



TF HOME INSPECTION

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TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name

12/07/2020 9:00AM



Inspector
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TABLE OF CONTENTS

1: Inspection Details	6
2: Roofing	8
3: Exterior	13
4: Interior	22
5: Plumbing System	29
6: Electrical System	35
7: Heating / Central Air Conditioning	44
8: Built-In Appliances	50
9: Insulation & Ventilation	53
10: Structural Components	57
11: Garage	65
12: Fireplace	69
Standard of Practice	70

TF Home Inspection

SUMMARY

- 2.2.1 Roofing - Roof Drainage Systems: Debris
- 2.2.2 Roofing - Roof Drainage Systems: Extend Downspouts to Lower Gutters
- 2.3.1 Roofing - Flashings: Missing
- 2.4.1 Roofing - Skylights, Chimneys & Other Roof Penetrations: Plumbing Vent Stack Terminates to Low
- 2.4.2 Roofing - Skylights, Chimneys & Other Roof Penetrations: Chimney Rain Cap Missing and Crown Deteriorating
- 3.2.1 Exterior - Exterior Doors: Maintenance
- 3.2.2 Exterior - Exterior Doors: Weatherstripping Damaged
- 3.3.1 Exterior - Exterior Windows: Maintenance Caulking
- 3.6.1 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Damaged Fence
- 3.6.2 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Deck Support Pier Damaged
- 3.6.3 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Deck - Rotted Boards
- 3.6.4 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Handrail Loose
- 3.6.5 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Railing Missing
- 3.6.6 Exterior - Decks, Balconies, Stoops, Porches, Railings & Steps: Steps Masonry Damaged
- 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- 3.7.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Foundation Seam Needs Sealing
- 3.7.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Missing Weep Holes
- 3.7.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Pond Pump
- 4.1.1 Interior - Ceilings: Poor Patching/Workmanship
- 4.3.1 Interior - Floors: Moisture Damage
- 4.4.1 Interior - Steps, Stairways & Railings: Loose Railing
- 4.5.1 Interior - Windows (representative number): Cracked/Broken
- 4.5.2 Interior - Windows (representative number): Failed Seal
- 4.5.3 Interior - Windows (representative number): Maintenance Caulking Around Windows
- 4.5.4 Interior - Windows (representative number): Unable to Open
- 4.6.1 Interior - Doors (representative number): Sliding Door Off Track
- 5.5.1 Plumbing System - Bathroom Toilets: Toilet Not Tightly Secured
- 5.6.1 Plumbing System - Sinks, Tubs & Showers: Sinks - Poor Drainage
- 6.2.1 Electrical System - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- 6.2.2 Electrical System - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Ground Wire Across Filter Improperly Installed
- 6.4.1 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Unknown Switch
- 6.4.2 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Extension Cords
- 6.4.3 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Improperly Wired
- 6.4.4 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Ungrounded Receptacles



6.4.5 Electrical System - Lighting Fixtures, Switches, Wiring & Receptacles: Unsafe Electrical Wiring/Junction Boxes

⚠ 6.5.1 Electrical System - GFCI & AFCI: GFCI Improperly Wired

⚠ 6.5.2 Electrical System - GFCI & AFCI: No GFCI Protection Installed

🔧 7.2.1 Heating / Central Air Conditioning - Equipment: Insulation on Suction Line Damaged/Missing

🔧 7.2.2 Heating / Central Air Conditioning - Equipment: Pump Damaged/Inoperable



7.4.1 Heating / Central Air Conditioning - Vents, Flues & Chimneys: Vent Penetration to Chimney Needs Sealing

⚠ 7.5.1 Heating / Central Air Conditioning - Distribution System: Insufficient Supply Air to the System

🔧 8.9.1 Built-In Appliances - Central Vacuum System: Auto Feature Inoperable

🚫 10.2.1 Structural Components - Basements & Crawlspaces: Efflorescence in Basement

🔧 10.2.2 Structural Components - Basements & Crawlspaces: High Moisture Level

⚠ 10.2.3 Structural Components - Basements & Crawlspaces: Possible Mildew/Mold Staining

⚠ 11.4.1 Garage - Garage Vehicle Door Opener: Extension Cord Used at Garage Door Opener Defect

⚠ 11.5.1 Garage - Ceiling, Walls & Firewalls in Garage: Opening in Drywall Defect

⚠ 11.7.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

ServicesWDI/WDO (Termite) Inspection,
Radon Test**Style**

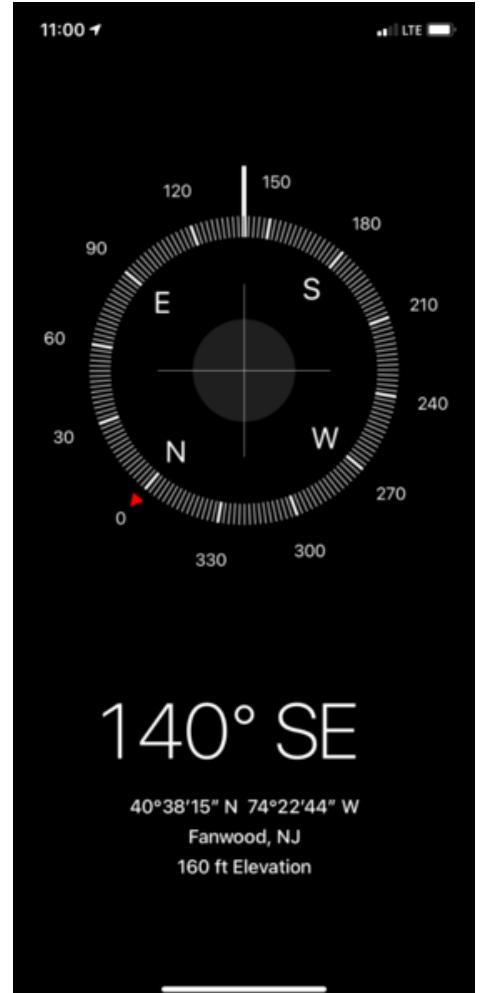
Cape

Type of Building

Detached, Single Family

Home Faces

Southeast

**Temperature (approximate)**

36 Fahrenheit (F)

Weather Conditions

Clear



Limitations

General

EXTREMELY CLUTTERED CONDITIONS

The home at the time of the inspection was observed to be excessively cluttered. This was a limitation to my inspection.

General

PERMITS

It is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality if you have questions regarding this aspect of your home purchase.

2: ROOFING

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

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

Information

Inspection Method

Drone

Roof Type/Style

Combination

Coverings: Material

Asphalt



Coverings: Roof Coverings Age

Less than 5 years

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

Skylights, Chimneys & Other Roof Penetrations: Chimney (Exterior)

Masonry



Coverings: Considerations

This inspection is not a guarantee that a roof leak in the future will not happen. 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.

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.

Coverings: 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 Drainage Systems: Considerations

I inspected the downspouts. I attempted to check the overall general condition of the drainage system during the inspection and looked for indications of major defects.

Monitoring the drainage system 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.

Roof Drainage Systems: Homeowner's Responsibility

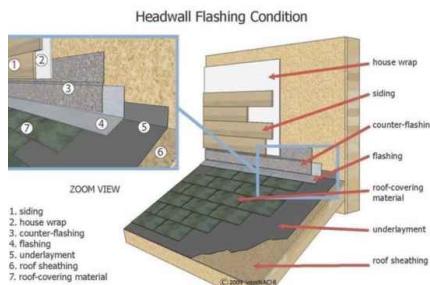
Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Flashings: 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.

Flashings: 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

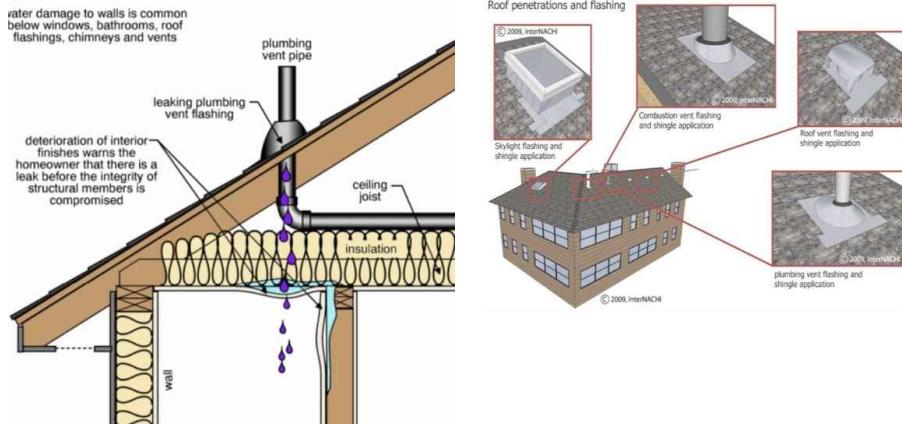
Skylights, Chimneys & Other Roof Penetrations: Maintenance Caulking around Chimney Flashing

Please be sure as a maintenance item to keep the flashing caulked/silicone sealed to prevent moisture intrusion behind the flashing.

