



K & M HOME INSPECTIONS



RESIDENTIAL REPORT

1234 Main St.
Guyton GA 31312

Buyer Name
10/30/2018 9:00AM



Inspector
Kelly Steckler
ICA Certified
702-375-5964
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Agent
Agent Name
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Please Read Carefully**General Information**

1) This Inspection was completed using the Standards of Practice of ASHI as a Guideline. The inspection contracts and the limitations and standards specified therein are an integral part of this report.

[Click here](#) for ASHI's Standards of Practice.

2) This inspection will not result in the information of presence of any environmental hazard that may be present, although if noticed in the course of my inspection I may report it as a possible concern. Environmental issues are out of the scope of today's inspection and should be addressed separately by a qualified environmental control contractor. There might be environmental issues that might have been present, but were not seen by myself today, as environmental issues are not in the Standards of Practice to inspect.

3) Due to water's destructive power, there should be control on the outside of the home to reduce problems that may go undetected. Water drainage near the base of the home could cause material defects in the foundation slab as well as deterioration to the soil the slab/house lays upon, to name a few. Drainage patterns should be monitored and improved as needed to carry water away from foundation. A very cost effective way to do this is extending gutter spouts to discharge at least 6' away from the house. This reduces moisture penetration and possible foundation damage.

Not a Code Inspection

The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. Your Inspection Report may comment on and even identify as problems with systems, components and/or conditions which may violate building codes, but, although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this report, and lies beyond the scope of the Standards of Practice. If you wish to determine how the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

Estimates/Repairs

In the case there are defects/concerns with the home, it is advised that the client seeks at least two professional opinions and acquire estimates of repairs as to any defects, comments, mentions, and recommendations in report. I recommend professionals making any repairs, inspect the property further in order to discover and repair related problems that could not be identified in the report. I also recommend that all repair concerns and cost estimates be completed and documented prior to closing or purchasing the property.

Foundation Cracks

In accordance with the Standards of Practice, I identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did

not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less repeated movement. I will certainly alert you to any suspicious cracks if they are clearly visible. However, I am not a foundation specialist, and in the absence of any major defects, I may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Pictures

Pictures are a great way to inform everyone involved about what was inspected, and defects/areas of concern that I have observed during my inspection. These are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. I usually provide two pictures for the same defect/area of concern, one being the area picture to establish location, and the second being the close up of the defect/area to provide detail. Also, note that not all areas of concern will be photographed. Do not rely on pictures alone. Please read the complete inspection report.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Roof - Coverings: Shingles Missing
- ⊖ 2.1.2 Roof - Coverings: Under-Driven Nails
- ⊖ 2.1.3 Roof - Coverings: Creased or Torn Tab Damage (Wind)
- ⊖ 2.1.4 Roof - Coverings: Loose or Missing Shingles
- ⊖ 2.1.5 Roof - Coverings: Exposed nails
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Mildew/Algae
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Gaps At Exterior Wall Penetrations
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 6.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
- ⊖ 6.1.2 Cooling - Cooling Equipment: SEER Value Below Minimum
- ⊖ 6.3.1 Cooling - Distribution System: Ducts Deteriorated
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
- 🔧 11.1.2 Doors, Windows & Interior - Doors: Strike Plate Missing/Damaged
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Damaged

1: INSPECTION DETAILS

Information

In Attendance

Client, Home Owner

Occupancy

Furnished, Occupied

Style

Contemporary

Temperature (approximate)

75 Fahrenheit (F)

Type of Building

Attached, Single Family

Weather Conditions

Clear

Ground Conditions

Dry

Limitations

General

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2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Roof, Ground

