



KEY INSPECTION SERVICES, LLC
#1 Home Education and Inspection Company

KEY INSPECTION SERVICES, LLC

800.748.8766 or 206.931.0506

Farren@keyinspectionsservices.com

<https://www.keyinspectionsservices.com>



KEY INSPECTION SERVICES LLC

1234 Main St.
Renton WA 98058

Buyer Name

10/04/2018 9:00AM



Inspector

Nathan Barry

AHIT Certified

+12062907484

nathan@keyinspectionsservices.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	5
1: INSPECTION DETAILS	6
2: EXTERIOR	7
3: ROOF	11
4: GARAGE	13
5: DOORS, WINDOWS & INTERIOR	14
6: ELECTRICAL	17
7: HEATING	19
8: PLUMBING	21
9: ATTIC, INSULATION & VENTILATION	23
10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	27
11: BUILT-IN APPLIANCES	28
12: ITEMS NOT INSPECTED	29
STANDARDS OF PRACTICE	30

Scope of Inspection & Comment Explanations

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to be considered a major concern potentially needing repair or replacement and suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Inquire with seller (IQ) = Inquire with seller for further details. This can simply be a reminder to the buyer to ask for further information from the present occupant/owner. If the information or reasoning is not clear and cohesive with details covered we recommend further evaluation by the appropriate professional.

Deferred Maintenance (DM) = These are common maintenance items for the age of the home, that in our opinion have been overly deferred. These are items that will need to be maintained and serviced sooner than typical common home maintenance items. As with any item improper maintenance can lead to additional cost of ownership and potential safety hazards. These items are mentioned as a courtesy and are not included in the repair summary.

Major Concern (MC) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Potential Safety Hazard (SH): Denotes a condition that is unsafe and in need of prompt attention. This may include a simple repair to significant hazard. Safety hazard may become more significant depending on the occupants of the home (i.e. small children, elderly, etc.).

Thank you for the opportunity to service your inspection needs. As inspectors we strive in every way to give each client a competent and thorough inspection, there may be specific features, systems/components, or issues we are not able to inspect or perhaps even confirm their existence. Even in the case of those items which receive the most thorough examination, there may be further tasks which you as the property buyer and new owner, will need to address during your period of ownership.

OUR FOCUS: We are focused on major items found during the course of a visual inspection. If items are found needing further professional evaluation we will

recommend these items be address per the below recommendations. This is not a checklist for maintenance items, this is a Major Concerns report for items having the following considerations. A Maintenance list can be added for an additional fee but is not included in this inspection report. Are focus is onsite education and inspection focusing on Major Safety Items, Structural Concerns, Components at or nearing the end of their design life.

Maintenance items are not included in this report for additional fee we can add maintenance items. If maintenance are mentioned these are only mentioned as a courtesy.

Not visible review during final walk through due to the potential for portions of the home not being completely visible for inspection due to personal belongings; boxes, chairs, tables, wall hanging, etc. We recommend reviewing such areas for damages, repairs, functionality, during final walk through prior to taking formal ownership. We urge you to make arrangements, as part of a Pre-Closing-Walk-Through to cover all of the points concerning the maintenance and operation of this property with the previous owner and/or occupants. We may have made suggestions items or tasks throughout the report which we believe you should cover with the outgoing occupants before they leave and you take over.

An inspection is NOT a guarantee, warranty, value appraisal, or construction repair guideline. The inspector is providing a visual inspection of all major components of the home based on the above criteria.

This inspection is only a beginning of the journey of property ownership. You have the advantage of being better educated about your property due to this inspection and report. However, as property inspectors we are human and therefore not perfect, we cannot see through walls and do not carry a crystal ball to predict the future. Our services include a visual non-destructive evaluate of the property of interested. A property inspection is not the end of the ownership journey but the beginning.

Qualified licensed contractors, experienced in the types of repairs recommended, should be consulted to further investigate the items contained in this report and perform all necessary repairs. All repairs or improvements shall be completed to present day industry standards.