Skylights, Chimneys & Other Roof Penetrations: Penetrations

As a homeowner you should monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof to leak. Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

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

General

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 with a lift to check your roof system.

Roof Drainage Systems

COULDN'T CLOSELY REACH THE GUTTERS

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

Flashings

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.

Skylights, Chimneys & Other Roof Penetrations

COULDN'T REACH ALL PIPES AND PENETRATIONS

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.

Deficiencies

2.2.1 Roof Drainage Systems

DEBRIS

The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. This debris will affect the drainage and may lead to excess moisture at the foundation of the home. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified gutter contractor



Repair and Replace



2.2.2 Roof Drainage Systems

EXTEND DOWNSPOUTS TO LOWER GUTTERS

I recommend continuing the downspout into the lower gutter. Always try to alleviate discharge onto lower roof when possible. Without these extensions, excess water can damage the roofing materials, causing penetration of water, and damage to the home. A qualified licensed professional should install downspouts to lower gutters.

Recommendation

Contact a qualified gutter contractor



Repair and Replace

Downspout running across roof
installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



2.3.1 Flashings

MISSING

I observed areas where the cap flashing was missing and/or damaged. These areas of missing flashing are prone to water penetration and have contributed to the deterioration of the fascia board. Flashing is installed to provide protection against roof leaks and to divert water away from certain areas. A licensed qualified roofer should repair or replace as necessary.

Recommendation

Contact a qualified roofing professional.



Repair and Replace



Flashing Details

2.4.1 Skylights, Chimneys & Other Roof Penetrations

PLUMBING VENT STACK TERMINATES TO LOW

The plumbing vent stack terminates at a very low point to the roof structure. Sewer gases are very heavy and with a low opening, they are very likely to go back down the vent stack and reenter the home. When the roof is snow covered, it will also be very easy for the vent to become covered. The vent should terminate no less than 6-8 inches above the roof. A qualified licensed professional should repair and replace.

Recommendation

Contact a qualified professional.



2.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY RAIN CAP MISSING AND CROWN DETERIORATING

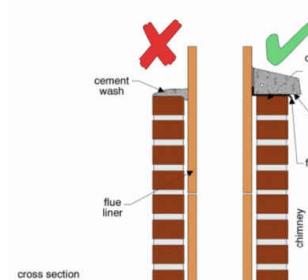
A chimney rain cap is missing on the chimney. A rain cover on top of a chimney flue is designed to keep out rain (which can damage the flue or appliances it vents) and intended to reduce downdrafts in the chimney in windy conditions. The chimney also has a deteriorating chimney cap "crown." The purpose of the chimney cap "crown" is to close off the space between the flue liner and chimney wall, to shed water clear of the chimney and generally prevent moisture entry. A qualified licensed contractor should repair and replace as needed.

Recommendation

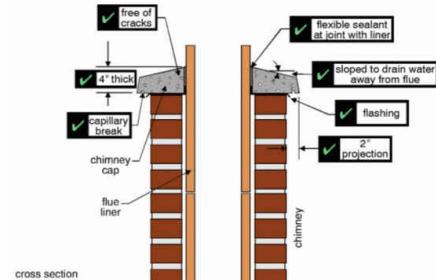
Contact a qualified roofing professional.



Drip edge on cap



What makes a good chimney cap?



3: EXTERIOR

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

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

Information

Inspection Method

Visual

Exterior Doors: Exterior Entry Door

Wood, Glass Sliding

Wall Covering, Flashing & Trim:
Material

Vinyl

Wall Covering, Flashing & Trim:
Style

Dutch Lap

Walkways, Patios & Driveways:
Driveway Material

Asphalt

Walkways, Patios & Driveways:
Patio

Pavers



**Decks, Balconies, Stoops,
Porches, Railings & Steps:
Appurtenance**
Deck with Steps

**Decks, Balconies, Stoops,
Porches, Railings & Steps:
Material**
Wood



Considerations

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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.

Wall Covering, Flashing & Trim: 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 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.

Please be sure to keep all openings and cracks in the exterior surfacing material well sealed to prevent moisture entry to substrate materials.

Keep all holes and penetrations at siding sealed to prevent moisture entry to substrate.

Walkways, Patios & Driveways: Maintenance

Filling in the cracks and sealing the surface of the driveway and sidewalks will help extend its useful life.

Eaves, Soffits & Fascia: Eaves, Soffits and/or Fascia were Inspected

I inspected the fascia board. I was not able to inspect every detail, since a home inspection is limited in its scope and the height of the structure preventing close observation.

Decks, Balconies, Stoops, Porches, Railings & Steps: Information

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.

Vegetation, Grading, Drainage & Retaining Walls: Info

Please be sure to keep all trees and landscaping trimmed off the property as this condition, if left unattended, has been known to create conditions conducive to moisture and wood destroying insect infestation as well as to prevent the designed drainage of water.

Please be sure to monitor and clean out all drains/drainage on the exterior of the home and to keep them free of debris so proper drainage can occur.

Limitations

Wall Covering, Flashing & Trim

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.

Eaves, Soffits & Fascia

RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. 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.

Deficiencies

3.2.1 Exterior Doors

MAINTENANCE

The exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior materials.

Recommendation

Contact a qualified professional.



Evaluate or Monitor



3.2.2 Exterior Doors

WEATHERSTRIPPING DAMAGED

The exterior door has damaged weather stripping below the door. This can result in significant energy loss and moisture intrusion. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Repair and Replace



3.3.1 Exterior Windows

MAINTENANCE CAULKING



Several exterior windows are missing proper sealing (caulking) at the window sills. Deterioration can allow water to enter behind siding or wall cavity and damage to interior finishes can result. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified professional.





3.6.1 Decks, Balconies, Stoops, Porches, Railings & Steps

DAMAGED FENCE

The fence was damaged and visibly leaning. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified fencing contractor

Repair and Replace



3.6.2 Decks, Balconies, Stoops, Porches, Railings & Steps

DECK SUPPORT PIER DAMAGED

The deck support was observed to be settling, and has leaned so the beam is not leaning adjacently on the support. A decking contractor should evaluate and advise on a course of action to repair the support in this area of the deck.

Evaluate or Monitor

Recommendation

Contact a qualified deck contractor.



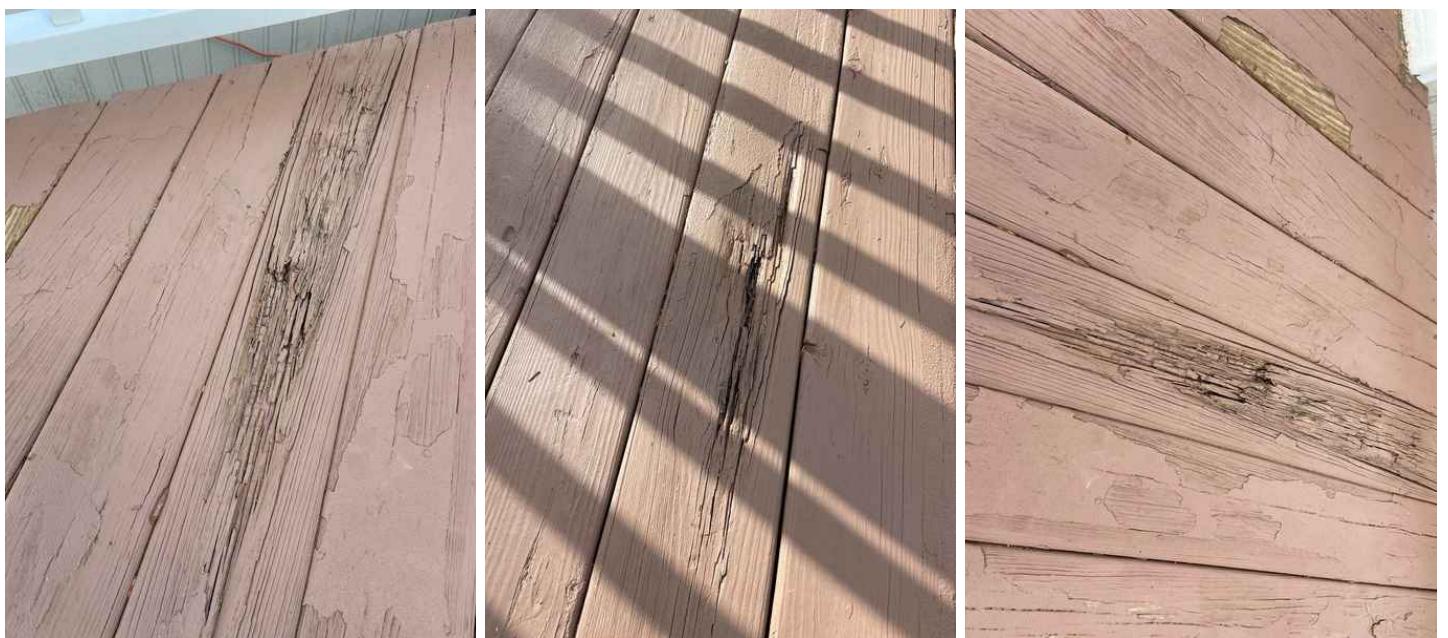
3.6.3 Decks, Balconies, Stoops, Porches, Railings & Steps

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Rot fungus is caused by water penetration into the material and will cause deterioration of the materials. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified deck contractor.