Roof Type/Style

Combination

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum, Asphalt

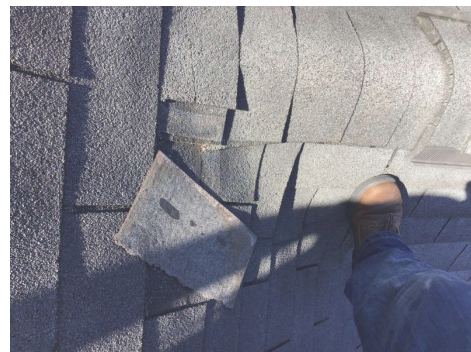
Deficiencies

2.1.1 Coverings



SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

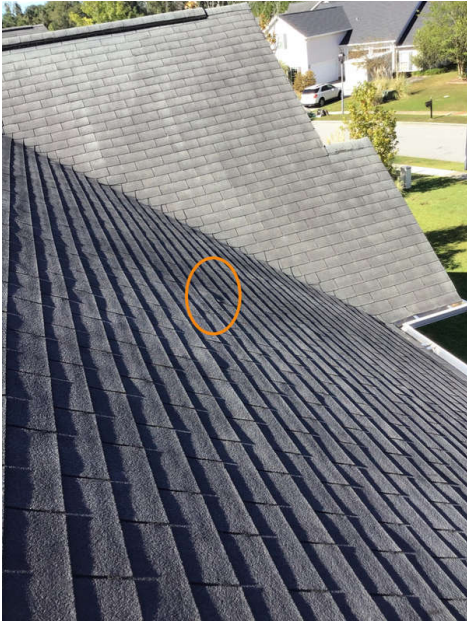


2.1.2 Coverings



UNDER-DRIVEN NAILS

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.



2.1.3 Coverings

CREASED OR TORN TAB DAMAGE (WIND)

 Recommendation

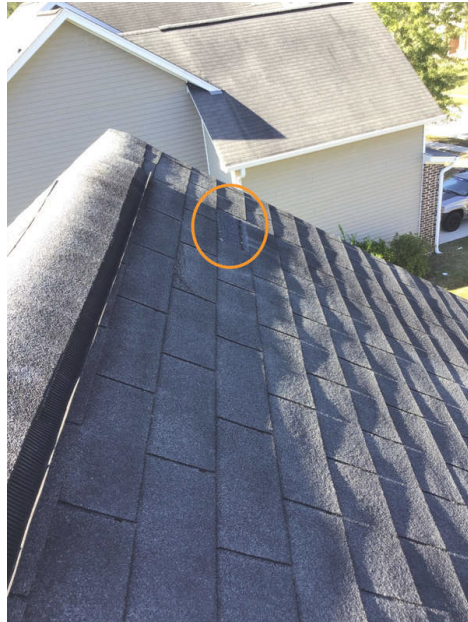
The roof had areas of wind damage such as broken adhesive strips and creased or torn shingle tabs. The Inspector recommends replacement of the damaged shingles by a qualified roofing contractor to avoid damage from moisture intrusion.

Recommendation

Contact a qualified roofing professional.



