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RESIDENTIAL HOME INSPECTION

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Buyer Name
04/30/2022 9:00AM

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SUMMARY

105	15	8	3
ITEMS INSPECTED	MINOR DEFECT	MAJOR DEFECT	MATERIAL DEFECT

4.5.1 Exterior - GFCIs & Electrical: Lack of in-use GFCI outlet covers
5.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Foundation Crack - Minor
6.1.1 Heating - Heating System Information: Filter Dirty
6.4.1 Heating - Humidifier: Notice to replace evaporator element
8.3.1 Plumbing - Hot Water Source: Missing Catch Pan Under Tank
8.3.2 Plumbing - Hot Water Source: TPR discharge pipe defect
8.3.3 Plumbing - Hot Water Source: No bonding jumper wire at water heater pipes.
8.4.1 Plumbing - Drain, Waste, & Vent Systems: Ejector Pit Shut-off Valve
8.5.1 Plumbing - Water Supply & Distribution Systems: Water Softener Drain Feeds into Septic Field
9.5.1 Electrical - Panelboards & Breakers: Cable Connector Defect
10.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Prior Water Penetration Observed
11.2.1 Main Bathroom - Sinks, Tubs & Showers: Damage at Fixture
12.1.1 Hall Bathroom - Bathroom Toilets: Loose toilet flange connection.
14.4.1 Basement Bathroom - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
15.1.1 Doors, Windows & Interior - Doors: Broken glass air seal on back door.
15.5.1 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Missing Handrail
15.5.2 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Missing Guardrail
15.5.3 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Inadequate guard rail
15.5.4 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Improper stairway to garage attic.
17.3.1 Attached Garage - Garage Vehicle Door Opener: Photo electric eyes not present
17.4.1 Attached Garage - Electric in Garage: Missing GFCI-Protection in Garage
17.4.2 Attached Garage - Electric in Garage: Missing Tamper-Resistance Protection in Garage
17.5.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Door Was Not Self-Closing
18.1.1 Kitchen - Kitchen Sink: Defect at the Kitchen Sink
18.1.2 Kitchen - Kitchen Sink: Defect on hot water supply line. #2
18.3.1 Kitchen - AFCI: Missing AFCI Protection

1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Occupied, Furnished

General Inspection Info: Weather Conditions
Cloudy, Cold

General Inspection Info: Type of Building
Single Family

General Inspection Info: In Attendance
Client

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Read Your Book

I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

Draft: Read Your Book

Share

Watch on YouTube

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

We'll Buy Your Home Back

If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...

Share

Watch on YouTube

For more information, please visit www.nachi.org/buy.

Details

InterNACHI is so certain of the integrity of our members that we back them up with our **$10,000 Honor Guarantee.**

InterNACHI will pay up to $10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Roof Covering: Roof Was Inspected

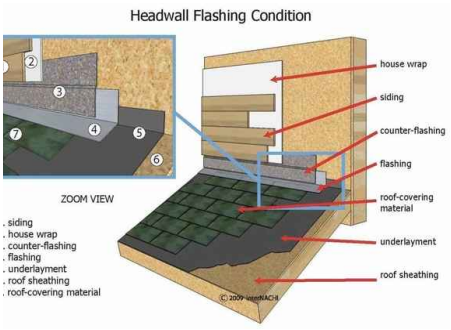
Roof, Drone

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

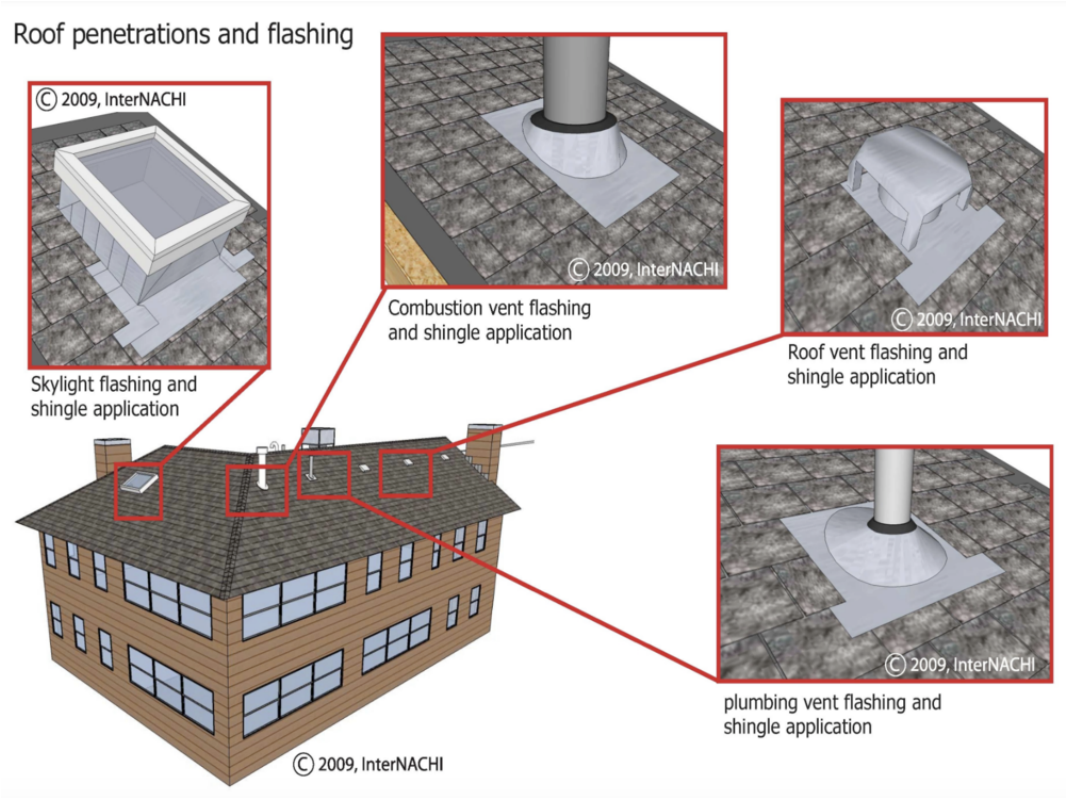
Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.


Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

3: CHIMNEY, FIREPLACE, OR STOVE

Information

Wood-Burning Stove: Not Inspected

The home inspection did not include the wood-burning stove and its components. A stove is not part of a home inspection. Please ask the homeowner or occupant about the stove, how it works, how to maintain it, and what problems may exist.

4: EXTERIOR

Information

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

General: Exterior Was Inspected

I inspected the exterior of the house.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Wood

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Exhaust Hoods: Exhaust hoods inspected


Range hood exhaust.


Dryer vent


Fresh air intake for utility room.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Porches, Patios, Decks, Balconies & Carports

HOMEOWNER'S BELONGINGS LIMITED ACCESS

The homeowner's belongings limited access to the covered back porch.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

4.5.1 GFCIs & Electrical

Minor Defect

LACK OF IN-USE GFCI OUTLET COVERS

Exterior GFI outlets should be covered with in-use covers so the outlet is protected even when devices are plugged in.
Recommend installation of in-use covers.

Recommendation

Recommended DIY Project

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described
Concrete

Insulation in Foundation/Basement Area: Type of Insulation Observed
Cellulose, Batt

Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement: Basement Was Inspected

The basement was inspected according to the Home Inspection Standards of Practice.

