



TF HOME INSPECTION

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TFHI RESIDENTIAL REPORT

1234 Main St.
Union, NJ 07083

Buyer Name
05/24/2020 9:00AM



Inspector
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NJ LIC# 24GI00185100
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Agent
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TF Home Inspection

SUMMARY

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- 12.4.1 Fireplace - Damper Doors: Gas Fireplace Damper Should be Pinned Open

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Center Hall Colonial

Type of Building

Detached, Single Family

Temperature (approximate)

46 Fahrenheit (F)

Weather Conditions

Clear

**Services**

WDI/WDO (Termite) Inspection,
Radon Test

Home Faces

South

**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.

2: ROOFING

		IN	NI	NP	D
2.1	Coverings	X			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, Ladder

Roof Type/Style

Combination

Coverings: Material

Asphalt

Coverings: Roof Coverings Age

15+ years

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

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

Masonry

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.

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.

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.

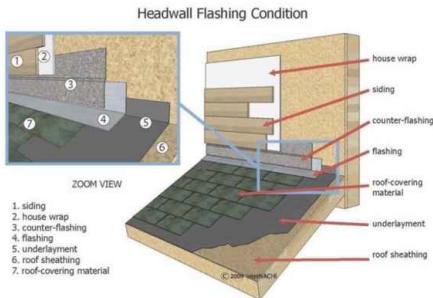
Roof Drainage Systems: Considerations

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.

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

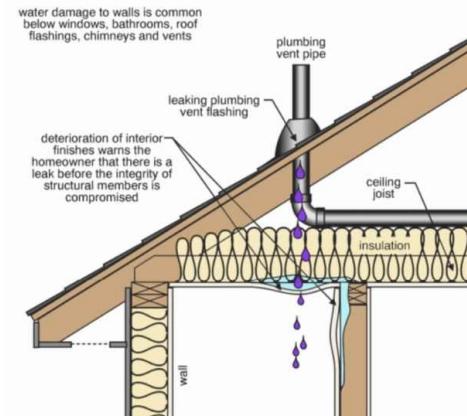
Flashings: Eaves and Gables

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.

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.

Coverings

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



SHINGLES MISSING

I observed that an area between the dormers in the front of the home was missing a shingle. This can allow moisture penetration into the structure of the home and damage interior finishes. A qualified licensed roofing contractor should repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

EXTEND DOWNSPOUTS TO LOWER GUTTERS



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. In this particular situation, in the front southwest corner of the home, the downspout is missing at the opening in the top gutter. It seems to be creating heavy runoff, and the water is running down the side of the home. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified gutter contractor



2.2.2 Roof Drainage Systems

DOWNSPOUTS DON'T EXTEND INTO LOWER DRAINAGE



Several downspouts on the exterior of the home were observed to not be fully connected into their underground drainage. This can cause high levels of moisture at the base of the foundation. The downspouts need to be run directly into these drainage points. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



2.2.3 Roof Drainage Systems

DRAIN CAP MISSING

A drain cap is missing in the rear of the home near the garage. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



2.2.4 Roof Drainage Systems

WATER STAINS UNDER GUTTER

Water stains and high moisture levels were observed on the bottom side of the gutter/ underneath roof coverings in the rear of the home. This could be due to the water overshooting the gutter from the gutter guards. Recommend monitoring the gutters during a rain storm for their performance.

Recommendation

Contact a qualified professional.





2.3.1 Flashings

CAP FLASHING

The cap flashing around the roof dormers, and wall intersections was not notched into the mortar joint and instead is flat against the surface and caulked. The nails are also exposed and not caulked/sealed. This is inadequate as caulk wears and can allow rain water to run down the chimney and enter the roof and attic. A qualified licensed contractor should correct this method.

Recommendation

Contact a qualified professional.





2.4.1 Skylights, Chimneys & Other Roof Penetrations

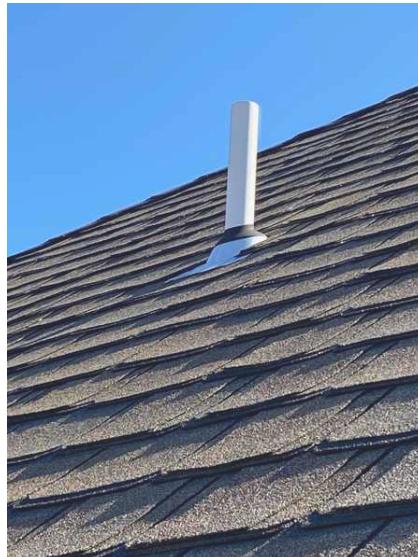
VENT PIPE BOOT DAMAGED/NOT SEALED

The plumbing vent pipe boots over the garage, and in the rear of the roof/attic were both observed to be damaged. This can allow moisture to penetrate into the roof structure and attic causing damage and rot. This was very evident on the floor covering below the vent stack over the garage. A qualified licensed professional should repair and replace as necessary.



Recommendation

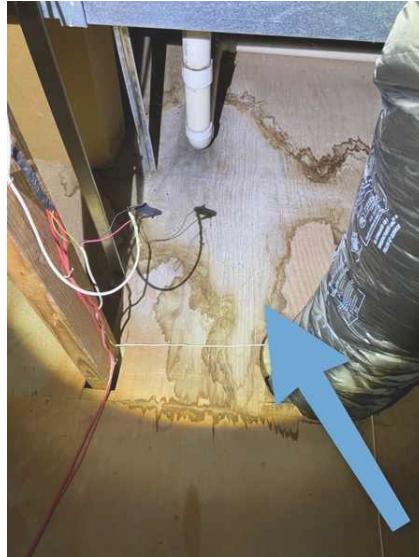
Contact a qualified professional.



