



WRIGHT CHOICE HOME INSPECTION

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RESIDENTIAL REPORT

1234 Main St. New Albany Indiana 47150

Buyer Name

06/03/2020 9:00AM



Inspector

Nick Wright

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166086

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Agent

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All components designated for inspecting in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection. The inspection performed is a visual, non intrusive inspection only.

SUMMARY

**19**

MAINTENANCE/DIY ITEM

**37**

RECOMMENDED REPAIRS

**5**POTENTIAL SAFETY
ISSUE/MAJOR CONCERN

-  2.1.1 Exterior - Walkways, Patios & Driveways: Patio Cracking/Deterioration - Minor
-  2.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Standing Water
-  2.2.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  2.3.1 Exterior - Siding, Flashing & Trim: Tuck Pointing Maintenance
-  2.3.2 Exterior - Siding, Flashing & Trim: Caulk Utility Penetrations
-  2.3.3 Exterior - Siding, Flashing & Trim: Siding Damage - Minor
-  2.3.4 Exterior - Siding, Flashing & Trim: Recommend Painting Maintenance
-  2.4.1 Exterior - Porches, Stoops & Steps: Porch- Balusters Missing
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-  2.4.3 Exterior - Porches, Stoops & Steps: Stairs - Damaged/Deteriorated
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-  2.5.1 Exterior - Exterior Doors: Exterior Door- Glass Not Tempered/Safety
-  2.6.1 Exterior - Exterior Windows: Exterior Windows- Caulking Maintenance
-  2.6.2 Exterior - Exterior Windows: Exterior Windows- Painting Maintenance
-  2.7.1 Exterior - Eaves, Soffits & Fascia: Soffit/Eaves - Damaged
-  2.7.2 Exterior - Eaves, Soffits & Fascia: Soffit/Eaves- Painting Maintenance
-  2.7.3 Exterior - Eaves, Soffits & Fascia: Gaps/Holes in Soffit
-  2.7.4 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
-  2.7.5 Exterior - Eaves, Soffits & Fascia: Fascia- Painting Maintenance
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-  3.1.2 Roof & Roof Drainage System - Coverings: Roof Coverings Cracked
-  3.1.3 Roof & Roof Drainage System - Coverings: Ponding
-  3.1.4 Roof & Roof Drainage System - Coverings: Roof Coverings Aging
-  3.1.5 Roof & Roof Drainage System - Coverings: Metal Roof Rusted
-  3.2.1 Roof & Roof Drainage System - Roof Drainage Systems: Debris
-  3.2.2 Roof & Roof Drainage System - Roof Drainage Systems: Gutter Loose
-  3.4.1 Roof & Roof Drainage System - Skylights, Chimneys & Roof Penetrations: Chimney Cap Damaged



3.4.2 Roof & Roof Drainage System - Skylights, Chimneys & Roof Penetrations: Chimney- Install Saddle/Cricket

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⊖ 4.3.1 Garage - Floor: Large Cracks/Damage

⊖ 4.5.1 Garage - Garage Door: Garage Trim Damaged

⊖ 4.8.1 Garage - Garage Siding: Garage Window Cracked/Damaged

⊖ 4.8.2 Garage - Garage Siding: Masonry Block/Mortar Cracking

🔧 5.1.1 Interiors - Walls: Typical Cracks/Damage

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🔧 5.2.2 Interiors - Ceilings: Typical Cracks/Damage

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⊖ 10.2.1 Plumbing - Drain, Waste, & Vent Systems: Poor/Slow Drainage

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🔧 12.1.2 Air Conditioning - Cooling Equipment: Insulation Missing or Damaged

🔧 13.4.1 Electrical - Electric Fixtures, Switches & Receptacles: Cover Plates Damaged

⊖ 13.5.1 Electrical - Polarity and Grounding of Receptacles: Outlet(s) Not Grounded

1: INSPECTION DETAILS

Information

Inspection Start Time	In Attendance	Style
8:00 am	Inspector, Client, Client Family/Friend	1 1/2 Story
Type of Building	Weather Conditions	Temperature (Approximate)
Detached, Single Family	Cloudy, Recent Rain	72 Fahrenheit (F)
Ground Cover	Main Entrance Faces	
Wet	North	

Overview

Dear New Homeowner,

Thank You for choosing Wright Choice Home Inspection to perform your complete home inspection! The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Wright Choice Home Inspection endeavors to perform all inspections in substantial compliance with InterNACHI Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement" and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without Wright Choice Home Inspection express written permission. Again, thank you very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

Wright Choice Home Inspection

Inspection Categories

MAINTENANCE/DIY ITEM

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

RECOMMENDED REPAIRS

Items that fall into this category are noted concerns that may lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

POTENTIAL SAFETY ISSUE/MAJOR CONCERN

A specific issue with a system or component of a property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

Use of Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Occupancy/Utilities

Occupied, Furnished

Definitions of Occupancy/Utilities:

FURNISHED - Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

OCCUPIED - Similar to FURNISHED. Potentially more areas of restricted access due to furniture and personal belongings. Areas that are restricted are excluded from this inspection report.

UNOCCUPIED - The home was not being lived in and was empty of furniture at the time of the inspection.

VACANT - Access to plumbing, electrical and HVAC systems may be limited due to those systems being turned off. Access to other parts of the home may be limited due to locked doors, barricades or usage conditions. Any items or areas that are not accessible for the above reasons will be excluded from this report.

UTILITIES OFF - The utilities were shut off to the house at the time of the inspection. The plumbing, electrical and heating systems could not be fully evaluated and should be completely evaluated after the utilities are turned on and prior to settlement.

What Really Matters In A Home Inspection

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

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

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

But the issues that really matter fall into four categories:

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

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

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

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

2: EXTERIOR

Information

Inspection Method	Walkways, Patios & Driveways: Driveway Material	Walkways, Patios & Driveways: Patio Material
Visual	Gravel	Concrete
Walkways, Patios & Driveways: Walkway Material	Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material	Siding, Flashing & Trim: Siding Material
Concrete	Concrete Block, Railroad Ties	Wood, Brick
Siding, Flashing & Trim: Siding Style	Porches, Stoops & Steps: Appurtenance	Porches, Stoops & Steps: Material
Lap, Masonry	Covered Porch, Covered Patio, Steps	Concrete
Exterior Doors: Exterior Entry Door	Eaves, Soffits & Fascia: Fascia Material	Eaves, Soffits & Fascia: Soffit/Eaves Material
Metal, Glass, Wood	Wood	Wood

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.

Observations

2.1.1 Walkways, Patios & Driveways

PATIO CRACKING/DETERIORATION - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

[Here is a helpful article](#) on repairing cracked patios.

Recommendation

Recommended DIY Project



Maintenance/DIY Item



2.2.1 Vegetation, Grading, Drainage & Retaining Walls

STANDING WATER

SOUTH

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified grading contractor.

 Recommended Repairs



2.2.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim as needed.

Recommendation

Contact a qualified tree service company.

 Recommended Repairs



2.3.1 Siding, Flashing & Trim

TUCK POINTING MAINTENANCE

SOUTH NORTH WEST

Masonry mortar was observed to be cracked/missing and in need of tuck pointing maintenance. Recommend tuck pointing masonry mortar where cracked/deteriorated.

Recommendation

Contact a qualified masonry professional.