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Basement: Foundation Was Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.

Basement: Structural Components Were Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Insulation in Foundation/Basement Area: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Sump Pump: Sump Pump Installed

I observed a sump pump was installed in the house. This house uses an exterior sump pump design.

Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home.

Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water buildup under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back-flows, and other problems.

Lack of a back-up sump pump, which can be quickly installed in the event the first pump fails, can lead to serious water damage and property loss. This is especially important if the sump pump is relied upon to maintain a dry basement, or if the house is located in an area of seasonally high groundwater. Sump failure can cause extensive water damage and the loss of valuable personal belongings.

Sump Pump: **Battery backup for sump pump**

A battery back of system for the sump pump was observed. These are highly recommended and a great addition to your home.

Limitations

Basement

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Basement

BASEMENT FINISHED

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.

Sump Pump

SUMP PUMP LID IS SEALED SHUT

The sump pump lid was sealed shut. This is an inspection restriction.

Sump Pump

UNABLE TO TURN ON SUMP PUMP

I was unable to turn on the sump pump. This was an inspection restriction.

Recommendations

5.1.1 Basement

Minor Defect

FOUNDATION CRACK - MINOR

I observed indications of a crack at the foundation. The crack is hairline with no major displacement or movement.

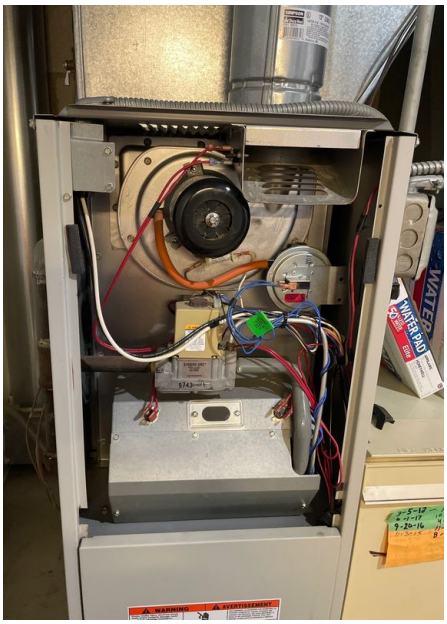
Recommendation

Recommend monitoring.

6: HEATING

Information

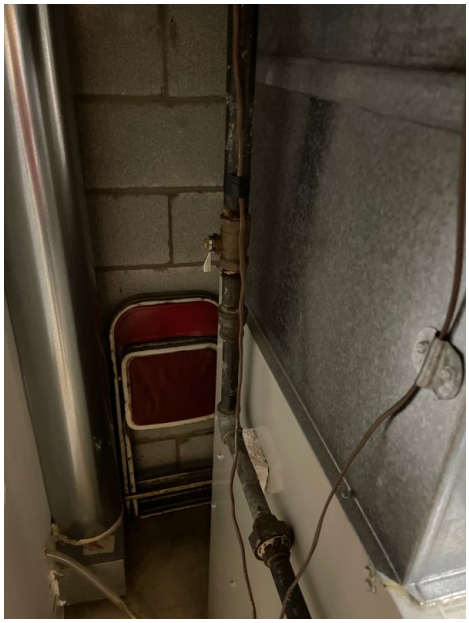
Heating System Information: Energy Source
Gas



Thermostat and Normal Operating Controls: Thermostat Location
First floor

Fuel shut-off valve: Fuel shut-off valve
Present

Present



Humidifier: Humidifier
Present

Humidifier: Humidifier Operating Controls
Present, Functioning

Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Heating System Information: Heating Method

Warm-Air Heating System

Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection.

Recommendations

6.1.1 Heating System Information

FILTER DIRTY

Minor Defect

I observed a dirty air filter at the furnace filter. Recommend changing out with a new filter every 30 days.

Recommendation

Recommended DIY Project

6.4.1 Humidifier

Minor Defect

NOTICE TO REPLACE EVAPORATOR ELEMENT

It is recommended that the homeowner change the water evaporator pad every heating season. Also monitor for mold/mildew formation monthly.

Recommendation

Recommended DIY Project

7: COOLING

Information

Thermostat and Normal Operating Controls: Thermostat Location

First floor

Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch.

Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch.

Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

Outdoor Unit: Condenser Unit Inspected

The outdoor condenser unit for the AC system was inspected.

Limitations

Cooling System Information

COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

Outdoor Unit

TOO COLD FOR OPERATING TEST.

The weather outside was too cold to safely operate the AC system.

8: PLUMBING

Information

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Basement

Hot Water Source: Inspected TPR Valve

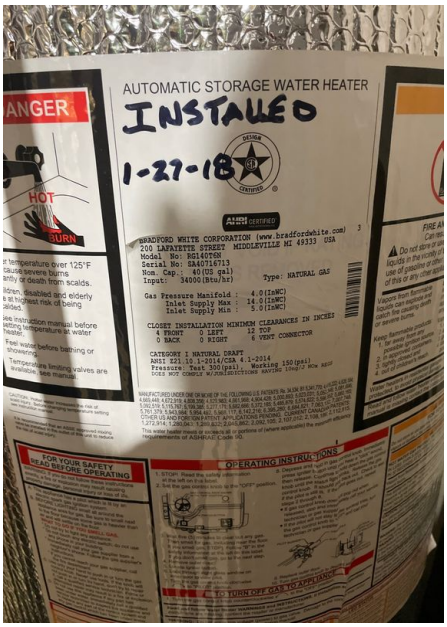
I inspected the temperature and pressure relief valve.

Hot Water Source: Inspected Venting Connections

I inspected the venting connections.

Hot Water Source: Hot Water Heater Size

34,000 BTU / 40 Gallon



Water Supply & Distribution Systems: Water Softener

Present

Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Water Supply : Water Supply Is Private

The water supply to the house appeared to be from a private water supply source based upon the observed indications at the time of the inspection.

Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

Hot Water Source: Hot Water Temperature

114 Degrees Farenheit

The water temperature was measured at a faucet nearest the hot water heater.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Water Supply & Distribution Systems: Whole House Filtration System

Recommend Checking Filter(s) for Replacement

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

8.3.1 Hot Water Source

Minor Defect

MISSING CATCH PAN UNDER TANK

I observed that the hot water tank is missing a water leak catch pan.

Recommendation

Contact a qualified professional.

8.3.2 Hot Water Source

Minor Defect

TPR DISCHARGE PIPE DEFECT

The discharge pipe from the TPR valve was threaded on the end towards the floor. This is a safety hazard because someone could place an endcap on the pipe affectively bypassing the TPR and creating a dangerous condition. Recommend cutting off the threaded portion of the pipe. An easy fix.

Recommendation

Contact a qualified professional.

8.3.3 Hot Water Source

Major Defect

NO BONDING JUMPER WIRE AT WATER HEATER PIPES.

The inflow and outflow metallic pipes of the water heater should have a copper jumper bonding wire between them. This ensures the continuity of the grounding system, ensuring a safe system.

Recommendation

Contact a qualified professional.

8.4.1 Drain, Waste, & Vent Systems

Minor Defect

EJECTOR PIT SHUT-OFF VALVE

It was observed that the ejector pit does not have a shut-off valve above the check valve. A shut off valve is recommended for servicing the check valve and/or ejector pit equipment.

Recommendation

Contact a qualified professional.