Vent Stack Rear roof in between
hvac units in attic



Vent Stack over Garage



under vent stack over garage

3: EXTERIOR

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

IN = Inspected

NI = Not Inspected

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D = Deficiencies

Information

Inspection Method

Visual

Wall Covering, Flashing & Trim:

Material

Brick Veneer, EIFS Stucco

Exterior Doors: Exterior Entry

Door

Wood

Walkways, Patios & Driveways:

Driveway Material

Pavers

Decks, Balconies, Stoops,

Porches, Railings & Steps:

Appurtenance

Front Steps, Rear Steps

Decks, Balconies, Stoops,

Porches, Railings & Steps:

Material

Composite, Masonry

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 building's 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.

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.

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: 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.

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.

Deficiencies

3.1.1 Wall Covering, Flashing & Trim

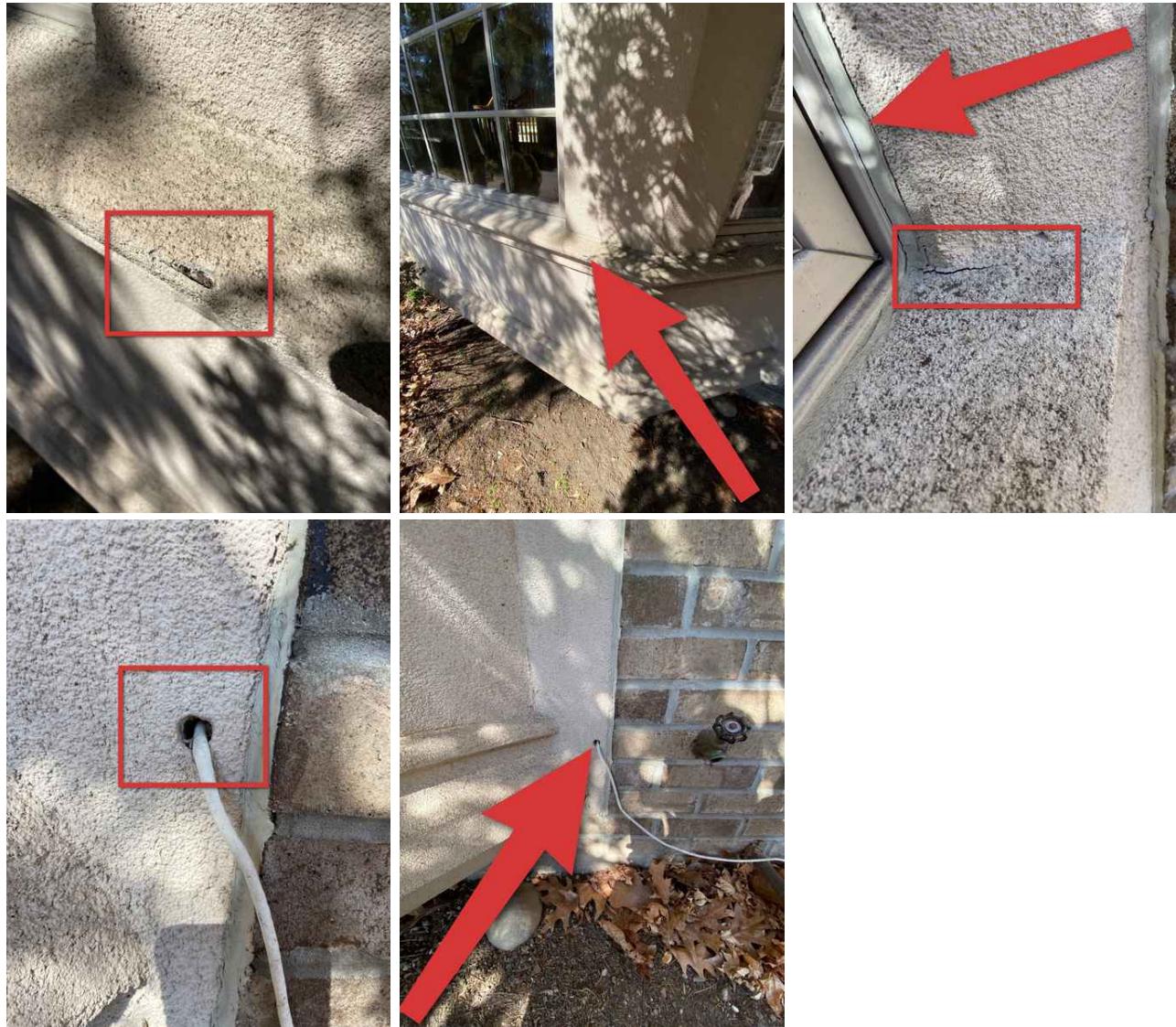


EIFS STUCCO SEALING

The property appears to have an EIFS Stucco system, mostly in the front of the home around the main bay window to the right of the front door, which requires weather tight sealing to avoid moisture penetrating the material. All seams and edges need to be well sealed, and any damaged cracks must be sealed and repaired to prevent moisture intrusion. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



3.1.2 Wall Covering, Flashing & Trim **AREAS NOT SEALED**

This particular penetration in the front right of the home, appears to have pulled away from the home where it was once siliconed. Deterioration can occur and water can penetrate and damage the exterior and interior finishes of the home. A qualified licensed contractor should seal as necessary.

Recommendation
Contact a qualified general contractor.

