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RESIDENTIAL INSPECTION

1234 Main St. Millville NJ 08332

Buyer Name
04/13/2021 9:00AM

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1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Vacant

General Inspection Info: Weather Conditions
Heavy Rain, Light Rain

General Inspection Info: Type of Building
Detached, Single Family

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

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

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

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

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

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

But the issues that really matter fall into four categories:

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

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

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

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

Your Job As a Homeowner: Home Owner Maintenance Manuel

Download Home Maintenance Book

Please download this book, it includes information on how your home works, how to maintain it, and how to save energy.

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

Limitations

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling, it does no make any claim as to the condition and/or value of the real estate property. The home inspection is based on observations of the visible and apparent condition of the readily available and accessible components and the condition thereof on the day of the inspection.

This home inspection was performed in accordance with the current Standards of Practice or the International Association of Certified Home Inspectors ("InterNACHI") and the Standards of Practice of the State of New Jersey (N.J.A.C. 13:40-15.16).

The home inspection is not intended to report on every defect or imperfection. Typical conditions, maintenance, and repairs should be anticipated. The inspection report represents the results of a limited visual examination as to the general condition of each major system, on the day of the inspection, as defined by the New Jersey Standards of Practice. The report is designed to identify those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or near the end of the service life, at the time of the home inspection. New Jersey State Standards define "Deficient" as "Unsafe" or "Not Functioning" and does not include decorative, stylistic, accessory, cosmetic, or aesthetic aspect of the system or component.

This report should not be construed as technically exhaustive or as a compliance inspection of any governmental or non-governmental codes or regulations, such as an evaluation would cost many times more. This inspection is not a code compliant or code violation inspection. Contact your local municipality to obtain information on the municipalities code.

A Pre-Settlement Walk- Through is usually required to be performed by the buyer prior to closing, typically the day of closing. Circumstances and conditions may have changed since the home inspection. Items such as: storage, furnishings, appliances, furniture, and personal items limited access and visibility, but have now been removed. It is recommended to retest all built in appliances, operate and test all water supplies and drains and make any observations as to any damage or water penetrations that may not have been evident at the time of the home inspection. Issues and concerns should be addressed with the seller, prior to closing.

Unless otherwise contracted as an add-on; the home inspector will not be testing for lead based paint, mold, radon, asbestos, underground fuel tanks, indoor air quality, septic and well, wood destroying insects and rodents; as well as any other condition over and above Standard Inspection Procedures.

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

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

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

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

Roof Covering: Limitations

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by 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.

Roof Covering: Type of Roof-Covering Described

Asphalt

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

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

Roof Covering: Roof Was Inspected

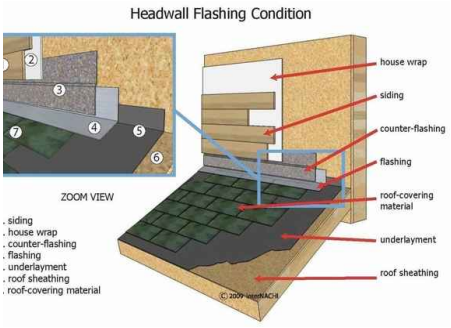
Ladder, Ground

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

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

Flashing: Wall Intersections

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



Flashing Details

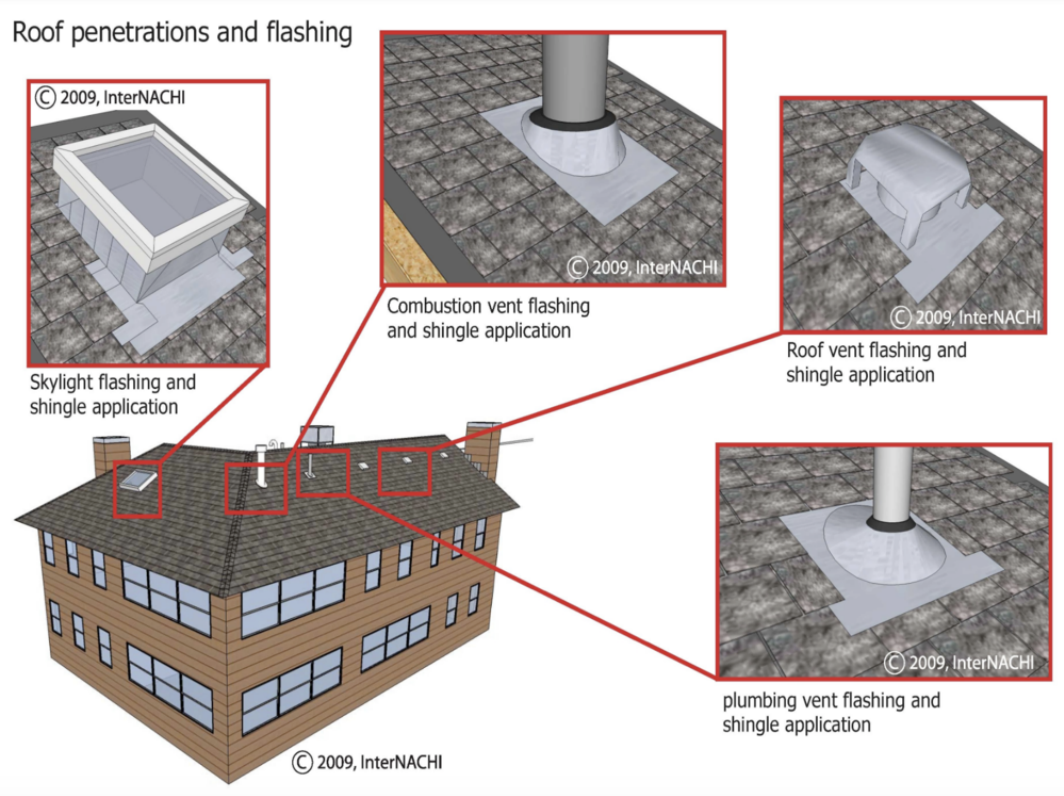
Flashing: Eaves and Gables

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

Plumbing Vent Pipes: Homeowner's Responsibility

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

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



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

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

Gutters & Downspouts: Homeowner's Responsibility

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

Gutters & Downspouts: Gutters Were Inspected

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

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

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

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

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

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

Recommendations

2.1.1 Roof Covering

Minor Defect

POOR CRAFTSMANSHIP/ IMPROPER INSTALLATION

Poor craftsmanship or improper installation can lead to premature failure of components.

