TF HOME INSPECTION
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tfhomeinspectionllc@gmail.com
https://www.tfhomeinspection.com

TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name
07/21/2020 9:00AM

Inspector
Thomas Filippone
NJ LIC# 24GI00185100
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tfhomeinspectionllc@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

TF Home Inspection

SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Services
WDI/WDO (Termite) Inspection, Radon Test

Style
Cape Cod

Type of Building
Detached, Single Family

Home Faces
North

Temperature (approximate)
81 Fahrenheit (F)

Weather Conditions
Cloudy

Limitations

General

PERMITS

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

General

STORED PERSONAL ITEMS

Stored personal items limited my visual inspection of many areas of the home. This was a limitation due to the density of stored items in most areas.







2: ROOFING

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

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

Information

Inspection Method
Binoculars, Ground

Roof Type/Style
Gable Dormer

Coverings: Material
Asphalt

Coverings: Roof Coverings Age
10-15 years

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Tar

Coverings: Considerations

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

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

Coverings: Homeowner's Responsibility

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

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

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

Roof Drainage Systems: Considerations

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

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

Roof Drainage Systems: Homeowner's Responsibility

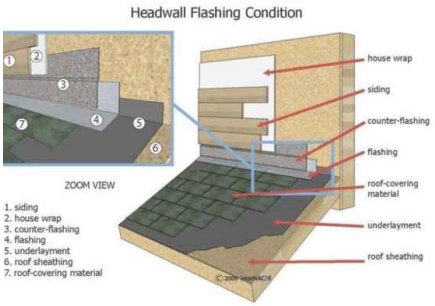
Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Flashings: Eaves and Gables

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

Flashings: Wall Intersections

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



Flashing Details

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

Masonry

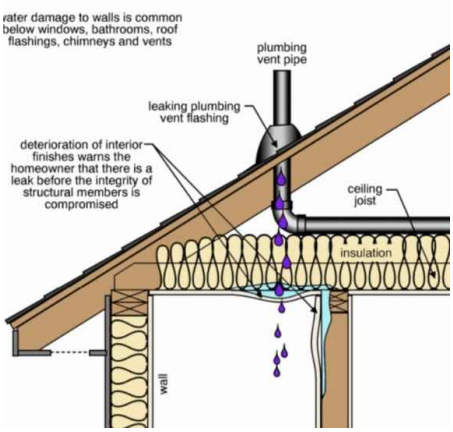
Skylights, Chimneys & Other Roof Penetrations: Maintenance Caulking around Chimney Flashing

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

Skylights, Chimneys & Other Roof Penetrations: Penetrations

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

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



Limitations

General

UNABLE TO WALK UPON ROOF SURFACE

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

Roof Drainage Systems

COULDN'T CLOSELY REACH THE GUTTERS

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

Flashings

DIFFICULT TO SEE EVERY FLASHING

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

Skylights, Chimneys & Other Roof Penetrations

COULDN'T REACH ALL PIPES AND PENETRATIONS

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

Deficiencies

2.1.1 Coverings

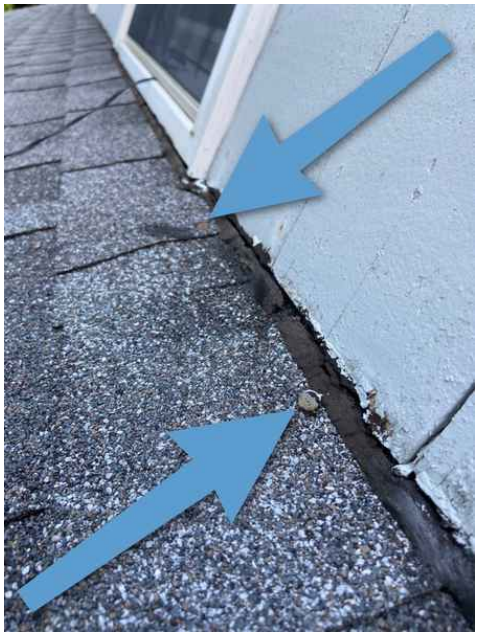
Repair and Replace

EXPOSED NAIL HEADS NOT SEALED

Exposed nail heads were observed to not be sealed. Any exposed nail heads should be sealed with tar to prevent moisture intrusion. A qualified licensed roofer should repair and replace as necessary.