Repair and Replace



3.3.1 Exterior Windows

LINTELS RUSTED

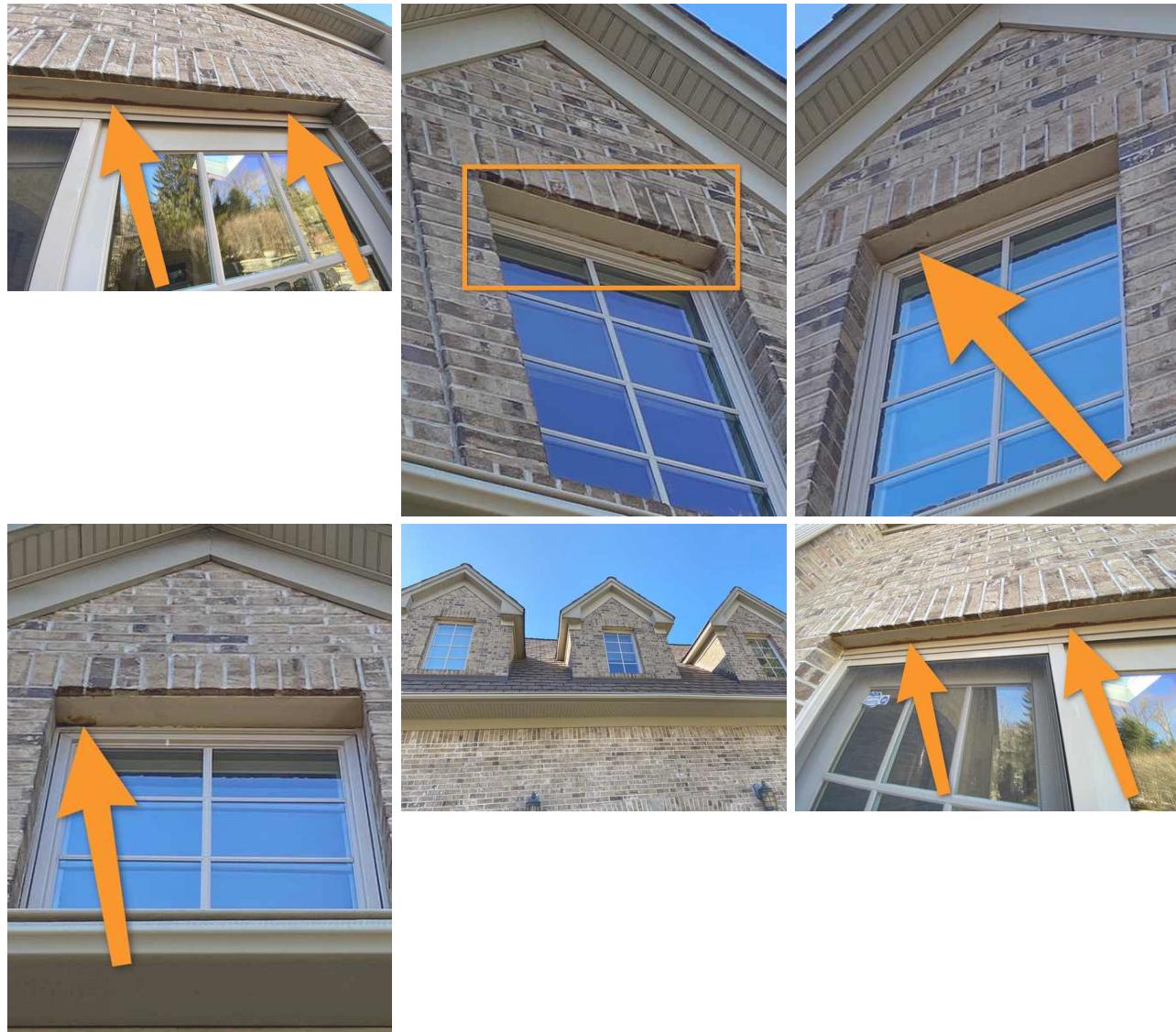
Window lintels were showing signs of rusting. Lintels support the brick above the window. Rusting lintels can expand, causing movement to the brick veneer wall. I recommend a qualified licensed professional clean and remove the rust, and paint the lintel to protect its surface from rusting in the future, as well as caulk the penetration so water cannot cause further rusting.

Recommendation

Contact a qualified professional.



Repair and Replace



3.4.1 Walkways, Patios & Driveways

LOOSE PAVER BLOCKS

The circular raised intersection at the northwest corner of the home was observed to have uneven pavers from being on slightly uneven surfaces. The main patio area had a few pavers that lifted when stepped on as well. This is a trip hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Repair and Replace



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

- Evaluate or Monitor

CONCRETE STEPS SETTLING

The concrete steps, directly at the rear northeast corner, appear to have settled and pulled away from the home slightly. Settlement and the weight of the material, without proper support, could cause the steps to pull away from the home and damage the surrounding structure. The steps should be monitored for any further movement, then evaluated as necessary.

Recommendation

Contact a qualified professional.



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

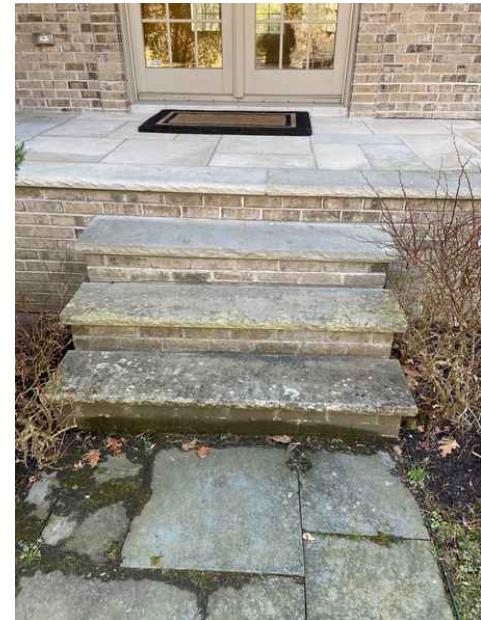
A Safety Hazard

RAILING MISSING

I observed a missing handrail at the exterior rear steps. Generally, a hand-railing is required on more than three steps and one should be installed for safety. A licensed qualified professional should repair or replace as necessary.