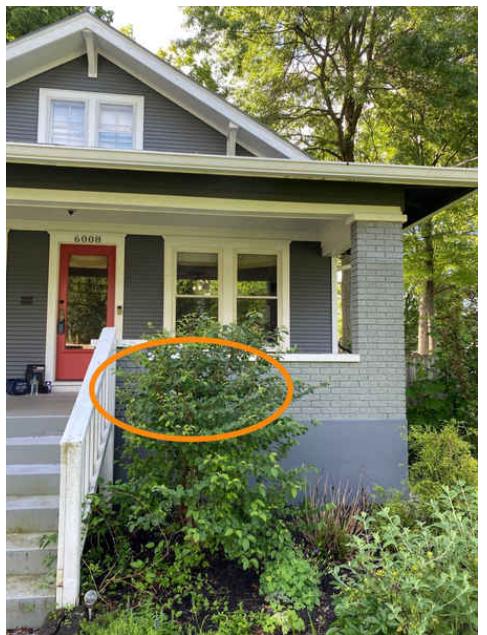
Recommended Repairs



South



North



North



West

2.3.2 Siding, Flashing & Trim

CAULK UTILITY PENETRATIONS

WEST

Visible gaps around utility penetrations were noted at time of inspection. Recommend caulking at utility penetrations in siding. Here is a helpful link on exterior caulking.

https://www.ronhazelton.com/tips/how_to_caulk_cracks_and_gaps_outside/

Recommendation

Recommended DIY Project



Maintenance/DIY Item



West

2.3.3 Siding, Flashing & Trim

SIDING DAMAGE - MINOR

EAST SOUTH WEST

Siding showed signs of minor damage. Recommend repairing/monitoring any damaged areas that may allow moisture intrusion.

Recommendation

Contact a qualified siding specialist.



Recommended Repairs



East



South



West



West

2.3.4 Siding, Flashing & Trim

RECOMMEND PAINTING MAINTENANCE

WEST

Areas of siding had worn or missing paint and are in need of painting maintenance. Recommend a qualified painter or siding specialist correct.

Recommendation

Contact a qualified painting contractor.



Maintenance/DIY Item



West

2.4.1 Porches, Stoops & Steps



Potential Safety Issue/Major Concern

**PORCH- BALUSTERS
MISSING**

SOUTH

Porch has missing balusters. Recommend repairing/replacing. Balusters should be installed a maximum of 4" apart. This is a safety concern for small children.

Recommendation

Contact a qualified deck contractor.



South

2.4.2 Porches, Stoops & Steps



Potential Safety Issue/Major Concern

LOOSE RAILING

SOUTH

Loose railing/handrail. Recommend properly securing railing/handrail.

Recommendation

Contact a qualified deck contractor.



South

2.4.3 Porches, Stoops & Steps

**STAIRS -
DAMAGED/DETERIORATED**

NORTH

One or more sections of the exterior stairs are damaged/deteriorated. Recommend qualified contractor evaluate & repair.

Recommendation

Contact a qualified professional.

Recommended Repairs



North

2.4.4 Porches, Stoops & Steps

HANDRAIL MISSING

SOUTH

Handrail was noted as missing. Recommend installing handrails on stairs with more than 4 risers to platform. This is a potential safety hazard

Recommendation

Contact a qualified professional.



Potential Safety Issue/Major Concern



South

2.5.1 Exterior Doors

**EXTERIOR DOOR-
GLASS NOT TEMPERED/SAFETY**

Exterior door glass does not have visible markings indicating that glass is tempered/safety glass. Recommend further evaluation and replacing with tempered/safety glass if needed.

Recommendation

Contact a qualified door repair/installation contractor.



Potential Safety Issue/Major Concern



2.6.1 Exterior Windows

EXTERIOR WINDOWS- CAULKING MAINTENANCE

WEST

Exterior window caulking is cracked/separated/missing. Recommend caulking maintenance around windows/window trim. Here is a helpful link on how to caulk windows.

<https://www.4feldco.com/articles/how-to-caulk-a-window-yourself/>

Recommendation

Contact a qualified painting contractor.



Maintenance/DIY Item



West



West

2.6.2 Exterior Windows

EXTERIOR WINDOWS- PAINTING MAINTENANCE

EAST WEST

Recommend exterior painting maintenance on windows where paint is cracked/flaking/worn/missing.

Recommendation

Contact a qualified painting contractor.



Maintenance/DIY Item



East



West



West

2.7.1 Eaves, Soffits & Fascia

SOFFIT/EAVES - DAMAGED

WEST



Recommended Repairs

One or more sections of the soffit/eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



West

2.7.2 Eaves, Soffits & Fascia

SOFFIT/EAVES- PAINTING MAINTENANCE

EAST

Soffit/eaves were in need of painting maintenance.

Recommendation

Contact a qualified painting contractor.



East



East

2.7.3 Eaves, Soffits & Fascia

GAPS/HOLES IN SOFFIT

EAST

Soffit has visible gaps/holes. Recommend repairing/replacing sections with voids/gaps



Recommended Repairs

Recommendation
Contact a qualified carpenter.



East

2.7.4 Eaves, Soffits & Fascia

FASCIA - DAMAGED

EAST

One or more sections of the fascia are damaged. Recommend qualified contractor evaluate & repair/replace.

Recommendation

Contact a qualified general contractor.

Recommended Repairs



East



East



East

2.7.5 Eaves, Soffits & Fascia

**FASCIA- PAINTING
MAINTENANCE**

WEST

Maintenance/DIY Item

Fascia was in need of painting maintenance.

Recommendation

Contact a qualified painting contractor.



West

3: ROOF & ROOF DRAINAGE SYSTEM

Information

Inspection Method	Roof Type/Style	Coverings: Roofing Layers
Roof	Gable	1 layer(s)
Roof Drainage Systems: Gutter Material	Flashings: Material	
Aluminum	Metal, Lead	

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.

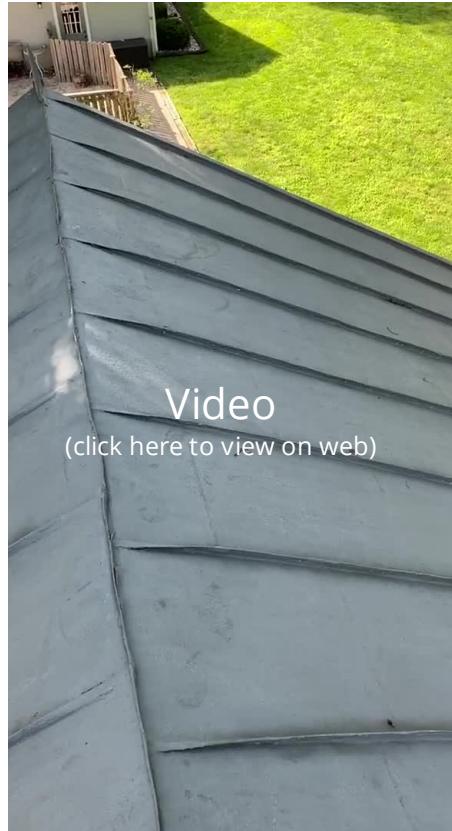
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

