



LAKESIDE HOME INSPECTIONS

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<https://www.LakesideInspector.com/>



RESIDENTIAL INSPECTION TEMPLATE

1234 Main St. ZEELAND MI 49464

Buyer Name

12/08/2021 9:00AM



Inspector

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Agent

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TABLE OF CONTENTS

1: Inspection Details	6
2: For Your Information	7
3: Exterior	10
4: Roof Coverings & Drainage	19
5: Garage	22
6: Built-In Appliances	23
7: Doors, Windows & Interior	26
8: Electrical	29
9: Plumbing	32
10: Heating	35
11: Cooling	38
12: Foundation & Structure	41
13: Roof Structure & Attic	42
14: Insulation	43
15: Infrared Thermal Imaging	44
16: Checklist	45
Standard of Practice	46

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

How to read this report:

The defects within the report are organized into three categories. They are Minor Concern (**in blue**), Moderate Concern (**in orange**), and Major Concern (**in red**). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. **Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP.** All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Minor Concern: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Moderate Concern: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

Major Concern: Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the Inspector's professional judgment and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

Limitations: In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

SUMMARY

17

MINOR CONCERN

10

MODERATE CONCERN

- ⌚ 3.1.1 Exterior - Siding, Flashing & Trim: Moisture Intrusion Opportunity
- ⌚ 3.1.2 Exterior - Siding, Flashing & Trim: Paint & Caulking - Poor Condition
- 🔧 3.1.3 Exterior - Siding, Flashing & Trim: Trim - Loose
- ⌚ 3.1.4 Exterior - Siding, Flashing & Trim: Siding - Damage
- ⌚ 3.1.5 Exterior - Siding, Flashing & Trim: Siding - Missing
- ⌚ 3.1.6 Exterior - Siding, Flashing & Trim: Siding - Loose
- 🔧 3.2.1 Exterior - Vinyl Siding: Paint/Caulking - In Need of Repair
- 🔧 3.2.2 Exterior - Vinyl Siding: Vinyl Siding - Bowing
- 🔧 3.4.1 Exterior - Exterior Doors: Repair/Replace Weatherstripping
- 🔧 3.4.2 Exterior - Exterior Doors: Weathered Paint/Finish
- 🔧 3.6.1 Exterior - Sidewalks, Patios, Porches, & Driveways : Concrete - Cracking Minor
- ⌚ 3.7.1 Exterior - Deck: Ledger Board - Nailed
- ⌚ 3.9.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Erosion
- ⌚ 4.4.1 Roof Coverings & Drainage - Gutters: No Gutters
- 🔧 5.5.1 Garage - Garage Door: Repair Weatherstripping/Seal
- 🔧 7.1.1 Doors, Windows & Interior - Doors: Door - Sticks
- 🔧 7.3.1 Doors, Windows & Interior - Floors: Carpet - Repair Needed
- 🔧 7.7.1 Doors, Windows & Interior - Countertops & Cabinets: Countertop - Maintain Caulking
- 🔧 9.5.1 Plumbing - Fixtures: Bathroom Sink - Drain Assembly Not Functioning Properly
- 🔧 9.5.2 Plumbing - Fixtures: Sink - Damage
- ⌚ 9.5.3 Plumbing - Fixtures: Water - Too hot
- 🔧 10.1.1 Heating - High Efficiency Furnace: Clean and Service - No Recent Services on Log
- 🔧 11.1.1 Cooling - Air Conditioning: Clean and Service - No Recent Services on Log
- ⌚ 11.1.2 Cooling - Air Conditioning: Condenser - Not Level
- 🔧 11.1.3 Cooling - Air Conditioning: Line Set - Repair/Replace Insulation
- 🔧 12.1.1 Foundation & Structure - Foundation: Foundation Crack - Minor
- 🔧 15.1.1 Infrared Thermal Imaging - General: Air Leak

1: INSPECTION DETAILS

Information

Type of Inspection

Pre-Purchase

Style of Home

Multi-Level

In Attendance

None

Occupancy

Vacant, Unfurnished

Utilities

Water, Gas, Electric

Weather

Cloudy



2: FOR YOUR INFORMATION

Information

Orientation: Pictures of the Exterior

The following pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the Inspector states that there was a defect with a window on the West exterior, this section can be used to view a picture of the West exterior wall.

Orientation: North Exterior



Orientation: South Exterior



Orientation: East Exterior



Orientation: West Exterior



Electrical - Main Disconnect: Location

Basement, Bedroom

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



Gas - Main Shut Off Valve: Location

At The Regulator

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, I recommend contacting the local utility company and evacuating the home until they evaluate the smell.



Water - Main Shut Off Valve: Location

Basement, Understairs Storage Closet

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



3: EXTERIOR

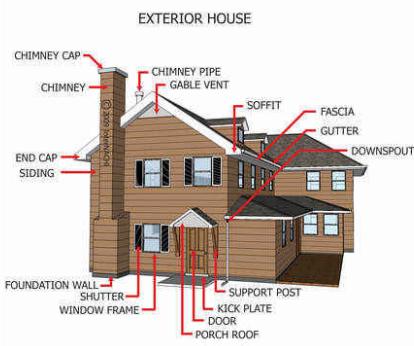
Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Inspection Method