Recommendation

Contact a qualified professional.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls



Safety Hazard

WINDOW WELL LOOSE CAPS

The retaining wall window well in the north west corner of the home had loose caps on top that were not secured to the retaining wall. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



3.7.2 Vegetation, Grading, Drainage & Retaining Walls



Repair and Replace

TRIM VEGETATION AWAY FROM GAS FIREPLACE VENT

Vegetation is dense around the gas fireplace vent system on the chimney. This vegetation needs to be cut back from hot combustion gases that are exiting the venting system. A qualified licensed professional should trim back the vegetation as necessary to provide the adequate clearance.

Recommendation

Contact a qualified professional.



4: INTERIOR

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

IN = Inspected

NI = Not Inspected

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D = Deficiencies

Information

Ceilings: Ceiling Material

Drywall

Walls: Wall Material

Drywall

Floors: Floor Coverings

Carpet, Hardwood, Laminate, Tile

Steps, Stairways & Railings: Reminder

As a reminder, please be sure
keep railings secured at all times.

Windows (representative number): Window Manufacturer

Andersen

Windows (representative number): Window Type

Casement, Double-hung

Doors (representative number): Countertops & Cabinets (representative number):

Material

Hollow-Core, Solid Wood

Countertops & Cabinets (representative number):
Cabinetry

Wood

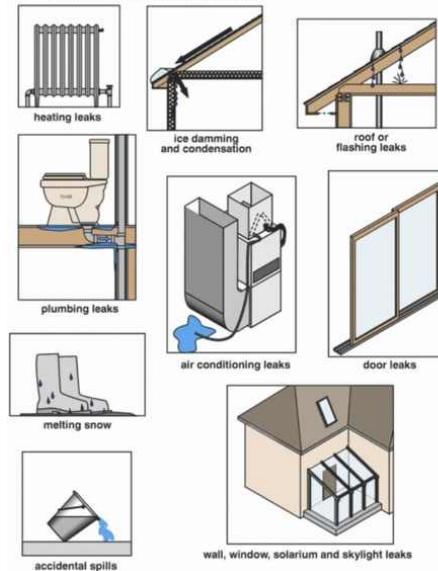
Countertops & Cabinets (representative number):
Countertop Material

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.

Sources of interior water damage


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.

Deficiencies

4.1.1 Ceilings

MISSING ACCESS PANEL CAPS



Repair and Replace

An area in the theater room ceiling was cut open to apparently access wiring. This area should either be capped to provide access, or patched and painted and resealed. This is a maintenance issue. A qualified licensed professional should install as necessary.

Recommendation

Contact a qualified professional.

4.2.1 Walls

AREAS IN NEED OF PATCHING/PAINTING



Repair and Replace

Areas around the fireplace, and the main entry ceiling near the chandelier, are in need of painting/patching. This is a maintenance issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified professional.



4.2.2 Walls

EXPECTED SETTLEMENT

Evaluate or Monitor

As expected for a house of this age, normal settlement cracks and cosmetic damage were observed. This is a cosmetic issue. Suggest monitoring and repairing as deemed as necessary.

Recommendation

Contact a qualified professional.

4.5.1 Windows (representative number)

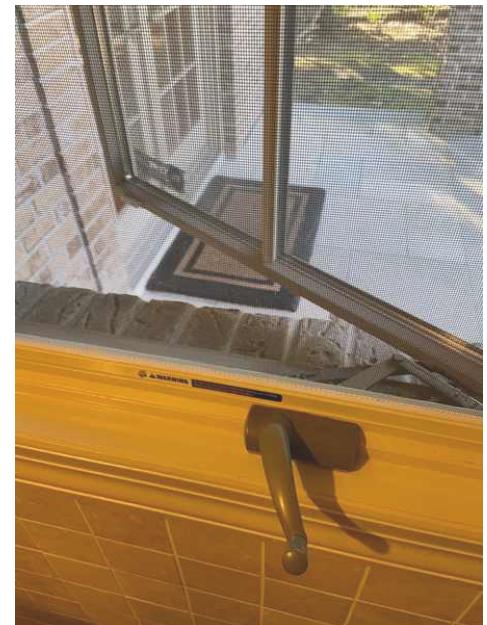
OPENING MECHANISM DAMAGED

Repair and Replace

First Floor bathroom window is a casement crank style. The crank is damaged and not working properly, so I was able to open the window, but had to push it shut from the outside porch. A qualified licensed professional should repair and replace as necessarily.

Recommendation

Contact a qualified professional.



4.6.1 Doors (representative number)

DOOR CONTACTS GROUND

Repair and Replace

The left French door in the first floor, when swung open makes contact with the ground. This is in need of adjusting. A qualified licensed professional should repair and replace as necessary.

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			X
5.3	Hot Water Systems, Controls, Flues & Vents	X			X
5.4	Fuel Storage & Distribution Systems	X			
5.5	Bathroom Toilets	X			X
5.6	Sinks, Tubs & Showers	X			X
5.7	Sump Pump	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Filters

None

Water Source

Public

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

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

Drain, Waste, & Vent Systems: Material
PVC

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

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

Sump Pump: Location
Basement

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

Basement, Southeast

The main shut off is the yellow lever located in the basement. This is for your information.


Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

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.](#)

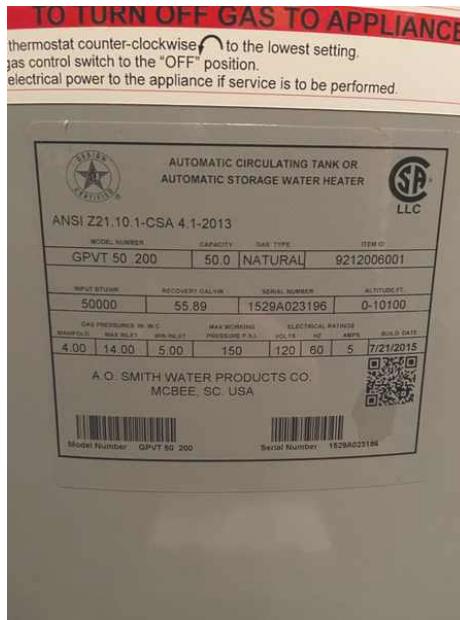
Hot Water Systems, Controls, Flues & Vents: Water Heater System

At this time, the water heater appears to be operating as expected. The Water heater (AO Smith) 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.



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

At this time, the water heater appears to be operating as expected. The Water heater (AO Smith) 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.



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

Gas Meter

The main fuel shut off is at gas meter at the exterior southwest corner near the condenser units.



Bathroom Toilets: Toilets Operational

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

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.

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.

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

Deficiencies

5.2.1 Drain, Waste, & Vent Systems

**SINK - POOR DRAINAGE**

The upstairs sink in the blue tiled bathroom had slow/poor drainage. This is a maintenance item. A qualified licensed plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.3.1 Hot Water Systems, Controls, Flues & Vents

**CORROSION**

Corrosion was noted at the bottom of the TPR valve extension on the water heater located in the Northeast corner of the basement, near the bottom of the steps. Corrosion can decrease the lifespan of the system or be an indication of prior leaks. This system was not leaking, and the pipe may have been reused. Suggest monitoring the system for any future leaks.

Recommendation

Contact a qualified plumbing contractor.



5.3.2 Hot Water Systems, Controls, Flues & Vents

TEMPERATURE/PRESSURE RELIEF VALVE DAMAGED/MISSING

The temperature/pressure relief valve (TP or TPR) lets water escape if the temperature or pressure is too high. The water heater in the utility room with the 2 furnaces, was observed to be leaking. A qualified licensed plumber should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.5.1 Bathroom Toilets

DEFECT AT FLUSHING MECHANISM

I observed indications of a defect at the flushing mechanism in the toilet on the second floor. The flushing mechanism appeared disconnected, and the toilet bowl had no water in it. This is a maintenance item. A qualified licensed plumber should evaluate, and repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.6.1 Sinks, Tubs & Showers

SINK STOPPER DEFECT

I observed that the sink stopper was disconnected and inoperable in the basement bathroom, and a first floor bathroom. This is a maintenance issue. A qualified licensed plumber should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



first floor bathroom



basement

5.7.1 Sump Pump

DAMAGED

The sump pump on the far west side of the basement in the closet is continuously running and shooting water out of the side of the piping back into the well. It is cycling the same water that it is pumping. A qualified licensed professional must evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified professional.



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 & Receptacles	X			X
6.5	GFCI & AFCI	X			X
6.6	Smoke Detectors	X			
6.7	Carbon Monoxide Detectors	X			
6.8	Generator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

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

Carbon Monoxide Detectors:
Recommend

We also recommend a carbon monoxide detector for personal safety.

Generator: Panel



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: Main Service Disconnect

100 AMP, 200 AMP



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: 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.

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: Consideration

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

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.

Generator: Generator

Natural Gas



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

6.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. The cover plate was missing to an outlet in the basement utility room off the theater room. The blue receptacle missing a cover was also loose, and was located in the theater room. This is a safety issue that poses a short and shock risk. A qualified licensed electrician should repair and replace as necessary.



Safety Hazard

Recommendation

Contact a qualified electrical contractor.



6.4.2 Lighting Fixtures, Switches & Receptacles

Repair and Replace

LIGHT INOPERABLE

One or more lights are not operating. One was a recessed light over the sink in the basement theater room. The 2 rear exterior lights at the end of the patio also were unable to be switched to on at the time of inspection. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.3 Lighting Fixtures, Switches & Receptacles

Safety Hazard

LOOSE RECEPTACLE

An electrical outlet in the second floor northeast bedroom is loose and not secured. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



6.5.1 GFCI & AFCI

**GFCI NOT TESTING AS FUNCTIONAL**

I observed a defect at the GFCIs next to the grill outdoors. They were not testing properly, nor tripping. This is a safety hazard. A qualified licensed electrician should evaluate, repair and replace as necessary.

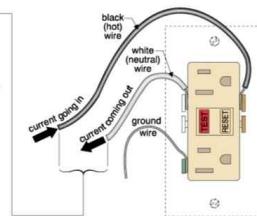
Recommendation

Contact a qualified electrical contractor.





Ground fault circuit interrupter
also known as ground fault interrupter (GFI)



7: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	D
7.1	General	X			
7.2	Equipment	X			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
Five

General: Number of Cooling Systems
Five

Equipment: Heating Equipment Energy Source
Natural Gas

Equipment: Cooling Equipment Energy Source
Electric, Central Air Conditioner

Equipment: Heat Type
Forced Air

Normal Operating Controls: Thermostat
Digital
The Thermostat is located

Distribution System: Configuration
Split

Distribution System: Ductwork
Insulated, Non-insulated

Distribution System: Filter
Electronic

General: Clearances

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

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.

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: 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.

Equipment: AC/Heating System Basement

RUUD

The a/c and heating system (RUUD) was manufactured in 2002/2001. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy.



