Inspect-All Home Inspections

INSPECT ALL HOME INSPECTIONS LLC
2679026421
inspectallhomespa@gmail.com
https://inspectallhomes.com/

INSPECT ALL HOME INSPECTIONS REPORT

1234 Main St.
LANSDALE PA 19446

Buyer Name
01/15/2019 9:00AM

Inspector
Chris Eslinger
NACHI15052906
2679026421
inspectallhomespa@gmail.com

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

Table of Contents

Thank you for choosing Inspect All Home Inspections to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the standards of the InterNational Association of Home Inspectors. These Standards of Practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

1) Upgrades and/or Minor Maintenance Recommendations - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) Moderate Recommendations - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or

replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in

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

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is copyrighted and may not be used in whole or in part without our express written permission.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

92	6	26	11
ITEMS INSPECTED	UPGRADE/MAINTENANCE ITEM	MODERATE ITEM	SIGNIFICANT AND/OR SAFETY CONCERN

1.1.1 Inspection Details - General: Furniture and stored items
1.2.1 Inspection Details - General Recommendations: Obtain Information
1.2.2 Inspection Details - General Recommendations: Seller's Disclosures
2.3.1 Exterior - Driveways: Driveway Cracks Minor
2.4.1 Exterior - Siding, Flashing & Trim: Caulking Needed
2.4.2 Exterior - Siding, Flashing & Trim: Vinyl Siding Loose
2.7.1 Exterior - Window Exteriors: Basement window well covers
2.9.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
2.9.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Trees near building

5.6.1 Garage - Occupant Door (From garage to inside of home): Door Does Not Meet Separation Requirements
6.4.1 Attic, Insulation & Ventilation - Attic Ventilation: Discoloration - Possible Mold
7.1.1 Heating - Boiler: Service now and annually
7.1.2 Heating - Boiler: Lifespan 20yrs steel
7.3.1 Heating - Vents, Flues & Chimneys: Flue vent deteriorating
7.5.1 Heating - Wood-Burning Fireplace, Insert, or Stove: NFPA Recommendation
8.1.1 Cooling - Outdoor Equipment 1: Lifespan 10-15 years
8.1.2 Cooling - Outdoor Equipment 1: Evaluate A/C When Temps Warm
8.2.1 Cooling - Outdoor Equipment 2: Insulation Missing or Damaged
8.2.2 Cooling - Outdoor Equipment 2: Lifespan 10-15 years
8.2.3 Cooling - Outdoor Equipment 2: Evaluate A/C When Temps Warm
8.3.1 Cooling - Indoor HVAC Equipment 1: Needs to be Cleaned and Serviced
8.3.2 Cooling - Indoor HVAC Equipment 1: Beyond life expectancy
8.4.1 Cooling - Indoor HVAC Equipment 2: Needs to be Cleaned and Serviced
8.4.2 Cooling - Indoor HVAC Equipment 2: Beyond life expectancy
9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
9.5.1 Electrical - GFCI & AFCI: GFCI Failure

- 9.5.2 Electrical - GFCI & AFCI: GFI breaker Malfunction
- 9.6.1 Electrical - Smoke Detectors: Smoke Detectors
- 9.7.1 Electrical - Carbon Monoxide Detectors: Carbon Monoxide Detectors
- 10.2.1 Doors, Windows & Interior - Doors: Sliding Glass Door- Difficult to Operate, Track Damage
- 10.2.2 Doors, Windows & Interior - Doors: Bathroom slider inoperable
- 10.2.3 Doors, Windows & Interior - Doors: Prior water damage
- 10.3.1 Doors, Windows & Interior - Windows: Missing Screen
- 10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Guardrails >30 inches
- 10.6.2 Doors, Windows & Interior - Steps, Stairways & Railings: Loose handrail
- 10.7.1 Doors, Windows & Interior - Walls: Minor Cracks
- 10.7.2 Doors, Windows & Interior - Walls: Moisture Damage- Past Leaks
- 10.9.1 Doors, Windows & Interior - Countertops & Cabinets: Damaged sink
- 10.10.1 Doors, Windows & Interior - Tiled Areas- Kitchen, Bath & Laundry: Shower tile broken
- 10.10.2 Doors, Windows & Interior - Tiled Areas- Kitchen, Bath & Laundry: Caulk at tub
- 11.3.1 Plumbing - Fixtures, Water Supply, & Distribution Systems: Distribution Pipe Leaking
- 11.6.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR Discharge Tube Missing
- 12.1.1 Built-in Appliances - Door Bell: Door Bell Inoperative