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

DOWNSPOUTS DAMAGED

Repair and Replace

DRIVEWAY

Downspouts were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.

2.2.2 Roof Drainage Systems

EXTEND DOWNSPOUTS TO LOWER GUTTERS

Repair and Replace

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

Recommendation

Contact a qualified gutter contractor

2.3.1 Flashings

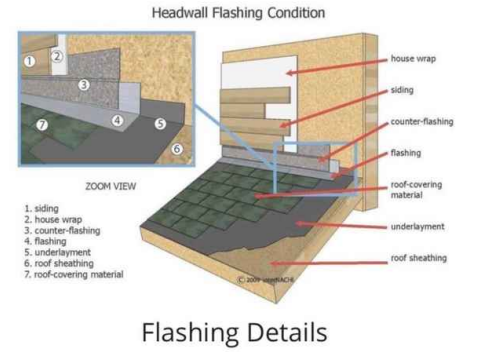
MISSING

Repair and Replace

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

Recommendation

Contact a qualified roofing professional.



Flashing Details

2.4.1 Skylights, Chimneys & Other Roof Penetrations

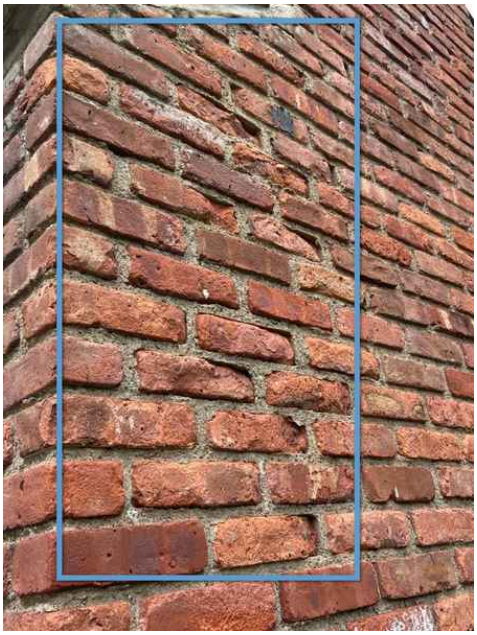
Repair and Replace

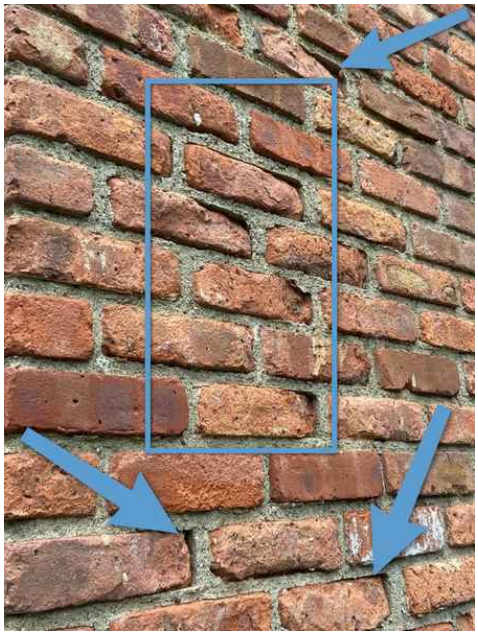
CHIMNEY MASONRY DAMAGED

One or more bricks of the masonry chimney are damaged. This can allow moisture penetration into the structure. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.





3: EXTERIOR

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

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

Information

Inspection Method
Visual

Wall Covering, Flashing & Trim: Material
Wood

Wall Covering, Flashing & Trim: Style
Clapboard

Walkways, Patios & Driveways: Driveway Material
Asphalt

Decks, Balconies, Stoops, Porches, Railings & Steps: Material
Trec-Dec

Considerations

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

Homeowner's Responsibility

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

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

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

Wall Covering, Flashing & Trim: Homeowner's Responsibility

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

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

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

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

Exterior Doors: Exterior Entry Door

Wood, Glass Sliding


Exterior Doors: Maintenance

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

Walkways, Patios & Driveways: Maintenance

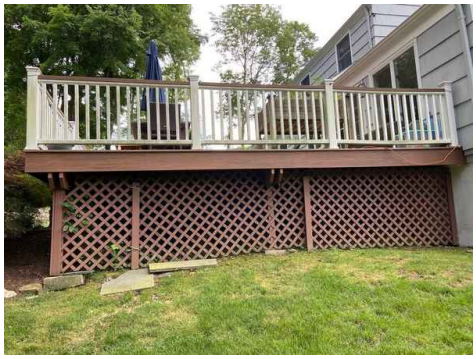
Filling in the cracks and sealing the surface of the driveway and sidewalks will help extend its useful life.

