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02/08/2018 9:00AM



Inspector

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SUMMARY



MAINTENANCE ITEMS



RECOMMENDATIONS



SAFETY HAZARDS

- Roofing - Roof Drainage Systems: Gutter Extension(s) Needed
- Roofing - Skylights, Chimneys and Roof Penetrations: Heavy Flashing At Chimney
- Roofing - Skylights, Chimneys and Roof Penetrations: Spalling/Damaged Bricks
- Roofing - Skylights, Chimneys and Roof Penetrations: Chimney - Deteriorated Mortar
- Structural Components - Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Exterior Settling Cracks
- Structural Components - Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Exterior Crumbling/Spalling
- Structural Components - Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Excessive Foundation Wall Crumbling/Spalling
- Structural Components - Floors (Structural): Improperly Supported Joists
- Structural Components - Floors (Structural): Improperly Notched Joist(s)
- Structural Components - Floors (Structural): Moisture Staining Near Plumbing
- Electrical System - Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Knob & Tube Present
- Electrical System - Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Improperly Marked Wire(s)
- Electrical System - Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Improperly Secured Wire(s)
- Electrical System - Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Rust On Receptacle(s)
- Electrical System - Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Ungrounded 3-Prong Outlet(s)
- Electrical System - Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Exposed Splice(s) - Needs Junction Box With Cover Plate
- Electrical System - Connected Devices and Fixtures (Observed from a representative number operation

of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Missing Box Cover

- Electrical System - Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Missing Receptacle Cover(s) - Exposed Wiring
- Electrical System - Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure: Garage Outlet(s) - Not GFCI Protected
- Electrical System - Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure: Kitchen Outlet(s) - Not GFCI Protected
- Electrical System - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Rust Present
- Electrical System - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Obstructed Service/Sub Panel
- Interiors - Windows (representative number): Stuck or Painted Shut
- Interiors - Windows (representative number): In Need Of Caulk
- Interiors - Windows (representative number): In Need Of Paint
- Interiors - Windows (representative number): Cracked Glass Pane(s)
- Interiors - Windows (representative number): Window Does Not Remain Open
- Interiors - Walls: Bowed/Bulging
- Interiors - Walls: Common Settling Cracks
- Interiors - Ceilings: Common Settling Cracks
- Interiors - Doors (representative number): Missing Door Prop
- Interiors - Doors (representative number): Cracked glass
- Heating / Central Air Conditioning - Solid Fuel Heating Devices (Fireplaces, Woodstove): Missing Mortar In Firebox
- Heating / Central Air Conditioning - Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems): Fireplace Cleanout In Disrepair
- Heating / Central Air Conditioning - Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems): Flue In Need Of Cleaning
- Heating / Central Air Conditioning - Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks): Gas Leak Detected
- Heating / Central Air Conditioning - Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Possible Asbestos Tape/Wrap
- Exterior - Windows: Gaps In window Fascia/Trim
- Exterior - Windows: In Need Of Well Cover(s)
- Exterior - Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Porch Settling Cracks
- Exterior - Wall Cladding Flashing and Trim: Peeling Paint
- Exterior - Wall Cladding Flashing and Trim: Minor Siding Damage
- Garage - Garage Door Operators (Report whether or not doors will reverse when met with resistance): Sensors Not Installed
- Garage - Garage Door Operators (Report whether or not doors will reverse when met with resistance): Garage Door Does Not Lock

- Garage - Garage Door Operators (Report whether or not doors will reverse when met with resistance): Door Opener(s) Not Operational
- Garage - Garage window (s): Rotting Frame/Trim
- Garage - Garage Floor: Frost Heaving Present
- Garage - Garage Floor: Debris/Personal Belonging Obstruction(s)
- Appliances - Range Hood (s): Inoperable Hood Light
- Plumbing System - Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heater Leak
- Plumbing System - Hot Water Systems, Controls, Chimneys, Flues and Vents: Corrosion at Cold Water Connection
- Plumbing System - Plumbing Drain, Waste and Vent Systems: Sewer Odor
- Plumbing System - Plumbing Water Supply, Distribution System and Fixtures: Improper S-trap Installed- Replace with P-trap & Vent
- Plumbing System - Plumbing Water Supply, Distribution System and Fixtures: Corrosion On Shutoff Valve(s)

1: INSPECTION DETAILS

Information

Occupancy

Occupied, Utilities On

In Attendance

Client & Family Member(s)

Weather Conditions

Overcast

Temperature (Approximate)

At/Below Freezing

2: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	O
2.1	Heating Equipment	X			X
2.2	Normal Operating Controls	X			
2.3	Automatic Safety Controls	X			
2.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X
2.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	X			X
2.6	Presence of Installed Heat Source in Each Room	X			
2.7	Presence of Installed Cooling Source in Each Room	X			
2.8	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	X			X
2.9	Solid Fuel Heating Devices (Fireplaces, Woodstove)	X			X
2.10	Gas/LP Firelogs and Fireplaces			X	
2.11	Cooling and Air Handler Equipment		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Chimney/Liner Type

Direct Venting To Exterior

Gas Meter & Main Gas Shutoff Location

Exterior

Heat Type

Furnace



Front

Energy Source

Gas

Heat Pump State

N/A

Filter Type

Disposable

Filter Size

20x25

Cooling Equipment Type

Air conditioner unit

Cooling Equipment Energy Source

Electricity

Number of AC Only Units

None

Number of Heat Systems (excluding wood)

One

Ductwork

Insulated, Non-insulated

Operable Fireplaces

One

Fireplace Door Type

Glass enclosure

Number of Woodstoves

None

Normal Operating Controls:

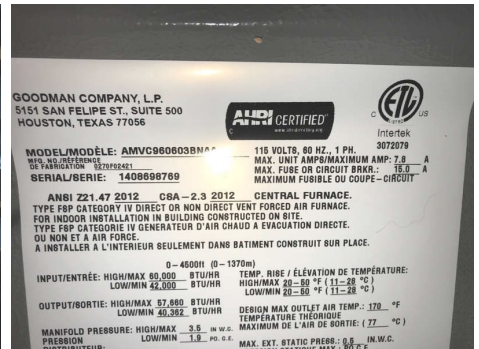
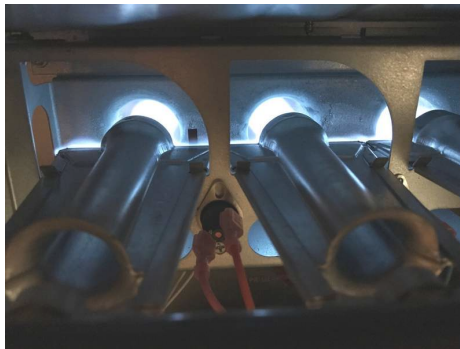
Control Type

