



# 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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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.

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**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

**21**

MINOR CONCERN

**30**

MODERATE CONCERN

**3**

MAJOR CONCERN

- ⌚ 3.1.1 Exterior - Siding, Flashing & Trim: Paint & Caulking - Poor Condition
- ⌚ 3.1.2 Exterior - Siding, Flashing & Trim: Trim - Damaged
- 🔧 3.3.1 Exterior - Ventilation & Exhaust : Dryer Vent - Insufficient Clearance
- ⌚ 3.4.1 Exterior - Exterior Doors: Glass - Damaged
- ⌚ 3.4.2 Exterior - Exterior Doors: Poor Condition
- 🔧 3.4.3 Exterior - Exterior Doors: Poor Seal
- ⌚ 3.4.4 Exterior - Exterior Doors: Sticks
- 🔧 3.4.5 Exterior - Exterior Doors: Door trim - Damage
- 🔧 3.5.1 Exterior - Windows: Window Well - Debris
- 🔧 3.5.2 Exterior - Windows: Window Well - Recommend Improvements tlmprovDrainage
- 🔧 3.6.1 Exterior - Sidewalks, Patios, Porches, & Driveways : Asphalt - Cracking (Seal)
- 🔧 3.6.2 Exterior - Sidewalks, Patios, Porches, & Driveways : Concrete - Cracking Minor
- ⌚ 3.6.3 Exterior - Sidewalks, Patios, Porches, & Driveways : Guardrails/Handrails - Rot
- ⌚ 3.8.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Improper Grading
- ⌚ 3.8.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Wood Pile Against House
- 🔧 4.2.1 Roof Coverings & Drainage - Coverings: Debris on Roof
- ⌚ 4.2.2 Roof Coverings & Drainage - Coverings: Shingles - Cracking
- ⌚ 4.2.3 Roof Coverings & Drainage - Coverings: Shingles - Damage
- ⌚ 4.2.4 Roof Coverings & Drainage - Coverings: Shingles - Exposed Nails
- ⌚ 4.3.1 Roof Coverings & Drainage - Flashings & Seals: Vent/Pipe Flashing - Damaged
- 🔧 4.4.1 Roof Coverings & Drainage - Gutters: Downspout Extension - Missing
- 🔧 5.3.1 Garage - Wall & Ceiling: Evidence of a Past Leak
- ⌚ 5.6.1 Garage - Garage Door Opener and Safety: Photocells - Adjust Height
- 🔧 7.1.1 Doors, Windows & Interior - Doors: Door - Sticks
- 🔧 7.5.1 Doors, Windows & Interior - Ceilings: Ceiling- Settlement Cracking
- 🔧 7.5.2 Doors, Windows & Interior - Ceilings: Patching - Ask Seller
- ⌚ 8.1.1 Fireplace & Chimney - Masonry Chimney: Masonry Crown - Cracking/Deteriorating
- ⌚ 8.1.2 Fireplace & Chimney - Masonry Chimney: Recommend Chimney Sweep
- ⌚ 8.1.3 Fireplace & Chimney - Masonry Chimney: Tuckpoint

- 9.1.1 Electrical - Service Entrance Conductors: Service Drop - Close Contact with Tree(s)
- 9.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Junction Box - Missing Cover
- ⚠ 9.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Wiring - End is Not Terminated Properly
- 9.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Junction Box - Improperly Secured
- 🔧 9.4.1 Electrical - Fixtures, Fans, Switches & Receptacles: Cover Plate - Missing
- 9.4.2 Electrical - Fixtures, Fans, Switches & Receptacles: Light Switch - Loose
- 9.4.3 Electrical - Fixtures, Fans, Switches & Receptacles: Receptacle - Open Ground
- 9.5.1 Electrical - GFCI & AFCI: GFCI Protection Not Installed
- 9.6.1 Electrical - Smoke & Carbon Monoxide Alarms: Smoke Alarm - Missing
- 🔧 10.1.1 Plumbing - Drain, Waste, & Vent Systems: Drain Line-Flex Material
- 🔧 10.1.2 Plumbing - Drain, Waste, & Vent Systems: Slow Drain
- 10.2.1 Plumbing - Water Supply: Water - Too Hot
- 🔧 10.5.1 Plumbing - Fixtures: Tub/Shower - Damaged
- 🔧 11.1.1 Heating - High Efficiency Furnace: Clean and Service - No Recent Services on Log
- 11.1.2 Heating - High Efficiency Furnace: Filter Rack - No Door
- 11.1.3 Heating - High Efficiency Furnace: Rust
- 🔧 12.1.1 Cooling - Air Conditioning: Clean and Service - No Recent Services on Log
- 13.1.1 Foundation & Structure - Foundation: Foundation Crack - Minor
- ⚠ 13.1.2 Foundation & Structure - Foundation: Foundation Crack - Major
- 13.1.3 Foundation & Structure - Foundation: Foundation - Tuckpoint
- 13.1.4 Foundation & Structure - Foundation: Past Structural Repairs
- 13.1.5 Foundation & Structure - Foundation: Possible Mold
- ⚠ 13.2.1 Foundation & Structure - Floor Structure: White Paint - Possible Fire Cover Up
- 🔧 15.4.1 Insulation - Exterior Wall Insulation: Fiberglass Batt - Fallen Down
- 🔧 16.1.1 Infrared Thermal Imaging - General: Missing or Inadequate Insulation

# 1: INSPECTION DETAILS

## Information

**Type of Inspection**

Pre-Purchase

**Style of Home**

Ranch

**In Attendance**

None

**Occupancy**

Furnished, Occupied

**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

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

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

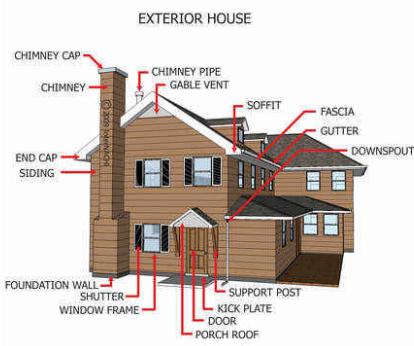
## Information

### Descriptions:

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

#### Inspection Method

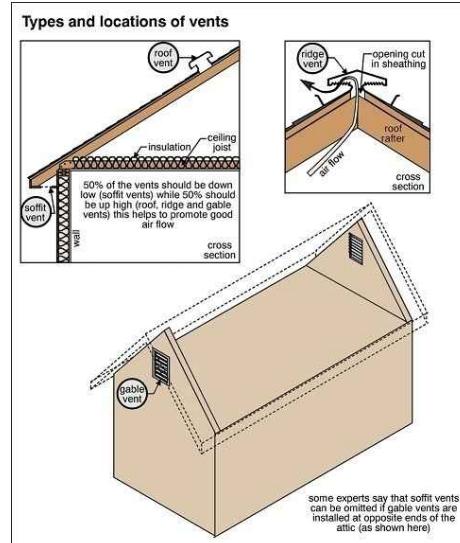
Ladder, Ground



#### 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



## Recommendations

### 3.1.1 Siding, Flashing & Trim

#### PAINT & CAULKING - POOR CONDITION

- Moderate Concern

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.



### 3.1.2 Siding, Flashing & Trim

#### TRIM - DAMAGED

- Moderate Concern

Areas of the siding trim is damaged. I recommend having the siding evaluated and repaired/replaced as necessary.

