



GUARDSMAN HOME INSPECTION

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RESIDENTIAL REPORT

1234 Main St.
Tonawanda, NY 14150

Buyer Name

06/14/2019 9:00AM



Inspector

Christopher Park

New York State Licensed Home Inspector,
Certified Professional Inspector,
Journeyman Plumber, Certified
Renovator Inspector, Advanced Electrical
Inspection, Advanced Radon
Measurement Service Provider.

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Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

| | |
|--|----|
| Table of Contents | 2 |
| SUMMARY | 5 |
| 1: INSPECTION DETAILS | 6 |
| 2: GROUNDS | 7 |
| 3: EXTERIOR | 10 |
| 4: ROOF | 12 |
| 5: GARAGE | 13 |
| 6: OUT BUILDING | 14 |
| 7: KITCHEN | 16 |
| 8: COMMON ROOMS | 17 |
| 9: FIREPLACES | 18 |
| 10: MISCELLANEOUS INTERIOR AREAS | 19 |
| 11: 1/2 BATHROOMS | 20 |
| 12: BATHROOMS | 21 |
| 13: BEDROOMS | 22 |
| 14: ATTIC, INSULATION & VENTILATION | 24 |
| 15: LAUNDRY AREA/ROOM | 25 |
| 16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE | 26 |
| 17: PLUMBING | 28 |
| 18: HEATING AND COOLING SYSTEMS | 30 |
| 19: ELECTRICAL | 32 |
| STANDARDS OF PRACTICE | 35 |

SCOPE OF THE INSPECTION:

Guardsman Inspections will perform all inspections in compliance with the New York State Standards of Practice. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the New York State Standards of Practice. When systems or components designated in the New York State Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within the "Limitations" tab of this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. It is our goal to protect the privacy of others while conducting a thorough inspection. Photographs that may breach the privacy of other parties will be locally stored but not transmitted through digital means.

KEY DEFINITIONS:

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector suggest a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

1. Apparent Condition: Systems and components are rated as follows:

SATISFACTORY (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (Marg.) - Indicates the component may require repair or replacement anytime within five years.

POOR - Indicates the component may require repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient, inoperable or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

4. Any component not listed as being deficient in some manner is assumed to be satisfactory.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

SUMMARY






ITEMS INSPECTED



RECOMMENDED REPAIR



POTENTIAL SAFETY HAZARD

-  2.2.1 Grounds - Decks, Balconies, Porches & Steps: Improper Handrail
-  2.2.2 Grounds - Decks, Balconies, Porches & Steps: Deck - Loose Boards
-  2.2.3 Grounds - Decks, Balconies, Porches & Steps: Deck - Unstable Support
-  2.2.4 Grounds - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
-  3.1.1 Exterior - Siding, Flashing & Trim: Checking
-  3.6.1 Exterior - Eaves, Soffits & Fascia: Pest Damage
-  4.1.1 Roof - Coverings: Moss
-  8.4.1 Common Rooms - Walls and Ceilings: Typical Cracks Observed
-  10.3.1 Miscellaneous Interior Areas - Walls and Ceilings: Typical Cracks Observed
-  11.9.1 1/2 Bathrooms - Ventilation: Ventilation fan not present
-  12.4.1 Bathrooms - Walls and Ceilings: Typical Cracks Observed
-  13.1.1 Bedrooms - Walls and Ceilings: Typical Cracks Observed
-  16.1.1 Basement, Foundation, Crawlspace & Structure - Steps, Stairways & Railings: Handrail Improper
-  17.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Corroded Connections
-  19.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Improper sub-panel
-  19.1.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double tapped breaker

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Home
Owner

Occupancy

Furnished, Occupied

Style

Multi-level

Type of Building

Detached, Single Family

Temperature (approximate)

66 Fahrenheit (F)

Direction House is Facing

South West

Weather Conditions

Cloudy

2: GROUNDS

| | | Sat | Mar | P | NO | DCI |
|-----|---|-----|-----|---|----|-----|
| 2.1 | Walkways, Patios & Driveways | X | | | | |
| 2.2 | Decks, Balconies, Porches & Steps | | X | | | |
| 2.3 | Vegetation, Grading, Drainage & Retaining Walls | X | | | | |

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Walkways, Patios & Driveways:

Walkway Material

Pavers

Walkways, Patios & Driveways:

Driveway Material

Asphalt

Walkways, Patios & Driveways:

Patio Material

Pavers

Decks, Balconies, Porches &

Steps: Appurtenance

Steps, Deck

Decks, Balconies, Porches &

Steps: Material

Stone, Pressure Treated Wood,
Composite Wood

Vegetation, Grading, Drainage & Retaining Walls: Grounds Status

Grounds

Visible, Dry

Seasonally there may be conditions that limit a full visible inspection of this area. While these conditions may limit our capability we will include photographs to document the condition at time of inspection. Should a defect be observed once the conditions change, the photographs will help prove a concealed defect was not fully disclosed.

