



COCHRAN
HOME INSPECTIONS LLC

COCHRAN HOME INSPECTIONS LLC

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RESIDENTIAL INSPECTION REPORT

1234 Main St. Mountain Home AR 72653

Buyer Name

04/22/2020 9:00AM



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The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items, and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

SUMMARY

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- 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Improper Deck Construction Practices
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- (-) 9.6.1 Interior, Doors, Windows - Ceiling Fan: Ceiling Fan Loud Operation
- (-) 10.1.1 Built-in Appliances - Dishwasher: Not Operable
- (-) 10.5.1 Built-in Appliances - Garbage Disposal: Non Operable
- (-) 11.1.1 Garage - Walls, Ceilings, Floors: Joint Tape Degraded
- (-) 11.2.1 Garage - Occupant Door (From garage to inside of home): Weather Strip Degraded
- (-) 11.2.2 Garage - Occupant Door (From garage to inside of home): Hardware Degraded
- (-) 11.3.1 Garage - Vehicle Door: Panel Damage
- (-) 11.4.1 Garage - Garage Door Opener: Garage Door Opener Inoperable

1: INSPECTION DETAILS

Information

In Attendance Client, Inspector	Occupancy Furnished, Occupied, Occupant Present	Style Ranch
Weather Conditions Clear	Temperature (approximate) 42 Fahrenheit (F)	Detached Structure(s): Detached Structure(s) Type Shed
Type of Building Single Family	The images here are the directional locations of the home used throughout the report. Ensure you get yourself orientated to what direction the house is situated in order to better follow along.	



Left Right Rear

Detached Structure(s): Detached Structure(s) Not Inspected

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition.



2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Vents	X			
2.5	Turbines	X			

IN = Inspected

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O = Observation

Information

Inspection Method

Roof Walked

Roof Type/Style

Hip and Valley

Coverings: Number of Layers

1 layer

Coverings: Material

Asphalt, 3-Tab

Roof Drainage Systems: Gutter Material

Vinyl

Roof Drainage Systems:**Downspout Material**

Vinyl

Flashings: Material

Aluminum

Vents: Number of Vents

Two

Turbines: Number of Turbines

Two

Turbines: Functioning Properly

Turbines were installed correctly and functioning properly.

Roof Photos

Rear



Rear



Looking Right



Looking Left

Vents: Boots - Satisfactory

Vents had proper flashing and the gaskets were in good condition. Only a few up close pictures for perspective on flashing/gaskets condition.



Observation

2.1.1 Coverings

AGING ROOF

Though mostly functional at the time of the inspection the roof shows signs of aging. Recommend further evaluation and likely replacement in the near future.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

SEALANT ON SHINGLES

Though somewhat functional, sealant was noted on shingles which over time will degrade causing possible leak points. Due to known previous leakage recommend these areas are fully evaluated by a roofing contractor and repaired in a way in which tar is not needed.



Front Left



Central Left



Front Right



Prioritized Observation



Central Right



Rear Right



Front Right

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building)	X			X

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Information

Siding, Flashing & Trim: Siding Material

Wood, Brick Veneer, Composite

Walkways, Patios & Driveways: Patio Material

Concrete, Wood

Walkways, Patios & Driveways:

Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

Walkways, Patios & Driveways:

Walkway Material

Concrete

Decks, Balconies, Porches & Steps: Material

Wood

Observation

3.1.1 Siding, Flashing & Trim

SIDING DAMAGED/DEGRADED

One or more areas of the siding was damaged; not all areas may be shown. Recommend correction by repairing bad areas and entire siding is refinished ensuring paint or stain is applied to limit weathering and/or moisture damage.

Recommendation

Contact a qualified siding specialist.



Prioritized Observation



Right



Front



Front Left



Rear



Rear



Rear



Rear Left

3.3.1 Walkways, Patios & Driveways **CONCRETE/ASPHALT CRACK - MAJOR**

Concrete and/or asphalt areas had major visible cracks in noted locations likely due to long term settlement and is commensurate with age of surface. Recommend further evaluation and repair or replace surface.

Recommendation

Contact a qualified handyman.

Prioritized Observation



Rear Left

3.3.2 Walkways, Patios & Driveways **EROSION / SOIL CONSOLIDATION**

One or more areas showed signs of ground erosion and/or soil consolidation which can weaken poured concrete surfaces eventually leading to cracking. Soil consolidation is a natural process that occurs over many years when the soil is placed loose. Recommend monitor for further erosion and repair as needed.

Recommendation

Contact a qualified professional.

Prioritized Observation



Left

3.4.1 Decks, Balconies, Porches & Steps **IMPROPER DECK CONSTRUCTION PRACTICES**

Prioritized Observation

Deck was observed to have multiple issues to include ledger board with improper fasteners - recommend ledger lag bolts installed; joists did not have proper fasteners - recommend joist hangers on both sides; main support columns are directly touching earth which increases rot and can bring possible termite damage - recommend encasing in concrete; support columns are not fastened to rim beam - recommend solution to attach the two (which will minimize shifting). A qualified deck contractor should evaluate and repair items discussed.