3.6.4 Decks, Balconies, Stoops, Porches, Railings & Steps

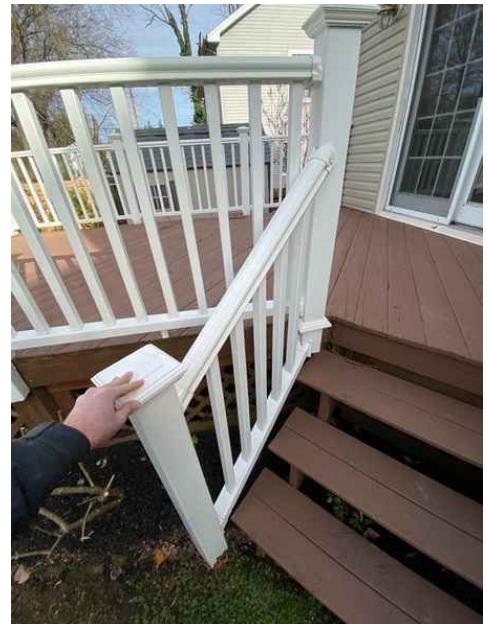


HANDRAIL LOOSE

I observed that the handrail going up the steps is loose. This is a safety hazard. A licensed qualified professional should repair or replace as necessary.

Recommendation

Contact a qualified masonry professional.



3.6.5 Decks, Balconies, Stoops, Porches, Railings & Steps



RAILING MISSING

I observed a missing handrail at the exterior steps. Generally, a hand-railing is required on more than three steps and one should be installed for safety. A licensed qualified professional should repair or replace as necessary.

Recommendation

Contact a qualified professional.



3.6.6 Decks, Balconies, Stoops, Porches, Railings & Steps



STEPS MASONRY DAMAGED

Areas of the steps masonry are damaged and cracking was visible. This can allow moisture intrusion, and further deterioration. A qualified licensed mason should repair and replace as necessary.

Recommendation

Contact a qualified masonry professional.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Repair and Replace

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. A qualified licensed contractor should repair as necessary.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.



3.7.2 Vegetation, Grading, Drainage & Retaining Walls

 Repair and Replace

FOUNDATION SEAM NEEDS SEALING

The area around the foundation would benefit from hard surface sealing to prevent moisture intrusion along the foundation. A qualified licensed mason should seal this area around the foundation.

Recommendation

Contact a qualified masonry professional.



3.7.3 Vegetation, Grading, Drainage & Retaining Walls

 Repair and Replace

RETAINING WALL MISSING WEEP HOLES

The retaining wall appears to be missing weep holes. This is a maintenance issue. A qualified licensed professional should evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified professional.



3.7.4 Vegetation, Grading, Drainage & Retaining Walls

 Evaluate or Monitor

POND PUMP

Verify with the sellers that the pond pump is operable before closing.

Recommendation

Contact the seller for more info



4: INTERIOR

		IN	NI	NP	D
4.1	Ceilings	X			X
4.2	Walls	X			
4.3	Floors	X			X
4.4	Steps, Stairways & Railings	X			X
4.5	Windows (representative number)	X			X
4.6	Doors (representative number)	X			
4.7	Countertops & Cabinets (representative number)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Ceilings: Ceiling Material

Plaster, Popcorn, Drywall

Walls: Wall Material

Drywall, Plaster

Floors: Floor Coverings

Hardwood, Tile, Engineered Hardwood

Steps, Stairways & Railings: Reminder

As a reminder, please be sure to keep railings secured at all times.

Windows (representative number): Window Manufacturer

Unknown

Windows (representative number): Window Type

Casement, Double-hung

Doors (representative number): Material

Hollow-Core

Countertops & Cabinets (representative number): Cabinetry

Wood

Countertops & Cabinets (representative number): Countertop Material

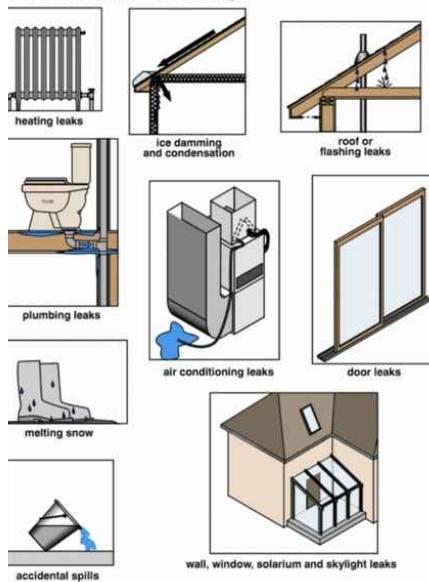
Granite

Maintenance

Exterior trim around doors would benefit from maintenance painting to prevent future weather deterioration of interior home materials.

Suggest keeping windows and exterior doors well caulked to prevent moisture and air intrusion to the interior.

Sources of interior water damage



Windows (representative number): Maintenance Caulking

Suggest keeping windows well caulked to prevent moisture and air intrusion to the interior.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Deficiencies

4.1.1 Ceilings

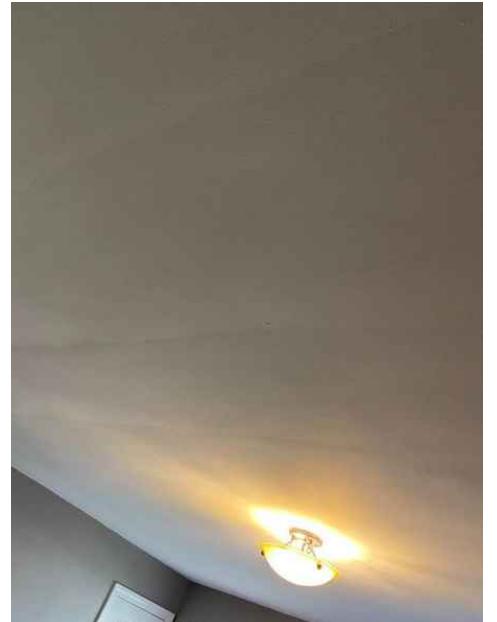
POOR PATCHING/WORKMANSHIP

The ceilings were observed to be poorly patched in areas. This is a cosmetic issue. A qualified licensed professional should repair and replace as necessary.



Recommendation

Contact a qualified professional.



4.3.1 Floors

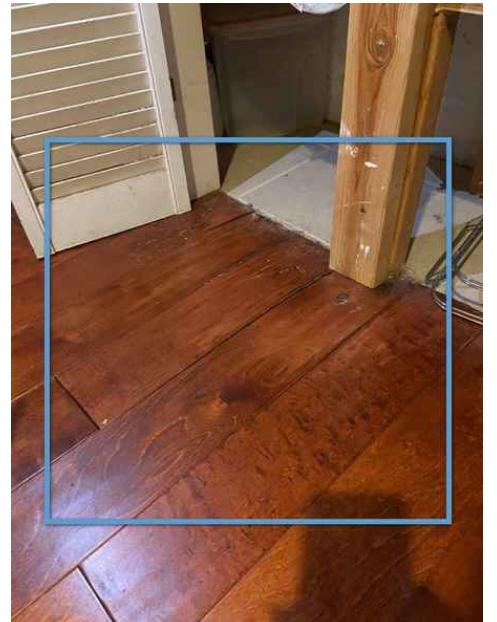
MOISTURE DAMAGE

BASEMENT

Floors had areas of visible moisture damage. This can lead to damage of the substrate materials of the home as well as the materials of the floor. Moisture can lead to mildew and mold as well if not controlled. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified flooring contractor



4.4.1 Steps, Stairways & Railings

LOOSE RAILING

Handrail was loose at the time of the inspection. This could pose a safety hazard which can cause an injury. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified professional.





4.5.1 Windows (representative number)

CRACKED/BROKEN

BASEMENT

The window was observed to cracked/broken. This is a safety hazard with the large broken glass. A qualified licensed window contractor should repair and replace.

Recommendation

Contact a qualified window repair/installation contractor.



4.5.2 Windows (representative number)

FAILED SEAL

Observed condensation between a majority of the window panes. This indicates a failed seal. A qualified licensed window contractor should evaluate & replace.



Recommendation

Contact a qualified window repair/installation contractor.