Equipment: AC/Heating System "Daughters Room"

RUUD

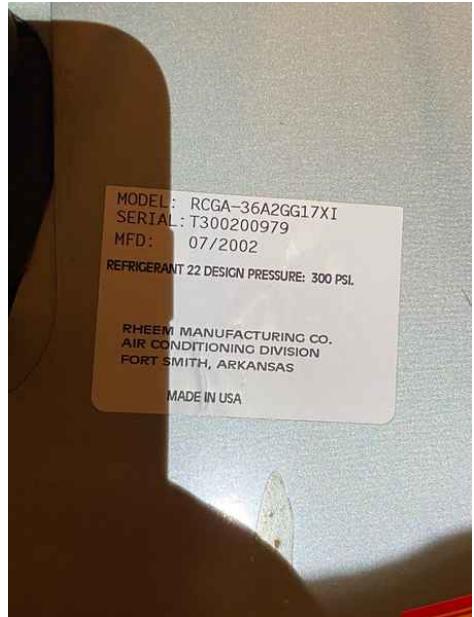
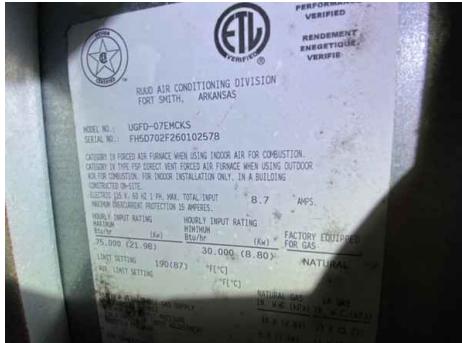
The a/c and heating system (RUUD) was manufactured in 2002/2001. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy.



Equipment: AC/Heating System First Floor Dining Room

RUUD

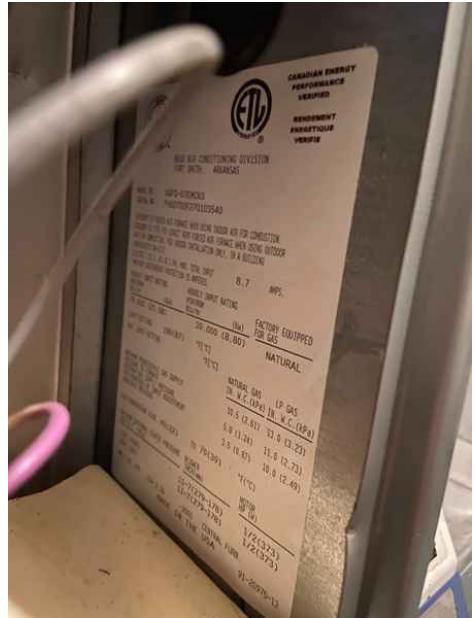
The a/c and heating system (RUUD) was manufactured in 2002/2001. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy.



Equipment: AC/Heating System First Floor Kitchen

RUUD

The a/c and heating system (RUUD) was manufactured in 2002/2001. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy.



Equipment: AC/Heating System Master Bedroom

RUUD

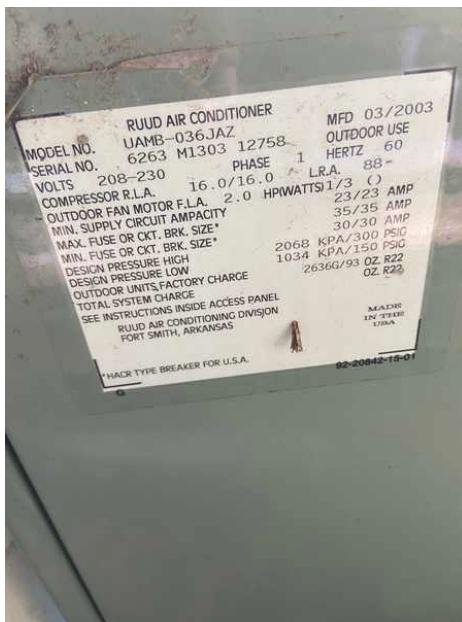
The a/c and heating system (RUUD) was manufactured in 2002/2001. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy.



Equipment: Condenser Unit

RUUD

The condenser unit (RUUD) was manufactured in 2003. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.



Equipment: Condenser Unit

RUUD

The condenser unit (RUUD) was manufactured in 2003. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.



Equipment: Condenser Unit

RUUD

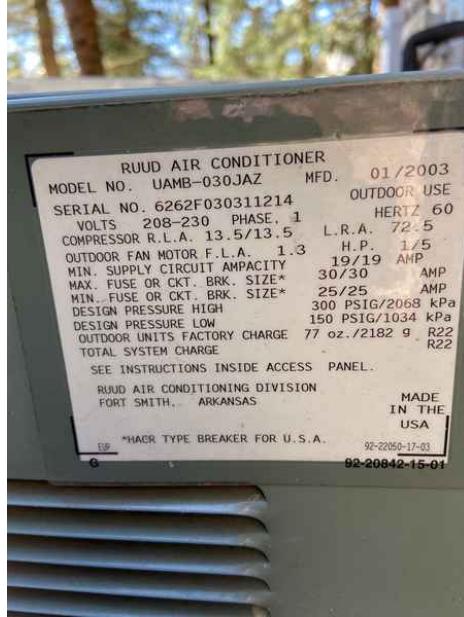
The condenser unit (RUUD) was manufactured in 2003. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.



Equipment: Condenser Unit

RUUD

The condenser unit (RUUD) was manufactured in 2003. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.