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

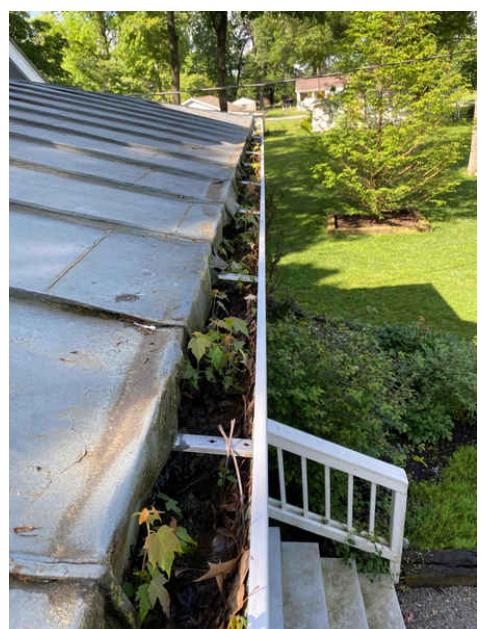
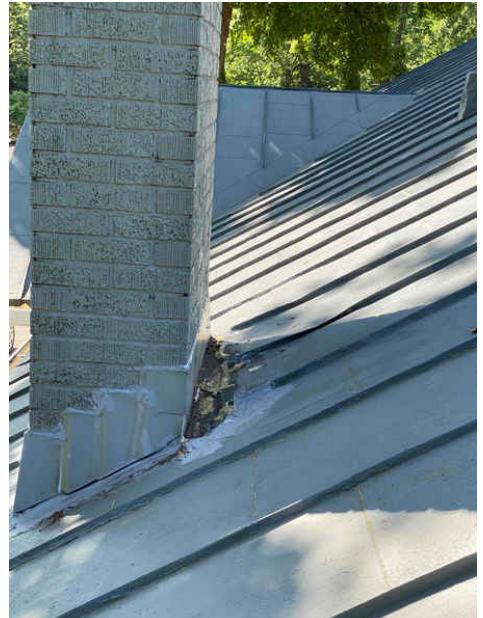
Coverings: Material**Metal, Asphalt**

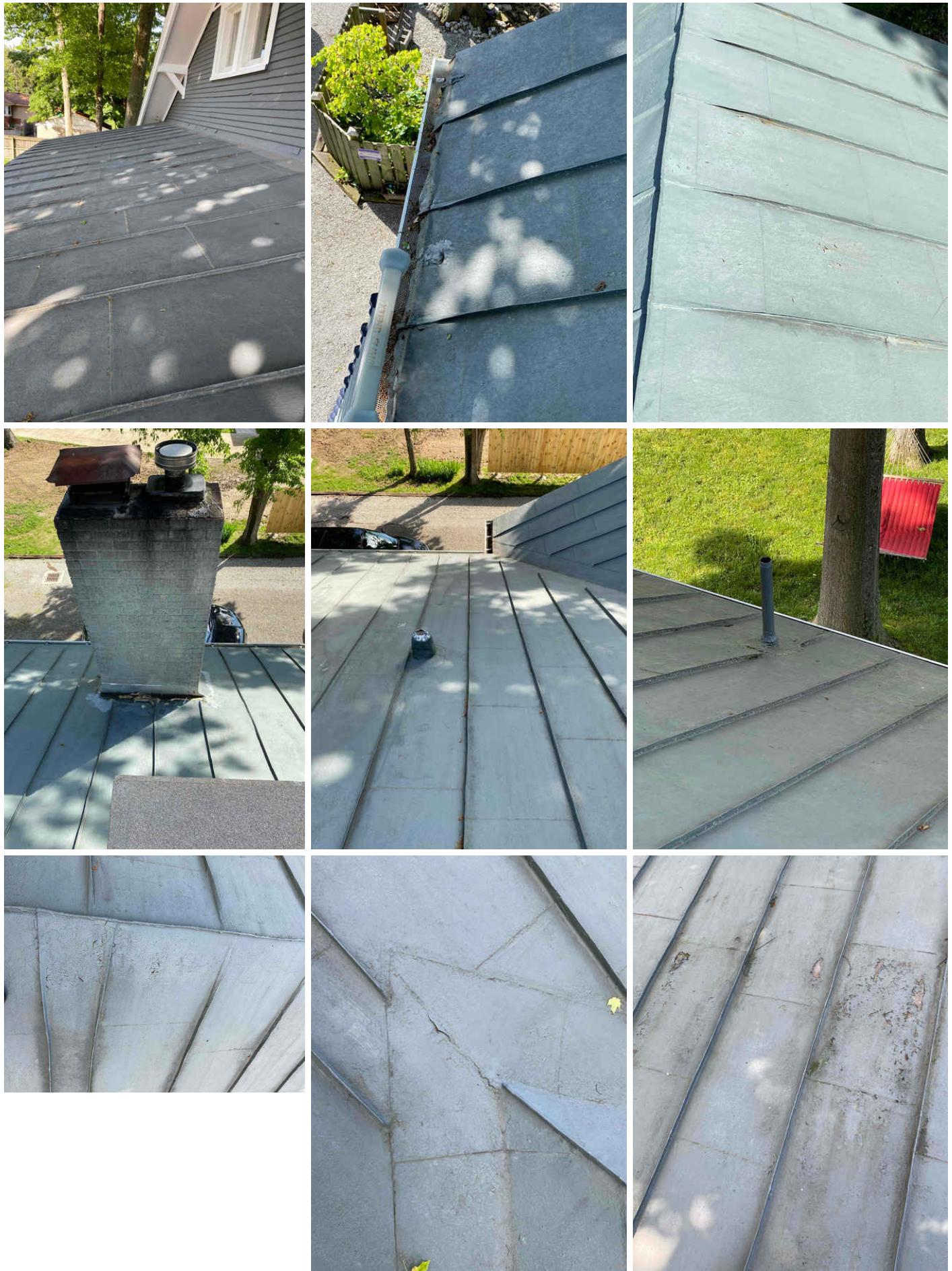
I observed the roof-covering material and attempted to identify its type.

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.



Video
(click here to view on web)







Coverings: Approximate Age

25+ years, 1-5 years

Unless provided exact age of roof, age is determined based solely on visual condition of roof coverings.

Observations

3.1.1 Coverings

EXCESSIVE TAR/SEALANT

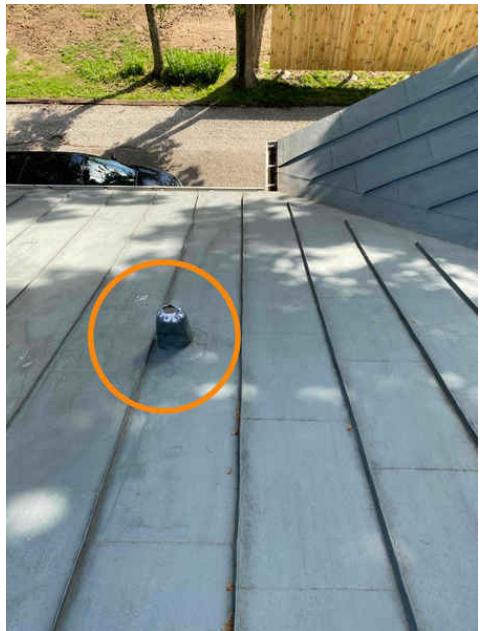
Excessive Tar/Sealant noted at time of inspection. Recommend a roofing professional evaluate and repair as needed

Recommendation

Contact a qualified roofing professional.



Recommended Repairs





3.1.2 Coverings

ROOF COVERINGS CRACKED

Roof covering showed signs of cracking and aging. Recommend a roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



3.1.3 Coverings

PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.