One of the most visible signs of a bad roof installation is poor shingle alignment. It can allow water to seep in between cracks and ruin the sheathing underneath.

Recommendation

Contact a qualified professional.



2.1.2 Roof Covering

Minor Defect

MOSS PRESENT ON ROOF

The consistent moisture on your roof can cause rot and decomposition. When it grows, moss steadily pushes under shingles, tiles, and shakes. It weaves its way under your roofing material, pushing it up and causing damage. This can lead to holes and eventually, leaks.

Recommendation

Contact a qualified professional.

2.4.1 Gutters & Downspouts

Minor Defect

GUTTER DAMAGED

I observed damage to the gutter. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor

2.4.2 Gutters & Downspouts

Minor Defect

DOWNSPOUT MISSING

I observed a missing downspout at the house. This can cause major moisture intrusion into the house and foundation, which could cause settlement of the structure. Recommend a qualified contractor install downspouts where needed. The downspout discharge needs to be extended away from the foundation too.

Recommendation

Contact a qualified roofing professional.

3: CHIMNEY, FIREPLACE, OR STOVE

Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

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

Masonry Chimney

COULDN'T REACH CHIMNEY

I could not reach the chimney closely. There was an inspection restriction. I did my best to inspect from my location and point of observation from a distance. I could not see everything, including possibly some defects.

Recommendations

3.1.1 Masonry Chimney

Minor Defect

MATERIAL DEFECT OBSERVED

Chimney appears to be angled or leaning and being held up by a piece of lumber. Recommend having a qualified chimney contractor evaluate and correct if needed.

I observed indications of a material defect at the chimney.

According to the InterNACHI Home Inspection Standards of Practice, a material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

Recommendation

Contact a qualified professional.


Attic

4: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

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

Aluminum

I inspected the wall covering material.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors excluding storm doors and safety glazing.

General: Homeowner's Responsibility

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

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

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

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

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

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

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

GFCIs & Electrical: Inspected GFCIs

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

Walkways & Driveways: Walkways & Driveways Were Inspected

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

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

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

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

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

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

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

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

Please see stairs and steps section

Windows: **Windows Inspected**

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

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

UNABLE TO TEST GFCI

I was unable to test the GFCI at the exterior. Inspection restriction. None present that inspector could find.

Windows

INSPECTION RESTRICTED

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

Recommendations

4.2.1 Eaves, Soffits & Fascia

Minor Defect

DAMAGE OBSERVED AT FASCIA

I observed indications that one or more areas of the fascia were damaged.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

4.3.1 Wall-Covering, Flashing & Trim

Minor Defect

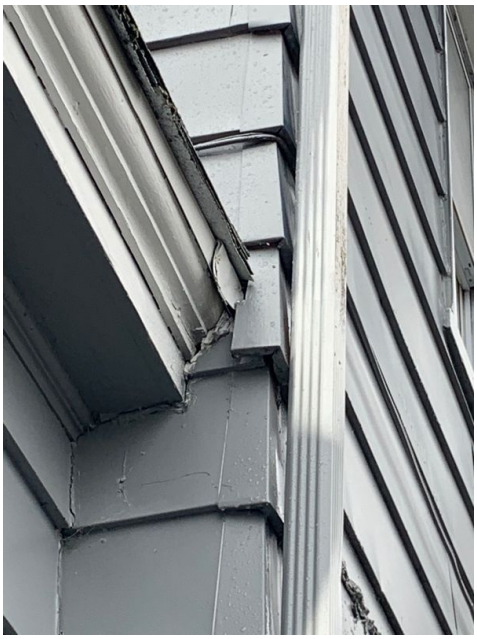
DAMAGED WALL-COVERING MATERIAL

I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



4.6.1 Walkways & Driveways

Minor Defect

MINOR CRACKING AT WALKWAY

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended. Could possibly be a trip hazard.

Recommendation

Contact a handyman or DIY project

4.7.1 Stairs, Steps, Stoops, Stairways & Ramps

Minor Defect

DAMAGE AT STEP

I observed a damage at a step. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

4.7.2 Stairs, Steps, Stoops, Stairways & Ramps

Minor Defect

MISSING HANDRAIL

SIDE PORCH

I observed a missing handrail at the exterior steps.

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

Recommendation

Contact a qualified professional.

4.8.1 Porches, Patios, Decks, Balconies

Minor Defect

DETERIORATED CONDITION AT DECK

SIDE PORCH

I observed indications of deteriorated conditions at the deck components.

Recommendation

Contact a qualified deck contractor.

4.11.1 Exterior Doors

Minor Defect

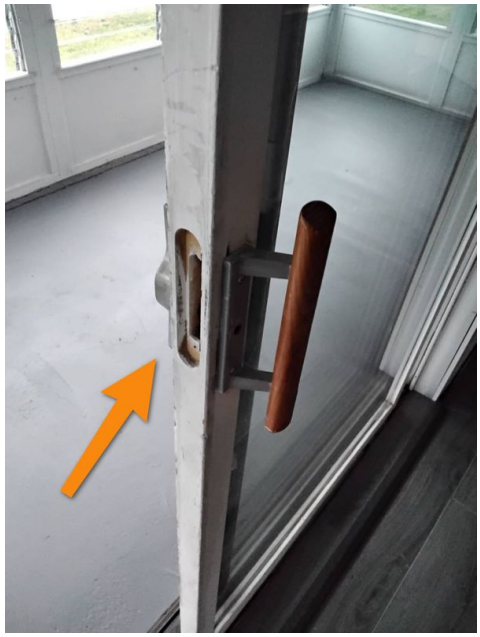
SLIDER DOOR DEFECT

No locking mechanism. I observed indications of a defect at the slider door.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified door repair/installation contractor.