Recommendation

Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Porches & Steps

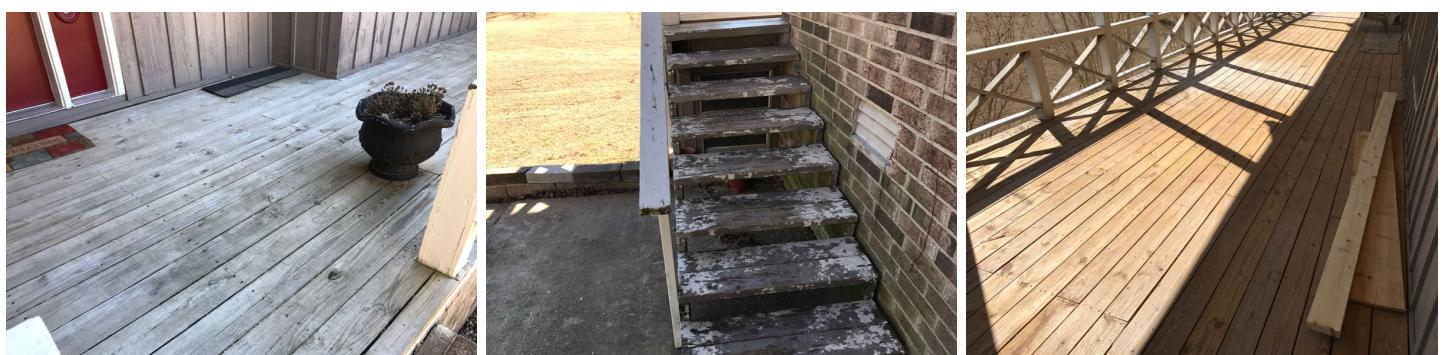
PAINT/STAIN RECOMMENDED



Paint/Stain has degraded or was never applied in noted locations which will allow the wood to rot/decay. Recommend refinishing and applying a protective coating.

Recommendation

Contact a qualified handyman.



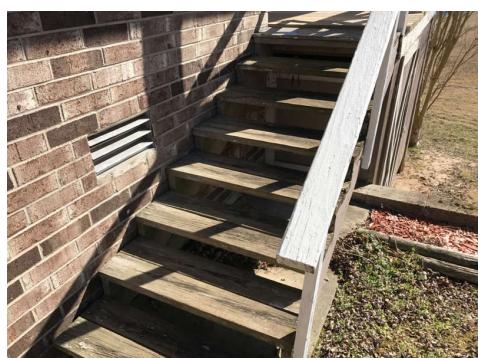
Front

Rear Left

Rear



Rear



Right Rear

3.5.1 Eaves, Soffits & Fascia

FASCIA MOISTURE DAMAGE

Immediate Concern

Fascia was noted has having moisture damage or exposed wood which will worsen over time; not all areas may be shown. Recommend correction by replacing bad wood and/or refinishing the material. Installing a fascia cover like metal or aluminum will minimize future damage.

Recommendation

Contact a qualified handyman.



Left



Front



Front



Rear Right



Central Right



Front Right



Rear Left



Rear Right

3.5.2 Eaves, Soffits & Fascia

FASCIA REFINISH RECOMMENDED

Prioritized Observation

Fascia showed signs of protectant degradation which exposes wood and will lead to rot if not addressed. Recommend correction by sanding and re-painting or staining.

Recommendation

Contact a handyman or DIY project



Right



Front Right



Front



Front Left



Left



Central Left

3.6.1 Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building)



Maintenance Item

VEGETATION ON SIDING

Vegetation was noted growing onto and/or against the siding. Vegetation can degrade siding by not allowing proper drying and/or degradation of protective paint/stain. Recommend removal and monitoring.

Recommendation

Recommended DIY Project



Left

3.6.2 Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building)



Immediate Concern

RETAINING WALL BOWING

Retaining wall showed signs of major bowing and heaving which is indication of ground shifting; wall could collapse which would cause problems to upper surface. Recommend a foundation/structural contractor further evaluate and provide a remedy.

Recommendation

Contact a qualified professional.



Rear Left



Left



Rear Left

4: FOUNDATION & STRUCTURE

		IN	NI	NP	O
4.1	Crawlspaces	X			
4.2	Foundation	X			X
4.3	Floor Structure	X			X
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Attic Structure & Sheathing	X			X

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Information

Inspection Method

Attic Access, Crawlspace Access, Visual

Crawlspaces: Crawlspace Access

Hatch Foundation

Crawlspaces: Crawlspace Inspection

Inspection by direct entry

Crawlspaces: Crawlspace Photos


Left Crawlspace

Foundation: Material

Masonry Block

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plywood

Floor Structure:

Basement/Crawlspace Floor
Dirt

Wall Structure: Material

Inaccessible

Attic Structure & Sheathing:
Access Type

Pull-down ladder

Attic Structure & Sheathing: Attic
Inspection

Inspection by direct entry

Attic Structure & Sheathing:
Structure Type

Trusses

Attic Structure & Sheathing:
Sheathing Material

Plywood

Attic Structure & Sheathing: Attic Photos



Laundry Room



Looking Front

Observation

4.2.1 Foundation

FOUNDATION CRACKS - MINOR

Over time slabs / foundations will settle which causes minor cracking. Cracks noted in foundation are commensurate with the age of the home. Recommend monitoring for future settlement and repair if needed.



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



Rear

Recommendation

Contact a foundation contractor.

4.3.1 Floor Structure

EVIDENCE OF WATER INTRUSION

There were signs of water intrusion in the underlying floor structure coming from under the front bedroom closet which was actively leaking, caused wood rot and continual moisture in the crawlspace. Recommend immediate isolation of water source roof; if remedied the need to monitor to ensure no more water intrusion.



Recommendation

Contact a qualified structural engineer.

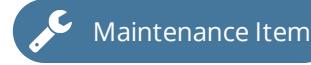


Front Crawlspace

4.3.2 Floor Structure

UNEVEN FLOOR

Uneven floors were noted in certain locations in the home, likely caused by support column settling; not all areas may be shown. Recommend correction by using shims between beams and support columns.



Recommendation

Contact a foundation contractor.



Foyer

4.6.1 Attic Structure & Sheathing

**DRY STAINS**

One or more dry stains were observed in the attic. These areas did not test as being actively moist at time of inspection. This may be an old leak area, or in the absence of moisture/rainfall may not be testing as an ongoing leak. Client should monitor moving forward and checking during periods of active heavy rain, or consult with a licensed roofing contractor for evaluation during these weather periods. In the absence of pouring rain, the inspector cannot guarantee the water tightness of the roof.

