PLATINUM HOME INSPECTIONS
603-897-5495
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RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Merrimack, NH 03054

Buyer Name
07/12/2019 9:00AM

Inspector
Chris Caisse
InterNACHI Certified Professional Inspector
603-897-5495
chris@platinumhomeinspectionsnh.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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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) Minor, Maintenance & Informational 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/Needs Improvement - 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

2
MINOR / MAINTENANCE / INFORMATIONAL

27
RECOMMENDATION / NEEDED IMPROVEMENT

6
OBSERVATION / CONCERN

- 2.1.1 Roof - Coverings: Damaged Ridge Cap Shingles
- 2.2.1 Roof - Roof Drainage Systems: Gutters Missing
- 3.1.1 Grounds - Walkways, Patios & Driveways: Asphalt Driveway - Typical Cracking
- 3.1.2 Grounds - Walkways, Patios & Driveways: Driveway Cracking/Settlement - Major
- 3.1.3 Grounds - Walkways, Patios & Driveways: Walkway Cracking - Minor
- 3.2.1 Grounds - Decks, Balconies, Porches & Steps: Improper Deck Construction Practices
- 3.2.2 Grounds - Decks, Balconies, Porches & Steps: Front Stoop Damage
- 4.2.1 Garage - Siding, Trim, Fascia, Soffit, Eaves: Peeling Paint / Damaged Siding
- 4.4.1 Garage - Floor: Settling/Cracking
- 4.5.1 Garage - Walls, Ceiling & Firewalls: Foundation Cracking-minor
- 4.6.1 Garage - Garage Electrical: Outlets Okay, No GFCI Protection
- 5.1.1 Exterior - Siding, Flashing & Trim: Peeling/Weathered Paint & Rotting/Damage
- 5.2.1 Exterior - Exterior Windows: Peeling paint
- 5.4.1 Exterior - Basement windows: Peeling paint
- 5.5.1 Exterior - Exterior foundation: Minor damage
- 5.5.2 Exterior - Exterior foundation: Parging
- 6.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Parging applied
- 7.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double Taps
- 7.2.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Cloth Covered Wiring
- 7.2.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Knob and Tube Wiring
- 7.2.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Abandoned Wiring - Evaluate
- 7.3.1 Electrical - Electrical Fixtures, Switches and Receptacles : Incandescent Light In Closet
- 7.3.2 Electrical - Electrical Fixtures, Switches and Receptacles : Open Ground
- 8.1.1 Heating and Cooling Systems - Heating Equipment: Needs Servicing/Cleaning (Boiler)
- 9.4.1 Plumbing - Drain, Waste, & Vent Systems (DWV): Chrome Plated Brass Drain Pipe-corrosion
- 9.6.1 Plumbing - Fuel Storage & Distribution Systems: Abandoned Fuel Oil Tank Present
- 10.1.1 Bathrooms - Electrical Components: Bathroom electrical receptacles not to current standards
- 11.2.1 Interior Areas - Interior Windows: Cracked Glass

- 11.2.2 Interior Areas - Interior Windows: Missing Hardware
- 11.5.1 Interior Areas - Walls and Ceilings: Minor Damage
- 11.5.2 Interior Areas - Walls and Ceilings: Poor Patching

11.7.1 Interior Areas - Smoke and CO Detectors: Smoke/CO detectors are not installed per current safety standards

- 12.2.1 Laundry Area/Room - Electrical Components: Older 3-Prong Outlet
- 15.2.1 Attic, Insulation & Ventilation - Ventilation: Soffit Vents Blocked
- 15.5.1 Attic, Insulation & Ventilation - Chimney in Attic: Prior Moisture Stains

1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner, Listing Agent, Family Members

Occupancy
Furnished, Occupied

Type of Building
Detached, Single Family

Temperature (approximate)
92 Fahrenheit (F)

Age of Home
89

Weather Conditions
Hot, Sunny

Style
Gambrel

What Really Matters In A Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and as your InterNACHI Certified Professional Inspector, I can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, videos and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair anything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that home ownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

2: ROOF

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

Coverings: Material Approximate Age
10-15 years

Coverings: Layers of Material
1

Coverings: Valley Type
Woven

Roof Drainage Systems: Gutter Material
Not Present

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: Chimney Location
Middle of Roof

Skylights, Chimneys & Other Roof Penetrations: Skylights
Not Present

Homeowners Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Coverings: Material Type
Architectural Asphalt




Skylights, Chimneys & Other Roof Penetrations: Chimney Type
Brick/Masonry




Limitations

General
LIMITED INSPECTION - STEEP/SAFETY

The Inspector was unable to safely walk the roof due to its height and/or steep slope and inspected the roof-covering materials and components from a ladder and/or from the ground with binoculars 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.

Observations / concerns

2.1.1 Coverings

Recommendation / Needed Improvement

DAMAGED RIDGE CAP SHINGLES

ABOVE PORCH

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.

2.2.1 Roof Drainage Systems

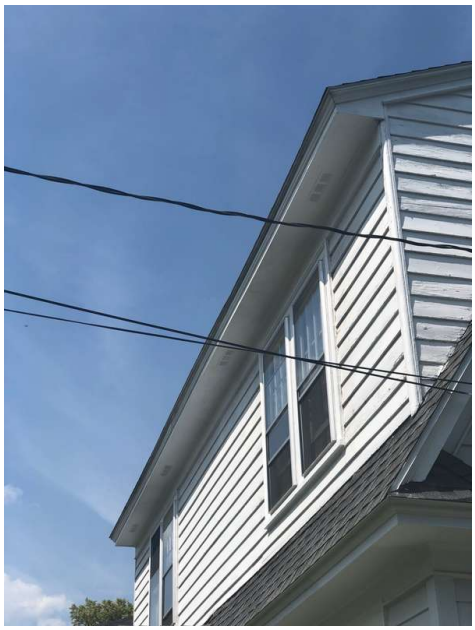
Recommendation / Needed Improvement

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified gutter contractor



3: GROUNDS

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

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

Information

Walkways, Patios & Driveways: Walkway Material
Asphalt

Walkways, Patios & Driveways: Driveway Material
Asphalt

Walkways, Patios & Driveways: Patio Material
None

Decks, Balconies, Porches & Steps: Appurtenance
Stoop, Side Entry Porch w/ Steps

Decks, Balconies, Porches & Steps: Material
Concrete, Wood

Vegetation, Grading, Drainage & Retaining Walls: Ground Cover
Dry

Observations / concerns

3.1.1 Walkways, Patios & Driveways

Minor / Maintenance / Informational

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

Recommend monitoring.

