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TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name
12/07/2020 9:00AM



Inspector
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TF Home Inspection

SUMMARY

- 🔧 2.2.1 Interior - Walls: Areas in need of patching/painting
- 🔧 2.5.1 Interior - Windows (representative number): Damaged
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- 🔧 6.4.1 Built-In Appliances - Built-in Microwave: Light Inoperable

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Listing Agent

Occupancy

Vacant

Services

Condo Inspection

Type of Building

Attached, Condominium / Townhouse, Multi-Family

Home Faces

Southeast

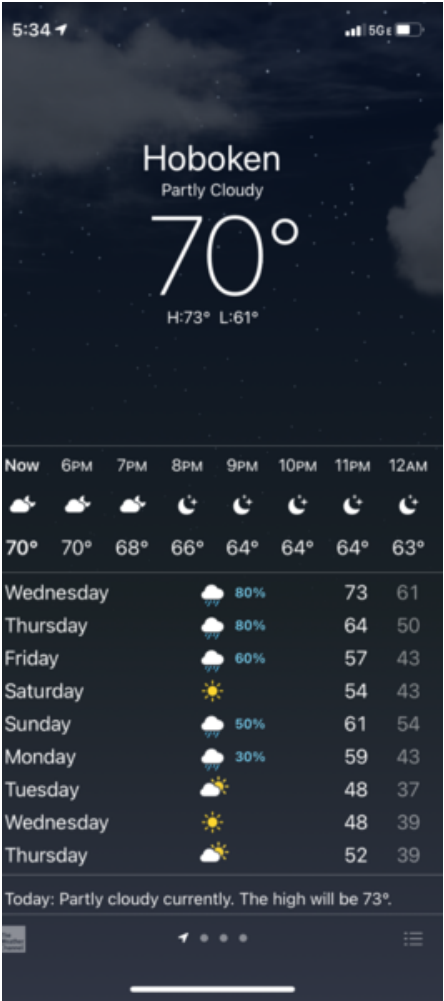
Temperature (approximate)

70 Fahrenheit (F)



Weather Conditions

Cloudy



New Or Recently Remodeled Homes

The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Some amount of settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage. Overall performance of the building exterior has not yet been tested by a wide variety of weather conditions.

Limitations

General

HOA

My home inspection was limited to the units responsibilities due to the Homeowners Association. The HOA is responsible for the structure, exterior, roof, and other associated components, and thus were not a part of my inspection. My inspection was limited to the specific unit being purchased, and the units utilities that were accessible at the time of the inspection.

General

PERMITS

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

2: INTERIOR

		IN	NI	NP	D
2.1	Ceilings	X			
2.2	Walls	X			X
2.3	Floors	X			
2.4	Steps, Stairways & Railings			X	
2.5	Windows (representative number)	X			X
2.6	Doors (representative number)	X			X
2.7	Venting Systems (Kitchen, Baths & Laundry)	X			
2.8	Countertops & Cabinets (representative number)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Ceilings: Ceiling Material

Gypsum Board

Walls: Wall Material

Brick, Gypsum Board

Floors: Floor Coverings

Hardwood, Tile

**Steps, Stairways & Railings:
Reminder**

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

**Windows (representative
number): Window Manufacturer**

Unknown

**Windows (representative
number): Window Type**

Double-hung

**Doors (representative number):
Material**

Hollow-Core

**Countertops & Cabinets
(representative number):
Cabinetry**

Wood

**Countertops & Cabinets
(representative number):
Countertop Material**

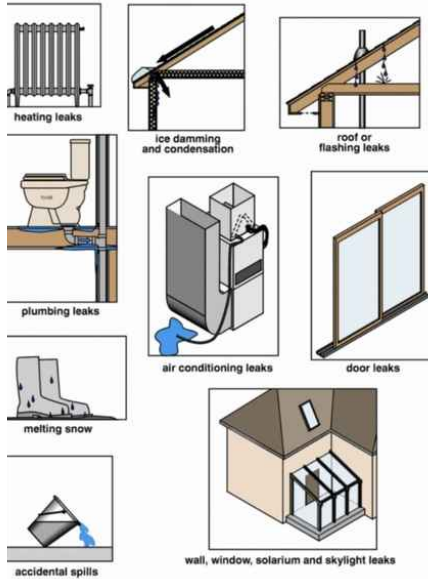
Granite

Maintenance

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

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

Sources of interior water damage



Windows (representative number): Maintenance Caulking

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

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 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