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

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

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

Deck with Steps


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

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

Vegetation, Grading, Drainage & Retaining Walls: Info

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

Limitations

Wall Covering, Flashing & Trim

RESTRICTED

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

Eaves, Soffits & Fascia

RESTRICTED

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

Decks, Balconies, Stoops, Porches, Railings & Steps

NO ACCESS BENEATH

I had no access to get beneath the porch/deck.

Deficiencies

3.2.1 Exterior Doors

Repair and Replace

BASEMENT WALKOUT DOOR CHIPPING PAINT/RUSTING

The basement walkout hatch door is showing signs of damage and areas that are not sealed with maintenance painting. A qualified licensed professional should repair and replace by scraping away all old peeling paint, and repainting the surface of the door.

Recommendation

Contact a qualified professional.

3.2.2 Exterior Doors

Repair and Replace

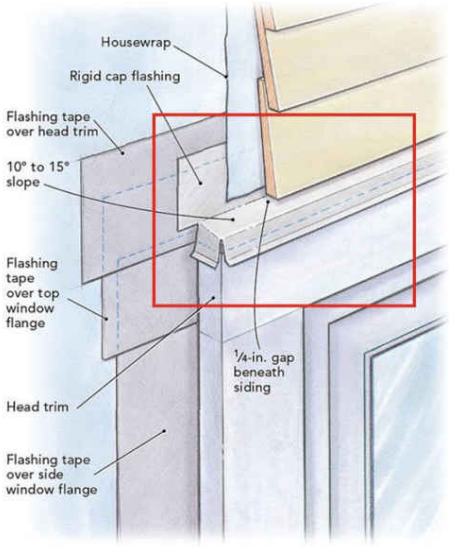
DOOR IMPROPERLY FLASHED

SIDE EXTERIOR DOOR

The door has improper flashing at the top. This is a maintenance issue. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified professional.



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

Repair and Replace

WOOD SOIL CONTACT ON DECK

The bottom of the deck support is in contact with the soil of the exterior. This wood soil contact will facilitate and accelerate damage and rot to the wood decking as it comes in contact with the soil and moisture. A qualified licensed professional should install the proper landing area material and/or end caps on the wood to help keep moisture from damaging the end grain of the wood.

Recommendation

Contact a qualified professional.

4: INTERIOR

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

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

Information

Ceilings: Ceiling Material
Gypsum Board

Walls: Wall Material
Gypsum Board

Floors: Floor Coverings
Hardwood, Tile

Steps, Stairways & Railings: Reminder
As a reminder, please be sure keep railings secured at all times.

Windows (representative number): Window Manufacturer
Unknown

Windows (representative number): Window Type
Casement, Double-hung

Doors (representative number): Material
Hollow-Core

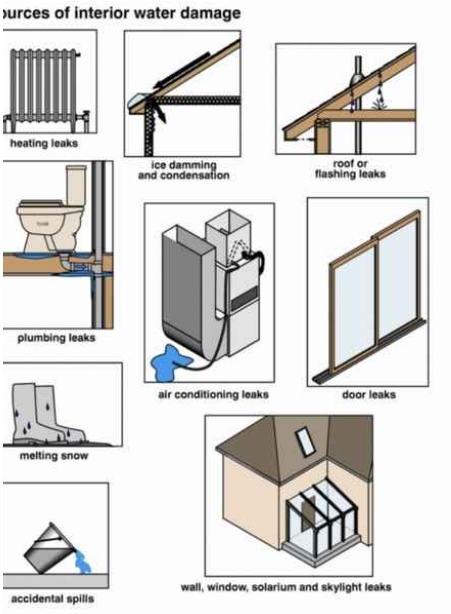
Countertops & Cabinets (representative number): Cabinetry
Wood

Countertops & Cabinets (representative number): Countertop Material
Granite

Maintenance

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

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



Windows (representative number): Maintenance Caulking

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Countertops & Cabinets (representative number)

STORED PERSONAL ITEMS

Stored personal items on counters and within cabinets limited my inspection of these areas.

