



TF HOME INSPECTION

9084633423

tfhomeinspectionllc@gmail.com

<https://www.tfhomeinspection.com>



TFHI RESIDENTIAL REPORT

1234 Main St.
Union, NJ 07083

Buyer Name
01/29/2020 9:00AM



Inspector
Thomas Filippone
NJ LIC# 24GI00185100
9084633423
tfhomeinspectionllc@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	6
2: ROOFING	8
3: EXTERIOR	14
4: INTERIOR	19
5: PLUMBING SYSTEM	23
6: ELECTRICAL SYSTEM	29
7: HEATING / CENTRAL AIR CONDITIONING	35
8: BUILT-IN APPLIANCES	41
9: INSULATION & VENTILATION	45
10: STRUCTURAL COMPONENTS	47
11: GARAGE	50
STANDARDS OF PRACTICE	52

TF Home Inspection

SUMMARY

**19**

REPAIR AND REPLACE

**7**

EVALUATE OR MONITOR

**7**

SAFETY HAZARD

-  2.1.1 Roofing - Coverings: Discoloration
-  2.1.2 Roofing - Coverings: Multiple Layers
-  2.1.3 Roofing - Coverings: Moss
-  2.2.1 Roofing - Roof Drainage Systems: Gutter Leakage
-  2.2.2 Roofing - Roof Drainage Systems: Extend Downspouts to Lower Gutters
-  2.4.1 Roofing - Skylights, Chimneys & Other Roof Penetrations: Chimney Crown Deteriorating
-  2.4.2 Roofing - Skylights, Chimneys & Other Roof Penetrations: Chimney Masonry Damaged
- 
- 2.4.3 Roofing - Skylights, Chimneys & Other Roof Penetrations: Plumbing vent Pipe flashing needs caulking
-  3.1.1 Exterior - Wall Covering, Flashing & Trim: Cracking - Minor
-  3.2.1 Exterior - Exterior Doors: Door Sill/Trim Loose
-  3.3.1 Exterior - Exterior Windows: Maintenance Caulking
-  3.5.1 Exterior - Eaves, Soffits & Fascia: Separation
-  3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Leaning
-  4.5.1 Interior - Windows (representative number): Window inside Shower
-  4.5.2 Interior - Windows (representative number): Areas Unpainted
-  4.6.1 Interior - Doors (representative number): Door Lock Doesn't Latch
-  4.6.2 Interior - Doors (representative number): Door Stoppers Missing
-  5.1.1 Plumbing System - Water Supply, Distribution Systems & Fixtures: Gate Valve Leaking
-  5.1.2 Plumbing System - Water Supply, Distribution Systems & Fixtures: Support Possibly Needed
-  5.7.1 Plumbing System - Sump Pump: Missing Cap
- 
- 6.2.1 Electrical System - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
-  6.3.1 Electrical System - Branch Wiring Circuits, Breakers & Fuses: Loose Abandoned Wiring Hazard
-  6.4.1 Electrical System - Lighting Fixtures, Switches & Receptacles: Light Inoperable
-  6.4.2 Electrical System - Lighting Fixtures, Switches & Receptacles: Light Fixture Cover Missing
-  6.5.1 Electrical System - GFCI & AFCI: Receptacle Is Not GFCI Protected
-  7.2.1 Heating / Central Air Conditioning - Equipment: Unit Not Level

- 7.2.2 Heating / Central Air Conditioning - Equipment: P-Trap cleanout missing
- 7.2.3 Heating / Central Air Conditioning - Equipment: Main Power Shut Off Missing Component
- 9.3.1 Insulation & Ventilation - Attic Insulation: Original Settled Insulation
- 10.5.1 Structural Components - Ceiling Structure: Evidence of Water Intrusion
- 10.7.1 Structural Components - Roof Structure & Attic: Mildew Stains on Sheathing
- 11.4.1 Garage - Garage Vehicle Door Opener: Contact Auto-Reverse Not Working Properly
- 11.5.1 Garage - Ceiling, Walls & Firewalls in Garage: Ductwork Opening in Garage Hazardous

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Split-Level

Type of Building

Detached, Single Family

Temperature (approximate)

35 Fahrenheit (F)

Weather Conditions

Cloudy

**Services**

WDI/WDO (Termite) Inspection,
Radon Test, Oil Tank Sweep

Home Faces

Northwest

**New Or Recently Remodeled Homes**

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

Permits

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

2: ROOFING

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Inspection Method

Walked Roof Surface

Roof Type/Style

Cross-Gabled

Coverings: Material

Asphalt

Coverings: Roof Coverings Age

10-15 years

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

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

Masonry

Coverings: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Coverings: Considerations

