PLATINUM HOME INSPECTIONS
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RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Merrimack NH 03054

Buyer Name
05/15/2019 9:00AM

Inspector
Chris Caisse
InterNACHI Certified Professional Inspector
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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) 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

2.1.1 Roof - Coverings: Tree Debris
2.1.2 Roof - Coverings: Damaged Ridge Cap Shingles
2.2.1 Roof - Roof Drainage Systems: Debris
2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
2.3.1 Roof - Flashings: Missing Kick-Out Flashing
2.4.1 Roof - Eaves, Soffits & Fascia: Soffit - Rotted
2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
2.5.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Cracked/Damaged Chimney Crown
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 - Water Sealant Required
4.2.1 Garage - Floor: Cracking
4.3.1 Garage - Walls, Ceiling & Firewalls: Firewall Not to Standards (Older Home)
4.4.1 Garage - Garage Electrical: Open Ground
5.1.1 Exterior - Siding, Flashing & Trim: Minor Damage
5.1.2 Exterior - Siding, Flashing & Trim: Rotted Siding & Trim Boards
5.5.1 Exterior - Exterior foundation: Typical cracking
5.6.1 Exterior - Exterior lighting and receptacles: No GFCI Protection Installed
5.9.1 Exterior - Exterior Wall Penetrations: Seal Penetrations
7.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Screws
7.2.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Cloth Covered Wiring
7.3.1 Electrical - Electrical Fixtures, Switches and Receptacles : Cover Plates Missing
9.4.1 Plumbing - Drain, Waste, & Vent Systems (DWV): S Trap Present
10.4.1 Bathrooms - Fixtures, Toilets, Tubs & Showers: Toilet Loose
10.4.2 Bathrooms - Fixtures, Toilets, Tubs & Showers: Improper Caulking
10.4.3 Bathrooms - Fixtures, Toilets, Tubs & Showers: Loose Tub Spout
10.4.4 Bathrooms - Fixtures, Toilets, Tubs & Showers: Bathtub Stopper - Broken
10.4.5 Bathrooms - Fixtures, Toilets, Tubs & Showers: Shower - Not full pressure
11.3.1 Interior Areas - Interior Floors: Carpet Stains
11.5.1 Interior Areas - Walls and Ceilings: Moisture 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: Mostly OK - No GFCI Present
14.3.1 Built In Appliances - Dishwasher: High Loop Not Present
15.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Fire Box (Dirty)

15.1.2 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Visible Flue (Needs Cleaning)

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Listing Agent, Friends

Occupancy
Furnished, Occupied

Type of Building
Single Family

Temperature (approximate)
55 Fahrenheit (F)

Age of Home
55

Weather Conditions
Sunny

Style
Gambrel

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			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, Gambrel

Coverings: Material Approximate Age
10-15 years

Coverings: Layers of Material
1

Coverings: Valley Type
None

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Metal

Eaves, Soffits & Fascia: Soffit Material
Wood

Eaves, Soffits & Fascia: Fascia Material
Metal

Eaves, Soffits & Fascia: Eaves Material
Metal

Skylights, Chimneys & Other Roof Penetrations: Chimney Location
Middle of Roof

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

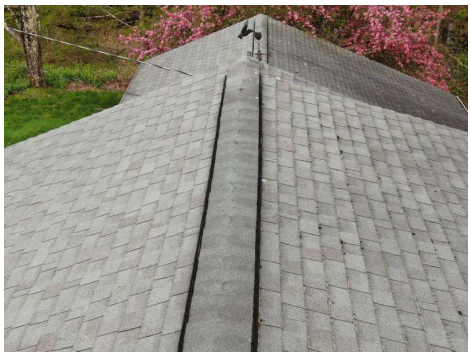
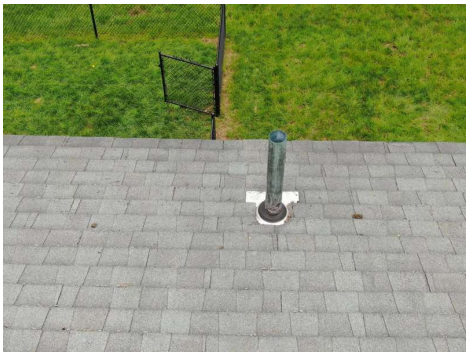
Skylights, Chimneys & Other Roof Penetrations: Skylights
Not Present

Coverings: Material Type

3-Tab Asphalt

Misc. roof photos





Coverings: Satellite Dish Penetration

Old Satellite dish mounts have penetrated roof coverings which could allow moisture intrusion if not kept sealed. Recommend periodic monitoring to ensure sealant used is in good condition and reapply as needed.

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: ASPHALT COMPOSITION SHINGLES

Roof was covered with asphalt composition shingles. Asphalt shingles must be installed according to the manufacturers recommendations, which often vary from one manufacturer to another, and also between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. Although I will inspect the roof to the best of my ability, The General Home Inspection does not include the use of destructive testing or research. I disclaim responsibility for confirming proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing and fasteners. Confirming by visual inspection any claims of asphalt shingle compliance with any standards lies beyond the scope of the General Home Inspection.

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

Maintenance Item

TREE DEBRIS

Roof coverings at the area where the awning is present have debris from the above trees. Recommend cleaning periodically to extend the life of the roof covering.