3.1.4 Coverings

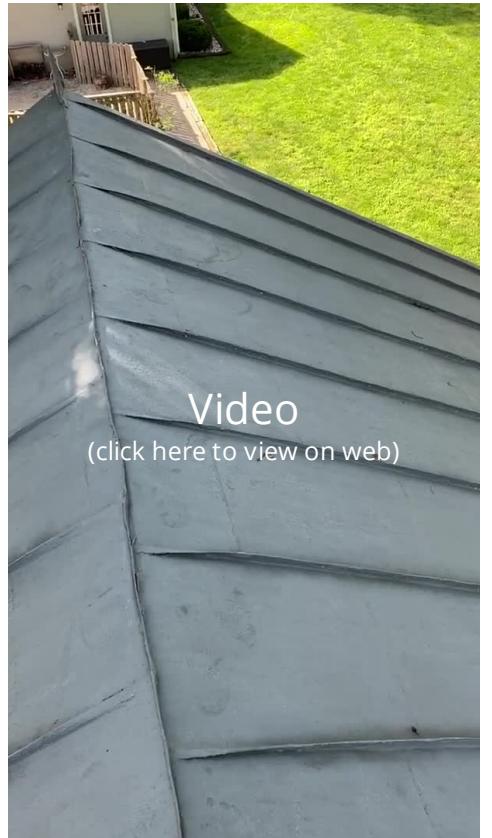
ROOF COVERINGS AGING

Roof coverings appeared to be nearing the end of its useful life.
Recommend budgeting to replace roof coverings.

Recommendation

Contact a qualified roofing professional.

Recommended Repairs



Video

(click here to view on web)

3.1.5 Coverings

METAL ROOF RUSTED

Metal roof shows signs of rusting. Recommend evaluation by a roofing contractor and repair/replace as needed.

Recommendation

Contact a qualified roofing professional.

Recommended Repairs



3.2.1 Roof Drainage Systems

DEBRIS

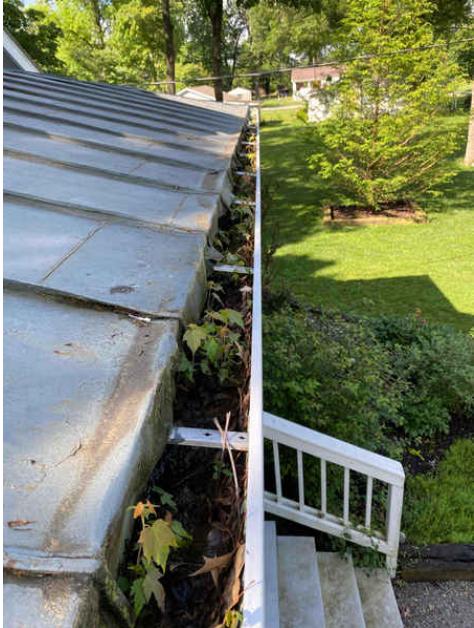
NORTH

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow. Here is a DIY tutorial on how to clean gutters and downspouts. <https://www.lowes.com/n/how-to/gutter-cleaning-and-repair>



Recommendation

Recommended DIY Project



3.2.2 Roof Drainage Systems

GUTTER LOOSE

SOUTH



Gutter spikes/brackets are loose. Recommend properly securing gutters

Recommendation

Contact a qualified gutter contractor



South

3.4.1 Skylights, Chimneys & Roof Penetrations

 Recommended Repairs

CHIMNEY CAP DAMAGED

Chimney cap was visibly damaged. Recommend repair/replacement

Recommendation

Contact a qualified roofing professional.



3.4.2 Skylights, Chimneys & Roof Penetrations

 Recommended Repairs

CHIMNEY- INSTALL SADDLE/CRICKET

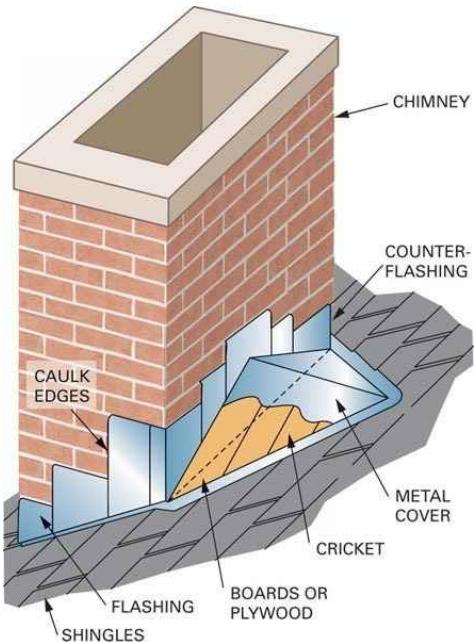
Recommend installing a saddle (cricket) flashing on chimney due to width. Recommend roofing professional install saddle (cricket) to help prevent future leaks.

Here is a helpful article on chimney flashings and

leaks: https://inspectapedia.com/chimneys/Chimney_Flashing_Leaks.php

Recommendation

Contact a qualified roofing professional.



