwasher: Brand

Bosch

Built-in Microwave: Microwave

Brand

Amana

Built-in Microwave: Microwave

Type

Recirculating Microwave
Venthood

Central Vac: Central Vac Brand

Galaxie

Appliances

Present

Appliances are inspected for function only, Quality or extent of operation is not within the scope of the Standards of Practice. No guarantee or warranty is offered or implied.

Range/Oven: Range/Oven Brand

Jenn-Air, Wolf



Limitations

Range/Oven

ELECTRIC RANGE: SELF CLEANING FEATURE NOT TESTED

At the time of the inspection, the Inspector observed few deficiencies in the condition of the electric range. Notable exceptions will be listed in this report. The self-cleaning feature was not tested.

Range/Oven

GAS RANGE/OVEN: SELF CLEANING FEATURE NOT TESTED

At the time of the inspection, the Inspector observed few deficiencies in the condition of the gas range. Notable exceptions will be listed in this report. The self-cleaning feature was not tested.

Observations / concerns

15.3.1 Dishwasher

 Maintenance Item

DISHWASHER NOT ATTACHED PROPERLY

Dishwasher is not secured to cabinets or countertop above.

Recommendation

Contact a qualified professional.



15.3.2 Dishwasher

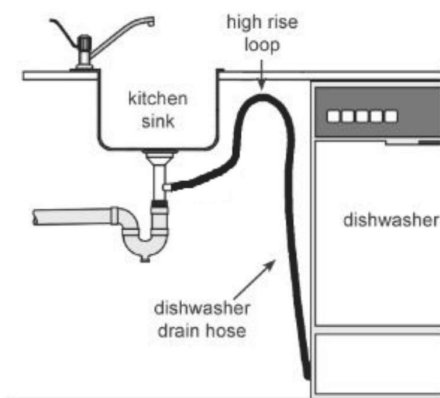
 Recommendation / Improvement

HIGH LOOP NOT PRESENT

The high loop is designed to prevent wastewater from contaminating the dishwasher. The drain for this DW runs straight along the bottom of the base cabinet then up into drain.

Recommendation

Contact a qualified professional.



Proper High Loop

15.5.1 Central Vac



CENTRAL VAC NOT INSPECTED

Since the inspection of the central vacuum is beyond the scope of this inspection, we recommend consulting the owner for more information and consulting a qualified professional for evaluation.

Recommendation

Contact a qualified professional.

16: ATTIC, INSULATION & VENTILATION

		Insp	N.I.	N.P.	O/C
16.1	Pull Down Ladder / Access Hatch	X			
16.2	Attic Insulation	X			X
16.3	Ventilation	X			X
16.4	Exhaust Systems	X			
16.5	Structure and Framing	X			

Insp = Inspected N.I. = Not Inspected N.P. = Not Present O/C = Observations/Concerns

Information

Attic Access Location and Type of Access

Pull Down

Inspection Method

In Attic

Attic Insulation: Approximate Attic Insulation Depth

8-12 inches



Exhaust Systems: Exhaust Fans Locations

Bathroom, Kitchen

Structure and Framing: Ceiling Joist/Flooring

Framed Joists

Structure and Framing: Roof Deck/Sheathing Material

Plywood

Structure and Framing: Roof Structure

Wood Frame

Attic Insulation: Insulation Material/Type

Blown



Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents, Attic Fan, Thermostatically Controlled Fan



Observations / concerns

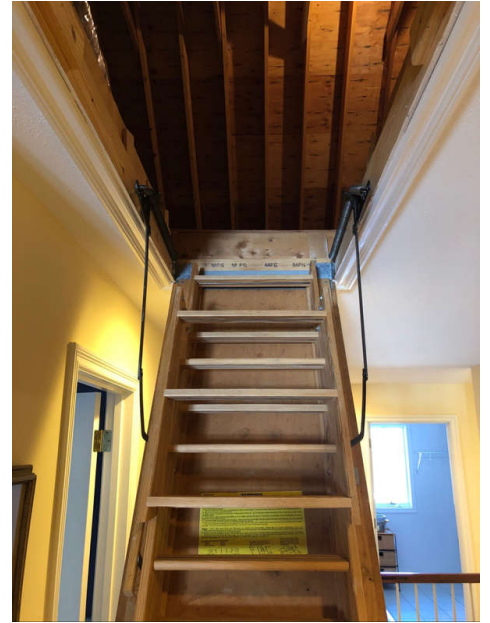
16.1.1 Pull Down Ladder / Access Hatch
INSULATE PULL DOWN ACCESS

 Maintenance Item

Recommend insulating above the pull down attic access to prevent unwanted heat loss into the attic.