Recommendation

Contact a qualified siding specialist.



### 3.3.1 Ventilation & Exhaust

#### **DRYER VENT - INSUFFICIENT CLEARANCE**

The dryer vent termination point does not have sufficient clearance. Where the dryer vent exhausts out the side of the home, it should have sufficient clearance from the ground or any object.

Recommendation

Contact a qualified HVAC professional.



### 3.4.1 Exterior Doors

#### **GLASS - DAMAGED**

The glass on the exterior door(s) is damaged. I recommend having the door evaluated and addressed as necessary.

Recommendation

Contact a qualified door repair/installation contractor.





## 3.4.2 Exterior Doors

**POOR CONDITION**

The exterior door(s) is in poor overall condition. I recommend having the door(s) replaced.

Recommendation

Contact a qualified door repair/installation contractor.



## 3.4.3 Exterior Doors

**POOR SEAL**

The exterior door(s) has a poor seal. This can allow air and moisture intrusion. In order to prevent energy loss, I recommend having the door seal evaluated and repaired as necessary.

Recommendation

Contact a qualified door repair/installation contractor.





## 3.4.4 Exterior Doors

**STICKS**

The exterior door(s) rubs or sticks when opening and closing it. In order for the door to open and close smoothly, I recommend having it evaluated and repaired/addressed as necessary.

## Recommendation

Contact a qualified door repair/installation contractor.



## 3.4.5 Exterior Doors

**DOOR TRIM - DAMAGE**

## Recommendation

Contact a qualified professional.





## 3.5.1 Windows

**WINDOW WELL - DEBRIS**

Debris was observed in the window well(s). In order to allow water to drain properly in the well, I recommend keeping the wells clear of leaves, pine needles, trash and any other debris.

Recommendation

Recommended DIY Project



## 3.5.2 Windows

**WINDOW WELL - RECOMMEND IMPROVEMENTS TIMPROVDRAINAGE**

I recommend having the window seal repaired.

Recommendation

Contact a handyman or DIY project



## 3.6.1 Sidewalks, Patios, Porches, &amp; Driveways

**ASPHALT - CRACKING (SEAL)**

Cracking was observed in areas of the asphalt. I recommend having these cracks sealed.

## Recommendation

Contact a qualified concrete contractor.



## 3.6.2 Sidewalks, Patios, Porches, &amp; 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.



#### 3.6.3 Sidewalks, Patios, Porches, & Driveways

### **GUARDRAILS/HANDRAILS - ROT**

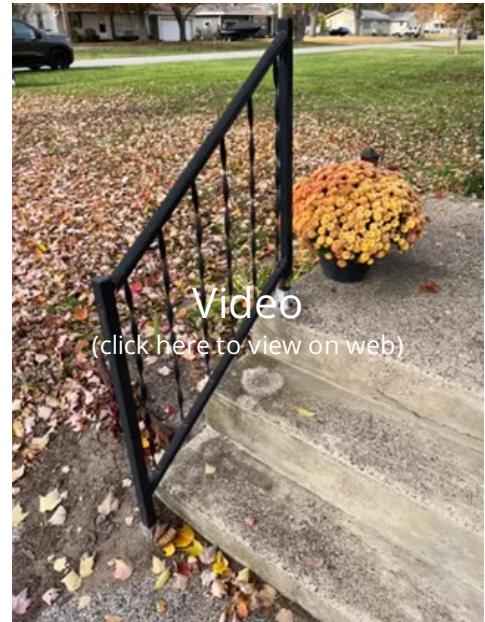
The guardrails/handrails have rot in areas. In order to prevent accidents/injuries, I recommend having this evaluated and repaired/addressed as necessary.

Recommendation

Contact a qualified professional.



Moderate Concern



#### 3.8.1 Vegetation, Grading, Drainage & Retaining Walls

### **IMPROPER GRADING**

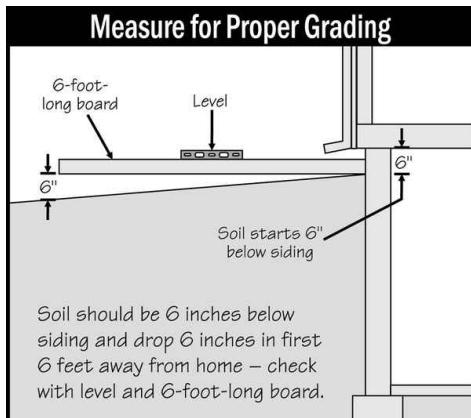
Areas of the grading are not properly sloped away from the home. In order to promote good drainage of rainwater away from the foundation, I recommend having the grading and water management improved by a qualified landscaping contractor.

Recommendation

Contact a qualified landscaping contractor



Moderate Concern



This image shows proper grading and how to measure it.



### 3.8.2 Vegetation, Grading, Drainage & Retaining Walls

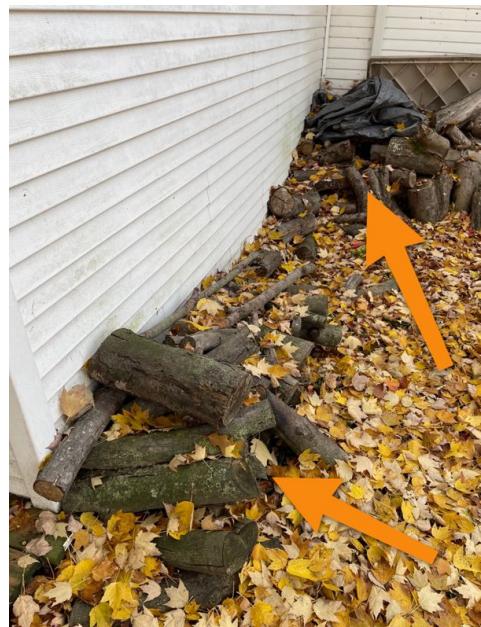
- Moderate Concern

#### WOOD PILE AGAINST HOUSE

Recommend moving the wood pile away from the house. These areas are risks to attract wood destroying insects.

Recommendation

Contact a qualified professional.



