



PGR HOME INSPECTIONS

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<https://www.PGRHomeInspections.com>



RESIDENTIAL REPORT

1234 Main St.
Charleston SC 29414

Buyer Name

08/18/2018 9:00AM



Inspector

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Agent

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SIGNIFICANT DEFECT/ SAFETY
HAZARD

-  2.1.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor/ moderate
-  2.2.1 Exterior - Siding, Flashing, Trim : Cracking - Major
-  2.2.2 Exterior - Siding, Flashing, Trim : Through Brick Cracks
-  2.2.3 Exterior - Siding, Flashing, Trim : Remove debris
-  2.3.1 Exterior - Eaves, Soffits & Fascia: Damage to soffit
-  2.4.1 Exterior - Exterior Doors: Door frame damaged hindering proper operation
-  2.5.1 Exterior - Decks, Porches & Steps: Possible wood rot
-  2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Bushes/Flowers/Shrubbery Too Close to Foundation
-  2.7.1 Exterior - Hose Bibs: Recommend Anti-Siphon Valve Be Installed
-  2.7.2 Exterior - Hose Bibs: Handle broken or missing
-  3.1.1 Roof - Roofing Material: Previous shingle repair/ replacement
-  3.3.1 Roof - Vents, Other Roof Protrusions: Possible water intrusion point
-  3.4.1 Roof - Skylights, Chimneys: Evidence of previous water intrusion.
-  4.2.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Possible organic growth
-  4.2.2 Attic, Insulation & Ventilation - Roof Structure & Attic: Hole in roof decking. Repaired
-  4.3.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation or missing
-  4.3.2 Attic, Insulation & Ventilation - Attic Insulation: Recommend adding weatherstripping to attic hatch
-  4.6.1 Attic, Insulation & Ventilation - Exhaust Systems: Furnace flue too close to Purlin (wood framing member)
-  5.2.1 Kitchen - Sink, Plumbing: Active leak present
-  6.1.1 Doors, Windows & Interior - Doors: Door broke and rotted at bottom
-  6.3.1 Doors, Windows & Interior - Floors: Cupping Floors
-  6.4.1 Doors, Windows & Interior - Walls: Drywall cracking at seams
- 

6.5.1 Doors, Windows & Interior - Ceilings: Water intrusion/ High Moisture/ Mold Growth Possible/ Moisture Stain

 7.1.1 Bathrooms - Cabinets, Countertops: Recommend additional caulk/ grout

 7.1.2 Bathrooms - Cabinets, Countertops: Loose

 7.2.1 Bathrooms - Sinks, Tubs/showers, Toilets, Plumbing: Caulk/ Grout Needed

 7.2.2 Bathrooms - Sinks, Tubs/showers, Toilets, Plumbing: Minor corrosion

 7.2.3 Bathrooms - Sinks, Tubs/showers, Toilets, Plumbing: Loose tiles/ high moisture/ possible mold

 7.3.1 Bathrooms - Exhaust Fans: Bathroom Fan vents into attic

 8.1.1 Laundry Room - Laundry Room: Recommend cleaning dryer vent



9.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Concrete Block Support Appears to be leaning

 9.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence

 9.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Crawlspace Flooded

 9.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Water Intrusion

 10.2.1 Heating & Cooling - Heating Equipment: Annual Servicing/Cleaning

 10.5.1 Heating & Cooling - Gas/LP Firelogs & Fireplaces: Creosote Buildup

 10.5.2 Heating & Cooling - Gas/LP Firelogs & Fireplaces: Fire brick cracked

 10.5.3 Heating & Cooling - Gas/LP Firelogs & Fireplaces: Occasionally leaks (informed by client)

 11.2.1 Plumbing - Drain, Waste, & Vent Systems: Access limited to inspect drain and supply lines

 11.2.2 Plumbing - Drain, Waste, & Vent Systems: Rust and corrosion

 11.4.1 Plumbing - Water Heater: Corrosion

 11.4.2 Plumbing - Water Heater: Reached typical life expectancy

 11.4.3 Plumbing - Water Heater: Missing Pipe Insulation

 11.4.4 Plumbing - Water Heater: No Expansion Tank

 11.4.5 Plumbing - Water Heater: Recommend servicing

 12.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Label damaged



12.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Neutrals and grounds sharing same screw on bus bar

 12.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Exposed live wiring

 12.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper sized breaker AC UNIT

 12.3.4 Electrical - Branch Wiring Circuits, Breakers & Fuses: Uncapped Live Wire

 12.3.5 Electrical - Branch Wiring Circuits, Breakers & Fuses: Cloth wiring

 12.3.6 Electrical - Branch Wiring Circuits, Breakers & Fuses: Handyman wiring in Attic

 12.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Exposed wiring

 12.5.1 Electrical - GFCI & AFCI: No AFCI Protection Installed.

 12.5.2 Electrical - GFCI & AFCI: No GFCI Protection Installed

 12.6.1 Electrical - Smoke/ CO Detectors: Recommend testing monthly

 12.6.2 Electrical - Smoke/ CO Detectors: Missing

 12.6.3 Electrical - Smoke/ CO Detectors: Recommend CO detectors - Gas systems in home

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Furnished, Occupied, Utilities On

Type of Building

Single Family

Temperature (approximate)

78 Fahrenheit (F)

Weather Conditions

Clear, Humid, Recent Rain, Sunny

Front of house faces:

North

Overview

PGR Home Inspections strives to perform all inspections in substantial compliance with the Standards of Practice set forth by the InterNACHI Standards of Practice. As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in the standards. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspections is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern of issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the Standards of Practice, and the Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection is a tool to assist you in your buying decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Notice to Third Parties

Notice to Third Parties: This report is the property of Professional Home Inspections and the Client named herein and is non-transferable to any and all third-parties or subsequent buyers. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations **ITEMS NOT INSPECTED** - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said

components / appliances. Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable;

Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information

THERMAL IMAGING: Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement / addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting <http://prohitn.com/component-life-expectancies/>

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification.

Comment Key - Definitions

This report divides deficiencies into three categories; **Significant Defects/ Safety Hazards (in red)**, **Recommendations (in orange)**, and **Maintenance Items/FYI/Minor Defects (in blue)**.

or Orange categories depending on their perceived danger, but should always be addressed ASAP.

Significant Defects - Items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a **Qualified Contractor**.

Recommendations - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a **Handyman or Qualified Contractor** and are not considered routine maintenance or DIY repairs.

Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a **Homeowner or Handyman**. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects

belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in the home or building.

Other Definitions:

Satisfactory = Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear

Marginal = Indicates that component will probable require repair or replacement anytime within 5 years

Poor = Indicates the component will need repair or replacement now or in the very near future.

2: EXTERIOR

		IN	NI	NP	O
2.1	Walkways, Patios & Driveways	X			X
2.2	Siding, Flashing, Trim	X			X
2.3	Eaves, Soffits & Fascia	X			X
2.4	Exterior Doors	X			X
2.5	Decks, Porches & Steps	X			X
2.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.7	Hose Bibs	X			X

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

Information

Walkways, Patios & Driveways: Driveway Material

Asphalt, Concrete

Walkways, Patios & Driveways: Sidewalks

Concrete

Siding, Flashing, Trim : Flashing Material

Aluminum, Not all flashings visible

Siding, Flashing, Trim : Siding Material

Brick, Vinyl

Siding, Flashing, Trim : Trim Material

Wood

Eaves, Soffits & Fascia: Eaves, Soffits, Fascia

Vinyl

Exterior Doors: Exterior Entry Door

Wood

Decks, Porches & Steps: Decks, Porches & Steps

Front Porch, Back porch screened

Decks, Porches & Steps: Material

Concrete, Wood, Brick

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall

None

Hose Bibs: Condition

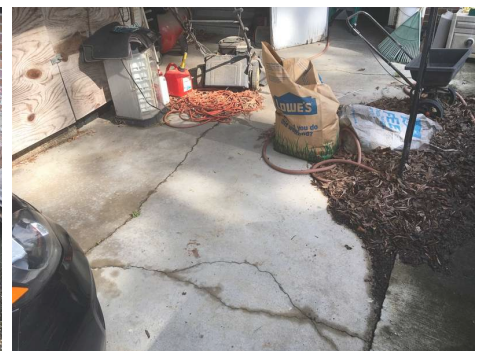
No Anti-Siphon Valve

Hose Bibs: Operable

One not functioning

Walkways, Patios & Driveways: Driveway/Walkway, Patio Condition Inspection Method

Driveways and walkways are inspected to determine their effect on the structure of the home. I will also report on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Siding, Flashing, Trim : Siding, Flashing, Trim Inspection Method

These components were inspected looking for damage, potential water entry points, missing pieces, wood rot, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Eaves, Soffits & Fascia: Eaves, Soffit, Fascia Inspection Method

The eaves, soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Exterior Doors: Exterior Door Inspection Method

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No deficiencies were observed unless otherwise noted in this report.