2.2.1 Walls

AREAS IN NEED OF PATCHING/PAINTING



There were areas on the walls noted in the home in need of painting/patching. This is a cosmetic issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified carpenter.



2.5.1 Windows (representative number)

DAMAGED



Repair and Replace

One or more windows appears to have general damage and an opening component was loose and disconnected. A qualified licensed professional should clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



2.6.1 Doors (representative number)

DOOR CONTACTS GROUND

The closet doors when swung open makes contact with the ground. This is in need of adjustment, and has scraped the floor. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified carpenter.



Repair and Replace



2.8.1 Countertops & Cabinets (representative number)

CABINET HINGE LOOSE

One or more cabinet hinges were loose at the time of the inspection. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified carpenter.



Repair and Replace



3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	Water Supply, Distribution Systems & Fixtures	X			
3.2	Drain, Waste, & Vent Systems	X			
3.3	Hot Water Systems, Controls, Flues & Vents		X		
3.4	Fuel Storage & Distribution Systems	X			
3.5	Bathroom Toilets	X			
3.6	Hydromassage Bathtub	X			
3.7	Sinks, Tubs & Showers	X			
3.8	Sump Pump	X			X

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

Information

Water Source
Public

Filters
None

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

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

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

Hot Water Systems, Controls, Flues & Vents: Location
Utility Closet

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter, Utility Closet
The main fuel shut off is at gas meter.



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

The main shut off is in the main hallway utility closet to the right of the boiler, but is owned and operated by the HOA. This is for your information.

Fuel Storage & Distribution Systems: Oil Tank Sweep Recommended

Due to the age/location of the home, it is recommended that a qualified licensed professional perform an oil tank sweep on the property to ensure there are no abandoned underground storage tanks on the property.

Bathroom Toilets: Toilets Operational

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

Hydromassage Bathtub: Tub Filled and Turned On

I filled the tub and turned on the jets.

**Sinks, Tubs & Showers: Homeowner's Responsibility**

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

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

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

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

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

Sump Pump: Operational

The sump pump was operational at the time of inspection.



Limitations

General

HOA LIMITATION

The Homeowners Association is responsible for all water and fuel supply systems. My inspection only covered the interior of the condominium, which covered all fixtures, showers, toilets, tubs, sinks and related direct piping within the condominium's interior.

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 drainage piping cannot be inspected.

Deficiencies

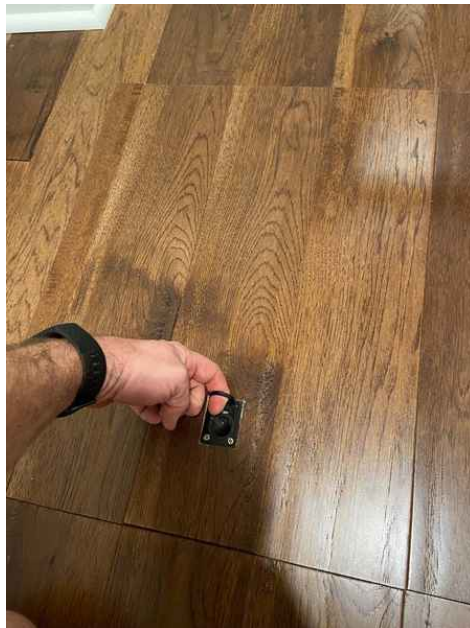
3.8.1 Sump Pump

SUMP PUMP CAP UNABLE TO BE LIFTED**Safety Hazard**

The cap over the sump pump was stuck and unable to be pulled open. This is also a trip hazard due to the unevenness of how the door sits along the floor. A qualified licensed professional should repair and replace so the door sits flush.