## 4: ROOF COVERINGS & DRAINAGE

### Information

#### General: Descriptions:

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

#### General: Inspection Method

Ground, Ladder, Roof

#### General: Roof Type / Style

Hip

#### Coverings: Pictures of the Roof



#### Coverings: Material

Asphalt Architectural Shingles

## Recommendations

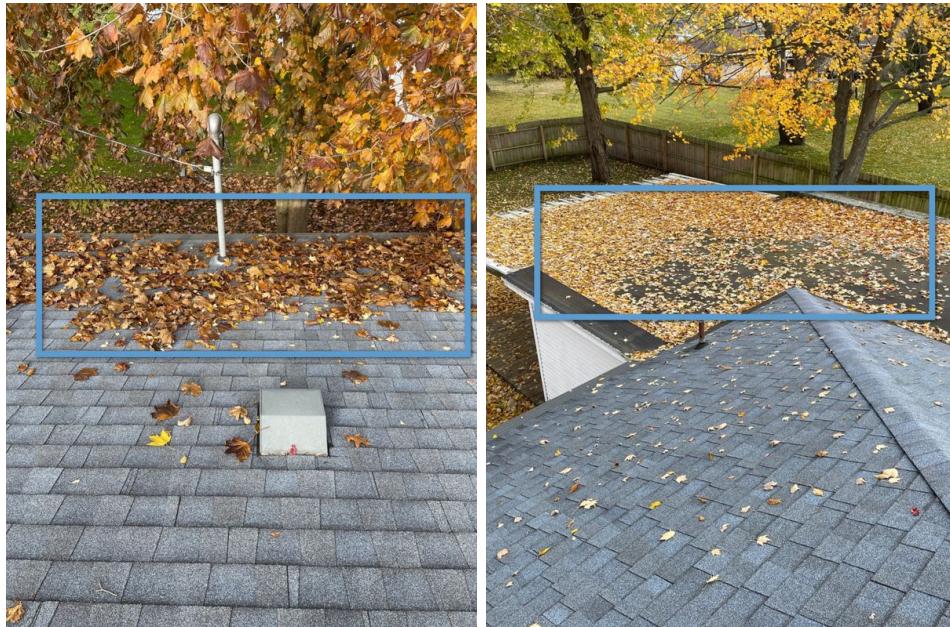
### 4.2.1 Coverings

#### DEBRIS ON ROOF

Debris was observed on the roof surface. I recommend clearing debris as excessive debris and vegetation will lead to increased moisture and deterioration of the roof coverings.

Recommendation

Contact a handyman or DIY project



### 4.2.2 Coverings

#### SHINGLES - CRACKING

Cracking was present in the shingles.

Recommendation

Contact a qualified roofing professional.





## 4.2.3 Coverings

**SHINGLES - DAMAGE** Moderate Concern

Damaged shingles were observed on the roof. In order to prevent moisture intrusion, I recommend having the roof evaluated and repaired/certified as necessary.

## Recommendation

Contact a qualified roofing professional.



## 4.2.4 Coverings

**SHINGLES - EXPOSED NAILS** Moderate Concern

Exposed nails were observed in areas of the roof. Exposed fasteners can corrode and/or leak. In order to prevent any moisture intrusion, I recommend having the areas evaluated and repaired as necessary.

## Recommendation

Contact a qualified roofing professional.



## 4.3.1 Flashings &amp; Seals

**VENT/PIPE FLASHING - DAMAGED**

 Moderate Concern

The vent/pipe flashing(s) were damaged, preventing them from sealing properly. In order to prevent moisture intrusion, I recommend having the flashing evaluated and repaired/replaced as necessary.

## Recommendation

Contact a qualified roofing professional.



## 4.4.1 Gutters

**DOWNSPOUT EXTENSION - MISSING**

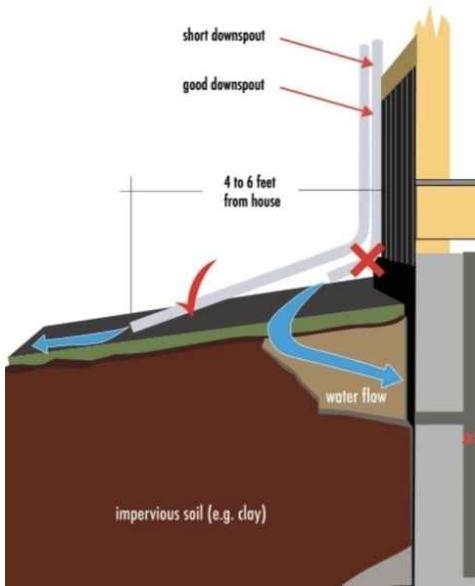
 Minor Concern

Downspout(s) are currently draining near the foundation, which can lead to foundation/structural movement. I recommend having proper downspout extensions installed to drain water away from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified handyman.



## 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

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.

### Recommendations

#### 5.3.1 Wall & Ceiling

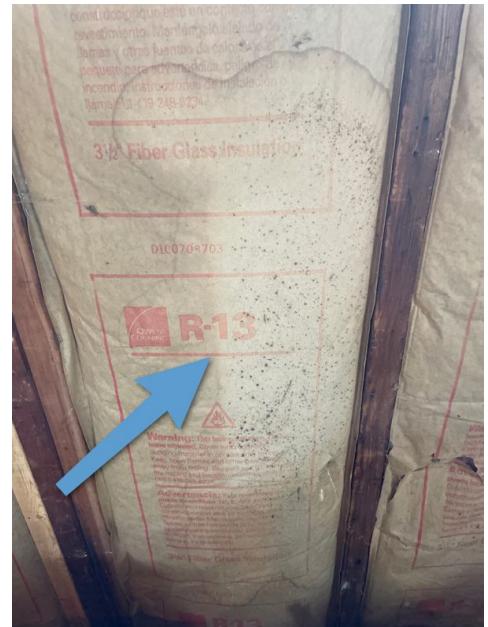


#### EVIDENCE OF A PAST LEAK

Water stains were observed in the garage. When tested with a moisture meter, there were not elevated levels of moisture. I recommend asking the sellers about the history of these stains and monitoring.

Recommendation

Contact the seller for more info



#### 5.6.1 Garage Door Opener and Safety

#### PHOTOCELLS - ADJUST HEIGHT

The photocells for the garage door opener(s) were located higher than 6 inches above the floor, which is the maximum recommended height. In order to prevent any accident, injuries, or damage to property, I recommend having them adjusted to the appropriate height.



## Recommendation

Contact a qualified garage door contractor.