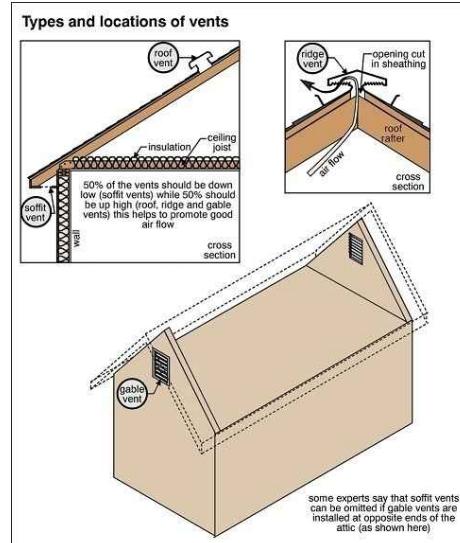
Ladder, Ground



Ventilation & Exhaust :

Ventilation Type

Ridge Vents, Soffit Vents



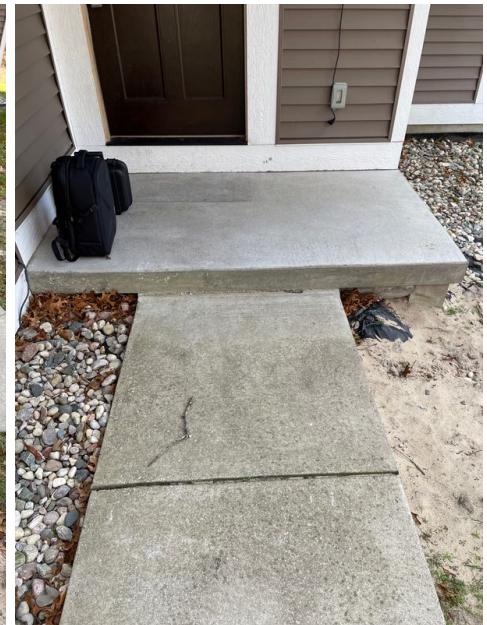
Ventilation & Exhaust : Bathroom Ventilation

Exhaust Fan

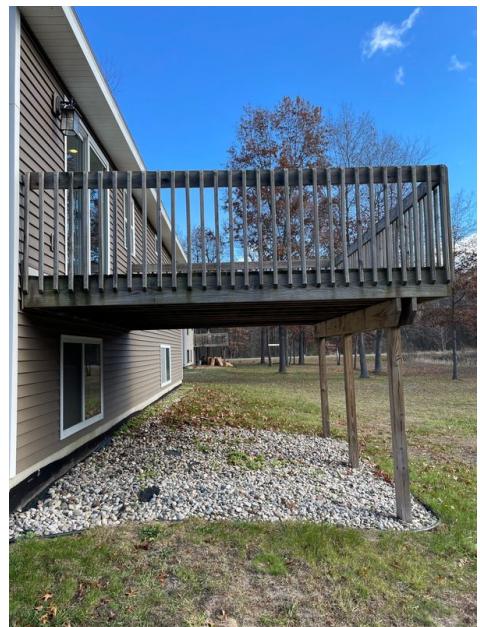
Ventilation & Exhaust : Dryer Vent Termination

On the Exterior Wall

The photo(s) noted here show where the dryer vent exhausts, which can be helpful for cleaning and maintenance.

Sidewalks, Patios, Porches, & Driveways : Photos of Concrete Surfaces

Deck: Pictures of Decks



Deck: Material

Wood

Recommendations

3.1.1 Siding, Flashing & Trim

MOISTURE INTRUSION OPPORTUNITY

Recommend waterproofing and sealing around area.

Recommendation

Contact a qualified professional.

 Moderate Concern



3.1.2 Siding, Flashing & Trim

PAINT & CAULKING - POOR CONDITION

The paint and caulking on the exterior is in overall poor condition. In order to extend the life of the siding and trim, I recommend having the exterior evaluated and painted.

Recommendation

Contact a qualified painting contractor.



3.1.3 Siding, Flashing & Trim

TRIM - LOOSE

Areas of the siding have trim that is loose and not properly secured. I recommend having the areas evaluated and the trim re-secured.

Recommendation

Contact a qualified siding specialist.



3.1.4 Siding, Flashing & Trim

SIDING - DAMAGE

Areas of the siding have damage. In order to prevent moisture intrusion, I recommend having the siding evaluated and repaired/replaced as necessary.

Recommendation

Contact a qualified siding specialist.





3.1.5 Siding, Flashing & Trim

SIDING - MISSING Moderate Concern

Areas of the siding are missing pieces. In order to prevent moisture intrusion, I recommend having the siding evaluated and repaired as necessary by a licensed siding contractor.

Recommendation

Contact a qualified siding specialist.



3.1.6 Siding, Flashing & Trim

SIDING - LOOSE Moderate Concern

The siding is loose in areas. I recommend having the siding evaluated and repaired as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.



3.2.1 Vinyl Siding

PAINT/CAULKING - IN NEED OF REPAIR

The paint and caulking on the exterior is in need of repairs. In order to prevent moisture intrusion and to extend the life of the siding and trim, I recommend having the gaps, holes, pipes, conduit, etc. properly sealed around. I recommend having the exterior evaluated and addressed as necessary.

Recommendation

Contact a qualified painting contractor.