Observations

2.2.1 Decks, Balconies, Porches & Steps



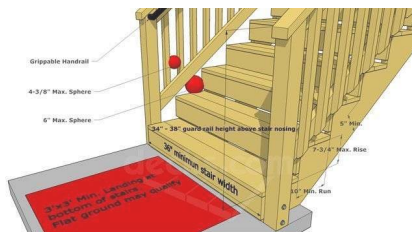
IMPROPER HANDRAIL

DECK AREA

Handrail is improper per current safety standards, handrails are required to meet graspability dimensions. Recommend licensed contractor to repair to current safety standards.

Recommendation

Contact a qualified carpenter.



Example photo only

Recommend updating railing current safety standards

2.2.2 Decks, Balconies, Porches & Steps

DECK - LOOSE BOARDS

POOL AREA

One or more deck boards were observed to be loose. Loose deck boards may present a possible trip hazard. Recommend they be refastened to prevent possible injuries.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation

Contact a qualified deck contractor.

 Potential Safety Hazard



Composite deck board near pool is damaged this is a potential trip hazard

2.2.3 Decks, Balconies, Porches & Steps

DECK - UNSTABLE SUPPORT

EXTERIOR SOUTH WEST

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.

 Potential Safety Hazard



Front deck support posts show signs of movement

2.2.4 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

EXTERIOR

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

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project

3: EXTERIOR

| | | Sat | Mar | P | NO | DCI |
|------|-----------------------------------|-----|-----|---|----|-----|
| 3.1 | Siding, Flashing & Trim | X | | | | |
| 3.2 | Exterior Windows | X | | | | |
| 3.3 | Exterior Doors | X | | | | |
| 3.4 | Service Entrance Conductors | X | | | | |
| 3.5 | Exterior lighting and receptacles | X | | | | |
| 3.6 | Eaves, Soffits & Fascia | | X | | | |
| 3.7 | Basement windows | X | | | | |
| 3.8 | Exterior foundation | X | | | | |
| 3.9 | Hose Faucets | X | | | | |
| 3.10 | Vent fan exhaust | X | | | | |

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Information

Siding, Flashing & Trim: Siding Material

Log Veneer

Siding, Flashing & Trim: Trim Material

Wood

Siding, Flashing & Trim: Flashing Material

Vinyl

Exterior Windows: Window Type

Double-hung, Double Pane, Shapes, Aluminum/Vinyl Clad

Exterior Doors: Exterior Entry Door

Composite

Exterior Doors: Screen door/Storm door

None

Exterior Doors: Patio door

Sliding door, Aluminum Clad

Service Entrance Conductors: Electrical Service Conductors

Below Ground, Proper clearance

Exterior lighting and receptacles: Exterior light fixtures

Present, Operable

Exterior lighting and receptacles: Exterior Receptacles

Operable, GFCI Protected, Weatherproof cover

Eaves, Soffits & Fascia: Soffit Material

Wood

Eaves, Soffits & Fascia: Fascia Material

Wood

Eaves, Soffits & Fascia: Eaves Material

Wood

Basement windows: Window Type

Glass Block

Exterior foundation: Exterior foundation material

Poured Concrete

Hose Faucets: Hose Faucet Location

Exterior

Vent fan exhaust: Vent Fan Exhaust

Visible, Dryer Vent, Bathroom Vent fan

Observations

3.1.1 Siding, Flashing & Trim

CHECKING

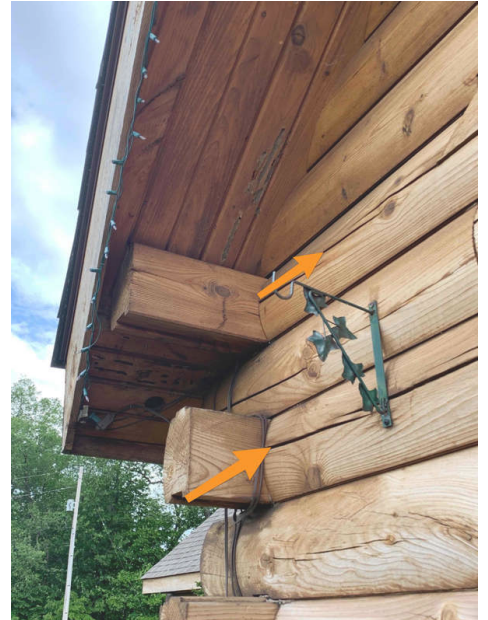
EXTERIOR

Wood veneer shows typical amount of checking. Recommend sealing wood surface as needed to prevent damage.

Recommendation

Contact a qualified professional.

 Recommended repair



Checking of lumber observed on exterior siding. This is normal as material ages recommend applying sealant as necessary to prolong life

3.6.1 Eaves, Soffits & Fascia

PEST DAMAGE

EXTERIOR

Evidence of carpenter bee damage observed on areas of wood siding, fascia and rake boards recommend licensed pest control professional to evaluate and repair as needed.

Recommendation

Contact a qualified pest control specialist.