## 6: BUILT-IN APPLIANCES

### Information

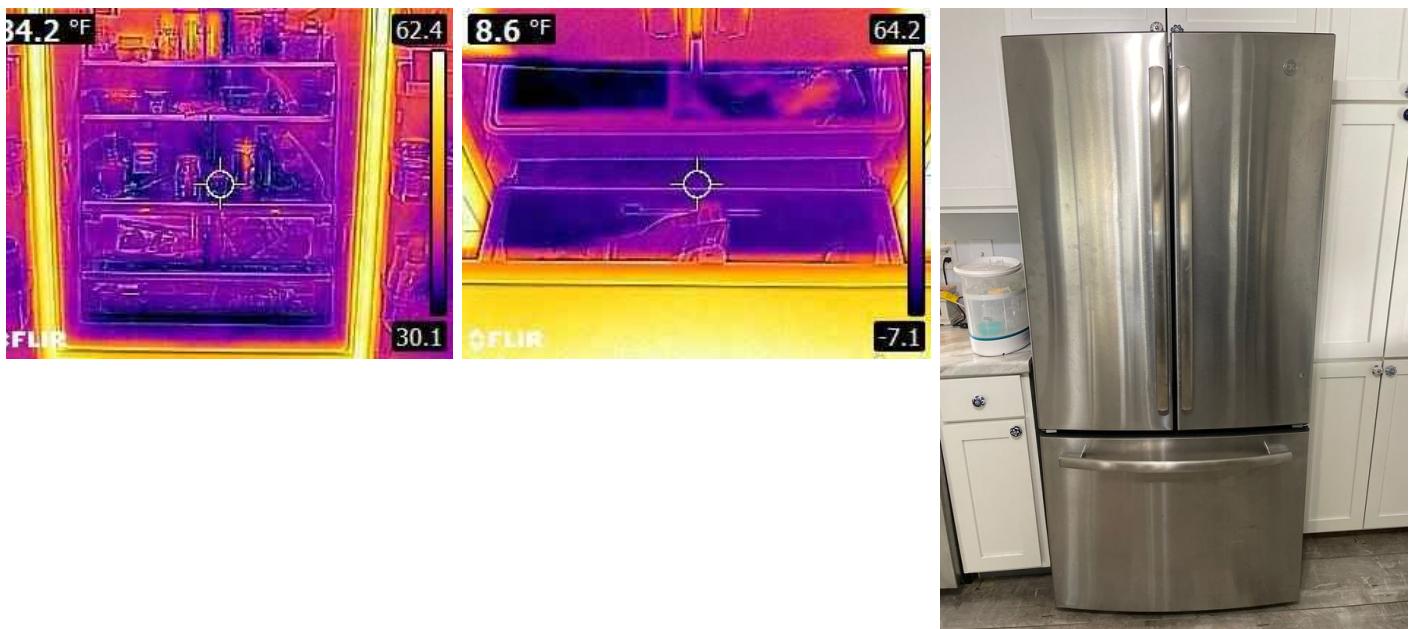
#### Dishwasher: Dishwasher

*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

Gas

**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.



#### 7.5.1 Ceilings



#### CEILING-SETTLEMENT CRACKING

Areas of the interior ceiling have cracking present. The cracking appeared to be from settlement and is considered typical with the age of the home. I recommend having the areas repaired and then monitoring over time, but this is considered purely cosmetic.

##### Recommendation

Contact a qualified professional.



## 7.5.2 Ceilings

**PATCHING - ASK SELLER**

There was patching visible on the ceiling.

Recommendation

Contact the seller for more info



## 8: FIREPLACE & CHIMNEY

### Information

#### Masonry Chimney: Recommend Level 2 Inspection

The inspection of the chimney is limited to a visual inspection of the accessible portions. The National Fire Protection Association recommends having a Level 2 Inspection upon a sale or transfer of a property. This is a thorough inspection that includes visually inspecting the accessible portions of the chimney/fireplace, as well as using a camera to inspect the internal surfaces, joints, and the flu liner. Some of the common defects found during Level 2 Inspections are listed below:

- Animal nesting
- Creosote build-up
- Internal flue damage
- Gaps between flue liners
- Internal cracking (mortar or flue tiles)
- Damaged masonry chimney
- Disconnected and sometimes missing chimney components
- Poorly installed prefabricated chimneys (gas appliances or wood burning) and fireplaces.

[\*\*Click here to find a Chimney Safety Institute of America certified inspector.\*\*](#)

## Masonry Chimney: Photo of Chimney(s)



## Recommendations

### 8.1.1 Masonry Chimney

#### **MASONRY CROWN - CRACKING/DETERIORATING**

The masonry crown on top of the chimney is cracking and/or is deteriorated. In order to prevent moisture intrusion into the chimney, I recommend having the chimney crown evaluated and repaired/replaced as necessary by a qualified chimney contractor.

Recommendation

Contact a qualified chimney contractor.



Moderate Concern



#### 8.1.2 Masonry Chimney

### RECOMMEND CHIMNEY SWEEP

- Moderate Concern

Visibility was limited inside the chimney. In order to ensure the chimney is safe for use, I recommend having the chimney inspected and swept by a qualified chimney sweep contractor.

[Click here](#) to find a Chimney Safety Institute of America certified Chimney Sweep Contractor.

Recommendation

Contact a qualified chimney sweep.

#### 8.1.3 Masonry Chimney

### TUCKPOINT

- Moderate Concern

The mortar joints on the chimney are in need of repair in areas. I recommend having a licensed masonry contractor evaluate the chimney and tuckpoint as needed.

Recommendation

Contact a qualified chimney contractor.



# 9: ELECTRICAL

## Information

### Descriptions:

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

#### Service Entrance Conductors:

##### Service Method

Overhead

#### Service Entrance Conductors:

##### Conductor Material

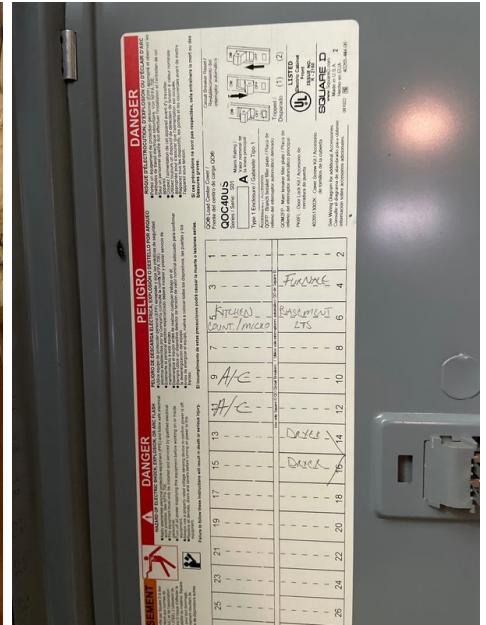
Copper

#### Service Entrance Conductors:

##### Voltage

240 Volt

### Service Panel: Picture of Inside Service Panel



**Service Panel: Main Panel****Location**

Basement

**Service Panel: Panel Amperage**

200 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, Cloth Wiring

**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.

## Recommendations

## 9.1.1 Service Entrance Conductors

**SERVICE DROP - CLOSE CONTACT WITH TREE(S)**

Tree limbs were in close contact with the service drop (overhead power lines). It's important to ensure that overhead power lines are free and clear of trees, limbs, debris and vegetation. Trees that grow up into service conductors can damage the conductors and attract lightning strikes, both of which cause many power outages every year. I recommend having a qualified contractor trim the tree limbs to prevent any damage to the electrical.

## Recommendation

Contact a qualified tree service company.



Moderate Concern



## 9.3.1 Branch Wiring Circuits, Breakers &amp; Fuses

**JUNCTION BOX - MISSING COVER**

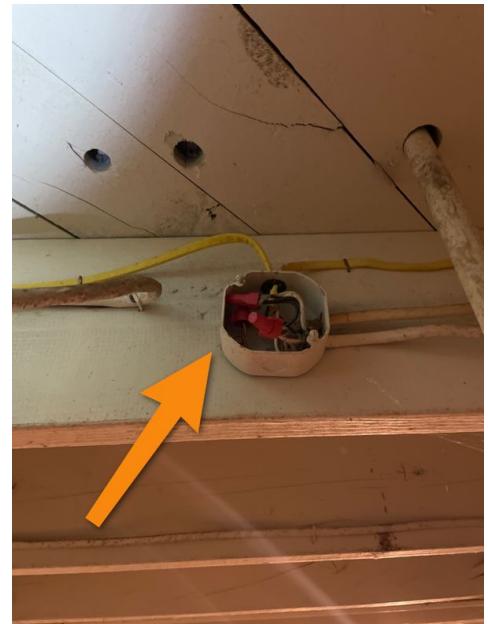
The junction box(es) did not have proper cover plates installed. In order to protect the wire connections and to prevent any fire hazards from arcing, I recommend having a proper cover plate installed.



Moderate Concern

Recommendation

Contact a qualified handyman.