Recommendation

Contact a qualified professional.



16.2.1 Attic Insulation

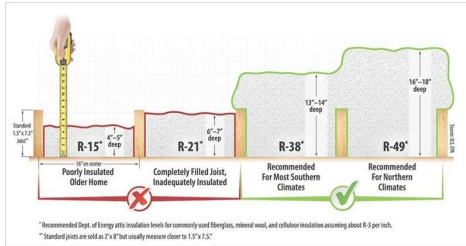
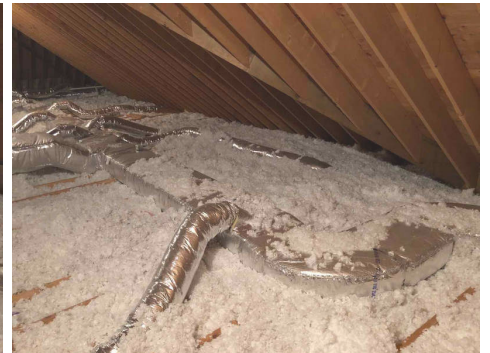
INSUFFICIENT INSULATION

Recommendation / Improvement

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation. An R rating of R-49 is the recommended insulation value for this climate region.

Recommendation

Contact a qualified insulation contractor.



16.2.2 Attic Insulation

PEST

Recommendation / Improvement

Evidence of pest and / or rodent feces was observed in attic area, recommend licensed pest control

contractor to evaluate and repair as needed.

Recommendation

Contact a qualified pest control specialist.



16.3.1 Ventilation

EXHAUST DUCTS TO SOFFIT

➔ Recommendation / Improvement

One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. There were no signs of moisture in the attic at the time of inspection. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or exterior wall(s), and permanently securing exhaust ducts to them.

Recommendation

Contact a qualified professional.



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.

Grounds

Section 197-5.4 Site Conditions:

- (a) Home inspectors shall observe and report the following site conditions:
1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
 2. Trees and vegetation that adversely affect the residential building;
 3. Walkways, steps, driveways, patios and retaining walls.
- (b) Home inspectors are not required to observe and report on the following site conditions:
1. Fences and privacy walls;
 2. The health and condition of trees, shrubs and other vegetation.

Exterior

Section 197-5.6 Exterior:

- (a) Home inspectors shall observe and report on:
1. All exterior walls and coverings, flashing and trim;
 2. All exterior doors including garage doors and operators;
 3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
 4. All eaves, soffits and fascias where accessible from the ground level;
 5. All adjacent walkways, patios and driveways on the subject property;
 6. The condition of a representative number of windows.
- (b) Home inspectors are not required to observe and report on the following:
1. Screening, shutters, awnings and other seasonal accessories;
 2. Fences;
 3. Geological and/or soil conditions;
 4. Recreational facilities;
 5. Out-buildings other than garages and carports;
 6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
 7. Erosion control and earth stabilization measures;
 8. The operation of security locks, devices or systems;
 9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

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.

Heating and Cooling Systems

Section 197-5.10 Heating System

- (a). Home inspectors shall:
1. Describe the type of fuel, heating equipment and heating distribution system;
 2. Operate the systems using thermostats;
 3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
 4. Observe and report on the condition of normally operated controls and components of the systems;
 5. Observe and report on visible flue pipes, dampers and related components for functional operation;
 6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
 7. Observe and report on the operation of fixed supplementary heat units;
 8. Observe and report on visible components of vent systems, flues and chimneys;
- (b). Home inspectors are not required to:
1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
 2. Observe, evaluate and report on heat exchangers;
 3. Observe and report on equipment or remove covers or panels that are not readily accessible;
 4. Dismantle any equipment, controls or gauges;
 5. Observe and report on the interior of chimney flues;
 6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
 7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
 8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
 9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
 10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
 11. Determine clearance to combustibles or adequacy of combustion air;
 12. Test for gas leaks or carbon monoxide;
 13. Observe and report on in-floor and in-ceiling radiant heating systems.

Section 197-5.11 Air Conditioning Systems

- (a). Home inspectors shall:
1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
 2. Operate the system using the thermostat;
 3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
 4. Observe and report on the condition of normally operated controls and components of the system.
- (b). Home inspectors are not required to:
1. Activate or operate air conditioning systems that have been shut down;
 2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
 3. Check the pressure of the system coolant or determine the presence of leakage;
 4. Evaluate the capacity, efficiency or adequacy of the system;
 5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
 6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
 7. Dismantle any equipment, controls or gauges;
 8. Check the electrical current drawn by the unit;
 9. Observe and report on electronic air filters.