 Recommended repair



Carpenter bee type damage



Carpenter bee type damage

4: ROOF

| | | Sat | Mar | P | NO | DCI |
|-----|---|-----|-----|---|----|-----|
| 4.1 | Coverings | X | | | | |
| 4.2 | Roof Drainage Systems | X | | | | |
| 4.3 | Flashings | X | | | | |
| 4.4 | Skylights, Chimneys & Other Roof Penetrations | X | | | | |

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Information

Inspection Method

Ground

Roof Pitch

Steep Slope

Roof Type/Style

Gable

Coverings: Material

Approximate Age

10-15 years

Coverings: Material Type

Architectural Asphalt

Coverings: Layers of Material

1

Coverings: Valley Type

Cut

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

Skylights, Chimneys & Other Roof Penetrations: Skylight Type

None

Skylights, Chimneys & Other Roof Penetrations: Chimney Location

Middle of Roof

Skylights, Chimneys & Other Roof Penetrations: Chimney Type

B-Vent Flue pipe

Observations

4.1.1 Coverings

MOSS

Recommend cleaning moss buildup from roof material to prevent premature failure of materials

Recommendation

Contact a qualified roofing professional.

 Recommended repair



Moss observed on roof surface, recommend cleaning to prevent premature failure of roof material

5: GARAGE

| | | Sat | Mar | P | NO | DCI |
|-----|---|-----|-----|---|----|-----|
| 5.1 | Floor | X | | | | |
| 5.2 | Walls & Firewalls | X | | | | |
| 5.3 | Garage Electrical | X | | | | |
| 5.4 | Occupant Door (From garage to inside of home) | X | | | | |
| 5.5 | Ceiling | X | | | | |
| 5.6 | Garage Overhead Door | X | | | | |
| 5.7 | Garage Door Opener | X | | | | |
| 5.8 | Manual door | | | | | X |

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Information

Garage Type

Attached, 2-Car

Floor: Floor Material

Concrete

Walls & Firewalls: Wall Material

Framed

Garage Electrical: Electrical components present

Yes, Functional

Garage Electrical: GFCI Protected receptacles

Yes

Garage Electrical: Handyman/Extension cord wiring

No

Garage Electrical: Receptacles Open Ground/Reverse Polarity

No

Garage Overhead Door: Material

Metal, Insulated

Garage Overhead Door: Type

Roll-Up

Garage Door Opener: Overhead door opener

Present, Operable

Manual door: Man door

Not Present

Limitations

General

STORED ITEMS

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

6: OUT BUILDING

| | | Sat | Mar | P | NO | DCI |
|------|-------------------------------------|-----|-----|---|----|-----|
| 6.1 | Garage Roof Coverings | X | | | | |
| 6.2 | Roof Drainage Systems | X | | | | |
| 6.3 | Siding, Trim, Fascia, Soffit, Eaves | X | | | | |
| 6.4 | Exterior Windows | X | | | | |
| 6.5 | Floor | X | | | | |
| 6.6 | Walls & Firewalls | X | | | | |
| 6.7 | Garage Electrical | X | | | | |
| 6.8 | Ceiling | X | | | | |
| 6.9 | Garage Overhead Door | X | | | | |
| 6.10 | Garage Door Opener | | | | | X |
| 6.11 | Manual door | X | | | | |

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Information

Garage Type

Detached, Pole Barn

Inspection Method

Ground

Roof Pitch

Medium Slope

Roof Type/Style

Gable

**Garage Roof Coverings: Material
Approximate Age**

5-10 years

**Garage Roof Coverings: Material
Type**

Metal

**Garage Roof Coverings: Layers
of Material**

1

**Roof Drainage Systems: Gutter
Material**

Aluminum

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

Metal

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

Metal

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

Metal

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

Metal

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

Metal

Exterior Windows: Window Type

Vinyl, Double Pane

Floor: Floor Material

Concrete

Walls & Firewalls: Wall Material

Framed

**Garage Electrical: Electrical
components present**

Yes, Functional

**Garage Electrical: GFCI Protected
receptacles**

Yes

**Garage Electrical:
Handyman/Extension cord
wiring**

No

**Garage Electrical: Receptacles
Open Ground/Reverse Polarity**

No

Garage Overhead Door: Material

Metal, Insulated

Garage Overhead Door: Type

Roll-Up

**Garage Door Opener: Overhead
door opener**

Not Present

Manual door: Man door

Present

Limitations

General

STORED ITEMS

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

7: KITCHEN

| | | Sat | Mar | P | NO | DCI |
|------|------------------------|-----|-----|---|----|-----|
| 7.1 | Windows | X | | | | |
| 7.2 | Floors | X | | | | |
| 7.3 | Walls and Ceilings | X | | | | |
| 7.4 | Heating/Cooling Source | X | | | | |
| 7.5 | Plumbing Components | X | | | | |
| 7.6 | Countertops & Cabinets | X | | | | |
| 7.7 | Electrical Components | X | | | | |
| 7.8 | Refrigerator | X | | | | |
| 7.9 | Range/Oven/Cooktop | X | | | | |
| 7.10 | Garbage Disposal | | | | | X |
| 7.11 | Dishwasher | X | | | | |
| 7.12 | Built-in Microwave | X | | | | |