Decks, Porches & Steps: Decks, Porches, Steps Inspection Method

- Decks are inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.
- Slab porch(es) are inspected looking for damage or any other significant defects and to determine that they adequately slope away from the structure. No reportable deficiencies were observed unless otherwise noted in this report.
- The steps were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Vegetation, Grading, Drainage & Retaining Walls: Grading/ Lot Drainage Inspection Method

Grading is inspected to determine that it allows rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Hose Bibs: Hose Bibs Inspection Method

The hose bibs were inspected by operating them (if weather permits) looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were observed unless otherwise noted in this report.



Limitations

Decks, Porches & Steps

VISIBILITY LIMITED

Visibility of porch area was limited due to personal items blocking access to most of the porch. Unable to accurately and thoroughly access the condition of the porch.

Decks, Porches & Steps

RECOMMEND VERIFYING IF PERMITS WERE PULLED TO CONSTRUCT THIS ADDITION.

Vegetation, Grading, Drainage & Retaining Walls

GRADING/ LOT DRAINAGE: GRADING LIMITATIONS

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Observations

2.1.1 Walkways, Patios & Driveways

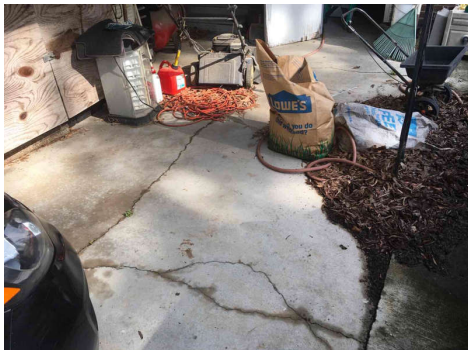
Recommendation

DRIVEWAY CRACKING - MINOR/ MODERATE

Minor/ moderate cracks observed, which may indicate movement in the soil. Recommend monitoring and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



2.2.1 Siding, Flashing, Trim

Significant Defect/ Safety Hazard

CRACKING - MAJOR

Moderate to major cracking was observed at one or more points on the exterior due to settling throughout the years. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Client stated the home was built on a old trash dump, so that may have something to do with it. Recommend consulting with a structural engineer and/or soil expert.

Recommendation

Contact a qualified structural engineer.



2.2.2 Siding, Flashing, Trim

Recommendation

THROUGH BRICK CRACKS

Noticed several bricks that were cracked all the way through. This is a sign of settling. Recommend further evaluation from a foundation contractor to access the overall foundation.

Recommendation

Recommended DIY Project



2.2.3 Siding, Flashing, Trim

REMOVE DEBRIS

 Maintenance Item

Possible the leaves and debris is acting like a sponge maintains a lot of water in his area which is the. Seeping through the brick at the bottom and through to the other side. Recommend keeping the area clean to help prevent this from occurring

Recommendation

Contact a handyman or DIY project



2.3.1 Eaves, Soffits & Fascia

DAMAGE TO SOFFIT

 Maintenance Item

The severe angle of the roof line has resulted in damage to the soffit area due to the storm door hitting it. Other than removing the storm door there is no good solution to correct the issue. You could replace the damaged soffit piece but with the storm door still in place it would most likely happen again.



2.4.1 Exterior Doors

 Maintenance Item

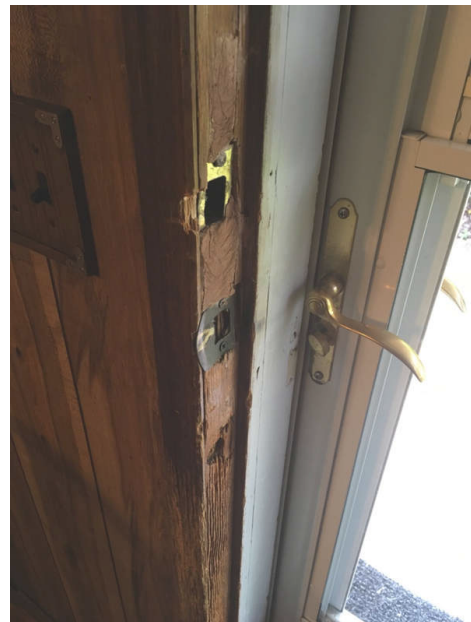
**DOOR FRAME DAMAGED
HINDERING PROPER OPERATION**

Visible damage to door frame. Recommend repair or replace as need to ensure the door latches properly each time.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a handyman or DIY project



2.5.1 Decks, Porches & Steps

 Recommendation

POSSIBLE WOOD ROT

Heavy moisture retention in one or more areas. Recommend further evaluation by a qualified contractor and repair as needed.

Recommendation

Contact a qualified professional.



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

BUSHES/FLOWERS/SHRUBBERY TOO CLOSE TO FOUNDATION

Recommend vegetation be cut back at least 18 inches away from foundation and siding to help prevent damage to siding and reduce chances of wood destroying insects harming the property.

Recommendation

Contact a qualified lawn care professional.



2.7.1 Hose Bibs

 Maintenance Item

RECOMMEND ANTI-SIPHON VALVE BE INSTALLED

Anti-siphon valves allow water to only flow in one direction. For irrigation purposes, it prevents water from the system from being siphoned back into the water supply line. Essentially, it stops unsafe water from entering a clean water supply such as the water that comes from your faucets or shower heads. Recommend installing an anti-siphon valve.

Recommendation

Contact a handyman or DIY project



2.7.2 Hose Bibs

 Maintenance Item

HANDLE BROKEN OR MISSING

Recommend replacing handle.

Recommendation

Contact a handyman or DIY project



3: ROOF

		IN	NI	NP	O
3.1	Roofing Material	X			X
3.2	Flashings	X			
3.3	Vents, Other Roof Protrusions	X			X
3.4	Skylights, Chimneys	X			X

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

Information

Roofing Material: Inspection Method
Roof

Roofing Material: Material
Asphalt, Architectural

Roofing Material: Roof Type/Style
Gable

Roofing Material: Number of Layers
1

Roofing Material: Valley Type
NA

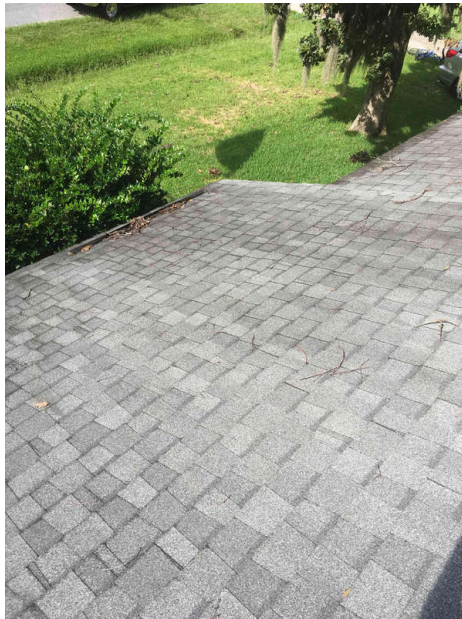
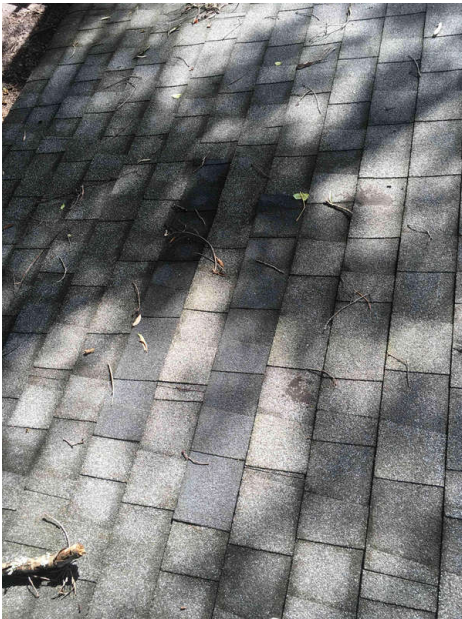
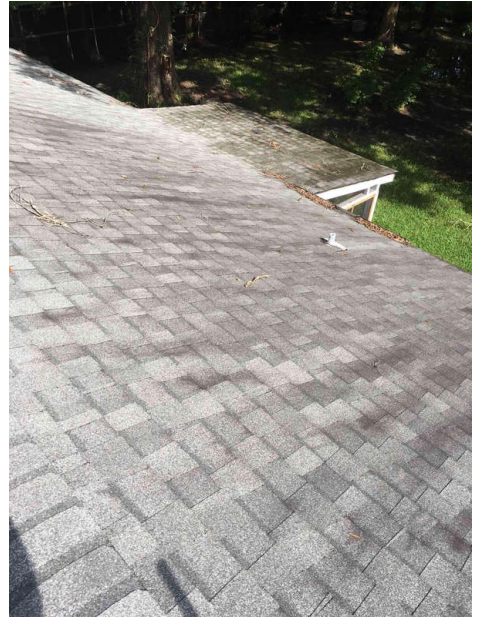
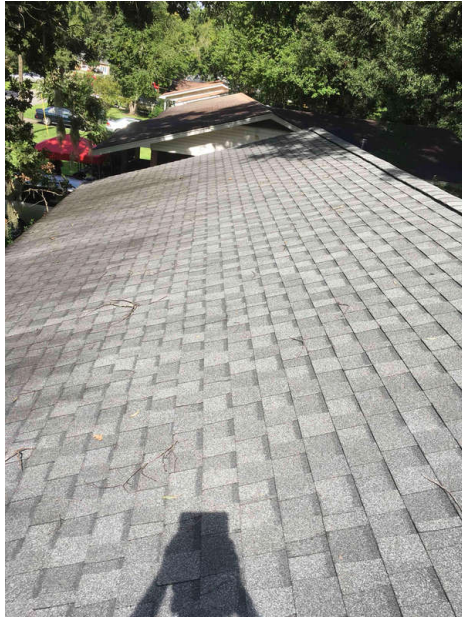
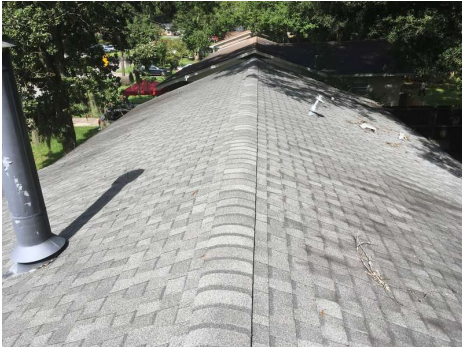
Flashings: Material
Aluminum, Not all flashings visible