4: GARAGE

Information

General: Type

Detached, 2 Car

Garage Door: Material

Metal

Garage Door: Type

Sectional

Garage Roof/Drainage System:**Type**

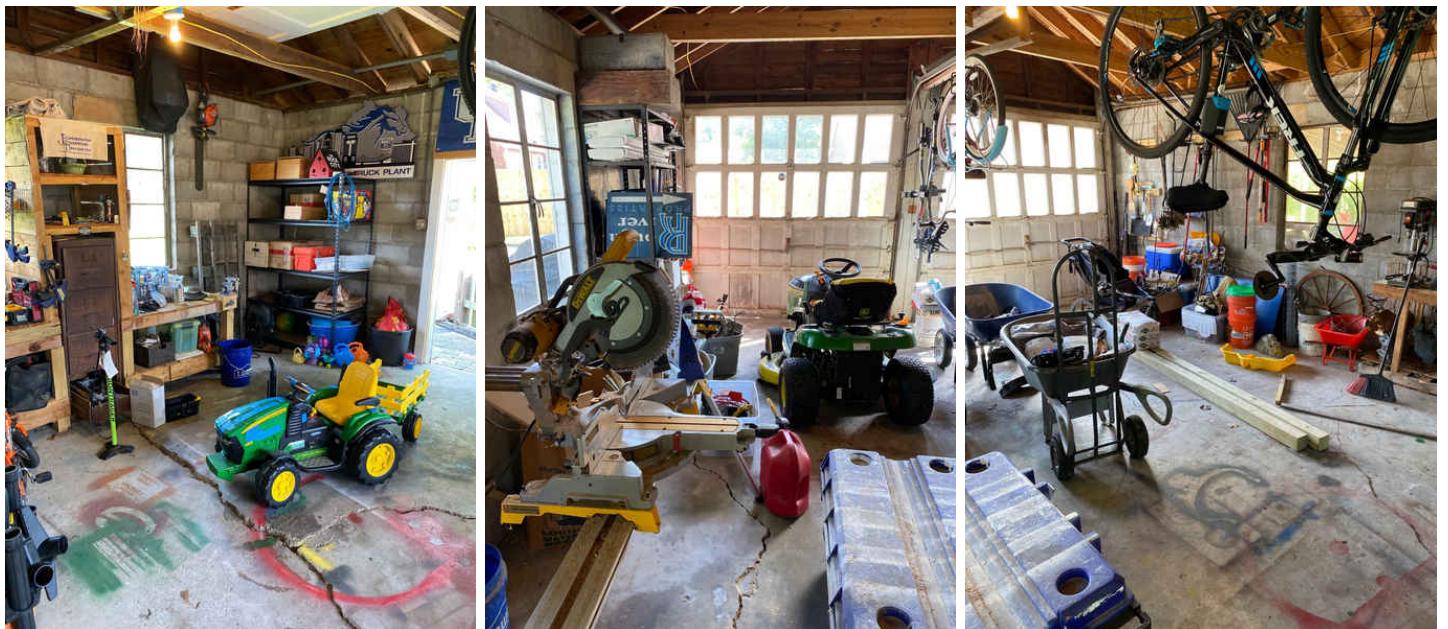
Asphalt Shingle

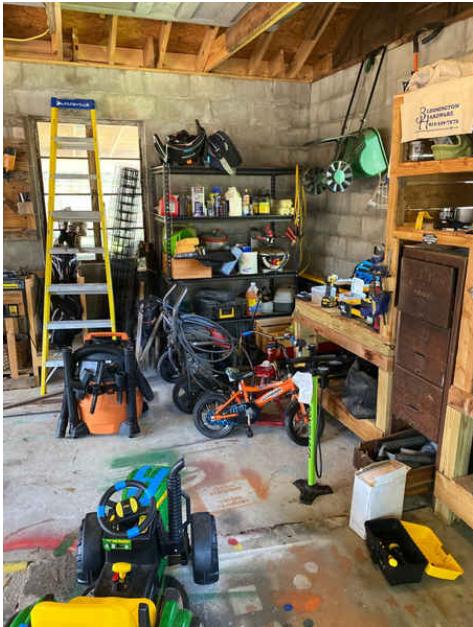
Limitations

General

LIMITED VISIBILITY DUE TO OBSTRUCTIONS

Inspection was limited due to obstructions. Not all items were inspected. Recommend further inspection when weather permits/obstructions permit.





Observations

4.2.1 Ceiling

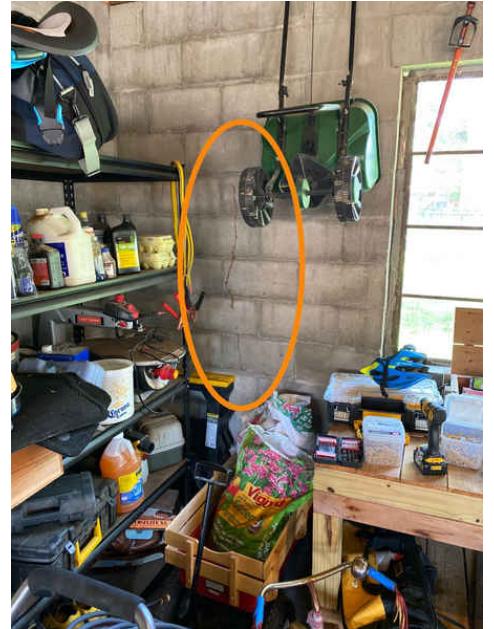
EVIDENCE OF WDI INSECTS

Evidence of WDI insects was noted at time of inspection. Recommend evaluation and treatment by qualified professional.

Recommendation

Contact a qualified professional.

 Recommended Repairs



4.3.1 Floor

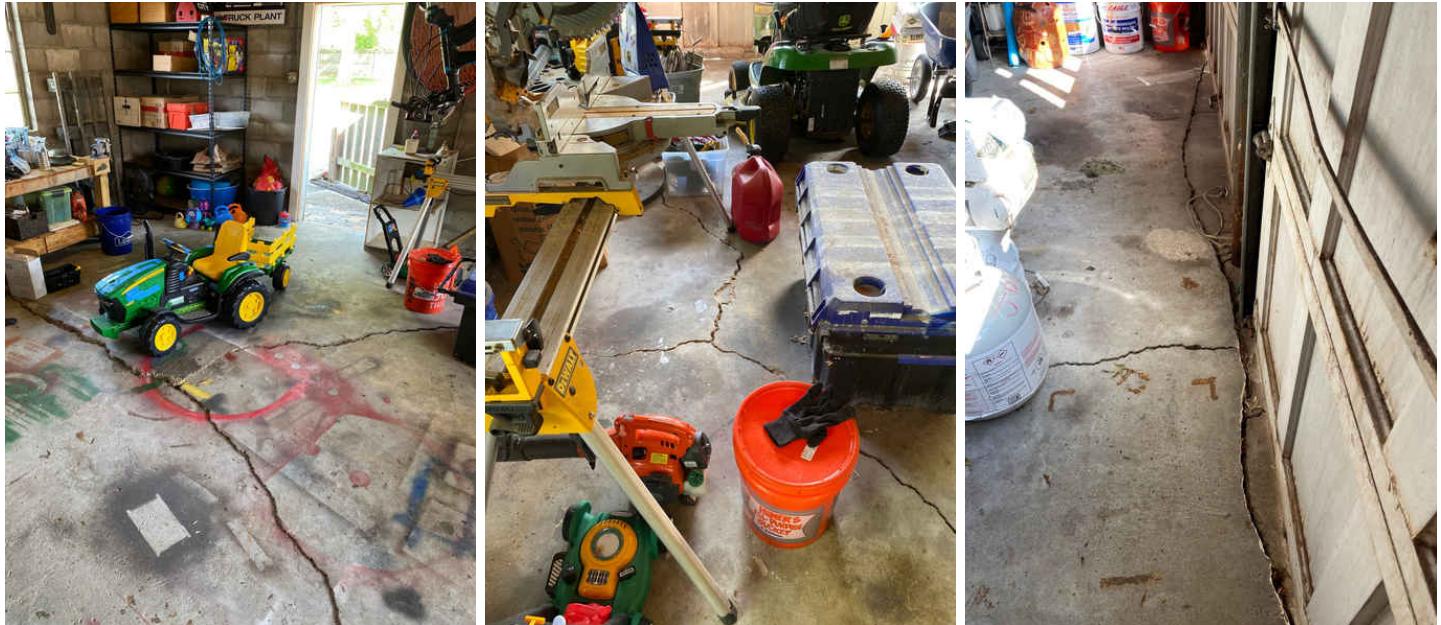
LARGE CRACKS/DAMAGE

Garage floor has large cracks and damage. Recommend concrete contractor evaluate and repair to preserve concrete slab

Recommendation

Contact a qualified concrete contractor.

 Recommended Repairs



4.5.1 Garage Door

GARAGE TRIM DAMAGED

Overhead garage door surrounding trim is damaged. Recommend repair/replacement

Recommendation

Contact a qualified garage door contractor.



Recommended Repairs



4.8.1 Garage Siding

GARAGE WINDOW CRACKED/DAMAGED

Garage Window Cracked/Damaged. Recommend repair/replacement of damaged glass/window.

Recommendation

Contact a qualified window repair/installation contractor.



Recommended Repairs



4.8.2 Garage Siding

MASONRY BLOCK/MORTAR CRACKING

Masonry Block/Mortar Cracking. Recommend tuck pointing/repairing as needed.

Recommendation

Contact a qualified professional.

Recommended Repairs



5: INTERIORS

Information

Walls: Wall Material

Plaster, Drywall

Ceilings: Ceiling MaterialPlaster, Drywall
f**Floors: Floor Coverings**

Hardwood

Countertops & Cabinets:**Countertop Material**

Granite

Countertops & Cabinets:**Cabinetry**
Wood**Windows: Window Type**

Double-hung

Windows: Window Manufacturer

Unknown

Limitations

General

INSPECTION LIMITED DUE TO OBSTRUCTIONS

Inspection of interior finishes and components was limited due to obstructions such as (Furniture, decorations, stored items, personal items). Interior finishes and components not fully inspected.

Observations

5.1.1 Walls

TYPICAL CRACKS/DAMAGE

1ST FLOOR

Typical cracks are visible on walls. Typical cracks in walls are not unusual in a home and are not a structural concern. Recommend repair. Here is a helpful link on drywall repair.

<https://www.popularmechanics.com/home/interior-projects/how-to/a185/easy-drywall-repair/>

Recommendation

Contact a qualified drywall contractor.



Maintenance/DIY Item



1st Floor Left Bedroom



1st Floor Bathroom

5.2.1 Ceilings

MOISTURE STAINS

1ST FLOOR

Moisture stains visible. Recommend a general contractor determine source of moisture and repair.