Recommendation

Contact a qualified professional.



4: ELECTRICAL SYSTEM

		IN	NI	NP	D
4.1	Service Entrance Conductors		X		
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
4.3	Branch Wiring Circuits, Breakers & Fuses	X			
4.4	Lighting Fixtures, Switches, Wiring & Receptacles	X			X
4.5	GFCI & AFCI	X			X
4.6	Smoke Detectors		X		
4.7	Carbon Monoxide Detectors		X		

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

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Murray

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible, Romex



Carbon Monoxide Detectors: Recommend

We also recommend a carbon monoxide detector for personal safety.

Information

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Building Main Shut Off 200 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Unit Main Shut Off 60 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Unit Sub Panel Location

Kitchen



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

Circuit Breaker



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

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

GFCI & AFCI: Consideration

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

GFCI & AFCI: Exterior Outlets Inspected

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

GFCI & AFCI: GFCI-Protection Tested

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

Smoke Detectors: Information

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

Smoke Detectors: Test Before Moving In

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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


Service Entrance Conductors

HOA

HOA responsibility for outside services and utilities.

Deficiencies

4.2.1 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

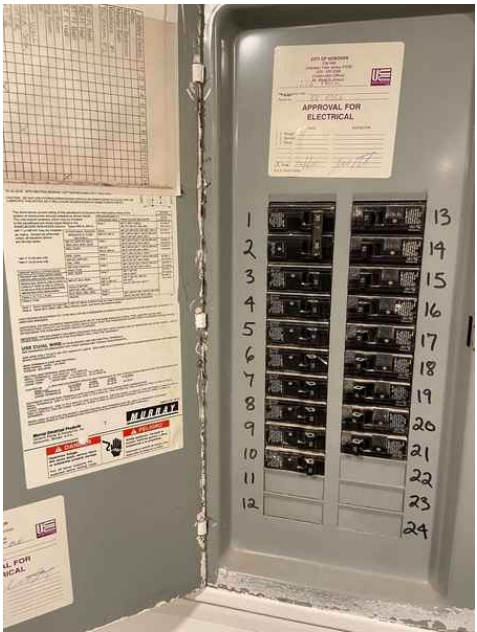
 Repair and Replace

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. This is done to identify which breakers are responsible for the homes electrical power sources. A qualified licensed electrician should identify and map out locations on the panel clearly.

Recommendation

Contact a qualified electrical contractor.



4.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

**LOOSE RECEPTACLE**

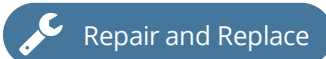
A receptacle in the rear left bedroom was observed to be loose and not secured. This is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



4.4.2 Lighting Fixtures, Switches, Wiring & Receptacles

**NO POWER AT RECEPTACLE**

There was no power noted at all 4 receptacles at the kitchen peninsula. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.





4.4.3 Lighting Fixtures, Switches, Wiring & Receptacles

RECEPTACLES PAINTED OVER



Repair and Replace

Electrical receptacles are painted over and unable to be tested/used at the time of inspection. This is a maintenance issue. A qualified licensed professional should repair and replace these receptacles as necessary.

Recommendation

Contact a qualified electrical contractor.



4.5.1 GFCI & AFCI

GFCI NOT TESTING AS FUNCTIONAL



Safety Hazard

KITCHEN

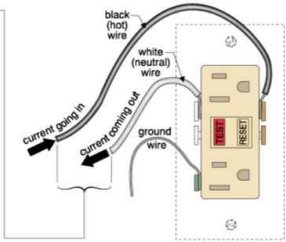
I observed a defect at the GFCI outlet. It was not testing properly. This is a safety hazard. A qualified licensed electrician should evaluate, repair and replace as necessary.