4.5.3 Windows (representative number)

MAINTENANCE CAULKING AROUND WINDOWS

Window caulking was observed to be heavily deteriorated and flaking/chipping. This is a maintenance issue that prevents drafts and moisture intrusion. A qualified licensed window contractor should repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



4.5.4 Windows (representative number)

UNABLE TO OPEN

MASTER

The window was unable to be opened at the time of inspection. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



4.6.1 Doors (representative number)

SLIDING DOOR OFF TRACK

The closet sliding doors are off the track and sliding operation is not working properly. This is a maintenance issue. A qualified licensed professional should install the proper track for the sliding doors to function properly.

Recommendation

Contact a qualified professional.



5: PLUMBING SYSTEM

		IN	NI	NP	D
5.1	Water Supply, Distribution Systems & Fixtures	X			
5.2	Drain, Waste, & Vent Systems	X			
5.3	Hot Water Systems, Controls, Flues & Vents	X			
5.4	Fuel Storage & Distribution Systems	X			
5.5	Bathroom Toilets	X			X
5.6	Sinks, Tubs & Showers	X			X
5.7	Sump Pump			X	

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

Information

Water Source

Public

Filters

Sediment Filter



Water Supply, Distribution Systems & Fixtures: Distribution Material (inside home)

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material (into home)

Copper

Drain, Waste, & Vent Systems:

Material

Inaccessible

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement, Utility Room

Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Gas

Fuel Storage & Distribution**Systems: Main Gas Shut-off****Location**

Gas Meter, Exterior

The main fuel shut off is at gas meter.

**Sump Pump: Location**

Not Present, Inaccessible

Water Company - Water and Sewer Line Protection Program

I recommend inquiring with the water company about their water and sewer line protection program.

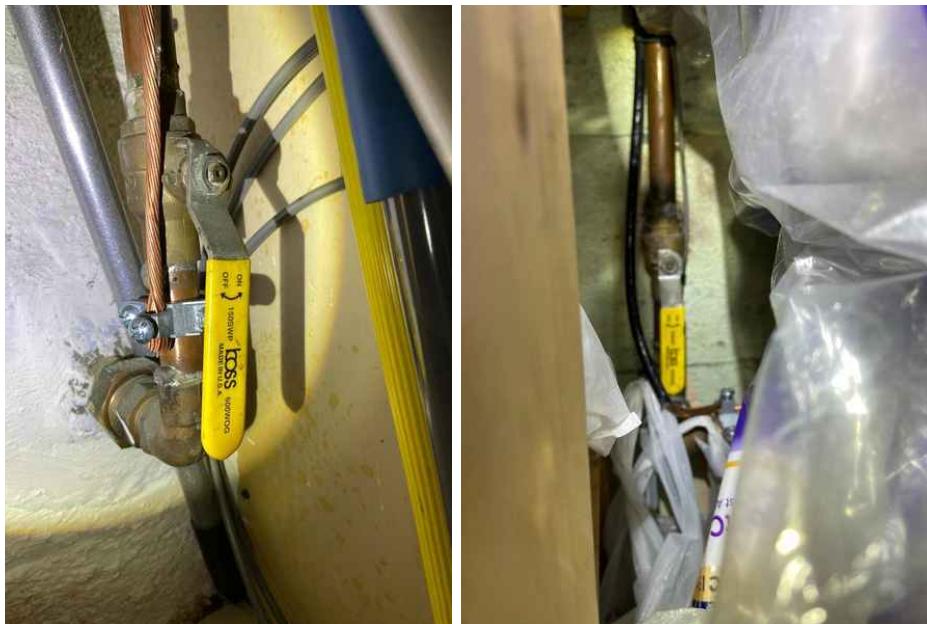
Sewer Scope Recommended

It is recommended to have a sewer scope performed by a qualified licensed plumber of the main underground sewer line to ensure the condition of the main sewer line is adequate. This is not a visible or inspectable item of a home inspection, that must be done with a special camera.

Water Supply, Distribution Systems & Fixtures: Main Water Shut Off Location

Basement

The main shut off is the yellow lever. This is for your information.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

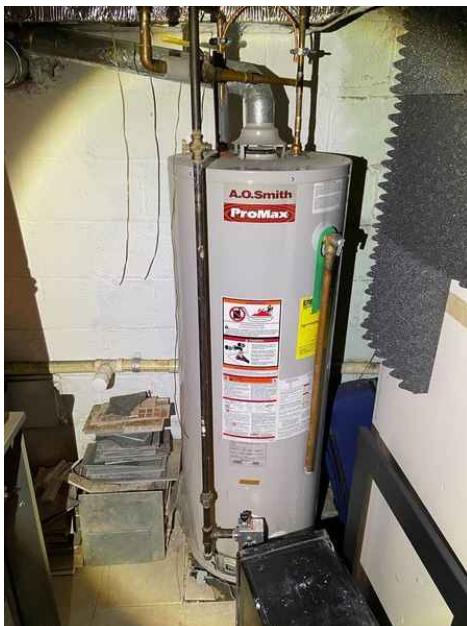
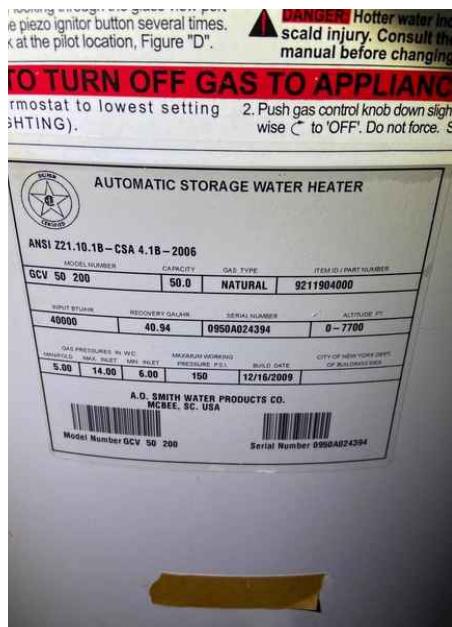
AO Smith

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 Systems, Controls, Flues & Vents: Water Heater System

At this time, the water heater appears to be operating as expected. The Water heater Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2009 and has a life expectancy of 7-12 years.



Fuel Storage & Distribution Systems: Oil Tank Sweep Recommended

Due to the age/location of the home, it is recommended that a qualified licensed professional perform an oil tank sweep on the property to ensure there are no abandoned underground storage tanks on the property.

Bathroom Toilets: Toilets Operational

I flushed all of the toilets. All toilets were operational at the time of inspection.

Sinks, Tubs & Showers: Homeowner's Responsibility

Please be sure to keep the bathtub and/or insert well sealed to minimize chance of leaking or moisture entry to wall and flooring materials.

Please be sure to keep the shower/shower insert well sealed to minimize chance of future water seepage to wall and flooring materials.

Please be sure to keep the sink well sealed to minimize chance of future water seepage.

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.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Water Supply, Distribution Systems & Fixtures

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected.



Drain, Waste, & Vent Systems

LIMITATIONS

Due to finished areas and stored items, all of interior water drainage piping cannot be inspected.

Deficiencies

5.5.1 Bathroom Toilets



Repair and Replace

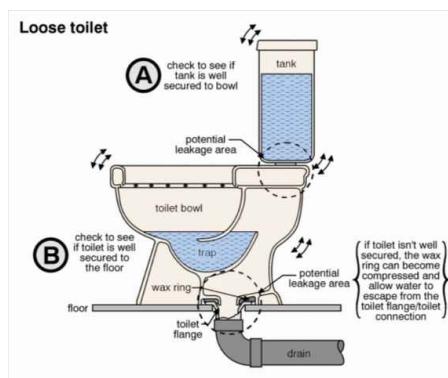
TOILET NOT TIGHTLY SECURED

2ND FLOOR BATHROOM

The toilet was not tightly secured. This can cause leaks which can damage the home. A qualified licensed plumber should evaluate, and repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.6.1 Sinks, Tubs & Showers



Repair and Replace

SINKS - POOR DRAINAGE

KITCHEN 2ND FLOOR BATHROOM

Sinks had slow/poor drainage. This is a maintenance item. A qualified licensed plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



6: ELECTRICAL SYSTEM

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
6.3	Branch Wiring Circuits, Breakers & Fuses	X			X
6.4	Lighting Fixtures, Switches, Wiring & Receptacles	X			X
6.5	GFCI & AFCI	X			X
6.6	Smoke Detectors		X		
6.7	Carbon Monoxide Detectors		X		

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

Information

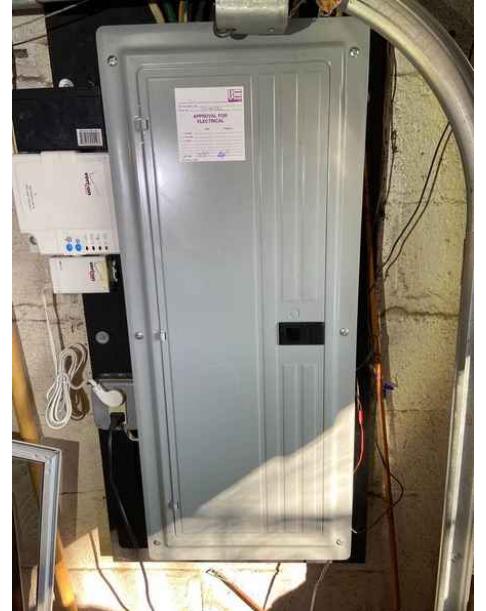
Service Entrance Conductors:
Electrical Service Conductors
Overhead



