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TRIPLE S RESIDENTIAL INSPECTION

1234 Main St. Las Vegas Nevada 89143

Buyer Name
03/24/2021 9:00AM

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SUMMARY

108	20	20	5
ITEMS INSPECTED	MINOR DEFECT	MAJOR DEFECT	MATERIAL DEFECT

2.4.1 Exterior - Wall-Covering, Flashing & Trim: Separations noted

2.5.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Negative Grading

2.5.2 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Separations/cracks/damage noted at Block wall fencing

2.6.1 Exterior - Irrigation System : Missing / damaged insulation noted at Anti-siphon(PBV)

2.6.2 Exterior - Irrigation System : Irrigation system not working

2.7.1 Exterior - Walkways, Patios & Driveways: Walkway / Driveway Damaged noted

2.12.1 Exterior - GFCIs & Electrical: Missing GFCI

2.12.2 Exterior - GFCIs & Electrical: Missing exterior GFCI outlet cover

2.13.1 Exterior - Windows: Damaged Window Screen

2.14.1 Exterior - Exterior Doors: Damaged / Missing weather stripping

2.14.2 Exterior - Exterior Doors: Daylight showing through

2.14.3 Exterior - Exterior Doors: Door needs adjustment

4.5.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Defect at Door Between Garage and House (fire door)

5.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Attic Access door damaged / missing / not satisfactory

6.3.1 Heating - Thermostat and Normal Operating Controls: Old Thermostat

7.2.1 Cooling - Cooling Equipment: Insulation Missing or Damaged

7.3.1 Cooling - Thermostat and Normal Operating Controls: Old Thermostat

8.1.1 Plumbing - Gas System : No cap noted at gas line stubs

8.2.1 Plumbing - Main Water Shut-Off Valve: Missing / Damaged Handle at Main Valve

8.6.1 Plumbing - Hot Water Source: Defect at Vent Connection Pipe

9.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: No / unconnected Ground Wire

9.9.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged

9.9.2 Electrical - Lighting Fixtures, Switches & Receptacles: Loose outlet / switch noted

- 9.13.1 Electrical - Smoke Detectors: Low Battery
- 9.15.1 Electrical - Electrical Defects: Closet Light Defect
- 10.1.1 Bathrooms - Bathroom Toilets: Toilet Did Not Flush
- 10.1.2 Bathrooms - Bathroom Toilets: Toilet Loose Connection to Floor
- 10.2.1 Bathrooms - Sinks, Tubs & Showers: Corrosion / leak evidence at Water Shut-Off Valve
- 10.2.2 Bathrooms - Sinks, Tubs & Showers: Loose Fixture
- 10.2.3 Bathrooms - Sinks, Tubs & Showers: Damaged Tiles in Shower
- 10.2.4 Bathrooms - Sinks, Tubs & Showers: Handle Loose
- 10.2.5 Bathrooms - Sinks, Tubs & Showers: Shower Head Loose
- 10.2.6 Bathrooms - Sinks, Tubs & Showers: Separations noted Shower / Tub
- 10.4.1 Bathrooms - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
- 10.5.1 Bathrooms - Heat Source in Bathroom: Missing Heat Source in Bathroom
- 11.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
- 11.2.1 Doors, Windows & Interior - Windows: Damaged Window
- 11.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Moisture Damage
- 11.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Tiles Loose
- 13.1.1 Kitchen - Kitchen Sink: Separations noted
- 13.3.1 Kitchen - Dishwasher: Did Not Turn On
- 13.3.2 Kitchen - Dishwasher: Rust on Interior Components
- 13.3.3 Kitchen - Dishwasher: Defect at Backflow Prevention / No Air-gap
- 13.4.1 Kitchen - Range/Oven/Cooktop: Missing / Damaged Control Knobs

1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Vacant

General Inspection Info: Weather Conditions
Sunny, Windy

General Inspection Info: Type of Building
Single Family

General Inspection Info: In Attendance
Client's Agent, 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: 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.

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: EXTERIOR

Information

Irrigation System : Irrigation System
Not working

Walkways, Patios & Driveways: Driveway Material
Concrete

Exterior Doors: Exterior Doors Inspected
I inspected the exterior doors.