Recommendation

Contact a qualified general contractor.



Living Room

5.2.2 Ceilings

TYPICAL CRACKS/DAMAGE

1ST FLOOR 2ND FLOOR

Typical cracks, damage or deterioration to the ceiling was visible at the time of the inspection. Recommend repairing. Here is a helpful link on how to repair drywall.

<https://www.popularmechanics.com/home/interior-projects/how-to/a185/easy-drywall-repair/>

Recommendation

Contact a qualified drywall contractor.





1st Floor Left Bedroom



2nd Floor Bathroom

5.4.1 Steps, Stairways & Railings

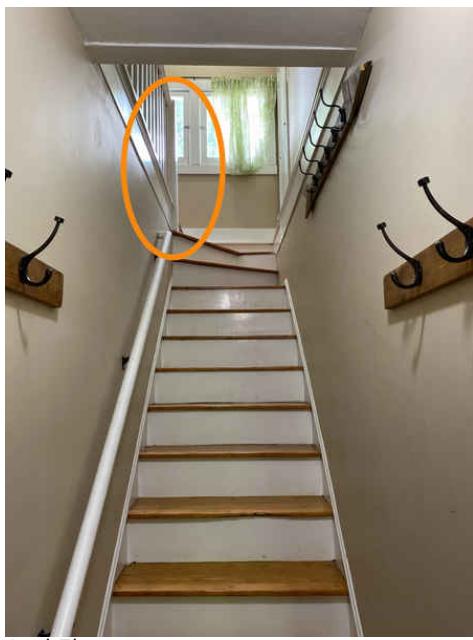
HANDRAIL DEFICIENT

Staircase handrail does not extend for full flight of stairs. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.

Recommended Repairs



2nd Floor



Basement

5.4.2 Steps, Stairways & Railings

INADEQUATE LIGHTING

BASEMENT

Recommended Repairs

Inadequate lighting for stairway noted at time of inspection.
Recommend additional lighting be added where needed

Recommendation
Contact a qualified electrical contractor.



5.5.1 Countertops & Cabinets

POOR/MISSING CAULK

1ST FLOOR

Countertop caulking was cracked/damaged/missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Recommended DIY Project



Kitchen



Kitchen



5.5.2 Countertops & Cabinets

VANITY LOOSE

2ND FLOOR BATHROOM



Vanity was improperly installed and not secured. Recommend qualified contractor secure vanity properly.

Recommendation

Contact a qualified cabinet contractor.



2nd Floor Bathroom

5.5.3 Countertops & Cabinets

WATER STAINS/DAMAGE

1ST FLOOR

Cabinet showed signs of water stains/damage. Recommend a qualified contractor repair or replace.

Recommendation

Contact a qualified countertop contractor.

 Recommended Repairs



Kitchen

5.6.1 Doors

DOOR DOESN'T LATCH

1ST FLOOR

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.

 Recommended Repairs



1st Floor Left Bedroom



1st Floor Right Bedroom

5.6.2 Doors

DOOR STICKS

2ND FLOOR

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



Recommended Repairs



2nd Floor Bathroom

5.6.3 Doors

**DOOR HARDWARE
MISSING/DAMAGED**

Door hardware is missing/damaged. Recommend repair

Recommendation

Contact a qualified door repair/installation contractor.



Recommended Repairs



2nd Floor Bathroom

6: BUILT-IN APPLIANCES

Information

Dishwasher: Brand

GE



Dishwasher: Air Gap

Yes

Dishwasher: Drain Line Looped

Yes

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric



Range/Oven/Cooktop:

Range/Oven Brand

GE

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate

Microwave: Brand

GE

**Garbage Disposal: Brand**

InSinkErator

**Dryer & Dryer Exhaust: Dryer**

Power Source

220 Electric

Dryer & Dryer Exhaust: Dryer

Vent

Metal (Flex)

Refrigerator: Brand

GE



7: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

Type

Wood, Masonry

Fireplaces, Stoves & Inserts:**Proper Operation**

Not Tested

Observations

7.2.1 Chimney & Vent Systems

CHIMNEY LINER DIRTY

Chimney liner was dirty and/or contained creosote dust, so underlying structure couldn't be fully inspected. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney sweep.



8: INSULATION AND VENTILATION

Information

Flooring Insulation: Flooring Insulation	Attic Insulation: Insulation Type	Attic Insulation: Location
None	Unknown	Unknown
Ventilation: Ventilation Type	Exhaust Systems: Exhaust Fans	
Soffit Vents	Fan Only	

Limitations

Attic Insulation

NOT ACCESSIBLE DUE TO OBSTRUCTIONS

Attic access Not Accessible Due To Obstructions. Not inspected

Observations

8.1.1 Flooring Insulation

INSULATION MISSING

Flooring Insulation Missing. Recommend insulating floor structure around band boards

Recommendation

Contact a qualified insulation contractor.



9: STRUCTURAL COMPONENTS

Information

Inspection Method

Visual

Foundation: Material

Concrete, Masonry Block

Floor Structure: MaterialMasonry Columns, Wood Beam,
Wood Joists**Floor Structure: Sub-Floor**

Plank

Floor Structure:**Basement/Crawlspace Floor**

Concrete

Wall Structure: Material

Wood Framing

Ceiling Structure: Material

Unknown

Roof Structure & Attic: Material

Inaccessible

Roof Structure & Attic: Type

Gable

Homeowner 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

Basements & Crawlspaces

INSPECTION LIMITED DUE TO OBSTRUCTIONS

Foundation inspection limited due to obstructions. Foundation and components not fully inspected.



Floor Structure

INSPECTION LIMITED/RESTRICTED

Inspection limited due to obstructions. Floor structure only partially inspected. Recommend further evaluation and repair as necessary.

Wall Structure

LIMITED VISIBILITY

Wall structure only partially visible due to finishes/insulation. Wall structure only partially inspected.

Ceiling Structure

INACCESSIBLE

Ceiling structure was inaccessible at time of inspection. Ceiling structure NOT INSPECTED.

Roof Structure & Attic

NO VISIBLE ACCESS

No visible access found for attic space. Recommend creating access to attic structure. Attic and roof structure NOT INSPECTED. After access is created, further inspection is recommended.

Observations

9.1.1 Foundation



Recommended Repairs

EXTERIOR FOUNDATION CRACKS**- MINOR**

EAST

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend repairing/sealing cracks and monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.



9.1.2 Foundation



Recommended Repairs

INTERIOR FOUNDATION CRACKS - MINOR

BASEMENT

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend repairing/sealing cracks and monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.



9.1.3 Foundation

REPAIRED/WATERPROOFED FOUNDATION CRACKS

BASEMENT

Visible Repaired/Waterproofed Foundation Cracks were noted at time of inspection. Recommend obtaining any warranty information from owner and monitoring

Recommendation

Contact the seller for more info



Maintenance/DIY Item



9.1.4 Foundation

EFFLORESCENCE

BASEMENT

Efflorescence noted on the foundation surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the foundation and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a qualified professional.



Recommended Repairs



9.1.5 Foundation

MOISTURE INTRUSION

Moisture intrusion was evident in the basement/crawlspace. This can compromise the basement/crawlspace and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a foundation contractor.