Deficiencies

4.3.1 Floors

Evaluate or Monitor

PEST TRAPS

Pest traps and droppings were observed in the home. A qualified licensed pest control company should evaluate, and advise as necessary.

Recommendation

Contact a qualified pest control specialist.


4.5.1 Windows (representative number)

Evaluate or Monitor

MOISTURE INTRUSION AT WINDOW

Moisture intrusion was observed at the basement window. This is a maintenance issue. A qualified licensed professional should evaluate and advise on the cause.

Recommendation

Contact a qualified professional.

4.6.1 Doors (representative number)

Repair and Replace

SLIDING DOOR TRACK DAMAGED

The closet sliding doors have a damaged track on the bottom. This helps guide the door and prevents them from swinging inward and outward. This is a maintenance issue. A qualified licensed professional should install the proper track for the sliding doors to function properly.

Recommendation

Contact a qualified professional.

5: PLUMBING SYSTEM

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

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

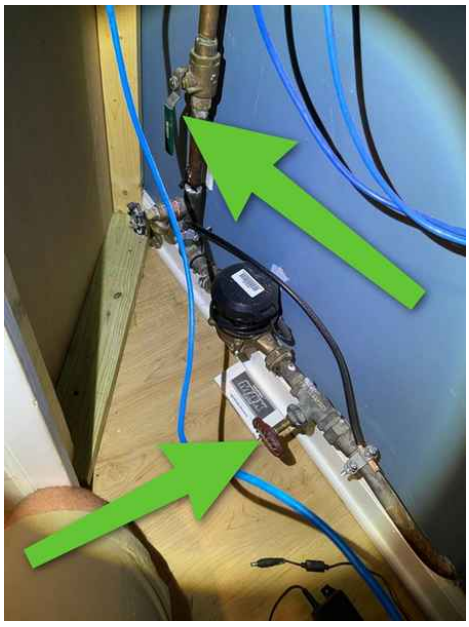
Information

Filters
None

Water Source
Public

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

The main shut off is the green or red valve. This is for your information.



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

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

Drain, Waste, & Vent Systems: Material
PVC, Septic

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

Hot Water Systems, Controls, Flues & Vents: Location
Basement, Utility Room

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

Gas

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

Gas Meter, Exterior

The main fuel shut off is at gas meter.

Sump Pump: Operational

The sump pump was operational at the time of inspection.

Hydromassage Bathtub: Tub Filled and Turned On

I filled the tub and turned on the jets.

Sump Pump: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer

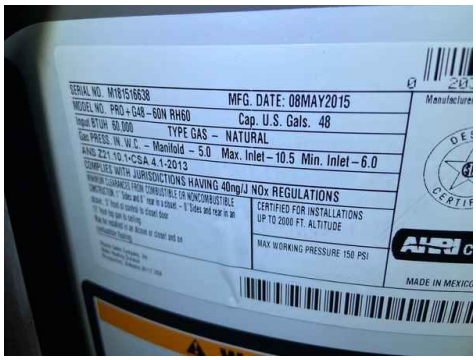
Rheem

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

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

Hot Water Systems, Controls, Flues & Vents: Water Heater System

At this time, the water heater appears to be operating as expected. The Water heater Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2015 and has a life expectancy of 7-12 years.



Bathroom Toilets: Toilets Operational

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

Sewage Ejector Pump: Location

The sewage ejection pump was located in the basement under the laundry sink. It is sealed due to sewer gases, and operates to drain the sewage from the basement bathroom.

Sinks, Tubs & Showers: Homeowner's Responsibility

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

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

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

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

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Water Supply, Distribution Systems & Fixtures

LIMITATIONS

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

Drain, Waste, & Vent Systems

LIMITATIONS

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

Sump Pump

INACCESSIBLE

Deficiencies

5.3.1 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

VENT IMPROPERLY INSTALLED

The flue vent for the water heater is installed improperly at the penetration to the chimney.. Flue vents are intended to be vented on an upward angle into the chimney using the proper rated hard piping. Flex piping should not be used. This is a safety hazard. A qualified licensed professional should evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified professional.