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.

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
Stucco

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.

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.

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.

Windows: Windows Inspected

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

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.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. 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 exterior wall-covering.

GFCIs & Electrical

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.

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

2.4.1 Wall-Covering, Flashing & Trim

Minor Defect

SEPARATIONS NOTED

EXTERIOR WALLS

Separations noted in exterior wall penetration's. Recommend sealing with siliconized caulking for water tightness and preventable maintenance of moisture intrusion.

Recommendation

Contact a handyman or DIY project



2.5.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Major Defect

NEGATIVE GRADING

REAR EXTERIOR PATIO

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

Recommendation

Contact a qualified landscaping contractor

2.5.2 Vegetation, Surface Drainage, Retaining Walls & Grading

Minor Defect

SEPARATIONS/CRACKS/DAMAGE NOTED AT BLOCK WALL FENCING

REAR BLOCK WALL

Damage / Efflorescence noted at time of inspection recommend further evaluation from a professional

Recommendation

Contact a qualified professional.



2.6.1 Irrigation System

Minor Defect

MISSING / DAMAGED INSULATION NOTED AT ANTI-SIPHON(PBV)

Missing / damaged insulation at pressure breaker valve/Anti-siphon / exposed pipes noted at time of inspection

Recommendation

Contact a handyman or DIY project


2.6.2 Irrigation System

Minor Defect

IRRIGATION SYSTEM NOT WORKING

Irrigation system not working at time of inspection. Inspector test time clock by setting to manual. System did not turn on. Recommend further evaluation.

Recommendation

Contact a qualified lawn care professional.



2.7.1 Walkways, Patios & Driveways

Minor Defect

WALKWAY / DRIVEWAY DAMAGED NOTED

FRONT WALKWAY

Minor cosmetic damage observed. Recommend monitor and/or patch/seal.

2.12.1 GFCIs & Electrical

Material Defect

MISSING GFCI

EXTERIOR FRONT PORCH

I observed indications that a GFCI is missing in an area that is required to keep people safe.

The Exterior outlet at the front porch was not GFCI protected.

Recommendation

Contact a qualified electrical contractor.

2.12.2 GFCIs & Electrical

Material Defect

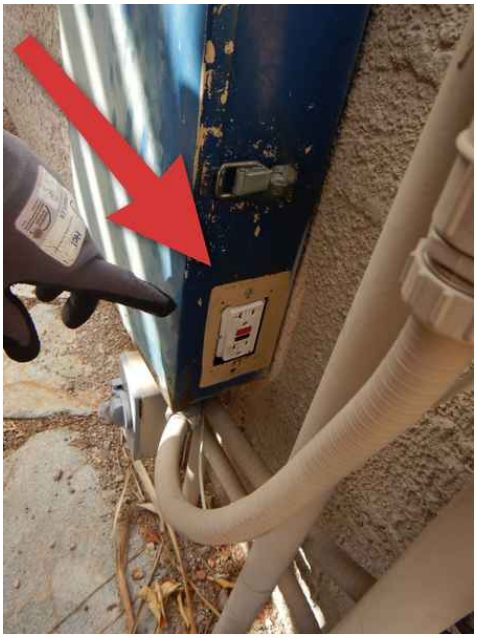
MISSING EXTERIOR GFCI OUTLET COVER

POOL EQUIPMENT

The Exterior outlet (GFCI) and switch covers are missing. Recommend repair, replacement or installation of new exterior dome cover for safety.

Recommendation

Contact a qualified professional.



2.13.1 Windows

Minor Defect

DAMAGED WINDOW SCREEN

I observed a (some) damaged window screen(s).

Correction and further evaluation is recommended.

Recommendation
Contact a qualified handyman.


2.14.1 Exterior Doors
DAMAGED / MISSING WEATHER STRIPPING
Minor Defect
FRONT DOORS
I observed damaged / missing weather stripping at exterior door.

Correction / repair is recommended for energy efficiency and water tightness.

Recommendation
Contact a handyman or DIY project


2.14.2 Exterior Doors
DAYLIGHT SHOWING THROUGH
Minor Defect
I observed indications of daylight showing through door / jam / trim.