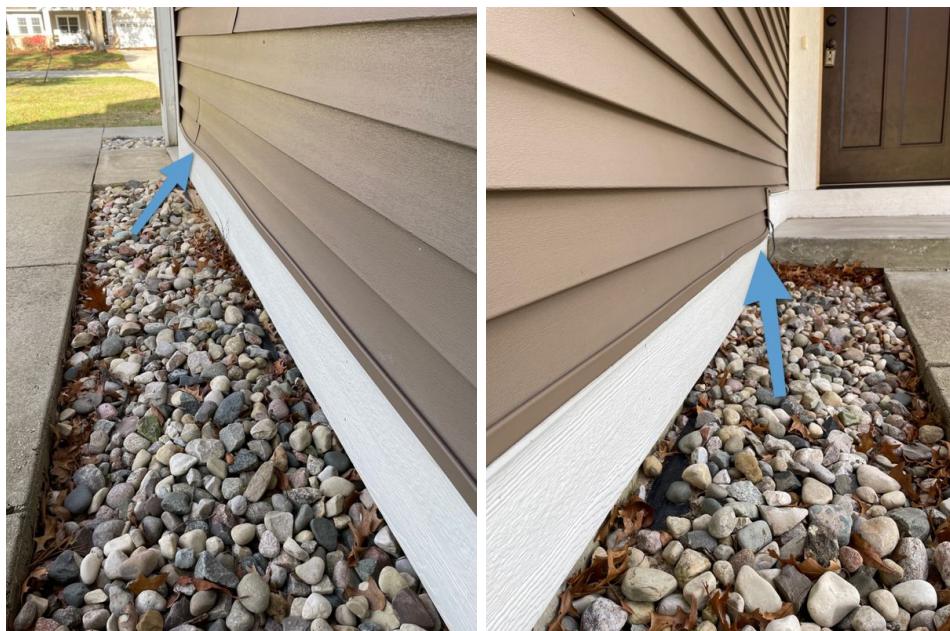
3.2.2 Vinyl Siding

VINYL SIDING - BOWING

Areas of the vinyl siding are bowed. I recommend having the siding evaluated and repaired as necessary.

Recommendation

Contact a qualified siding specialist.



3.4.1 Exterior Doors

REPAIR/REPLACE WEATHERSTRIPPING



The weatherstripping on the exterior door(s) is in need of repair. In order to prevent energy loss, I recommend having it evaluated and repaired or replaced as necessary.

Recommendation

Contact a qualified professional.



3.4.2 Exterior Doors

**WEATHERED PAINT/FINISH**

The paint/finish on the exterior door(s)/trim is weathered.

Recommendation

Contact a qualified painting contractor.



3.6.1 Sidewalks, Patios, Porches, & Driveways

**CONCRETE - CRACKING MINOR**

Cracking was observed in areas of the concrete. In order to prevent the cracking from getting worse, I recommend having the cracks properly sealed.

Recommendation

Contact a qualified handyman.



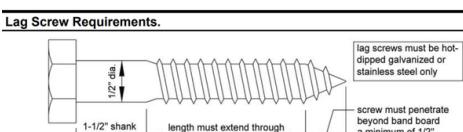
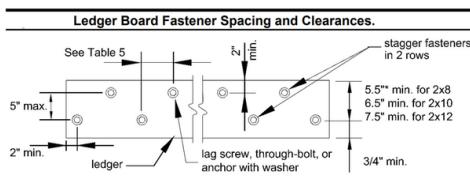
3.7.1 Deck

**LEDGER BOARD - NAILED**

The ledger board is not properly secured to the home. Nails were observed fastening it to the home, but the proper lag screws were not present.

Recommendation

Contact a qualified deck contractor.



3.9.1 Vegetation, Grading, Drainage & Retaining Walls

- Moderate Concern

EROSION

Areas of the landscaping have erosion present. I recommend having this evaluated and addressed as necessary.

Recommendation

Contact a qualified landscaping contractor



4: ROOF COVERINGS & DRAINAGE

Information

General: Descriptions:

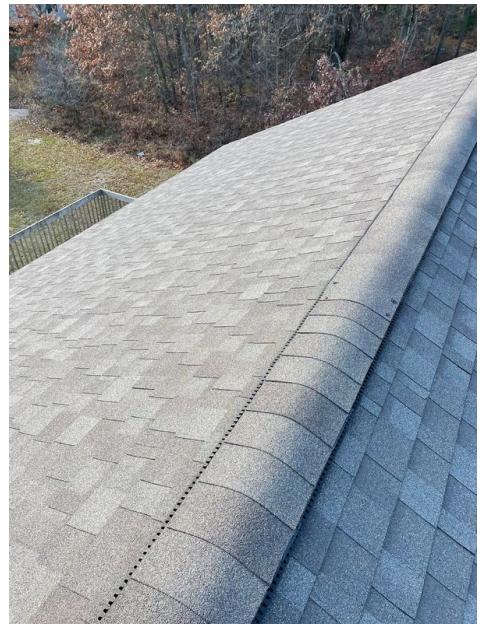
The materials, styles and components present and observable are described as follows:

General: Inspection Method

Ladder, Ground, Roof

General: Roof Type / Style

Combination

Coverings: Pictures of the Roof

Coverings: Material

Asphalt Architectural Shingles

Recommendations

4.4.1 Gutters

NO GUTTERS

There are no gutters installed. In order to prevent water near the foundation, which can cause structural/foundation damage, I recommend having gutters installed.

Recommendation

Contact a qualified gutter contractor



Moderate Concern

5: GARAGE

Information

General: Descriptions:

The materials, styles and components present and observable are described as follows:

Floor: Material

Concrete

Garage Door: Material

Aluminum

Garage Door: Insulation

Non-Insulated

Garage Door: Method of Operation

Automatic Garage Door Opener

Garage Door Opener and Safety: Photo Eye Safety Feature

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.