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described
Masonry Block

Insulation in Foundation/Basement Area: Type of Insulation Observed
None

Ventilation in Foundation/Basement Area: Insulation Type
None

Basement: Homeowner's Responsibility

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

Basement: Limitations

The basement, crawlspace, and/ or foundation was inspected according to the Home Inspection Standards of Practice. The home inspection does not fully determine whether or not a basement or crawl space has ever had or will every have water penetration. Extreme conditions, heavy rainfall, a rising water table, run- off from the surrounding properties and streets are contributing factors. Ongoing efforts to maintain properly operating gutter systems and grades, periodic testing of drains and sump pumps and ongoing monitoring of conditions surrounding the dwelling are necessary.

The home inspection does not warrant or expressly report on the adequacy of any structural system or component such as foundation bolting, bracing, joists, joist spans or support system, etc. A home inspector is not an engineer or architect.

Basement: Basement Was Inspected

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

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

Basement: Foundation Was Inspected

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

Basement: Structural Components Were Inspected

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

Insulation in Foundation/Basement Area: Insulation Was Inspected

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

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

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

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

missing insulation

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

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

Ventilation in Foundation/Basement Area: Ventilation 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.

Ventilation in Foundation/Basement Area: Attic Insulation Thickness

missing insulation

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

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

Sump Pump: Sump Pump Installed

I observed a sump pump was installed in the house.

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

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

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

Sump Pump: Sump Pump Activated

I activated the sump pump. It turned on.

The sump pump should not recycle. When a sump pump is used to keep a buildings interior dry, the discharge should drain away from the building and should not add to the subsurface water condition that the sump pump is meant to control.

Sump Pump: Water in Sump Pump

I observed standing water in the sump pump bucket. This may indicate that the sump pump is critical and necessary to keep the house basement or foundation from having water intrusion problems developing.

Recommendations

5.1.1 Basement

Major Defect

ACTIVE WATER PENETRATION OBSERVED

I observed indications of active water penetration into the house.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



5.1.2 Basement

Major Defect

PRIOR WATER PENETRATION OBSERVED

I observed indications that sometime in the past, there was water penetration or intrusion into the house.

Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.

5.1.3 Basement

Minor Defect

FOUNDATION CRACK - MINOR

I observed indications of a crack at the foundation. The crack is hairline with no major displacement or movement. Crack not properly remediated.

Recommendation

Recommend monitoring.

5.1.4 Basement

Major Defect

IMPROPER NOTCH, HOLE, OR CUT

I observed indications of cutting, notching and boring of framing members that may, in my opinion, present a structural or safety concern.

There are structural concerns because of this condition. Major defect.

Correction and further evaluation is recommended.

Notches in solid lumber joists, rafters and beams can not be greater than 1/6th of the member's depth, must not be longer than 1/3rd of the member depth, and must not be located in the middle 1/3rd of the span.

Notches at the ends must not exceed 1/4th the member depth.

The tension side of members 4 inches or greater in thickness must not be notched, except at the ends.

The diameter of holes bored or cut into members must not exceed 1/3rd the member depth.

Holes must not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. If the member is notched, the hole must not be closer than 2 inches to the notch.

Recommendation

Contact a qualified professional.

5.1.5 Basement

Minor Defect

MOLD LIKE SUBSTANCE

Mold like substance on floor joist in basement. Recommend further evaluation.

Recommendation

Contact a qualified mold inspection professional.

5.2.1 Insulation in Foundation/Basement Area

Major Defect

GENERAL ABSENCE OF INSULATION

I observed indications of the general absence of insulation in the foundation area.

Recommendation

Contact a qualified insulation contractor.

5.3.1 Ventilation in Foundation/Basement Area

Major Defect

EXCESSIVE HUMIDITY

I observed indications of excessive humidity levels and moisture intrusion in the foundation and basement area. This might have been related to proper ventilation or air conditioning.

Recommendation

Contact a qualified professional.

5.4.1 Sump Pump

Major Defect

SUMP PUMP IS IMPROPERLY INSTALLED

I observed that the sump pump was not properly installed. Defect. The sump pump is not reliable. Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

5.4.2 Sump Pump

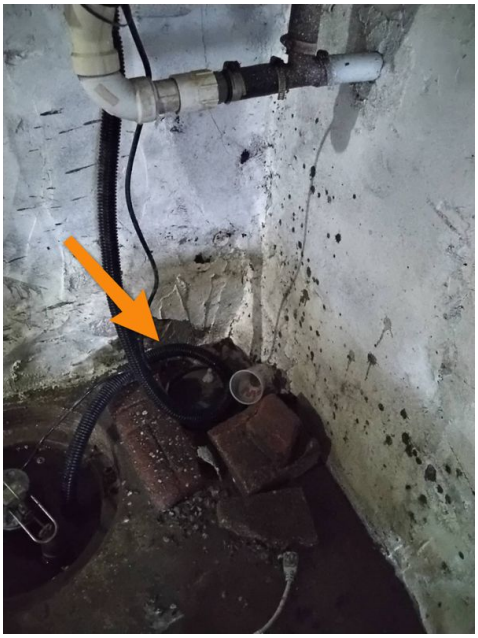
Major Defect

SUMP PUMP DRAIN

Sump pump drain has a hole in it. Recommend replacing it.