8.5.1 Water Supply & Distribution Systems

Minor Defect

WATER SOFTENER DRAIN FEEDS INTO SEPTIC FIELD

The water softener discharge hose drains into the septic drainage system of the house. The high salt content of the discharge water can negatively affect the efficiency of the septic system.

Recommendation

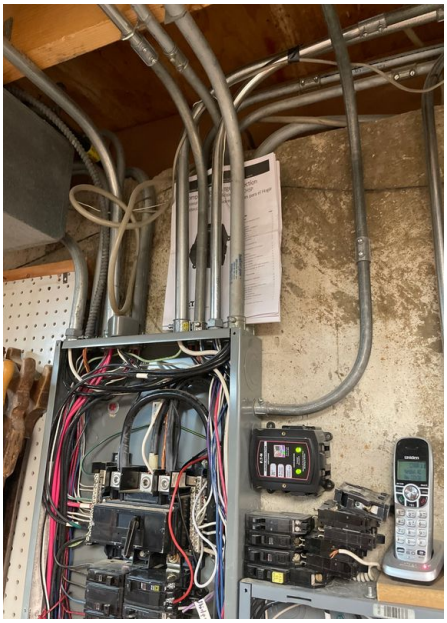
Contact a qualified professional.

9: ELECTRICAL

Information

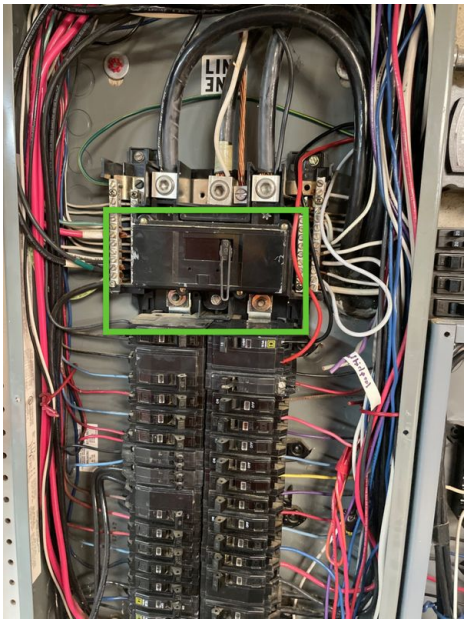
Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.



Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Electrical Wiring: Type of Wiring, If Visible

Conduit

Main Service Disconnect: Homeowner's Responsibility

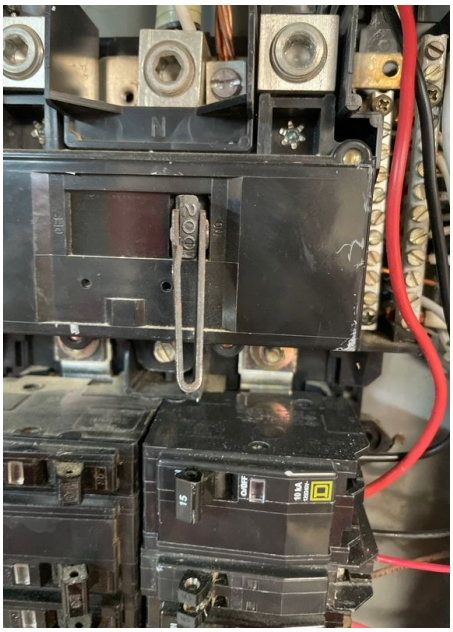
It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

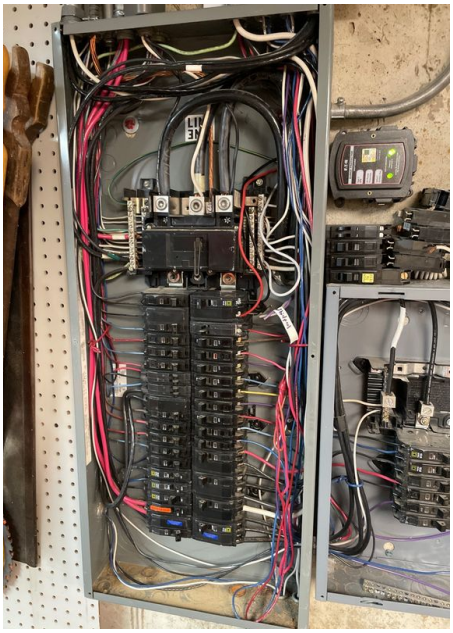
200

I observed indications of the main service disconnect's amperage rating. It was labeled.



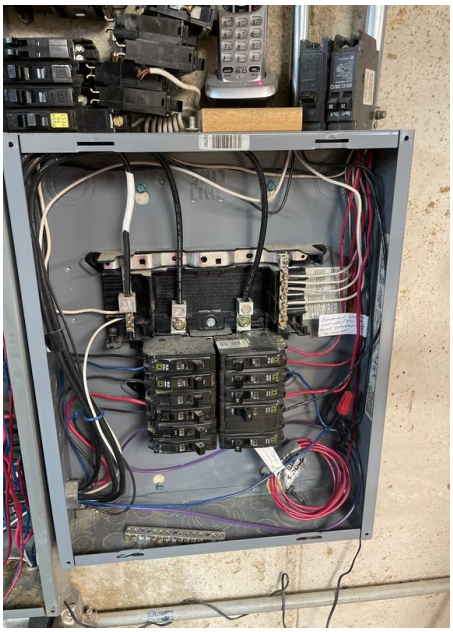
Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).



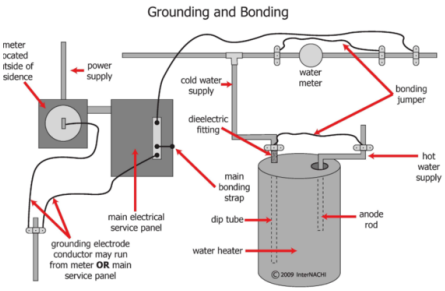
Panelboards & Breakers: Whole House Surge Protector

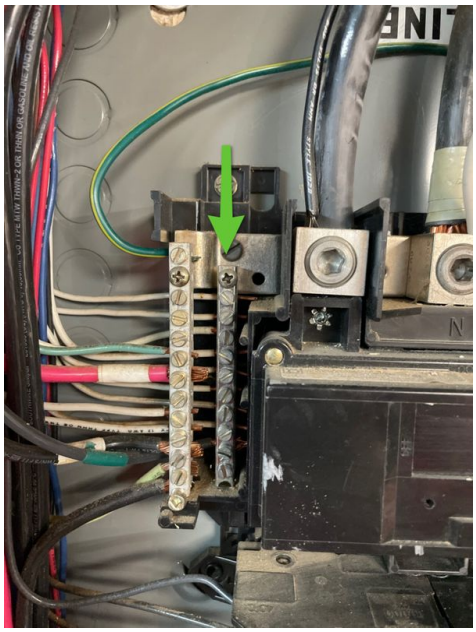
Present

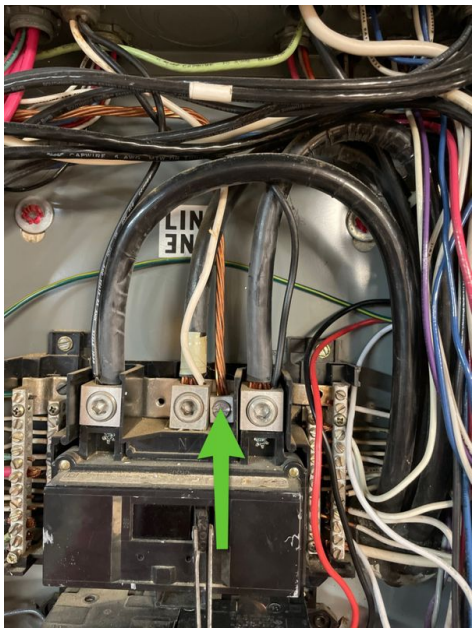
This home is equipped with a whole house surge protector. This surge protector protects all the circuits in the panel and is a great addition to your homes electrical system.