3.1.2 Walkways, Patios & Driveways

Recommendation / Needed Improvement

DRIVEWAY CRACKING/SETTLEMENT - MAJOR

Major cracks and settling observed. Recommend qualified professional evaluate and repair as needed to prolong the life of the driveway.

Recommendation

Contact a qualified professional.


3.1.3 Walkways, Patios & Driveways

Minor / Maintenance / Informational

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommend monitoring.

3.2.1 Decks, Balconies, Porches & Steps

Observation / Concern

IMPROPER DECK CONSTRUCTION PRACTICES

Recommend qualified deck contractor evaluate. These construction practices may have been normal at time of original construction, but do not meet current safety standards. Issues of not are not joist or stair stringer hangers present, loosely nailed stairs, stair supports move freely, peeling paint, cracked/weathered boards that need replacing, loose guardrails, improper supports and more.

Recommendation

Contact a qualified deck contractor.

Rot

Improper Supports



3.2.2 Decks, Balconies, Porches & Steps

Recommendation / Needed Improvement

FRONT STOOP DAMAGE

Entryway stoop concrete is damaged recommend licensed contractor to repair/replace

Recommendation

Contact a qualified concrete contractor.

4: GARAGE

		Insp	N.I.	N.P.	O/C
4.1	Garage Roof Coverings	X			
4.2	Siding, Trim, Fascia, Soffit, Eaves	X			X
4.3	Exterior Windows			X	
4.4	Floor	X			X
4.5	Walls, Ceiling & Firewalls	X			X
4.6	Garage Electrical	X			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
Detached, 2-Car

Inspection Method
Ladder

Roof Pitch
Low Slope

Roof Type/Style
Hip

Garage Roof Coverings: Material Approximate Age
10-15 years

Garage Roof Coverings: Material Type
Architectural Asphalt

Garage Roof Coverings: Layers of Material
1

Garage Roof Coverings: Valley Type
None

Siding, Trim, Fascia, Soffit, Eaves: Siding Material
Wood

Siding, Trim, Fascia, Soffit, Eaves: Trim Material
Wood

Siding, Trim, Fascia, Soffit, Eaves: Eaves Material
Wood

Siding, Trim, Fascia, Soffit, Eaves: Fascia Material
Wood

Siding, Trim, Fascia, Soffit, Eaves: Soffit Material
Wood

Exterior Windows: Window Type
None

Floor: Floor Material
Concrete

Walls, Ceiling & Firewalls: Wall Material
Framed, Masonry

Garage Electrical: Electrical components present
Yes, Functional

Garage Electrical: GFCI Protected receptacles
No

Garage Overhead Door: Material
Fiberglass

Garage Overhead Door: Type
Up-and-Over

Garage Door Opener: Overhead door opener
Present, Not Present, Operable

Limitations

General

STORED ITEMS

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

Floor

PERSONAL ITEMS

Personal items within the garage space limiting access to all areas.

Observations / concerns

4.2.1 Siding, Trim, Fascia, Soffit, Eaves

Recommendation / Needed Improvement

PEELING PAINT / DAMAGED SIDING

Peeling paint along with damaged areas was observed on exterior surfaces, such as Siding, Trim, Fascia, Soffits, and Eve edges. Recommend qualified contractor to perform normal paint maintenance to prevent moisture damage to these areas.

Not all areas are photographed.

Recommendation

Contact a qualified painting contractor.






4.4.1 Floor

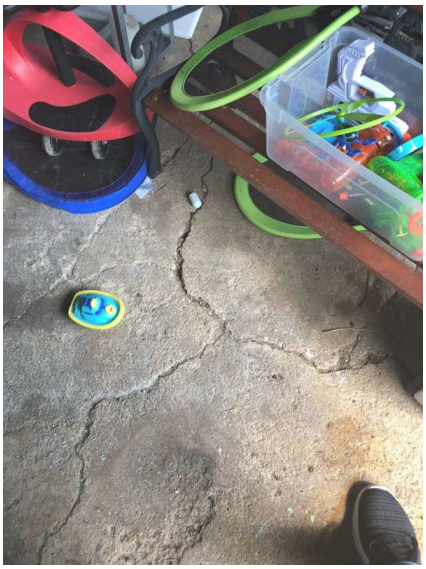
Recommendation / Needed Improvement

SETTLING/CRACKING

Garage floor shows signs of settling in the soil beneath the slab.

Recommendation

Contact a qualified concrete contractor.



4.5.1 Walls, Ceiling & Firewalls

Recommendation / Needed Improvement

FOUNDATION CRACKING-MINOR

Observed a crack(s) in the foundation wall of the garage. There were no signs of moisture intrusion at the time of inspection.

Recommendation

Recommend monitoring.

4.6.1 Garage Electrical

Recommendation / Needed Improvement

OUTLETS OKAY, NO GFCI PROTECTION

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the garage, but receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by: 1. Replacing the current standard receptacles with GFCI outlets 2. In the garage circuit, replacing the receptacle nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breakers currently protecting garage electrical circuits with GFCI breakers.

Recommendation

Contact a qualified professional.