Recommend adjustment / repair / install proper weather stripping for energy efficiency and water intrusion.

Recommendation
Contact a handyman or DIY project



2.14.3 Exterior Doors

Minor Defect

DOOR NEEDS ADJUSTMENT

FRONT DOOR

I observed indications of a defect in the front door. Door is rubbing and needs an adjustment to open and close correctly.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project


3: ROOF

Information

Inspection Method
Ladder, Roof

Roof Type/Style
Hip, Gable

Coverings: Material
Concrete, Tile

Flashings: Material
Aluminum, Metal

Roof Drainage Systems: Gutter Material
N/A

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

Tile, Concrete

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

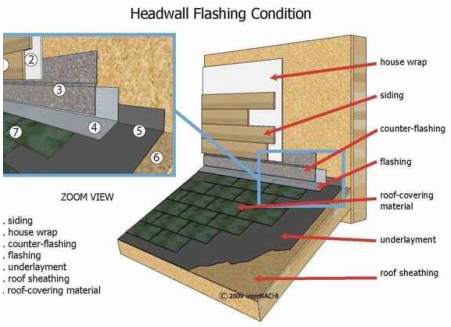
Roof, Ladder, Walk On

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

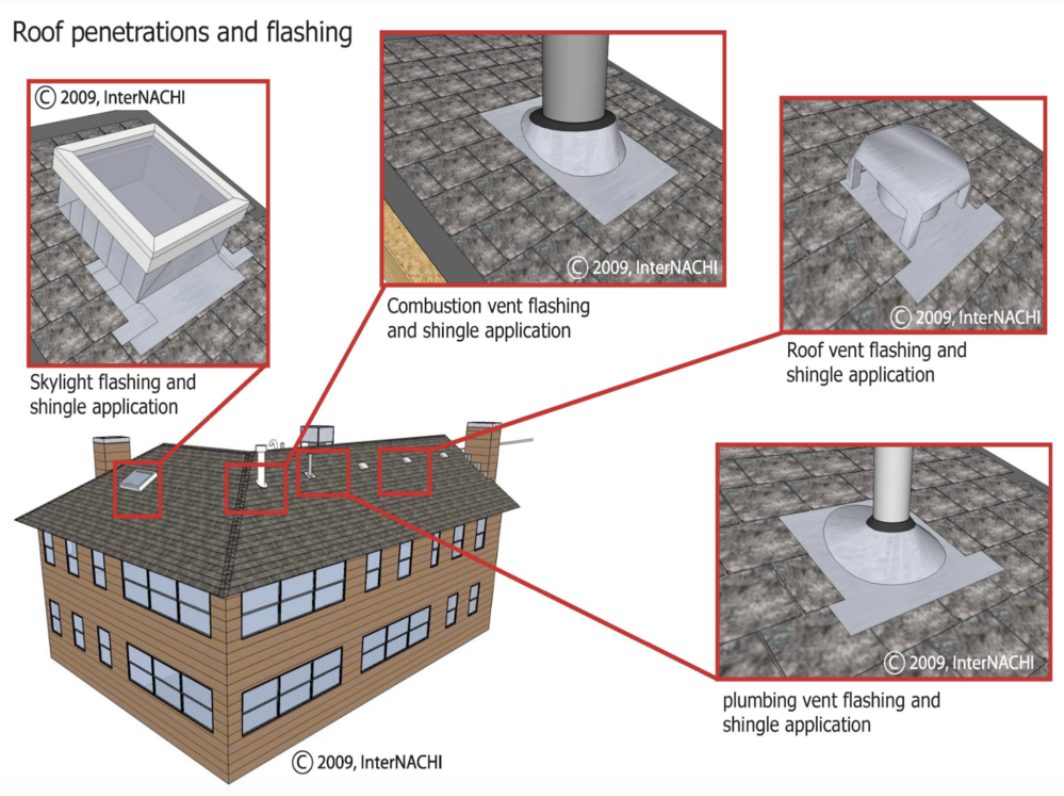
Flashing: Eaves and Gables

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.

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.



Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer to check your entire roof system.

Coverings

SOLAR PANELS

Solar Panels installed on the roof surface greatly reduced my ability to inspect the entire roof.



Coverings

EXTREME WINDS

High winds greatly reduced my ability to inspect the entire roof structure.

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.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

4: ATTACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

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.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

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.

Recommendations

4.5.1 Ceiling, Walls & Firewalls in Garage

Minor Defect

DEFECT AT DOOR BETWEEN GARAGE AND HOUSE (FIRE DOOR)

FIRE DOOR

I observed a defect in the weather stripping at the door between the garage and the house.

Recommendation

Contact a handyman or DIY project

5: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass

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: 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 Attic: Approximate Average Depth of Insulation

6-9 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.

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.

Recommendations

5.1.1 Structural Components & Observations in Attic

Major Defect

ATTIC ACCESS DOOR DAMAGED / MISSING / NOT SATISFACTORY

ATTIC ACCESS

I observed the attic access door indications of poor workmanship and or poor construction techniques. The attic access lid / door should be made of 5/8 drywall or thicker for fire code and insulated.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

6: HEATING

Information

Heating System Information: Energy Source
Gas

Heating System Information: Heating Method
Warm-Air Heating System

Equipment: Brand
Carrier

Equipment: Energy Source
Gas

Equipment: Heat Type
Gas-Fired Heat, Forced Air

Thermostat and Normal Operating Controls: Thermostat Location
Multiple locations

Distribution Systems: Ductwork
Insulated

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 as an air filter, be sure to keep that filter cleaned.

Heating System Information: Units Data Tag

Heating System Information: Heating System Satisfactory

Heating unit was tested and was satisfactory at time of the inspection.

Equipment: **BTU / TON and Manufacture Date**

Unit# 1 - 115,000 BTUs / Tons

Manufactured Date - 1996

Unit# 2 - 66,000 BTUs / Tons

Manufactured Date - 1996

Ductwork: **Ductwork Installed**

Insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.

Recommendations

6.3.1 Thermostat and Normal Operating Controls

Minor Defect

OLD THERMOSTAT

SECOND FLOOR

I observed that the thermostat is very old and should be upgraded to a modern energy-efficient thermostat.

Recommendation

Recommended DIY Project

7: COOLING

Information

Cooling System Information: Service Disconnect Inspected
exterior west

I observed a service disconnect within sight of the cooling system.

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior West

Thermostat and Normal Operating Controls: Thermostat Location
Multiple locations

Distribution System: Configuration
Central

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.

Cooling System Information: Units Data Tag

Manufactured Date - 1996

Manufactured Date - 1996

Cooling System Information: Cooling system satisfactory
Tested

Cooling system was tested and was satisfactory at time of the inspection. A Temperature drop was measured from the air return (filter) to the air registers (vents). A 15-25 degree drop/change/difference is considered satisfactory.

Cooling Equipment: SEER Rating
13 SEER

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

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

Condensate: Condensate Discharge Confirmed

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

Ductwork: **Ductwork Installed**

Insulated

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.

Recommendations

7.2.1 Cooling Equipment

Minor Defect

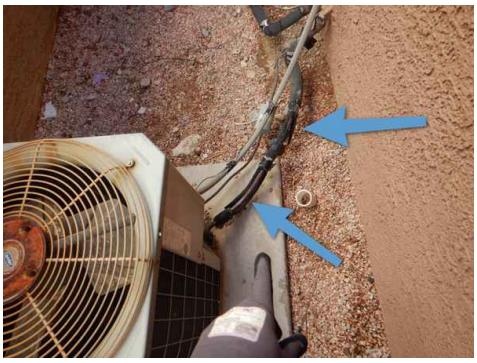
INSULATION MISSING OR DAMAGED

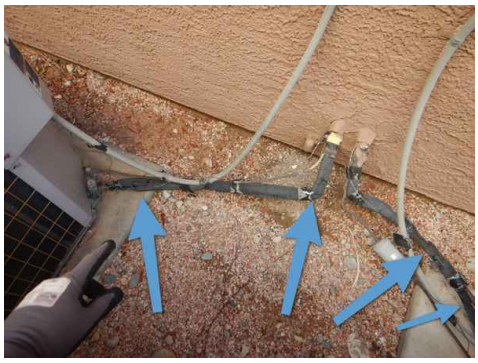
EXTERIOR WEST

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

Recommendation

Contact a handyman or DIY project





7.3.1 Thermostat and Normal Operating Controls

Minor Defect

OLD THERMOSTAT

SECOND FLOOR

I observed that the thermostat is very old and should be upgraded to a modern energy-efficient thermostat.