South



2.1.4 Coverings

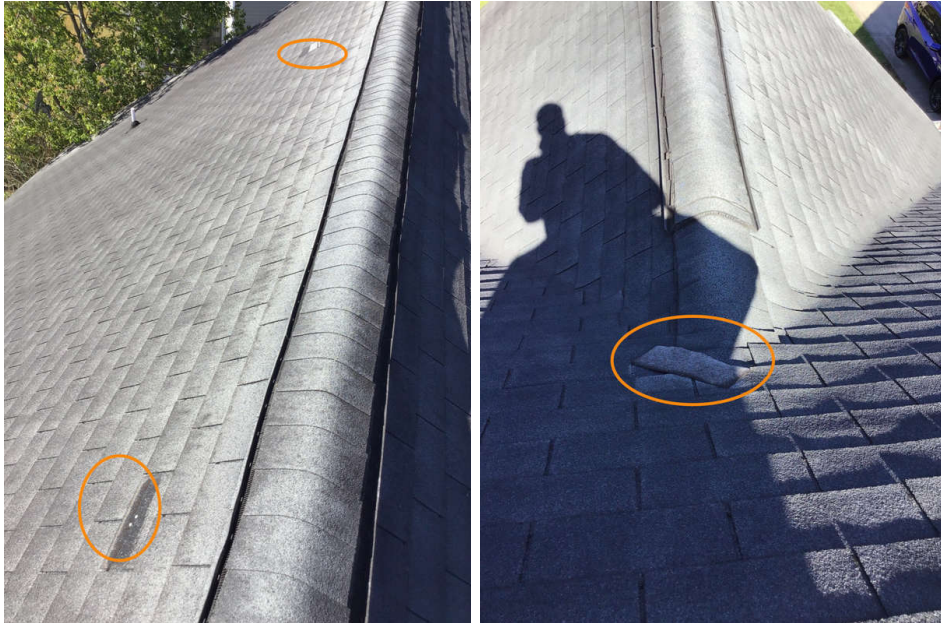
LOOSE OR MISSING SHINGLES

 Recommendation

I recommend replacement of any loose or missing shingles to avoid damage from moisture intrusion by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.1.5 Coverings

EXPOSED NAILS

 Recommendation

Exposed nails allows for water penetration to underlying stricter.

Recommendation

Contact a qualified professional.





2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

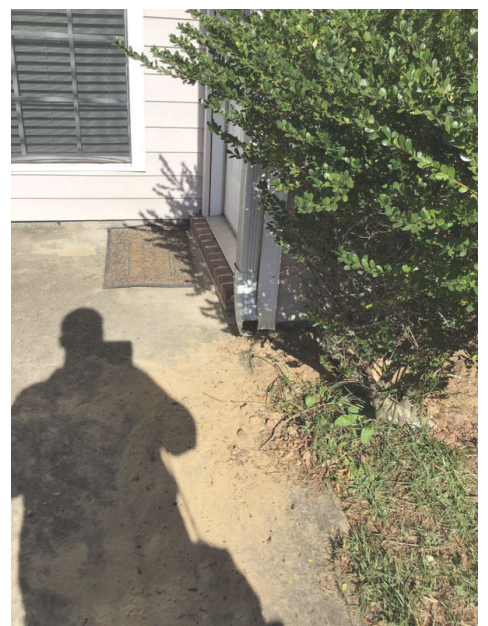
 Recommendation

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

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Attic Access, Visual

Siding, Flashing & Trim: Siding Material

Brick, Vinyl

Siding, Flashing & Trim: Siding Style

Panels

Exterior Doors: Exterior Entry Door

Wood, Metal

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Patio

Decks, Balconies, Porches & Steps: Material

Concrete

Limitations

General

AREAS OF EXTERIOR HIDDEN BY VEGATATION/FURNISHINGS (DISCLAIMER)

Areas of the exterior of the home

Areas of the exterior of the home were hidden by vegetation/owners belongings at the time of the inspection. In accordance with industry standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets or rugs, nor remove or destroy vegetation to inspect the exterior of the home. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the exterior portions of the residence that were concealed or otherwise inaccessible and contact me immediately if any adverse conditions are observed that were not reported on, in your inspection report.

Deficiencies

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR



Recommendation

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with age. Recommend monitoring.

Recommendation

Recommend monitoring.



3.1.2 Siding, Flashing & Trim

MILDEW/ALGAE

 Recommendation

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon, especially on shaded portions of the home. Recommend mold be cleaned by a house exterior washing contractor.

Recommendation

Contact a qualified professional.

3.1.3 Siding, Flashing & Trim

**GAPS AT EXTERIOR WALL PENETRATIONS**

At the time of the inspection, gaps were noticed around the exterior of the home. These gaps are usually around pipes associated with faucets, drains, HVAC lines, gas/electrical. These areas should be sealed to protect the home from moisture penetration and pest infestations.