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Information

Windows: Window Type

Casement, Thermal

Windows: Window Material

Wood

Floors: Floor Coverings

Tile

Walls and Ceilings: Wall Material

Wood, Drywall

Walls and Ceilings: Ceiling Material

Wood

Heating/Cooling Source: Heating/Cooling Source

Present

Countertops & Cabinets: Countertop Material

Granite

Countertops & Cabinets: Cabinetry

Wood

Electrical Components: GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Refrigerator: Operational

Yes

Refrigerator: Brand

Amana

Range/Oven/Cooktop: Operational

Yes

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Garbage Disposal: Operational

Not Present

Dishwasher: Operational

Yes

Dishwasher: Brand

Maytag

Built-in Microwave: Operational

Yes

Appliances

Kitchen

Present

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

8: COMMON ROOMS

| | | Sat | Mar | P | NO | DCI |
|-----|------------------------|-----|-----|---|----|-----|
| 8.1 | Doors | X | | | | |
| 8.2 | Windows | X | | | | |
| 8.3 | Floors | X | | | | |
| 8.4 | Walls and Ceilings | X | | | | |
| 8.5 | Heating/Cooling Source | X | | | | |
| 8.6 | Electrical components | X | | | | |

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Information

Common Room Types

Living Room, Kitchenette, Family Room, Den/Office

Living Room Location

2nd Floor Loft

Dining Room Location

Kitchen Area

Family Room Location

1st Floor South West

Den/Office Location

1st Floor

Doors: Door Type/Material

Solid core

Windows: Window Type

Awning, Double-hung, Thermal, Picture window

Windows: Window Material

Wood

Floors: Floor Coverings

Hardwood

Walls and Ceilings: Wall Material

Drywall, Wood

Walls and Ceilings: Ceiling Material

Drywall, Texture Coat

Heating/Cooling Source:

Heating/Cooling Source

Present

Electrical components: Ceiling Fan

Operational

Electrical components: Receptacles

Yes, Operational

Electrical components: Switches

Yes, Operational

Observations

8.4.1 Walls and Ceilings

TYPICAL CRACKS OBSERVED

 Recommended repair

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

Recommendation

Contact a qualified drywall contractor.

9: FIREPLACES

| | | Sat | Mar | P | NO | DCI |
|-----|-----------|-----|-----|---|----|-----|
| 9.1 | Fireplace | X | | | | |

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Information

Fireplace: Fireplace Location

1st Floor

Fireplace: Type of Fireplace

Gas

Fireplace: Hearth Extension Area

Proper

Fireplace: Damper

Operational

Fireplace: Fireplace Doors

Present, Functional

Fireplace: Level II Chimney Inspection

|

NFPA 211 15.4.1 9(3) States the requirement for a level II chimney inspection shall be performed for sale or transfer of the property. A level II chimney inspection will incorporate the use of a video camera system to inspect the chimney components. Potential defects may be concealed without the use of a level II chimney inspection. It is our recommendation that any wood burning fireplace be inspected by a Licensed Level II chimney inspection contractor. Click link below for more information regarding this topic.

[NFPA 211 codes and standards](#)

10: MISCELLANEOUS INTERIOR AREAS

| | | Sat | Mar | P | NO | DCI |
|------|-----------------------------|-----|-----|---|----|-----|
| 10.1 | Hall/Closet Doors | X | | | | |
| 10.2 | Floors | X | | | | |
| 10.3 | Walls and Ceilings | X | | | | |
| 10.4 | Steps, Stairways & Railings | X | | | | |
| 10.5 | Smoke and CO Detectors | X | | | | |

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Hall/Closet Doors: Door Type/Material

Solid core, Bi-Fold

Floors: Floor Coverings

Hardwood

Walls and Ceilings: Wall Material

Drywall, Wood

Walls and Ceilings: Ceiling Material

Drywall, Texture Coat

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

Bedroom, Basement, 1st Floor, Second Floor

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

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

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

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

Observations

10.3.1 Walls and Ceilings

 Recommended repair

TYPICAL CRACKS OBSERVED

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

Recommendation

Contact a qualified drywall contractor.

11: 1/2 BATHROOMS

| | | Sat | Mar | P | NO | DCI |
|------|------------------------|-----|-----|---|----|-----|
| 11.1 | General | X | | | | |
| 11.2 | Doors | X | | | | |
| 11.3 | Windows | X | | | | |
| 11.4 | Floors | X | | | | |
| 11.5 | Walls and Ceilings | X | | | | |
| 11.6 | Heating/Cooling Source | | | | | X |
| 11.7 | Electrical Components | X | | | | |
| 11.8 | Fixtures Installed | X | | | | |
| 11.9 | Ventilation | | | | | X |

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Information

General: Bathroom Type

1/2 Bathroom

Doors: Door Type/Material

Solid core

Windows: Window Type

Double-hung, Thermal

Windows: Window Material

Wood

Floors: Floor Coverings

Tile

Walls and Ceilings: Wall Material

Drywall, Wood

Walls and Ceilings: Ceiling Material

Wood

Heating/Cooling Source: Heating/Cooling Source

Not Present

Electrical Components: GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Fixtures Installed: Sink Status

Functional Flow, Functional Drainage

Fixtures Installed: Toilet Status

Operational

Ventilation: Bathroom Ventilation

No Vent Fan

Observations

11.9.1 Ventilation

VENTILATION FAN NOT PRESENT



Recommended repair

A ventilation fan is not currently installed in bathroom area. Installation of a proper vent fan is recommended to better control moisture and prevent possible moisture damage.