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Shut Off
200 AMP



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



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not present

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



Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex, Non Metallic Sheathed Cable

Carbon Monoxide Detectors: Recommend

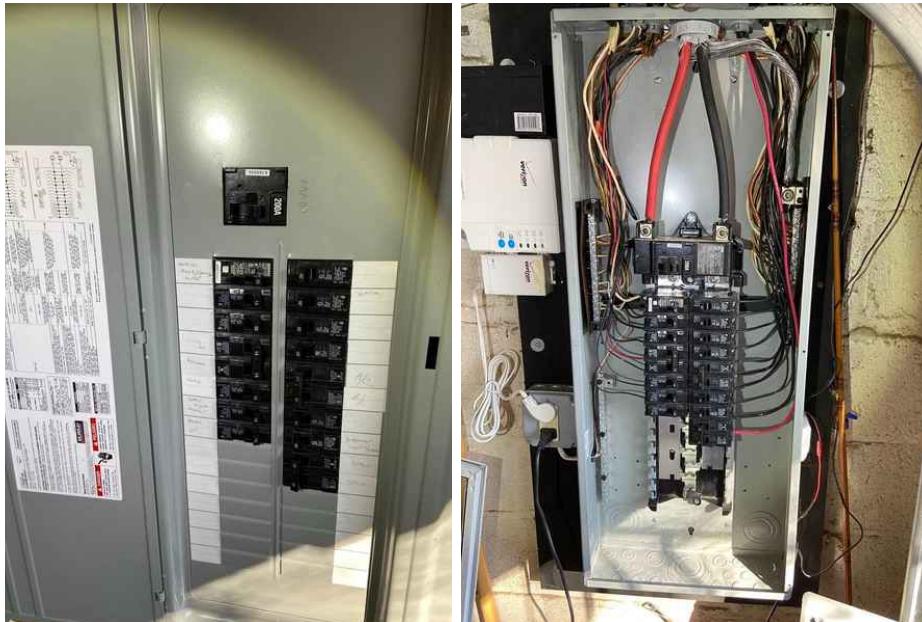
We also recommend a carbon monoxide detector for personal safety.

Information

There are a wide variety of electrical systems with an even greater number of components, and which any one particular system may not conform to current standards or provide the same degree of service and safety. The most significant concern about a system is the fact that the NEC, National Electrical Code is not retroactive, and therefore many residential systems do not comply with the current standards. Regardless, we are not licensed electricians and do not perform load-calculations to see if the supply meets the demand. However in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be repaired as soon as possible by a licensed electrician before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades. We may typically recommend upgrading outlets to Ground Fault Circuit Interrupters (GFCI's) which are a relatively inexpensive but essential safety feature and have been around for approximately 30 years and have been required in specific locations. Similarly, AFCI, arc fault circuit interrupters are the very latest in circuit breaker technology and have been required in all bedroom receptacles since 2002, if your home does not have them we will recommend them because there are thousands of arc fault fires each year, another simple inexpensive upgrade every home should have.

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

Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Reminder**

As a reminder, please be sure to use the circuit labeling as a guide until verified.

GFCI & AFCI: Consideration

Consider installing Ground Fault Circuit Interrupters (GFCI) in outlets near water supplies.

GFCI & AFCI: Exterior Outlets Inspected

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

GFCI & AFCI: GFCI-Protection Tested

As a reminder, the GFI outlet(s) operated as intended at this location. As a result, test monthly to insure proper operation.

Smoke Detectors: Information

Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines. Please remember that battery operated smoke detectors should have the batteries checked periodically and replaced as needed to insure continued good operation. We also strongly suggest that you have a fire drill when moving into the house to help prepare for any emergency after moving into the house. We also recommend a carbon monoxide detector for personal safety. For additional information please visit Smoke Detector Information.

Smoke Detectors: Test Before Moving In

The smoke detectors should be tested at common hallway to bedrooms upon moving in to home.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Lighting Fixtures, Switches, Wiring & Receptacles

STORED PERSONAL ITEMS

I was unable to test every outlet due to stored personal items throughout the entire home.

Deficiencies

6.2.1 Main & Subpanels, Service & Grounding
Main Overcurrent Device

 Repair and Replace

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. This is done to identify which breakers are responsible for the homes electrical power sources. A qualified licensed electrician should identify and map out locations on the panel clearly.

Recommendation

Contact a qualified electrical contractor.



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

GROUND WIRE ACROSS FILTER IMPROPERLY INSTALLED

The ground wire was observed to be not stripped at the connection to the clamps. This will prevent proper grounding conduction across the filter. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

UNKNOWN SWITCH

BASEMENT

An electrical switch was taped over and it is unknown what this switch operates. The sellers should verify/explain what this switch powers. If it is unknown, then a qualified licensed electrician should evaluate and advise.

Recommendation

Contact the seller for more info

Evaluate or Monitor



6.4.2 Lighting Fixtures, Switches, Wiring & Receptacles

EXTENSION CORDS

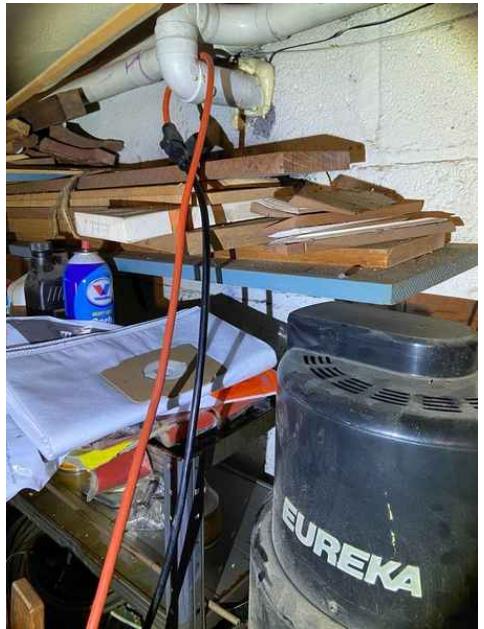
GARAGE, KITCHEN

Safety Hazard

As a reminder, extension cords should not be used as a permanent means of power. This is a safety hazard. A qualified licensed electrician should evaluate and advise.

Recommendation

Contact a qualified electrical contractor.



6.4.3 Lighting Fixtures, Switches, Wiring & Receptacles

IMPROPERLY WIRED

DINING ROOM

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



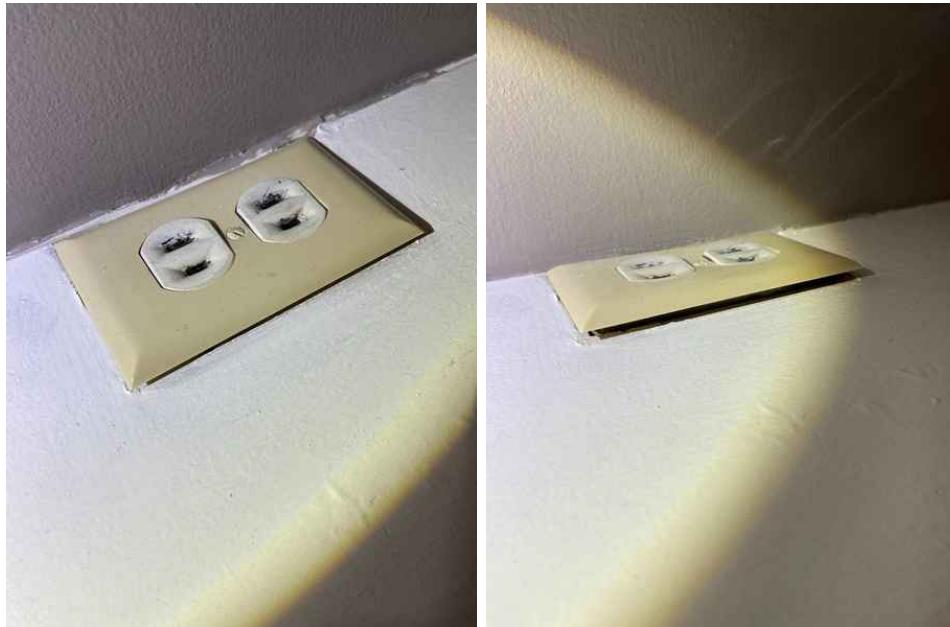
6.4.4 Lighting Fixtures, Switches, Wiring & Receptacles

**UNGROUNDED RECEPTACLES**

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in the home should be grounded. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.5 Lighting Fixtures, Switches, Wiring & Receptacles

**UNSAFE ELECTRICAL WIRING/JUNCTION BOXES**

GARAGE

A receptacle is unsafely connected. This is unsafe, and needs to be properly connected in a junction box. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.5.1 GFCI & AFCI

GFCI IMPROPERLY WIRED

KITCHEN

I observed a defect at the GFCI outlet. It was not properly wired. This is a safety hazard. A qualified licensed electrician should evaluate, repair and replace as necessary.