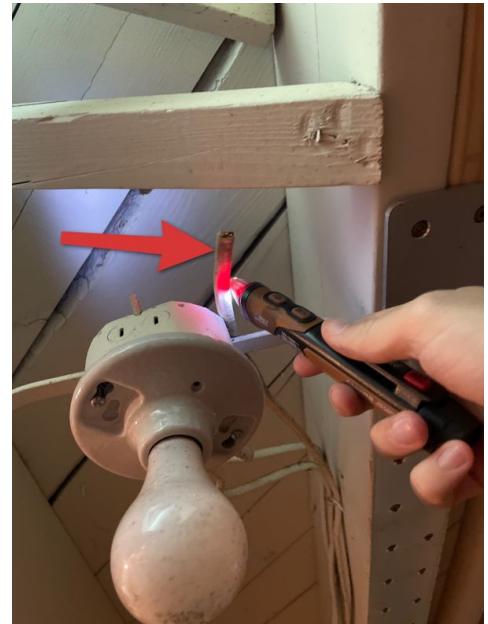
#### 9.3.2 Branch Wiring Circuits, Breakers & Fuses

### **WIRING - END IS NOT TERMINATED PROPERLY**

Wiring was observed that did not have the ends terminated properly. The ends of electrical conductors should be enclosed in a junction box with a protective cover, as well as the proper wire connectors. In order to prevent a shock hazard, I recommend having this evaluated and repaired as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



#### 9.3.3 Branch Wiring Circuits, Breakers & Fuses

### **JUNCTION BOX - IMPROPERLY SECURED**

The junction box is not properly secured. I recommend having the box properly secured.

Recommendation

Contact a qualified professional.





## 9.4.1 Fixtures, Fans, Switches &amp; Receptacles

**COVER PLATE - MISSING**

A cover plate was missing. Not only do cover plates help to prevent accidental shocks, but they help to contain any arcing or sparking that might take place within an electrical box, thus potentially preventing a fire. I recommend having the missing cover plates replaced.

## Recommendation

Contact a qualified handyman.





## 9.4.2 Fixtures, Fans, Switches &amp; Receptacles

**LIGHT SWITCH - LOOSE**

The light switch(es) is not properly secured to the box. I recommend having this evaluated and addressed.

Recommendation

Contact a qualified electrical contractor.

Moderate Concern



## 9.4.3 Fixtures, Fans, Switches &amp; Receptacles

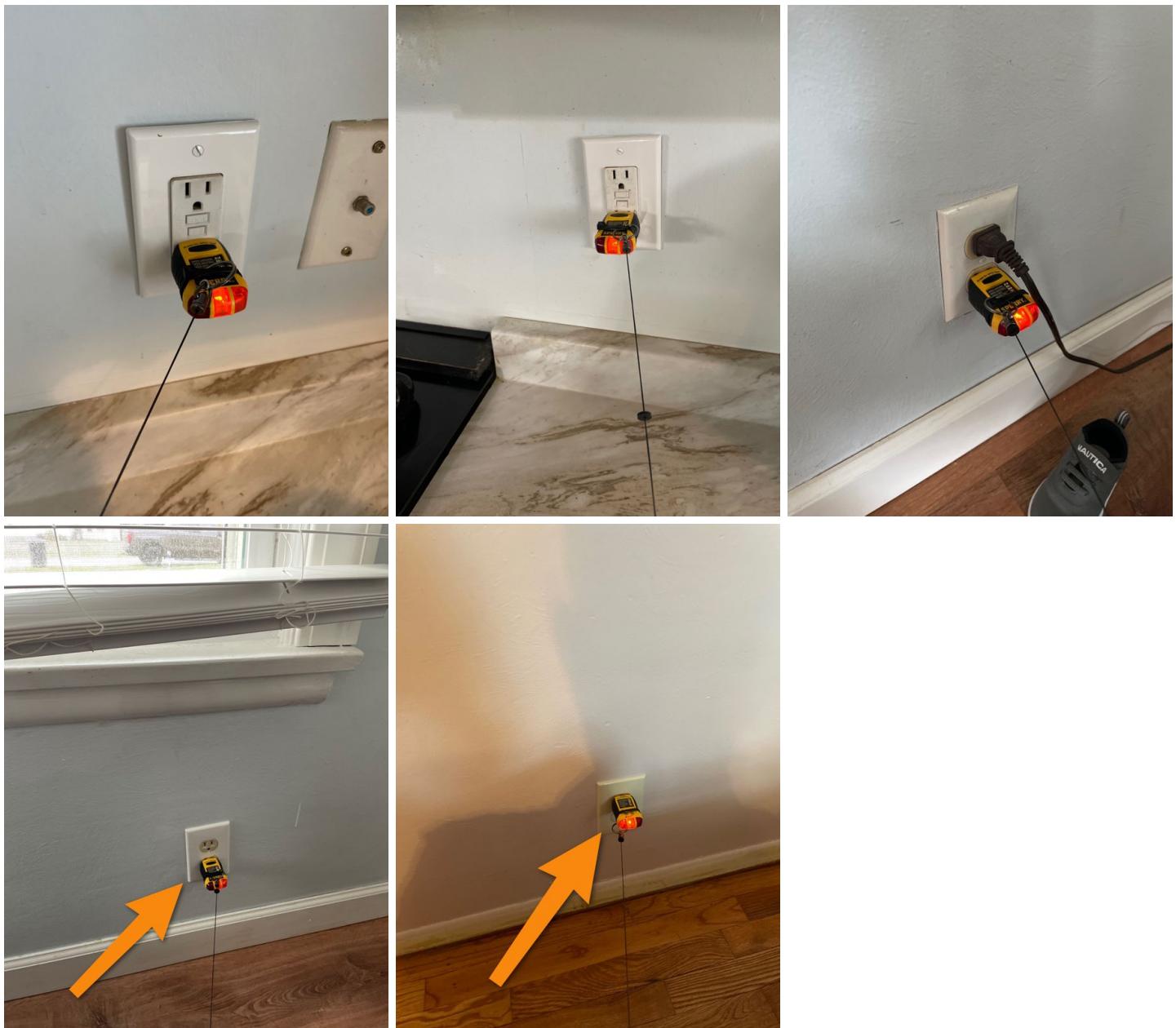
**RECEPTACLE - OPEN GROUND**

The receptacle(s) has an open ground. The ground is an important safety feature that minimizes the risk of electric shock, and allows surge protectors to protect your electrical equipment. I recommend having this evaluated and addressed.

Recommendation

Contact a qualified electrical contractor.

Moderate Concern



#### 9.5.1 GFCI & AFCI

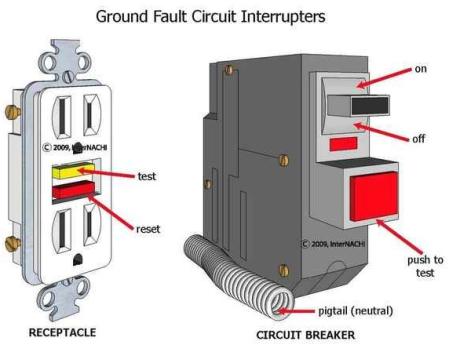
#### **GFCI PROTECTION NOT INSTALLED**

- Moderate Concern

The receptacle(s) was not GFCI protected. In order to protect against electrical shock, I recommend having all receptacles in the garage, on the exterior, and near any water sources protected by GFCI receptacles. I recommend having the receptacles evaluated and addressed as necessary.

Recommendation

Contact a qualified electrical contractor.