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			X
5.5	Exterior foundation	X			X
5.6	Exterior lighting and receptacles	X			
5.7	Service Entrance Conductors	X			
5.8	Hose Faucets	X			
5.9	Exterior Wall Penetrations	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, Vinyl, Wood

Exterior Doors: Exterior Entry Door
Wood

Exterior Doors: Screen door/Storm door
Aluminum, Glass

Basement windows: Window Type
Vinyl, Wood

Exterior foundation: Exterior foundation material
Concrete Block

Exterior lighting and receptacles: Exterior light fixtures
Present, Operable

Exterior lighting and receptacles: Exterior Receptacles
Weatherproof cover, GFCI Protected, Operable

Hose Faucets: Hose Faucet location
Rear, Operational

Siding, Flashing & Trim: Homeowners Responsibility

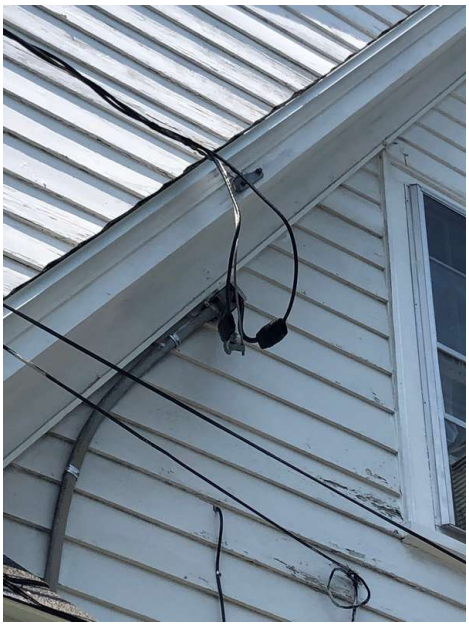
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Service Entrance Conductors: Electrical Service Conductors

Overhead, Proper clearance



Observations / concerns

5.1.1 Siding, Flashing & Trim

Recommendation / Needed Improvement

PEELING/WEATHERED PAINT & ROTTING/DAMAGE

Peeling paint along with areas of minor rotting and damage was observed on exterior surfaces, such as Siding, Trim, Fascia, Soffits, and Eve edges. Recommend qualified contractor to perform normal paint maintenance to prevent moisture damage to these areas.

Not all areas are photographed.

Recommendation

Contact a qualified painting contractor.



5.2.1 Exterior Windows

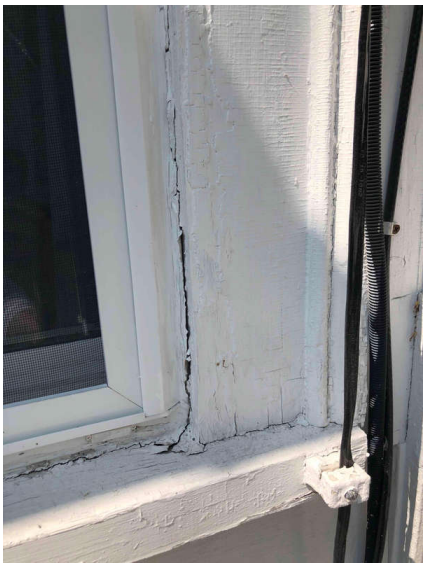
Recommendation / Needed Improvement

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 painting contractor.




5.4.1 Basement windows

Recommendation / Needed Improvement

PEELING PAINT

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

Not all areas are photographed.

Recommendation

Contact a qualified painting contractor.

5.5.1 Exterior foundation

Recommendation / Needed Improvement

MINOR DAMAGE

FRONT RIGHT SIDE

Concrete foundation block has minor damage recommend licensed foundation contractor to repair

Recommendation

Contact a foundation contractor.

5.5.2 Exterior foundation

Recommendation / Needed Improvement

PARGING

Evidence of Parging was observed. Recommend monitoring for changes in condition.

A **parge coat** is a thin coat of a cementitious or polymeric mortar applied to concrete or masonry for refinement of the surface.

Parging is usually applied with a trowel and pressed into the existing surface. The intent is to create a contiguous surface by filling surface air voids.

Parging is a low-cost alternative to repointing, providing structural cohesiveness to masonry walls whose mortar has begun to fail.

Recommendation

Recommend monitoring.

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			

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

Information

Basement and/or Crawlspace
Basement

Access Location
Basement Stairs

Inspection Performed
In Basement

Foundation: Material
Concrete Block

Floor & Ceiling Structure: Material
Wood Beams, Wood Joists, Steel Support Columns

Floor & Ceiling Structure: Sub-floor
Plank

Floor & Ceiling Structure: Basement/Crawlspace Floor
Concrete

Floor & Ceiling Structure: Insulation Material
Minimal Fiberglass Batts

Homeowners Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Limitations

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

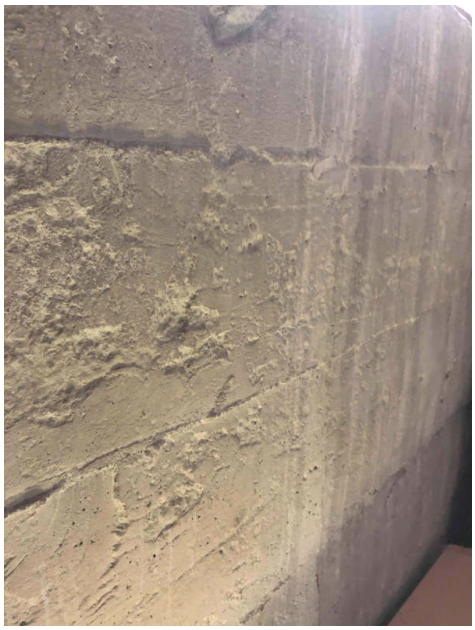
Recommendation / Needed Improvement

PARGING APPLIED

Parging has been applied to interior foundation surface. This is a common repair that shows evidence of moisture intrusion. Recommend licensed foundation contractor to further evaluate and repair as needed to prevent moisture damage.

Recommendation

Recommend monitoring.



7: ELECTRICAL

		Insp	N.I.	N.P.	O/C
7.1	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.2	Branch Wiring Circuits, Breakers & Fuses	X			X
7.3	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 Capacity
200 AMP

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

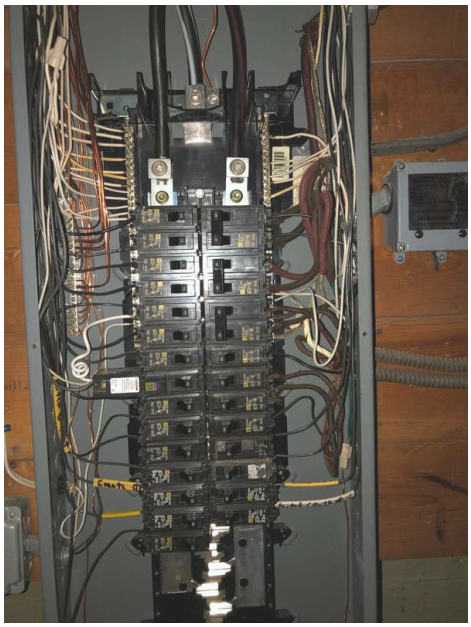
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Knob & Tube, Romex, Cloth Covered

Electrical Fixtures, Switches and Receptacles : Ceiling Fan(s)
Operational, Off
Balance/Wobbles

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



Main Shut Off

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Aluminum, Copper

Branch Circuits: The portion of the wiring system extending past the final over-current device. These circuits usually originate at a panel and transfer power to load devices. Any circuit that extends beyond the final over-current protective device is called a branch circuit.