Recommendation

Contact a qualified roofing professional.



Front Right Attic

4.6.2 Attic Structure & Sheathing

**ATTIC LADDER DOES NOT SET CORRECTLY**

Attic ladder door does not set correctly allowing proper egress into space. Only fix would be to alter cabinet water heater is installed.

Recommendation

Contact a qualified handyman.



Laundry Room

5: INSULATION, VENTILATION & EXHAUST

		IN	NI	NP	O
5.1	Exhaust Systems	X			X
5.2	Insulation	X			
5.3	Ventilation	X			X
5.4	Vapor Retarders (Crawlspace or Basement)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Exhaust Systems: Exhaust Fan/Flue

Bathroom Fan, Dryer Vent

Exhaust Systems: Dryer Exhaust Through Floor
Insulation: R-value

22

Insulation: Flooring Insulation

None

Insulation: Attic Insulation Type

Blown, Fiberglass

Ventilation: Ventilation Type

Passive, Soffit Vents, Turbines

Vapor Retarders (Crawlspace or Basement): Vapor Barrier Recommended

A vapor barrier is recommended on the dirt portions of the crawlspace which will limit moisture in the area.

Observation

5.1.1 Exhaust Systems
BATHROOM VENTS INTO ATTIC

Bathroom fan vents directly into the attic, which can cause excess moisture. Recommend terminate exhaust to the exterior. At a minimum exhaust lines should run to a vented area (i.e. turbine or vented ridge cap, etc.).

Recommendation

Contact a qualified handyman.



Maintenance Item



Right Attic

5.3.1 Ventilation
ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

[Click here](#) for a pro/con description for passive venting types; Ridge Vent vs. Turbines.

Recommendation

Contact a qualified professional.



Prioritized Observation

6: HEATING & COOLING (HEAT PUMP)

		IN	NI	NP	O
6.1	General	X			
6.2	HVAC Heat Pump Equipment	X			X
6.3	Normal Operating Controls	X			
6.4	Distribution System	X			
6.5	Heating & Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

HVAC Heat Pump Equipment: Air Handler / Evaporator Brand	HVAC Heat Pump Equipment: Condenser Unit Brand	HVAC Heat Pump Equipment: Energy Source/Type
Goodman	Goodman	Electric, Central Air Conditioner, Heat Pump
Normal Operating Controls: Thermostat Brand	Distribution System: Configuration	Heating & Cooling Source: Heating/Cooling Source
Janitrol	Central, Insulated, Non Insulated	Floor Register

HVAC Heat Pump Equipment: Estimated Air Handler / Evaporator Age

Unknown

Air Handler/ Evaporator age unknown as label was not found. Unit is nearing end of useful service life of a standard industry recognized 12-15 years lifespan.

HVAC Heat Pump Equipment: Estimated Condenser Age

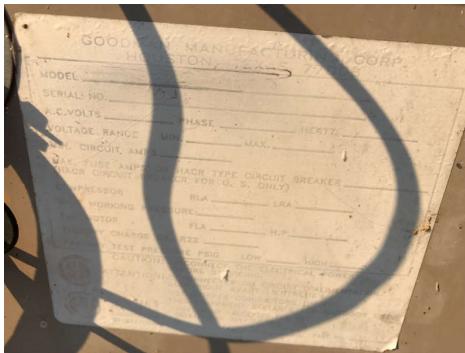
Unknown

Condenser unit age unknown as numbers are not longer legible. Unit is nearing end of useful service life of a standard industry recognized 12-15 years lifespan.

HVAC Heat Pump Equipment: HVAC Photos



Condenser



Condenser



Evap/AH

Observation

6.2.1 HVAC Heat Pump Equipment

BEYOND SERVICE LIFE

Both condenser and air handler/evaporator units are beyond their service life though functional at time of inspection. Recommend monitoring and expect to replace in the near future.



Prioritized Observation

Recommendation

Contact a qualified HVAC professional.

6.2.2 HVAC Heat Pump Equipment

CONDENSATION LINE NOT INSTALLED

Condensation line was not installed and is discharging directly into crawlspace which will cause moisture issues. Recommend correction by installing a condensation line with cleanout and proper fall to the exterior of the space.

Recommendation

Contact a qualified HVAC professional.

 Prioritized Observation



Central Crawlspace

7: PLUMBING

		IN	NI	NP	O
7.1	Water Supply, Distribution Systems	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Fixtures & Faucets	X			X
7.4	Shower, Tubs & Sinks	X			X
7.5	Hot Water Systems	X			X
7.6	Fuel Storage & Distribution Systems	X			
7.7	Washer Connections / Drain Pipe	X			
7.8	Well System	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Water Source

Well

Water Supply, Distribution Systems: Water Supply Material
CPVC

Water Supply, Distribution Systems: Distribution Material
CPVC, Hose

Drain, Waste, & Vent Systems: Material

PVC

Hot Water Systems: Power Source/Type
Electric

Hot Water Systems: Capacity
38 gallons

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

At Tank

Well System: Pressure Gauge
Set @ 28psi. Below norms of 40-60 psi.



Left Crawlspace


Well System: Well Head


Left

Filters

None

Filter and filtration systems are not tested during the inspection. Recommend qualified plumber further evaluate proper function if needed.

Drain, Waste, & Vent Systems: Septic System

Home is served by an exterior septic tank. Inspection of tank is not part of the inspection.

Shower, Tubs & Sinks: Jacuzzi Tub Tested

Jacuzzi tub was tested during inspection for functional flow and drainage. Jets were also tested for proper function.