SUMMARY



INQUIRE WITH SELLER



SAFETY HAZARD



MAJOR CONCERN

-  2.1.1 Exterior - Siding, Flashing & Trim: Nail heads
-  2.1.2 Exterior - Siding, Flashing & Trim: Cracked Caulking
-  2.1.3 Exterior - Siding, Flashing & Trim: Tight siding
-  2.4.1 Exterior - Decks, Balconies, Porches & Steps: Loose hand rail
-  3.1.1 Roof - Coverings: Damaged shingles
-  3.2.1 Roof - Roof Drainage Systems: Debris
-  5.1.1 Doors, Windows & Interior - Doors: Door rubs on frame
-  5.2.1 Doors, Windows & Interior - Windows: Broken window
-  5.3.1 Doors, Windows & Interior - Floors - Walls - Ceiling: Blue tape
-  5.4.1 Doors, Windows & Interior - Steps, Stairways & Railings: Nail holes
-  5.5.1 Doors, Windows & Interior - Countertops & Cabinets: Misaligned
-  6.4.1 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles: Cover Plate Damaged
-  7.5.1 Heating - Gas/LP Firelogs & Fireplaces: Missing heat shield
-  8.1.1 Plumbing - Drain, Waste, & Vent Systems: Plumber tape
-  8.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Missing grout in shower
-  9.2.1 Attic, Insulation & Ventilation - Floor Insulation: Insulate Plumbing
-  9.2.2 Attic, Insulation & Ventilation - Floor Insulation: Crawl space hatch is uninsulated
-  9.2.3 Attic, Insulation & Ventilation - Floor Insulation: Insulation debris in crawlspace
-  9.3.1 Attic, Insulation & Ventilation - Vapor Retarders (Crawlspace or Basement): Debris
-  9.3.2 Attic, Insulation & Ventilation - Vapor Retarders (Crawlspace or Basement): Displaced VB
-  11.4.1 Built-in Appliances - Garbage Disposal: Excessive Noise

1: INSPECTION DETAILS

Information

Approximate age of building New Construction	In Attendance Client, Client's Agent	Occupancy Vacant
Temperature (approximate) 70 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Cloudy

2: EXTERIOR

		IN	IQ	DM	MC	SH	E	NP
2.1	Siding, Flashing & Trim		X					
2.2	Exterior Doors	X						
2.3	Walkways, Patios & Driveways	X						
2.4	Decks, Balconies, Porches & Steps					X		
2.5	Eaves, Soffits & Fascia	X						
2.6	Vegetation, Grading, Drainage & Retaining Walls	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Siding, Flashing & Trim: Siding Material
Fiber Cement

Exterior Doors: Exterior Entry Door
Glass, Wood

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck

Limitations


General

SOP

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.

Observations

2.1.1 Siding, Flashing & Trim

 Inquire With Seller

NAIL HEADS

Under driven bails observed in siding on rear of home. I recommend builder evaluate and repair as needed.

Recommendation

Contact a qualified siding specialist.



2.1.2 Siding, Flashing & Trim

CRACKED CAULKING

Numerous areas of cracked caulking around windows and penetrations through siding. I Recommend caulking to help prevent moisture intrusion. I recommend builder evaluate all caulk lines and repair/replace as necessary.

Recommendation

Contact your builder.





2.1.3 Siding, Flashing & Trim

TIGHT SIDING

Cement siding installed very tight throughout the home. The installation does not appear to conform with present day cement siding installation standards. This can become problematic should the siding expanding during freezing temperatures. We recommend referring to builder or contractor warranty to ensure the siding installation will comply with manufacturer's specifications.

 [Inquire With Seller](#)

Recommendation
Contact a qualified siding specialist.



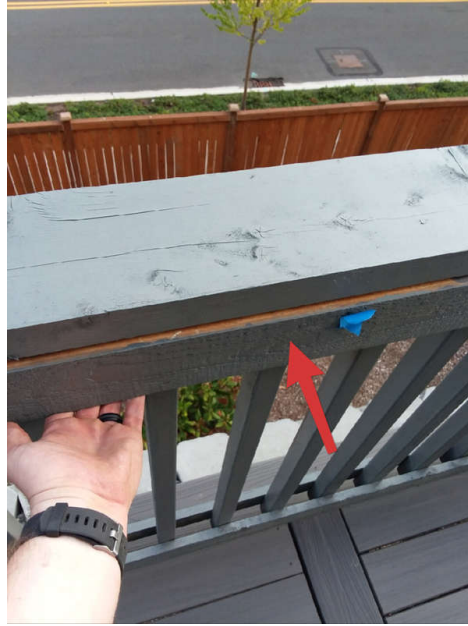
2.4.1 Decks, Balconies, Porches & Steps

LOOSE HAND RAIL

The hand rail on the rear deck appears to be loose, I recommend repair for increased safety.