Skylights, Chimneys: Flue Material
Metal

Skylights, Chimneys: Viewed From
Roof

Roofing Material: Roofing Material Condition Information: Shingles

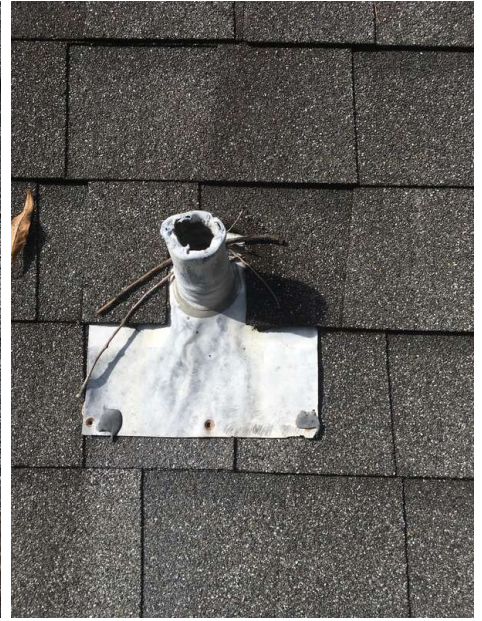
The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. The shingles appeared to be in satisfactory condition, allowing for normal wear and tear, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

**Flashings: Flashing Inspection Method**

Visible portions of the flashings were inspected looking for installation related deficiencies or damage (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Vents, Other Roof Protrusions: Vents, Other Roof Protrusion Inspection Method

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Skylights, Chimneys: Chase Material

Metal



Limitations

Roofing Material

ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Flashings

CLOSED VALLEYS - NOT VISIBLE

If valleys were installed with a Closed Valley or Woven Valley method of installation, the valley flashing materials are not visible as they are located under the roofing material.

Observations

3.1.1 Roofing Material

 Maintenance Item

PREVIOUS SHINGLE REPAIR/REPLACEMENT

Roof shingles were repaired or replaced in one or more areas indicating that the roof leaked in the past. No signs of current leakage during time of inspection. Recommend monitoring for future issues.

Recommendation

Recommend monitoring.



3.3.1 Vents, Other Roof Protrusions

 Recommendation

POSSIBLE WATER INTRUSION POINT

Possible water intrusion point where nail head is exposed and the top unsealed area of the vent pipe. Recommend sealing properly to prevent further deterioration of current sealant and help prevent possible water intrusion.

Recommendation

Contact a qualified professional.



3.4.1 Skylights, Chimneys

 Recommendation

EVIDENCE OF PREVIOUS WATER INTRUSION.

A past repair was made due to previous water intrusion. Monitor for future issues. Recommend yearly maintenance to help prevent future issues.

Recommendation

Contact a qualified professional.



4: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
4.1	Information	X			
4.2	Roof Structure & Attic	X			X
4.3	Attic Insulation	X			X
4.4	Ventilation	X			
4.5	Plumbing Stack Vents	X			
4.6	Exhaust Systems	X			X

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

Information

Roof Structure & Attic: Material **Roof Structure & Attic: Type** **Attic Insulation: Insulation Type**
 Plywood Gable Batt, Fiberglass

Ventilation: Ventilation Type **Exhaust Systems: Exhaust Fans**
 Gable Vents, Soffit Vents, Ridge Vents Fan Only

Information: Inspection Method: Walked Where Possible - Insulation Obscuring Ceiling Joists / Truss / Rafters

The attic area was walked where possible, but not all areas were able to be safely traversed due to insulation obscuring the bottom chord of the truss / ceiling joists. Traversing an attic with insulation that obscures the framing is dangerous, as footing can be lost. The attic inspection is limited to visually accessible portions only.

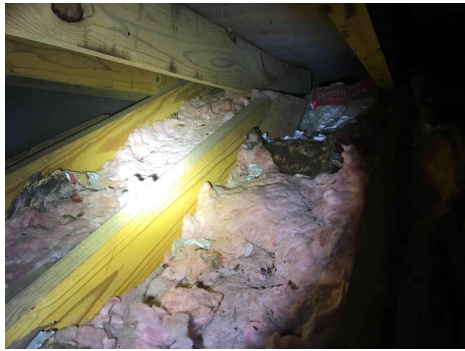
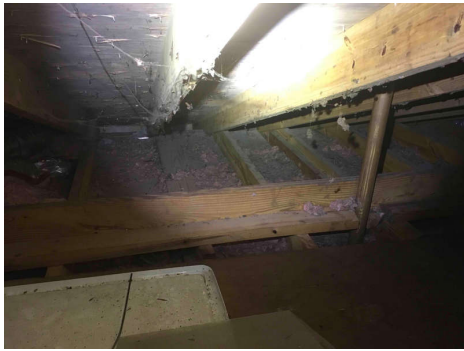
Roof Structure & Attic: Roof Structure Inspection Method

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.



Attic Insulation: Insulation Inspection Method

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend a minimum R-30 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



Ventilation: Ventilation Inspection Method

The attic ventilation is reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.



Plumbing Stack Vents: Plumbing Stack Vents Inspection Method

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Limitations

Information

ATTIC INSPECTION LIMITED TO ACCESSIBILITY

The attic area was walked where possible, but not all areas were able to be safely traversed due to the furnace and ductwork hindering full access to the attic. The attic inspection is limited to visually accessible portions only.

Observations

4.2.1 Roof Structure & Attic

POSSIBLE ORGANIC GROWTH



Roof decking and collar ties appear to have some organic growth. Only way to confirm is to have samples sent to a lab for analysis to determine if any remediation is necessary. No signs of physical moisture intrusion during time of inspection.

Recommendation

Contact a qualified mold inspection professional.



4.2.2 Roof Structure & Attic

 Maintenance Item

HOLE IN ROOF DECKING. REPAIRED

Visible hole in roof decking but has been repaired on the exterior with new shingles. Recommend monitoring for future issues.

Recommendation

Recommend monitoring.



4.3.1 Attic Insulation

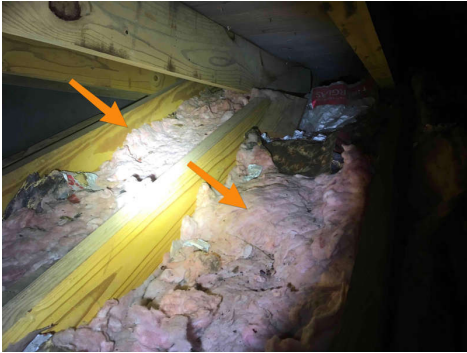
 Recommendation

INSUFFICIENT INSULATION OR MISSING

Insulation depth was inadequate or missing completely. Some of the insulation was damaged to moisture making its R-value (resistance to heat transfer) extremely low. Recommend a qualified attic insulation contractor install additional insulation up to the appropriate R-value.