Recommendation

Contact a qualified professional.



6: HEATING

Information

Heating System Information: Energy Source
Gas

Heating System Information: Heating Method
Warm-Air Heating System

Heating System Information: Heater's Manufacturer Date
No date, looks new

Thermostat and Normal Operating Controls: Thermostat Location
Living room

Heating System Information: Homeowner's Responsibility

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

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

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

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

Thermostat and Normal Operating Controls: Service Switch Inspected

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

Recommendations

6.1.1 Heating System Information

Major Defect

GAS LINE TO HEATER

Gas line to heater is missing sediment trap. Sediment traps are required to be installed at all gas appliances so sediments do not enter the gas chamber.

Recommendation

Contact a qualified professional.

6.2.1 Thermostat and Normal Operating Controls

Major Defect

EMERGENCY SHUT-OFF SWITCH DID NOT WORK

Emergency shut off switch was missing or not in an area that could easily be found.

Recommendation

Contact a qualified professional.

7: PLUMBING

Information

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

Basement

Hot Water Source: Water Heating Equipment Manufacturer Date

12/28/2020

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Hot Water Source: Inspected Venting Connections

I inspected the venting connections.

Hot Water Source: Inspected Seismic Bracing

I inspected the seismic bracing for the hot water tank.

Main Water Shut-Off Valve: Homeowner's Responsibility

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

Water Supply : Water Supply Is Private

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

Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

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

Hot Water Source: Inspected Hot Water Source

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

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

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

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

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

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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

Recommendations

7.3.1 Hot Water Source

Safety Hazard

DEFECT AT VENT CONNECTION PIPE

I observed a defect at the vent connection pipe of the hot water source. Vent is missing. All hot water heaters that burn natural gas require a venting system. The process of burning gas is called combustion and it creates heat, exhaust gases (including highly poisonous carbon monoxide), and moisture. No one should live in the property without this being remediated.

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

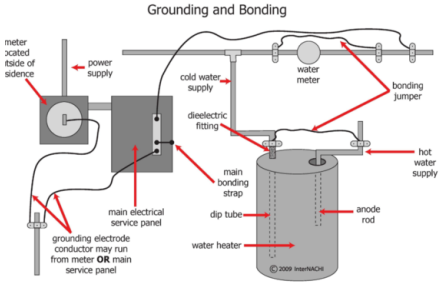
I inspected the electrical service-entrance conductors.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Homeowner's Responsibility

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

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

Main Service Disconnect: Main Disconnect Rating, If Labeled

100

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

Main Service Disconnect: Main Service Disconnect Location

Basement

Main Service Disconnect is inside of your electrical panel, your electrical panel is in the above mentioned place in your dwelling.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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

AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

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

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

Recommendations

8.5.1 Panelboards & Breakers

Major Defect

MAJOR DEFECT

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended. Panel not secured on wall.

Recommendation

Contact a qualified electrical contractor.

8.5.2 Panelboards & Breakers

Minor Defect

DAMAGE TO PANEL COVER

I observed damage and a defect at the electrical panel cover. Missing a screw.

Recommendation

Contact a qualified professional.

8.8.1 GFCIs

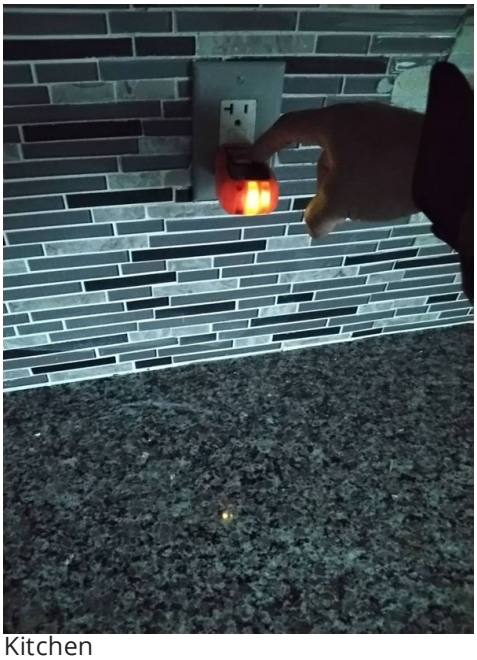
Major Defect

GFCI DEFECT

I observed indications of a defect at a GFCI. Not working properly.

Recommendation

Contact a qualified electrical contractor.



Kitchen

Kitchen closet

8.9.1 Cover plates

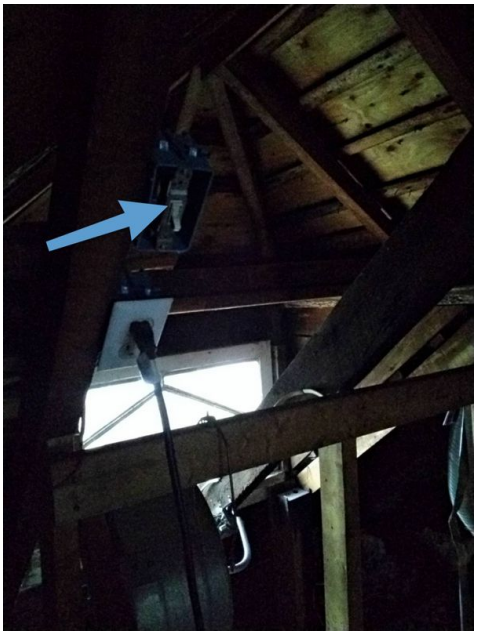
Minor Defect

MISSING

Missing covers on electrical boxes.

Recommendation

Contact a qualified professional.



Basement

Basement

8.10.1 Switch and outlets

MATERIAL DEFECT

Minor Defect

ATTIC ENTANCE WAY

Defective.

Recommendation

Contact a qualified professional.