Equipment: Condenser Unit

RUUD

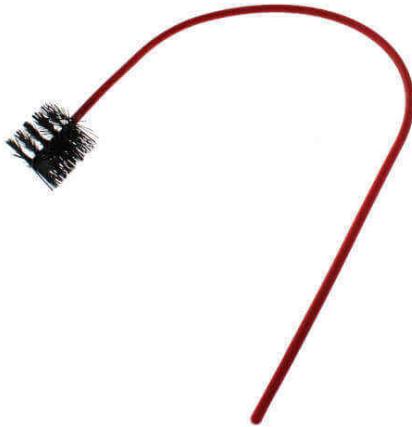
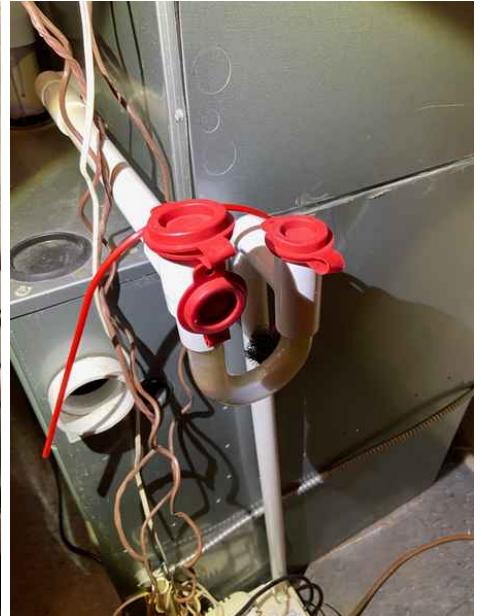
The condenser unit (RUUD) was manufactured in 2003. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.



Equipment: Maintenance Recommendations

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: 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.

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.

General

TEMPERATURE BELOW 65 DEGREES F

As we discussed, due to the colder weather conditions (under 65 degrees) and the projected extended cold weather, we are unable to test the air conditioning compressor's and components operation.

Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature below 65 degrees Fahrenheit. This may cause damage the unit.

Deficiencies

7.2.1 Equipment

CORROSION



The "basement" "first floor living room" and "daughters room" furnaces were corroded in one or more areas. This could be the result of prior past leaks. Recommend a HVAC contractor evaluate and repair.

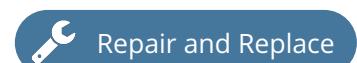
Recommendation

Contact a qualified HVAC professional.



7.2.2 Equipment

INSULATION ON CONDENSATE LINE DAMAGED/MISSING



The insulation on the condensate lines were observed to be dry rotted and missing in areas at the time of inspection. Insulation on Condensate line helps maintain temperature, as well as prevent condensation. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



7.2.3 Equipment

UNIT NOT LEVEL

The pad supporting the outdoor condensing units were not level. This can cause accelerated deterioration of components. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.

 Repair and Replace



7.2.4 Equipment

INSUFFICIENT AIR SUPPLY



The basement HVAC unit located in the utility room with all the electric panels, labeled first floor dining room, had insufficient air supply. A supply vent should be installed either in the door or the wall to the room to allow for added air supply for combustion. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



7.2.5 Equipment

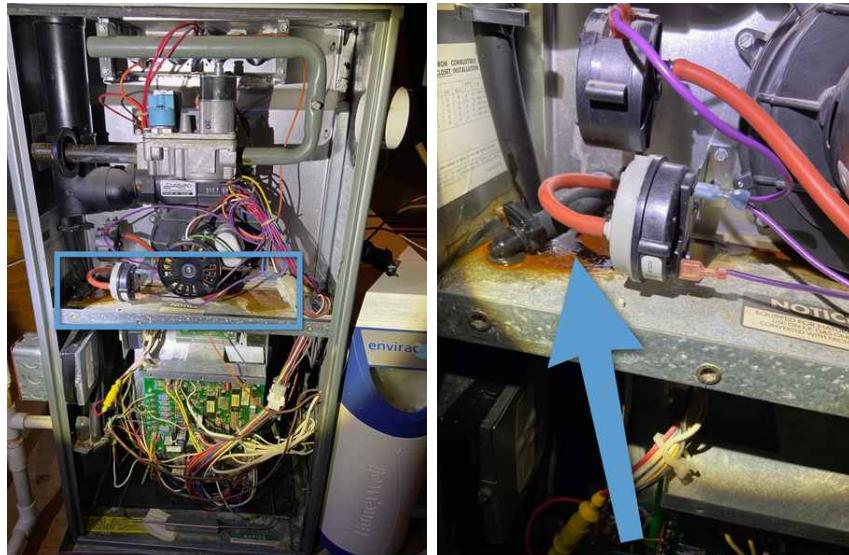
ACTIVE LEAKING INSIDE FURNACE



The Master Bedroom furnace located in the attic was observed to be sufficiently leaking during operation. The system was operational however a heavy rapid leak was observed at the time of inspection. A qualified licensed HVAC professional should evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified professional.



8: BUILT-IN APPLIANCES

		IN	NI	NP	D
8.1	General				
8.2	Dishwasher		X		
8.3	Dishwasher in Island		X		
8.4	Range/Oven/Cooktop		X		X
8.5	Built-in Microwave			X	
8.6	Exhaust Fan		X		
8.7	Refrigerator		X		X
8.8	Clothes Dryer		X		
8.9	Clothes Washer		X		
8.10	Garbage Disposal		X		
8.11	Instant Hot Water		X		X
8.12	Central Vacuum System		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Dishwasher: Brand

Miele

Dishwasher in Island: Brand

Unknown

Dishwasher in Island:
Operational

The dishwasher was operational at the time of the inspection.

Range/Oven/Cooktop: Brand

Dacor


Exhaust Fan: Operational

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


Refrigerator: Brand

Unknown

Clothes Dryer: Dryer Power Source

Gas

Clothes Dryer: Dryer Vent
Metal (Flex)

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.

Dishwasher: Operational

The dishwasher was operational at the time of the inspection.

**Refrigerator: Operational**

The refrigerator was operational at the time of the inspection.



Garbage Disposal: No Switch

There was no switch to operate the garbage disposal, I attempted to find a means to run the garbage disposal, but was unable.



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

8.4.1 Range/Oven/Cooktop

BURNER NOT LIGHTING

I observed that one or more heating elements did not heat up when turned on. A qualified licensed professional should evaluate, then repair or replacement as necessary.

Recommendation

Contact a qualified professional.