Thermostat

Heat System Brand

AMANA

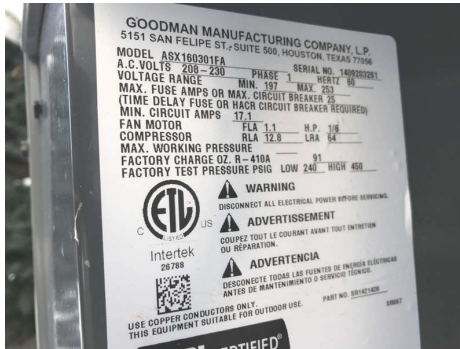
Manufactured in 2008



Furnace Label

Central Air Brand

AMANA



AC Label

Types of Fireplaces

Solid Fuel



Damper

Limitations

Gas/LP Firelogs and Fireplaces not present.

Cooling and Air Handler Equipment

AC NOT INSPECTED

The A/C was not tested for proper operation due to the outside air temperature is 60 degrees or less. Air conditioners use a cycle that involves changing a refrigerant between a liquid and a gas to decrease the temperature of a room. The air conditioner is designed to manipulate the properties of the refrigerant between a gas and liquid. When the exterior temperature drops below the minimum designed temperature, the refrigerant starts acting differently. The air conditioner usually runs, but excess strain gets put on the system trying to compensate for the changes. Ultimately, running the system at these temperatures would cause the compressor in the air conditioner to be ruined.

Observations

2.4.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)



POSSIBLE ASBESTOS TAPE/WRAP

Possible asbestos tape is present and should be taped over with metal foil tape or painted. To confirm the presence of asbestos a sample must be sent to a qualified lab for analysis.

Recommendation

Contact a qualified professional.



Rec Room



Rec Room



Rec Room

2.5.1 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

 Safety Hazard

GAS LEAK DETECTED

FURNACE

A gas leak as was detected which is a safety hazard. Further evaluation and repair by a licensed HVAC technician is strongly recommended.

Recommendation

Contact a qualified HVAC professional.



2.8.1 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

 Recommendation

FIREPLACE CLEANOUT IN DISREPAIR

The chimney cleanout is in disrepair and should be further evaluated for safe use by a certified chimney sweep before operating the fireplace.

Recommendation

Contact a qualified chimney sweep.



Fireplace Cleanout

2.8.2 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

 Maintenance Item

FLUE IN NEED OF CLEANING

Soot and/or creosote buildup is present inside the chimney flue. Cleaning by a certified chimney sweep before use is recommended.

Recommendation

Contact a qualified chimney sweep.

2.9.1 Solid Fuel Heating Devices (Fireplaces, Woodstove)

 Recommendation

MISSING MORTAR IN FIREBOX

There is mortar missing between bricks/blocks of the chimney box. Over time, the bricks and the mortar may fail due to the expansion and contraction of the materials as they expand from room temperature to several hundred degrees Fahrenheit and back again. These gaps are dangerous because fire can potentially jump between the fire box and behind the fire bricks into the wood framed cavity wall by way of the mortar gaps. Repair by a certified chimney sweep is recommended.

Recommendation

Contact a qualified chimney sweep.



3: ELECTRICAL SYSTEM

		IN	NI	NP	O
3.1	Service Entrance Conductors	X			X
3.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			X
3.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	X			X
3.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
3.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	X			X
3.6	Operation of GFCI (Ground Fault Circuit Interrupters)	X			
3.7	Operation of AFCI (ARC Fault Circuit Interrupters)			X	
3.8	Smoke Detectors	X			
3.9	Carbon Monoxide Detector(s)			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Location Of Main & Distribution Panels

Main panel located in basement

Electric Panel Manufacturer

GENERAL ELECTRIC

Electrical Service Conductors

Copper, Overhead service



Panel Type

Circuit breakers

Panel Capacity

150 AMP

Wiring Methods

Knob and Tube, Romex

Dryer Power Source

220 Electric

Smoke Detectors: Test And Replace Batteries

Upon occupancy, I recommend all smoke detector batteries be replaced. I also recommend re-testing all smoke detectors upon occupancy to ensure proper function.

Carbon Monoxide Detector(s): Test And Replace Batteries

Upon occupancy, I recommend all carbon monoxide detector batteries be replaced. I also recommend re-testing all carbon monoxide detectors upon occupancy to ensure proper function.

Carbon Monoxide Detector(s): Carbon Monoxide Detector Placement

Carbon Monoxide detector placement should always be according to the manufacturer's instructions.

Limitations

Operation of AFCI (ARC Fault Circuit Interrupters) not present.

Carbon Monoxide Detector(s)

UNABLE TO LOCATE A CARBON MONOXIDE DETECTOR

I was unable to locate a carbon monoxide detector or a carbon monoxide detector is installed. Installation is recommended per the manufacturer's instructions.

Observations

3.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

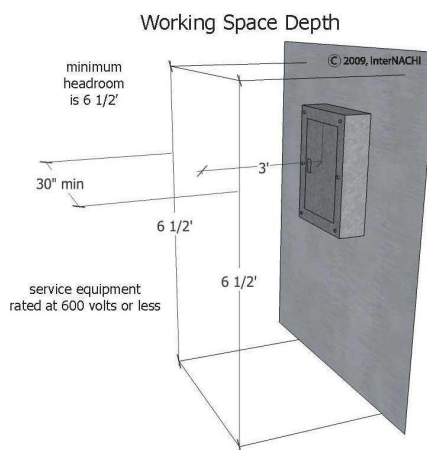


OBSTRUCTED SERVICE/SUB PANEL

Main electric and distribution panels require 3 square feet in front of the panel to ensure easy access to breakers in case of an emergency.

Recommendation

Contact a qualified professional.