 [Safety Hazard](#)

Recommendation
Contact your builder.



3: ROOF

		IN	IQ	DM	MC	SH	E	NP
3.1	Coverings				X			
3.2	Roof Drainage Systems				X			
3.3	Flashings	X						
3.4	Skylights, Chimneys & Other Roof Penetrations	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Inspection Method	Roof Type/Style	Coverings: Material
Photo Poll	Gable	Composite Shingles

Limitations

General

SOP

The roof 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.

Observations


3.1.1 Coverings

DAMAGED SHINGLES

There appears to be multiple areas of damage to the roof covering. I recommend a qualified roofer to repair/replace to prevent any potential leaks. No obvious elevated moisture at the time of inspection.

Recommendation

Contact a qualified roofing professional.

 Major Concern



3.2.1 Roof Drainage Systems

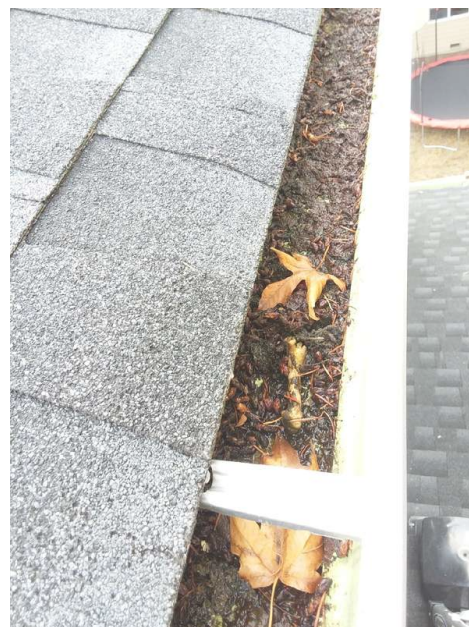
DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



4: GARAGE

		IN	IQ	DM	MC	SH	E	NP
4.1	Floor-Walls-Ceiling	X						
4.2	Garage Door	X						
4.3	Garage Door Opener	X						
4.4	Occupant Door (From garage to inside of home)	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Floor-Walls-Ceiling: Material Covering
Paint, Sheetrock

Garage Door: Material
Metal

Garage Door Opener: Manufacture
Lift-master

Occupant Door (From garage to inside of home): Material
Wood

5: DOORS, WINDOWS & INTERIOR

		IN	IQ	DM	MC	SH	E	NP
5.1	Doors		X					
5.2	Windows				X			
5.3	Floors - Walls - Ceiling		X					
5.4	Steps, Stairways & Railings		X					
5.5	Countertops & Cabinets		X					

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Doors: Interior doors Hollow Core	Floors - Walls - Ceiling: Ceiling Materials Painted, Sheetrock	Floors - Walls - Ceiling: Floor Covering Mixture of materials
Floors - Walls - Ceiling: Wall Materials Painted	Countertops & Cabinets: Countertop Material Mixture of materials	

Limitations


General

SOP

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.

Observations

5.1.1 Doors

 **Inquire With Seller**

DOOR RUBS ON FRAME

The master bedroom door and the bedroom door near the laundry room appears to rub on the frame. Recommend minor repairs and or hinge adjustment as needed.

Recommendation

Contact your builder.



Bedroom near laundry room



Master Bedroom

5.2.1 Windows

 Major Concern

BROKEN WINDOW

A window in the garage door appears to be broken. I recommend evaluation and repair as needed by a qualified professional.

Recommendation
Contact a qualified professional.



5.3.1 Floors - Walls - Ceiling

 Inquire With Seller

BLUE TAPE

Nail pops, drywall cracks, issues with the paint and other cosmetic defects throughout home were marked with blue tape. I recommend builder evaluate entire home for cosmetics and repair as needed.

Recommendation
Contact your builder.

5.4.1 Steps, Stairways & Railings

 Inquire With Seller

NAIL HOLES

The nail holes on the staircase haven't been puttied or painted. I recommend repair.