Hot Water Systems: Estimated Water Heater Age

1994

Water heater built in 1994 (24 years old). Unit is nearing end of useful service life of a standard industry recognized 8-12 years lifespan.

Hot Water Systems: Manufacturer

Hotmaster

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

[Here is a maintenance guide.](#)

Hot Water Systems: Water Heater Tested

Water heater was tested during inspection and found to functioning. Inspection only verifies water heater is able to heat water above ambient temps. Water temperature can vary depending on settings.

Hot Water Systems: Water Heater Photos**Fuel Storage & Distribution Systems: Propane fuel**

Gas fuel for the home was propane stored in a tank on the property. Tanks may be either leased or owned and you should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. Fuel levels in the tank are checked by reading a gauge installed at the tank. In some areas gas may not be available immediately. You should order propane well ahead of time to avoid running out.

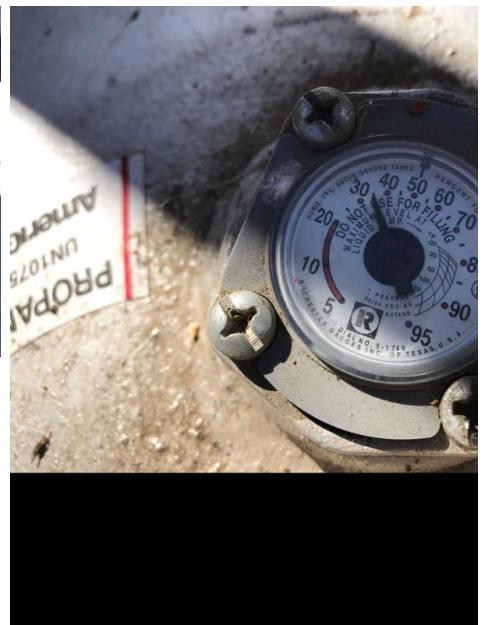
Fuel Storage & Distribution Systems: Gas Meter/Tank Photos



Left



Shutoff



Washer Connections / Drain Pipe: Washer Connections - Satisfactory

Water input nozzles and drain pipe appeared functional at time of inspection. This does **not guarantee future use** as neither was tested. Recommend using hoses with seals and properly looped drain line from washer. **Always monitor both items for both leaks and proper draining when using a washer.**



Laundry Room

Well System: Well System Used

Well system was located on property and was operational as water was provided during inspection. However, a full well inspection (beyond scope of a general home inspection) was not conducted and any defects noted were visual in nature.

Observation

7.2.1 Drain, Waste, & Vent Systems

CORROSION

One or more discharge pipes showed signs of corrosion, no active leak detected. Recommend monitor and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Right Bathroom

7.2.2 Drain, Waste, & Vent Systems

LEAKING PIPE - CRAWLSPACE

A waste line in noted locations showed signs of a leak. Recommend correction by repairing leak.

Recommendation

Contact a qualified plumbing contractor.



Prioritized Observation



Rear Right



Right Crawlspace



Right Crawlspace



Right Crawlspace

7.2.3 Drain, Waste, & Vent Systems

STRAINER LEAKING

Strainer was leaking in noted location which is allowing water intrusion to sink cabinet base. Recommend repair or replace.

Recommendation

Contact a qualified handyman.



Immediate Concern



Kitchen Sink

7.2.4 Drain, Waste, & Vent Systems

S-TRAP INSTALLED

An S-trap was installed in noted location which has the potential to suck, or siphon, water out of the p-trap as the water flows down the drain; not all areas may be shown. This could cause too much water to leave the p-trap and let sewage gases into space. Recommend correction by removing S-trap and installing only one p-trap.

Recommendation

Contact a handyman or DIY project



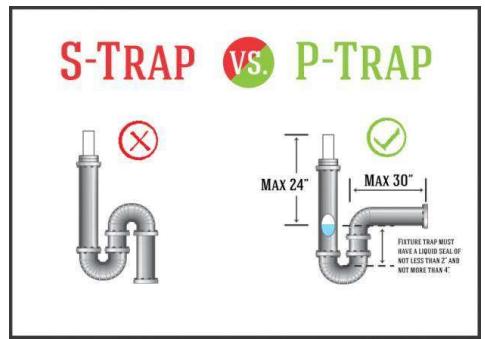
Maintenance Item



Laundry Room



Kitchen



7.3.1 Fixtures & Faucets

FAUCET LEAKING

A fixture is leaking which is causing wasted water. Recommend correction by replacing faucet.

Recommendation

Contact a qualified professional.



Right Bathroom

7.3.2 Fixtures & Faucets

Fixture Leaking - Below

A faucet is leaking and/or dripping from under the counter which could case damage to underlying surface. Recommend fixture is replaced.

Recommendation

Contact a qualified plumbing contractor.



7.3.3 Fixtures & Faucets

Fixture Loose

Hardware was loose at the time of inspection which could also allow water behind. Recommend further evaluation and repair.

Recommendation

Contact a qualified handyman.



Right Bathroom

7.3.4 Fixtures & Faucets

TOILET LOOSE

Either connections that secure the toilet base to the flange or the flange itself are loose which could allow wax seal to be broken and water to leak. Recommend tightening bolts at base of toilets to secure to floor; if this does not work then there is a problem with the flange and must be repaired.

Recommendation

Contact a qualified handyman.



Prioritized Observation



Master Bathroom

7.3.5 Fixtures & Faucets

FAUCET CONSTANT DRIP

Faucet was consistently dripping which wastes water. Recommend repair or replace.

Recommendation

Contact a qualified plumbing contractor.



Maintenance Item



Master Bathroom

7.4.1 Shower, Tubs & Sinks

JACUZZI TUB NOT OPERABLE

Jacuzzi tub was not operable during the inspection. Recommend repair or replace.