3.2.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

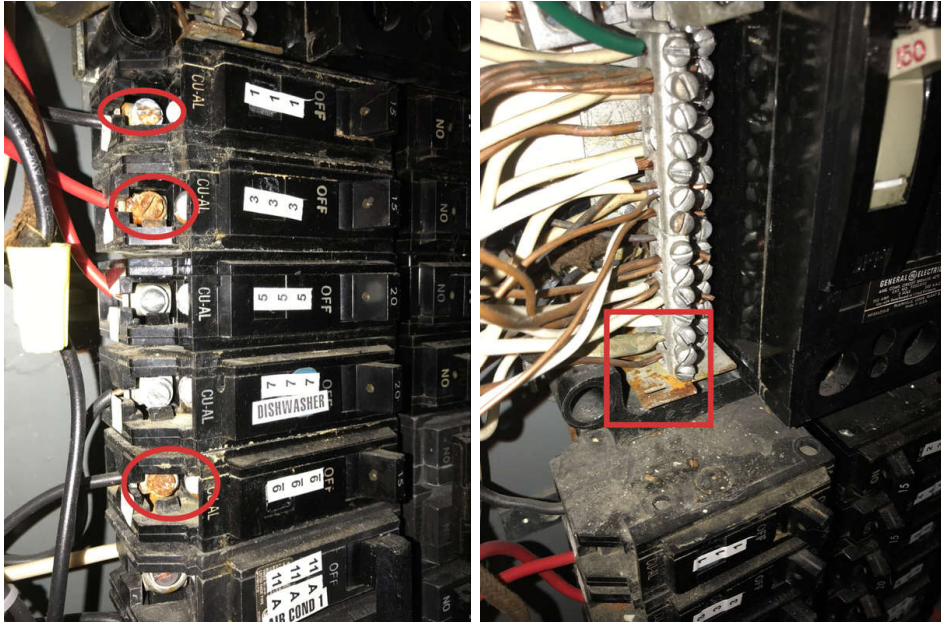
 Safety Hazard

RUST PRESENT

Rust is present inside the electric panel indicating the presence of moisture. Moisture inside an electrical panel is a potential safety hazard and should be further evaluated by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



3.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

 Recommendation

IMPROPERLY MARKED WIRE(S)

One or more neutral wires are being utilized as a "hot" wire and is connected to a breaker. This is improper and all wires being utilized as a hot wire must be marked. The standard solution is to wrap them with black electrician's tape. Due to the risk of accidentally touching the bus bar or other energized components, this should be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



3.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

 Recommendation

IMPROPERLY SECURED WIRE(S)

Improperly secured wiring was observed and should be secured as to prevent accidental bumping or snagging. Correction by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



Mechanical Room

3.3.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

 Recommendation

KNOB & TUBE PRESENT

This property has knob and tube wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wires' insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.

Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Recommendation

Contact a qualified electrical contractor.



3.4.1 Connected Devices and Fixtures (Observed from a representative number of operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

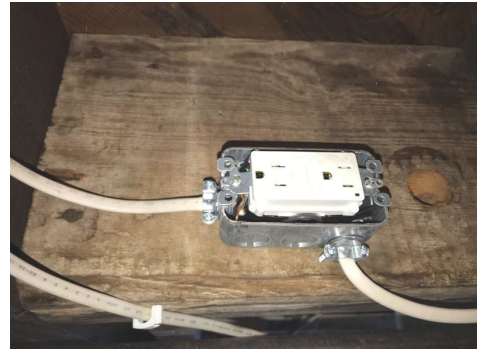
 Maintenance Item

MISSING RECEPTACLE COVER(S) - EXPOSED WIRING

Receptacle cover is missing and exposing electrical contacts and is a safety hazard. Installing a cover plate is recommended.

Recommendation

Recommended DIY Project



Rec Room

3.4.2 Connected Devices and Fixtures (Observed from a representative number of operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

 Recommendation

UNGROUND 3-PRONG OUTLET(S)

One or more outlets were determined to be ungrounded when tested. This is a generally simple fix that can be done by upgrading to grounded GFCI receptacle by a licensed electrician.

Recommendation

Contact a qualified professional.



2nd Floor East Bedroom



2nd Floor West Bedroom



2nd Floor Hallway



Kitchen Pantry

3.4.3 Connected Devices and Fixtures (Observed from a representative number of operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

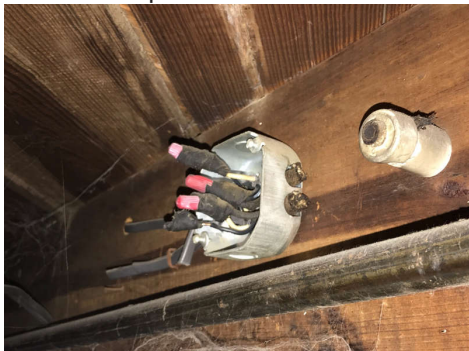


MISSING BOX COVER

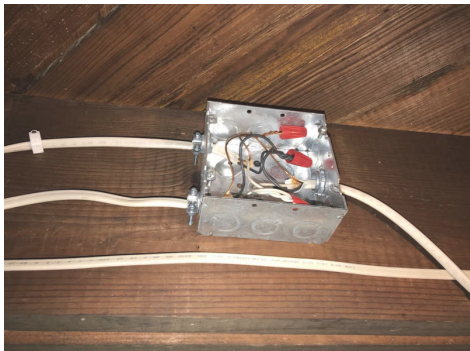
A junction box cover is missing which exposes wiring inside and is a safety hazard. Correction by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



Basement Mechanical Room



Rec Room

3.4.4 Connected Devices and Fixtures (Observed from a representative number of operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



RUST ON RECEPTACLE(S)

Rust is present on one or more receptacles indicating the presence of moisture and is a potential safety concern. Further review and replacement is recommended.

In this particular instance the rust seems to have been caused by the nearby water tube and should be relocated away from the receptacle.

Recommendation

Contact a qualified electrical contractor.



Kitchen Sink

3.4.5 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

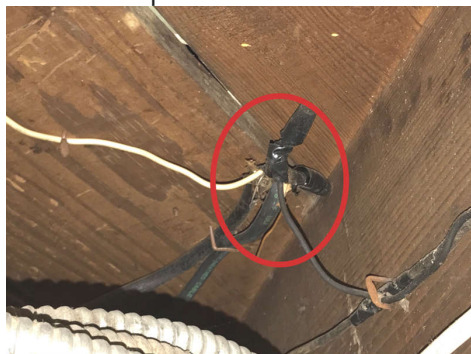


EXPOSED SPLICE(S) - NEEDS JUNCTION BOX WITH COVER PLATE

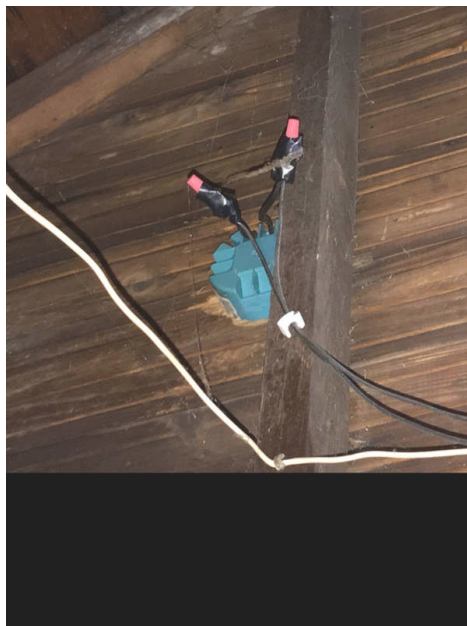
All exposed splices must be secured in a proper box with cover plate to prevent electric shock. Correction by a licensed electrical contractor is recommended.