Recommendation

Contact a qualified insulation contractor.



4.3.2 Attic Insulation

 Recommendation

RECOMMEND ADDING WEATHERSTRIPPING TO ATTIC HATCH

No weatherstripping present on attic hatch. This can be a significant point of air leakage. Recommend adding.

Recommendation

Contact a handyman or DIY project

4.6.1 Exhaust Systems

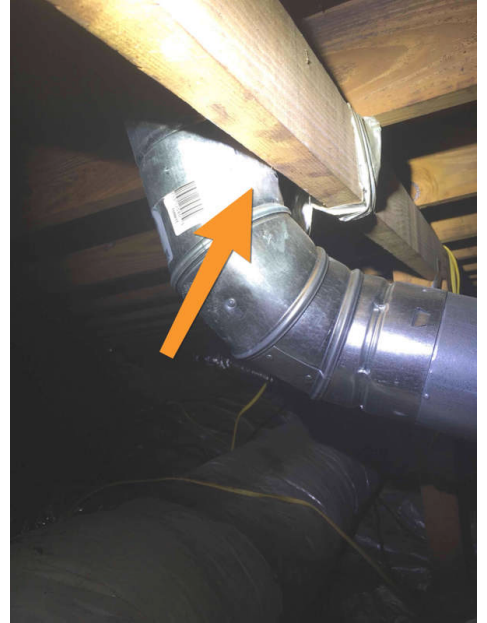
FURNACE FLUE TOO CLOSE TO PURLIN (WOOD FRAMING MEMBER)

 Recommendation

Furnace flue pipes should have a 1" clearance around combustibles. Recommend a licensed HVAC contractor correct.

Recommendation

Contact a qualified HVAC professional.



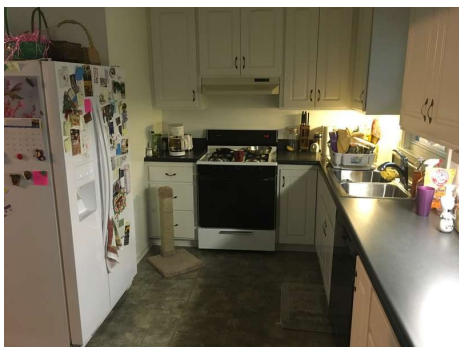
5: KITCHEN

		IN	NI	NP	O
5.1	Kitchen View	X			
5.2	Sink, Plumbing	X			X
5.3	Dishwasher	X			
5.4	Refrigerator	X			
5.5	Range/Oven/Cooktop	X			
5.6	Garbage Disposal	X			
5.7	Countertops & Cabinets	X			

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

Information

Kitchen View: Kitchen View



Dishwasher: Brand Whirlpool

Refrigerator: Brand Whirlpool

Refrigerator: Condition Satisfactory

Range/Oven/Cooktop: Range/Oven Energy Source Gas

Range/Oven/Cooktop: Range/Oven Brand Magic chef

Range/Oven/Cooktop: Exhaust Hood Type Vented

Countertops & Cabinets: Countertop Material Laminate

Countertops & Cabinets: Cabinetry Wood



Sink, Plumbing: Kitchen Sink Inspection Method

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

**Sink, Plumbing: Kitchen Plumbing Inspection Method**

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

**Dishwasher: Dishwasher Inspection Method**

The dishwasher was operated by running a wash cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.



Refrigerator: Refrigerator Inspection Method

The refrigerator was inspected visually only and by taking a temperature reading. The unit's efficiency not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

**Range/Oven/Cooktop: Oven, Range Inspection Method**

- All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.
- The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



Garbage Disposal: Garbage Disposal Inspection Method

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Countertops & Cabinets: Countertops & Cabinets Inspection Method

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Observations

5.2.1 Sink, Plumbing

ACTIVE LEAK PRESENT

 Recommendation

Leak present underneath sink. Recommend repair by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



6: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
6.1	Doors	X			X
6.2	Windows	X			
6.3	Floors	X			X
6.4	Walls	X			X
6.5	Ceilings	X			X
6.6	Ceiling Fans	X			

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

Information

Windows: Window Material

Vinyl

Floors: Floor Coverings

Hardwood, Linoleum

Walls: Wall Material

Drywall, Paneling

Doors: Doors Inspection Method

The doors were inspected by operating a representative number (I will try and operate every door in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, damaged hinges and hardware, improper latching, etc. No reportable deficiencies were present unless otherwise noted in this report.

Windows: Window Inspection Method

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Floors: Floor Inspection Method

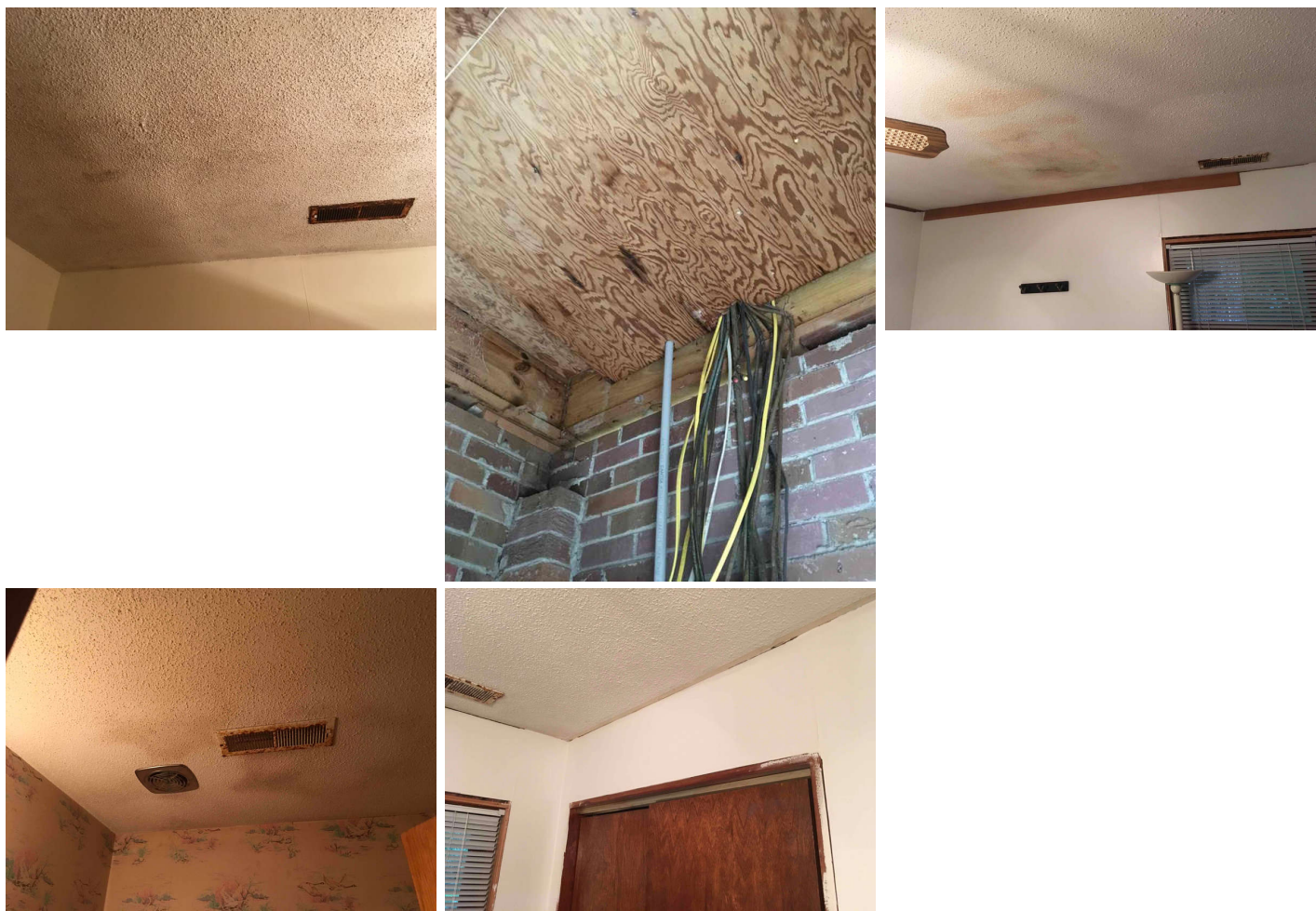
Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies, tripping hazards, squeaks, and damage. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Walls: Walls Inspection Method

Visible portions of the interior wall surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

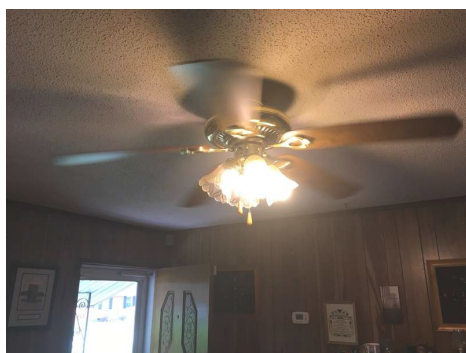
Ceilings: Ceiling Information

The ceilings throughout the home were inspected looking for moisture intrusion due to roof leaks or leaking plumbing pipes, settlement cracks, or significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



Ceiling Fans: Ceiling Fan Inspection Method

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Limitations

Walls

WALL CONDITION: SETTLEMENT CRACKS/ LIMITATIONS

Accurately addressing the severity of settlement crack(s) and their direct cause is beyond the scope of a home inspection as I have no knowledge of how long the cracking has been in place, whether or not it has been recently active, and what conditions may have contributed to its formation. I will report on the visual condition of cracking at the time of inspection. Only a foundation contractor or structural engineer (P.E.) can determine the severity and cause of settlement or settlement cracks and they should be consulted as desired.