Limitations

Electrical Fixtures, Switches and Receptacles

RESTRICTED VIEWS

Due to stored household items/furniture some switches and receptacles may not have been visible/tested at time of inspection.

Observations / concerns

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

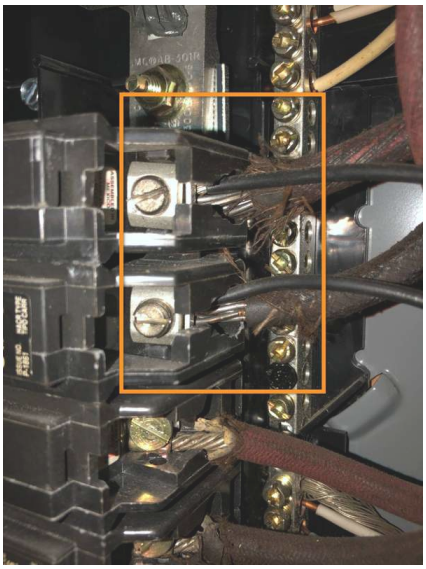
Recommendation / Needed Improvement

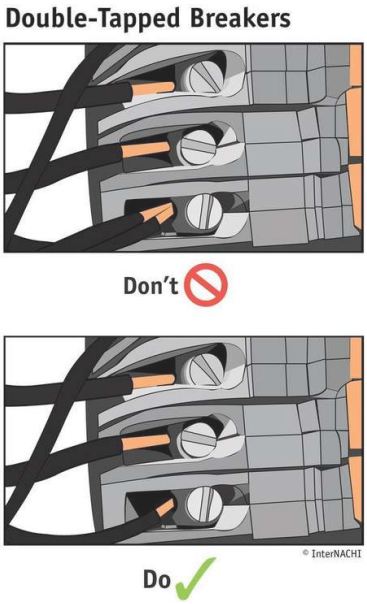
DOUBLE TAPS

In the service panel, two wires were connected to a circuit breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





7.2.1 Branch Wiring Circuits, Breakers & Fuses

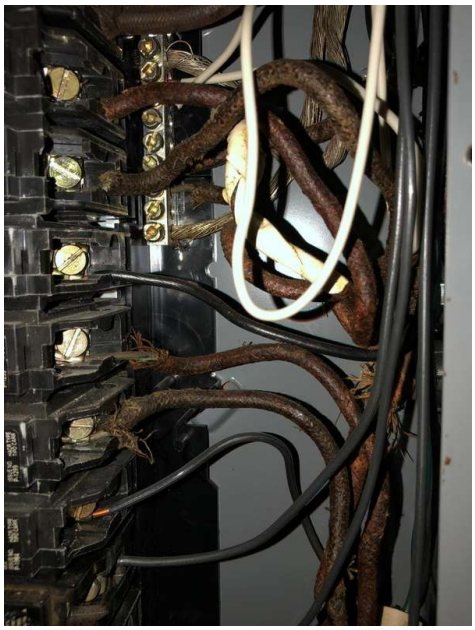
Observation / Concern

CLOTH COVERED WIRING

There is visible cloth wiring in the main panel being used as branch wiring. There is a rubber coating below the cloth on the wiring, the rubber coating deteriorates and cracks as the wires age. This can lead to electrical shorts. Recommend to have any cloth wiring replaced with modern wires.

Recommendation

Contact a qualified electrical contractor.



7.2.2 Branch Wiring Circuits, Breakers & Fuses

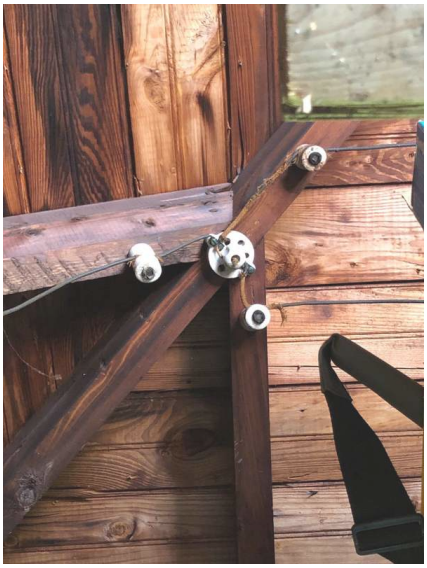
Observation / Concern

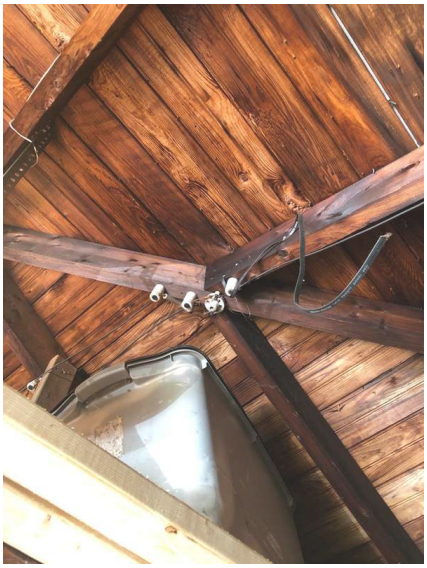
KNOB AND TUBE WIRING

This home and garage was originally wired using Knob and Tube wiring. This older wiring can become a safety hazard and is recommended to be replaced or repaired to prevent possible injury. Recommend licensed electrician evaluate further and removed as needed.

Recommendation

Contact a qualified electrical contractor.