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.

Need sealant over roof penetrations.

Cracking at ridge vent

Shingle worn through

Cracking present and sealant is needed over penetrations.

2.2.1 Roof Drainage Systems

Maintenance Item

DEBRIS

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

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified handyman.

2.2.2 Roof Drainage Systems

Recommendation / Improvement

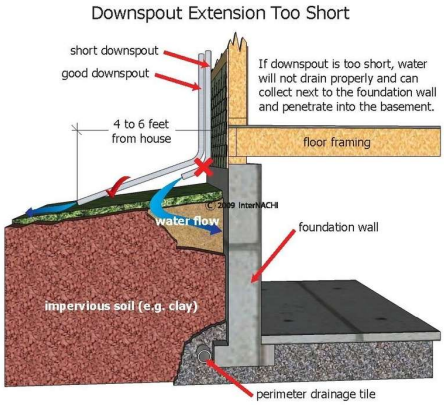
DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



2.3.1 Flashings

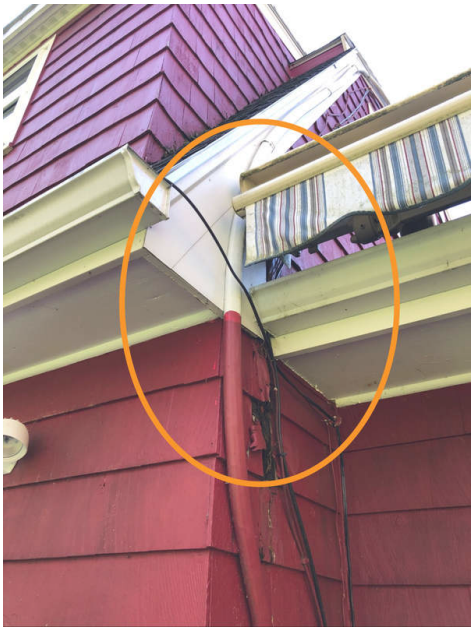
Recommendation / Improvement

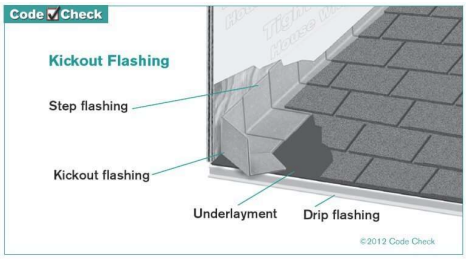
MISSING KICK-OUT FLASHING

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

Recommendation

Contact a qualified roofing professional.





2.4.1 Eaves, Soffits & Fascia

Recommendation / Improvement

SOFFIT - ROTTED

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

Recommendation

Contact a qualified roofing professional.

Back

2.5.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation / Improvement

CHIMNEY CAP MISSING

Chimney cap was not observed or improper. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified chimney contractor.

Example photo represents a proper chimney cap, recommend installing to prevent moisture/pest intrusion.

2.5.2 Skylights, Chimneys & Other Roof Penetrations

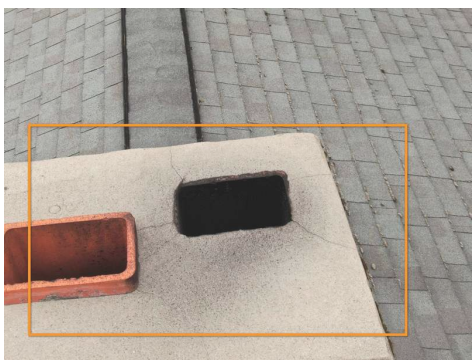
Recommendation / Improvement

CRACKED/DAMAGED CHIMNEY CROWN

Observed the crown of the chimney to have cracks and should be repaired by a qualified contractor to prevent moisture instruction into the chimney liner and chase.

Recommendation

Contact a qualified chimney contractor.



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			X
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			

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

Information

General: Ground Cover
Dry

Walkways, Patios & Driveways: Walkway Material
Asphalt

Walkways, Patios & Driveways: Driveway Material
Asphalt

Walkways, Patios & Driveways: Patio Material
None

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps, Front Steps, Covered Porch

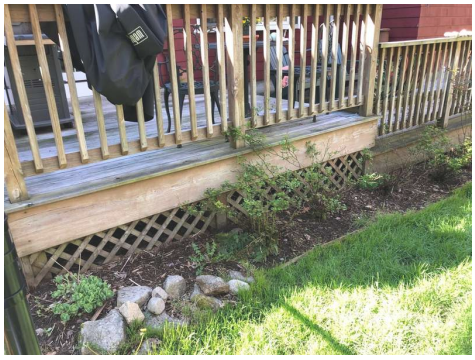
Decks, Balconies, Porches & Steps: Material
Wood, Concrete

Limitations

Decks, Balconies, Porches & Steps

UNDERSIDE OF DECK

Deck has side skirting installed underside of deck is not visible



Observations / concerns

3.2.1 Walkways, Patios & Driveways

Maintenance Item

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.

3.2.2 Walkways, Patios & Driveways

Observation/Concerns

WALKWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Contact a qualified concrete contractor.