Observations

6.1.1 Doors

DOOR BROKE AND ROTTED AT BOTTOM



Recommend replacing by a qualified professional.

Recommendation

Contact a qualified professional.



6.3.1 Floors

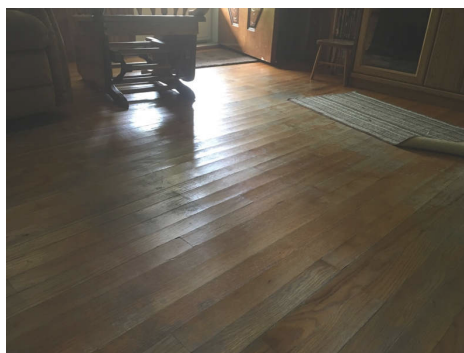
CUPPING FLOORS



Cupping occurs when the edges of a board are higher than its center. Assuming the flooring has been [properly installed](#), cupping can occur due to excessive moisture which causes the wood flooring to swell, crushing the boards together and deforming them at the edges. The board edges form a cup due to excessive MC in the flooring. The first step to remediation is to identify the moisture source: high indoor RH, a water spill, a leak from a dishwasher hose or a plumbing leak, for example. Once the cause of the moisture is identified and controlled, cupping can possibly be reversed. Wood flooring owners can use a wood moisture meter to identify MC changes on a regular basis before cupping occurs. Recommend further evaluation by a flooring contractor.

Recommendation

Contact a qualified professional.



6.4.1 Walls

DRYWALL CRACKING AT SEAMS



Occurring in multiple locations. Most likely due to expansion/contraction of the material or settling of the home. Monitor for future movement and repair as needed.

Recommendation

Contact a handyman or DIY project



Example, multiple areas throughout the home exhibited these cracks

6.5.1 Ceilings

 Recommendation

WATER INTRUSION/ HIGH MOISTURE/ MOLD GROWTH POSSIBLE/ MOISTURE STAIN

Several areas exhibited moisture stains. None of these areas showed any signs of active leaking during time of inspection. One or more areas showed signs of possible mold growth. Samples were taken. Please defer to the lab results.

Recommend monitoring areas for continued leakage and recommend contacting a qualified roofing contractor to further evaluate and repair as needed if the issue gets worse.

Recommendation

Contact a qualified professional.



7: BATHROOMS

		IN	NI	NP	O
7.1	Cabinets, Countertops	X			X
7.2	Sinks, Tubs/showers, Toilets, Plumbing	X			X
7.3	Exhaust Fans	X			X

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

Information

Cabinets, Countertops:

Cabinets, Countertops Condition

Marginal

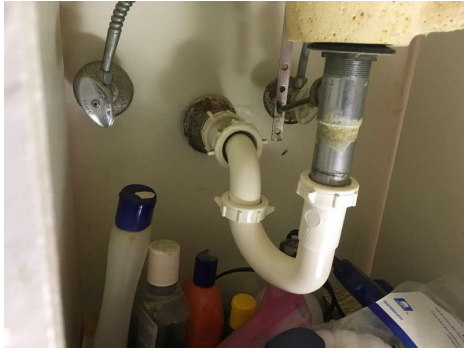
Cabinets, Countertops: Cabinets, Countertops Inspection Method

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



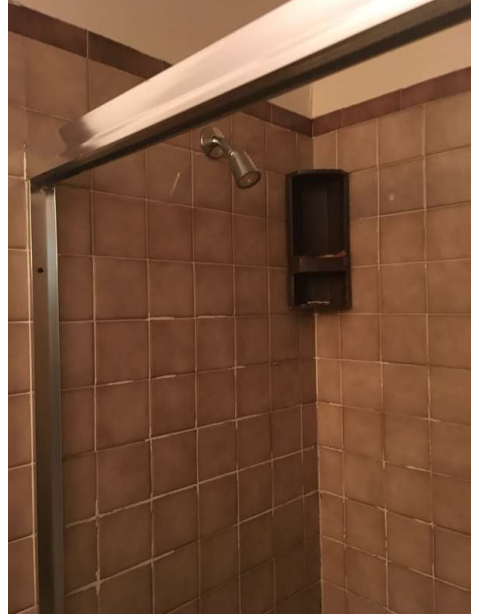
Sinks, Tubs/Showers, Toilets, Plumbing: Plumbing and Drainage Inspection Method

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



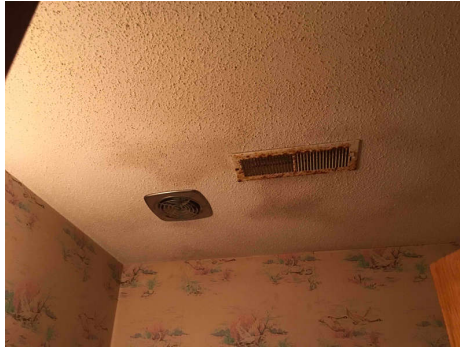
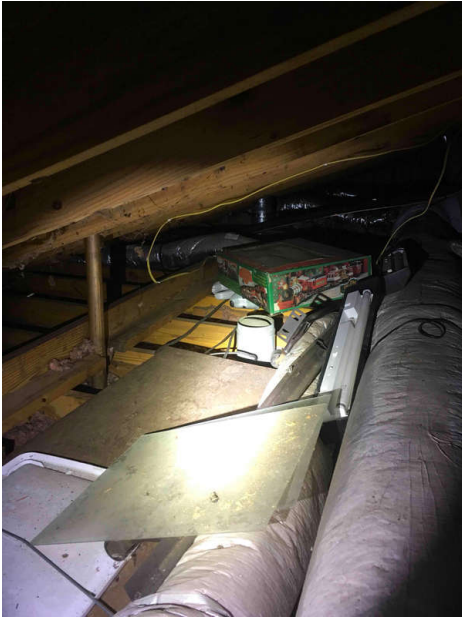
Sinks, Tubs/showers, Toilets, Plumbing: Sinks, Tubs/Shower, Toilets Inspection Method

- The sink(s), tubs/shower were inspected by operating the faucet valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.
- The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Exhaust Fans: Exhaust Fans Inspection Method

The bath ventilation fan(s) were tested by operating the switch and listening for proper air flow. Ventilation fans are recommended for all bathrooms containing a shower or tub. A window in a bathroom can substitute for a fan, but a fan is still recommended due to not utilizing fans in colder winter months. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Limitations

Sinks, Tubs/showers, Toilets, Plumbing

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

Observations

7.1.1 Cabinets, Countertops

RECOMMEND ADDITIONAL CAULK/ GROUT



Recommend additional caulk/ grout to help prevent moisture/water intrusion behind wall and vanity.

Recommendation

Contact a handyman or DIY project



7.1.2 Cabinets, Countertops

 Recommendation

LOOSE

Vanity is a little loose. Recommend securing it properly to the wall.

Recommendation

Contact a qualified professional.



7.2.1 Sinks, Tubs/showers, Toilets, Plumbing

 Maintenance Item

CAULK/ GROUT NEEDED

Current caulk has a lot of mildew and possibly mold on it. Recommend removing, cleaning thoroughly, and replacing caulk around the shower stall to prevent water intrusion behind the shower liner.