7.2.3 Branch Wiring Circuits, Breakers & Fuses

Recommendation / Needed Improvement

ABANDONED WIRING - EVALUATE

BASEMENT

Miscellaneous abandoned wiring visible in the basement should be evaluated by a qualified electrical contractor to determine whether any wiring is still energized. Improperly terminated, energized wiring is a shock/electrocution hazard.

Recommendation

Contact a qualified electrical contractor.

Near panel

7.3.1 Electrical Fixtures, Switches and Receptacles

Recommendation / Needed Improvement

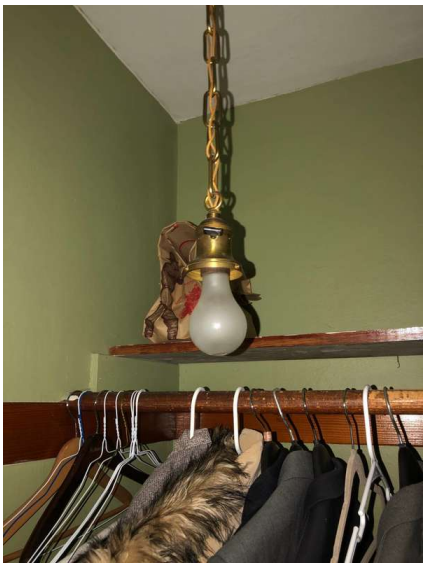
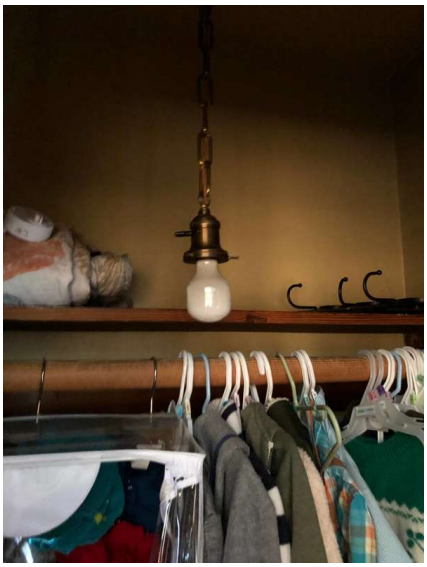
INCANDESCENT LIGHT IN CLOSET

BEDROOM CLOSETS

Exposed incandescent light bulbs are no longer permitted inside a closet space. Closet light should only be recessed light or surface mount fixture. Recommend licensed electrician evaluate and repair as needed. Not all closets are photographed.

Recommendation

Contact a qualified electrical contractor.

7.3.2 Electrical Fixtures, Switches and Receptacles

Observation / Concern

OPEN GROUND

2ND FLOOR & BASEMENT

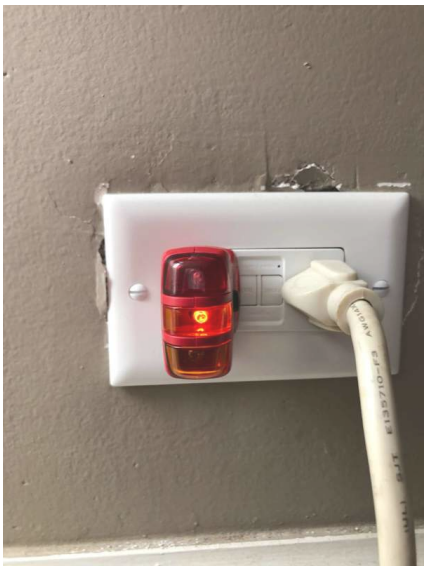
One or more receptacles are ungrounded. An open ground means that a missing grounding conductor or unconnected grounding conductor at the receptacle, or one is missing at an upstream receptacle. To eliminate safety hazards, all 3 prong outlets should be grounded. Where grounding is not possible (no ground wire present), a 2 prong receptacle or GFCI protected receptacle can be installed. Many of the receptacles in these areas have GFCI receptacles in place.

Note: GFCI protection of an ungrounded 3 prong outlet will not protect electronics. A physical ground system is required to protect electronics or allow surge protectors to function properly. Have a licensed electrician evaluate further and repair as necessary for safest operation.

Not all areas are photographed.

Recommendation

Contact a qualified electrical contractor.


8: HEATING AND COOLING SYSTEMS

		Insp	N.I.	N.P.	O/C
8.1	Heating Equipment	X			X
8.2	Operating and Safety Controls	X			
8.3	Distribution Systems	X			X
8.4	Vents, Flues & Chimneys	X			

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

Information

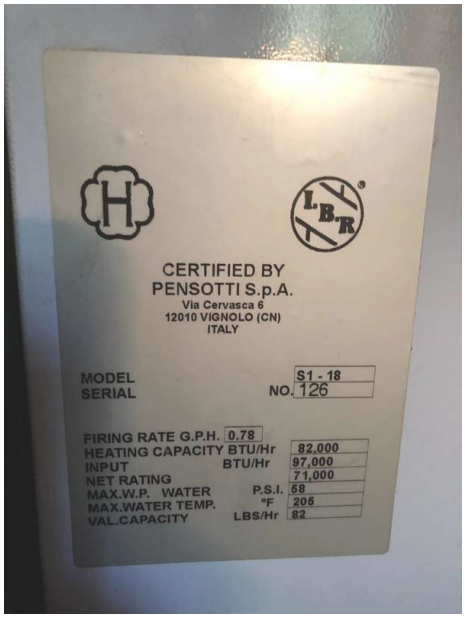
Heating Equipment: Brand
Pensotti

Heating Equipment: Heat Type
Hydronic Boiler

Heating Equipment: Approximate Age
Unknown

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Data Plate Photo(s)



Heating Equipment: HVAC Filter Size
N/A

Operating and Safety Controls: Electrical Disconnect Present
Yes

Operating and Safety Controls: Fuel valve present
Yes

Operating and Safety Controls: ThermoStat Controls
Yes

Distribution Systems: Forced Air Ductwork
N/A

Distribution Systems: Hydronic/Forced Hot Water Delivery System
Baseboard Fin Tube

Vents, Flues & Chimneys: Flue Type
Single Wall, Metal

Heating Equipment: Homeowners Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Observations / concerns