Recommendation

Contact a qualified electrical contractor.



Prioritized Observation



Master Bathroom

7.4.2 Shower, Tubs & Sinks

SEALANT DEGRADED

Sealant is degraded in one or more areas which could allow for water intrusion under covering. Recommend applying new sealant.

Recommendation

Contact a qualified handyman.



Prioritized Observation



Master Bathroom

7.5.1 Hot Water Systems

 Prioritized Observation**AGING UNIT**

Though functional the water heater showed normal signs of wear and tear and is beyond the industry standard accepted 8-12 year service life. Recommend monitoring its effectiveness and replacing in the near future as needed.

Recommendation

Contact a qualified plumbing contractor.

7.8.1 Well System

EXPOSED WIRES

Well pump wire conduit was damaged which exposes wires to potential damage from things like rocks from mowers and weed whackers. Recommend correction by replacing PVC to protect well pump wiring.

Recommendation

Contact a qualified well service contractor.



Maintenance Item



Left

8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main Service Panel	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting, Switches & Fans (All Accessible)	X			X
8.5	Receptacles (All Accessible)	X			X
8.6	Smoke Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observation

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Underground, 120-240 Voltage,
Copper, 200 Amp Service, System
Ground via Ground Rod

**Main Service Panel: Main
Disconnect**

Laundry Room
Main Service Panel

**Main Service Panel: Panel
Capacity**

200 AMP

**Main Service Panel: Panel Type
Circuit Breaker**
**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP**
Copper

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Non-metallic Sheathed Cable

Service Entrance Conductors: Service Conductor Photos


Left

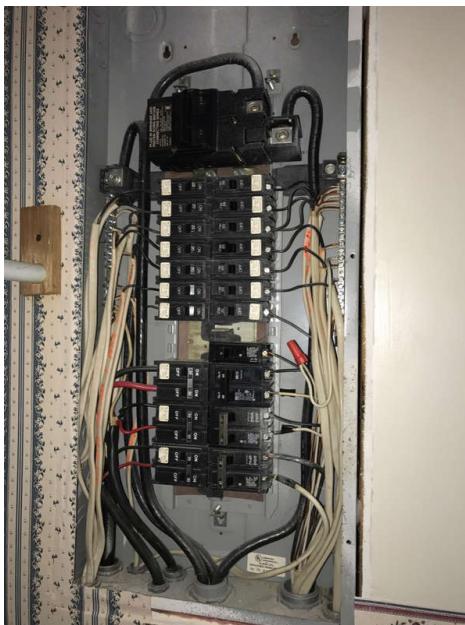


Ground

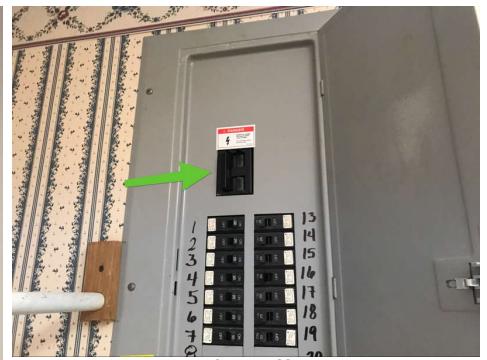
Main Service Panel: Panel Equipment Photos



External



Internal



Shutoff

Smoke Detectors: Smoke Detectors

Smoke and CO detectors are not tested during a home inspection. I recommend changing the batteries when you move in and every 6 months afterwards. You will want to test them monthly. Detectors older than 10 years should be replaced.

Observation

8.2.1 Main Service Panel

BREAKER DOUBLE TAPPED

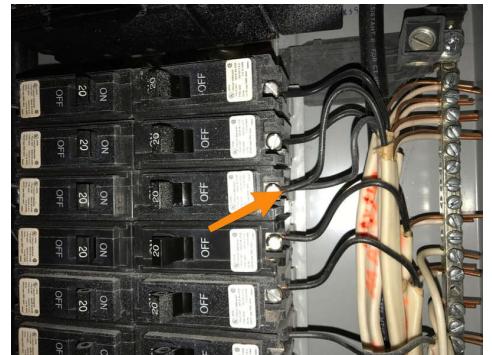
Breaker was double tapped which means two different circuits are connected to one breaker which could cause the conductors to loosen leading to overheating or arcing. Recommend correction by either doing a 'pig tail' connection of the conductors before breaker or installing a tandem breaker.

Recommendation

Contact a qualified electrical contractor.



Prioritized Observation



8.2.2 Main Service Panel

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



Maintenance Item



8.3.1 Branch Wiring Circuits, Breakers & Fuses

Prioritized Observation

INSUFFICIENT BREAKER SIZE

Several breakers were noted as insufficient load for the attached conductors. Recommend further evaluation and replacement.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting, Switches & Fans (All Accessible)

Maintenance Item

LIGHT FIXTURE NOT OPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



Front Bathroom

8.5.1 Receptacles (All Accessible)

Maintenance Item

JUNCTION BOX COVER MISSING

One or more junction boxes missing dead plate which could be a shock hazard. Recommend installing dead plate.

Recommendation

Contact a qualified handyman.



Front Right Attic

8.5.2 Receptacles (All Accessible)



Immediate Concern

NO GFCI PROTECTION INSTALLED - INTERIOR

One or more area inside home did not have ground fault circuit interrupter (GFCI) for electrical receptacles located within 6 feet of a plumbing fixture; potential shock or electrocution hazard. Recommend installation by qualified professional.

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

Recommendation

Contact a qualified electrical contractor.