#### 9.6.1 Smoke & Carbon Monoxide Alarms

### SMOKE ALARM - MISSING

 Moderate Concern

There was a plate(s) that holds a smoke alarm that did not have one installed. Recommend installing additional smoke alarms to fully protect the home.

Recommendation

Recommended DIY Project



# 10: 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, Galvanized

#### Water Supply: Water Supply

##### Material

Copper

#### Water Supply: Distribution

##### Material

Copper, CPVC, 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.*

#### Atmospheric Water Heater: Water Heater

*The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. 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.*



**Atmospheric Water Heater:**  
Manufacturer  
AO Smith

**Atmospheric Water Heater:**  
Location  
Basement

**Atmospheric Water Heater:**  
Capacity  
40 Gallon

**Atmospheric Water Heater:****Approximate Age**

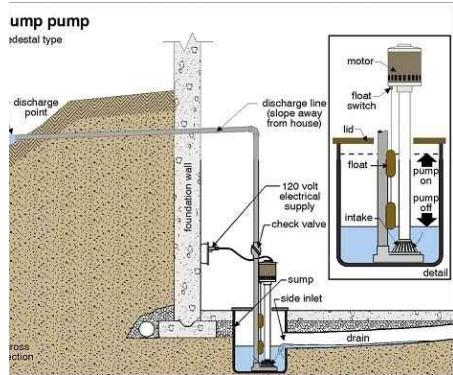
6 Years Old

**Atmospheric Water Heater:****Power Source/Type**

Gas

**Sump Pump: Sump Pump**

*The sump pump installation was inspected and the pump was tested to ensure function (unless limitations are listed). The discharge pipe outside the home was inspected to ensure that water is getting properly discharged away from the home. Any defects are noted below.*

**Sump Pump: Location**

Basement

**Recommendations**

## 10.1.1 Drain, Waste, &amp; Vent Systems

**DRAIN LINE-FLEX MATERIAL**

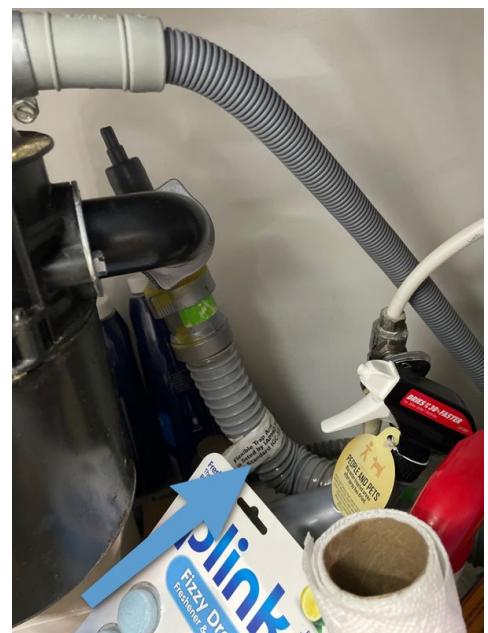
The sink drain(s) were constructed with a flexible material. The corrugated section can catch debris and lead to poor drainage. In order to ensure proper drainage, I recommend having drain lines constructed of smooth material installed.



Minor Concern

Recommendation

Contact a qualified plumbing contractor.



## 10.1.2 Drain, Waste, &amp; Vent Systems

**SLOW DRAIN**

Minor Concern

The drain(s) drained slowly. I recommend having this evaluated and addressed as necessary.

Recommendation

Contact a qualified plumbing contractor.



#### 10.2.1 Water Supply

### **WATER - TOO HOT**



Moderate Concern

Water was too hot at the faucet. Recommended water temperature around 120 degrees Fahrenheit.

Recommendation

Contact a qualified professional.



#### 10.5.1 Fixtures

### **TUB/SHOWER - DAMAGED**



Minor Concern

Areas of the tub/shower are damaged.

Recommendation

Contact a qualified professional.