Recommendation

Contact a qualified professional.

12: BATHROOMS

| | | Sat | Mar | P | NO | DCI |
|------|------------------------|-----|-----|---|----|-----|
| 12.1 | Doors | X | | | | |
| 12.2 | Windows | X | | | | |
| 12.3 | Floors | X | | | | |
| 12.4 | Walls and Ceilings | X | | | | |
| 12.5 | Heating/Cooling Source | X | | | | |
| 12.6 | Electrical Components | X | | | | |
| 12.7 | Fixtures Installed | X | | | | |
| 12.8 | Ventilation | X | | | | |

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Bathroom Type

1st Floor, 2nd Floor

Full Bathroom, Master Bathroom, Jr Suite

Doors: Door Type/Material

Solid core

Windows: Window Type

Double-hung, Thermal

Windows: Window Material

Wood

Floors: Floor Coverings

Tile, Linoleum

Walls and Ceilings: Wall Material

Drywall, Tile, Wood

Walls and Ceilings: Ceiling Material

Drywall, Texture Coat, Wood

Heating/Cooling Source: Heating/Cooling Source

Present

Electrical Components: GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Fixtures Installed: Bath Tub Status

Functional Flow, Functional Drainage, Jetted Tub

Fixtures Installed: Shower Status

Functional Flow, Functional Drainage

Fixtures Installed: Sink Status

Functional Flow, Functional Drainage

Fixtures Installed: Toilet Status

Operational

Ventilation: Bathroom Ventilation

No vent fan, Ventilation fan, Operational

Observations

12.4.1 Walls and Ceilings

TYPICAL CRACKS OBSERVED

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

Recommendation

Contact a qualified drywall contractor.



Recommended repair

13: BEDROOMS

| | | Sat | Mar | P | NO | DCI |
|------|------------------------|-----|-----|---|----|-----|
| 13.1 | Walls and Ceilings | X | | | | |
| 13.2 | Floors | X | | | | |
| 13.3 | Windows | X | | | | |
| 13.4 | Doors | X | | | | |
| 13.5 | Electrical components | X | | | | |
| 13.6 | Heating/Cooling Source | X | | | | |
| 13.7 | Secondary Egress | X | | | | |

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Bedroom Location

1st Floor, 2nd Floor

Smoke Detector

Present

Walls and Ceilings: Wall Material

Drywall, Paneling

Walls and Ceilings: Ceiling Material

Drywall, Texture Coat

Floors: Floor Coverings

Carpet, Hardwood

Windows: Window Type

Double-hung, Thermal

Windows: Window Material

Wood

Doors: Door Type/Material

Solid core

Electrical components: Ceiling Fan

Operational

Electrical components: Receptacles

Yes, Operational

Electrical components: Switches

Yes, Operational

Limitations

General

OBSTRUCTIONS OF VIEW

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

General

PERSONAL EFFECTS

This home is currently occupied a limited number of photographs are taken due to personal effects.

Observations

13.1.1 Walls and Ceilings

TYPICAL CRACKS OBSERVED

 Recommended repair

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

Recommendation

Contact a qualified drywall contractor.

14: ATTIC, INSULATION & VENTILATION

| | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|-----|-----|---|----|-----|
| | | | | | | | | Sat | Mar | P | NO | DCI |
|--|--|--|--|--|--|--|--|-----|-----|---|----|-----|

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

| | |
|---|--------------------------|
| Attic Access Location and Type of Access | Inspection Method |
| None | No Access |

15: LAUNDRY AREA/ROOM

| | | Sat | Mar | P | NO | DCI |
|------|-----------------------|-----|-----|---|----|-----|
| 15.1 | Laundry Sink | X | | | | |
| 15.2 | Washer/Dryer | X | | | | |
| 15.3 | Electrical Components | X | | | | |

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Laundry Area Location

1st Floor 1/2 Bathrooms

Laundry area ventilation

Yes

Laundry Sink: Laundry Sink

Garage

Yes, Functional Flow, Functional Drainage

Washer/Dryer: Dryer Vent location

Floor

Washer/Dryer: Dryer Vent Material

Metal

Electrical Components: GFCI/AFCI Protected Receptacles

Present, Tripped when tested

Washer/Dryer: Dryer Power Source

220 Electric

Washer and Dryer are not operated as part of a standard home inspection. There are too many variables for proper operation as well as length of time a complete cycle takes to operate these appliances.