Recommendation

Contact a handyman or DIY project



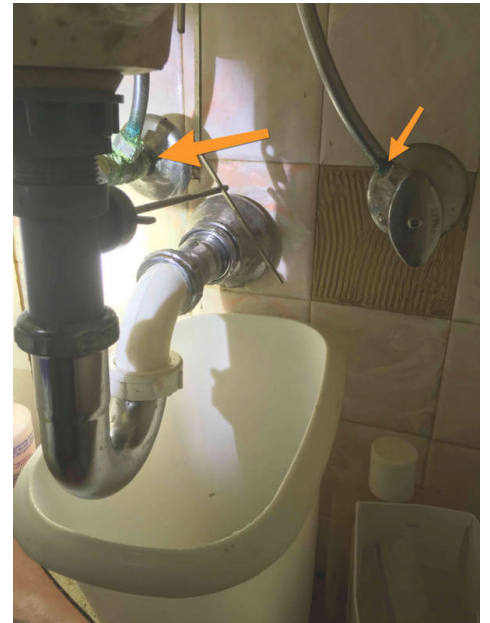
7.2.2 Sinks, Tubs/showers, Toilets, Plumbing

**MINOR CORROSION**

Minor corrosion visible on supply lines. Monitor for future leaks. No leaks noticed during time of inspection. Repair as needed.

Recommendation

Contact a qualified plumbing contractor.



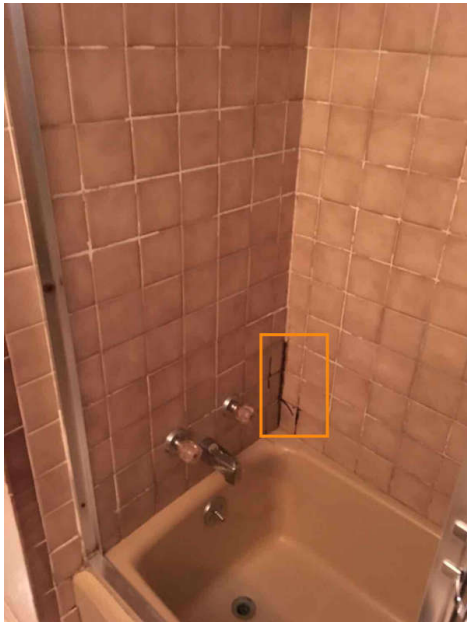
7.2.3 Sinks, Tubs/showers, Toilets, Plumbing

**LOOSE TILES/ HIGH MOISTURE/ POSSIBLE MOLD**

Shower area had multiple loose tiles due to moisture or water intrusion behind the wall. It is likely there is some mold present however due to the non-invasive nature of the inspection it is not possible to accurately determine that without tearing into the wall. Recommend a licensed contractor correct the moisture issue in the bathroom and then repair or replace the damaged tile as needed.

Recommendation

Contact a qualified professional.



7.3.1 Exhaust Fans

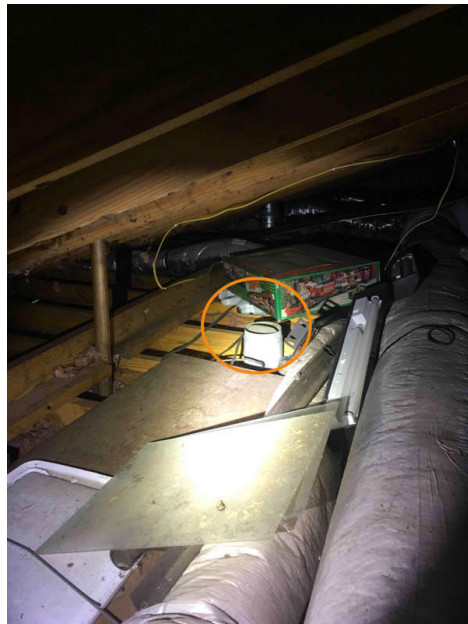
 Recommendation

BATHROOM FAN VENTS INTO ATTIC

Bathroom fan should fully vent to the exterior to prevent moisture build up in attic. Recommend a qualified professional attached an approved hose and terminate to the exterior.

Recommendation

Contact a qualified professional.



8: LAUNDRY ROOM

		IN	NI	NP	O
8.1	Laundry Room	X			X

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

Information

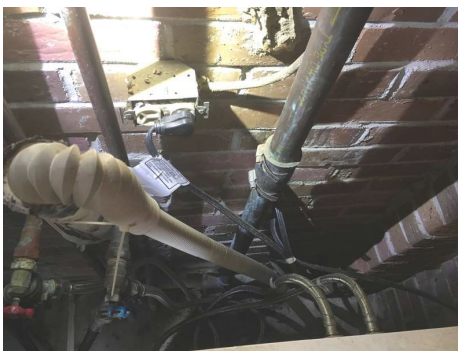
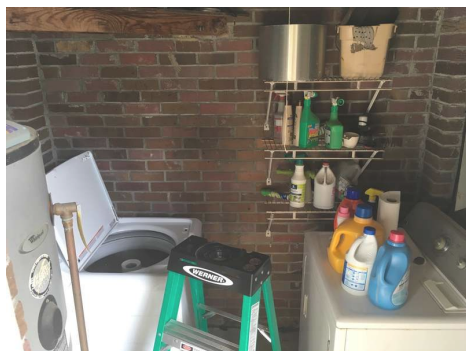
Laundry Room: Dryer Power Source

220 Electric

Laundry Room: Dryer Vent Metal (Flex)

Laundry Room: Washer, Dryer Inspection Method

A washer and/or dryer was present. This washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.



Laundry Room: Dryer Vent Inspection Method

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.



Observations

8.1.1 Laundry Room



RECOMMEND CLEANING DRYER VENT

Recommend cleaning dryer vent annually to help prevent lint build up and reduce risk of a fire.

Recommendation

Contact a handyman or DIY project

9: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
9.1	Foundation	X			X
9.2	Basements & Crawlspaces	X			X
9.3	Floor Structure	X			X
9.4	Wall Structure	X			

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

Information

Foundation: Material

Concrete Block

Basements & Crawlspaces:

Insulation Type

None

Basements & Crawlspaces:

Vapor Barrier Present

Yes

Floor Structure: Material

Wood Joists

Floor Structure: Sub-floor

Plywood

Floor Structure:

Basement/Crawlspace Floor

Dirt

Foundation: Foundation Inspection Method

Visible portions of the foundation walls were inspected looking for cracking, moisture intrusion, or any other indications of damage or deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Limitations

Foundation

VISIBILITY LIMITED

Visibility was limited to crawlspace access panel due to the crawlspace flooding.

Floor Structure

VISIBILITY LIMITED

Visibility was limited to crawlspace access panel due to the crawlspace flooding.

Wall Structure

VISIBILITY LIMITED

Visibility was limited to crawlspace access panel due to the crawlspace flooding.

Observations

9.1.1 Foundation

 Significant Defect/ Safety Hazard

CONCRETE BLOCK SUPPORT APPEARS TO BE LEANING

One or More foundation supports appears to be leaning. Based on its location it could be playing a factor in the sagging bathroom floor issue. Recommend contacting a licensed foundation contractor and repair as needed.

Recommendation

Contact a foundation contractor.



9.2.1 Basements & Crawlspace

 Recommendation

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a qualified professional.



9.2.2 Basements & Crawlspace

 Significant Defect/ Safety Hazard

CRAWLSPACE FLOODED

Crawlspace had a few inches of water throughout the entire space. The large amounts of recent rain we have been getting and the significant water leak from a distribution pipe in the crawlspace share the blame. Recommend the water leak be corrected ASAP and the remaining water be pumped out safely and the vapor barrier's condition be evaluated and repaired if need be.

Recommendation

Contact a qualified professional.



9.3.1 Floor Structure

EVIDENCE OF WATER INTRUSION

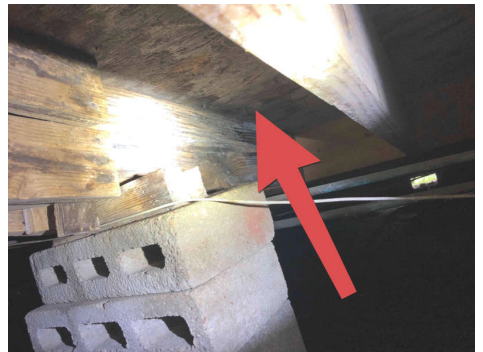
Ceiling structure showed signs of water intrusion and significant rot resulting in major sagging of the bathroom floor around the toilet. Recommend a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified structural engineer.