8.4.2 Range/Oven/Cooktop

OVEN DOOR HINGES NEED ADJUSTING

The oven door hinges appear to need adjusting to make the right door shut tight for the oven. This will help keep the heat in the oven, and seal the door shut tight. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



8.7.1 Refrigerator

LIGHT BULB INOPERABLE

The light bulb in the bottom left freezer was inoperable at the time of inspection. This is a maintenance item. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



8.8.1 Clothes Dryer

SUPPLY AIR VENT NEEDED FOR LAUNDRY ROOM



Due to the dryer being a gas dryer, the laundry room should have a vent installed for supply air to flow into the room, either in the wall, or in the door. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



8.11.1 Instant Hot Water

DID NOT PRODUCE INSTANT HOT WATER AND LEAK EVIDENT



The instant hot water "quick hot" installed under the kitchen island sink was inspected. We ran the hot water which was not hot. This could be due to the house being vacant, and the water supply not having been run in quite some time. I also observed a leak from the plumbing components under this sink. A qualified licensed plumber should repair and replace as necessary.

Recommendation

Contact a qualified professional.



9: INSULATION & VENTILATION

		IN	NI	NP	D
9.1	General				
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			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Attic Access: Type

Drop Down Ladder

Attic Access: Access Location

Bedroom

Attic Insulation: Insulation Type

Batt, Fiberglass

**Attic Insulation: Flooring
Insulation**

Batt, Fiberglass

**Insulation under floor system:
Type**

Batt, Fiberglass

**Ventilation (Attic and
Foundation Areas): Ventilation**
Type

Passive, Soffit Vents

General: Information

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

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

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.

Ventilation (Attic and Foundation Areas): Soffit Vents

Be sure to keep insulation away from covering soffit vents to allow for proper ventilation.

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.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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.

Vapor Retarders (Crawlspace or Basement)

FINISHED BASEMENT

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....). 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.

Ventilation (Attic and Foundation Areas)

INACCESSIBLE

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

Deficiencies

9.7.1 Venting Systems (Kitchen, Baths & Laundry)



IMPROPERLY EXHAUSTING

I observed that the bathroom fan is improperly exhausting air from the bathroom.

Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.

A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified general contractor.



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

Attic Access, Visual

Foundation: Material

Masonry Block

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Floor Structure

Wood I-Joists

Floor Structure: Sub-floor

Plywood

Wall Structure: Wall Structure

Wood, 2 x 4

Ceiling Structure: Material

Wood, I-Joists

Columns or Piers: Columns

Inaccessible

Columns or Piers: Piers

Inaccessible

Roof Structure & Attic: Material

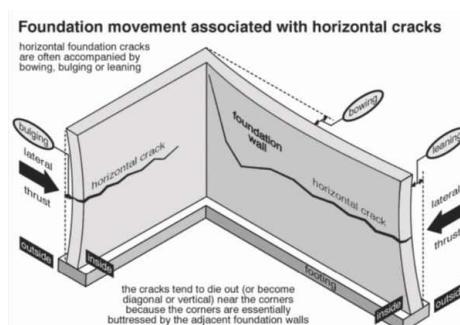
Wood

Roof Structure & Attic: Type

Gable

Foundation: Inspected

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



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: 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: 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 or other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.

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.

Floor Structure

LIMITATION

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...).

Wall Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....).

Roof Structure & Attic

LIMITED ACCESS

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

Deficiencies

10.2.1 Basements & Crawlspaces



Evaluate or Monitor

SLAB FLOOR REMOVED PARTIALLY FOR BATHROOM PLUMBING

The bathroom tub plumbing goes lower than the basement slab floor. The basement slab floor was opened up, and is gravel in this area to make room for the plumbing. If a radon mitigation system is needed, this would defeat its purpose, and would need to first be sealed. Suggest monitoring.

Recommendation

Contact a qualified professional.



11: GARAGE

		IN	NI	NP	D
11.1	General	X			
11.2	Garage Floor	X			
11.3	Garage Vehicle Door	X			X
11.4	Garage Vehicle Door Opener	X			
11.5	Ceiling, Walls & Firewalls in Garage	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: Type of Door Operation

Opener

Garage Vehicle Door: Number of Garage doors

Three


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

All three garage door openers were operational at the time of inspection. I also checked proper operation and function of the non contact auto reverse, and contact auto reverse, for all three garage door openers.



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 to 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

Deficiencies

11.3.1 Garage Vehicle Door

WEATHERED CONDITION AT GARAGE DOOR

I observed weathered conditions at the garage door, where the stain/paint covering was peeling off on the exterior of the garage doors. Indications of delayed maintenance. This is a cosmetic issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified garage door contractor.





12: FIREPLACE

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

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Type

Gas

General: Operational

The gas fireplaces in the basement was operational at the time of inspection.

Deficiencies

12.1.1 General

FIRST FLOOR FIREPLACE UNABLE TO LIGHT

The gas fireplace pilot was observed to be lit. However using both the remote control, and the manual switch, we were unable to light the gas fireplace. Recommend having the system evaluated and inquiring about possible dead batteries in the remote that operate the fireplace.

Recommendation

Contact a qualified professional.



Evaluate or Monitor



12.1.2 General

FIREPLACE TILE/GROUT NEEDS REPAIR IN AREAS

Tile was observed to be loose in one or more areas on the fireplace. The grout has also deteriorated in areas. This is a maintenance item. A qualified licensed professional should repair and replace as necessary.



Repair and Replace

Recommendation

Contact a qualified professional.



12.4.1 Damper Doors

GAS FIREPLACE DAMPER SHOULD BE PINNED OPEN

Due to the fireplace being a gas fireplace, the damper should be "pinned" open, and unable to be closed. If the pilot was to lose its flame, this is to avoid gas entering the home. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Safety Hazard



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 service entrance 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.