Recommendation

Contact a handyman or DIY project



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

**TREE OVERHANG**

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspace			X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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Information

Inspection Method

Attic Access

Foundation: Material

Slab on Grade

Floor Structure:

Basement/Crawlspace Floor

Concrete, Wood

Floor Structure: Material

Slab, Wood Beams

Floor Structure: Sub-floor

Inaccessible

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Brand

Carrier

Equipment: Energy Source

Electric

Equipment: Heat Type

Heat Pump

Normal Operating Controls:

Thermostat Functions

Cool, EmHeat, Fan Off, Fan Auto, Fan On, Heat

Distribution Systems: Ductwork

Insulated

AFUE Rating

0

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

[Click here for more information.](#)

The Heating Seasonal Performance Factor (HSPF)

9.5 %

The Heating Seasonal Performance Factor (HSPF) is specific to heat pumps. A higher HSPF rating identifies a more efficient unit. When operating as an air conditioner, heat pumps are evaluated according to their SEER rating.

[Click here for more information about Efficiency Ratings related to home heating and cooling equipment.](#)

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			X
6.4	Presence of Installed Cooling Source in Each Room			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Brand
Trane

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Central

The Seasonal Energy Efficiency Ratio (SEER)
11.5

A higher SEER rating means greater energy efficiency. The minimum standard SEER is 13 for air conditioners. Most modern air conditioners have a SEER that ranges from 13 to 21

Recommend a HVAC System Servicing

I recommend a whole HVAC system servicing prior to your closing. Also, an annual service or maintenance contract with your local HVAC contractor is a small investment to protect your HVAC system. Most contractors conduct inspections biannually in the spring for air-conditioning units and the fall for furnaces. At the time of inspection, the HVAC contractor could also make any small repairs and lubricate all the system's moving parts.



Cooling Equipment: SEER Rating

11.5 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

Deficiencies

6.1.1 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

6.1.2 Cooling Equipment

Recommendation

SEER VALUE BELOW MINIMUM

SEER (Seasonal Energy Efficiency Rating) is used to rate the efficiency of air conditioning units. The recommended SEER is 14 for residential units in the Southeastern region of the United States. Upgrading the system to the minimum SEER of 14 could have a cost savings of approximately \$300 a year, depending on use and cost of electricity. It is recommended to have a heating and cooling professional evaluate the systems efficiency for the size of home.

Recommendation

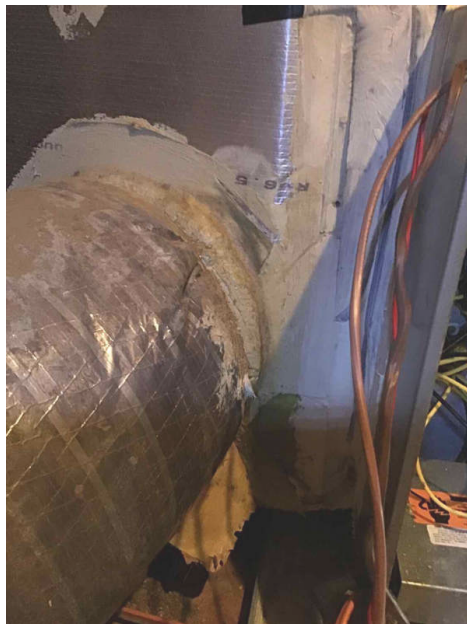
Contact a qualified heating and cooling contractor

6.3.1 Distribution System

Recommendation

DUCTS DETERIORATED

Deteriorated ducts were observed. Recommend licensed HVAC contractor repair or replace.