8.10.2 Switch and outlets

NOT OPERATIONAL

Minor Defect

BEDROOM 2

Switch not operational.

Recommendation

Contact a qualified professional.


2nd Floor South East Bedroom

8.10.3 Switch and outlets

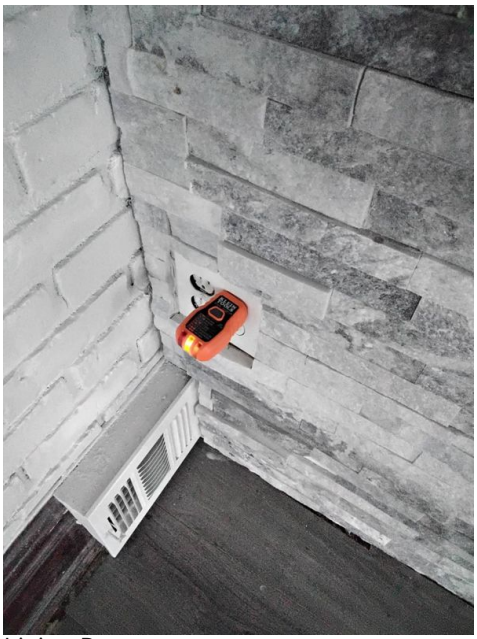
Minor Defect

NOT WIRED CORRECT

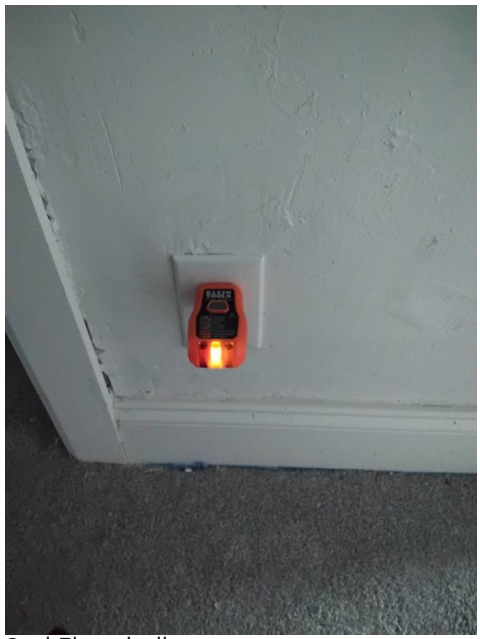
Outlets not wired correctly.

Recommendation

Contact a qualified professional.


Living Room


Bathroom downstairs


2nd Floor hallway


Kitchen closet

8.10.4 Switch and outlets

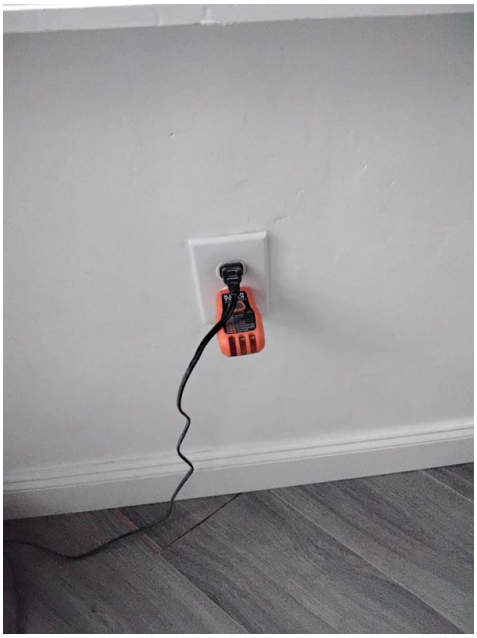
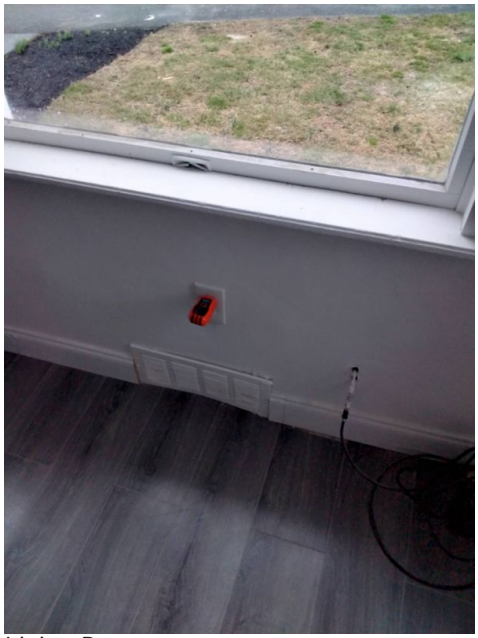
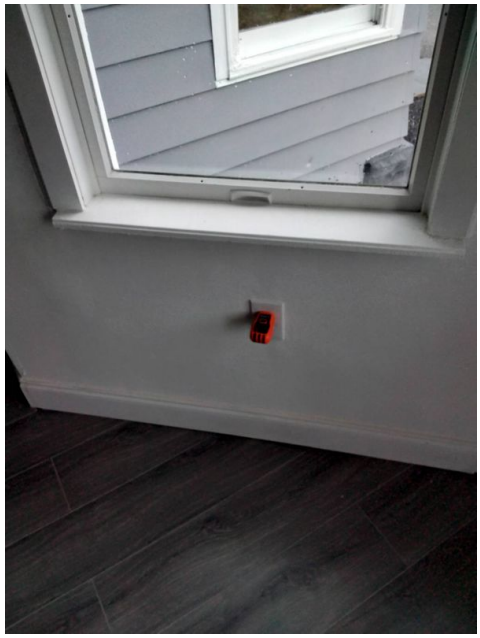
Minor Defect