Recommendation

Contact a qualified electrical contractor.



Rec Room - Above Main Beam



Detached Garage

3.5.1 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure



KITCHEN OUTLET(S) - NOT GFCI PROTECTED

All outlets within 6' of a water or moisture source should be GFCI protected in accordance with today's standards. Updating by a licensed electrician is recommended.



3.5.2 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure



Recommendation

GARAGE OUTLET(S) - NOT GFCI PROTECTED

The garage outlets are not GFCI protected and are not compliant to today's standards. Upgrading is recommended by a licensed electrician.

Recommendation

Contact a qualified professional.



4: PLUMBING SYSTEM

		IN	NI	NP	O
4.1	Plumbing Drain, Waste and Vent Systems	X			X
4.2	Plumbing Water Supply, Distribution System and Fixtures	X			X
4.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	X			X
4.4	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Heater Location

Basement

Water Heater Power Source

Gas (quick recovery)

Water Heater Capacity

50 Gallon (2-3 people)

Water Source

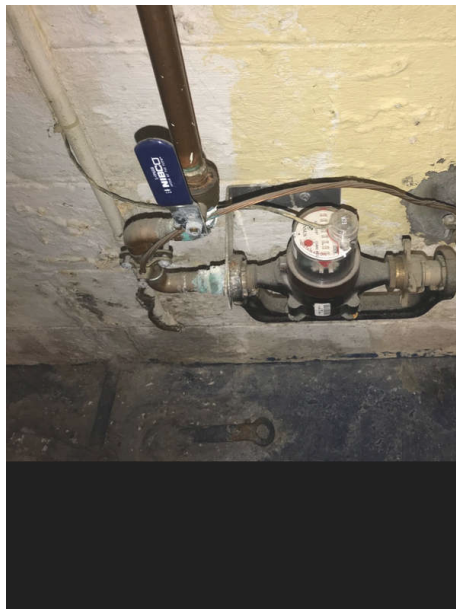
Public

Water Meter/Main Water Shutoff Device Location

Basement

Water Filters

None



Plumbing Water Supply (into home)

Copper

Plumbing Water Distribution (inside home)

Copper

Washer Drain Size

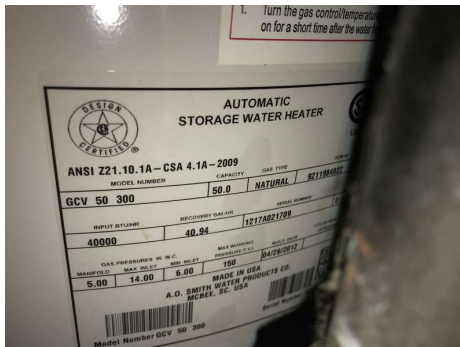
2" Diameter

Plumbing Waste

PVC

WH Manufacturer

A.O. SMITH



Observations

4.1.1 Plumbing Drain, Waste and Vent Systems

 Recommendation

SEWER ODOR

A sewer odor was detected when the washing machine was tested for functionality. Further review by a licensed plumber to confirm proper waste & drain pipe installation, and traps serving floor drains (if any) is recommended.

Recommendation

Contact a qualified plumbing contractor.



4.2.1 Plumbing Water Supply, Distribution System and Fixtures

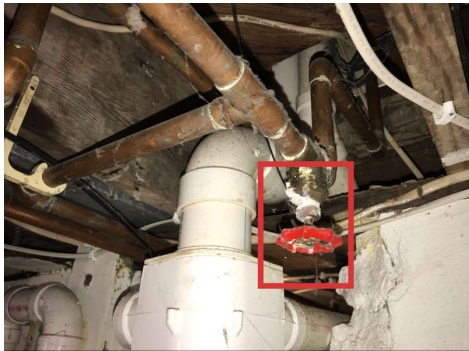
 Recommendation

CORROSION ON SHUTOFF VALVE(S)

Corrosion is present on one or more shut off valves. Replacement by a licensed plumber is recommended.

Recommendation

Contact a qualified plumbing contractor.



Water Meter

4.2.2 Plumbing Water Supply, Distribution System and Fixtures

Recommendation

IMPROPER S-TRAP INSTALLED- REPLACE WITH P-TRAP & VENT

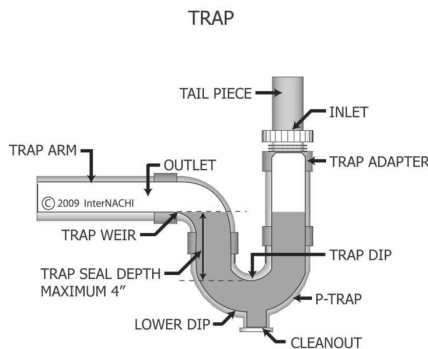
A common plumbing defect found in many older houses is an S trap. An S trap is named so because it looks like an S on its side it basically consists of a normal trap, and then another trap installed right up against it in an upside-down fashion. "P" traps have the potential to suck, or siphon, water out of the trap as the water flows down the drain which can allow unpleasant sewer odors and sewer gas to enter the living space. Correction by a licensed plumber is recommended.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Bathroom



Proper single-sink trap example.

4.3.1 Hot Water Systems, Controls, Chimneys, Flues and Vents

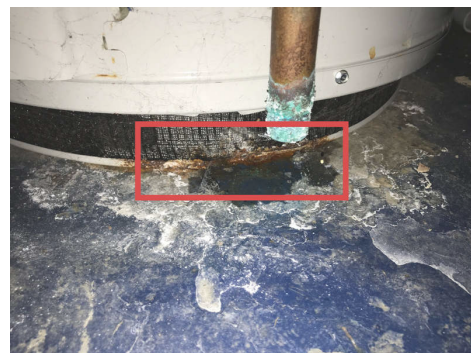
Recommendation

WATER HEATER LEAK

There is a leak observed at the bottom of the water heater. The cause of the leak could be from a faulty TPR valve or be originating from underneath the water heater. Further evaluation by a licensed plumber is recommended.