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.







GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Limitations

Electrical Wiring

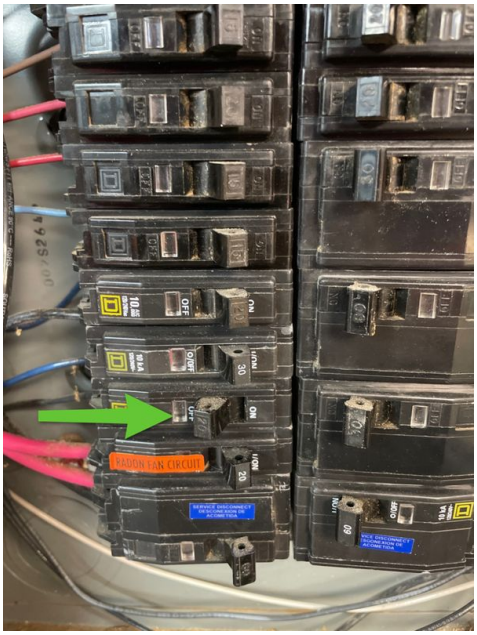
UNABLE TO INSPECT ALL OF THE WIRING

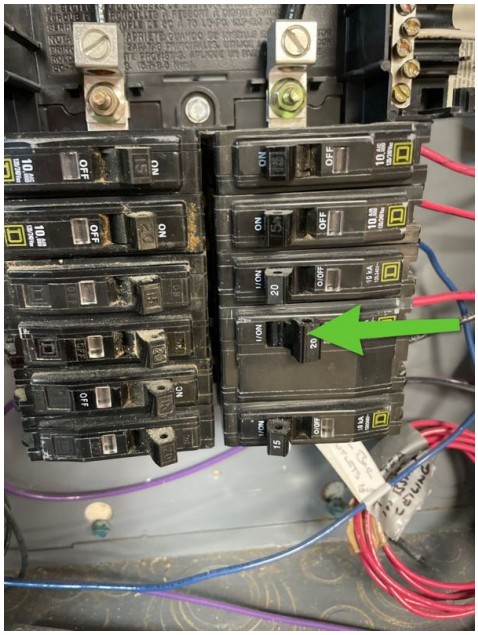
I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Panelboards & Breakers

BREAKER(S) IN OFF POSITION

I observed a breaker in the "off" position prior to inspecting the electrical panel. Recommend asking the homeowner what this breaker is connected to, and why it is off.





AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

9.5.1 Panelboards & Breakers

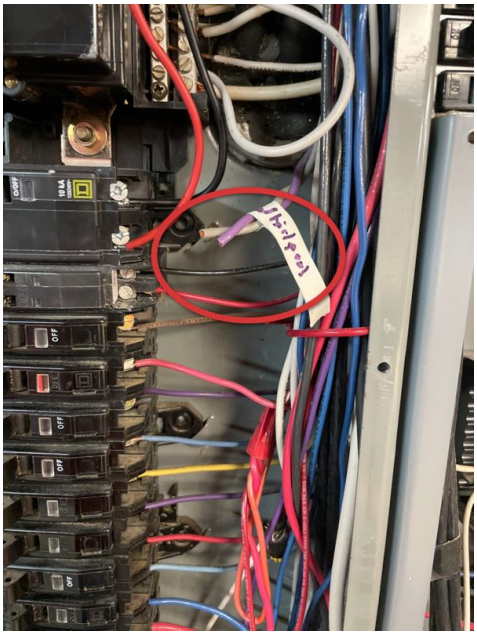
Minor Defect

CABLE CONNECTOR DEFECT

I observed a defect at the electrical cable connector at the panelboard. any disconnected wiring should have the wires capped with twist-on electrical connectors.

Recommendation

Contact a qualified electrical contractor.



10: ATTIC, INSULATION & VENTILATION

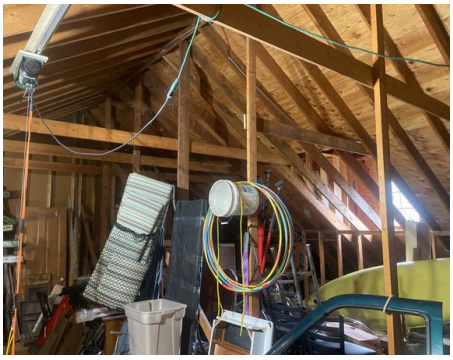
Information

Insulation in Attic: Type of Insulation Observed

Fiberglass, Blow-in

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.



Insulation in Attic: Approximate Average Depth of Insulation

greater than 12 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Ventilation in Attic: Whole House Fan

Attic

A whole house fan was observed in the attic. Please make sure to open windows on the home prior to use so that it has sufficient airflow to operate.

Radon System: Radon system inspected

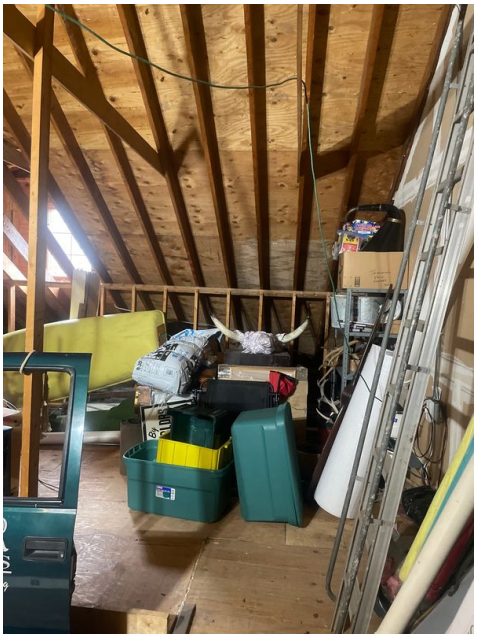
Full inspection of the radon system is not included in the standards of practice.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited. Homeowner's belongings limited access.



Radon System

RADON FAN NOT RUNNING

Radon fan was not running. Recommend asking homeowner why it was not running.