Master Bathroom



Kitchen



Right Bathroom

8.5.3 Receptacles (All Accessible)

REVERSE POLARITY

Prioritized Observation

One or more receptacles have been wired with reverse polarity (hot/neutral are reversed); not all receptacles are shown. Vast majority of receptacles have this defect. This can create a shock hazard and/or problems with electrical components. Recommend correction by switching hot and neutral conductors on the receptacle.

Recommendation

Contact a qualified electrical contractor.



Laundry Room

9: INTERIOR, DOORS, WINDOWS

		IN	NI	NP	O
9.1	Walls / Ceilings	X			X
9.2	Floors	X			X
9.3	Doors	X			
9.4	Windows	X			X
9.5	Countertops & Cabinets	X			X
9.6	Ceiling Fan	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observation

Information

Walls / Ceilings: Wall Material

Drywall, Wallpaper, Paint

Floors: Floor Coverings

Tile, Vinyl Planking, Carpet

Doors: Type of Door

Panel

Windows: Window Type

Single-hung, Double Pane

Ceiling Fan: Ceiling Fans Tested

All ceiling fans were tested for normal operation and stability.

Observation

9.1.1 Walls / Ceilings
CRACK

Minor cracks in the walls and ceilings appear to be the result of long-term settling; not all areas may be shown. Some settling is not unusual in a home of this age and these cracks are not a structural concern, though can be corrected for aesthetic purposes.



Foyer



Laundry Room



Front Right Bedroom

9.1.2 Walls / Ceilings
CRACK - MODERATE

Moderate cracks at the corners of doors, windows and in walls appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern, though should be repaired and monitored.

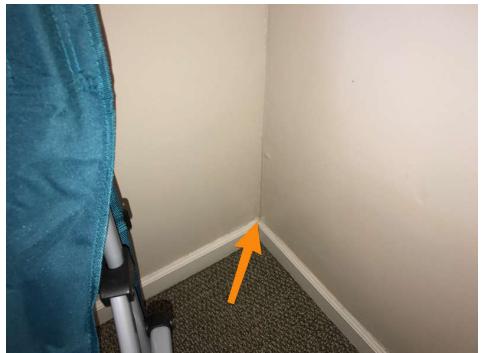




Hallway



Kitchen



Rear Right Bedroom



Right Hallway

9.1.3 Walls / Ceilings

CEILING DISCOLORATION - NOT ACTIVE

Prioritized Observation

Ceiling showed signs of previous water damage. Damage likely from older water leak from the roof, tested not active at time of inspection. Recommend monitor.



Kitchen



Living Room

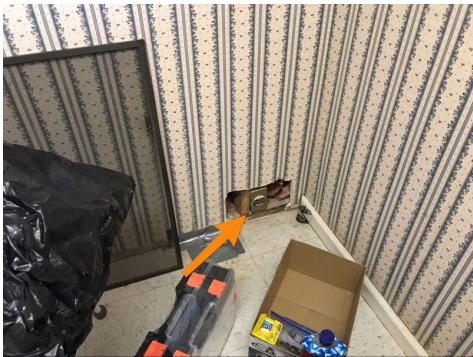
9.1.4 Walls / Ceilings

DAMAGED

Walls were noted damaged in one or more areas at the time of the inspection; cause unknown. Recommend wall is repaired.

Recommendation

Contact a qualified handyman.



Laundry Room



Right Hallway Closet



Right Hallway Closet

9.1.5 Walls / Ceilings



Prioritized Observation

MICROBIAL GROWTH - SOMEWHAT ISOLATED

One or more areas of the home had visual microbial growth noted; not all affected areas may be shown. Most of the possible visible growth was found in isolated areas primarily on the main level and right side of the home.

Not all molds found in homes are dangerous to humans and pets, some are innocuous molds and can be DIY cleaned. However, some indoor molds can be dangerous to health and must be dealt with by professionals. Recommend further evaluation and remediation.

Recommendation

Contact a qualified mold inspection professional.



Laundry Room



Laundry Room



Right Hallway Closet



Front Right Bedroom Closet



Front Bedroom Closet

9.1.6 Walls / Ceilings



Prioritized Observation

MOISTURE DAMAGE

Cedar board installed in back side of closets had notable moisture damage. Recommend board is removed.

Recommendation

Contact a qualified professional.



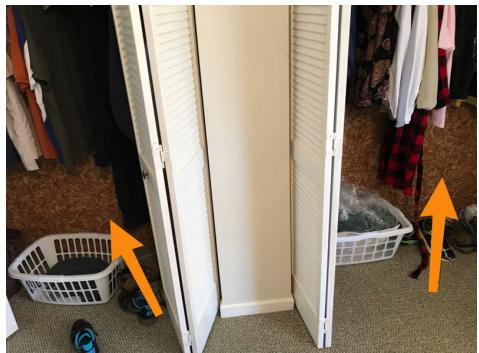
Foyer Closet



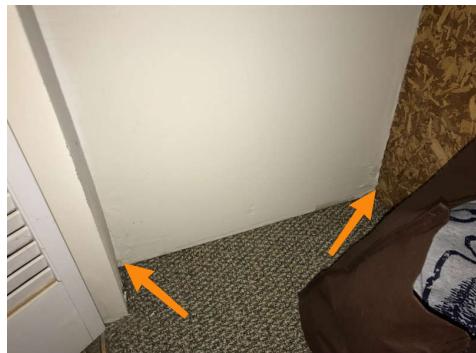
Foyer Closet



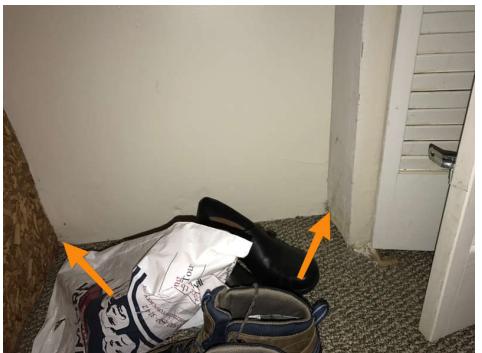
Rear Living Room



Rear Right Bedroom Closet



Rear Right Bedroom Closet



Rear Right Bedroom Closet



Front Right Bedroom Closet



Front Right Bedroom Closet



Front Bedroom



Front Bedroom



Front Bedroom Closet

9.1.7 Walls / Ceilings

**PREVIOUS REPAIR**

Previous ceiling repairs were noted to which cause is unknown. Recommend monitoring to ensure previous damaging cause does not return.