1: INSPECTION DETAILS

Information

General: In Attendance
Client, Home Owner

General: Occupancy
Occupied

General: Weather Conditions
Clear

General: Utilities On

General: Type of Building
Detached, Single Family

General Recommendations: Home Set-Up and Maintenance

Click Here for Your Home Set-Up and Maintenance Guide

General: Temperature (Approximate)
32 Fahrenheit (F)

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C.

Limitations

General

ITEMS NOT INCLUDED IN THE INSPECTION

Items Not Included Unless Requested and at an Additional Fee:
Detached Structures
Sprinkler Systems with more than 6 zones
Pool/Spa/Fountains/Waterfalls
Well/Septic

Additional Items Not Included in the Inspection:
Landscaping Drainage Systems
Landscaping Lighting
Fencing
Playground Equipment
Fire Pit
Security System
Televisions
Audio and Visual Equipment
Furniture
Personal Property
Water Softeners and Filtration Systems
Central Vacuum
Refrigerators/Freezers
Washer & Dryer
Intercom Systems
Shower Pan Testing
Carbon Monoxide Detectors
Cosmetic Issues
Decorative Items
Aesthetics or Quality of Finishes
Vermin including Wood-destroying Organisms
Underground Components
Environmental Issues including Asbestos, Mold, Lead

The inspector recommends consulting qualified professionals regarding the condition and maintenance of any "not-included" items that are of concern.

Recommendations

1.1.1 General

Moderate Item

FURNITURE AND STORED ITEMS

Some or Many areas and items at this property were obscured by furniture and/or stored items . This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Recommendation

Contact a qualified professional.

1.2.1 General Recommendations

Moderate Item

OBTAIN INFORMATION

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

1.2.2 General Recommendations

Moderate Item

SELLER'S DISCLOSURES

The seller's disclosures might have information that you should consider along with the information in this inspection report.

2: EXTERIOR

Information

Patios: Patio Material
Concrete, Brick

Walkways: Walkway Material
Concrete

Driveways: Driveway Material
Asphalt

Siding, Flashing & Trim: Siding Style
N/A

Siding, Flashing & Trim: Siding Material
Vinyl Siding

Exterior Doors: Exterior Entry Door- Front
Steel

Exterior Doors: Exterior Entry Door- Rear
Glass Patio Door

Exterior Doors: Exterior Entry Door- Garage (Man Door)
Steel

Eaves, Soffits & Fascia: Materials
Aluminum, Vinyl

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material
N/A

Inspection Method
Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

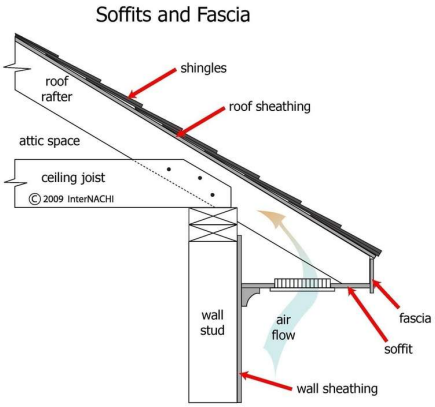
Note: The General Home Inspection does not include inspection of detached structures, landscaping, landscape irrigation and drainage systems, fencing, ponds, fountains, decorative items, well & septic systems, or swimming pools/spas unless pre-arranged as ancillary inspections.