Recommendations

10.1.1 Structural Components & Observations in Attic

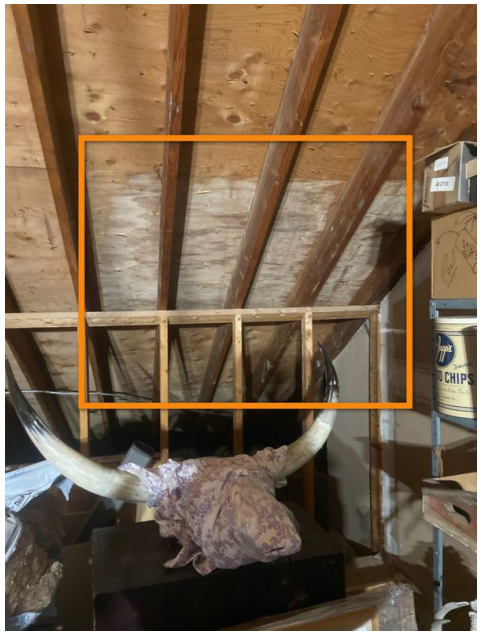
Minor Defect

PRIOR WATER PENETRATION OBSERVED

I observed indications that sometime in the past there was water penetration or intrusion into the attic. Water marks were observed. Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



11: MAIN BATHROOM

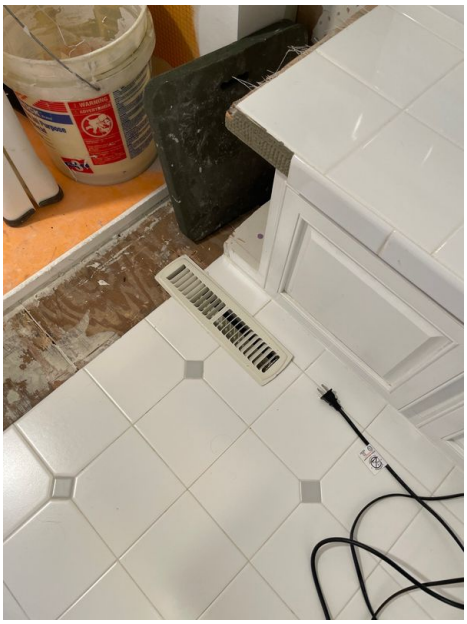
Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).



Cabinetry, Ceiling, Walls & Floor: Cabinetry Inspected

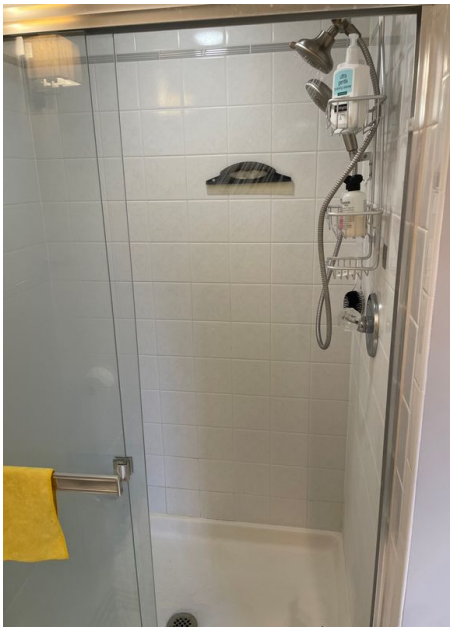
Cabinets were inspected and found to be in good operating condition.

Door: Door Construction

Solid Core

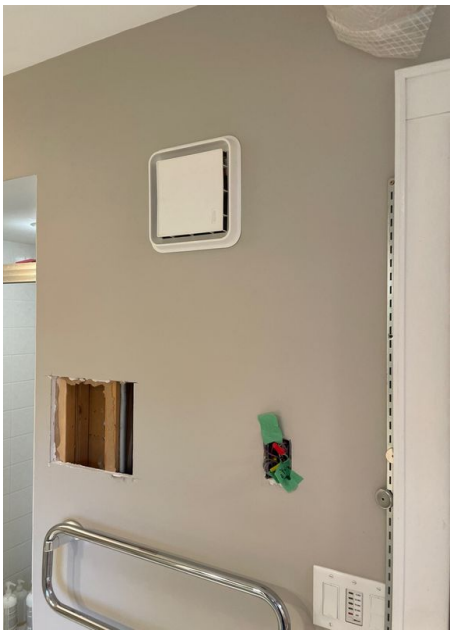
Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

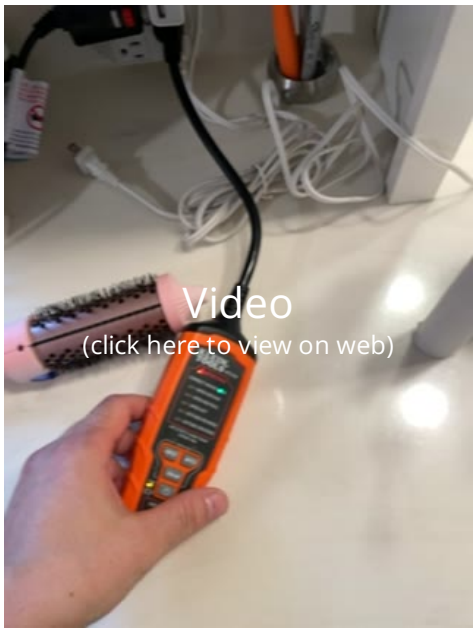
I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



GFCI & Electric in Bathroom: GFCI-Protection Tested

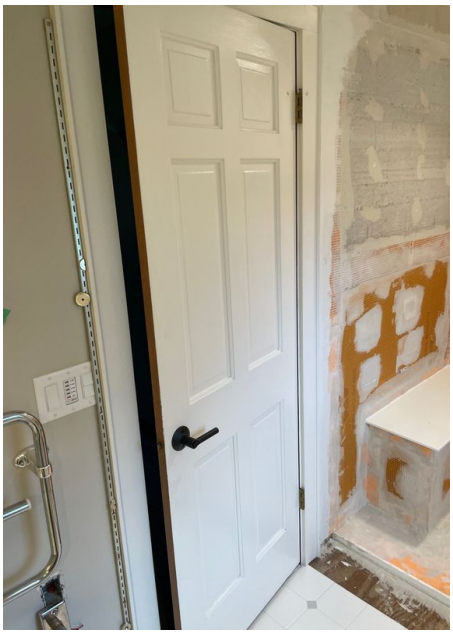
I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



Door: Doors Inspected

Doors were inspected and found to be in good operating condition. All locks were verified to work where applicable.

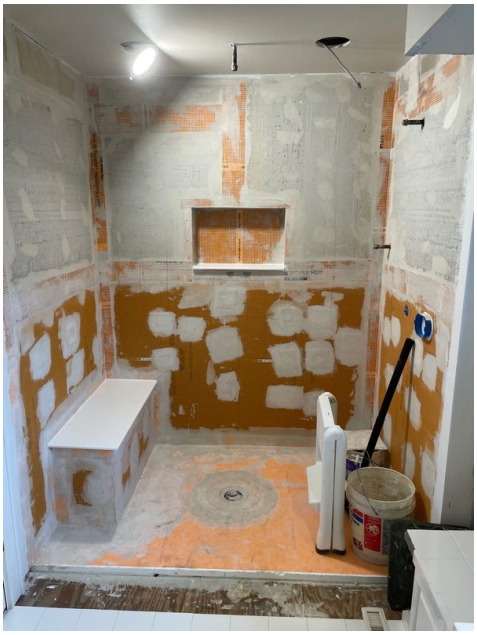


Limitations

Sinks, Tubs & Showers

BATHROOM UNDER ACTIVE CONSTRUCTION

A new shower was being added to the bathroom at time of inspection. It is mid construction and not operational.



Recommendations

11.2.1 Sinks, Tubs & Showers

Material Defect

DAMAGE AT FIXTURE

I observed damage at the fixture. The Coldwater handle of the faucet only travels half of it available travel. This is likely due to a worn out cartridge valve. Recommend replacing cartridge valve.

Recommendation

Contact a qualified plumbing contractor.