16: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

| | | Sat | Mar | P | NO | DCI |
|------|-----------------------------|-----|-----|---|----|-----|
| 16.1 | Steps, Stairways & Railings | | X | | | |
| 16.2 | Foundation | X | | | | |
| 16.3 | Floor Structure | X | | | | |

Sat = Satisfactory

Mar = Marginal

P = Poor

NO = Not Operational

DCI = Deferred Cost Item

Information

Basement or Crawlspace

Basement

Access Location

Basement Stairs

Inspection Performed

In Basement

Insulation

Walls

Foundation: Material

Concrete

Floor Structure: Material

Steel I-Beams, Wood Joists, Steel Support Columns

Floor Structure: Sub-floor

OSB

Floor Structure:

Basement/Crawlspace Floor

Concrete, Linolium

Limitations

Foundation

OBSTRUCTIONS OF VIEW

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

Observations

16.1.1 Steps, Stairways & Railings

HANDRAIL IMPROPER

BASEMENT

Interior staircase handrails do not meet current safety standards. Recommend licensed contractor to repair to current safety standards to prevent possible injuries.

Recommendation

Contact a qualified carpenter.

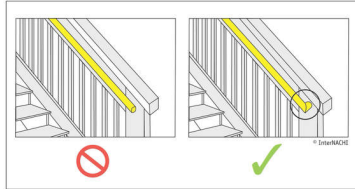


Potential Safety Hazard



Improper handrail

Handrail Return



From the 2015 IRC:

R311.7.8.2 **Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inches (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

Example photo only

17: PLUMBING

| | | Sat | Mar | P | NO | DCI |
|------|---|-----|-----|---|----|-----|
| 17.1 | Main Water Shut-off Device | X | | | | |
| 17.2 | Drain, Waste, & Vent Systems | X | | | | |
| 17.3 | Water Supply, Distribution Systems & Fixtures | | X | | | |
| 17.4 | Hot Water Systems, Controls, Flues & Vents | X | | | | |
| 17.5 | Fuel Storage & Distribution Systems | X | | | | |
| 17.6 | Sump Pump | X | | | | |

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Main Water Shut-off Device:

Water Source

Well

Main Water Shut-off Device:

Bonding wire present

N/A

Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 3"

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Distribution

pipng size

1/2", 3/4"

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Indirect

Hot Water Systems, Controls,

Flues & Vents: Quantity of Water

Heaters

One

Hot Water Systems, Controls,

Flues & Vents: Capacity

41 Gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Hot Water Systems, Controls,

Flues & Vents: Approximate Age

5-10 Yrs

Hot Water Systems, Controls,

Flues & Vents: Exhaust Flue Vent

N/A

Fuel Storage & Distribution

Systems: Fuel System Type

Propane

Fuel Storage & Distribution

Systems: Fuel Distribution Pipe

Material

Black Iron

Sump Pump: Location

Basement

Main Water Shut-off Device: Water Meter/Main Disconnect

Yes

The main water disconnect is the location where all water to the home can be turned off. This is helpful to know the location of in an emergency.

Observations

17.3.1 Water Supply, Distribution Systems & Fixtures



Recommended repair

CORRODED CONNECTIONS

BASEMENT

Evidence of corrosion was observed on some piping connections. Recommend licensed plumber to repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Corroded connections are prone to failure

18: HEATING AND COOLING SYSTEMS

| | | Sat | Mar | P | NO | DCI |
|------|-------------------------------|-----|-----|---|----|-----|
| 18.1 | Heating Equipment | X | | | | |
| 18.2 | Operating and Safety Controls | X | | | | |
| 18.3 | Distribution Systems | X | | | | |
| 18.4 | Vents, Flues & Chimneys | X | | | | |

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

AFU Efficiency Rating

80-82%

Heating Equipment: Brand

Weil-McClain

Heating Equipment: Energy Source

Propane

Heating Equipment: Heat Type

Hydronic Boiler

Operating and Safety Controls: Electrical Disconnect Present

Yes

Operating and Safety Controls: Fuel valve present

Yes

Operating and Safety Controls: Safety controls present

Yes, Operable

Operating and Safety Controls: ThermoStat Controls

Yes, Operable, Digital

Distribution Systems: Hydronic/Steam Heat Delivery System

Copper pipe, Baseboard Fin Tube, In-Floor Hydronic

Vents, Flues & Chimneys: Flue Type

Double Wall B-Vent

Heating Equipment: Approximate Age

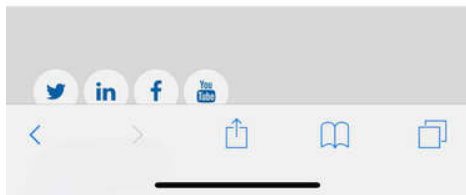
20-25 yrs

The screenshot shows the Weil-McLain website's CP Lookup page. At the top, there is a navigation bar with 'Log In', 'Careers', and 'Contact Us' links. Below this is the 'CP Lookup' heading. A text box explains that users should enter a 7-digit CP/Serial Number to find manufacturing information. A search box contains the CP number '3089561' and a 'Lookup' button. Below the search box, a results box displays the following information:

- CP Number:** 3089561
- Description:** GV 6 N 24V B&G S-2
- Manufactured Date:** 08/13/96
- Item Number:** 382200473