Recommendation

Recommend monitoring.



Living Room

9.2.1 Floors

**DAMAGED (GENERAL)**

Various vinyl tiles had damage likely due to age; not all areas shown. Recommend correction by replacing fouled tiles.

Recommendation

Contact a qualified cleaning service.



Laundry Room

9.4.1 Windows

**FAILED SEAL**

Observed condensation stains between the window panes indicate a failed seal which can cause energy loss. Failed seals are more aesthetically unpleasing than damaging to the home. Recommend replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.



Front Right Bedroom

9.4.2 Windows

**MOISTURE DAMAGE**

One or more of the windows showed signs of moisture damage; not all areas may be shown. Damage is likely caused by condensation and possible from poor sealing from windows . Recommend correction by either repairing windows or replacing. During winter months it's important to monitor condensation and clean windows regularly.

Recommendation

Contact a qualified window repair/installation contractor.



Front Right Bedroom



Front Right Bedroom

9.5.1 Countertops & Cabinets



Maintenance Item

CABINET LOOSE

One or more cabinets were loose, or were secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. Recommend correction by properly securing vanity to the wall.

Recommendation

Contact a qualified handyman.



Master Bathroom



Right Bathroom

9.5.2 Countertops & Cabinets



Maintenance Item

COUNTERTOP NOT SECURED

Countertop not secured which could be a hazard. Additionally, backsplash is not properly caulked which could allow water behind countertop. Recommend correction by properly securing countertop to cabinetry and caulking top of backsplash.

Recommendation

Contact a qualified countertop contractor.



Master Bathroom



Right Bathroom

9.5.3 Countertops & Cabinets

MICROBIAL GROWTH

One or more areas of the home had visual microbial growth noted; not all affected areas may be shown.

Not all molds found in homes are dangerous to humans and pets, some are innocuous molds and can be DIY cleaned. However, some indoor molds can be dangerous to health and must be dealt with by professionals. Recommend further evaluation and remediation.

Recommendation

Contact a qualified mold inspection professional.



Master Bathroom



Right Bathroom



Right Bathroom

9.5.4 Countertops & Cabinets

SEALANT RECOMMENDED

Sealant was either not installed or has degraded which could allow water behind countertops. Recommend applying for repairing sealant.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Kitchen

9.6.1 Ceiling Fan

CEILING FAN LOUD OPERATION

Maintenance Item

One or more ceiling fans was making above average noise during operation. Recommend noise is corrected or ceiling fan is replaced.



Front Bedroom

10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			X
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Built-in Microwave	X			
10.5	Garbage Disposal	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observation

Information

Dishwasher: Brand
Frigidaire

Refrigerator: Brand
Whirlpool

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop:
Range/Oven Brand
GE

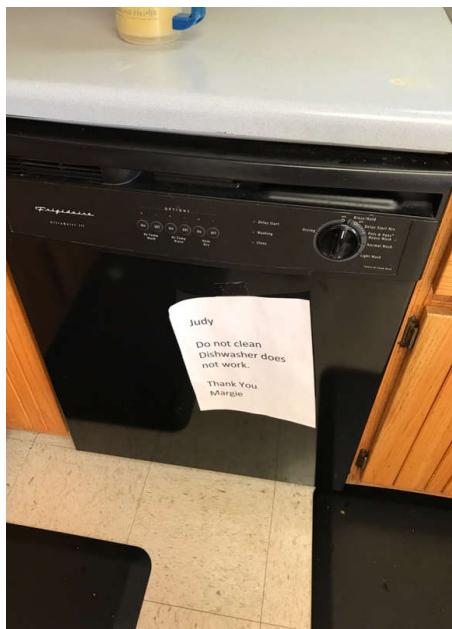
Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Garbage Disposal: Garbage Disposal Photos

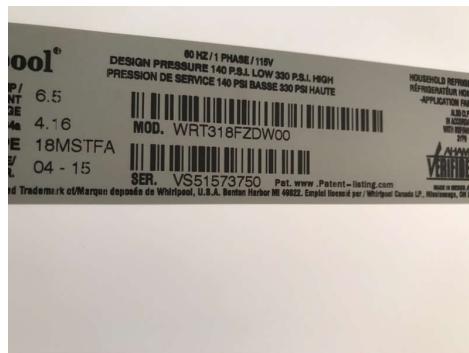


Kitchen

Dishwasher: Dishwasher Photos

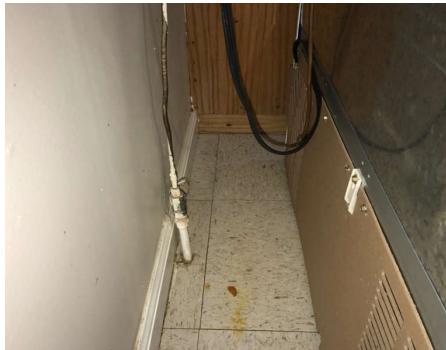


Refrigerator: Refrigerator Photos



Refrigerator: Water Line w/ Shutoff

Water line for refrigerator was installed in a wall box with a shutoff valve.