Garage Door Opener and Safety: Auto Reverse Safety Feature

The garage door opener(s) are equipped with a safety feature known as Auto Reverse. If resistance is placed on the bottom of the garage door while coming down, the door automatically reverses and goes back up. This feature was tested, any defects are noted below.

Recommendations

5.5.1 Garage Door



REPAIR WEATHERSTRIPPING/SEAL

The rubber seal around the garage door and/or at the bottom of the garage door is in need of repair. In order to prevent energy loss or moisture intrusion, I recommend having the seals repaired or replaced.

Recommendation

Contact a qualified handyman.



6: BUILT-IN APPLIANCES

Information

Dishwasher: Dishwasher

When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.



Refrigerator: Refrigerator

The refrigerator was visually inspected and a temperature was taken inside the refrigerator and freezer to ensure that they were cooling properly. Any ice/water dispensers present were tested. Any defects are noted below.



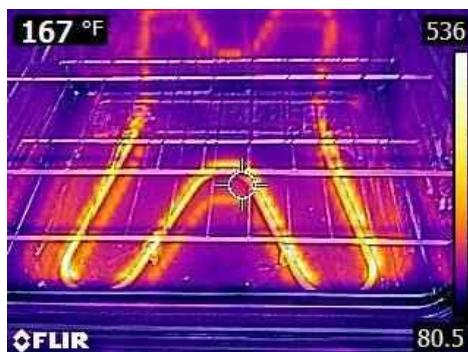
Garbage Disposal: Garbage Disposal

The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.



Range/Oven Combination: Range/Oven Combination

The range/oven was visually inspected and each burner/element was checked to ensure they were heating. Any defects are noted below.



Range/Oven Combination:

Range/Oven Energy Source

Electric

Microwave w/ Exhaust: Microwave w/ Exhaust

The microwave was visually inspected and tested to ensure that microwaves were actually being emitted inside. The exhaust fan was tested as well as the light. Any defects are noted below.

**Microwave w/ Exhaust: Venting****Method**

Recirculate

7: DOORS, WINDOWS & INTERIOR

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Windows: Material

Vinyl

Recommendations

7.1.1 Doors

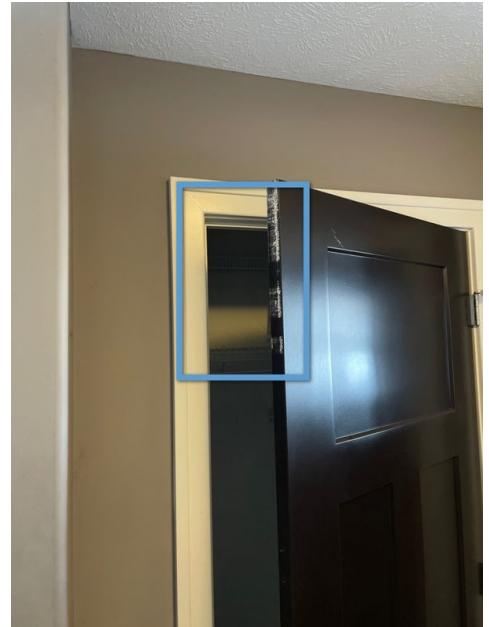


DOOR - STICKS

The interior door(s) did not open or close properly. The door rubs or sticks.

Recommendation

Contact a qualified handyman.



7.3.1 Floors



CARPET - REPAIR NEEDED

Areas of the carpet are in need of repair. I recommend having a qualified professional evaluate and make the repairs as necessary.

Recommendation

Contact a qualified flooring contractor



7.7.1 Countertops & Cabinets

COUNTERTOP - MAINTAIN CAULKING

The caulking around the countertop is in need of repair. In order to prevent moisture intrusion, I recommend having the caulking repaired.

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

Recommendation

Contact a qualified handyman.





Kitchen



Kitchen



Bathroom

8: ELECTRICAL

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Service Entrance Conductors:

Service Method

Below Ground

Service Entrance Conductors:

Conductor Material

Aluminum

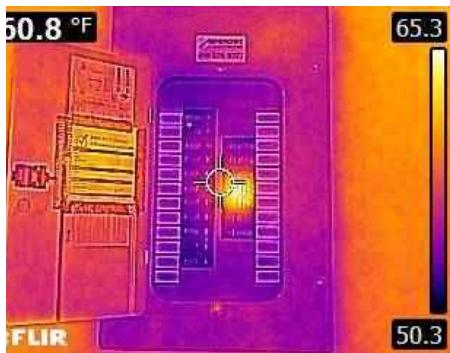
Service Entrance Conductors:

Voltage

240 Volt



Service Panel: Picture of Inside Service Panel



Service Panel: Main Panel Location

Basement, Bedroom

Service Panel: Panel Amperage 100 AMP

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper

Service Panel: Equipment in Panel Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Type of Sheathing
Non Metallic

Fixtures, Fans, Switches & Receptacles: Exterior Light Fixtures Disclaimer

Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.

Smoke & Carbon Monoxide Alarms: Smoke Detectors

The Consumer Product Safety Commission recommends all smoke and carbon dioxide detectors be replaced every 10 years. Even if the home is new or the detectors have been replaced in the last 10 years, replacement will always be recommended, especially with a previously occupied home.

It is recommended that smoke alarms be installed in every living space, and within 10 feet of living spaces to include living rooms, bedrooms, and hallways. General rule of thumb is you can never have too many.