Recommendation

Contact a qualified plumbing contractor.



4.3.2 Hot Water Systems, Controls, Chimneys, Flues and Vents



Recommendation

CORROSION AT COLD WATER CONNECTION

Corrosion is present at the cold water supply connection of the water heater. This is a possible result of a galvanic reaction between dissimilar metals touching, such as brass and galvanized metals, or excessive condensation causing the metal to rust. Replacement by a licensed plumber is recommended.

Recommendation

Contact a qualified plumbing contractor.



5: STRUCTURAL COMPONENTS

		IN	NI	NP	O
5.1	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			X
5.2	Walls (Structural)		X		
5.3	Columns or Piers			X	
5.4	Floors (Structural)	X			X
5.5	Ceilings (Structural)		X		
5.6	Roof Structure and Attic		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Basement Type(s)

Unfinished basement

Foundation Type

Masonry block

Method Used To Observe

Crawlspace

No crawlspace

Floor Structure

2 X 10

Wall Structure

Masonry Block

Columns or Piers

Supporting wall(s)

Limitations

Columns or Piers not present.

Walls (Structural)

NOT VISIBLE - OBSTRUCTED/PARTIALLY VISIBLE BY WALL COVERINGS

The majority of wall structural members were not visible due to wall coverings, such as drywall, plaster, etc. and were unable to be inspected.

Ceilings (Structural)

CEILING STRUCTURE - NOT VISIBLE DUE TO CEILING COVERINGS

The ceiling structure (or majority of the ceiling structure) was not visible and unable to be inspected due to either the presence of ceiling coverings, lack of attic access, covered by insulation, or due to a combination of the above reasons. Frequent monitoring of all roof penetrations and coverings for leaks is recommended.

Roof Structure and Attic

ATTIC ACCESS NOT LOCATED

The attic access is not installed or not found. I could not inspect the interior side of roof structure or insulation or any electrical in attic.

Observations

5.1.1 Foundations, Basement and CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

 Recommendation

EXTERIOR SETTLING CRACKS

This/these cracks are representative of minor settling cracks observed on the exterior foundation wall of the home. Sealing and monitoring is recommended to prevent further cracking and water intrusion. If cracking worsens, further evaluation by a foundation specialist is advised.

Recommendation

Recommended DIY Project



East



East

5.1.2 Foundations, Basement and CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

 Recommendation

EXCESSIVE FOUNDATION WALL CRUMBLING/SPALLING

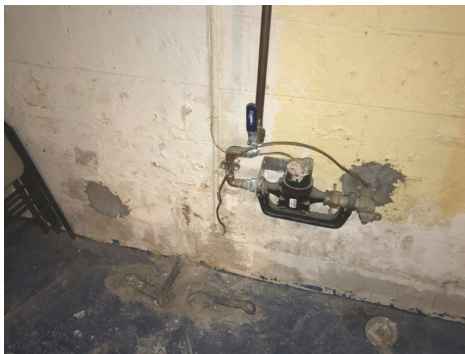
Some foundation walls are crumbling/spalling due to moisture. Ensuring proper gutter drainage as well as ensuring landscaping near the home is sloped in such a way as to direct water away from the foundation will help prevent excessive water from penetrating into the bricks/blocks. Placement of a dehumidifier rated for the square footage of the room(s) effected is also recommended. There are many polymer modified cement based coatings contractors can use to easily restore the surface. Further evaluation and/or repair by a foundation specialist is recommended.

Recommendation

Contact a foundation contractor.



Rec Room



Rec Room



Mechanical Room



Mechanical Room



Rec Room



Chimney



Mechanical Room

5.1.3 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

EXTERIOR CRUMBLING/SPALLING



Some exterior foundation walls are crumbling/spalling due to moisture. Ensuring proper gutter drainage as well as ensuring landscaping near the home is sloped in such a way as to direct water away from the foundation will help prevent excessive water from penetrating into the bricks/blocks. There are many polymer modified cement based coatings contractors can use to easily restore the surface. Further evaluation and/or repair by a foundation specialist is recommended.

Recommendation

Contact a foundation contractor.



Right Front



Right Front

5.4.1 Floors (Structural)



IMPROPERLY NOTCHED JOIST(S)

One or more floor joists are improperly notched which reduces the load-bearing capacity to support the floor above and may be in need of additional support in these areas.

The maximum depth of a notch at the end of a joist (where it rests on a wall or beam) can't exceed one-quarter of the joist depth. The allowed maximum notch depth in the outer third of a joist is one-sixth of the joist depth. Notch length is limited to one-third of the joist depth. No notching is permitted in the middle third of a joist.

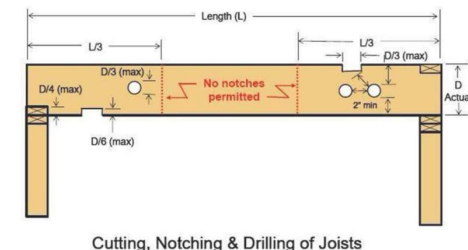
Further evaluation by a licensed contractor is recommended.

Recommendation

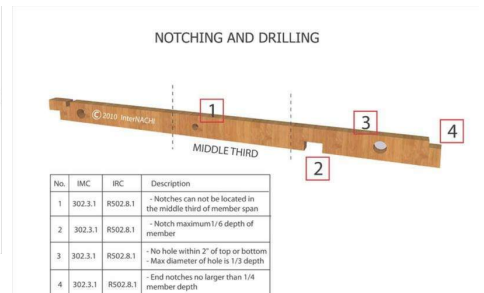
Contact a qualified professional.



Rec Room



Notching Reference



Notching reference

5.4.2 Floors (Structural)



IMPROPERLY SUPPORTED JOISTS

Improper/ineffective support in these areas may be causing the supported joists to be over-spanned. Further evaluation by a licensed contractor is recommended.

Recommendation

Contact a qualified professional.



Basement

5.4.3 Floors (Structural)

 Maintenance Item

MOISTURE STAINING NEAR PLUMBING

Moisture staining is present due to condensation formed by nearby plumbing which can begin to rot wood over time. Insulating pipes and monitoring is recommended.

Recommendation

Recommend monitoring.