3.3.1 Decks, Balconies, Porches & Steps

Recommendation / Improvement

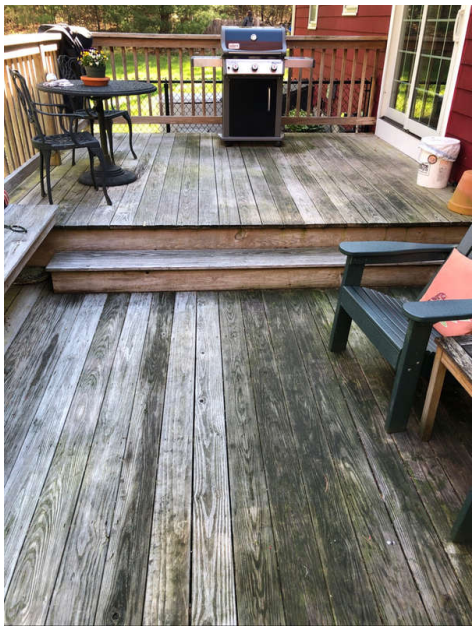
DECK - WATER SEALANT REQUIRED

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

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

Recommendation

Recommended DIY Project



4: GARAGE

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

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Information

Garage Type
Attached, 2-Car

Exterior Windows: Window Type
Double-hung, Wood

Floor: Floor Material
Concrete

Walls, Ceiling & Firewalls: Wall Material
Framed, Drywall-Unfinished, Wood, Paneling

Garage Electrical: Electrical components present
Yes, Functional

Garage Electrical: GFCI Protected receptacles
No

Garage Overhead Door: Material
Wood

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. Portions of the garage are not fully visible recommend a re-evaluation once items have been removed.

Observations / concerns

4.2.1 Floor

Maintenance Item

CRACKING

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

Recommendation

Recommend monitoring.

4.3.1 Walls, Ceiling & Firewalls

Recommendation / Improvement

FIREWALL NOT TO STANDARDS (OLDER HOME)

Garage wall/ceilings adjoining living space were not drywalled with type X fire-rated drywall as is required by generally-accepted current standards. The home was older and type X fire-rated drywall may not have been required when the home was originally built. Homes are not required to be upgraded to meet newly-enacted standards.

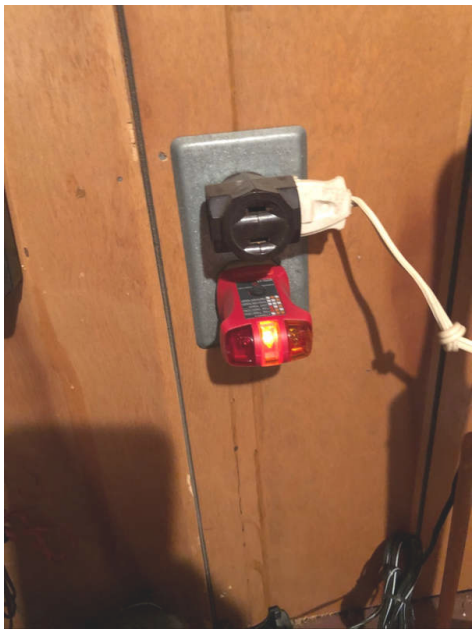
Recommendation

Contact a qualified drywall contractor.

4.4.1 Garage Electrical

Observation/Concerns

OPEN GROUND



One or more receptacles are ungrounded. 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.

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.

Recommendation

Contact a qualified electrical contractor.

5: EXTERIOR

		Insp	N.I.	N.P.	O/C
5.1	Siding, Flashing & Trim	X			X
5.2	Exterior Windows	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			
5.9	Exterior Wall Penetrations	X			X

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

Information

Siding, Flashing & Trim: **Siding Material**
Brick, Wood/Clapboard, Wood Shakes

Siding, Flashing & Trim: **Trim Material**
Wood

Siding, Flashing & Trim: **Flashing Material**
Aluminum

Exterior Windows: **Window Type**
Double-hung, Casement

Exterior Doors: **Exterior Entry Door**
Wood

Exterior Doors: **Screen door/Storm door**
Glass, Aluminum

Exterior Doors: **Patio/Deck door**
Sliding door

Basement windows: **Window Type**
Metal

Exterior foundation: **Exterior foundation material**
Poured Concrete

Exterior lighting and receptacles: **Exterior light fixtures**
Present, Operable

Exterior lighting and receptacles: **Exterior Receptacles**
Operable, Not GFCI Protected, Weatherproof cover

Hose Faucets: **Hose Faucet location**
Front, Operational

Service Entrance Conductors: Electrical Service Conductors

Overhead, Proper clearance

Observations / concerns

5.1.1 Siding, Flashing & Trim

Recommendation / Improvement

MINOR DAMAGE

Siding has some typical minor damage. Recommend repair/replace as needed.

Recommendation

Contact a qualified siding specialist.