Significant Defect/ Safety Hazard



10: HEATING & COOLING

		IN	NI	NP	O
10.1	Cooling Equipment	X			
10.2	Heating Equipment	X			X
10.3	Thermostat	X			
10.4	Distribution System	X			
10.5	Gas/LP Firelogs & Fireplaces	X			X
10.6	Heating, Cooling Source In Each Room	X			

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

Information

Mode HVAC System Tested In
Cooling Mode

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

Cooling Equipment: Location
Exterior South

Cooling Equipment: In-Sight Disconnect Present
Yes

Cooling Equipment: Life Expectancy
10-15 Years

Cooling Equipment: Maximum Breaker Size
15

Cooling Equipment: Manufactured Date
2017

Cooling Equipment: Model Number
ANX140241BB

Cooling Equipment: Serial Number
1710019196

Heating Equipment: Brand
Amana

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air



Heating Equipment: In-Sight Disconnect Present
Yes

Heating Equipment: Life Expectancy
15-20 Years

Distribution System: Ductwork
Insulated

Air Supply and Return Information

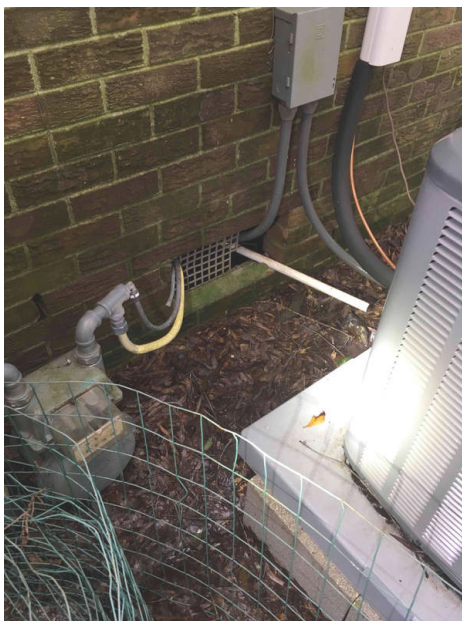
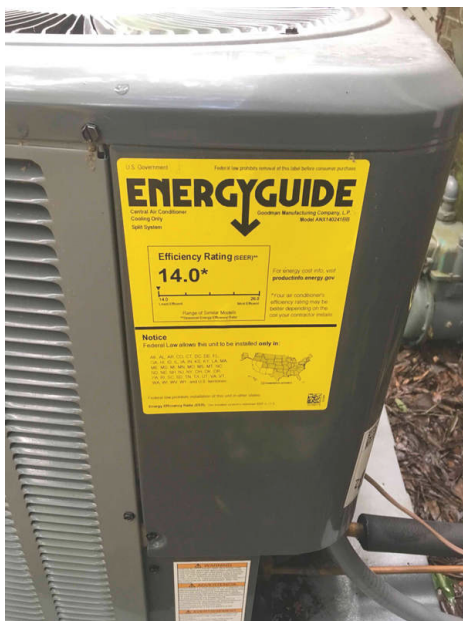
The typical temperature differential between return and supply air is 10 - 20 degrees in cooling mode, and 16 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc. Furthermore HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. These readings are shown to show the system responded to normal operating controls at the time of inspection, and not to show the exact temperature differential produced by the system, the efficiency, or performance of the system; which lies beyond the scope of a home inspection.

HVAC Testing Inspection Method

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes (Heat Pumps: Dependent on outside temperature, Below 60 degree F operated in Heating Mode, Above 70 degrees F operated in Cooling Mode, Between 60-70 can operate in both modes); a visual observation of the equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

Cooling Equipment: Brand

Amana



Cooling Equipment: SEER Rating

14 SEER

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

Read more on energy efficient air conditioning at Energy.gov.

Thermostat: Thermostat

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



Distribution System: Ductwork Inspection Method

The ductwork appeared to be sealed and supported well at visible portions. No deficiencies were observed unless otherwise noted in this report.



Gas/LP Firelogs & Fireplaces: Fireplace Inspection Method

-The gas fireplace (if applicable) was tested for satisfactory operation and for potential gas leaks around the supply. No deficiencies were found unless otherwise noted in the report.

- The wood burning fireplace was visually inspected for proper hearth dimensions, door/ screen condition, firebox and damper condition.



Heating, Cooling Source In Each Room: Presence of Heat Source In Each Room

A heating and cooling source was present in each room unless otherwise noted in the report.

Observations

10.2.1 Heating Equipment

ANNUAL SERVICING/CLEANING



Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

10.5.1 Gas/LP Firelogs & Fireplaces

CREOSOTE BUILDUP



There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.

Recommendation

Contact a qualified fireplace contractor.



10.5.2 Gas/LP Firelogs & Fireplaces

FIRE BRICK CRACKED



Fire brick on the inside of fireplace is cracked in several places. Recommend replacing if planning on using fireplace regularly by a qualified professional.

Recommendation

Contact a qualified professional.



10.5.3 Gas/LP Firelogs & Fireplaces

OCCASIONALLY LEAKS (INFORMED BY CLIENT)



Client stated that occasionally she notices water leaking from the fireplace. No leaking was noticed during time of inspection even though it rained. Recommend documenting on video if possible the next time you witness this and contact a fireplace contractor to evaluate the condition further and repair as needed.

Recommendation

Contact a qualified fireplace contractor.

11: PLUMBING

		IN	NI	NP	O
11.1	Main Water Shut-off Device	X			
11.2	Drain, Waste, & Vent Systems	X			X
11.3	Water Supply, Distribution Systems & Fixtures	X			
11.4	Water Heater	X			X
11.5	Fuel Shut Off	X			

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

Information

Water Source

Public

Main Water Shut-off Device:

Location

Believed to be at meter

Drain, Waste, & Vent Systems:

Drain Size

3", Unknown

Drain, Waste, & Vent Systems:

Material

Iron

Drain, Waste, & Vent Systems:

Proper Drainage

Satisfactory

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution Systems & Fixtures: Water

Supply Material

Unknown

Water Supply, Distribution Systems & Fixtures: Flow

Condition

Satisfactory

Water Heater: Manufactured

Year

2004

Water Heater: Power

Source/Type

Electric

Water Heater: Capacity

80 gallons

Water Heater: Location

Outside, Utility Room, Washer/Dryer Area

Fuel Shut Off : Main Gas Shut-off

Location

Gas Meter

Drain, Waste, & Vent Systems: Drain, Waste & Vent Systems Inspection Method

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No reportable conditions (significant defects) were visibly observed unless otherwise noted in this report.

Water Supply, Distribution Systems & Fixtures: Supply and Distribution Pipes Inspection Method

Visible portions of the water distribution pipes were inspected looking for leaks or other deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Water Heater: Water Heater Inspection Method

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.



Water Heater: TPRV Inspection Method

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure of the tank reaches over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Water Heater: Manufacturer

Craftmaster

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.](#)

Fuel Shut Off : No gas leaks present

No gas leaks present during time of inspection unless otherwise noted on the report

Limitations

Drain, Waste, & Vent Systems

ACCESS TO CRAWL WAS LIMITED TO OPENING SO COULD NOT FULLY INSPECT DRAINAGE

Observations

11.2.1 Drain, Waste, & Vent Systems

ACCESS LIMITED TO INSPECT DRAIN AND SUPPLY LINES

Access was limited to crawlspace opening due to the crawlspace being flooded. Recommend a qualified plumbing contractor further evaluate supply and drainage lines and make necessary repairs as needed

Recommendation

Contact a qualified plumbing contractor.



11.2.2 Drain, Waste, & Vent Systems

 Recommendation**RUST AND CORROSION**

The visible drainage pipes were heavily rusted and corroded. Recommend further evaluation by a licensed plumbing contractor and repair as needed.

Recommendation

Contact a qualified plumbing contractor.

11.4.1 Water Heater

 Recommendation**CORROSION**

Corrosion was noticed on the supply lines. Recommend a qualified plumber evaluate and repair or replace as needed.

Recommendation

Contact a qualified plumbing contractor.



11.4.2 Water Heater

 Recommendation**REACHED TYPICAL LIFE EXPECTANCY**

Water heater has reached its typical life expectancy which is roughly 12 years on average. Recommend monitoring it's effectiveness and maintain proper maintenance to further extend its usefulness.

Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.

11.4.3 Water Heater

 Maintenance Item**MISSING PIPE INSULATION**

Recommend installing pipe wrap insulation on the first 3 feet of the hot water line or until the pipe terminates to the wall to improve energy efficiency.

Recommendation

Contact a handyman or DIY project



11.4.4 Water Heater



NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

11.4.5 Water Heater



RECOMMEND SERVICING

Recommend annual servicing of the unit to ensure all components are working as efficient as possible.

Recommendation

Contact a qualified plumbing contractor.