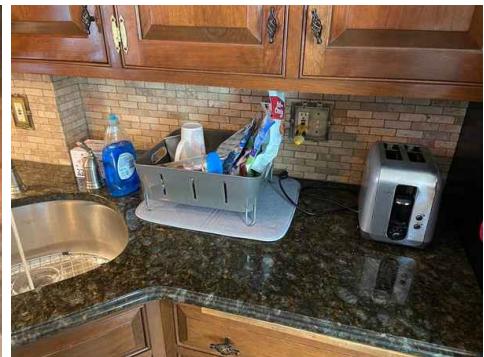
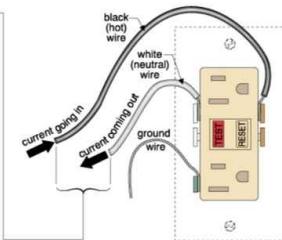
Recommendation

Contact a qualified electrical contractor.

Ground fault circuit interrupter
also known as ground fault interrupter (GFI)

The GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires. If there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream.

note:
If the GFCI is in the panel, the entire circuit will be shut down



6.5.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

EXTERIOR

No GFCI protection was present near exposure to water. This is a safety hazard. A qualified licensed electrician should upgrade by installing ground fault receptacles in all locations near water supplies.

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

Recommendation

Contact a qualified electrical contractor.

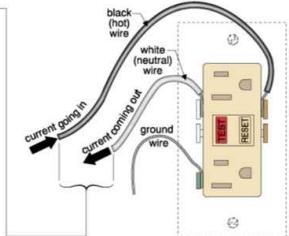
Safety Hazard

Ground fault circuit interrupter

also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires. If there is a difference of at least 5 millamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream.

note:
If the GFCI is in the panel, the entire circuit will be shut down.



7: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	D
7.1	General	X			
7.2	Equipment	X			X
7.3	Normal Operating Controls	X			
7.4	Vents, Flues & Chimneys	X			X
7.5	Distribution System	X			X
7.6	Presence of Installed Heat Source in Each Room	X			

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

Information

General: Number of Heat Systems

One

General: Number of Cooling Systems

One

Equipment: Cooling Equipment
Energy Source

Electric

Equipment: Heating Equipment
Energy Source

Natural Gas

Equipment: Heat Type

Gas-Fired Heat, Forced Air

Equipment: Operational

Heating system observed to be operational at this time of inspection.

Normal Operating Controls:

Thermostat

Ecobee

Distribution System:
Configuration

Split

Distribution System: Ductwork

Non-insulated

Distribution System: Filter

Electronic


General: Change Filter(s)

As a reminder, please be sure to change filter(s) as recommended and pay attention to the air flow arrow on the filter when installing a new filter.

General: Clearances

Keeping landscaping and shrubs away from the compressor will help make unit more efficient.

General: Flue Piping

As a reminder, please be sure to keep furnace/water heater flue piping sealed at all times to prevent conditions conducive to backdrafting of Carbon Monoxide Gas.

General: Information

It is strongly recommended that installed units are compatible for optimum performance. We are not able to verify or certify unit compatibility. Suggest having qualified HVAC contractor evaluate and service units prior to closing.

Equipment: System

Carrier

The a/c and heating system was manufactured in 2011. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2011. The serial number is (Please see image) and model number is (Please see image) and has a 8-15 year life expectancy.



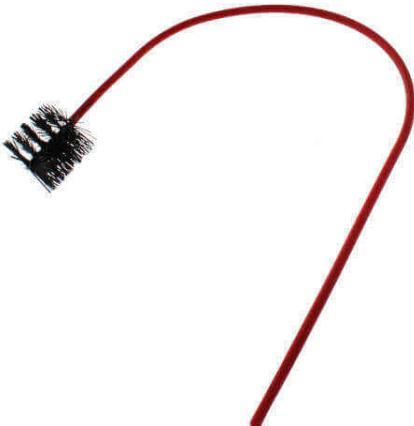
Equipment: Maintenance Recommendations

Furnace should be cleaned and serviced annually. A qualified licensed HVAC professional should clean, service and certify furnace annually

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

As a reminder, please be sure to monitor and repair/replace refrigerant line insulation as deemed as necessary to maintain efficiency.

I recommend cleaning A/C P-Trap with a 18" EZT-406 Standard Flexible Rod Cleaning Brush every time the filter is changed.



Equipment: Humidifier

Please be sure to follow the manufactures guidelines on monitoring, maintaining and cleaning/changing the filter inside the humidifier. Winter is "open" and summer is "closed".



Limitations

General

TEMPERATURE BELOW 65 DEGREES F

As we discussed, due to the colder weather conditions (under 65 degrees) and the projected extended cold weather, we are unable to test the air conditioning compressor's and components operation.

General

AIR FLOW QUALITY

We did not and can not measure/check for air flow quantity at all locations. It is recommended that qualified HVAC contractor evaluate complete system.

General

LIMITATIONS AND CONSIDERATIONS

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. We did not and can not measure/check for air flow quantity at all locations. It is recommended that qualified HVAC contractor evaluate complete system. The humidifier and electronic air cleaner were not tested and are beyond the scope of a standard home inspection. Recommend inspection by a qualified HVAC contractor to insure proper operation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inspection of furnace heat exchangers for the evidence of cracks or holes is beyond the SCOPE OF A GENERAL HOME INSPECTION, as this can only be done by dismantling the unit. This unit has a sealed heat exchanger which prevents us from being able to thoroughly inspect the heat chamber or interior components at this time. We suggest all heating equipment be cleaned and checked every few years to help maintain optimum performance. The inspector can not light pilot lights. Electronic air cleaners, humidifiers, and de-humidifiers are beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis.

Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature below 65 degrees Fahrenheit. This may cause damage the unit.

Deficiencies

7.2.1 Equipment

INSULATION ON SUCTION LINE DAMAGED/MISSING

The insulation on the suction line was observed to be damaged/missing at the time of inspection. Insulation on the condensate line helps maintain temperature, as well as prevent condensation. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.



Recommendation

Contact a qualified HVAC professional.

7.2.2 Equipment

PUMP DAMAGED/INOPERABLE

The condensate pump is damaged and appears to be inoperable. This is a maintenance item. A qualified licensed professional HVAC contractor should repair and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



7.4.1 Vents, Flues & Chimneys

VENT PENETRATION TO CHIMNEY NEEDS SEALING

The vent is routed into the chimney to release the combustion gases. The area around this penetration is not fully sealed, which could allow harmful and dangerous carbon monoxide gases into the home. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



7.5.1 Distribution System

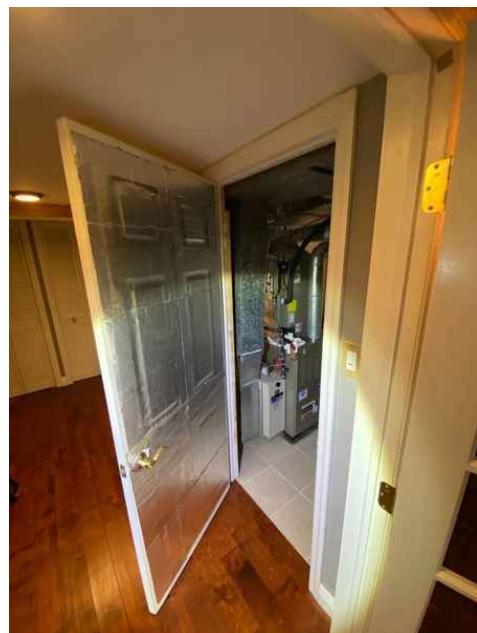
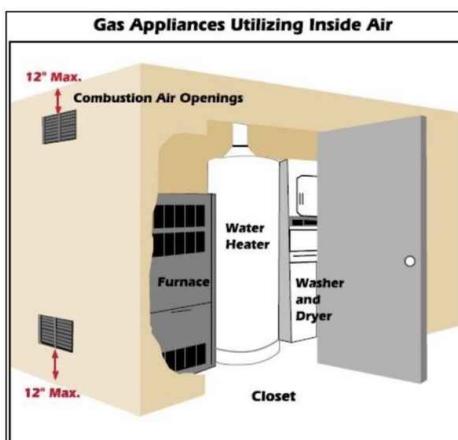
INSUFFICIENT SUPPLY AIR TO THE SYSTEM



The amount of air that enters the utility room does not appear to be adequately vented to supply enough oxygen (combustion air) for the furnace and water heater burners. This can lessen the efficiency of the system in that area and is considered a safety issue. I recommend adding vents to the room in order to allow for more oxygen supply. A licensed HVAC contractor should add the adequate supply and return pipes to the second floor of home.