Recommended Repairs



9.2.1 Basements & Crawlspaces

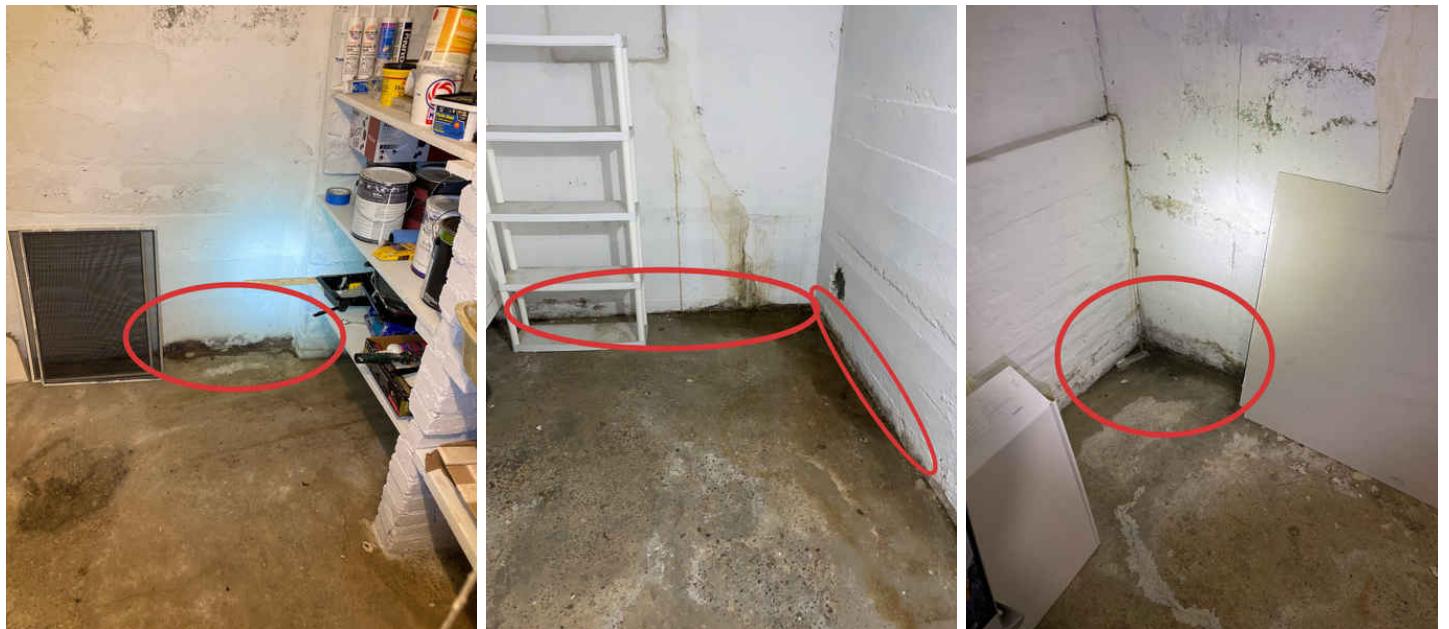
FUNGI TYPE SUBSTANCE

Potential Safety Issue/Major Concern

A fungi type substance was observed in basement/crawlspace areas. Recommend further evaluation by a mold inspector.

Recommendation

Contact a qualified mold inspection professional.



9.3.1 Floor Structure

EVIDENCE OF WDI DAMAGE

1ST FLOOR

Evidence of wood destroying insect damage was noted in floor structure at time of inspection. Recommend treatment and repair as needed.

Recommendation

Contact a qualified professional.

Recommended Repairs



Living Room

10: PLUMBING

Information

Main Fuel Shut-Off (Location)

Exterior



West

**Water Service & Distribution:
Material - Water Supply**

Galvanized

**Drain, Waste, & Vent Systems:
Material**

PVC, Iron

**Main Water Shut-Off Device
(Location)**

Basement

**Water Service & Distribution:
Material - Distribution**

Pex

**Drain, Waste, & Vent Systems:
Drain Size**

1 1/2", 2"

Water Heater: Manufacturer
Whirlpool

Water Heater: Capacity

50 Gallons

Water Heater: Location

Basement

Sump Pumps: Proper Operation

Yes

**Sump Pumps: Check Valve**

Yes

Sump Pumps: Sealed Crock

No

Fuel Storage & Distribution Systems: Material

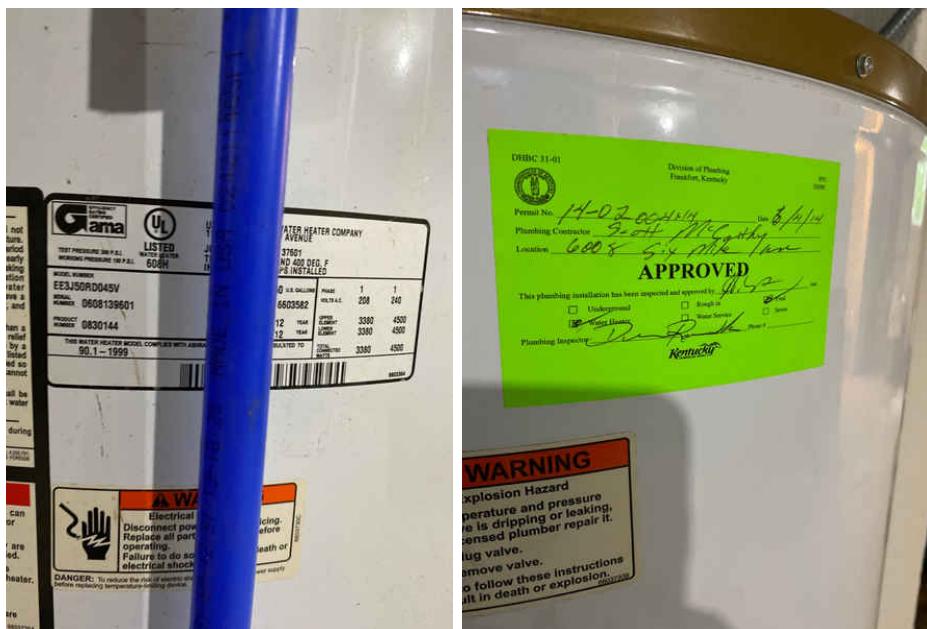
Black Iron

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 Heater: Age

14 years

**Limitations**

Fixtures / Faucets

HOSE CONNECTED TO SPIGOT

EAST

Unable to remove hose from spigot at time of inspection. Hose bib NOT TESTED. Recommend removing hose and verifying proper operation.



East

Observations

10.2.1 Drain, Waste, & Vent Systems

POOR/SLOW DRAINAGE

2ND FLOOR

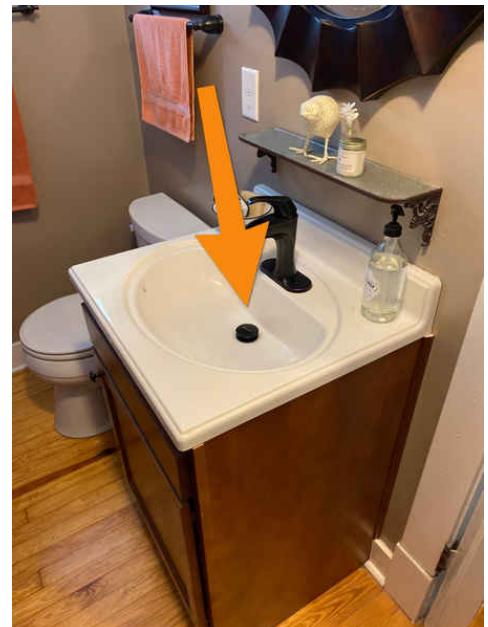
Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommended Repairs