# 11: HEATING

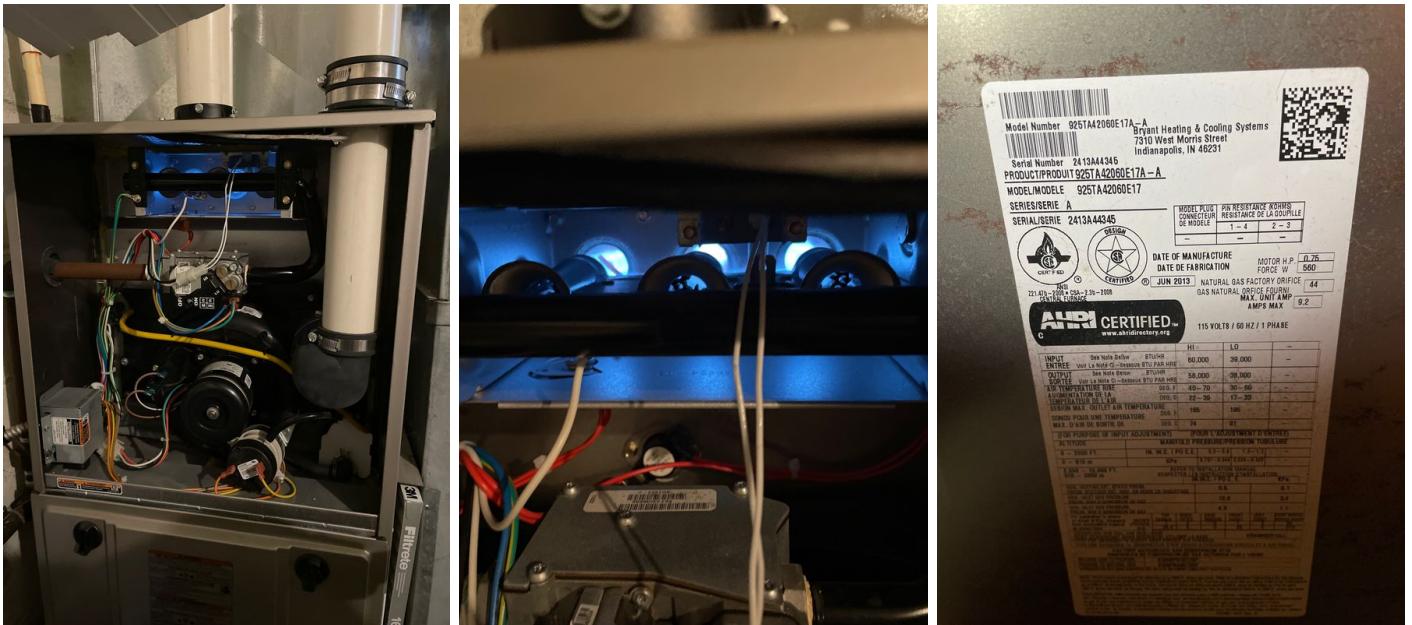
## Information

### 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**  
Bryant

**High Efficiency Furnace:**  
**Approximate Age**  
8 Years Old

**High Efficiency Furnace:**  
**Combustion Air**  
Sealed Combustion Directly from Outside

**High Efficiency Furnace:**  
**Ductwork**  
Non-insulated

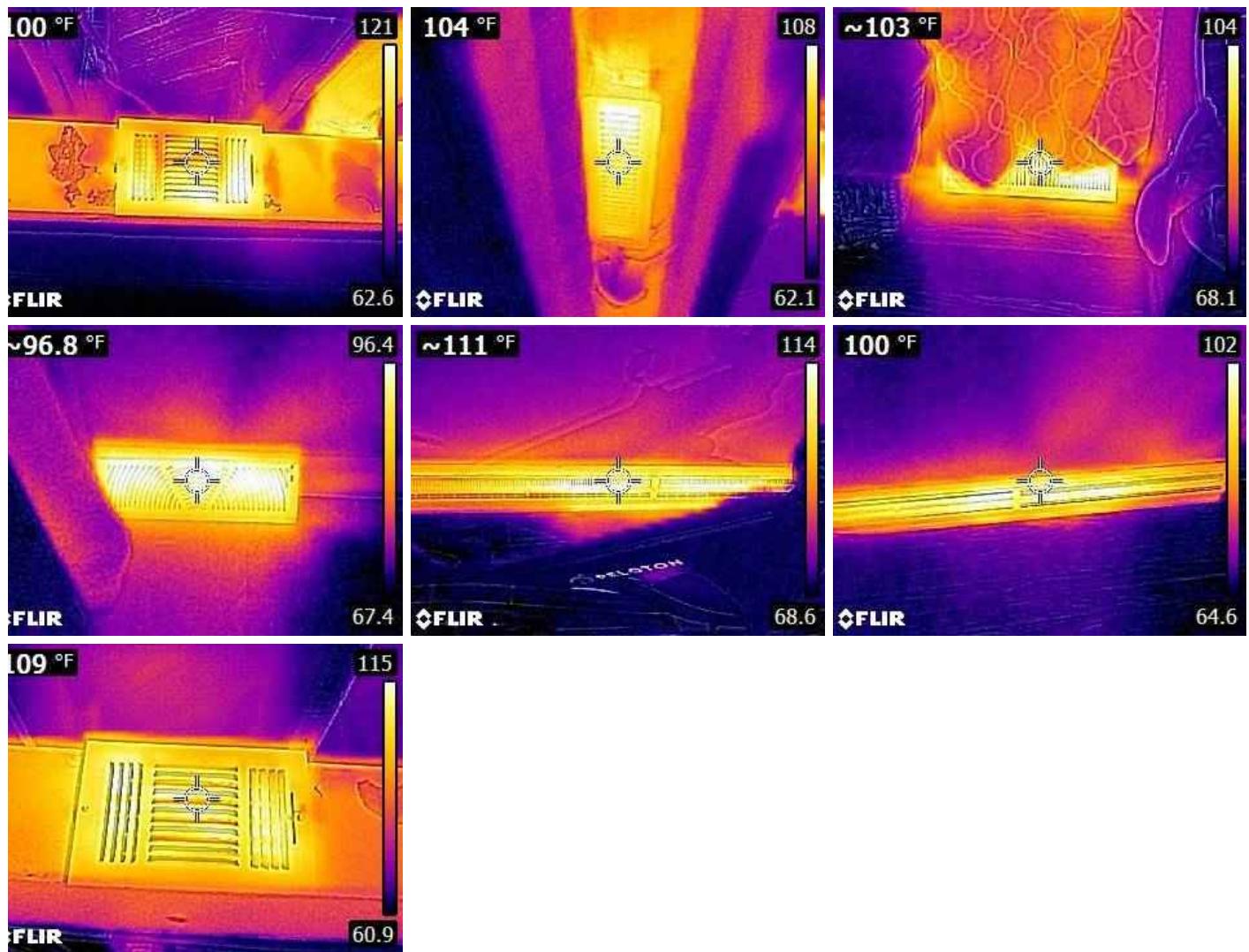
**High Efficiency Furnace: Energy Source**  
Natural Gas

**High Efficiency Furnace:****Thermostat Location**

Main Floor

**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

### 11.1.1 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.



### 11.1.2 High Efficiency Furnace

#### FILTER RACK - NO DOOR

The door that is used to access the furnace filter was missing. This will not allow the system to function properly as it will pull air from the area surrounding the filter opening instead of the return air vent like it should. I recommend having the filter door replaced.

Recommendation

Contact a qualified HVAC professional.



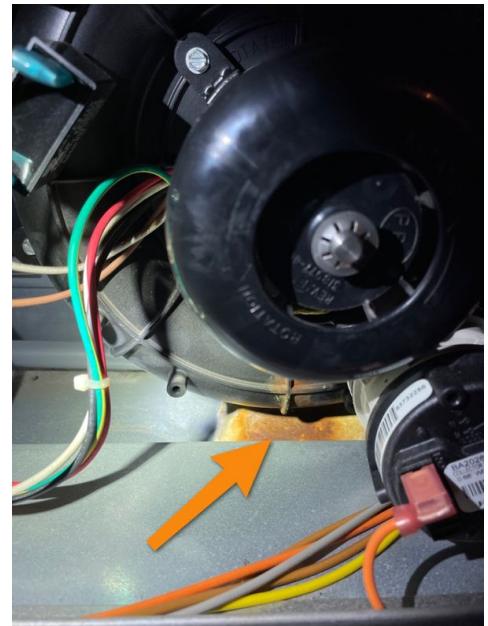
### 11.1.3 High Efficiency Furnace

#### RUST

Rust was observed on the furnace.

Recommendation

Contact a qualified HVAC professional.



# 12: COOLING

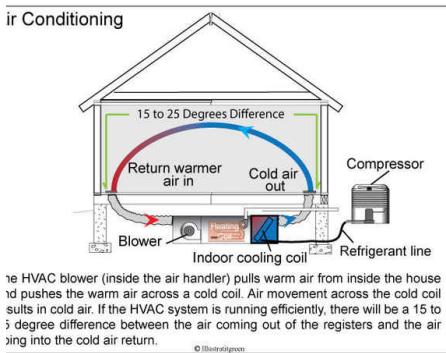
## Information

### 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 North

**Air Conditioning: Brand**  
Bryant

**Air Conditioning: Approximate Age**  
10 Years Old

**Air Conditioning: Energy Source**  
Electric

**Air Conditioning: Max Fuse or Circuit Breaker**  
25A

## 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

## 12.1.1 Air Conditioning

**CLEAN AND SERVICE - NO RECENT SERVICES ON LOG**

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.

# 13: FOUNDATION & STRUCTURE

## Information

### Descriptions:

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

#### Foundation: Style

Basement

#### Foundation: Material

Masonry Block

#### Foundation: Location of Crawl Space Entrance

NA

#### Foundation: Asbestos Possibility - 1978

Homes built prior to 1978 are commonly found to have building materials made with asbestos. While asbestos is safe when undisturbed, it is strongly recommended that a qualified environmental specialist evaluate to confirm.

#### Foundation: Lead Paint Possibility - 1978

The possibility exist that homes build prior to 1978 may contain lead in the interior and exterior paint, ceiling materials, and flooring material.

#### Floor Structure: Joist/Support

##### Material

Wood Joists

#### Floor Structure: Post Material

Steel Post, Wood Post

#### Floor Structure: Sub-floor

Plank

#### Floor Structure:

##### Basement/Crawlspace Floor

Concrete

## Recommendations

### 13.1.1 Foundation

#### FOUNDATION CRACK - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and settling occurs. Recommend monitoring for more serious shifting/displacement.

Recommendation

Contact a foundation contractor.