12: HALL BATHROOM

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

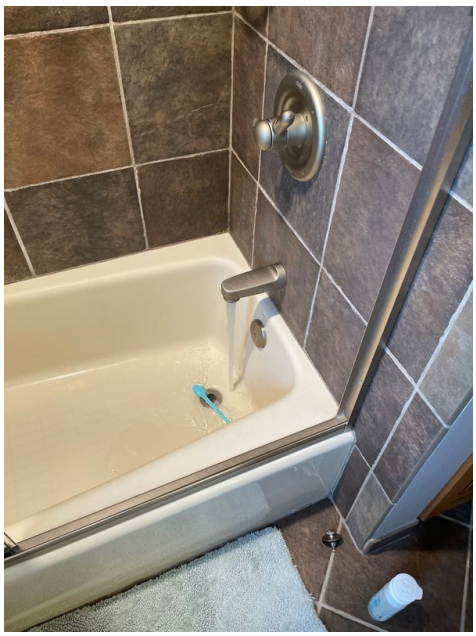
I inspected the heat source in the bathroom (register/baseboard).

Door: Door Construction

Solid Core

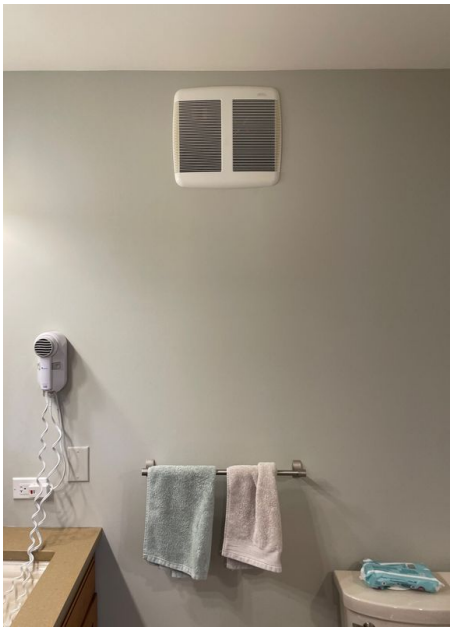
Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

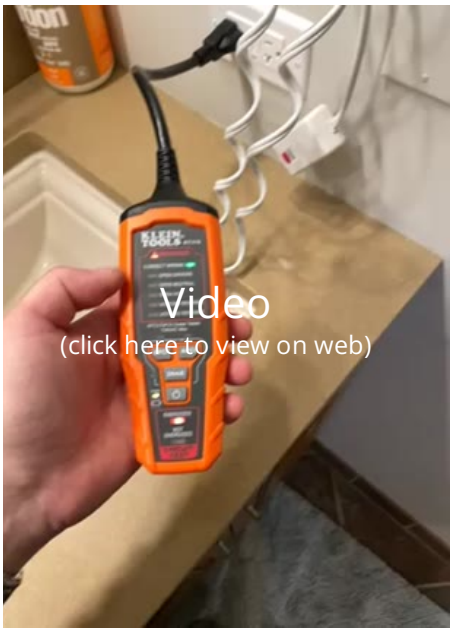
I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



GFCI & Electric in Bathroom: GFCI-Protection Tested

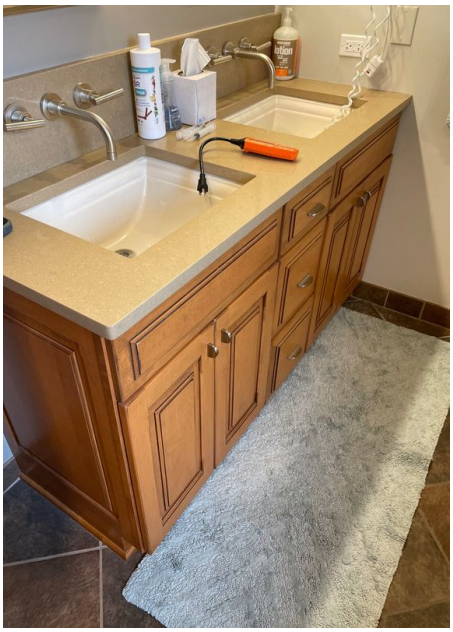
I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



Cabinetry, Ceiling, Walls & Floor: Cabinetry Inspected

Cabinets were inspected and found to be in good operating condition.



Door: Doors Inspected

Doors were inspected and found to be in good operating condition. All locks were verified to work where applicable.

Recommendations

12.1.1 Bathroom Toilets

Major Defect

LOOSE TOILET FLANGE CONNECTION.

A toilet was observed to have a loose connection to the floor system. It is likely that the wax ring seal has been compromised. Recommend sourcing a licensed plumber to reset the toilet.

Recommendation

Contact a qualified professional.

13: POWDER ROOM BATHROOM

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Door: Door Construction

Solid Core

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

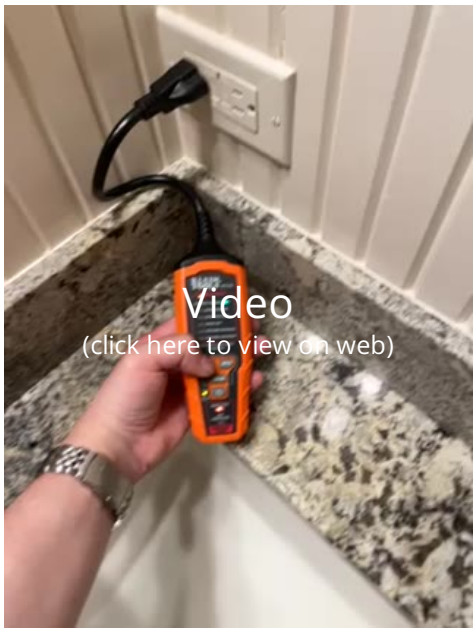
Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



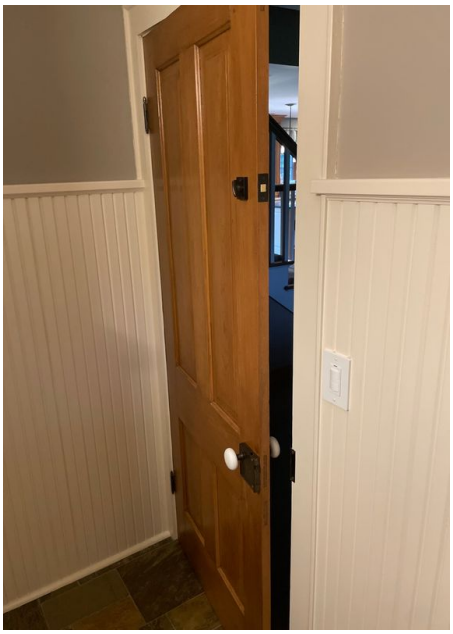
Cabinetry, Ceiling, Walls & Floor: Cabinetry Inspected

Cabinets were inspected and found to be in good operating condition.



Door: Doors Inspected

Doors were inspected and found to be in good operating condition. All locks were verified to work where applicable.



14: BASEMENT BATHROOM

Information

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Door: Door Construction

Hollow Core

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

This bathroom does not have an exhaust fan. This is OK because there is no shower.