Mechanical Room



Rec Room



Insulation example

6: INTERIORS

		IN	NI	NP	O
6.1	Kitchen	X			
6.2	Ceilings	X			X
6.3	Walls	X			X
6.4	Floors	X			
6.5	Steps, Stairways, Balconies and Railings	X			
6.6	Doors (representative number)	X			X
6.7	Windows (representative number)	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling Type(s)

Gypsum Board (drywall), Ceiling Tile

Wall Material

Plaster, Wainscot, Gypsum Board, Unfinished

Interior Doors

Hollow core

Floor Covering(s)

Unfinished, Wood, Tile, Carpet, Linoleum

Window Types

Glass Block, AGED, Single-hung

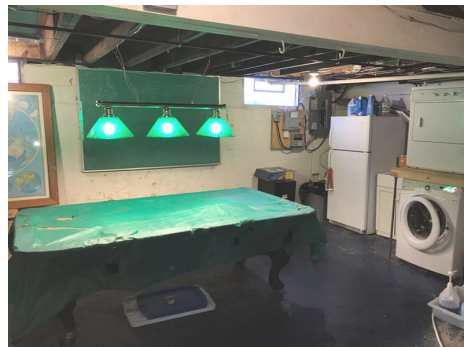
Interior Photos



Mechanical Room



Mechanical Room



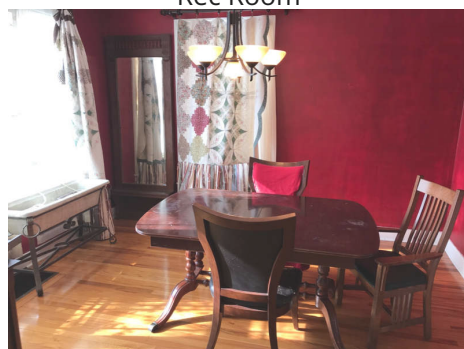
Rec Room



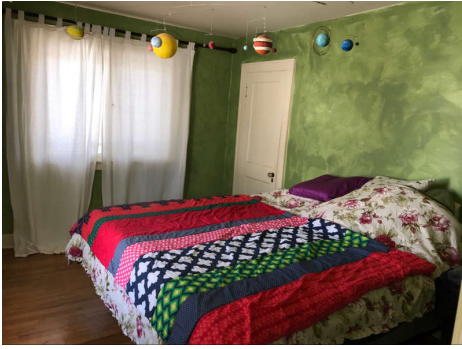
Rec Room



Kitchen



Dining Room



2nd Floor Master Bedroom



Living Room



2nd Floor East Bedroom



2nd Floor Bathroom



2nd Floor South Bedroom



2nd Floor West Bedroom



Living Room

Observations

6.2.1 Ceilings

COMMON SETTLING CRACKS

Common settling cracking is present on some walls of the home. These are common. Monitoring is recommended.



Recommendation

Recommendation

Recommend monitoring.



2nd Floor Hallway



2nd Floor West Bedroom

6.3.1 Walls

Recommendation

BOWED/BULGING

Bowing/Bulging on one or more walls indicating possible moisture absorption in these locations. Removing wall coverings is and destructive testing is beyond the scope of a home inspection and should be further evaluated by a licensed contractor.

Recommendation

Contact a qualified professional.



2nd Floor North Bedroom

6.3.2 Walls

Recommendation

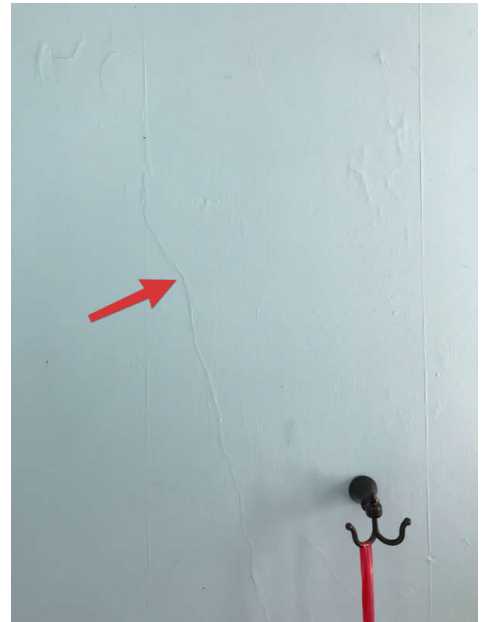
COMMON SETTLING CRACKS

One or more settling cracks are present and are caused by the natural settling of the home. In most cases these can be patched and painted. Monitoring these areas is recommended.

Recommendation

Recommend monitoring.





6.6.1 Doors (representative number)

 Maintenance Item

CRACKED GLASS

Cracked glass is present on one or more doors and is in need of replacement.

Recommendation

Contact a qualified door repair/installation contractor.



Mud Room

6.6.2 Doors (representative number)

 Maintenance Item

MISSING DOOR PROP

A door prop is missing and is in need of replacement.

Recommendation

Recommended DIY Project



Mud Room

6.7.1 Windows (representative number)

STUCK OR PAINTED SHUT

Some windows are stuck or painted shut and are unable to be opened/closed and work as intended.

Recommendation

Contact a qualified professional.

 Recommendation



Mud Room

6.7.2 Windows (representative number)

WINDOW DOES NOT REMAIN OPEN

One or more windows do not remain open on their own and are in need of repair/replacement by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.

 Maintenance Item



2nd Floor Master Bedroom

6.7.3 Windows (representative number)

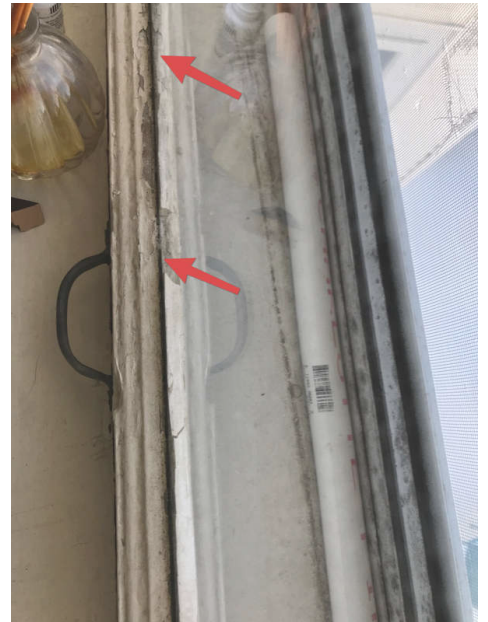
IN NEED OF CAULK

 Maintenance Item

One or more windows are in need of caulk to help prevent energy leakage and help increase energy efficiency of the home. In some instances, older or aged windows typically need re-caulking. The attached photo(s) are representative of windows in need of caulk.