NO POWER

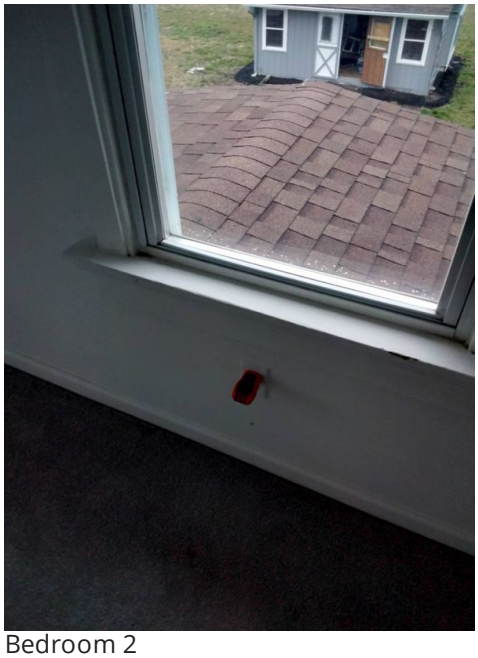
Outlets with no power.

Recommendation

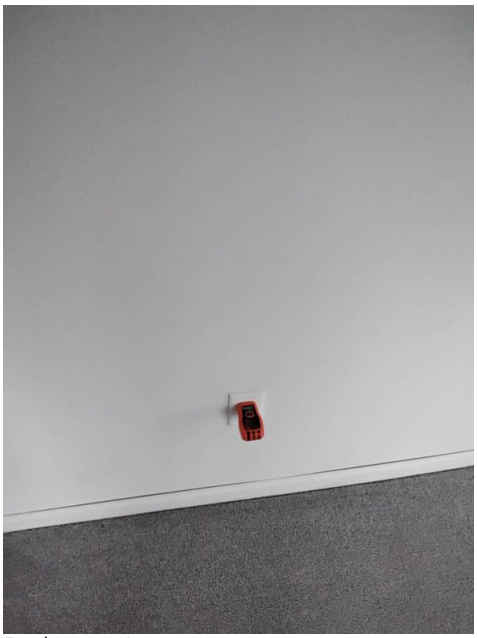
Contact a qualified professional.




Living Room


Front porch


Bedroom 2


Bedroom 2


Bedroom 2

9: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed
Blown, Fiberglass

Mechanical Exhaust System: Mechanical Exhaust in Kitchen Inspected
I inspected the mechanical exhaust system in the kitchen.

Mechanical Exhaust System: Mechanical Exhaust in Bathrooms Inspected
I inspected the mechanical exhaust system in the bathrooms.

Mechanical Exhaust System: Mechanical Exhaust in Laundry Room Inspected
I inspected the mechanical exhaust system in the laundry room area.

Mechanical Exhaust System: Exhaust Fans
Fan with Light

Structural Components & Observations in Attic: Structural Components Were Inspected
Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

Insulation in Attic: Approximate Average Depth of Insulation
insulation thickness varied greatly

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

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

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

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

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

Mechanical Exhaust System

MICROWAVE NOT FUNCTIONING

Microwave not functioning at time of inspection, so kitchen exhaust could not be properly inspected.

Recommendations

9.3.1 Ventilation in Attic

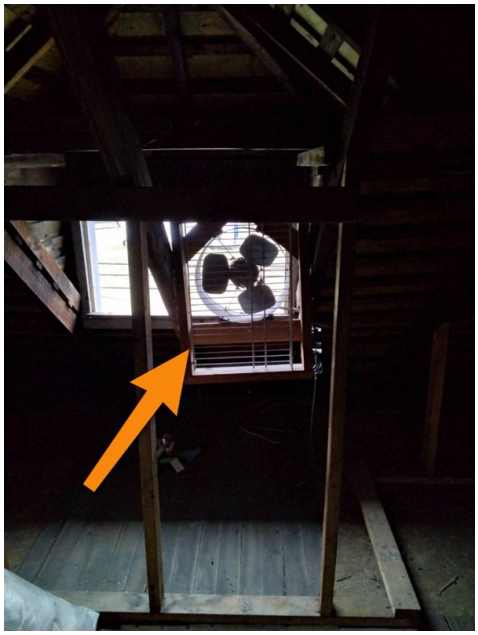
Minor Defect

ATTIC FAN INSTALLATION

Attic fans need to be vented to exterior of home to be functional.

Recommendation

Contact a qualified professional.



10: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

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

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

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

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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

GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

Limitations

Bathroom Toilets

NO WATER IN UPSTAIRS BATHROOM

Sinks, Tubs & Showers

PLUMBING ACCESS PANEL SEAL SHUT

I observed that the plumbing access panel was sealed shut. Inspection restriction.

Sinks, Tubs & Showers

NO WATER ON IN UPSTAIRS BATHROOM

Recommendations

10.1.1 Bathroom Toilets

Minor Defect

TOILET NOT SECURE

UPSTAIRS BATHROOM

Toilet not secured to floor, could cause leaks.

Recommendation
Contact a qualified professional.

10.2.1 Sinks, Tubs & Showers

Minor Defect

DAMAGE AT FIXTURE

I observed damage at the fixture. Stopper doesn't function.

Recommendation
Contact a qualified plumbing contractor.

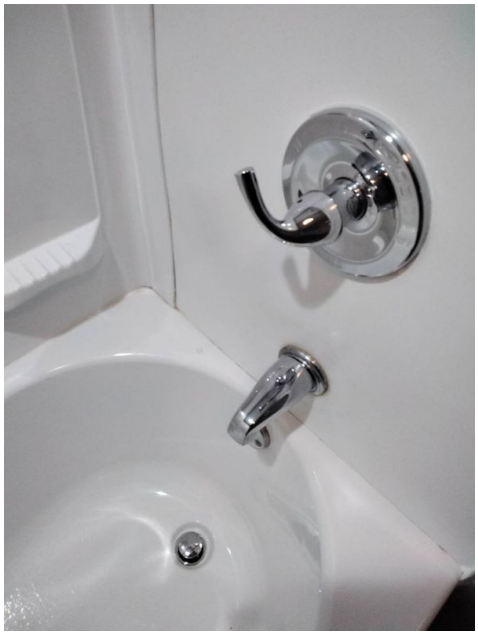
10.2.2 Sinks, Tubs & Showers

Major Defect

NO RUNNING WATER AT FIXTURE

I observed that there was no running water at the fixtures.