5.4.1 Fuel Storage & Distribution Systems

Evaluate or Monitor

UNDERGROUND OIL TANK LINES PRESENT IN BASEMENT

3/8th inch copper oil tank lines were noted along the basement foundation. This is an indication that at some point there was a possible buried oil tank on the property. I recommend an oil tank sweep/obtaining paperwork/documentation to ensure there is no buried oil tanks present on the property.

Recommendation

Contact a qualified professional.

5.8.1 Hydromassage Bathtub

Safety Hazard

MISSING ACCESS AT HYDROMASSAGE TUB

I observed missing access to the electrical equipment for the hydromassage bathtub.

Access is required to all electrical equipment of the hydromassage tub. Receptacles supplying equipment must be located so the face is within direct view and within 1 foot of the service access opening.

Recommendation

Contact a qualified electrical contractor.

6: ELECTRICAL SYSTEM

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

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

Information

Service Entrance Conductors: **Electrical Service Conductors**
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Service Disconnect**
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Panel Location**
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, BX, Cloth

Carbon Monoxide Detectors: Recommend

We also recommend a carbon monoxide detector for personal safety.

Information

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

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

Circuit Breaker

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

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

GFCI & AFCI: Consideration

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

GFCI & AFCI: Exterior Outlets Inspected

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

GFCI & AFCI: GFCI-Protection Tested

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

Smoke Detectors: Information

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

Smoke Detectors: Test Before Moving In

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Deficiencies

6.3.1 Branch Wiring Circuits, Breakers & Fuses

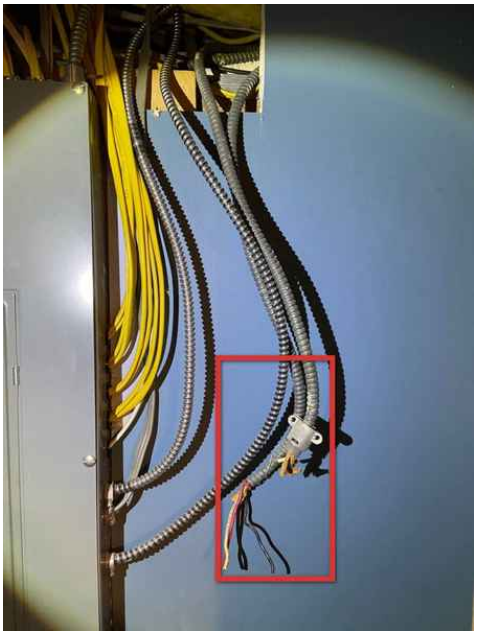
Safety Hazard

LOOSE ABANDONED WIRING HAZARD

Old unused wiring is loose and abandoned outside the main panel. This is a safety hazard. A qualified licensed electrician should remove all unused wiring.

Recommendation

Contact a qualified electrical contractor.



6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

Safety Hazard

EXPOSED WIRING CONNECTIONS

ATTIC

Exposed wiring connections were observed. This is a safety hazard, as wiring connections should be in a proper junction box. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.

6.4.2 Lighting Fixtures, Switches, Wiring & Receptacles

Safety Hazard

LOOSE RECEPTACLE

One electrical outlet in the kitchen and one in the master bedroom are loose and not secured. It is located to the right of the sink in the kitchen. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.

6.4.3 Lighting Fixtures, Switches, Wiring & Receptacles

Safety Hazard

REVERSE POLARITY

MASTER BEDROOM

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

Recommendation

Contact a qualified electrical contractor.

6.5.1 GFCI & AFCI

Safety Hazard

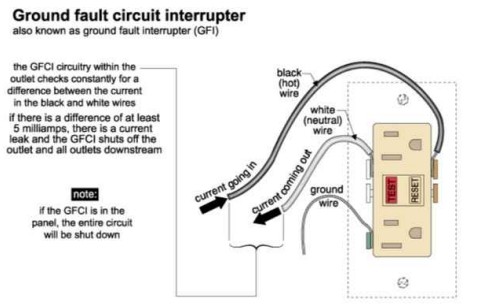
GFCI NOT TESTING AS FUNCTIONAL

2ND FLOOR BATHROOM

I observed a defect at the GFCI outlet. It was not testing properly, nor functioning. This is a safety hazard. A qualified licensed electrician should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.5.2 GFCI & AFCI