Carpenter Bees

5.1.2 Siding, Flashing & Trim

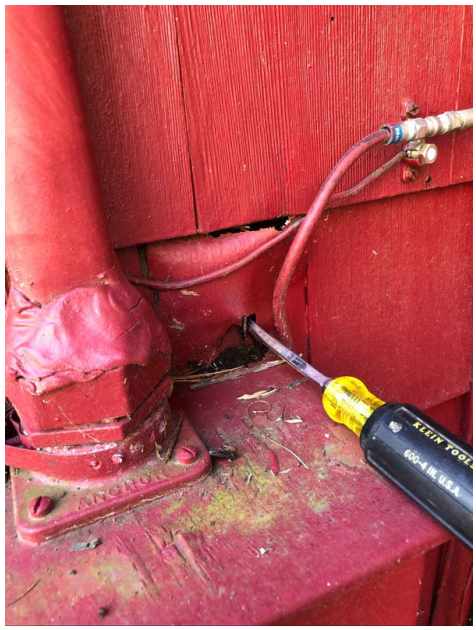
Recommendation / Improvement

ROTTED SIDING & TRIM BOARDS

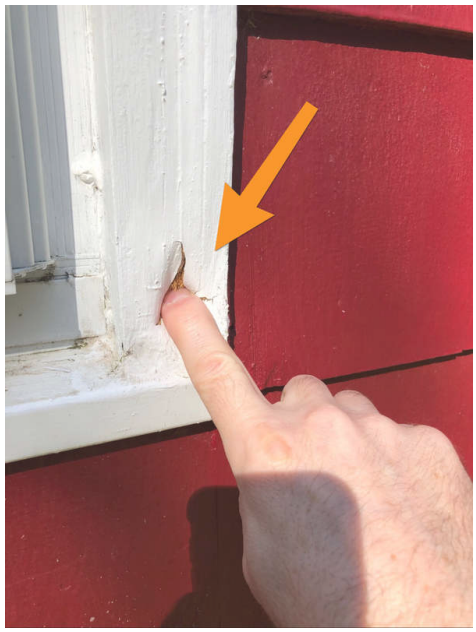
Evidence of wood rot/damage on siding and trim boards throughout various areas of the structure such as but not limited too; all window trim on the right side, above and below the electrical meter as well as along areas where the roof covering meet the siding. Recommend licensed contractor to repair/replace as needed.

Recommendation

Contact a qualified carpenter.



Right Side



Right side

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

Recommend monitoring.

Left side

5.6.1 Exterior lighting and receptacles

Observation/Concerns

NO GFCI PROTECTION INSTALLED

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.

Deck

5.9.1 Exterior Wall Penetrations

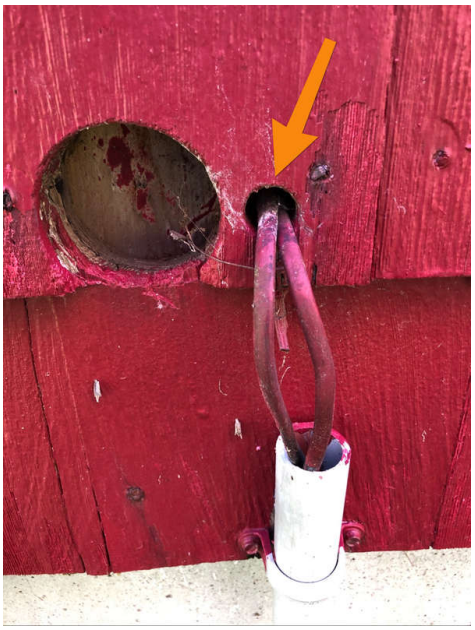
Recommendation / Improvement

SEAL PENETRATIONS

Exterior wall penetrations left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



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 or Crawlspace
Basement

Foundation: Material
Concrete

Floor & Ceiling Structure: Basement/Crawlspace Floor
Concrete

Access Location
Interior Stairs

Floor & Ceiling Structure: Material
Wood Beams, Wood Joists

Floor & Ceiling Structure: Insulation Material
Fiberglass Batts

Inspection Performed
In Basement

Floor & Ceiling Structure: Sub-floor
Plywood

Limitations

General

LIMITED INSPECTION (PARTIALLY FINISHED BASEMENT)

Because the General Home Inspection is a visual inspection, inspection of the entire basement is limited by the fact that parts of the basement area are hidden beneath drywall, floor covering 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.

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: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
150 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
Romex, Cloth Covered

Electrical Fixtures, Switches and Receptacles : Ceiling Fan(s)
Operational

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Generator Service/Equipment Present**

Equipment for a generator system was found. Generators, transfer switches and any associated wiring are excluded from this inspection. Recommend that the client consult with the property owner or review documentation to familiarize themselves with the operation of this system.

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

Maintenance Item

MISSING SCREWS

One or more screws that attach the cover or dead front to panel(s) were missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider replacing missing screws.

Recommendation

Recommended DIY Project

7.2.1 Branch Wiring Circuits, Breakers & Fuses

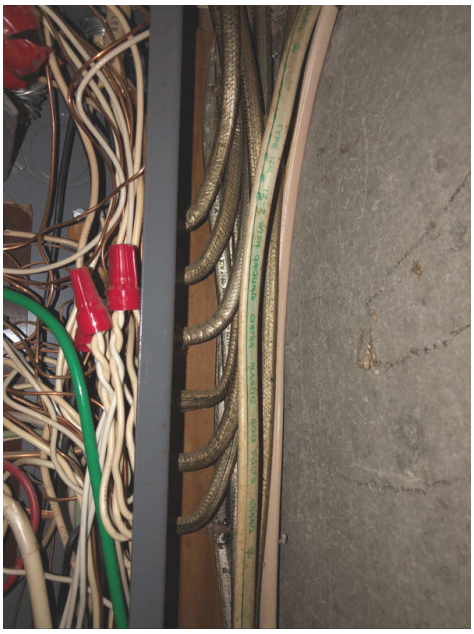
Observation/Concerns

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.