Recommendation

Recommended DIY Project

8: PLUMBING

Information

Filters
Not connected

Water Source
Public

Water Pressure at time of inspections
80 psi

Main Gas shut off
exterior front west

Location of main gas shut off

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

Water Supply : Water meter satisfactory

The water meter satisfactory at time of inspection.

Water Supply : Water Meter Location
Street/Sidewalk

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Unknown

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Unknown

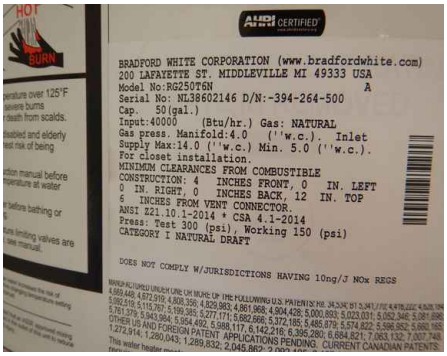
Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Data Tag

Manufactured date - 2016



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: Inspected Seismic Bracing

I inspected the seismic bracing for the hot water tank.

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.

Main Water Shut-Off Valve: Main water shut-off valve location

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from a public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

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

Here is a nice maintenance guide from Lowe's to help.

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.

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.

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.

Drain, Waste, & Vent Systems

UNABLE TO LOCATE SEWER MAIN LINE CLEAN OUT

Unable to locate sewer main line clean out.

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

8.1.1 Gas System

Material Defect

NO CAP NOTED AT GAS LINE STUBS

LAUNDRY, REAR PATIO

No cap noted at unused gas lines recommend installing a cap for safety.

Recommendation

Contact a qualified professional.

8.2.1 Main Water Shut-Off Valve

Major Defect

MISSING / DAMAGED HANDLE AT MAIN VALVE

FRONT YARD

I observed damage / missing handle at the main shut-off valve.

Recommendation

Contact a qualified plumbing contractor.

8.6.1 Hot Water Source

Major Defect

DEFECT AT VENT CONNECTION PIPE

GARAGE

I observed a defect at the vent connection pipe of the hot water source.

Recommendation

Contact a qualified plumbing contractor.

9: ELECTRICAL

Information

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

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

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

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Electrical shut off / Disconnect

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Electric Meter & Base: Inspected the Electric Meter & Base

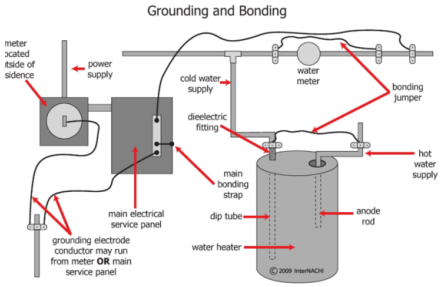
I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Electrical Wiring: Type of Wiring, If Visible
NM-B (Romex)

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Smoke Detectors: Smoke Detectors noted and tested

Recommend replacement of smoke detectors every ten years for safety.

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

175

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).

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

Main Service Disconnect

SOLAR SYSTEM NOTED BUT NOT INSPECTED

EXTERIOR WALL AND ROOF

Solar System, Solar Main Disconnect, Solar Panels

Electrical Solar Systems or outside the Standards of Practice and the scope of this inspection. Recommend seeking a professional in this field for more information.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding 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 grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

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.

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

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

Major Defect

NO / UNCONNECTED GROUND WIRE

WEST SIDE EXTERIOR ACCESS PANEL

Missing / unconnected ground wire. Recommend qualified electrician evaluate and install.

Recommendation

Contact a qualified electrical contractor.