Recommendation

Recommended DIY Project



2nd Floor Master Bedroom

6.7.4 Windows (representative number)

Recommendation

CRACKED GLASS PANE(S)

One or more glass panes is crack and in need of replacement by a licensed contractor.

Recommendation

Contact a qualified professional.



2nd Floor West Bedroom



Kitchen Pantry



Mud Room



Dining Room

6.7.5 Windows (representative number)

IN NEED OF PAINT

One or more windows are in need of paint touch up to prevent rotting.

Recommendation

Contact a qualified professional.



2nd Floor West Bedroom

7: APPLIANCES

		IN	NI	NP	O
7.1	Ranges/Ovens/Cooktops	X			
7.2	Dishwasher	X			
7.3	Refrigerator	X			
7.4	Microwave Cooking Equipment	X			
7.5	Range Hood (s)	X			X
7.6	Washer & Dryer	X			
7.7	Food Waste Disposer	X			
7.8	Trash Compactor			X	

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Information

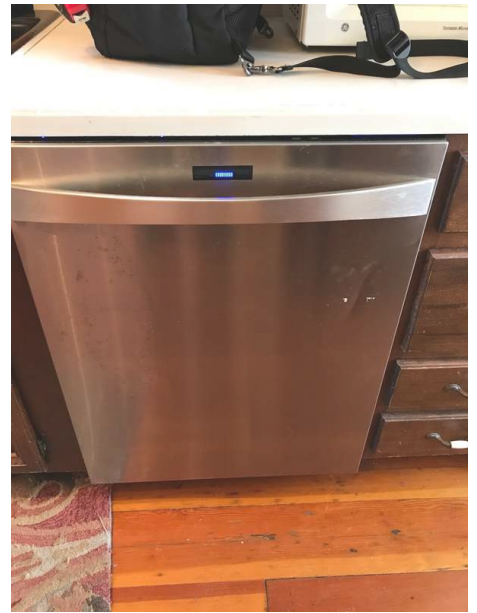
Range/Oven Brand
GENERAL ELECTRIC



Refrigerator Brand
KENMORE



Dishwasher Brand
KENMORE



Microwave Brand
GENERAL ELECTRIC



Disposer Brand
GENERAL ELECTRIC



Exhaust/Range hood
KENMORE



Washer Brand
WHIRLPOOL



Dryer Brand
KENMORE



Ranges/Ovens/Cooktops: Oven Operation

The oven was tested for normal operation only. The oven operated as intended during time of inspection.

Dishwasher: Dishwasher Operation

The dishwasher was tested for normal operation of a partial regular cleaning cycle only. The dishwasher operated as intended during time of inspection.

Microwave Cooking Equipment: Microwave Operation

The microwave was tested for normal operation only. The microwave operated as intended during time of inspection.

Washer & Dryer: Washer/Dryer Operation

The washer/dryer was tested for normal operation of a partial cycle only. The washer/dryer operated as intended during time of inspection.

Observations

7.5.1 Range Hood (s)



Maintenance Item

INOPERABLE HOOD LIGHT

The stove hood light did not work when tested. In most cases replacing the bulb will correct this issue.

Recommendation

Recommended DIY Project



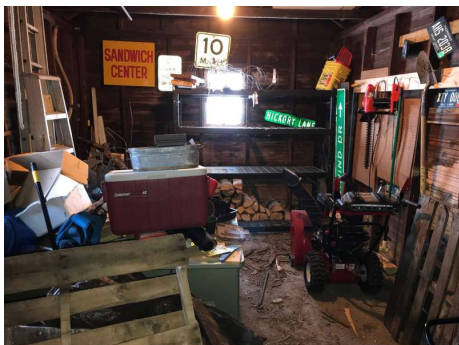
8: GARAGE

		IN	NI	NP	O
8.1	Garage Ceilings	X			
8.2	Garage Walls (including Firewall Separation)	X			
8.3	Garage Floor	X			X
8.4	Garage Door (s)	X			
8.5	Occupant Door (from garage to inside of home)			X	
8.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	X			X
8.7	Garage window (s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Photos



Celing Type

No Ceiling - Rafters visible

Wall Type

Wall framing

Garage Door Type(s)

One automatic

Garage Door Material

Metal

Auto-opener Manufacturer

TRUGUARD



Limitations

Occupant Door (from garage to inside of home) not present.

Garage Door Operators (Report whether or not doors will reverse when met with resistance)

INOPERABLE/UNPLUGGED



Observations

8.3.1 Garage Floor

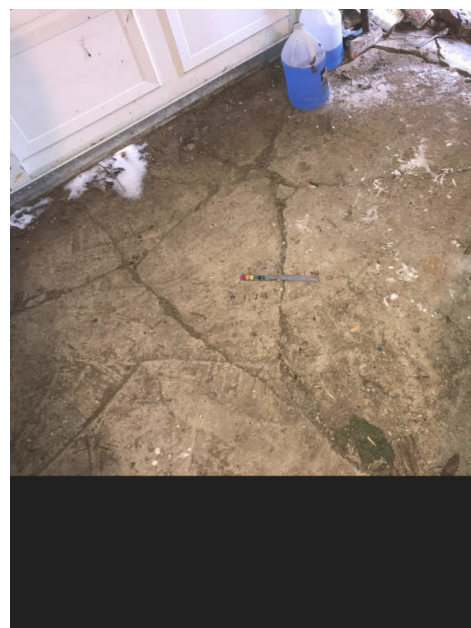
 Recommendation

FROST HEAVING PRESENT

The concrete garage floor has experience heaving most likely due to "frost heaving". Frost heave occurs when freezing temperatures penetrate the ground, causing subsurface water to form ice structures that displace the soil along with anything that rests on or in that soil over time. If heaving continues repair will be needed. Monitoring this area is recommended.

Recommendation

Recommend monitoring.



8.3.2 Garage Floor

 Maintenance Item

DEBRIS/PERSONAL BELONGING OBSTRUCTION(S)

The garage was full of debris and/or personal belongings. While we attempt to inspect as much area as possible we sometimes cannot inspect walls, floors, etc. that are obstructed by personal belongings or debris.



8.6.1 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

 Maintenance Item

DOOR OPENER(S) NOT OPERATIONAL

The garage door openers are in place but are not operational or not plugged in and were not tested.