Comment on any nearby water courses is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

Environmental issues are outside the scope of a home inspection. This includes issues such as mold, lead-based paint, radon, asbestos, meth, rot, pests, and wood-destroying organisms.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Limitations

Recommendations

2.3.1 Driveways

DRIVEWAY CRACKS MINOR

Upgrade/Maintenance Item

Cracks observed at the driveway. Seal and monitor to prevent further damage.

2.4.1 Siding, Flashing & Trim

CAULKING NEEDED

Moderate Item

Caulking is needed to create a weather seal and prevent moisture intrusion. Caulk should be applied to all window and door openings on the exterior to prevent water intrusion.

Estimated Cost

$300 - $500

2.4.2 Siding, Flashing & Trim

Moderate Item

VINYL SIDING LOOSE

One or more areas of siding were loose. Recommend qualified contractor evaluate and repair as necessary.

Estimated Cost

$100 - $200

2.7.1 Window Exteriors

Upgrade/Maintenance Item

BASEMENT WINDOW WELL COVERS

There are no basement window well covers. Window well covers prevent leaves which bring wood destroying organisms. Also prevents water and snow buildup that may leak into the window or foundation. Recommend qualified contractor evaluate and install .

Recommendation

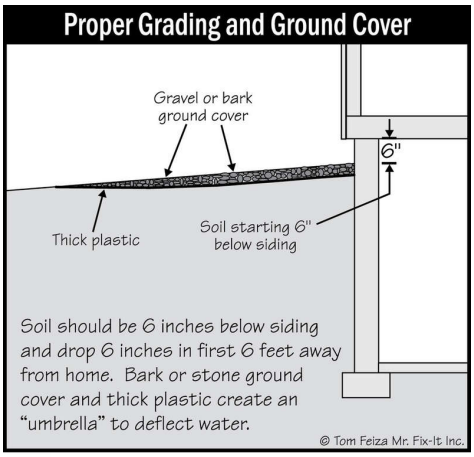
Contact a qualified professional.

2.9.1 Vegetation, Grading, Drainage & Retaining Walls

Moderate Item

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Regrade so water flows away from home.



B101

2.9.2 Vegetation, Grading, Drainage & Retaining Walls

Moderate Item

TREES NEAR BUILDING

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Roots can damage the foundation. Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Recommendation

Contact a qualified professional.

3: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection method
Traversed

Floor Structure: Sub-floor
Imsulated

Wall Structure: Wood Frame Vinyl Siding

Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Concrete

Ceiling Structure: Sheetrock

Floor Structure: Material
Wood Floor Joist

Wall Structure: Wood Frame - Brick Veneer

Limitations

Foundation
FOUNDATION

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

4: ROOF

Information

Inspection Method
Ground

Roof Age Determined By
Seller

Roof Drainage Systems: Guttering Coverage
Full Guttering

The inspector recommends having full guttering coverage.

Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Material
B Vent

Roof Type/Style
Hip

Coverings: Material
Asphalt, Architectural/Dimensional

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Roof Age
Unknown, 5 Years

Underlayment: Underlayment Material
Mostly Hidden

Flashings: Material
Aluminum

General Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Flashings: General Flashing Description

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

Limitations

General

SNOW OR ICE COVERED ROOF

This prevents us from walking on the roof and can hide defects. We recommend having the roof inspected by a roofing contractor when weather conditions improve.

Underlayment

UNDERLAYMENT DISCLAIMER

The underlayment was hidden beneath the roof-covering material. Some edges may have been visible. It was not fully inspected, and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

5: GARAGE

Information

Size/Type
2-Car

Garage Door: Material
Wood, Metal

Garage Door: Type
Sectional

Garage Door Opener: Brand
N/A

Garage Door Opener: Number of Garage Vehicle Door Openers
1

Garage Introduction

Inspection of the garage typically includes examination of the following:

- general structure
- floor, wall and ceiling surfaces
- operation of all accessible conventional doors and door hardware
- overhead door condition and operation including manual and automatic safety component operation and switch placement
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection
- interior and exterior lighting
- stairs and stairways
- proper firewall separation from living space
- proper floor drainage

Garage Door: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

Limitations

Recommendations

5.6.1 Occupant Door (From garage to inside of home)

Significant and/or Safety Concern

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. On some doors, this may be due to a pet door that has been installed.

Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Estimated Cost

$500 - $1,000

6: ATTIC, INSULATION & VENTILATION

Information

Roof Structure & Attic: Material
2x8, Wood, Plywood

Attic Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Exhaust Systems: Bathroom Exhaust Present
None

Attic Insulation: Insulation Type
Fiberglass Blown

The inspector recommends attic insulation with an R-Value of at least the current standards of R-39.

Attic Insulation: R-value
30

R-VALUE BY TYPE

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

The inspector recommends attic insulation with an R-Value of at least the current standards of R-39.

Attic Ventilation: **Attic Ventilation Disclaimer**

Attic ventilation disclaimer

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

Recommendations

6.4.1 Attic Ventilation

Moderate Item

DISCOLORATION - POSSIBLE MOLD

Attic showed areas of discoloration and possible mold growth. Recommend qualified contractor evaluate. An attic exhaust fan may be an option.

Estimated Cost

$500 - $1,000

7: HEATING

Information

Boiler: boiler Type
hydronic

Boiler: Location
Basement

Boiler: Age
over 30 years

Boiler: Condition
Fair

Distribution Systems: Ductwork
Pipes and radiators

Vents, Flues & Chimneys: Chimney & Chimney Liner Material
B Vent

Wood-Burning Fireplace, Insert, or Stove: Type
Wood Burning, Metal, Pre-cast

Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat
- proper location
- proper system configuration
- component condition
- exterior cabinet condition
- fuel supply configuration and condition
- combustion exhaust venting
- air distribution components
- proper condensation discharge
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration

Limitations

Recommendations

7.1.1 Boiler

Moderate Item

SERVICE NOW AND ANNUALLY

The last service date of the gas or oil-fired boiler appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified plumbing contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the plumbing contractor when it's serviced.

Recommendation

Contact a qualified plumbing contractor.

7.1.2 Boiler

Significant and/or Safety Concern

LIFESPAN 20YRS STEEL

The estimated useful life of most steel boilers is 20 years. This boiler appears to be at this age and may need replacing or significant repairs at any time. Recommend budgeting for replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$5,000 - $7,000

7.3.1 Vents, Flues & Chimneys

Significant and/or Safety Concern

FLUE VENT DETERIORATING

The flue for the boiler is rusting and may lead to carbon monoxide escaping into the home. Recommend qualified contractor evaluate and repair as necessary

Recommendation
Contact a qualified professional.
Estimated Cost
$50 - $300

7.5.1 Wood-Burning Fireplace, Insert, or Stove

Upgrade/Maintenance Item

NFPA RECOMMENDATION

The wood-burning fireplace should be inspected and cleaned prior to burning solid fuel initially and annually. The National Fire Protection Association (NFPA) recommends that chimneys burning solid fuelwood, coal, or pelletsbe inspected yearly and cleaned as often as needed. Such upkeep helps to ensure structural integrity, identify defects that might allow deadly combustion gases to vent into living spaces, and prevent chimney fires caused by the buildup of creosote, a natural byproduct of burning wood.