Safety Hazard

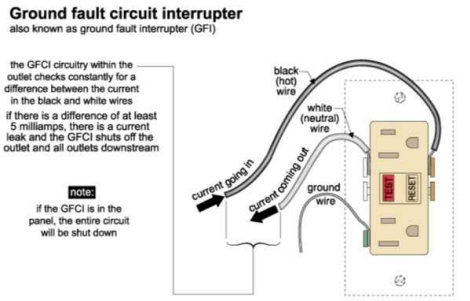
NO GFCI PROTECTION INSTALLED

No GFCI protection was present at the exterior rear outlet and it was also indicating and open ground. This is a safety hazard. A qualified licensed electrician should upgrade by installing ground fault receptacles in all locations near water supplies.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



7: HEATING / CENTRAL AIR CONDITIONING

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

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

Information

General: Number of Heat Systems
One, Basement

General: Number of Cooling Systems
One, Exterior/Attic

Equipment: Cooling Equipment Energy Source
Electric

Equipment: Heating Equipment Energy Source
Natural Gas

Equipment: Heat Type
Forced Air, Furnace

Distribution System: Configuration
Central, Split

Distribution System: Ductwork
Insulated, Non-insulated

General: Change Filter(s)

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

General: Clearances

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

General: Flue Piping

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

General: Information

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

Equipment: Cooling System

Carrier

The a/c system was manufactured in 2007. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2007. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.

Equipment: Heating System

Carrier

The heating system was manufactured in 2007. The serial number is (Please see image) and model number is (Please see image) and has a 25 year life expectancy.

Equipment: Humidifier

Basement

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

Equipment: Maintenance

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

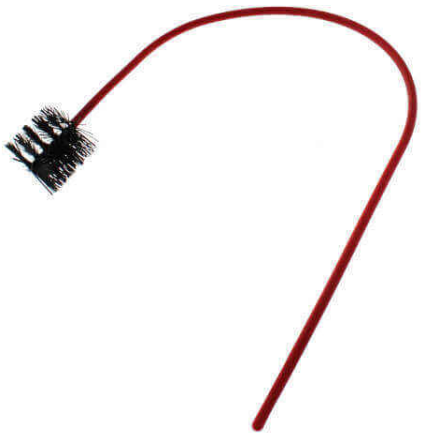
Here is a resource on the importance of furnace maintenance.

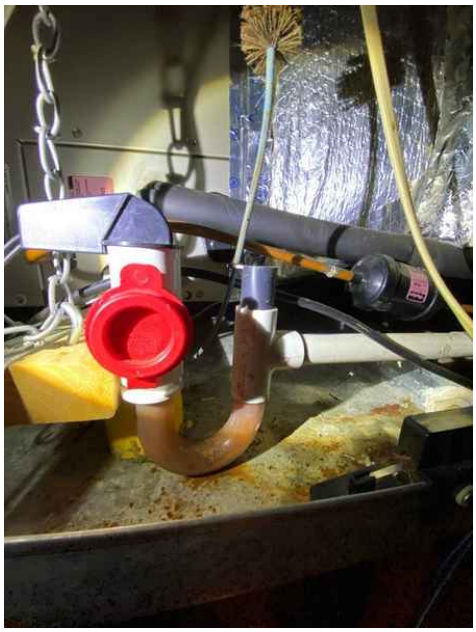
Equipment: Maintenance Recommendations

Attic

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

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





Equipment: Operational

Heating and cooling systems observed to be operational at this time of inspection.

Normal Operating Controls: Thermostat

Digital

The Thermostat is located

Distribution System: Filter
Electronic



Limitations

General

AIR FLOW QUALITY

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

General

LIMITATIONS AND CONSIDERATIONS

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

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

Deficiencies

7.2.1 Equipment

VEGETATION TOO CLOSE

Repair and Replace

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation

Contact a qualified landscaping contractor

7.5.1 Distribution System

INSUFFICIENT SUPPLY AIR TO THE SYSTEM

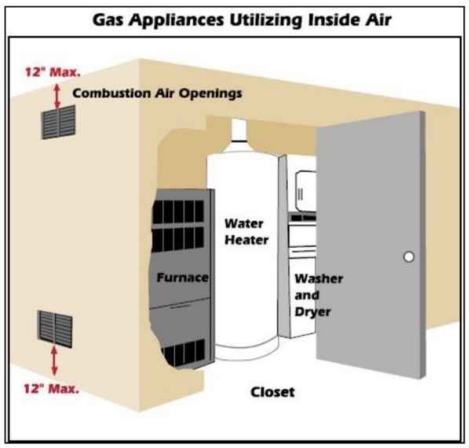
Safety Hazard

BASEMENT

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

Recommendation

Contact a qualified HVAC professional.