7.3.1 Electrical Fixtures, Switches and Receptacles

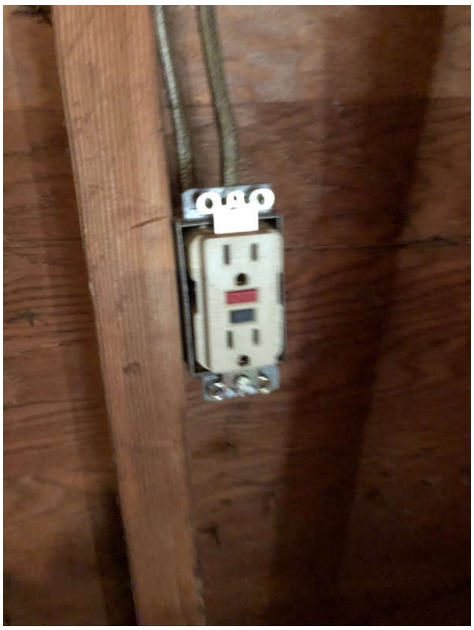
Recommendation / Improvement

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



Garage

Garage

8: HEATING AND COOLING SYSTEMS

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

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

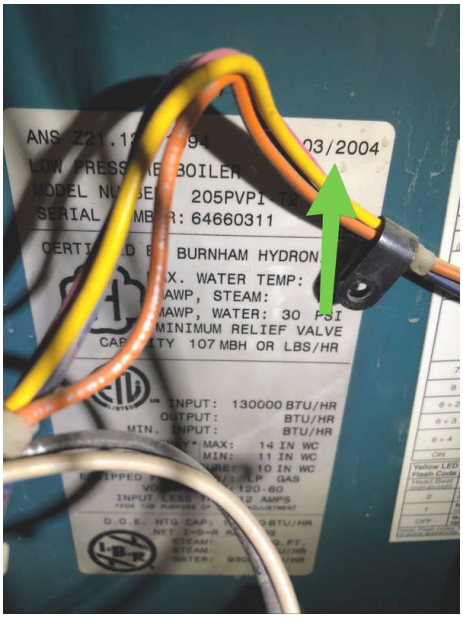
Information

Heating Equipment: Heat Type
Hydronic Boiler

Heating Equipment: Approximate Age
10-15 yrs

Heating Equipment: Energy Source
Propane

Heating Equipment: Data Plate Photo(s)



Manufactured 3/2004

Heating Equipment: HVAC Filter Size
N/A

Cooling Equipment: Brand
Not Present

Cooling Equipment: Approximate Age
None

Cooling Equipment: Energy Source/Type
Not Present

Cooling Equipment: Condenser Unit Location
None

Operating and Safety Controls: Electrical Disconnect Present
Yes

Operating and Safety Controls: Safety controls present
Yes, Operable

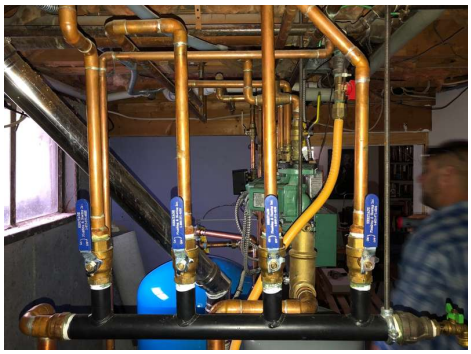
Operating and Safety Controls: ThermoStat Controls
Yes, Operable, Digital

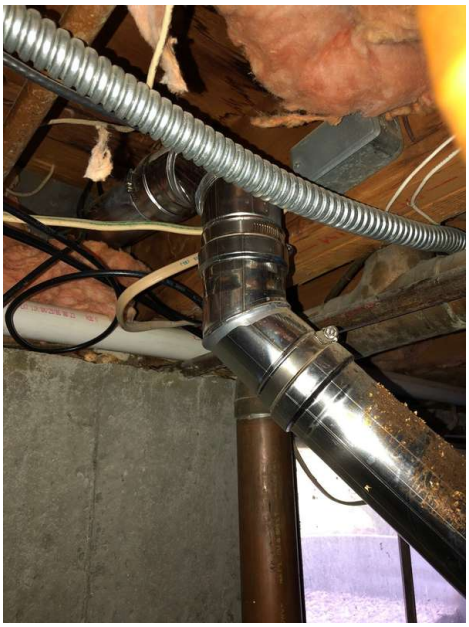
Distribution Systems: Forced Air Ductwork
N/A