8: COOLING

Information

Outdoor Equipment 1: Brand
Bryant

Outdoor Equipment 1: Energy Source/Type
Electric Central AC

Outdoor Equipment 1: Age
Over 20 Past Life Expectancy

Typical Life Expectancy: 12-15 Years

Outdoor Equipment 1: Cooling Capacity/Tonage
Unknown/No Label/Label Not Legible

Outdoor Equipment 1: Refrigerant Type
R-22

Outdoor Equipment 1: Condensate Overflow Switch
None

Outdoor Equipment 1: Temperature Differential
Out of Season/Not Tested

Outdoor Equipment 2: Brand
Bryant

Outdoor Equipment 2: Energy Source/Type
Electric Central AC, Heat Pump

Outdoor Equipment 2: Age
Over 20 Past Life Expectancy

Typical Life Expectancy: 12-15 Years

Outdoor Equipment 2: Cooling Capacity/Tonage
Unknown/No Label/Label Not Legible

Outdoor Equipment 2: Refrigerant Type
R-22

Outdoor Equipment 2: Condensate Overflow Switch
None

Outdoor Equipment 2: Temperature Differential
Out of season

Indoor HVAC Equipment 1: Energy Source
Electric

Indoor HVAC Equipment 1: Brand
BDP

Indoor HVAC Equipment 1: Heat Type
None

Indoor HVAC Equipment 1: Approximate Capacity/BTU
N/A

Indoor HVAC Equipment 1: Efficiency
Conventional/Low

Indoor HVAC Equipment 1: HVAC Filter Location
At Furnace

Indoor HVAC Equipment 1: HVAC Filter Size
Unknown

Indoor HVAC Equipment 2: Energy Source
Electric

Indoor HVAC Equipment 2: Brand
BDP

Indoor HVAC Equipment 2: Heat Type
None

Indoor HVAC Equipment 2: Approximate Capacity/BTU
N/A

Indoor HVAC Equipment 2: Efficiency
N/A

Indoor HVAC Equipment 2: HVAC Filter Location
At Furnace

Indoor HVAC Equipment 2: HVAC Filter Size
Unknown

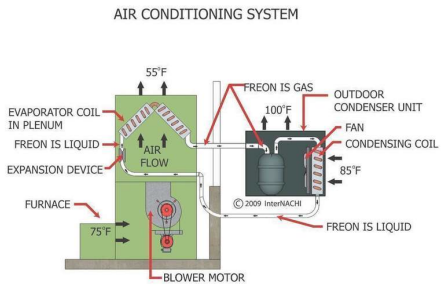
Distribution System: Configuration
Ducts & Registers

Disclaimer

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

Outdoor Equipment 1: Split System

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



Split A/C System

Indoor HVAC Equipment 1: Age

30 Past Life Expectancy

Typical Life Expectancy:

Conventional/Mid Efficiency: 18-25 Years

High Efficiency: 10-15 Years

Indoor HVAC Equipment 2: Age

30 Past Life Expectancy

Typical Life Expectancy:

Conventional/Mid Efficiency: 18-25 Years

High Efficiency: 10-15 Years

Limitations

Recommendations

8.1.1 Outdoor Equipment 1

Significant and/or Safety Concern

LIFESPAN 10-15 YEARS

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified professional.

Estimated Cost

$1,500 - $2,500

8.1.2 Outdoor Equipment 1

Moderate Item

EVALUATE A/C WHEN TEMPS WARM

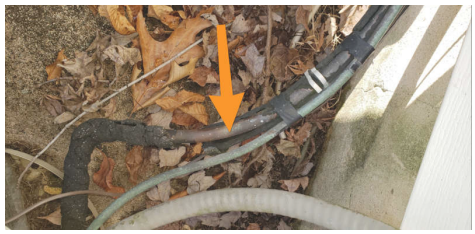
Air conditioning equipment should not be operated when outdoor temperatures are below 65 degrees within the past or future 24 hours. We recommend having the air conditioning system evaluated by a licensed HVAC professional when the temperatures are warm enough to do so. Some licensed HVAC technicians have special equipment for testing A/C systems during cold weather.

8.2.1 Outdoor Equipment 2

Moderate Item

INSULATION MISSING OR DAMAGED

Refrigerant line insulation is missing and/or damaged. Missing or damaged insulation on refrigerant lines can cause energy loss and condensation.