8: BUILT-IN APPLIANCES

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

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

Information

Dishwasher: Brand
Kitchenaid

Dishwasher: Operational

The dishwasher was operational at the time of the inspection.

Range/Oven/Cooktop: Brand
Wolf

Range/Oven/Cooktop: Operational

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

Built-in Microwave: Brand
Kitchenaid

Built-in Microwave: Operational

The microwave was operational at the time of inspection.

Exhaust Fan: Operational

The Vent Fan was operational at the time of the inspection.

Refrigerator: Operational

The refrigerator was operational at the time of the inspection.

Clothes Dryer: Dryer Power Source

Inaccessible

Clothes Dryer: Dryer Vent

Area Restricted

Clothes Dryer: Operational

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

Clothes Washer: Operational

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

General: Information

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

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

Refrigerator: **Brand**
Kitchenaid



Limitations

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

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

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

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

Deficiencies

8.2.1 Dishwasher

Repair and Replace

NOT SECURED

Suggest securing dishwasher to countertop for designed operation. A qualified licensed plumber or contractor should evaluate then repair as necessary.

Recommendation

Contact a qualified professional.

9: INSULATION & VENTILATION

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

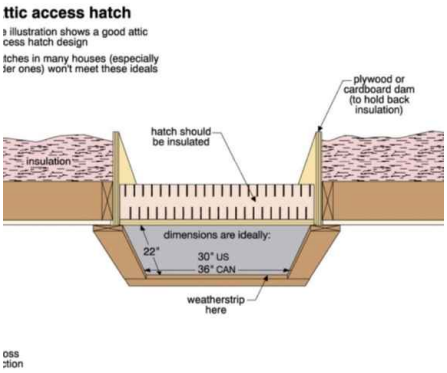
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Access: Type
Scuttle Hole

Attic Access: Access Location
Bedroom, Closet

Attic Insulation: Insulation Type
Batt, Fiberglass



Insulation under floor system: Type
Batt, Fiberglass, Inaccessible

Ventilation (Attic and Foundation Areas): Ventilation Type
Inaccessible

General: Inspected

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

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

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

Radon Mitigation System: Operational

The radon system was observed to be operational at this time. The tube indicates if the fan is actually operating, by sucking the fluid up making a backwards J shape. If you observe the fluid to become liquid, this means the fan is not operating. I recommend annually contacting the company noted on the install for yearly maintenance and service. Frequent radon level testing to ensure the system is functioning is also recommended annually.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

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

General

STORED PERSONAL ITEMS

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

Attic Access

LIMITED ACCESS

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

The A/C unit in the attic complete blocked access into the attic space.

Attic Access

NO ACCESS

No access is provided to the attic space beyond the entrance due to lack of clearance.

Insulation under floor system

FINISHED LIVING AREAS RESTRICTED

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

Ventilation (Attic and Foundation Areas)

INACCESSIBLE

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

10: STRUCTURAL COMPONENTS

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

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

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Floor Structure
Inaccessible, 2 x 10, Wood

Floor Structure: Sub-floor
Inaccessible, Plywood

Wall Structure: Wall Structure
Wood, 2 x 4

Ceiling Structure: Material
Wood, 2 x 8, Inaccessible

Wood, Concrete, Metal

Columns or Piers: Columns
Steel Lally Colums, Inaccessible

Columns or Piers: Piers
Inaccessible

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Gable

Finished Home

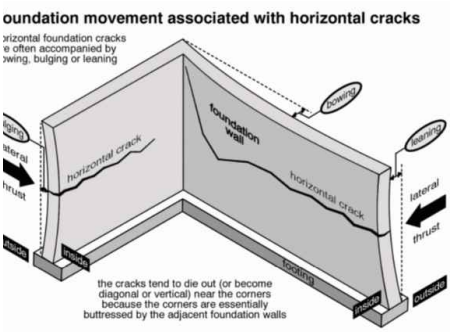
A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates. Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Foundation: Exterior Foundation Maintenance

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

Foundation: Inspected

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



Foundation: Interior Foundation

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

Basements & Crawlspaces: Basement Inspected

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

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

Basements & Crawlspaces: Homeowner's Responsibility

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

Limitations

General

LIMITATIONS

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

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

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

Foundation

STORED PERSONAL ITEMS

There was excessive amounts of stored personal items. This was a limitation that strongly limited my access to the interior foundation of the home.