Recommendation
Contact a qualified plumbing contractor.

10.2.3 Sinks, Tubs & Showers

Minor Defect

SHOWER HEAD LOOSE

I observed that the shower head is loose.

Recommendation

Recommended DIY Project

10.2.4 Sinks, Tubs & Showers

Minor Defect

LOOSE FIXTURES

Fixtures loose and not installed properly.

Recommendation

Contact a qualified professional.

10.4.1 GFCI & Electric in Bathroom

Major Defect

MISSING RECEPTACLE WITHIN 3' OF SINK

UPSTAIRS BATHROOM

I observed that there was no receptacle within 3 feet of the bathroom sink. This is a requirement. And this receptacle must be GFCI protected.

Recommendation

Contact a qualified electrical contractor.

10.5.1 Heat Source in Bathroom

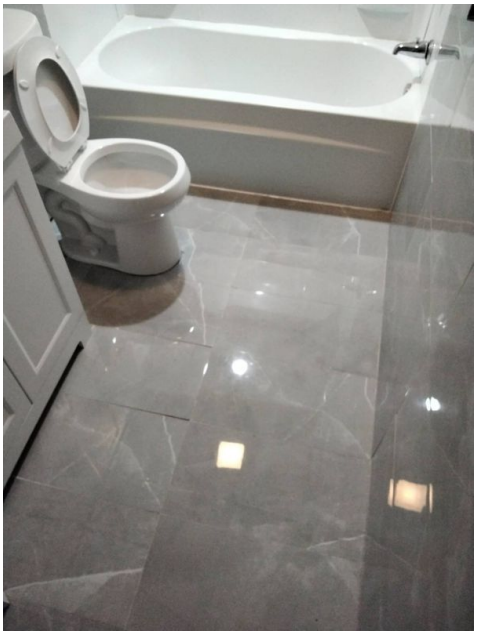
Major Defect

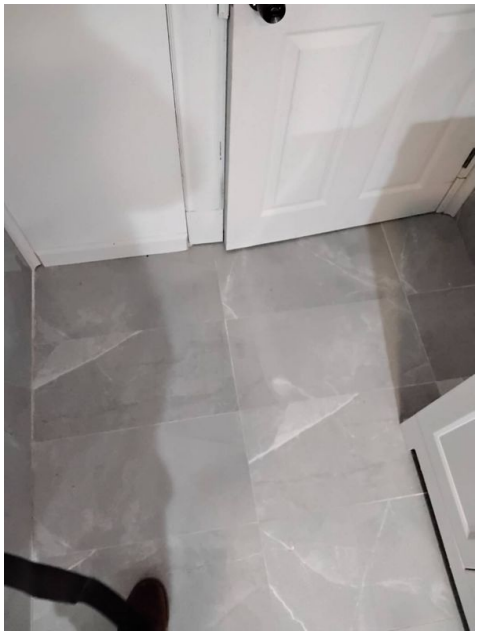
MISSING HEAT SOURCE IN BATHROOM

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

Recommendation

Contact a qualified heating and cooling contractor





11: DOORS, WINDOWS & INTERIOR

Information

Floors, Walls, Ceilings: Floor Construction Type and Material
Laminate

Floors, Walls, Ceilings: Wall Construction Type and Material
Drywall, Plaster

Floors, Walls, Ceilings: Ceiling Construction Type and Material
Drywall, Plaster

Doors: Doors Inspected

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

Windows: Windows Inspected

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

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

I inspected a representative number of switches, lighting fixtures and receptacles. Finding in electrical section.

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

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

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

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

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

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Recommendations

11.2.1 Windows

Major Defect

DAMAGED WINDOW

I observed damage to many windows. Windows were missing, not operational, missing locks or painted shut.

Recommendation

Contact a qualified window repair/installation contractor.


2nd Floor North East


2nd Floor South East


Master

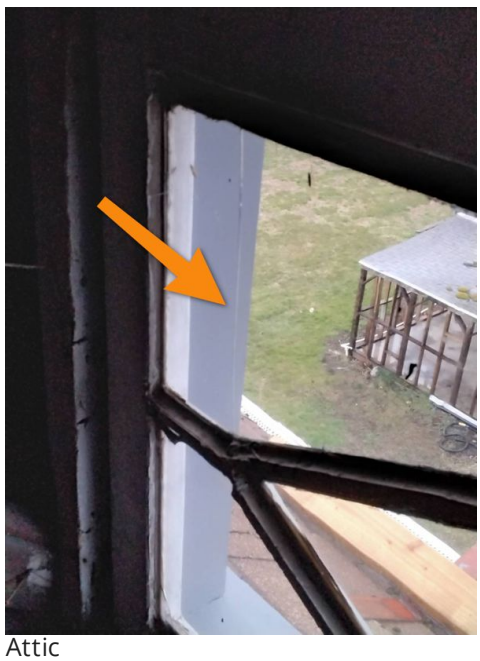

Attic entrance way


Kitchen


2nd Floor North East


2nd Floor North East


2nd Floor South East


Attic

11.4.1 Floors, Walls, Ceilings

Minor Defect

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Missing drywall observed. Missing drywall.

Recommendation

Contact a qualified professional.