8.2.2 Outdoor Equipment 2

Significant and/or Safety Concern

LIFESPAN 10-15 YEARS

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified professional.

Estimated Cost

$1,500 - $2,500

8.2.3 Outdoor Equipment 2

Moderate Item

EVALUATE A/C WHEN TEMPS WARM

Air conditioning equipment should not be operated when outdoor temperatures are below 65 degrees within the past or future 24 hours. We recommend having the air conditioning system evaluated by a licensed HVAC professional when the temperatures are warm enough to do so. Some HVAC technicians have special equipment for testing A/C systems during cold weather.

8.3.1 Indoor HVAC Equipment 1

Moderate Item

NEEDS TO BE CLEANED AND SERVICED

Air handler for air conditioner is dirty and should be cleaned and serviced by a licensed HVAC professional.

Here is a resource on the importance of furnace maintenance.

8.3.2 Indoor HVAC Equipment 1

Significant and/or Safety Concern

BEYOND LIFE EXPECTANCY

ATTIC

The estimated useful life for most forced air Handlers is 15-20 years. This air handler appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified professional.

Estimated Cost

$1,500 - $2,500

8.4.1 Indoor HVAC Equipment 2

Moderate Item

NEEDS TO BE CLEANED AND SERVICED

BASEMENT

Air Handler for air conditioner is dirty and should be cleaned and serviced by a licensed HVAC professional.

Here is a resource on the importance of furnace maintenance.

8.4.2 Indoor HVAC Equipment 2

Significant and/or Safety Concern

BEYOND LIFE EXPECTANCY

BASEMENT

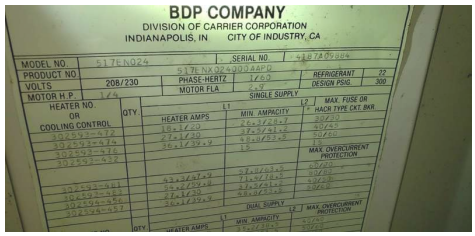
The estimated useful life for most forced air Handlers is 15-20 years. This Air handler appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified professional.

Estimated Cost

$1,500 - $2,500



9: ELECTRICAL

Information

Service Entrance Conductors: Location
Side of house

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 120 Volts, 220 Volts

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Crouse-Hinds

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Service Size
200 Amps

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect/Service Box Rating
200 Amps

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

Branch Wiring, Circuits, Breakers & Fuses: Branch Wire Material
Copper

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

GFCI & AFCI: GFCI Location
Bathrooms, Kitchen, Exterior

GFCI & AFCI: GFCI Reset Location
At the Receptacle

Limitations

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Lighting Fixtures, Switches & Receptacles

DISCLAIMER- SWITCHES

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Recommendations

9.4.1 Lighting Fixtures, Switches & Receptacles

Moderate Item

LIGHT INOPERABLE

2ND FLOOR BEDROOM

Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.

9.5.1 GFCI & AFCI

Significant and/or Safety Concern

GFCI FAILURE

1ST FLOOR BATHROOM KITCHEN 2ND FLOOR

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

Estimated Cost

$50 - $150

9.5.2 GFCI & AFCI

Significant and/or Safety Concern

GFI BREAKER MALFUNCTION

GFI Breaker for bathrooms was inoperable. The breaker did not trip when outlets were tested with device. Recommend qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

Estimated Cost

$50 - $150



9.6.1 Smoke Detectors

Upgrade/Maintenance Item

SMOKE DETECTORS

We recommend having smoke detectors in the home: (1) In all sleeping rooms, (2) Hallways outside of sleeping areas in immediate vicinity of the sleeping rooms. (3) On each level of the dwelling unit including basements. (4) If separated by a door, we also recommend having smoke detectors in the dining room, furnace room, utility room, and hallways not protected by the required Smoke Alarms. The installation of Smoke Alarms in kitchens, unfinished attics, or garages is not normally recommended, as these locations occasionally experience conditions that can result in improper operation. We recommend installing smoke detectors according to the manufacturers instructions as well as regularly testing and monitoring smoke detectors as their batteries need to be replaced and/or the smoke detectors expire and should be replaced periodically per the manufacturer's instructions.