Recommendation
Contact a qualified electrical contractor.

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

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires. If there is a difference of at least 5 milliamperes, there is a current leak and the GFCI shuts off the outlet and all outlets downstream.

note:
if the GFCI is in the panel, the entire circuit will be shut down.



5: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	D
5.1	General	X			
5.2	Equipment	X			X
5.3	Normal Operating Controls	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Distribution System	X			
5.6	Presence of Installed Heat Source in Each Room	X			

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

Information

General: Number of Heat Systems
One

General: Number of Cooling Systems
One

Equipment: Cooling Equipment Energy Source
Electric

Equipment: Heating Equipment Energy Source
Natural Gas

Equipment: Heat Type
Gas-Fired Heat, Forced Air, Furnace

Normal Operating Controls: Thermostat
Digital

Distribution System: Configuration
Split

Distribution System: Ductwork
Non-insulated

Distribution System: Filter
Disposable, 14x24x1



General: Change Filter(s)

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

General: Clearances

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

General: Flue Piping

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

General: Information

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

Equipment: System

Carrier

The a/c and heating system was manufactured in 2017. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy. The condenser unit was manufactured in 2017. The serial number is (Please see image) and model number is (Please see image) and has a 8-15 year life expectancy.



Equipment: Maintenance Recommendations

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.

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

Equipment: Operational

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

Limitations

General

AIR FLOW QUALITY

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

General

LIMITATIONS AND CONSIDERATIONS

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

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

Deficiencies

5.2.1 Equipment

FILTER DAMAGED/DIRTY

Repair and Replace

The furnace filter was damaged and dirty. Recommend installing a new air filter and changing every 1-3 months. A qualified licensed HVAC professional should also evaluate the system, because running the system without a filter can damage the systems components.

Here is a DIY video on changing furnace filters.

Recommendation

Contact a qualified HVAC professional.



5.2.2 Equipment

INSULATION ON SUCTION LINE DAMAGED/MISSING

Repair and Replace

The insulation on the suction line was observed to be damaged/missing at the time of inspection.

Insulation on the 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.



6: BUILT-IN APPLIANCES

		IN	NI	NP	D
6.1	General	X			
6.2	Dishwasher	X			X
6.3	Range/Oven/Cooktop	X			X
6.4	Built-in Microwave	X			X
6.5	Exhaust Fan	X			
6.6	Refrigerator	X			
6.7	Clothes Dryer	X			
6.8	Clothes Washer	X			

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

Information

Dishwasher: Operational

The dishwasher was operational at the time of the inspection.



Range/Oven/Cooktop: Operational

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



Built-in Microwave: Operational

The microwave was operational at the time of inspection.



Refrigerator: Operational

The refrigerator was operational at the time of the inspection.

**Clothes Dryer: Dryer Power****Source**

Inaccessible

Clothes Dryer: Dryer Vent

Area Restricted

Clothes Dryer: Operational

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

**Clothes Washer: Operational**

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

**General: Information**

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

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

Exhaust Fan: Operational

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

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

6.2.1 Dishwasher

DOOR OBSTRUCTED



The door on the dishwasher was unable to be fully opened at the time of the inspection. Something was restricting the hinges of the door from fully opening. A qualified licensed professional should evaluate then repair as necessary.

Recommendation

Contact a qualified appliance repair professional.



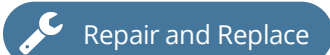
6.3.1 Range/Oven/Cooktop

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 appliance repair professional.



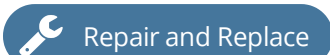
6.4.1 Built-in Microwave

LIGHT INOPERABLE

The light feature on the bottom of the microwave was inoperable. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.





STANDARDS OF PRACTICE

Interior

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

Plumbing System

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

Electrical System

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the

presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating / Central Air Conditioning

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

Built-In Appliances

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.