Smoke & Carbon Monoxide Alarms: Carbon Monoxide Detectors

The Consumer Product Safety Commission recommends all smoke and carbon dioxide detectors be replaced every 10 years. Even if the home is new or the detectors have been replaced in the last 10 years, replacement will always be recommended, especially with a previously occupied home. Carbon dioxide detectors should be installed be in dwelling units which have fuel-fired appliances and/or have an attached garage. They must be located in the immediate vicinity of the bedrooms; in areas of the dwelling that are adjacent to an attached garage; and in areas adjacent to a fuel-burning appliance.

9: PLUMBING

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Source of Water Supply

Public

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply: Water Supply

Material

Pex

Water Supply: Distribution

Material

Pex

Water Supply: Water Pressure

The water pressure was measured with a pressure gauge at an exterior faucet. I recommend the water pressure be between 40 psi and 80 psi. Any concerns with the pressure are noted below.

Direct Vent Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure that no leaks, rust, or corrosion were present. Direct vent water heaters have specific requirements and standards from their manufacturer that are specific to each model, therefore this inspection is limited. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.

Any defects are noted below.

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



**Direct Vent Water Heater:
Manufacturer**

Lochinvar

**Direct Vent Water Heater:
Location**

Basement

**Direct Vent Water Heater:
Capacity**

40 Gallon

Direct Vent Water Heater:**Approximate Age**

7 Years Old

Direct Vent Water Heater: Power**Source/Type**

Gas

Recommendations

9.5.1 Fixtures

BATHROOM SINK - DRAIN ASSEMBLY NOT FUNCTIONING PROPERLY

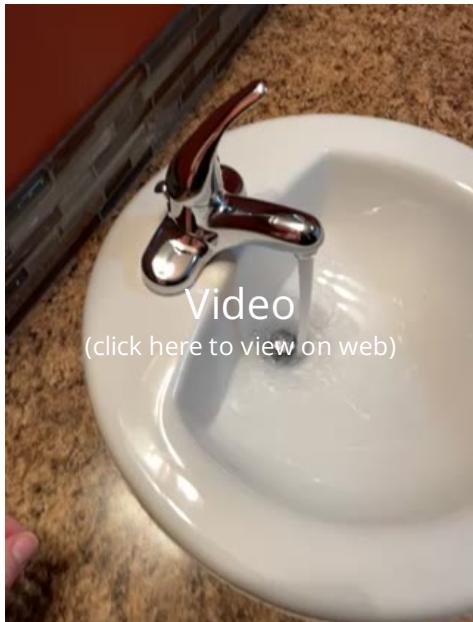
The sink's drain assembly was not functioning properly and is in need of repair. I recommend having it evaluated and repaired as necessary.

Recommendation

Contact a qualified plumbing contractor.



Minor Concern



Here's an example of what I mean by a "pop-up" style drain.

9.5.2 Fixtures

**SINK - DAMAGE**

The sink is damaged. I recommend having it evaluated and repaired/replaced as necessary by a licensed contractor.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

9.5.3 Fixtures

WATER - TOO HOT

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this.

Recommendation

Contact a qualified professional.



Moderate Concern



10: HEATING

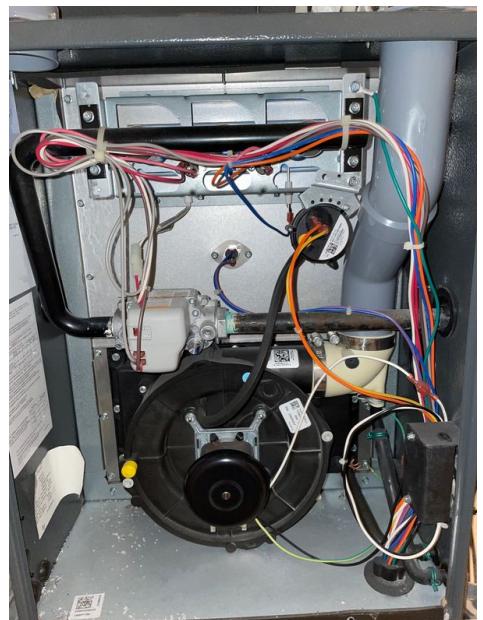
Information

High Efficiency Furnace: Furnace

The heating system for the home was visually inspected and tested including the following:

- o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system. (This test is only done if the outside temperature is below 65 degrees)*
- o Opening readily accessible panels to visually inspect the system.*
- o Inspecting the venting system, flues and chimneys, where present.*

Any defects are noted below.



High Efficiency Furnace: Descriptions:

The materials, styles and components present and observable are described as follows:

High Efficiency Furnace: Brand
Goodman

High Efficiency Furnace:
Approximate Age
8 Years Old

High Efficiency Furnace:
Combustion Air
Sealed Combustion Directly from
Outside

High Efficiency Furnace:
Ductwork
Non-insulated

High Efficiency Furnace: Energy
Source
Natural Gas

High Efficiency Furnace: Furnace Filter Location

This shows the location of the homes furnace filter, and how to access it for routine filter changes.