12: ELECTRICAL

		IN	NI	NP	O
12.1	Service Entrance Conductors	X			
12.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
12.3	Branch Wiring Circuits, Breakers & Fuses	X			X
12.4	Lighting Fixtures, Switches & Receptacles	X			X
12.5	GFCI & AFCI	X			X
12.6	Smoke/ CO Detectors	X			X

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

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Overhead, Aluminum, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Outside laundry/ utility room

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

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

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

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

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

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

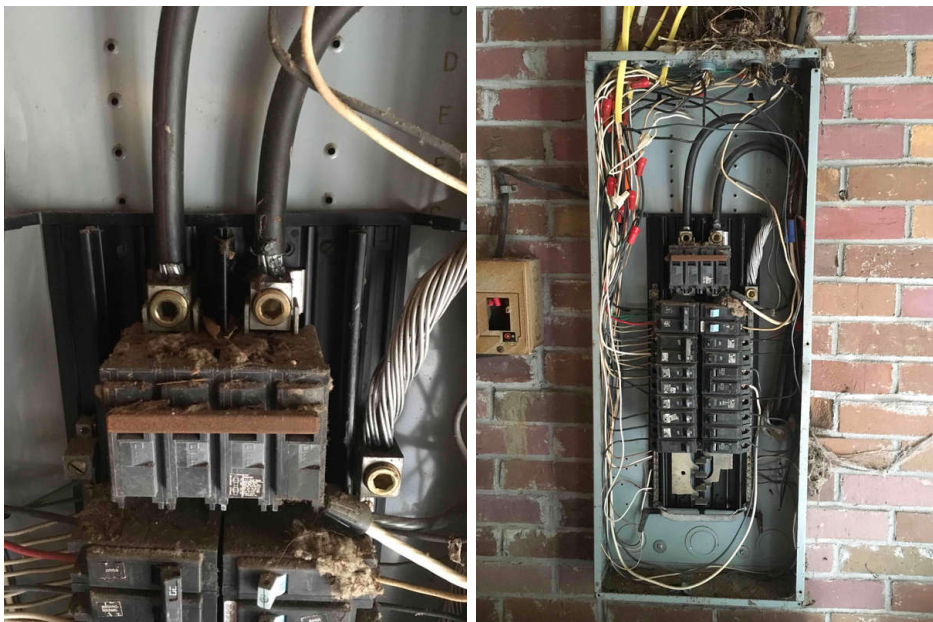
Service Entrance Conductors: Service Entry Conductor Inspection Method

Power was supplied to the home via an overhead service. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed unless otherwise noted in this report.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breaker Inspection Method

The breakers were inspected looking for any visible signs of damage due to arcing, heat, loose connections, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel/ Service Equipment Inspection Method

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.



Lighting Fixtures, Switches & Receptacles: Receptacle Inspection Method

A representative number of receptacles were tested with a polarity tester to confirm proper wiring. No deficiencies were observed unless otherwise noted in this report.

Lighting Fixtures, Switches & Receptacles: Switches and Lights Inspection Method

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

GFCI & AFCI: AFCI Breaker/ Receptacle Inspection Method

The AFCI (Arc fault circuit interrupter) breakers or receptacles are designed to help prevent electrical fires that can be caused by potentially dangerous arc-faults in an electrical circuit. An arc-fault is an unintentional arcing condition that occurs in an electrical circuit. Arcing can create high intensity heat, which may over time ignite surrounding material such as wood framing or insulation. It may not have been a requirement at the time the home was built, however it is highly recommended to install these either at a receptacle location upstream in the circuit or by installing an AFCI breaker in the panel. This protection, if present, was tested and was in satisfactory condition at the time of inspection unless otherwise noted in the report.

GFCI & AFCI: GFCI Breaker/ Receptacle Inspection Method

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is noticed between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: Bathrooms, Kitchens, On the Exterior, In garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, there installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection unless otherwise noted in the report.

Smoke/ CO Detectors: Smoke Detector, Carbon Monoxide Detector Inspection Method

Detectors were tested to confirm satisfactory operation. Recommend testing monthly to ensure they are functioning properly. No deficiencies were found unless otherwise noted in the report

Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here: <http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

Limitations

Branch Wiring Circuits, Breakers & Fuses

LOW VOLTAGE WIRING

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, alarm systems, low voltage lighting and applicable wiring, etc.

Observations

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



Recommendation

TABLE DAMAGED

Unable to read label. This poses an issues should you need to shut the power off quickly to something. Recommend a licensed electrician evaluate and label according.

Recommendation

Contact a qualified electrical contractor.

12.3.1 Branch Wiring Circuits, Breakers & Fuses



Recommendation

NEUTRALS AND GROUNDS SHARING SAME SCREW ON BUS BAR

Neutrals and grounds should be separated. Recommend repair by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

12.3.2 Branch Wiring Circuits, Breakers & Fuses

EXPOSED LIVE WIRING

Significant Defect/ Safety Hazard

Live wiring should terminate to a junction box and not have any holes exposed. This is a safety hazard and should be repaired by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Laundry room

12.3.3 Branch Wiring Circuits, Breakers & Fuses

IMPROPER SIZED BREAKER AC UNIT

Recommendation

Per the manufacturer data plate the AC is allowed to have a maximum 15 amp breaker installed as over current protection. Unable to determine which breaker goes to the AC unit per the data plate Recommend a licensed electrician evaluate and replace with the correct sized breaker if incorrect.

Recommendation

Contact a qualified electrical contractor.

12.3.4 Branch Wiring Circuits, Breakers & Fuses

UNCAPPED LIVE WIRE

Significant Defect/ Safety Hazard

There is a hot conductor that does not terminate to a breaker that is not capped off. This poses a safety risk should anyone access the panel and not notice it.

Recommendation

Contact a qualified electrical contractor.

12.3.5 Branch Wiring Circuits, Breakers & Fuses

CLOTH WIRING

Recommendation

Home has one or more circuits with cloth wiring which is outdated and does not provide as much protection as more modern wiring types. Recommend replacing these in the near future.

Recommendation

Contact a qualified electrical contractor.

12.3.6 Branch Wiring Circuits, Breakers & Fuses

Recommendation

HANDYMAN WIRING IN ATTIC

There are numerous wires strung across the attic that are not secured well which creates the possibility of easily them causing injury. Recommend further evaluation by a licensed electrician and correct the wiring.

Recommendation

Contact a qualified electrical contractor.



12.4.1 Lighting Fixtures, Switches & Receptacles

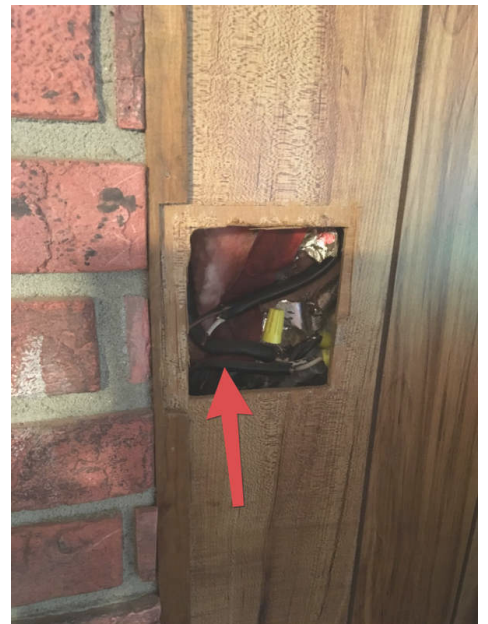
Significant Defect/ Safety Hazard

EXPOSED WIRING

Exposed wiring in living room. Possible safety hazard. Recommend using an appropriate cover plate to protect against possible shock.

Recommendation

Contact a qualified electrical contractor.



12.5.1 GFCI & AFCI

NO AFCI PROTECTION INSTALLED.

Significant Defect/ Safety Hazard

There is no AFCI protection in the recommended areas. This is a potential safety hazard as the receptacles have no protection against possible arc-faults in the wiring circuit.

LIVING ROOM, BEDROOMS, HALLWAYS

Recommend a licensed electrician add the proper protection.

Recommendation

Contact a qualified electrical contractor.

12.5.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations where the receptacle could come in contact with water or other liquid. Potential safety hazard.

Recommend licensed electrician upgrade by installing ground fault receptacles or breakers for locations specified: **KITCHEN receptacles.**



Significant Defect/ Safety Hazard



[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

12.6.1 Smoke/ CO Detectors

RECOMMEND TESTING MONTHLY

Recommend testing detectors monthly and replacing batteries when needed

Recommendation

Contact a handyman or DIY project



Maintenance Item

12.6.2 Smoke/ CO Detectors

MISSING

Several detectors missing throughout the home. Recommend installing a smoke detector in each bedroom.

Recommendation

Contact a handyman or DIY project



Significant Defect/ Safety Hazard

12.6.3 Smoke/ CO Detectors

RECOMMEND CO DETECTORS - GAS SYSTEMS IN HOME



Recommendation

Due to the home having a gas furnace, the installation of Carbon Monoxide (CO) detectors is highly recommended outside of each sleeping area. More information about CO detectors and their requirements can be found here:

Recommendation

Contact a handyman or DIY project

STANDARDS OF PRACTICE

Exterior

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

Roof

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

Attic, Insulation & Ventilation

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

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.

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 & Cooling

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.

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.