Electrical

Section 197-5.9 Electrical System

- (a). Home inspectors shall observe and report upon readily accessible and observable portions of:
1. Service drop;
 2. Service entrance conductors, cables and raceways;
 3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
 4. Service grounding;
 5. Interior components of service panels and sub-panels;
 6. A representative number of installed lighting fixtures, switches and receptacles;
 7. A representative number of ground fault circuit interrupters.
- (b). Home inspections shall describe readily accessible and observable portions of:
1. Amperage and voltage rating of the service;
 2. The location of main dis-connects and sub-panels;
 3. The presence of aluminum branch circuit wiring;
 4. The presence or absence of smoke detectors and carbon monoxide detectors;
 5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

- (c) Home inspectors are not required to:
1. Observe and report on remote control devices;
 2. Observe and report on alarm systems and components;
 3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
 4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
 5. Insert any tool, probe or testing device into the main or sub-panels;
 6. Activate electrical systems or branch circuits which are not energized;
 7. Operate overload protection devices;
 8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
 9. Move any object, furniture or appliance to gain access to any electrical component;
 10. Test every switch, receptacle and fixture;
 11. Remove switch and outlet cover plates;
 12. Observe and report on electrical equipment not readily accessible;
 13. Dismantle any electrical device or control;
 14. Measure amperage, voltage or impedance;
 15. Observe and report on any solar powered electrical component or any standby emergency generators or components.

Plumbing

Section 197-5.8

Plumbing System (a)

Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:

1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;
6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

(d) Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

Bathrooms

Section 197-5.8 Plumbing System

- (a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
1. Interior water supply and distribution systems including fixtures and faucets;
 2. Drain, waste and vent systems;
 3. Water heating equipment and vents and pipes;
 4. Fuel storage and fuel distribution systems and components;
 5. Drainage sumps, sump pumps, ejector pumps and related piping;
 6. Active leaks.
- (b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
1. Fixtures and faucets;
 2. Domestic hot water systems;
 3. Drain pumps and waste ejectors pumps;
 4. The water supply at random locations for functional flow;
 5. Waste lines from random sinks, tubs and showers for functional drainage;
- (c) Home inspectors are not required to:
1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
 2. Observe and report on any system that is shut down or secured;
 3. Observe and report on any plumbing component that is not readily accessible;
 4. Observe and report on any exterior plumbing component or system or any underground drainage system;
 5. Observe and report on fire sprinkler systems;
 6. Evaluate the potability of any water supply;
 7. Observe and report on water conditioning equipment including softener and filter systems;
 8. Operate freestanding or built in appliances;
 9. Observe and report on private water supply systems;
 10. Test shower pans, tub and shower surrounds or enclosures for leakage;
 11. Observe and report on gas supply system for materials, installation or leakage;
 12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
 13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
 14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
 15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
 16. Observe and report on any solar water heating systems.
- (d) Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

Interior Areas

Section 197-5.12 Interior

- (a). Home inspectors shall:
1. Observe and report on the material and general condition of walls, ceilings and floors;
 2. Observe and report on steps, stairways and railings;
 3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
 4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
 5. Observe, operate and report on a representative number of primary windows and interior doors;
 6. Observe and report on visible signs of water penetration.
- (b). Home inspectors are not required to:
1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
 2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
 3. Determine clearance to combustibles in concealed areas;
 4. Observe and report on paint, wallpaper or other finish treatments;
 5. Observe and report on window treatments;
 6. Observe and report on central vacuum systems;
 7. Observe and report on household appliances;
 8. Observe and report on recreational facilities;

9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

Fireplaces and Fuel-Burning Appliances

3.8. Fireplace

I. The inspector shall inspect:

- A. readily accessible and visible portions of the fireplaces and chimneys;
- B. lintels above the fireplace openings;
- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

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

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravitycontrolled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

Section 197-5.15 Attics (a).

Home inspectors shall observe and report on any safe and readily accessible attic space describing:

1. The method of observation used; and
2. Conditions observed. (b).

Home inspectors are not required to enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

Section 197-5.13

Insulation and Ventilation (a). Home inspectors shall:

1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
2. Observe, describe and report on ventilation of accessible attics and foundation areas;
3. Observe and report on mechanical ventilation systems in visible accessible areas.

(b). Home inspectors are not required to:

1. Disturb insulation;
2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