8.1.1 Heating Equipment

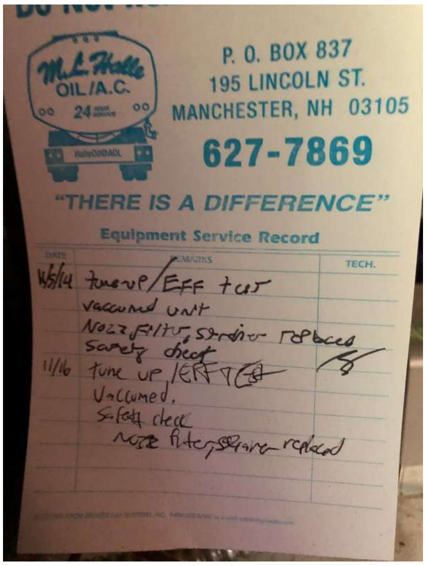
Recommendation / Needed Improvement

NEEDS SERVICING/CLEANING (BOILER)

Boiler should be cleaned and serviced annually. There was no current service tag visible during the time of inspection. Recommend asking the seller about verification/proof of a recent cleaning/servicing otherwise have a qualified HVAC contractor clean, service and certify boiler. Last service tag onsite is from 2016.

Recommendation

Contact a qualified HVAC professional.


OIL/A.C.
P. O. BOX 837
195 LINCOLN ST.
MANCHESTER, NH 03105
627-7869
"THERE IS A DIFFERENCE"
Equipment Service Record
TECH.


FRED FULLER
SUPER STOR


VIDEO
Carlin

9: PLUMBING

		Insp	N.I.	N.P.	O/C
9.1	General	X			
9.2	Main Water Supply, Water System	X			
9.3	Water Distribution Systems	X			
9.4	Drain, Waste, & Vent Systems (DWV)	X			X
9.5	Water Heater System, Controls, Flues & Vents	X			
9.6	Fuel Storage & Distribution Systems	X			X

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

Information

General: Water Flow and Pressure
Public- Average 60-80 PSI

General: Water Source
Public

Main Water Supply, Water System: Location
Basement

Main Water Supply, Water System: Water meter present
Yes

Main Water Supply, Water System: Bonding wire present
Yes

Water Distribution Systems : Distribution Material
Copper

Water Distribution Systems : Distribution piping size
1/2", 3/4"

Drain, Waste, & Vent Systems (DWV): Drain Size
1 1/2", 2", 3", 4"

Drain, Waste, & Vent Systems (DWV): Material
PVC, Cast Iron

Water Heater System, Controls, Flues & Vents: Power Source/Type
Indirect

Water Heater System, Controls, Flues & Vents: Location
Basement

Water Heater System, Controls, Flues & Vents: Approximate Age
Unknown

Water Heater System, Controls, Flues & Vents: Capacity
Indirect

Water Heater System, Controls, Flues & Vents: Exhaust Flue Vent
None

Fuel Storage & Distribution Systems: Fuel System Type
Natural Gas

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

Gas Meter

Fuel Storage & Distribution Systems: **Fuel Distribution Pipe Material**

Black Iron

General: **Water Temperature**

The water temperature at the time of inspection was excessively hot in all areas. Recommend temp turned down to 120 degrees for safety.

Water Distribution Systems : **Well Maintenance**

Public Water

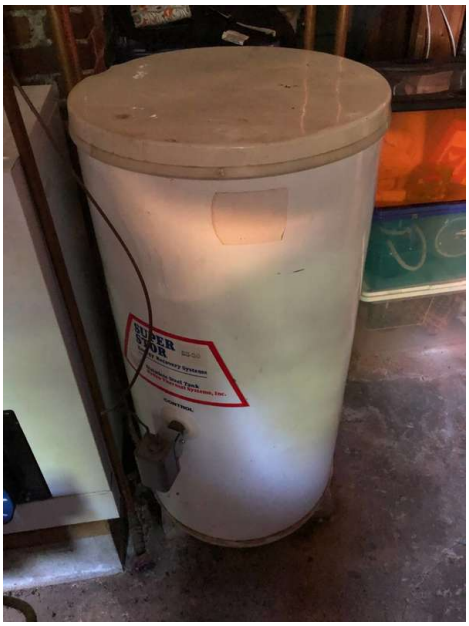
The well water system should be maintained on a regular basis. A certified well company should evaluate and maintain the system to ensure proper functionality.

Water Heater System, Controls, Flues & Vents: Manufacturer

Super Stor

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.



Limitations

Water Heater System, Controls, Flues & Vents

INDIRECT WATER HEATER

The home had an indirect water heater, sometimes called a sidearm water heater. An indirect water heater typically has no direct means (such as a burner) for heating water installed, but uses a fluid heated. By another source such as a boiler. The hot fluid then circulated through coils in the water tank, transferring heat to water in the tank.

Observations / concerns

9.4.1 Drain, Waste, & Vent Systems (DWV)

Recommendation / Needed Improvement

CHROME PLATED BRASS DRAIN PIPE-CORROSION

The bathroom drain pipe is made of chrome plated brass. These pipes are prone to corrosion and leaking. Minor signs of corrosion is present and recommend be replaced by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

9.6.1 Fuel Storage & Distribution Systems

Recommendation / Needed Improvement

ABANDONED FUEL OIL TANK PRESENT

A fue oil tank is presently installed. Tank does not appear to be in active use, as another fuel source is proving fuel to home. Recommend qualified contractor to remove fuel tank, as fuel oil vapors may be a "Safety Hazard"

Recommendation

Contact a qualified professional.

10: BATHROOMS

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

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

Information

Bathroom Type
1/2 Bathroom, Full Bathroom

Bathroom location
1st Fl, 2nd Fl

Whirlpool/Jetted Tub
Not Present

Electrical Components: GFCI/AFCI Protected Receptacles
Present, Not Present, Tripped when tested

Heating/Cooling Source: Heating/Cooling Source
Present

Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Cabinetry
Wood

Fixtures, Toilets, Tubs & Showers: Bath Tub Status
Functional Flow, Functional Drainage

Fixtures, Toilets, Tubs & Showers: Shower Status
Functional Flow, Functional Drainage

Fixtures, Toilets, Tubs & Showers: Sink Status
Functional Flow, Functional Drainage

Fixtures, Toilets, Tubs & Showers: Toilet Status
Operational

Ventilation: Bathroom Ventilation
Ventilation fan, Operational

Bathtub(s)

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage, looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Shower(s)

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Wall(s)
Fiberglass

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.