2nd Floor Bathroom

10.3.1 Fixtures / Faucets

SINK DRAIN STOPPER DEFECTIVE/MISSING

2ND FLOOR

Sink drain stopper is not operating properly/Missing. Recommend a plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/DIY Item



2nd Floor Bathroom

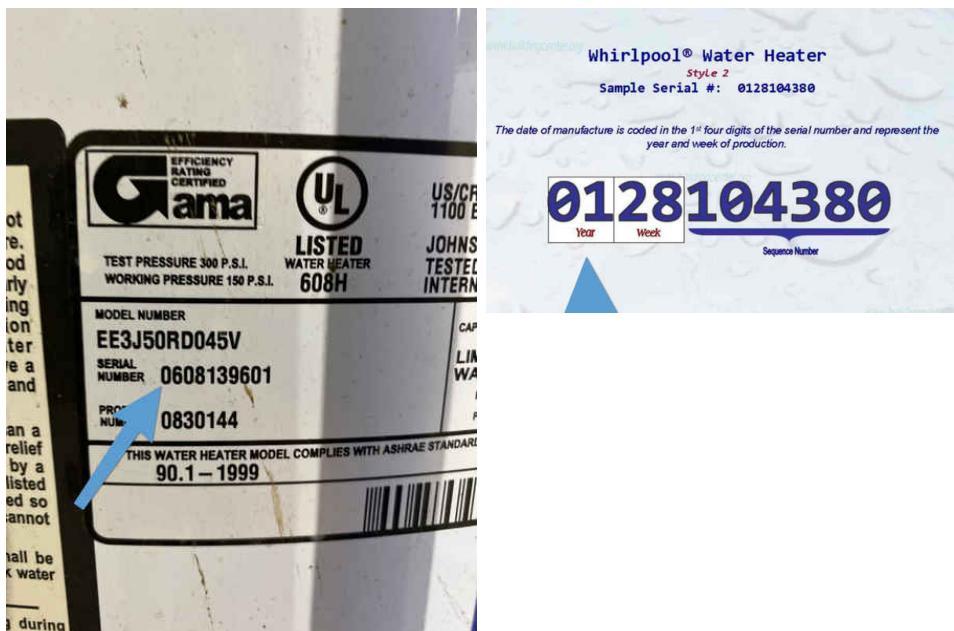
10.4.1 Water Heater

MARGINAL AND AGING

Hot water heater is marginal and aging and nearing its useful life expectancy. Recommend budgeting to replace hot water heater.

Recommendation

Contact a qualified plumbing contractor.



11: HEATING

Information

Heating Equipment: Energy Source

Natural Gas

Heating Equipment: Heat Type

Gas-Fired Heat

Heating Equipment: Thermostat Location

First Floor

Heating Equipment: Age

7 years

**Heating Equipment: Filter Type Disposable****Heating Equipment: Fired/Proper Operation****Distribution Systems: Ductwork**

Insulated, Non-insulated, Metal

Heating Equipment: Brand

Goodman



Heating Equipment: Filter Size

16x25x1

Visit FilterEasy.com and your first furnace filter is FREE on us!! Please visit the link below to receive your free furnace filter. <http://fbuy.me/hHiYV>



Heating Equipment: Homeowner's Responsibility

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

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

Observations

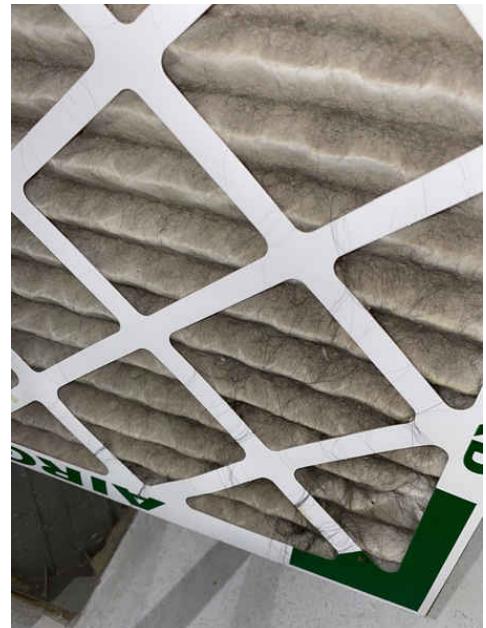
11.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

The furnace filter appears to be beyond its expected lifespan.
Recommend replacement.

Recommendation

Recommended DIY Project



12: AIR CONDITIONING

Information

Type
Air Conditioner

Cooling Equipment: Brand
Goodman



Cooling Equipment: Location
Exterior West

Cooling Equipment: Age
6 years



Cooling Equipment: Energy Source/Type
Central Air Conditioner

Distribution System: Configuration
Central

Homeowner's Responsibility

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

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

Cooling Equipment: Temperature Differential

14 degrees



Observations

12.1.1 Cooling Equipment

AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendation

Contact a qualified HVAC professional.



12.1.2 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing line set insulation on exterior AC unit.

Recommendation

Contact a qualified HVAC professional.





13: ELECTRICAL

Information

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



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Wiring Method
BX Cable, Romex

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Square D

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Branch Wire 15 and 20 AMP
Copper, Tin Clad Copper

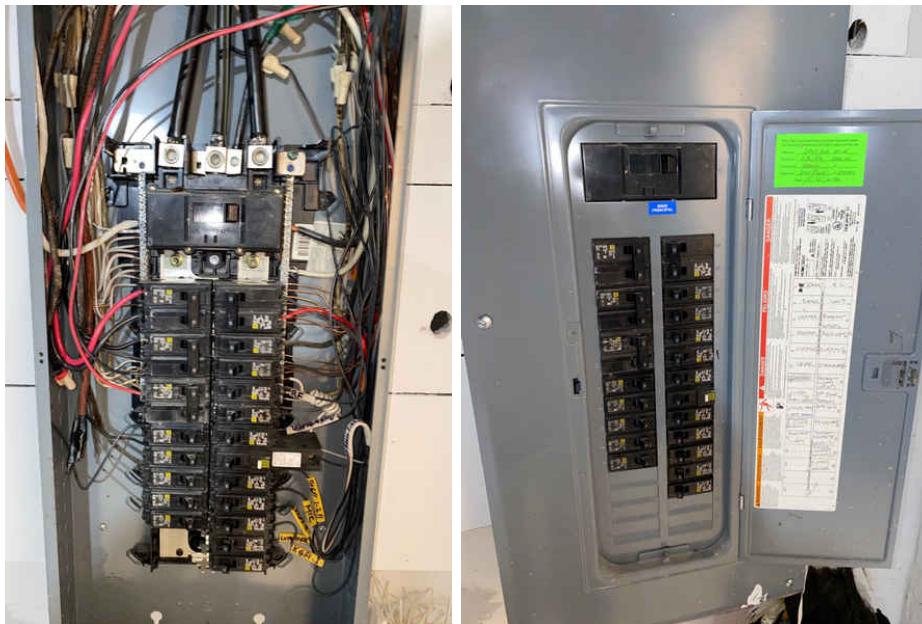
Homeowner's Responsibility

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.

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Main Panel Location

Basement



Observations

13.4.1 Electric Fixtures, Switches & Receptacles



COVER PLATES DAMAGED

1ST FLOOR

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

Recommendation

Recommended DIY Project



Living Room

13.5.1 Polarity and Grounding of Receptacles



OUTLET(S) NOT GROUNDED

1ST FLOOR

One or more outlets are not grounded. Recommend a qualified electrician evaluate and properly ground outlets where needed.

Recommendation

Contact a qualified electrical contractor.



Dining Room

STANDARDS OF PRACTICE

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof & Roof Drainage System

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.