Kitchen

Range/Oven/Cooktop: Range Photos



Cooktop



Oven

Built-in Microwave: Microwave Operated

Microwave was operated and found to be functional. Operation does NOT guarantee heating and/or cooking results.

Built-in Microwave: Microwave Photos



Observation

10.1.1 Dishwasher

NOT OPERABLE

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

- Prioritized Observation

Recommendation

Contact a qualified professional.

10.5.1 Garbage Disposal

NON OPERABLE

Garbage disposal was not operable at the time of the inspection.
Unit was old and leaking as well. Recommend replacement.

Recommendation

Contact a handyman or DIY project



Prioritized Observation



Kitchen

11: GARAGE

		IN	NI	NP	O
11.1	Walls, Ceilings, Floors	X			X
11.2	Occupant Door (From garage to inside of home)	X			X
11.3	Vehicle Door	X			X
11.4	Garage Door Opener	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Vehicle Door: Material
Metal, Insulated

Vehicle Door: Type
Sliding

Garage Door Opener: Number of Openers
One

Garage Door Opener: Opener

Brand
Genie

Vehicle Door: Overhead Garage Door

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:door condition;mounting brackets;automatic opener; automatic reverse;photo sensor;switch placement;track & rollers;manual disconnect.

Observation

11.1.1 Walls, Ceilings, Floors



JOINT TAPE DEGRADED

Joint tape used to seals drywall connection points was degraded. Degradation is common in non climate controlled areas as the joint compound will fail quicker due to humidity. Recommend repair.

Recommendation

Contact a qualified drywall contractor.



Garage

11.2.1 Occupant Door (From garage to inside of home)

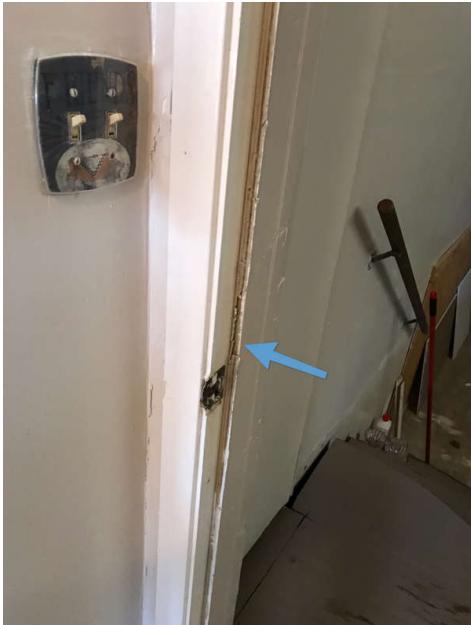


WEATHER STRIP DEGRADED

Weatherstrip was noted as degraded. Recommend new weatherstrip installed.

Recommendation

Contact a qualified handyman.



Garage

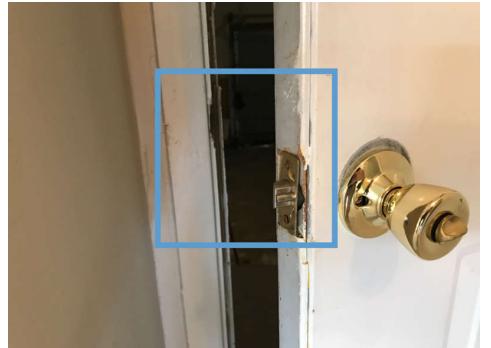
11.2.2 Occupant Door (From garage to inside of home)



HARDWARE DEGRADED

Recommendation

Contact a handyman or DIY project



Garage

11.3.1 Vehicle Door

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement.
Recommend a qualified garage door contractor evaluate.

Recommendation

Contact a qualified garage door contractor.



Front Left

11.4.1 Garage Door Opener

GARAGE DOOR OPENER INOPERABLE

Garage door opener was inoperable at the time of the inspection;
cause unknown. Recommend further evaluation and repair or
replace.



Recommendation

Contact a qualified garage door contractor.



Garage

STANDARDS OF PRACTICE

Roof

What's inspected? Roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations.

What's not inspected? Antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories.

This is 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.

Exterior

What's inspected? Exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

What's not inspected? Operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; items that are not visible or readily accessible from the ground, including window and door flashing; geological, geotechnical, hydrological or soil conditions; recreational facilities or playground equipment; seawalls, breakwalls or docks; erosion-control or earth-stabilization measures; safety-type glass; underground utilities; underground items; wells or springs; solar, wind or geothermal systems; swimming pools or spas; wastewater treatment systems, septic systems or cesspools; irrigation or sprinkler systems; drainfields or dry wells; determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation & Structure

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

Insulation, Ventilation & Exhaust

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

Heating & Cooling (Heat Pump)

This home employs a HVAC Heat Pump to both cool and heat the home. It's a split system that utilizes an outdoor condenser (or heat pump) unit and inside air handler/evaporator unit. This system normally uses the same thermostat to control both heating and cooling functions.

What's inspected? The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heating function is not tested.

What's described? the location of the thermostat for the HVAC heat pump system; the heating & cooling method.

What's not required? Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

What's Inspected? Service drop; overhead service conductors and attachment point; service head, gooseneck and drip loops; service mast, service conduit and raceway; electric meter and base; service-entrance conductors; main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; 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; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; smoke and carbon-monoxide detectors.

What's Not Inspected or Required? Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures; operate electrical systems that are shut down; remove panelboard cabinet covers or dead frontsope; rate or re-set over-current protection devices or overload devices; operate or test smoke or carbon-monoxide detectors or alarms; inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems; measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; inspect ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; inspect or test de-icing equipment; conduct voltage-drop calculations; determine the accuracy of labeling; inspect exterior lighting.

Interior, Doors, Windows

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

devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

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.

Garage

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways;
- proper firewall separation from living space;
- proper floor drainage