Observations / concerns

10.1.1 Electrical Components

Observation / Concern

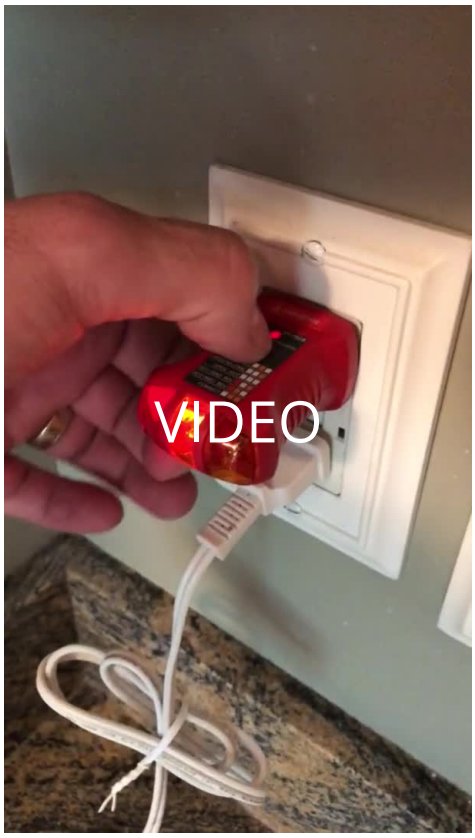
BATHROOM ELECTRICAL RECEPTACLES NOT TO CURRENT STANDARDS

2ND FLOOR BATHROOM

Bathroom electrical receptacles do not meet current safety standards. Recommend licensed electrician to repair to current standards to prevent possible injury.

Recommendation

Contact a qualified electrical contractor.



11: INTERIOR AREAS

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

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

Information

Interior Windows: **Window Type**
Double-hung, Single Pane, Single-hung, Fixed Pane

Interior Windows: **Window Material**
Vinyl, Wood

Interior Doors: **Door Type/Material**
Solid core

Interior Floors: **Floor Coverings**
Hardwood, Tile

Walls and Ceilings: **Wall Material**
Drywall, Paneling, Plaster

Walls and Ceilings: **Ceiling Material**
Plaster, Drywall, Fiberboard

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

11.2.1 Interior Windows — Recommendation / Needed Improvement

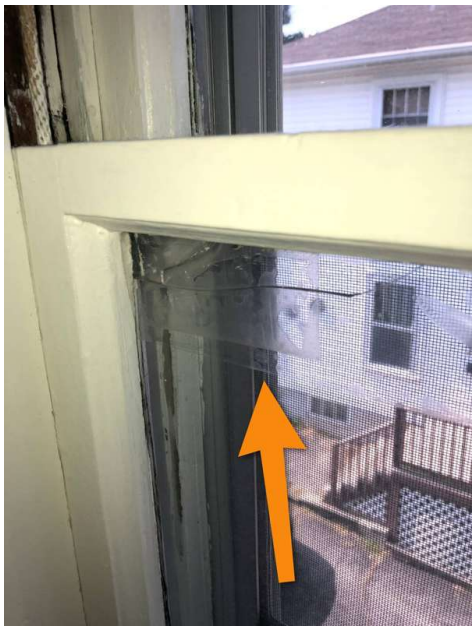
CRACKED GLASS

BEDROOM

Window has cracked/broken glass, recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



11.2.2 Interior Windows

Recommendation / Needed Improvement

MISSING HARDWARE

Missing window hardware on bedroom wood windows.

Recommendation

Contact a qualified professional.

11.5.1 Walls and Ceilings

Recommendation / Needed Improvement

MINOR DAMAGE

BASEMENT

Minor damage or deterioration to ceiling in basement was visible at the time of the inspection.

Recommendation

Contact a qualified professional.

11.5.2 Walls and Ceilings

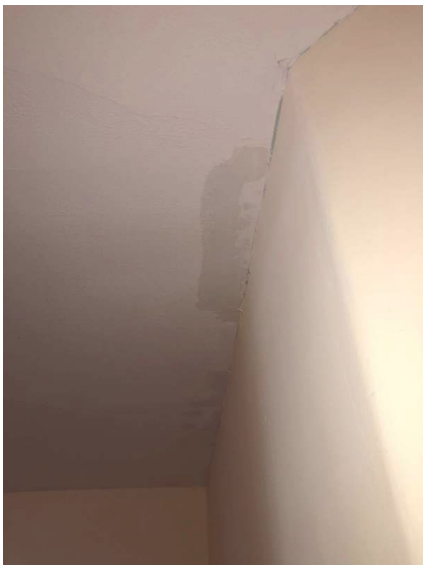
Recommendation / Needed Improvement

POOR PATCHING

Sub-standard drywall / plaster patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



2nd Floor

1st Floor

11.7.1 Smoke and CO Detectors

Observation / Concern

SMOKE/CO DETECTORS ARE NOT INSTALLED PER CURRENT SAFETY STANDARDS

Smoke Detectors are required to be installed in the following locations per current safety standards:

- 1 Per Bedroom
- 1 Per level of home
- Must be sealed Battery type (1JAN2017)

CO Detectors are required to be installed in the following locations per current safety standards:

- 1 Within 15' of sleeping areas
- 1 Per level of home
- Must be sealed Battery type (1JAN2017)

Recommendation

Contact a qualified professional.

12: LAUNDRY AREA/ROOM

		Insp	N.I.	N.P.	O/C
12.1	Washer/Dryer	X			
12.2	Electrical Components	X			X
12.3	Laundry Sink	X			

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

Information

Laundry area ventilation
Yes

Laundry Location
Basement

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 Flow, Functional Drainage

Observations / concerns

12.2.1 Electrical Components

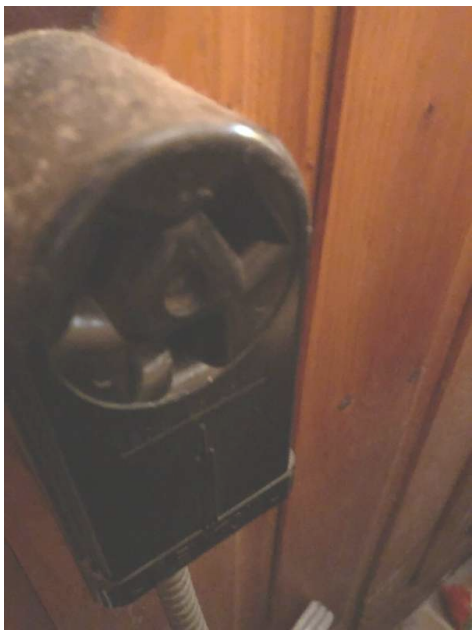
Recommendation / Needed Improvement

OLDER 3-PRONG OUTLET

The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.