Recommendation

Contact your builder.



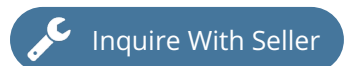
5.5.1 Countertops & Cabinets

MISALIGNED

Several of the cabinets appear to be misaligned. Most were marked with blue tape on the handle. I recommend builder evaluate all cabinet doors and drawers throughout home for proper alignment and repair as needed.

Recommendation

Contact your builder.



6: ELECTRICAL

		IN	IQ	DM	MC	SH	E	NP
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, GFCI, AFCI, Switches & Receptacles		X					
6.5	Smoke Detectors/Carbon Monoxide Detectors	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Service Entrance Conductors: Electrical Service Conductors Below Ground, 220 Volts	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Square D
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

Limitations


General

SOP

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.

Observations

6.4.1 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles

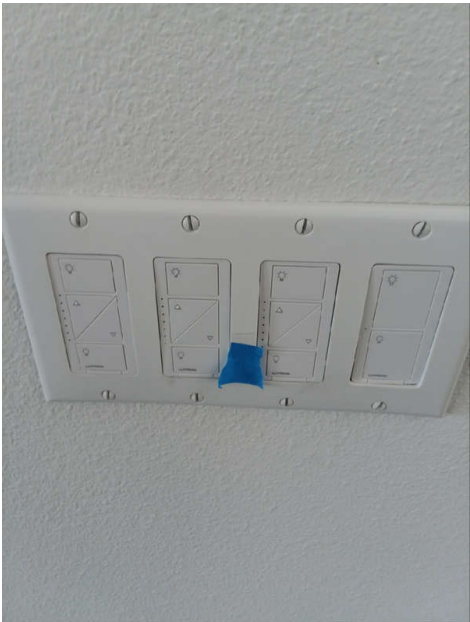
Inquire With Seller

COVER PLATE DAMAGED

Cover plate is damaged at living room light switches. I Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



7: HEATING

		IN	IQ	DM	MC	SH	E	NP
7.1	Equipment	X						
7.2	Normal Operating Controls	X						
7.3	Distribution Systems	X						
7.4	Vents, Flues & Chimneys	X						
7.5	Gas/LP Firelogs & Fireplaces					X		
7.6	Presence of Installed Heat Source in Each Room	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Equipment: Energy Source

Gas

Some cities require fire rated doors between the house and the furnace when installed on the interior of the home. We recommend inquiring with the builder or HVAC installer for further details.

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Insulated

Limitations

General

SOP

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. 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.

Observations

7.5.1 Gas/LP Firelogs & Fireplaces

 Safety Hazard

MISSING HEAT SHIELD

The metal heat shield around the gas line entering below the fireplace is missing.

Recommendation

Contact a qualified general contractor.



8: PLUMBING

		IN	IQ	DM	MC	SH	E	NP
8.1	Drain, Waste, & Vent Systems				X			
8.2	Water Supply, Distribution Systems & Fixtures				X			
8.3	Hot Water Systems, Controls, Flues & Vents	X						
8.4	Fuel Storage & Distribution Systems	X						
8.5	Main Water Shut-off Device	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Water Source Public	Drain, Waste, & Vent Systems: Material ABS	Water Supply, Distribution Systems & Fixtures: Distribution Material Pex
Water Supply, Distribution Systems & Fixtures: Water Supply Material Pex	Hot Water Systems, Controls, Flues & Vents: Capacity 000 Tankless	
Hot Water Systems, Controls, Flues & Vents: Manufacturer Rinnai		
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: Power Source/Type Gas	Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Meter	Main Water Shut-off Device: Location Garage

Observations

8.1.1 Drain, Waste, & Vent Systems

PLUMBER TAPE

Plumbing not fully strapped. Plumbers taped should wrap complete around plumbing to prevent rising/lower of plumbing. This can create peaks & valleys in the plumbing.

Recommendation
Contact a qualified plumbing contractor.

Major Concern



8.2.1 Water Supply, Distribution Systems & Fixtures

 Major Concern

MISSING GROUT IN SHOWER

Several areas of missing grout observed in master shower, I recommend evaluation and repair as needed to prevent moisture intrusion in to the walls.