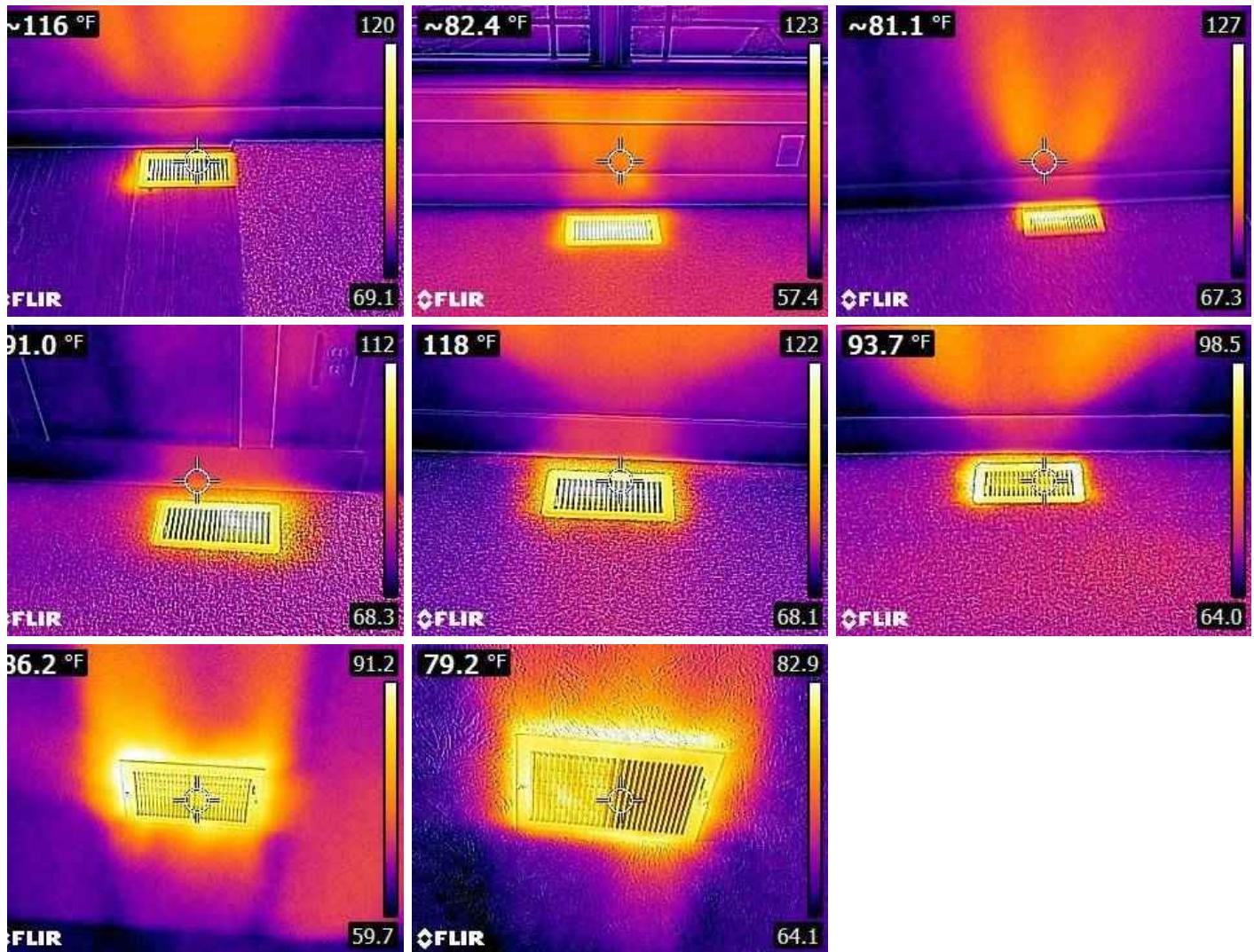
High Efficiency Furnace:
Thermostat Location
Main Floor, Hallway

High Efficiency Furnace: Carbon
Monoxide Tester Picture



HVAC Supply Registers: HVAC Supply Pictures

Heated air supply was present at the supply register(s) as seen with thermal imaging. CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



Recommendations

10.1.1 High Efficiency Furnace

CLEAN AND SERVICE - NO RECENT SERVICES ON LOG

The furnace does not have a recent service written on a service log. When HVAC equipment is serviced, it is typically written on a log by the technician to keep record that it was serviced. I did not see any record that it was serviced recently, therefore I recommend having the furnace cleaned and serviced, followed by annually.



Recommendation

Contact a qualified HVAC professional.

11: COOLING

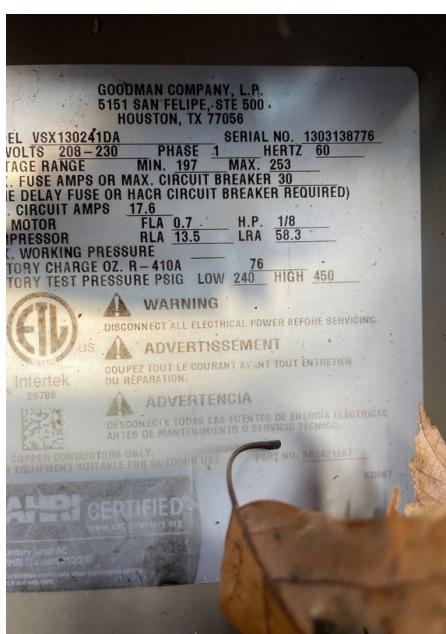
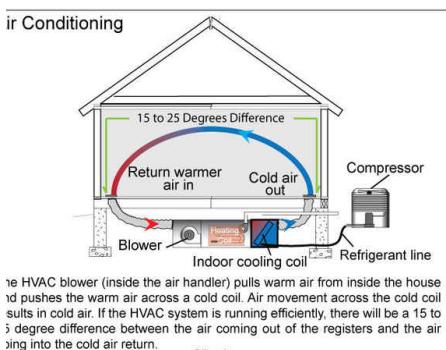
Information

Air Conditioning: Air Conditioning

The cooling system for the home was visually inspected and tested (unless limitations are listed) with testing including the following:

- o Turning on the system at the operating control and ensuring the system operated properly. (This test is only done if the outside temperature is above 65 degrees)
- o Inspecting the exterior compressor and coil, where present.