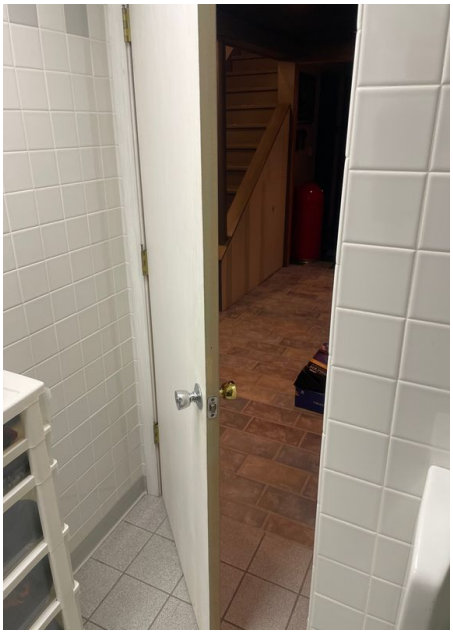
GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Door: Doors Inspected

Doors were inspected and found to be in good operating condition. All locks were verified to work where applicable.



Recommendations

14.4.1 GFCI & Electric in Bathroom

Major Defect

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition. Recommend replacing outlet with GFCI protected outlet.

Recommendation

Contact a qualified electrical contractor.

15: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.



Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Stairs, Steps, Stoops, Stairways & Ramps: **Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Railings, Guards & Handrails: **Railings, Guards & Handrails Were Inspected**

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: **Inspected for Presence of Smoke and CO Detectors**

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

15.1.1 Doors

Material Defect

BROKEN GLASS AIR SEAL ON BACK DOOR.

The back door glass shows condensation between the glass panes. This is due to a compromised seal. Recommend replacing the glass and/or the door.

Recommendation

Contact a qualified professional.

15.5.1 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

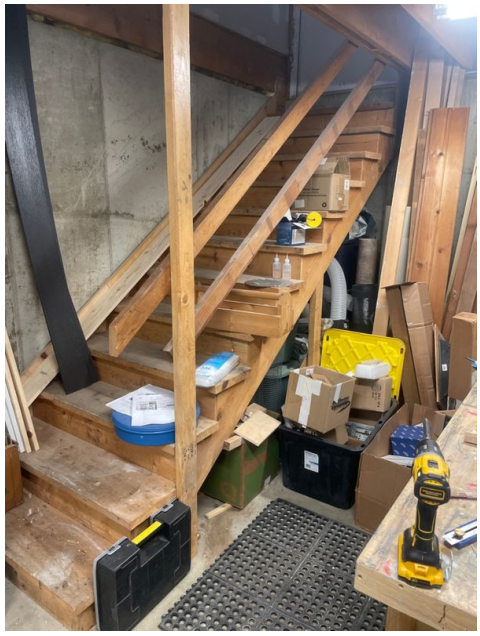
MISSING HANDRAIL

I observed a missing handrail on the stairs to the unfinished basement from the garage.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified carpenter.



15.5.2 Stairs, Steps, Stoops, Stairways & Ramps

Minor Defect

MISSING GUARDRAIL

The basement stairs are missing a guard rail system on one side. This represents a Hazard as children and adults could step off the side.

15.5.3 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

INADEQUATE GUARD RAIL

The stairs to the basement from the garage do not have an adequate guard rail system in place. The two by fours currently in use do not meet building code. Recommend installing a proper guard rail system.

Recommendation

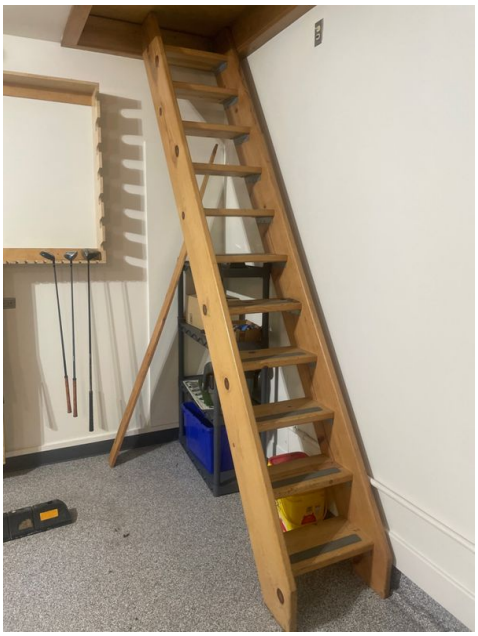
Contact a qualified carpenter.

15.5.4 Stairs, Steps, Stoops, Stairways & Ramps

Major Defect

IMPROPER STAIRWAY TO GARAGE ATTIC.

The stairway/ladder to the garage attic access does not meet any code requirements besides tread length. Riser height is too tall, missing riser plates, no handrail, no guard rail, width too narrow. Homeowner should use at their own risk. This is an unsafe condition.



16: LAUNDRY

Information

Clothes Washer: Washer Inspected

Ran short wash cycle through washer. Washer was operational.

Laundry Room, Electric, and Tub: Laundry Sink

Clothes Dryer: Dryer Inspected

Test ran the dryer. Dryer function properly with normal operating controls.

17: ATTACHED GARAGE

Information

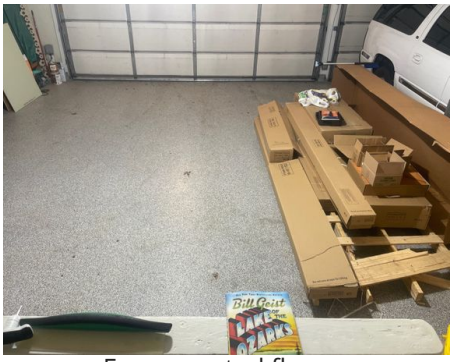
Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Moisture Intrusion in Garage: No moisture intrusion observed in garage

Garage Floor: Garage Floor Inspected

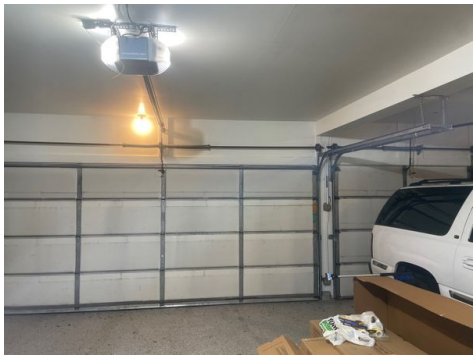
I inspected the floor of the attached garage. It is concrete coated with epoxy paint.



Epoxy coated floor

Garage Vehicle Door: Type of Door Operation

Opener



Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

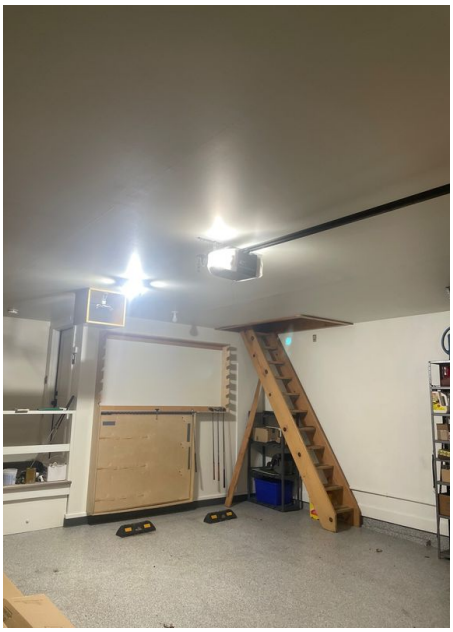
Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.



Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Limitations

Garage Floor

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. Homeowner's belongings. My inspection was limited.

Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Homeowners belonging's limited access. Inspection restrictions. My inspection was limited.

Recommendations

17.3.1 Garage Vehicle Door Opener

Major Defect

PHOTO ELECTRIC EYES NOT PRESENT

The photo electric eyes were not present on either garage door. These are a safety device that stops the garage door from closing if someone or something crosses in the doors path. Recommend installing new photo electric eye sensors.

Recommendation

Contact a qualified professional.

17.4.1 Electric in Garage

Major Defect

MISSING GFCI-PROTECTION IN GARAGE

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Recommendation

Contact a qualified electrical contractor.

17.4.2 Electric in Garage

Minor Defect

MISSING TAMPER-RESISTANCE PROTECTION IN GARAGE

I observed an electric receptacle outlet (located below 5' 6" height above the floor) that was not listed as a tamper resistant (TR) type.

All receptacle outlets below 5' 6" must be tamper resistant (TR).

Learn more about TR receptacles.

Recommendation

Contact a qualified electrical contractor.

17.5.1 Ceiling, Walls & Firewalls in Garage

Material Defect

DOOR WAS NOT SELF-CLOSING

I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard.

Recommendation

Contact a qualified general contractor.

18: KITCHEN

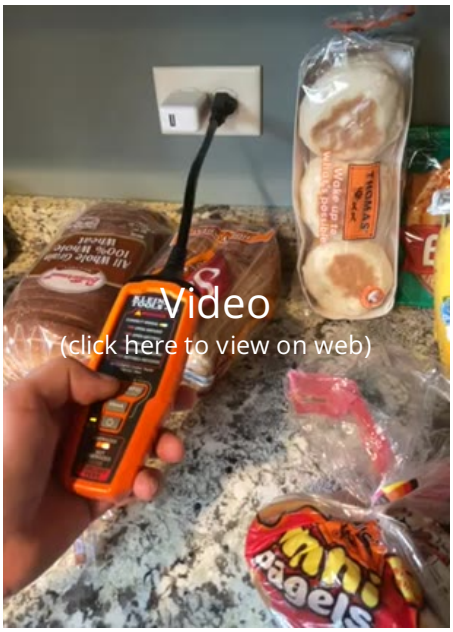
Information

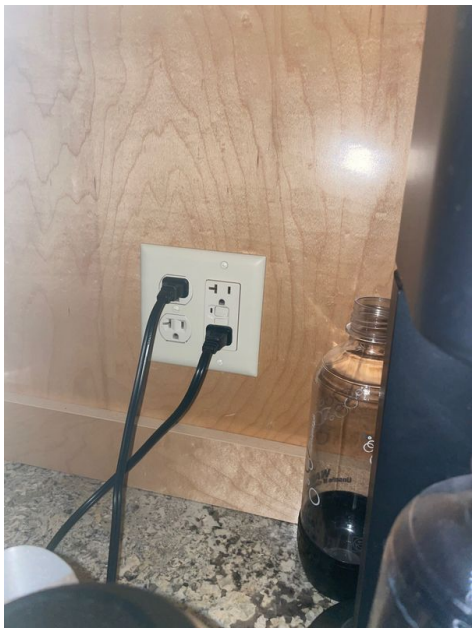
Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.





Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

Built-in Microwave: Microwave Turned On

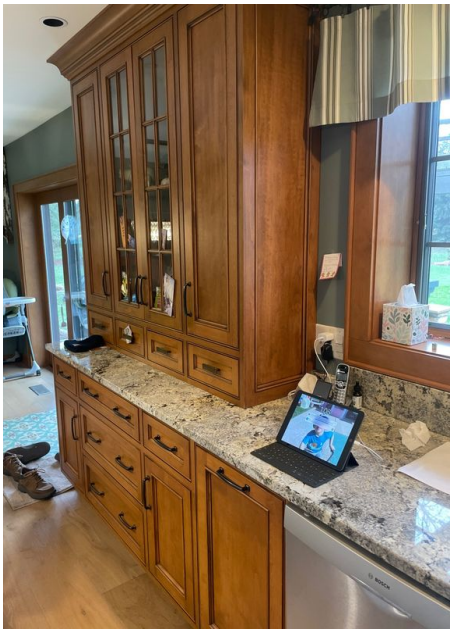
I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

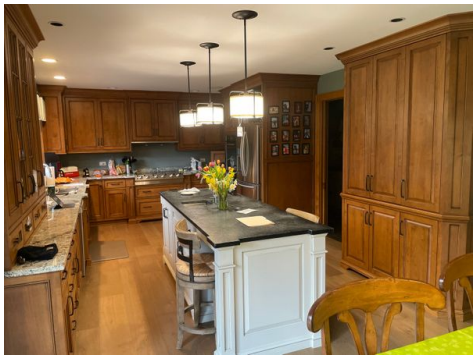
Kitchen Island: Kitchen Island Inspected

Kitchen island was inspected. The island has a GFCI receptacle on both ends to meet electrical code.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.





Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Recommendations

18.1.1 Kitchen Sink

DEFECT AT THE KITCHEN SINK

Minor Defect

I observed indications of a defect at the kitchen sink. The soldered connection for the hot water supply may have a slow leak indicated by presence of oxidation. This can also be caused by flux being left on the joint after the soldering process. Recommend monitoring for further leakage.

Recommendation

Recommended DIY Project

18.1.2 Kitchen Sink

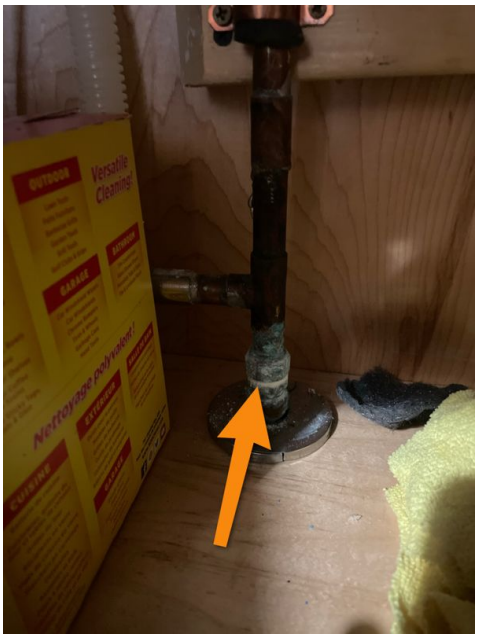
Minor Defect

DEFECT ON HOT WATER SUPPLY LINE. #2

Compression fitting on copper hot water supply line has slow leak causing corrosion and oxidation. This leak should be repaired before it forms pinholes and becomes an active leak. Recommend hiring a plumbing contractor to perform repair.

Recommendation

Contact a qualified plumbing contractor.



18.3.1 AFCI

Minor Defect

MISSING AFCI PROTECTION

I observed indications of missing AFCI protection in the kitchen.

All wall kitchen receptacles should be AFCI protected. Kitchen counter receptacles should be GFCI protected.

Recommendation

Contact a qualified electrical contractor.

STANDARDS OF PRACTICE

Inspection Detail
Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove
I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

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

1. any improper spacing between intermediate balusters, spindles and rails.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

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

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and

12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

Attic, Insulation & Ventilation
The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Main Bathroom
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Hall Bathroom
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Powder Room Bathroom
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Basement Bathroom
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Laundry
The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Attached Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Kitchen
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.