Unit CP code



Date of manufacture

19: ELECTRICAL

| | | Sat | Mar | P | NO | DCI |
|------|--|-----|-----|---|----|-----|
| 19.1 | Main & Subpanels, Service & Grounding, Main Overcurrent Device | | | X | | |
| 19.2 | Branch Wiring Circuits, Breakers & Fuses | X | | | | |
| 19.3 | Lighting Fixtures, Switches & Receptacles | X | | | | |
| 19.4 | GFCI & AFCI | X | | | | |

Sat = Satisfactory Mar = Marginal P = Poor NO = Not Operational DCI = Deferred Cost Item

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Electrical Panel

Basement, Out Building
Challenger, Square D

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

200 AMP

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

Circuit Breaker

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex, Conduit

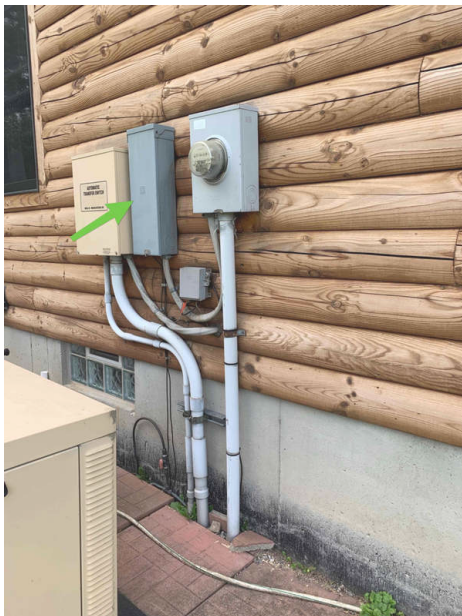
GFCI & AFCI: Observed GFCI/AFCI locations

Exterior, Kitchen, Bathrooms, Basement, Garage

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

Exterior North
Square D

The main electrical disconnect is the location where all electrical to the home can be turned off. This is helpful to know the location of in an emergency.



Main electrical disconnect

Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

GENERAC STANDBY GENERATOR

EXTERIOR NORTH

A gas powered standby generator is installed. Operation of this equipment is not within the standards of practice. I recommend contacting the generator service company to clean, service and test unit for proper operation.

Observations

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

 Potential Safety Hazard

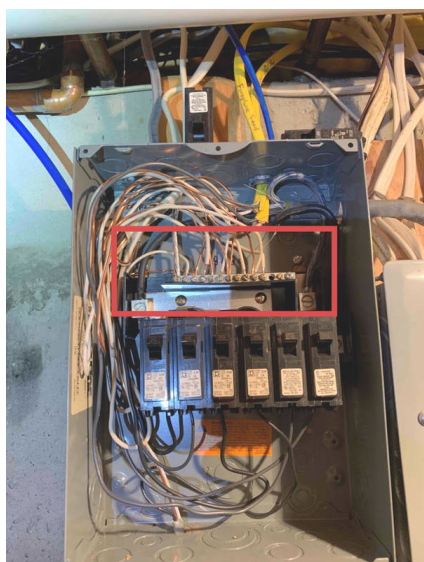
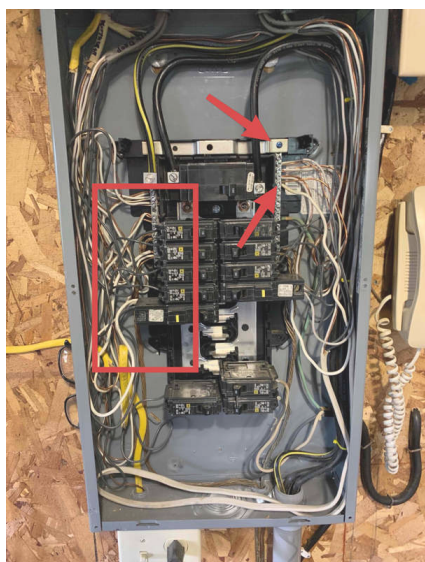
IMPROPER SUB-PANEL

BASEMENT, OUT BUILDING

Electrical sub-panels require the "Neutrals to be Isolated and Grounds separated" This is not the case in this sub-panel. Recommend licensed electrician to repair to prevent possible injuries.

Recommendation

Contact a qualified electrical contractor.



Sub electric panel in out building is improper

Sub electric panel in basement is improper

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

 Potential Safety Hazard

DOUBLE TAPPED BREAKER

BASEMENT

Circuit breakers are double tapped. This manufacturer prohibits this practice, recommend licensed electrician to repair to manufacturers specifications.

Recommendation

Contact a qualified electrical contractor.



Circuit breaker manufacture prohibits double tapping of this model

STANDARDS OF PRACTICE

Grounds

Section 197-5.4 Site Conditions:

(a) Home inspectors shall observe and report the following site conditions:

1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
2. Trees and vegetation that adversely affect the residential building;
3. Walkways, steps, driveways, patios and retaining walls.

(b) Home inspectors are not required to observe and report on the following site conditions:

1. Fences and privacy walls;
2. The health and condition of trees, shrubs and other vegetation.

Exterior

Section 197-5.6 Exterior:

(a) Home inspectors shall observe and report on:

1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

(b) Home inspectors are not required to observe and report on the following:

1. Screening, shutters, awnings and other seasonal accessories;
2. Fences;
3. Geological and/or soil conditions;
4. Recreational facilities;
5. Out-buildings other than garages and carports;
6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
7. Erosion control and earth stabilization measures;
8. The operation of security locks, devices or systems;
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

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.