Recommendation

Contact a qualified professional.



13: KITCHEN

		Insp	N.I.	N.P.	O/C
13.1	Plumbing Components	X			
13.2	Electrical Components	X			
13.3	Countertops & Cabinets	X			

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

Information

Plumbing Components: Sink Status
Functional Flow, Functional Drainage

Electrical Components: GFCI/AFCI Protected Receptacles
Present, Tripped when tested

Electrical Components: Under Cabinet Lighting
Not Present

Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Cabinetry
Wood

Limitations

Plumbing Components

PERSONAL ITEMS

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

14: BUILT IN APPLIANCES

		Insp	N.I.	N.P.	O/C
14.1	Refrigerator	X			
14.2	Range/Oven	X			
14.3	Dishwasher	X			
14.4	Built-in Microwave	X			

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

Information

Refrigerator: Brand
Samsung

Range/Oven: Range/Oven Energy Source
Electric

Range/Oven: Range/Oven Brand
Samsung

Range/Oven: Exhaust Hood Type
Re-circulate

Dishwasher: Brand
Samsung

Built-in Microwave: Microwave Brand
Samsung

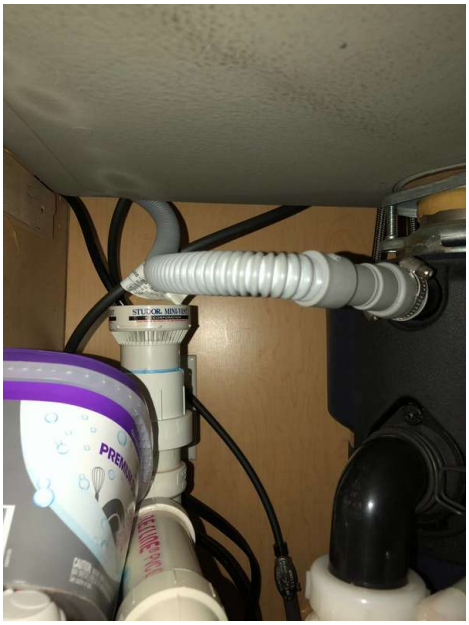
Built-in Microwave: Microwave Type
Recirculating Microwave
Venthood

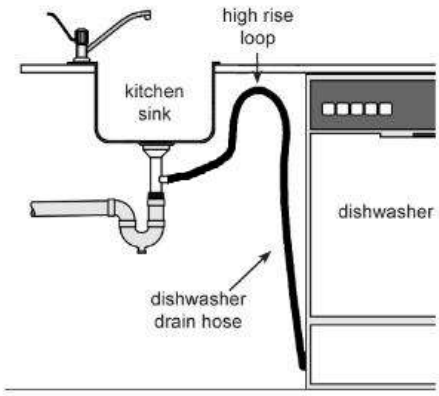
Appliances
Present

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.

Dishwasher: High Loop Present

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.





Example

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.

15: ATTIC, INSULATION & VENTILATION

		Insp	N.I.	N.P.	O/C
15.1	Attic Insulation	X			
15.2	Ventilation	X			
15.3	Exhaust Systems		X		
15.4	Structure and Framing	X			
15.5	Chimney in Attic	X			X

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

Information

Attic Access Location and Type of Access
Overhead Hatch

Attic Insulation: Insulation Material/Type
Batt

Attic Insulation: Approximate Attic Insulation Depth
12-14 inches

Ventilation: Ventilation Type
Gable Vents, Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans Locations
Not Visible

Structure and Framing: Ceiling Joist/Flooring
Framed Joists, Partial Floor Covering

Structure and Framing: Roof Deck/Sheathing Material
Planking

Structure and Framing: Roof Structure
Wood Frame

Inspection Method
In Attic








Ventilation: **Disclaimer - Attic Ventilation**

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.
The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.
Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Limitations

General

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Structure and Framing

OBSTRUCTED VIEW

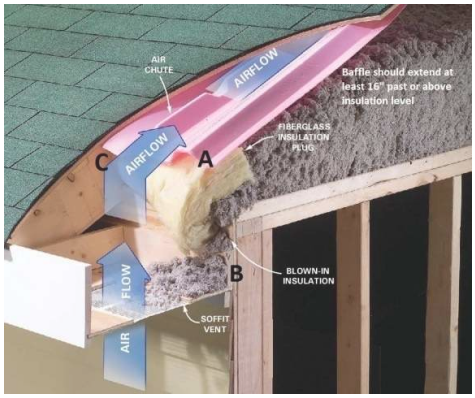
Attic Insulation and limited access obstructed 100% my view of this area at time of inspection. There is a potential for concealed defects, but none were observed at time of inspection.

Observations / concerns

15.2.1 Ventilation

Recommendation / Needed Improvement

SOFFIT VENTS BLOCKED



One or more soffit vents were blocked by insulation. This can reduce air flow through the roof structure or attic and result in reduced service life for the roof surface materials because of high temperatures. Moisture from condensation is also likely to accumulate in the roof structure and/or attic and can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary so air flows freely through all vents. For example, by moving or removing insulation and installing attic baffles.

Recommendation

Contact a qualified insulation contractor.

15.5.1 Chimney in Attic

Recommendation / Needed Improvement

PRIOR MOISTURE STAINS

Observed moisture stains on the roof structure surrounding the chimney chase. The areas were dry with no active moisture at the time of inspection. These may have been caused from prior moisture intrusion before the current roof and chimney flashing that are in place where installed. Recommend monitoring for any future issues and repair as needed.

Recommendation

Recommend monitoring.

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.

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.

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.

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.

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.