9.9.1 Lighting Fixtures, Switches & Receptacles

Minor Defect

COVER PLATES DAMAGED

ATTIC

One or more receptacles / switches have a damaged cover plate. Recommend replacement.

Recommendation

Contact a handyman or DIY project

9.9.2 Lighting Fixtures, Switches & Receptacles

Major Defect

LOOSE OUTLET / SWITCH NOTED

LOFT, BEDROOM 2

Loose / damaged outlet / switch noted at time of inspection.

Recommendation

Contact a handyman or DIY project

9.13.1 Smoke Detectors

Major Defect

LOW BATTERY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Contact a handyman or DIY project

9.15.1 Electrical Defects

Major Defect

CLOSET LIGHT DEFECT

SECOND LEVEL BEDROOM 4

I observed indications of a fire hazard. Tape and paper still on closet dome light from contractors / painters. Recommend removal for safety.

Recommendation

Contact a qualified electrical contractor.

10: BATHROOMS

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).

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.

Recommendations

10.1.1 Bathroom Toilets

Major Defect

TOILET DID NOT FLUSH

MASTER BATHROOM

I observed that the toilet did not flush as expected. No water supply, valve was shut-off.

Recommendation

Contact a qualified professional.

10.1.2 Bathroom Toilets

Major Defect

TOILET LOOSE CONNECTION TO FLOOR

POWDER ROOM

I observed indications of a toilet that had a loose connection to the floor.

Recommendation

Contact a qualified professional.

10.2.1 Sinks, Tubs & Showers

Major Defect

CORROSION / LEAK EVIDENCE AT WATER SHUT-OFF VALVE

POWDER ROOM

I observed a water leak that developed into corrosion at a water supply shut-off valve.

Recommendation

Contact a qualified professional.

10.2.2 Sinks, Tubs & Showers

Major Defect

LOOSE FIXTURE

MASTER BATHROOM TUB

I observed indications that the fixture is loose. Not secure. Not installed properly. Loose.

Recommendation

Contact a qualified plumbing contractor.

10.2.3 Sinks, Tubs & Showers

Major Defect

DAMAGED TILES IN SHOWER

MASTER SHOWER

I observed damaged tiles in the bathroom shower.

Recommendation

Contact a qualified professional.


10.2.4 Sinks, Tubs & Showers

HANDLE LOOSE

Minor Defect

MASTER SHOWER

I observed that the fixture handle is loose.

Recommendation

Contact a handyman or DIY project

10.2.5 Sinks, Tubs & Showers

SHOWER HEAD LOOSE

Minor Defect

MASTER SHOWER

I observed that the shower head is loose.

Recommendation

Contact a handyman or DIY project

10.2.6 Sinks, Tubs & Showers

SEPARATIONS NOTED SHOWER / TUB

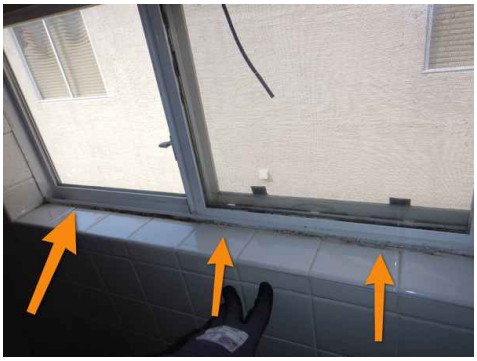
Major Defect

MASTER, SECOND LEVEL BATHROOM

Separations noted in and around shower stall / Tub. Recommend sealing with siliconized caulking for water tightness and preventable maintenance to reduce the chance moisture intrusion and/or damage.

Recommendation

Contact a handyman or DIY project





10.4.1 GFCI & Electric in Bathroom

Material Defect

RECEPTACLE IS NOT GFCI PROTECTED

SECOND LEVEL BATHROOM

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

Recommendation

Contact a qualified electrical contractor.