Recommendation

Contact a qualified HVAC professional.



8: BUILT-IN APPLIANCES

		IN	NI	NP	D
8.1	General	X			
8.2	Dishwasher	X			
8.3	Range/Oven/Cooktop	X			
8.4	Built-in Microwave	X			
8.5	Exhaust Fan			X	
8.6	Refrigerator	X			
8.7	Clothes Dryer	X			
8.8	Clothes Washer	X			
8.9	Central Vacuum System	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Dishwasher: Operational

The dishwasher was operational at the time of the inspection.



Range/Oven/Cooktop:

Operational

The Oven and Stove Top were operational at the time of the inspection.



Built-in Microwave: Operational

The microwave was operational at the time of inspection.



Refrigerator: Operational

The refrigerator was operational at the time of the inspection.

**Clothes Dryer: Dryer Power**

Source
Gas

Clothes Dryer: Dryer Vent

Metal (Flex)

Clothes Dryer: Operational

The clothes dryer was operational at the time of the inspection.

Clothes Washer: Operational

The clothes washer was operational at the time of the inspection.

General: Information

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing. We do not predict the lifespan of any appliances as this is beyond the scope of the inspection. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

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.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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.

Clothes Dryer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

Clothes Washer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

Deficiencies

8.9.1 Central Vacuum System



Repair and Replace

AUTO FEATURE INOPERABLE

The central vacuum system has ports where a vacuum hose is imported and the system turns on. When I imported the hose, the system did not turn on. Manually at the central vac, the system was operable. A qualified licensed appliance repair specialist should evaluate and repair the system so auto vacuuming is operable.

Recommendation

Contact a qualified appliance repair professional.



9: INSULATION & VENTILATION

		IN	NI	NP	D
9.1	General	X			
9.2	Attic Access	X			
9.3	Attic Insulation	X			
9.4	Insulation under floor system	X			
9.5	Vapor Retarders (Crawlspace or Basement)	X			
9.6	Ventilation (Attic and Foundation Areas)	X			
9.7	Venting Systems (Kitchen, Baths & Laundry)	X			

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

Information

Attic Access: Access Location

Hallway, Bedroom

Attic Insulation: Insulation Type

Batt, Fiberglass

Insulation under floor system:

Type
Inaccessible

Ventilation (Attic and Foundation Areas): Ventilation Type

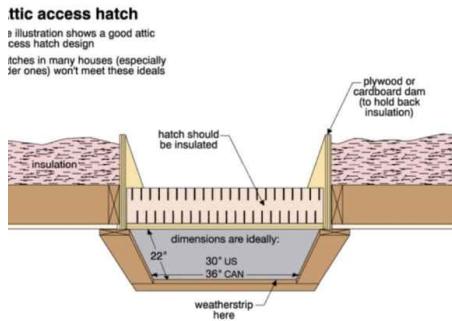
Gable Vents, Windows

General: Inspected

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

Attic Access: Type

Scuttle Hole, Door



Venting Systems (Kitchen, Baths & Laundry): Inspected Bath Exhaust Fans

Exhaust fan in the bathroom operational at this time. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The design of the attic, insulation, stored items, and/or access may limit the inspectors view of all the structural and mechanical components.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General

LIMITED ACCESS

Due to lack of floor boards and the design of the roof framing, not all of the roof structure, insulation and framing could be inspected. Therefore, consideration should be given to having further evaluation by a roofing contractor as deemed necessary. Pictures are representative of the readily available and accessible sections of attic at time of inspection.

General

STORED PERSONAL ITEMS

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Attic Access

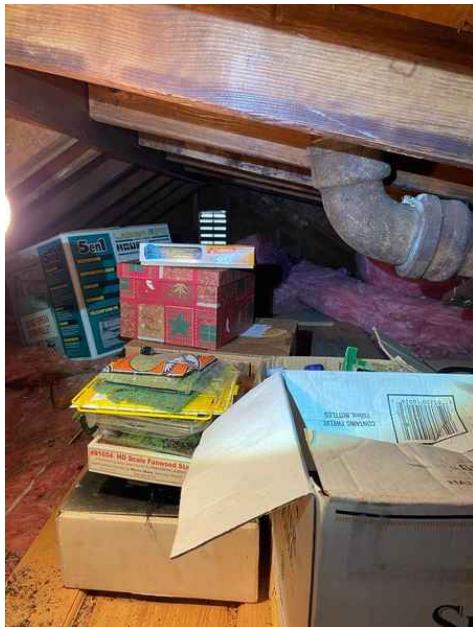
LIMITED ACCESS

Due to lack of floor boards and the design of the roof framing, not all of the roof structure, insulation and framing could be inspected. Therefore, consideration should be given to having further evaluation by a roofing contractor as deemed necessary. Pictures are representative of the readily available and accessible sections of attic at time of inspection.

Attic Insulation

FLOOR COVERING AND STORED PERSONAL ITEMS

Floor Covering and Stored Personal Items limited my inspection of the insulation in the attic space



Attic Insulation

FLOOR COVERING AND LIMITED ACCESS

Floor coverings and limited access/unsafe conditions to move about the attic space limited my inspection of this area.



Insulation under floor system

FINISHED LIVING AREAS RESTRICTED

Finished Walls and Ceilings limited access to insulation under the flooring.

Vapor Retarders (Crawlspace or Basement)

FINISHED BASEMENT

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....). Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Ventilation (Attic and Foundation Areas)

INACCESSIBLE

I was unable to gain access deep enough into the attic due to the lack of clearance in areas.

10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	Foundation	X			
10.2	Basements & Crawlspaces	X			X
10.3	Floor Structure	X			
10.4	Wall Structure	X			
10.5	Ceiling Structure	X			
10.6	Columns or Piers	X			
10.7	Roof Structure & Attic	X			

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

Information

Inspection Method

Visual

Foundation: Material

Masonry Block

Floor Structure:

Basement/CrawlSpace Floor
Concrete

Floor Structure: Floor Structure

2 x 10, Wood

Floor Structure: Sub-floor

Inaccessible

Wall Structure: Wall Structure

Wood, 2 x 4

Ceiling Structure: Material

Wood, 2 x 8

Columns or Piers: Columns/Piers

Steel Lally Columns, Inaccessible

Roof Structure & Attic: Material

Plywood, Wood

Roof Structure & Attic: Type

Combination

Foundation: Interior Foundation

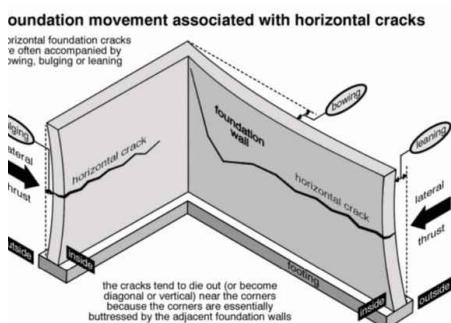
A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Foundation: Exterior Foundation Maintenance

Please be sure to keep all typical settlement cracks in the visible areas of the exterior foundation walls well sealed to prevent moisture entry.

Foundation: Inspected

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



Basements & Crawlspaces: Basement 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.

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

Basements & Crawlspaces: 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.

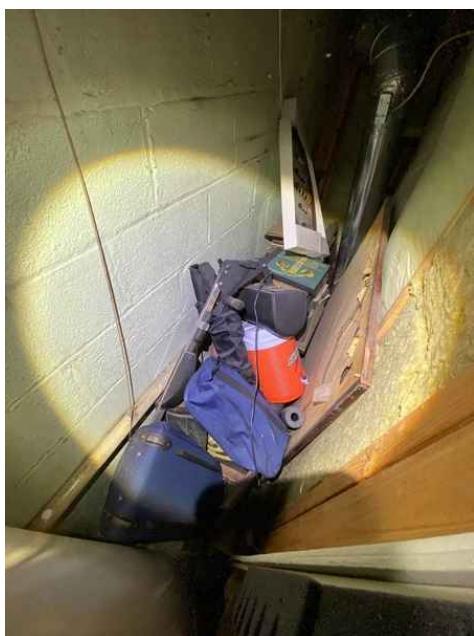
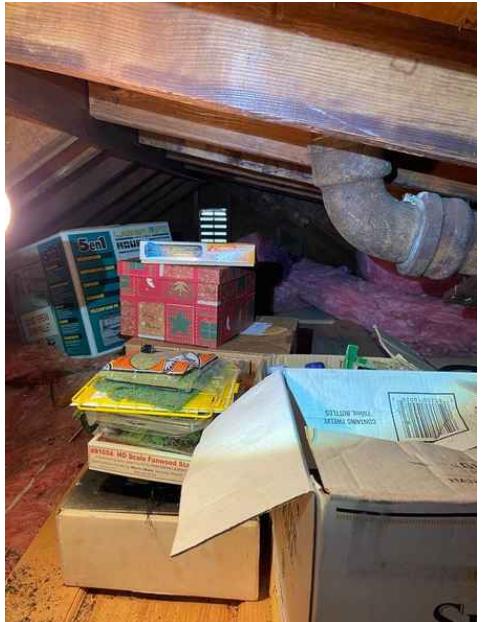
Limitations

General

STORED PERSONAL ITEMS

Cluttered condition of a large amount of stored personal items which limited my visible access.