Basements & Crawlspaces

FINISHED BASEMENT LIMITATIONS

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

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

Basements & Crawlspaces

STORED PERSONAL ITEMS

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

Floor Structure

LIMITATION

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

Wall Structure

LIMITATION

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates.

Ceiling Structure

LIMITATION

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates.

Roof Structure & Attic

LIMITED ACCESS

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

Roof Structure & Attic

NO ACCESS

11: GARAGE

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

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

Information

Garage Vehicle Door: Number of Garage doors
Two

Garage Vehicle Door: Type of Door Operation
Opener

General: Information

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

Garage Vehicle Door Opener: Operational

Ceiling, Walls & Firewalls in Garage: Reminder

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

Moisture Intrusion in Garage: Information

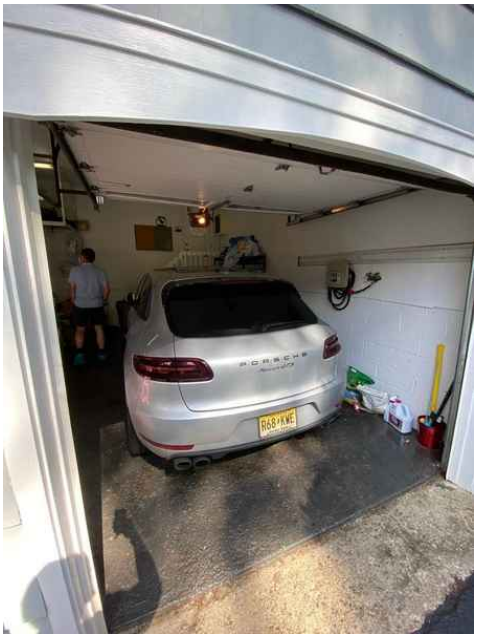
Please keep all trees and landscaping trimmed off the property as this condition has been known create conditions conducive to moisture and insect infestation.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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



Garage Floor

STORED PERSONAL ITEMS

Stored personal items limited my visual access to the garage floor, and allowed me no access to the attic space over the garage because I could not access the scuttle hole.

Deficiencies

11.5.1 Ceiling, Walls & Firewalls in Garage

Safety Hazard

OPENING IN DRYWALL DEFECT

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

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

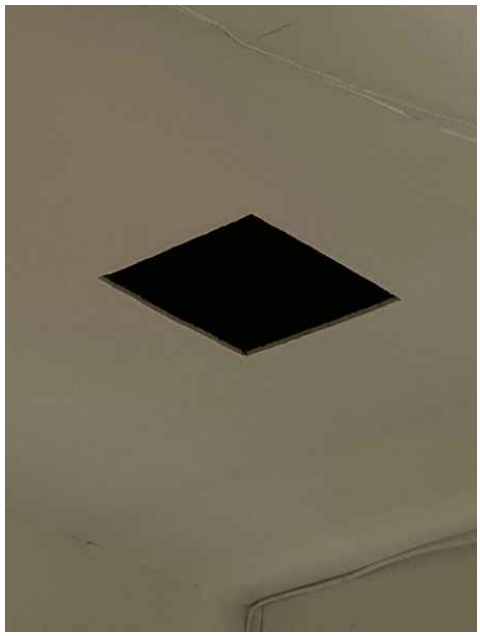
There must be at least 1/2-inch thick gypsum board or equivalent applied to the garage side to separate the garage and the house or attic space.

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

A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified general contractor.



12: FIREPLACE

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

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

Information

General: Type

Wood

Damper Doors: Operational

The damper door closes and opens.

Deficiencies

12.2.1 Vents, Flues & Chimneys

Evaluate or Monitor

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney sweep.




STANDARDS OF PRACTICE

Roofing

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

Exterior

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

Interior

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

Plumbing System

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

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

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

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

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

The inspector will out of courtesy only check:

the stove,
oven,

microwave, and
garbage disposer.

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

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

Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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

Fireplace
I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.