7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems		X		
7.6	Sump Pump	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

North

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Unknown

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Pex, Copper

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Pex, Copper

Hot Water Systems, Controls,

Flues & Vents: Capacity

80 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Attic, Crawlspace

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Not Present

Sump Pump: Location

Under Stairs, Not Required

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors		X		

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Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, 220 Volts

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

Garage

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

200 AMP



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

Cutler Hammer

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

Circuit Breaker

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

Not Installed

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

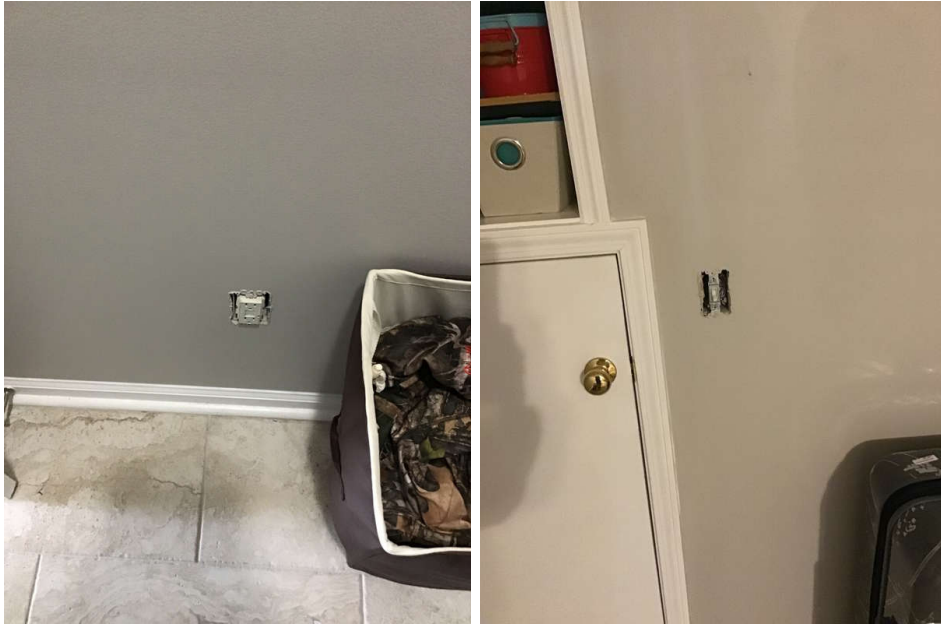
Romex

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

**COVER PLATES MISSING**

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



9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys	X			
9.2	Lintels	X			
9.3	Damper Doors	X			
9.4	Cleanout Doors & Frames	X			

IN = Inspected

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NP = Not Present

D = Deficiencies

Information

Type

Gas

Limitations

General

GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation	X			
10.2	Vapor Retarders (Crawlspace or Basement)	X			
10.3	Ventilation	X			
10.4	Exhaust Systems	X			

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

Fiberglass, Loose Fill

Attic Insulation: Insulation Type Attic Insulation: R-value

Blown, Cellulose

30

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

None

Limitations

General

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11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
11.1	Doors	X			X
11.2	Windows	X			X
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			

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Information

Windows: Window Manufacturer

Unknown

Windows: Window Type

Double-hung, Thermal

Floors: Floor Coverings

Bamboo, Carpet, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Granite, Solid Surface

Limitations

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Deficiencies

11.1.1 Doors

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.





Master Bathroom

11.1.2 Doors



Maintenance Item

STRIKE PLATE MISSING/DAMAGED

Strike plate(s) were missing at time of inspection. Strike plates protect the doorjamb from damage due to use of latch bolts, and ensures proper latching when the door is shut. Strike plates also provide additional security reinforcement for doorjamb made of softer materials such as wood. I recommend replacement/repair of these to prevent further damage and provide additional security.

Recommendation

Contact a handyman or DIY project

11.2.1 Windows



Recommendation

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.



12: GARAGE

		IN	NI	NP	D
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)		X		

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Information

Garage Door: Material

Metal

Garage Door: Type

Automatic

Limitations

General

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STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

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

Basement, Foundation, Crawlspace & Structure

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

Heating

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

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

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

Plumbing

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

Electrical

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

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.