12: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

Dishwasher: Dishwasher Water Supply and Drainage

Water Supply Checked, Drainage Checked

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

Refrigerator: Refrigerator Was On

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

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

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

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

Limitations

Dishwasher

DISHWASHER WAS NOT OPERATED

I did not operate the dishwasher.

Recommendations

12.1.1 Kitchen Sink

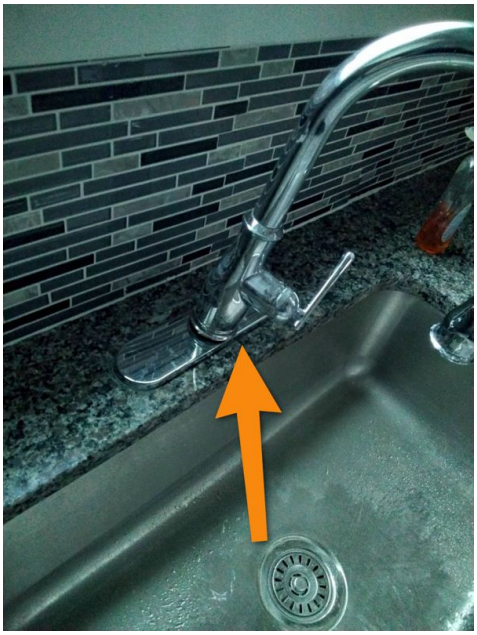
Minor Defect

SINK FIXTURE

Loose faucet, not properly installed.

Recommendation

Contact a qualified professional.



12.2.1 Dishwasher

Minor Defect

DEFECT AT MOUNTING OF UNIT

I observed indications of a defect at the mounting or securing of the dishwasher unit to the cabinet and or counter top.

Recommendation

Contact a qualified appliance repair professional.

12.3.1 Range/Oven/Cooktop

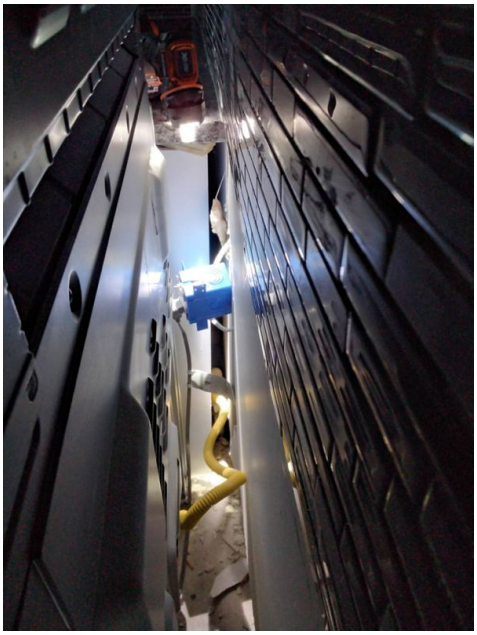
Safety Hazard

MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.



12.3.2 Range/Oven/Cooktop

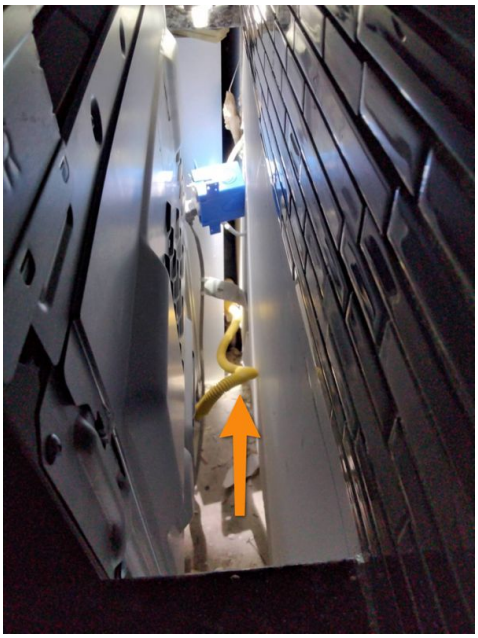
Major Defect

NO GAS SHUT-OFF VALVE

I observed that there was a missing shutoff valve for the gas supply to the appliance.

Recommendation

Contact a qualified plumbing contractor.



12.4.1 Refrigerator

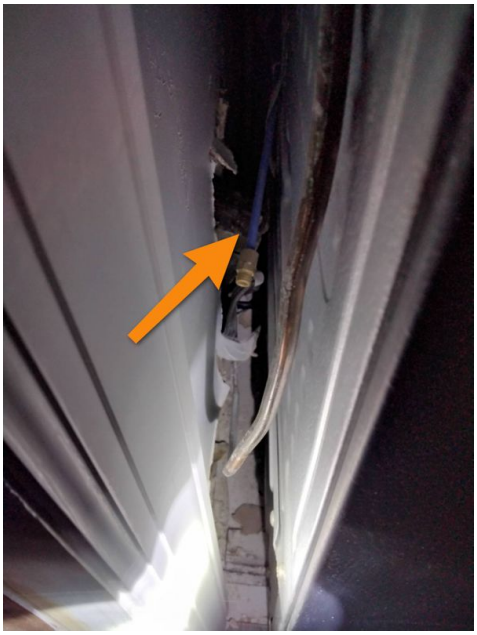
Minor Defect

WATER LINE DISCONNECTED AT FRIDGE

I observed that the water line was apparently disconnected at the refrigerator.

Recommendation

Recommended DIY Project



12.5.1 Built-in Microwave

Minor Defect

DID NOT TURN ON

I observed that the microwave did not turn on.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

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

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

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

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

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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

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

II. The inspector shall describe:

1. the type of fireplace.

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

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

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

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

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

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

II. The inspector shall describe:

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

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

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

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Plumbing
I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

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

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Attic, Insulation & Ventilation
The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Bathrooms
The home inspector will inspect:

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

Doors, Windows & Interior
The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.