Recommendation
Contact your builder.



9: ATTIC, INSULATION & VENTILATION

		IN	IQ	DM	MC	SH	E	NP
9.1	Attic Insulation	X						
9.2	Floor Insulation					X		
9.3	Vapor Retarders (Crawlspace or Basement)				X			
9.4	Ventilation	X						
9.5	Exhaust Systems	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Dryer Power Source 220 Electric	Dryer Vent Metal (Flex)	Inspection Method Visual
Attic Insulation: Insulation Type Blown, Fiberglass	Floor Insulation: Flooring Insulation Batt, Fiberglass	Ventilation: Ventilation Type Roof vents
Exhaust Systems: Exhaust Fans Fan Only		

Limitations

General

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 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.

Observations

9.2.1 Floor Insulation

INSULATE PLUMBING

Insulate plumbing lines in crawlspace to help prevent freeze potential. Generally, a simple repair, but can be expensive if pipes burst. Recommend insulating all exposed plumbing by a qualified professional to prevent freeze hazard.

Recommendation

Contact a qualified plumbing contractor.

Safety Hazard




9.2.2 Floor Insulation

CRAWL SPACE HATCH IS UNINSULATED

The crawlspace hatch is uninsulated, I recommend insulating the hatch for increased energy efficiency In conformance with modern standards.

Recommendation
Contact your builder.

 [Inquire With Seller](#)



9.2.3 Floor Insulation

INSULATION DEBRIS IN CRAWLSPACE

Unused insulation observed in crawlspace. I recommend removal of all insulation debris in crawlspace.

Recommendation
Contact your builder.

 [Inquire With Seller](#)



9.3.1 Vapor Retarders (Crawlspace or Basement)

DEBRIS

 Major Concern

Wood debris in crawlspace; I recommend removal of all cellulose debris and wood to soil contact as this is considered a conducive condition for wood destroying organisms.

Recommendation
Contact a qualified professional.



9.3.2 Vapor Retarders (Crawlspace or Basement)

DISPLACED VB

 Major Concern

The vapor barrier is displaced in some areas of the crawlspace. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from the ground. Recommend leveling the vapor barrier and being sure the barrier covers all exposed soil in the crawlspace. I recommend a qualified professional evaluate for minor repairs.

Recommendation

Contact a qualified professional.



Front left of crawlspace



Front left corner of crawlspace

10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	IQ	DM	MC	SH	E	NP
10.1	Foundation, Basements and crawlspace.	X						
10.2	Columns and piers	X						
10.3	Structural System (Walls-Ceilings-Floors)	X						
10.4	Roof Structure and Attic	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Inspection Method Visual	Foundation, Basements and crawlspace.: Material Poured concrete	Columns and piers: Material Wood Posts/Cement Piers
Roof Structure and Attic: Structural Systems Trusses		

Limitations

General

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.

11: BUILT-IN APPLIANCES

		IN	IQ	DM	MC	SH	E	NP
11.1	Dishwasher	X						
11.2	Refrigerator	X						
11.3	Range/Oven/Cooktop	X						
11.4	Garbage Disposal				X			
11.5	Built-in Microwave	X						

IN = Inspected

IQ = Inquire with seller

DM = Deferred Maintenance

MC = Major Concern

SH = Potential Safety Hazard

E = Excluded

NP = Not Present

Information

Dishwasher: Dishwasher Serviceable	Refrigerator: Type Serviceable	Range/Oven/Cooktop: Exhaust Hood Type Vented
Garbage Disposal: Type Noisy	Built-in Microwave: Type Serviceable	

Limitations

General

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.

Observations

11.4.1 Garbage Disposal


EXCESSIVE NOISE

Garbage disposal was excessively noisy from apparent builders debris at time of inspection. Recommend builder evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation

Contact your builder.

 Major Concern

12: ITEMS NOT INSPECTED

		IN	IQ	DM	MC	SH	E	NP
IN = Inspected		IQ = Inquire with seller		DM = Deferred Maintenance		MC = Major Concern		SH = Potential Safety Hazard
						E = Excluded		NP = Not Present

STANDARDS OF PRACTICE

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Doors, Windows & Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Heating

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.

Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Attic, Insulation & Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Basement, Foundation, Crawlspace & Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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.

Items Not Inspected