Common Rooms

Section 197-5.12 Interior

(a). Home inspectors shall:

1. Observe and report on the material and general condition of walls, ceilings and floors;
2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.

(b). Home inspectors are not required to:

1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;
4. Observe and report on paint, wallpaper or other finish treatments;

5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

Fireplaces

Section 197-5.14 Fireplaces

- (a). Home inspectors shall:
 1. Observe and report on visible and accessible system components;
 2. Observe and report on visible and accessible chimneys and vents;
 3. Observe and report on chimney caps;
 4. Observe and report on fireplaces and solid fuel burning appliances;
 5. Observe and report on chimneys;
 6. Observe, operate and report on accessible fireplace dampers.
- (b). Home inspectors are not required to:
 1. Observe and report on the interiors of flues or chimneys;
 2. Observe and report on fire screens and doors;
 3. Observe and report on automatic fuel feed devices;
 4. Observe and report on mantles and fireplace surrounds;
 5. Observe and report on combustion make-up air devices;
 6. Observe and report on heat distribution assists;
 7. Ignite or extinguish fires;
 8. Determine draft characteristics;
 9. Move fireplace inserts and stoves or firebox contents.

Miscellaneous Interior Areas

Section 197-5.12 Interior

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

1/2 Bathrooms

Section 197-5.8 Plumbing System

- (a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
 1. Interior water supply and distribution systems including fixtures and faucets;
 2. Drain, waste and vent systems;
 3. Water heating equipment and vents and pipes;
 4. Fuel storage and fuel distribution systems and components;
 5. Drainage sumps, sump pumps, ejector pumps and related piping;
 6. Active leaks.
- (b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
 1. Fixtures and faucets;
 2. Domestic hot water systems;
 3. Drain pumps and waste ejectors pumps;
 4. The water supply at random locations for functional flow;
 5. Waste lines from random sinks, tubs and showers for functional drainage;

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

Bathrooms

Section 197-5.8 Plumbing System

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

15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

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

Attic, Insulation & Ventilation

Section 197-5.15 Attics (a).

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

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

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

Section 197-5.13

Insulation and Ventilation (a). Home inspectors shall:

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

(b). Home inspectors are not required to:

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

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.

Plumbing

Section 197-5.8

Plumbing System (a)

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

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

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

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;

5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:

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

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

Heating and Cooling Systems

Section 197-5.10 Heating System

(a). Home inspectors shall:

1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the systems;
5. Observe and report on visible flue pipes, dampers and related components for functional operation;
6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
7. Observe and report on the operation of fixed supplementary heat units;
8. Observe and report on visible components of vent systems, flues and chimneys;

(b). Home inspectors are not required to:

1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
2. Observe, evaluate and report on heat exchangers;
3. Observe and report on equipment or remove covers or panels that are not readily accessible;
4. Dismantle any equipment, controls or gauges;
5. Observe and report on the interior of chimney flues;
6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
11. Determine clearance to combustibles or adequacy of combustion air;
12. Test for gas leaks or carbon monoxide;
13. Observe and report on in-floor and in-ceiling radiant heating systems.

Section 197-5.11 Air Conditioning Systems

(a). Home inspectors shall:

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

(b). Home inspectors are not required to:

1. Activate or operate air conditioning systems that have been shut down;
2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
3. Check the pressure of the system coolant or determine the presence of leakage;
4. Evaluate the capacity, efficiency or adequacy of the system;
5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

Electrical

Section 197-5.9 Electrical System

- (a). Home inspectors shall observe and report upon readily accessible and observable portions of:
 1. Service drop;
 2. Service entrance conductors, cables and raceways;
 3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
 4. Service grounding;
 5. Interior components of service panels and sub-panels;
 6. A representative number of installed lighting fixtures, switches and receptacles;
 7. A representative number of ground fault circuit interrupters.
- (b). Home inspections shall describe readily accessible and observable portions of:
 1. Amperage and voltage rating of the service;
 2. The location of main dis-connects and sub-panels;
 3. The presence of aluminum branch circuit wiring;
 4. The presence or absence of smoke detectors and carbon monoxide detectors;
 5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.
- (c). Home inspectors are not required to:
 1. Observe and report on remote control devices;
 2. Observe and report on alarm systems and components;
 3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
 4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
 5. Insert any tool, probe or testing device into the main or sub-panels;
 6. Activate electrical systems or branch circuits which are not energized;
 7. Operate overload protection devices;
 8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
 9. Move any object, furniture or appliance to gain access to any electrical component;
 10. Test every switch, receptacle and fixture;
 11. Remove switch and outlet cover plates;
 12. Observe and report on electrical equipment not readily accessible;
 13. Dismantle any electrical device or control;
 14. Measure amperage, voltage or impedance;
 15. Observe and report on any solar powered electrical component or any standby emergency generators or components.