8.6.2 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

 Recommendation

SENSORS NOT INSTALLED

Photoelectric sensors are not installed and is a safety concern. Garage doors sensors is an important safety feature to prevent injury from the automatic garage door. Installation of photoelectric sensors to the manufacturer's instructions is recommended.

Recommendation

Contact a qualified professional.



8.6.3 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

 Maintenance Item

GARAGE DOOR DOES NOT LOCK

The garage door lock mechanism is not installed or inoperable and does not lock.

Recommendation

Contact a qualified garage door contractor.

8.7.1 Garage window (s)

ROTTING FRAME/TRIM

The window wood frame/trim appears to be rotting and is in need of repair/replacement by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



9: INSULATION AND VENTILATION

		IN	NI	NP	O
9.1	Insulation in Attic		X		
9.2	Insulation Under Floor System		X		
9.3	Vapor Retarders (in Crawlspace or basement)			X	
9.4	Ventilation of Attic and Foundation Areas		X		
9.5	Venting Systems (Kitchens, Baths and Laundry)	X			X
9.6	Ventilation Fans and Thermostatic Controls in Attic			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

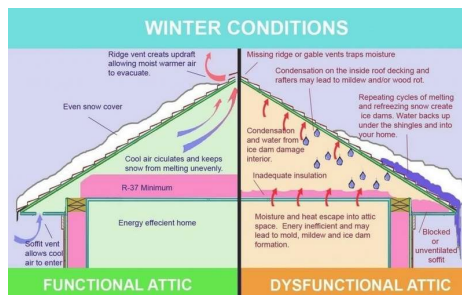
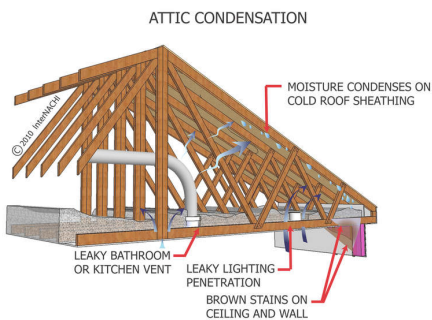
Dryer Vent

Flexible Vinyl, Flexible Metal

Floor System Insulation

NONE

Ventilation of Attic and Foundation Areas: Helpful References



10: ROOFING

		IN	NI	NP	O
10.1	Roof Coverings		X		
10.2	Flashings		X		
10.3	Skylights, Chimneys and Roof Penetrations	X			X
10.4	Roof Drainage Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Limitations

Roof Coverings

NOT INSPECTED - SNOW COVERED

Snow conditions have made the roof unwalkable. While we make every effort to inspect the roof, there are sometimes conditions outside our control that make traversing a roof unsafe.



Flashings

NOT INSPECTED - SNOW COVERED

Snow/Ice conditions have made inspecting the flashings dangerous. While we make every effort to inspect the roof, there are sometimes conditions outside our control that make traversing a roof dangerous and unfeasible.

Observations

10.3.1 Skylights, Chimneys and Roof Penetrations



CHIMNEY - DETERIORATED MORTAR

Chimney mortar has deteriorated in areas to prevent water intrusion which can cause future brick spalling and cracking. Repair is recommended by a licensed chimney contractor.

Recommendation

Contact a qualified chimney contractor.



East Chimney

10.3.2 Skylights, Chimneys and Roof Penetrations

Recommendation

HEAVY FLASHING AT CHIMNEY

Heavy sealing is present at the chimney flashing. This may have been to correct a past water intrusion issue. Further review by a licensed roofer is recommended.

Recommendation

Contact a qualified roofing professional.



West Chimney



East Chimney

10.3.3 Skylights, Chimneys and Roof Penetrations

Recommendation

SPALLING/DAMAGED BRICKS

Chimney bricks are damaged/spalling due to moisture and are in need of repair by a licensed chimney repair contractor.

Recommendation

Contact a qualified chimney contractor.



East Chimney

10.4.1 Roof Drainage Systems

GUTTER EXTENSION(S) NEEDED

Gutter extension(s) are needed or redirected in a way to direct water away from the foundation to prevent erosion of soil and damage to the foundation structure.

Recommendation

Recommended DIY Project



11: EXTERIOR

		IN	NI	NP	O
11.1	Wall Cladding Flashing and Trim	X			X
11.2	Doors (Exterior)	X			
11.3	Windows	X			X
11.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	X			X
11.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	X			
11.6	Eaves, Soffits and Fascias	X			
11.7	Other			X	
11.8	Additional Buildings on Property	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Siding Style

Lap

Siding Type

Vinyl siding

Appurtenance

Covered porch, Patio

Driveway Type

Concrete

Patio & Sidewalk Type(s)

Concrete walkway

Retaining Wall Type

N/A

Exterior Entry Doors

Steel

Additional Buildings on Property: Photos



Detached Garage

Observations

11.1.1 Wall Cladding Flashing and Trim

Maintenance Item

MINOR SIDING DAMAGE

Minor damage was observed on the siding of the home. In most cases, patching/caulking or replacement is all that is needed to prevent water and/or insect intrusion.

Recommendation

Recommended DIY Project



Garage

11.1.2 Wall Cladding Flashing and Trim

 Recommendation

PEELING PAINT

Peeling paint is present at one or more areas and is in need of scraping, sanding, priming and re-painting. Homes built prior to 1978 may contain lead-based paint and should be tested and properly removed if present by a qualified lead abatement specialist.

Recommendation

Recommended DIY Project



Garage



Garage



Garage

11.3.1 Windows

IN NEED OF WELL COVER(S)

 Maintenance Item

The basement window wells are in need of a well cover to prevent water intrusion or erosion of the foundation near the foundation wall.

Recommendation

Recommended DIY Project



West

11.3.2 Windows

 Maintenance Item

GAPS IN WINDOW FASCIA/TRIM

Gaps are present on the window fascia/trim which can allow water and insects to enter the wall structure. Capping or sealing areas is recommended. For large gaps or openings a qualified siding contractor is recommended.

Recommendation

Contact a qualified siding specialist.



Rear Dormer

11.4.1 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

 Maintenance Item

PORCH SETTLING CRACKS

Settling cracks are present on the front steps. Sealing is recommended to prevent and monitor future cracking.

Recommendation

Recommended DIY Project



Front Porch



Front Porch

STANDARDS OF PRACTICE

Heating / Central Air Conditioning

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.

Electrical System

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.

Plumbing System

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.

Structural Components

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.

Interiors

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.

Insulation and 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.

Roofing

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof

leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

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