9.7.1 Carbon Monoxide Detectors

Upgrade/Maintenance Item

CARBON MONOXIDE DETECTORS

We recommend carbon monoxide detectors are installed in the home and maintained according to manufacturer's instructions.

10: DOORS, WINDOWS & INTERIOR

Information

Odors: Odors
None

Windows: Window Type
Casement

Floors: Floor Coverings
Engineered Wood, Tile, Carpet

Ceilings: Ceiling Material
Drywall

Walls: Wall Material
Drywall

Countertops & Cabinets: Countertop Material
Laminate, Marble

Countertops & Cabinets: Cabinetry Material
Wood

Tiled Areas- Kitchen, Bath & Laundry: Bathrooms, Laundry and Sinks
First floor, Second floor

Laundry Facilities: Dryer Power Source
Gas, 220 Electric

Laundry Facilities: Dryer Vent Material
Metal (Flex)

Laundry Facilities: Dryer Exhaust
Vented to Exterior

Moderate Wear

The home showed moderate general wear and deterioration commensurate with its age. Some items will need maintenance or repair and will be identified in specific sections of this report.

Recommendations

10.2.1 Doors

Moderate Item

SLIDING GLASS DOOR- DIFFICULT TO OPERATE, TRACK DAMAGE

At the time of the inspection, the sliding glass door would not open in the dining room. The Inspector recommends service by a qualified contractor.

10.2.2 Doors

Moderate Item

BATHROOM SLIDER INOPERABLE

The pocket door in the 2nd floor bathroom was not operating at the time of the inspection. Recommend qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

10.2.3 Doors

Moderate Item

PRIOR WATER DAMAGE

1ST FLOOR DINING ROOM

An exterior door showed signs of water damage at the floor.
Recommend qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

10.3.1 Windows

Moderate Item

MISSING SCREEN

One or more window screens are missing. Screens are necessary in the milder seasons to keep the bugs out.

10.6.1 Steps, Stairways & Railings

Significant and/or Safety Concern

NO GUARDRAILS >30 INCHES

Guardrails at one or more locations with drop-offs higher than 30 inches were missing. This poses a fall hazard. Guardrails should be installed where walking surfaces are more than 30 inches above the surrounding grade or surfaces below. Recommend that a qualified contractor install guardrails where missing and per standard building practices.

Recommendation

Contact a qualified professional.

10.6.2 Steps, Stairways & Railings

Moderate Item

LOOSE HANDRAIL

1ST FLOOR

The handrails at one or more locations was loose. This is a safety hazard. Recommend qualified contractor evaluate and repair as necessary. The newel post is loose.

Recommendation

Contact a qualified professional.

10.7.1 Walls

Upgrade/Maintenance Item

MINOR CRACKS

Minor cracks observed. Monitor.

10.7.2 Walls

Moderate Item

MOISTURE DAMAGE- PAST LEAKS

ROOM NEXT TO LAUNDRY

Stains on the walls were visible at the time of the inspection and appeared to be the result of moisture intrusion. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. The source of moisture may have been corrected, or leakage may be intermittent. You should ask the owner about this condition, and consult with qualified contractors to discuss options and costs for re-painting the ceiling and ensuring that the leak source has been corrected.