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

Vents, Flues & Chimneys: Flue Type
Single Wall

Heating Equipment: Brand
Burham



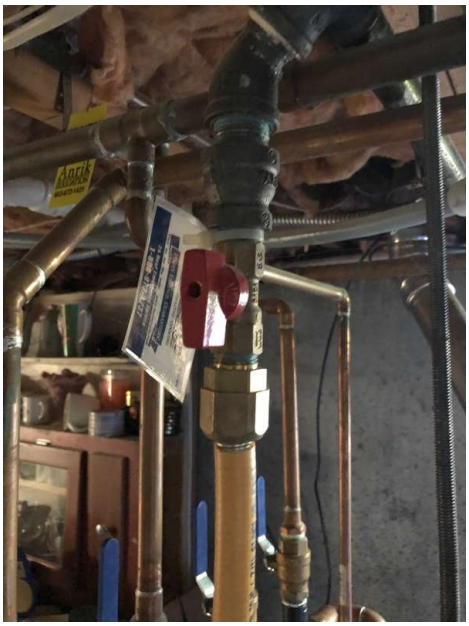


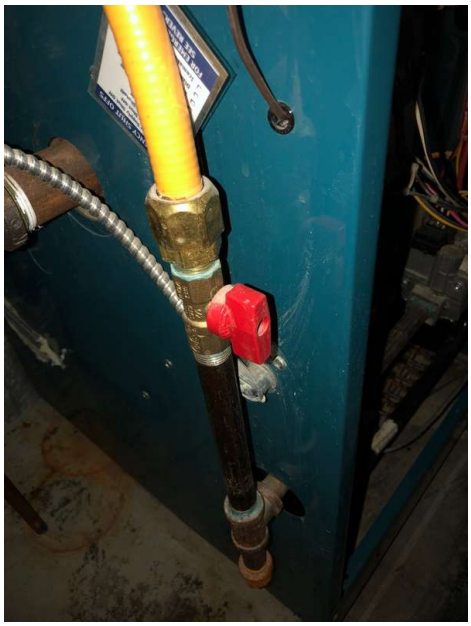
Heating Equipment: **Multiple Zone System**

Heating and Cooling system was equipped with a multiple zone system, which allows separate parts of the home to operate independently of each other based on desired temp needs.

Operating and Safety Controls: **Fuel valve present**

Yes





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			
9.7	Sump Pump	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

General: Water Shutoff Location

at meter

Main Water Supply, Water System: Water meter present
Yes

Main Water Supply, Water System: Bonding wire present
Not Visible

Water Distribution Systems : Distribution Material
Copper

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

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

Drain, Waste, & Vent Systems (DWV): Material
Copper, 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
1-5 Yrs

Water Heater System, Controls, Flues & Vents: Capacity
40

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

Water Heater System, Controls, Flues & Vents: Data Plate Photo(s)

Fuel Storage & Distribution Systems: Fuel System Type
Propane

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

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

Main Water Supply, Water System: Location
Basement


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
Amitrol

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.

Sump Pump: Location
Basement



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.

Observations / concerns

9.4.1 Drain, Waste, & Vent Systems (DWV)

Recommendation / Improvement

S TRAP PRESENT

There is an S Trap present at the bathroom sink drain. S traps will cause siphoning and loss of trap seals. Trap seals must be maintained to prevent sewer gases from entering the dwelling. Recommend licensed plumber install a P-trap with air admittance valve

Recommendation

Contact a qualified plumbing contractor.


Kitchen

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, Toilets, Tubs & Showers	X			X
10.5	Ventilation	X			

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

Information

Bathroom Type
Full Bathroom, 3/4 Bathroom

Bathroom location
1st Fl, 2nd Fl

Whirlpool/Jetted Tub
Not Present

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

Heating/Cooling Source: Heating/Cooling Source
Present

Countertops & Cabinets: Countertop Material
Composite

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, Bowl is loose

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)
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, Toilets, Tubs & Showers: Water Temp Photo(s)

1st Floor Bathroom

2nd Floor Bathroom

Limitations

Fixtures, Toilets, Tubs & Showers

PERSONAL ITEMS

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

2nd Floor Bathroom

Observations / concerns

10.4.1 Fixtures, Toilets, Tubs & Showers

Recommendation / Improvement

TOILET LOOSE

Toilet bowl connection is loose. Recommend licensed plumber to properly secure to prevent possible moisture damage.

Recommendation

Contact a qualified plumbing contractor.

2nd Floor Bathroom

10.4.2 Fixtures, Toilets, Tubs & Showers

Maintenance Item

IMPROPER CAULKING

Shower/Tub surround is improperly caulked, moisture stains were evident. Recommend contractor to repair to prevent moisture damage.

Recommendation

Contact a qualified professional.

10.4.3 Fixtures, Toilets, Tubs & Showers

Recommendation / Improvement

LOOSE TUB SPOUT

2nd floor tub spout is loose and moves freely which can allow water intrusion. Recommend filling behind spout with expanding spray foam which will secure the spout in place.

Recommendation

Contact a qualified professional.

10.4.4 Fixtures, Toilets, Tubs & Showers

Recommendation / Improvement

BATHTUB STOPPER - BROKEN

The bathtub stopper handle was broken/missing at the time of inspection.

Recommendation

Contact a qualified professional.