10.5.1 Heat Source in Bathroom

Major Defect

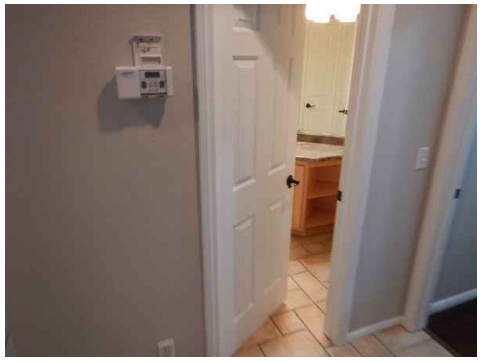
MISSING HEAT SOURCE IN BATHROOM

POWDER ROOM

I observed that there is a missing heat source in the bathroom. Every bathroom should have a source of heat.

Recommendation

Contact a qualified heating and cooling contractor



11: 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

11.1.1 Doors

Minor Defect

DOOR DOESN'T LATCH

DEN

I observed that a door does not latch and close properly.

Recommendation

Contact a handyman or DIY project

11.2.1 Windows

Major Defect

DAMAGED WINDOW

SECOND LEVEL BATHROOM

I observed damage to a window and or window seal.

Recommendation

Contact a qualified professional.

11.4.1 Floors, Walls, Ceilings

Major Defect

MOISTURE DAMAGE

MASTER BATHROOM

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor

11.4.2 Floors, Walls, Ceilings

Minor Defect

TILES LOOSE

LAUNDRY ROOM

Loose / damaged flooring noted at time of inspection. Recommend a qualified contractor repair / re-attach and seal.

Recommendation

Contact a qualified handyman.

12: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

13: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

Dishwasher: Inspected Dishwasher

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

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.

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 Appliances Data Tags : Data Tags

Limitations

Refrigerator

NOT INSTALLED

I observed that a refrigerator was not installed.

Recommendations

13.1.1 Kitchen Sink

Minor Defect

SEPARATIONS NOTED

KITCHEN

Separations noted around sink and countertops. Recommend sealing with siliconized caulking for water tightness and preventable maintenance to reduce the chance moisture intrusion and/or damage.

Recommendation

Contact a handyman or DIY project

13.3.1 Dishwasher

Major Defect

DID NOT TURN ON

KITCHEN

I observed that the dishwasher did not turn. Inoperative. Defect.

Recommendation

Contact a qualified professional.

13.3.2 Dishwasher

Major Defect

RUST ON INTERIOR COMPONENTS

KITCHEN

I observed indications of rust and or damage on the interior cabinet and components of the dishwasher.

Recommendation

Contact a qualified appliance repair professional.

13.3.3 Dishwasher

Major Defect

DEFECT AT BACKFLOW PREVENTION / NO AIR-GAP

KITCHEN

I observed indications of a defect at the backflow prevention mechanism.

No Air-gap or high loop noted.

The water supply to a residential dishwashing machine should be protected against backflow by an air gap within the machine or backflow preventer. The machine must be equipped with an integral backflow mechanism, or the potable water supply must have either a backflow preventer or an air gap. **The air gap** is actually the open space within the dishwasher interior itself.

The ASSE 1006 standard for residential and domestic-type dishwashing machines is the requirement for the protection of the potable water supply against backflow. If the unit conforms to the standard, there is an internal integral backflow prevention device installed, and additional precautions are unnecessary. Prior to installing, the installer should confirm that the machine conforms to the standard.

Recommendation

Contact a qualified professional.

13.4.1 Range/Oven/Cooktop

Minor Defect

MISSING / DAMAGED CONTROL KNOBS

KITCHEN

I observed missing / damaged control knobs at the stove and oven appliance.

Recommendation

Contact a qualified professional.

14: CHIMNEY, FIREPLACE, OR STOVE

Information

Factory-Built Chimney: Factory-Built Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.

Fireplace: Type of Fireplace

Gas Fireplace Insert

I tried to describe the type of fireplace.

Factory-Built Chimney: Factory-Built Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

Limitations

Factory-Built Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Fireplace

GAS INSERT - DID NOT INSPECT

I did not inspect the gas fireplace insert unit. This was beyond the scope of my home inspection. I recommend the homeowner or a professional inspect further and confirm it's safe operation and functionality.

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.

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.

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.

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.

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.

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.

Bathrooms
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.

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.

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.