10.9.1 Countertops & Cabinets

Moderate Item

DAMAGED SINK

One or more bathroom sinks were damaged. Recommend qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

Estimated Cost

$500 - $1,000

10.10.1 Tiled Areas- Kitchen, Bath & Laundry

Moderate Item

SHOWER TILE BROKEN

MASTER BATHROOM

Tile was found to be damaged at one or more locations in a shower or tub. This can be a leak hazard. Recommend qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

10.10.2 Tiled Areas- Kitchen, Bath & Laundry

Moderate Item

CAULK AT TUB

2ND FLOOR BATHROOM

Caulk in one or more tubs or shower locations is cracking or deteriorating. This can cause potential leaks. Recommend qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

11: PLUMBING

Information

General: Water Source
Public

Main Water Shut-off Device: Location
Basement

Fixtures, Water Supply, & Distribution Systems: Water Supply Material
Copper

Fixtures, Water Supply, & Distribution Systems: Distribution Material
Copper

Fixtures, Water Supply, & Distribution Systems: Water Flow and Pressure
Above Average 85-100 psi

Fixtures, Water Supply, & Distribution Systems: Water Filter
None

Fixtures, Water Supply, & Distribution Systems: Jetted Tub and GFCI Protection
Gfi unknown

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type
Public

Sewage & Drain, Waste, & Vent (DWV) Systems: Plumbing Clean-Out Location
Basement, Side of house

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

Sewage & Drain, Waste, & Vent (DWV) Systems: Drain Size
3”

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

Fuel Storage & Distribution Systems: CSST Gas Distribution Piping
Black pipe

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

Hot Water Systems, Controls, Flues & Vents: Type
Conventional

Hot Water Systems, Controls, Flues & Vents: Age
7 Near End of Life Expectancy

Typical Life Expectancy:

Conventional: 8 to 12 Years

Tankless: 20 Years

Hot Water Systems, Controls, Flues & Vents: Capacity (Gallons)
40

General: General

Inspection of the plumbing system typically includes visual examination of:

- water supply pipes
- drain, waste and vent (DWV) system
- water heater (type, condition and operation)
- sewage disposal system (designation as public or private)
- gas system
- sump pump (confirmation of installation/operation)

Main Water Shut-off Device: Water Meter

We checked the main water meter for evidence of hidden leaks and found none.

Sewage & Drain, Waste, & Vent (DWV) Systems: Main Line Video-Scan

The inspector attempts to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains. This is not a conclusive test, and only a video-scan of the main line would confirm its actual condition.

Blockages can occur, usually relative in severity to the age of the system, and will range from minor clogs in the branch lines, or at the traps beneath sinks, tubs and showers to major blockages in the main line. The minor clogs are easily cleared, either by chemical means or by removing and cleaning out the traps.

If tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line.

An option is to have the main waste line video-scanned.

You can also obtain an insurance policy that covers blockages and damage to the main line; however, most policies only cover plumbing repairs within the house or the cost of rooter service, which are usually relatively inexpensive.

(This information may not apply to private septic systems.)

Hot Water Systems, Controls, Flues & Vents: Brand
Bradford White

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

Fixtures, Water Supply, & Distribution Systems

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Sewage & Drain, Waste, & Vent (DWV) Systems

MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Recommendations

11.3.1 Fixtures, Water Supply, & Distribution Systems

Moderate Item

DISTRIBUTION PIPE LEAKING

CRAWEL SPACE LAUNDRY SINK

Actively leaking water distribution pipes visible and should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.

Estimated Cost

$100 - $300

11.6.1 Hot Water Systems, Controls, Flues & Vents

Significant and/or Safety Concern

TPR DISCHARGE TUBE MISSING

The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside.

Estimated Cost

$50 - $100

12: BUILT-IN APPLIANCES

Information

General Appliance Operation
Note: Appliances are operated at the discretion of the Inspector

Dishwasher: Brand
Maytag

Range: Range Brand
GE

Range: Range Energy Source
Electric

Refrigerator: Refrigerator Brand
Amana

Built-in Microwave: Microwave Brand
GE

Built-in Microwave: Microwave Type
Door

Limitations

Range

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Wall Oven

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Recommendations

12.1.1 Door Bell

Moderate Item

DOOR BELL INOPERATIVE

Repair or replace inoperative door bell.

STANDARDS OF PRACTICE

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

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

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.

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

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The

inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical

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

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage

from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing

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

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.