10.4.5 Fixtures, Toilets, Tubs & Showers

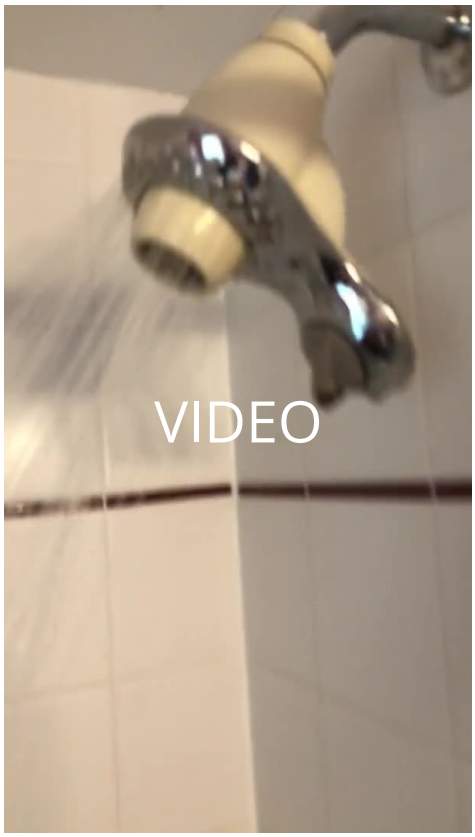
Recommendation / Improvement

SHOWER - NOT FULL PRESSURE

2nd floor bathroom tub/shower did not have 100% of the water flow come out of the shower head when switched over from tub spout.

Recommendation

Contact a qualified plumbing contractor.


VIDEO

11: INTERIOR AREAS

		Insp	N.I.	N.P.	O/C
11.1	General	X			
11.2	Interior Windows	X			
11.3	Interior Floors	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			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
Double-hung, Casement, Bay window

Interior Windows: Window Material
Vinyl

Interior Floors: Floor Coverings
Carpet, Tile, Hardwood

Interior Doors: Door Type/Material
Solid core

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Smoke and CO Detectors: Smoke detector locations (at time of inspection)
1st Floor, Second Floor, Basement

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

Recommendation / Improvement

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.

Basement

11.5.1 Walls and Ceilings

Recommendation / Improvement

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

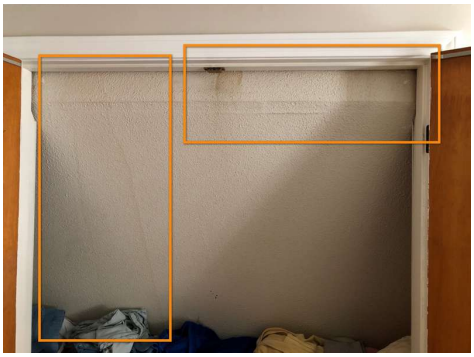
Recommendation

Contact a qualified professional.

Front bedroom closet

Front Bedroom Closet. 10.4% is consider low on the moisture meter scale. Low: 1.5% - 16% Med: 17% - 19% High: 20% - 33%

Front bedroom closet. 8.6% is considered present but low.



11.5.2 Walls and Ceilings

Recommendation / Improvement

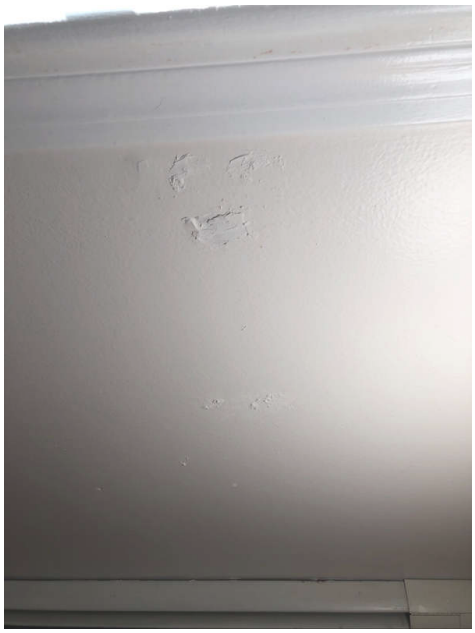
POOR PATCHING

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

Recommendation

Contact a qualified drywall contractor.

Living Room



Living Room

11.7.1 Smoke and CO Detectors

Observation/Concerns

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
Gas/240 Volt Electric - Choice

Propane Shutoff

Washer/Dryer: Dryer Vent location
Ceiling

Washer/Dryer: Dryer Vent Material
Metal

Electrical Components: GFCI/AFCI Protected Receptacles
Not Present

Laundry Sink: Laundry Sink
No

Observations / concerns

12.2.1 Electrical Components

Recommendation / Improvement

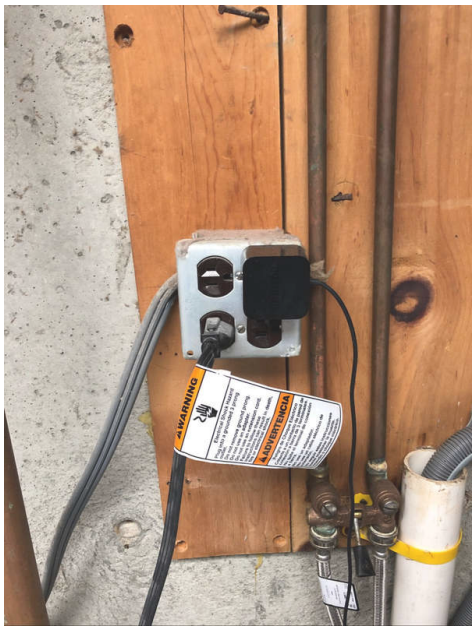
MOSTLY OK - NO GFCI PRESENT

At the time of the inspection, the Inspector observed few deficiencies in the condition of electrical outlets in the laundry room. Notable exceptions will be listed in this report. Outlets had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for outlets within 6 feet of a plumbing fixture. This can be achieved by:

1. Replacing the current standard electrical receptacles with GFCI outlets;
2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or
3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

Recommendation

Contact a qualified electrical contractor.