Any defects are noted below.



Air Conditioning: Descriptions:

The materials, styles and components present and observable are described as follows:

Air Conditioning: Location

Exterior East

Air Conditioning: Brand

Goodman

Air Conditioning: Approximate Age

8 Years Old

Air Conditioning: Energy Source

Electric

Air Conditioning: Max Fuse or Circuit Breaker

30A

Limitations

General**UNABLE TO INSPECT - DUE TO TEMPERATURE**

In order to test the air conditioning, the outside temperature must be above 65 degrees for a full 24 hours prior. Due to the temperature prior to the inspection, the air conditioning was not tested.

Recommendations

11.1.1 Air Conditioning

CLEAN AND SERVICE - NO RECENT SERVICES ON LOG

Minor Concern

The AC does not have a recent service written on a service log. When HVAC equipment is serviced, it is typically written on a log by the technician to keep record that it was serviced. I did not see any record that it was serviced recently, therefore I recommend having the air conditioning cleaned and serviced, followed by annually.

Recommendation

Contact a qualified HVAC professional.

11.1.2 Air Conditioning

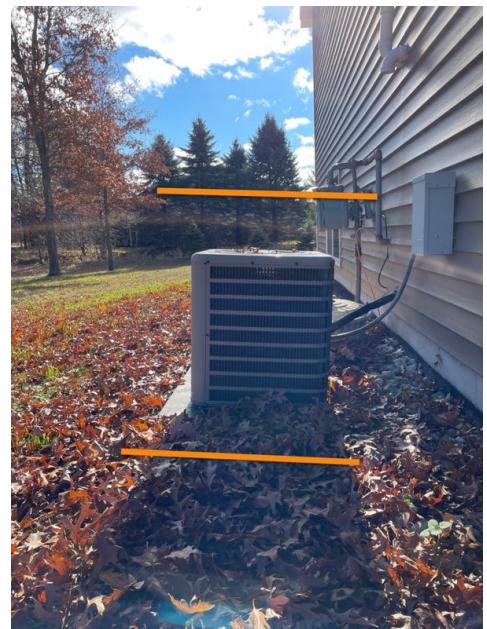
CONDENSER - NOT LEVEL

Moderate Concern

The air conditioner condenser is not level. If the unit isn't level, then the oil level inside the compressor won't be level either. This can lead to one side of the compressor's motor not being properly lubricated. In order to prevent a shortened lifespan of the AC components, I recommend having the AC evaluated and the condenser corrected by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



11.1.3 Air Conditioning

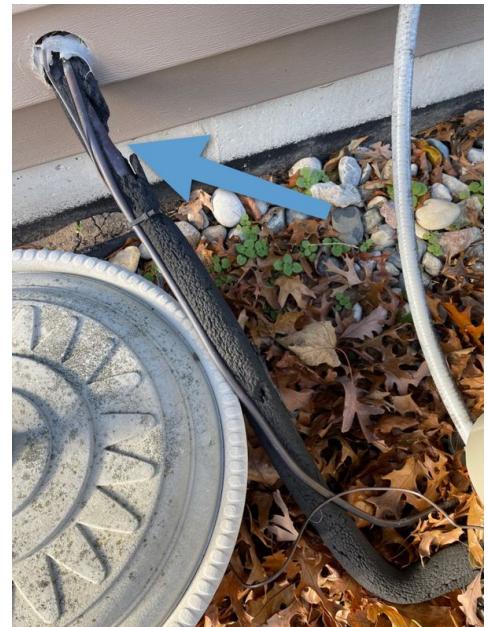
LINE SET - REPAIR/REPLACE INSULATION

Minor Concern

The insulation on the suction line for the air conditioning is in need of repair. Insulating the suction line (larger pipe) is done for two reasons. First, it prevents condensation forming on the pipe. Condensation could drip from the pipe and cause moisture damage to the home. Also, the suction and liquid lines should not touch or come in contact with one another. The warm liquid line would transfer heat to the cooler suction line. The warmer the refrigerant is, the harder the compressor and condenser have to work. Minimizing the temperature of the refrigerant in the suction line, helps the condensing unit work more effectively. I recommend having the insulation repaired/replaced.

Recommendation

Contact a qualified HVAC professional.



12: FOUNDATION & STRUCTURE

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Finished Basement Walls Disclaimer

Areas of the basement were finished at the time of the inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

Insulated Walls Disclaimer

Areas of the foundation walls were insulated at the time of the inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

Foundation: Style

Basement

Foundation: Material

Concrete

Foundation: Location of Crawl Space Entrance

NA

Floor Structure: Joist/Support Material

Engineered Floor Trusses

Floor Structure: Post Material

Inaccessible

Floor Structure: Sub-floor

OSB

Floor Structure:

Basement/Crawlspace Floor

Concrete

Recommendations

12.1.1 Foundation

FOUNDATION CRACK - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and settling occurs.

Recommendation

Contact a foundation contractor.