Moderate Concern



## 13.1.2 Foundation

**FOUNDATION CRACK - MAJOR**

Cracking was observed in the foundation. I recommend having the home evaluated by a qualified Structural Engineer and that all repairs be made by a licensed contractor.

Recommendation

Contact a qualified structural engineer.



## 13.1.3 Foundation

**FOUNDATION - TUCKPOINT**

Areas of the foundation have missing mortar in the joints. I recommend having this evaluated and tuckpointed as necessary.

Recommendation

Contact a qualified masonry professional.





## 13.1.4 Foundation

**PAST STRUCTURAL REPAIRS**

- Moderate Concern

Evidence that structural repairs have been made was observed.

Recommendation

Contact the seller for more info





### 13.1.5 Foundation **POSSIBLE MOLD**

A mold like substance was observed. I recommend having the home inspected by a licensed mold professional and remediated as necessary.

Recommendation

Contact a qualified mold inspection professional.

Moderate Concern



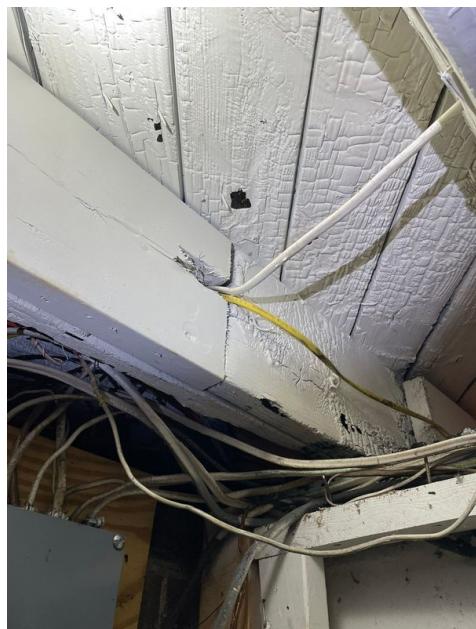
## 13.2.1 Floor Structure

**WHITE PAINT - POSSIBLE FIRE COVER UP**

White paint was observed on areas of the floor structure, which may indicate a past fire problem. I recommend asking the sellers about the history of these areas and addressing them as necessary.

## Recommendation

Contact a qualified professional.



## 14: ROOF STRUCTURE & ATTIC

### Information

#### Descriptions:

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

#### Roof Structure & Attic: Pictures of Roof Structure & Attic: Decking

##### Attic Material

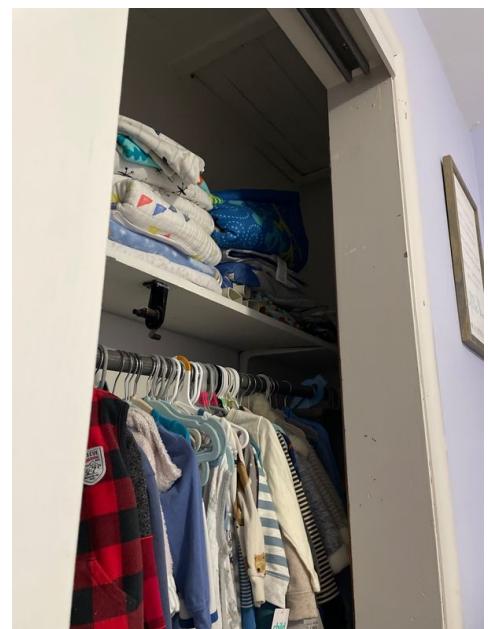
Not accessible

### Limitations

#### General

#### **UNABLE TO INSPECT - OCCUPANTS BELONGINGS**

Due to an attic access panel being blocked by the current occupant's belongings, I was unable to inspect all areas of the attic and roof structure.



#### Roof Structure & Attic

#### **UNABLE TO INSPECT - CLOSET SHELVING**

The closet shelving prevented us from accessing areas of the attic, therefore not all areas of the attic and roof structure were inspected.



# 15: 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

Unobservable

#### Insulation

Unobservable

#### Insulation: Insulation Type

None

#### Flooring Insulation: Insulation

##### Type

Unobservable

## Recommendations

### 15.4.1 Exterior Wall Insulation



#### FIBERGLASS BATT - FALLEN DOWN

The fiberglass batting insulation has fallen down in areas. I recommend having it repaired.

Recommendation

Contact a qualified professional.



# 16: 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

### 16.1.1 General

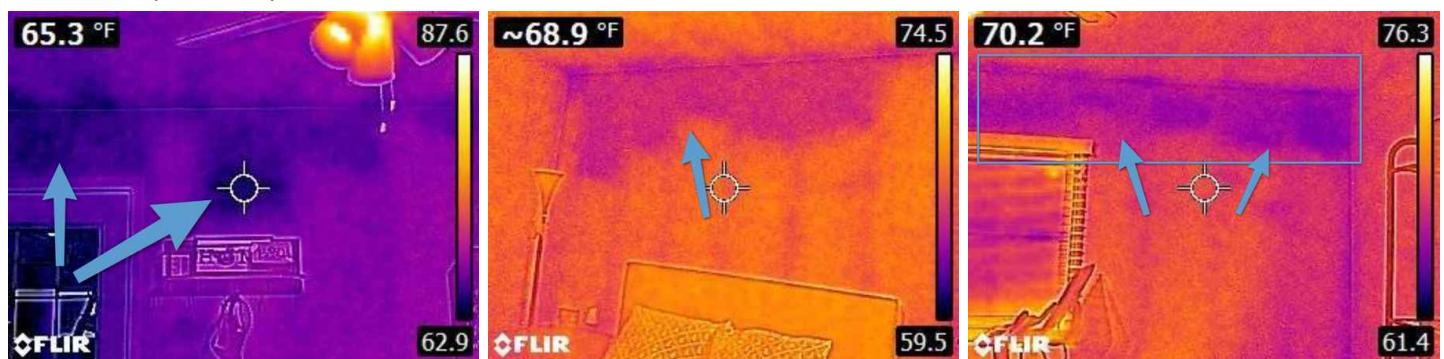
#### MISSING OR INADEQUATE INSULATION



The insulation was not sufficient in areas of the attic. In order to prevent energy loss, I recommend having the insulation evaluated and addressed as necessary.

##### Recommendation

Contact a qualified professional.



## 17: 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**

## 18: PESTS/RODENTS

### Information

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#### General: Not Thoroughly Inspected

*Inspecting for pests, rodents, termites, etc. is outside the scope of a home inspection. A thorough inspection was not performed in order to determine their presence and/or any damage done by them. We are not qualified or licensed pest inspectors, therefore hiring an actual professional is advised. However, as a courtesy, any evidence or damage caused by mice, squirrels, wood destroying organisms, etc. is listed below.*

# 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.

- 
- 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.

- 
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.

## **Fireplace & Chimney**

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames. II. The inspector shall describe: the type of fireplace. III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon monoxide detector in the same room as the fireplace; and cleanouts not

made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. determine the need for a chimney sweep. operate gas fireplace inserts. light pilot flames. determine the appropriateness of any installation. inspect automatic fuel-fed devices. inspect combustion and/or make-up air devices. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. ignite or extinguish fires. determine the adequacy of drafts or draft characteristics. move fireplace inserts, stoves or firebox contents. perform a smoke test. dismantle or remove any component. perform a National Fire Protection Association (NFPA)-style inspection. perform a Phase I fireplace and chimney inspection.

## 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.