General

LIMITATION

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials.

General

LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Areas hidden from view by finished walls, ceilings, fixtures, or stored items can not be judged and are not a part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement. Where carpeting or other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.

Basements & Crawlspaces

FINISHED BASEMENT LIMITATIONS

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

The design and finished construction prevented a full visual inspection/observation of the columns, beams, and joists.

Basements & Crawlspaces

LIMITED ACCESS

Limited access was provided to any of the crawlspaces under the flooring systems.

Basements & Crawlspaces

STORED PERSONAL ITEMS

Stored personal items limited my visual inspection of the basement and crawlspace.

Roof Structure & Attic

LIMITED ACCESS

I had limited access and was unable to move about the entire attic space due to lack of flooring and clearance.



Roof Structure & Attic

STORED PERSONAL ITEMS

Stored personal items limited my access both physically and visually within the attic space.

Deficiencies

10.2.1 Basements & Crawlspaces

EFFLORESCENCE IN BASEMENT

- Evaluate or Monitor

I observed efflorescence on walls of unfinished basement. Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion. I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture. These areas should be monitored for signs of water infiltration.

Recommendation

Recommend monitoring.



10.2.2 Basements & Crawlspaces

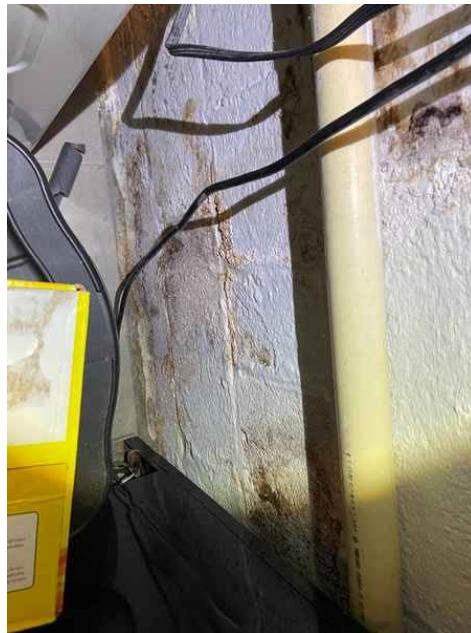
HIGH MOISTURE LEVEL



High levels of moisture were noted on the wall. A qualified licensed contractor should identify the source or moisture and correct the issue as necessary.

Recommendation

Contact a qualified general contractor.





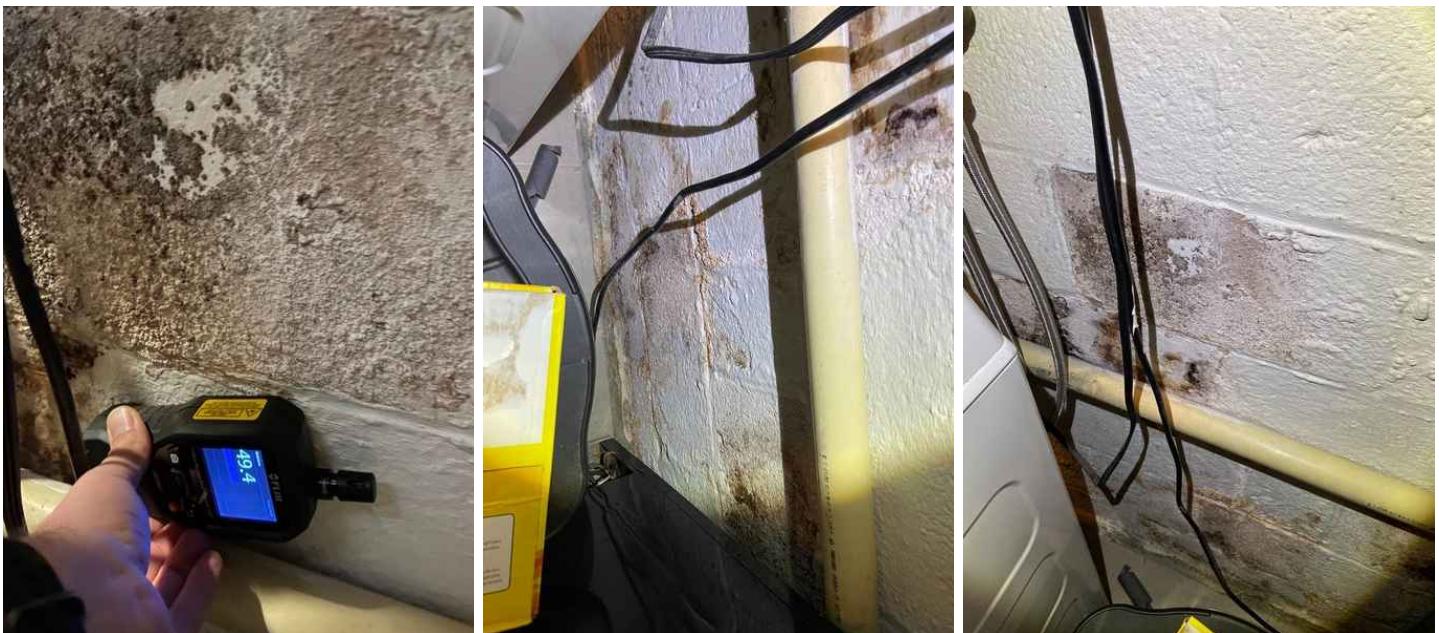
10.2.3 Basements & Crawlspaces

POSSIBLE MILDEW/MOLD STAINING

Possible mildew/mold staining and evidence was noted on basement walls. This could potentially be an indoor air quality and safety hazard. The source of moisture should be corrected, and a qualified licensed professional should evaluate and advise as necessary.

Recommendation

Contact a qualified mold remediation contractor





11: GARAGE

		IN	NI	NP	D
11.1	General	X			
11.2	Garage Floor	X			
11.3	Garage Vehicle Door	X			
11.4	Garage Vehicle Door Opener	X			X
11.5	Ceiling, Walls & Firewalls in Garage	X			X
11.6	Moisture Intrusion in Garage	X			
11.7	Occupant Door (From garage to inside of home)	X			X

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

Information

Garage Vehicle Door: Number of Garage doors

One

Garage Vehicle Door: Type of Door Operation
Opener

Garage Vehicle Door Opener:
Operational



General: Information

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.

Ceiling, Walls & Firewalls in Garage: Reminder

As a reminder, please be sure to keep all holes, cracks and penetrations well sealed at all times to maintain firewall ratings.

Moisture Intrusion in Garage: Information

Please keep all trees and landscaping trimmed off the property as this condition has been known to create conditions conducive to moisture and insect infestation.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through



Garage Floor

STORED PERSONAL ITEMS

Stored personal items limited my visual access to the garage floor.

Deficiencies

11.4.1 Garage Vehicle Door Opener

 Safety Hazard

EXTENSION CORD USED AT GARAGE DOOR OPENER DEFECT

I observed an extension cord being used at the garage door opener. Extension cords are for temporary use only. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



11.5.1 Ceiling, Walls & Firewalls in Garage **OPENING IN DRYWALL DEFECT**



I observed an opening in the drywall or gypsum board of the garage. Defect.

There must not be any openings in the drywall of the garage. All openings must be patched and repaired properly.

There must be at least 1/2-inch thick gypsum board or equivalent applied to the garage side to separate the garage and the house or attic space.

There must be at least 5/8-inch thick Type X gypsum board or equivalent applied to the garage side to separate the garage from the habitable room above the garage.

A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified general contractor.



11.7.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. This is a safety issue. A qualified licensed contractor should install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.



12: FIREPLACE

		IN	NI	NP	D
12.1	General	X			
12.2	Vents, Flues & Chimneys	X			
12.3	Lintels			X	
12.4	Damper Doors			X	
12.5	Cleanout Doors & Frames	X			

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

Information

General: Operational

The gas fireplaces were operational at the time of inspection.



General: Type

Gas



STANDARDS OF PRACTICE

Roofing

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

Exterior

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

Interior

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

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that

did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical System

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

Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Built-In Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. 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.

Insulation & Ventilation

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

Structural Components

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

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.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. determine the need for a chimney sweep. operate gas fireplace inserts. light pilot flames. determine the appropriateness of any installation. inspect automatic fuel-fed devices. inspect combustion and/or make-up air devices. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. ignite or extinguish fires. determine the adequacy of drafts or draft characteristics. move fireplace inserts, stoves or firebox contents. perform a smoke test. dismantle or remove any component. perform a National Fire Protection Association (NFPA)-style inspection. perform a Phase I fireplace and chimney inspection.