13: ROOF STRUCTURE & ATTIC

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Roof Structure & Attic: Pictures of Attic



Roof Structure & Attic: Decking

Material

OSB

14: INSULATION

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Attic Insulation: Insulation Type	Attic Insulation: Average Depth of Crawlspace / Basement Wall
Loose-fill Cellulose	Insulation
	12"-14"

Insulation: Insulation Type
Cellulose

Flooring Insulation: Insulation

Type

None

15: INFRARED THERMAL IMAGING

Information

General: Thermal Imaging Pictures

An infrared camera can identify moisture intrusion, energy loss, and unexpected hot spots. Energy loss can include heat loss and air infiltration in walls, ceilings, floors, windows and doors. Moisture intrusion can include plumbing leaks, hidden roof leaks, missing, damaged and wet insulation. Hot spots can include circuit breakers in need of immediate replacement, overloaded circuits and overheated electrical components.

Recommendations

15.1.1 General

AIR LEAK



Air leakage occurs when outside air enters and conditioned air leaves your house uncontrollably through cracks and openings. Reducing the amount of air that leaks in and out of your home is a cost-effective way to cut heating and cooling costs.

Recommendation

Contact a handyman or DIY project



16: CHECKLIST

Information

General: Final Checklist

It is our goal to treat every home with respect and leave them in the same condition as when we arrived. The following are steps that were taken as part of our final checklist in order to ensure that everything was reset to its original position/condition.

General: All Accessible GFCI Receptacles Were Reset

General: All Gates Were Closed on The Fence

General: Dishwasher Was Finished and Checked for Leaks

General: Oven/Range/Cooktops Turned Off

General: Thermostat Was Reset to Original Position

STANDARDS OF PRACTICE

Inspection Details

1. Definitions and Scope
2. Limitations, Exceptions & Exclusions
3. Standards of Practice
 - 3.1. Roof
 - 3.2. Exterior
 - 3.3. Basement, Foundation, Crawlspace & Structure
 - 3.4. Heating
 - 3.5. Cooling
 - 3.6. Plumbing
 - 3.7. Electrical
 - 3.8. Fireplace
 - 3.9. Attic, Insulation & Ventilation
 - 3.10. Doors, Windows & Interior
4. Glossary of Terms

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
 2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.
- 1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- 1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. 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:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

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

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.

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15. inspect drainfields or dry wells.
 16. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

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9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.

6. open sealed plumbing access panels.
 7. inspect clothes washing machines or their connections.
 8. operate any valve.
 9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
 10. 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.
 11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
 12. determine whether there are sufficient cleanouts for effective cleaning of drains.
 13. evaluate fuel storage tanks or supply systems.
 14. inspect wastewater treatment systems.
 15. inspect water treatment systems or water filters.
 16. inspect water storage tanks, pressure pumps, or bladder tanks.
 17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
 18. evaluate or determine the adequacy of combustion air.
 19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
 20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
 21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.

12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

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

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

component: A permanently installed or attached fixture, element or part of a system.

condition: The visible and conspicuous state of being of an object.

correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawl space: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

decorative: Ornamental; not required for the operation of essential systems or components of a home.

describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

determine: To arrive at an opinion or conclusion pursuant to examination.

dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

enter: To go into an area to observe visible components.

evaluate: To assess the systems, structures and/or components of a property.

evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

examine: To visually look (see inspect).

foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: See "home inspection."

home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.

Exterior

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

Roof Coverings & Drainage

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.

Built-In Appliances

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

Doors, Windows & 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, steam generating 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.

Electrical

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 disconnects 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 time controlled 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.

Plumbing

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

Heating

I. The inspector shall inspect: the heating system, using normal operating controls. II. The inspector shall describe: the location of the thermostat for the heating system; the energy source; and the heating method. III. The inspector shall report as in need of correction: any heating system that did not operate; and if the heating system was deemed inaccessible. IV. The inspector is not required to: inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. inspect fuel tanks or underground or concealed fuel supply systems. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. light or ignite pilot flames. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. override electronic thermostats. evaluate fuel quality. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling

I. The inspector shall inspect: the cooling system, using normal operating controls. II. The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method. III. The inspector shall report as in need of correction: any cooling system that did not operate; and if the cooling system was deemed inaccessible. IV. The inspector is not required to: determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. inspect portable window units, through-wall units, or electronic air filters. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. examine electrical current, coolant fluids or gases, or coolant leakage.

Foundation & Structure

I. The inspector shall inspect: the foundation; the basement; the crawlspace; and structural components. II. The inspector shall describe: the type of foundation; and the location of the access to the under-floor space. III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil; observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and 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: enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. move stored items or debris. operate sump pumps with inaccessible floats. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. provide any engineering or architectural service. report on the adequacy of any structural system or component.

Roof Structure & Attic

I. The inspector shall inspect: insulation in unfinished spaces, including attics, crawlspaces and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: the type of insulation observed; and 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: the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: 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. move, touch or disturb insulation. move, touch or disturb vapor retarders. break or otherwise damage the surface finish or weather seal on or around access panels or covers. identify the composition or R-value of insulation material. activate thermostatically operated fans. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. determine the adequacy of ventilation.

Insulation

I. The inspector shall inspect: insulation in unfinished spaces, including attics, crawlspaces and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: the type of insulation observed; and 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: the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: 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. move, touch or disturb insulation. move, touch or disturb vapor retarders. break or otherwise damage the surface finish or weather seal on or around access panels or covers. identify the composition or R-value of insulation material. activate thermostatically operated fans. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. determine the adequacy of ventilation.