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

Plumbing Components: Water Temp Photo(s)

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

Electrical Components: Under Cabinet Lighting
Present, Operable

Countertops & Cabinets: Countertop Material
Concrete

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			X
14.4	Built-in Microwave	X			

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

Information

Refrigerator: Brand
KitchenAid

Range/Oven: Range/Oven Energy Source
Gas

Range/Oven: Range/Oven Brand
Frigidaire

Range/Oven: Exhaust Hood Type
None

Dishwasher: Brand
Bosch

Built-in Microwave: Microwave Brand
Amana

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.

Limitations

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

14.3.1 Dishwasher

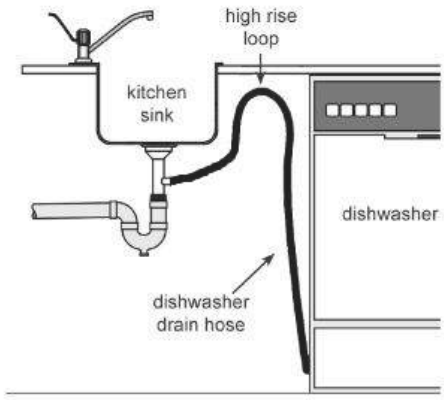
Recommendation / Improvement

HIGH LOOP NOT PRESENT

A high loop prevents the dirty water that is being drained from being inadvertently pulled back into the dishwasher or even siphoned back into the water system. Recommend high loop be installed by plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Example

15: FIREPLACES AND FUEL-BURNING APPLIANCES

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

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

Information

Fireplaces, Stoves & Inserts: Fireplace Locations
Living room, Master Bedroom, Basement

Fireplaces, Stoves & Inserts: Fireplace Doors
Present, Functional, Screen

Fireplaces, Stoves & Inserts: Type
Wood-Burning





Fireplaces, Stoves & Inserts: **Specialist Should Clean and Evaluate Yearly**

One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

CSIA

Limitations

Fireplaces, Stoves & Inserts

DISCLAIMER: WOOD-BURNING INSERT & FIREPLACE(S)

The fireplace in the basement contained a wood-burning insert, along with a wood fireplace in the living room and master bedroom, the inspection of which lies beyond the scope of the General Home Inspection. Full inspection of inserts lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the insert inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search

Observations / concerns

15.1.1 Fireplaces, Stoves & Inserts

Recommendation / Improvement

FIRE BOX (DIRTY)

The firebox of the wood-burning fireplace(s) in the basement and living room needed cleaning at the time of the inspection.

Recommendation

Contact a qualified chimney sweep.

Basement

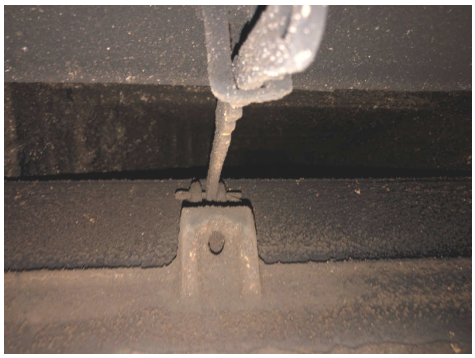
Living Room

15.1.2 Fireplaces, Stoves & Inserts

Observation/Concerns

VISIBLE FLUE (NEEDS CLEANING)

The exhaust flue of the wood-burning fireplace(s) and wood burning insert appeared to need cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a qualified contractor.



Recommendation

Contact a qualified chimney sweep.

16: ATTIC, INSULATION & VENTILATION

		Insp	N.I.	N.P.	O/C
16.1	Access			X	
16.2	Attic Insulation		X		
16.3	Ventilation		X		
16.4	Exhaust Systems			X	
16.5	Structure and Framing		X		
16.6	Chimney in Attic		X		

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

Information

Attic Access Location and Type of Access
None

Inspection Method
None

Attic Insulation: Insulation Material/Type
Unknown

Attic Insulation: Approximate Attic Insulation Depth
unknown

Ventilation: Ventilation Type
Gable Vents, Ridge Vents

Exhaust Systems: Exhaust Fans Locations
None

Structure and Framing: Ceiling Joist/Flooring
Unknown

Structure and Framing: Roof Deck/Sheathing Material
Unknown

Structure and Framing: Roof Structure
Not Visible

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.

Ventilation: Whole House Fan Installed

The home had a whole-house fan installed. Whole house fans are typically large fans with diameters in the 24 to 30-inch range. They are usually installed in the ceiling of the top floor of a home, often above a stairway. They are designed to pull cool air into the home through open lower floor windows and exhaust hot air to the home exterior through attic ventilation devices such as roof, soffit, gable or ridge vents. While whole-house fans can be effective at removing heat from a home at a relatively low cost compared to other types of cooling equipment, they can be somewhat noisy. During the heating season, the opening in the ceiling should be sealed with an insulated cover to reduce heat loss.

IMPORTANT: While the whole-house fan is in use, it is important that windows should be partially opened to avoid de-pressurizing the home, a condition that can pull toxic exhaust gases from combustion appliances into indoor air.

Fan was unable to be tested as it is currently wrapped in plastic. Recommend inquiring with the seller as to its current operational status.

Wrapped in Plastic

Whole House Fan Controls

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.

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.