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Drainage Systems: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

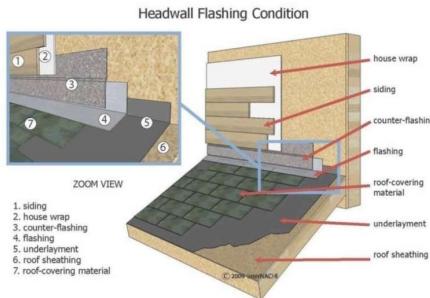
Roof Drainage Systems: Considerations

I inspected the downspouts. I attempted to check the overall general condition of the drainage system during the inspection and looked for indications of major defects.

Monitoring the drainage system during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Flashings: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

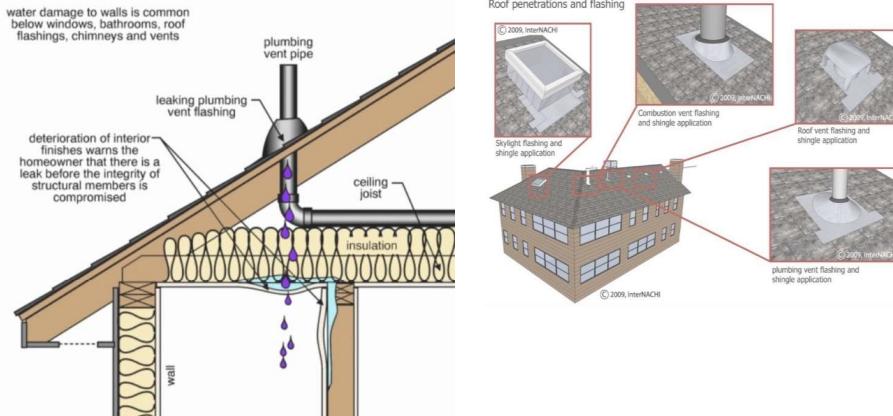
Flashings: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Skylights, Chimneys & Other Roof Penetrations: Penetrations

As a homeowner you should monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof to leak. Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Limitations

Flashings

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Deficiencies

2.1.1 Coverings

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. A qualified licensed roofing contractor evaluate and remedy with a roof cleaning or repair as necessary.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.



Repair and Replace



2.1.2 Coverings

MULTIPLE LAYERS

While it is common and permitted to have two layers of roofing, multiple layers of roofing can accelerate deterioration of the roofing materials, as well as add excess weight to the structure. The expected life expectancy for a roof is commonly 25 years, and a second layer can expect a 12-16 year additional life expectancy. The roof should be monitored

Recommendation

Contact a qualified roofing professional.



Evaluate or Monitor



2.1.3 Coverings

MOSS

There was large amounts of moss growth noted on the roof coverings. Moss can accelerate deterioration and damage the roof coverings, causing moisture to penetrate into the home. A qualified licensed professional should repair and replace as necessary.



Repair and Replace

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

GUTTER LEAKAGE

Gutters were observed to show signs of possible overflow/leakage at the base of the foundation alongside the garage. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified gutter contractor



2.2.2 Roof Drainage Systems

EXTEND DOWNSPOUTS TO LOWER GUTTERS

I recommend continuing the downspout into the lower gutter. Always try to alleviate discharge onto lower roof when possible. Without these extensions, excess water can damage the roofing materials, causing penetration of water, and damage to the home.

Recommendation
Contact a qualified gutter contractor



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CROWN DETERIORATING

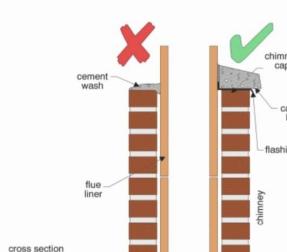


The chimney also has a deteriorating chimney cap "crown." The purpose of the chimney cap "crown" is to close off the space between the flue liner and chimney wall, to shed water clear of the chimney and generally prevent moisture entry. A qualified licensed contractor should repair and replace as needed.

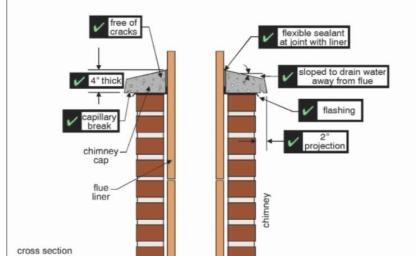
Recommendation
Contact a qualified chimney contractor.



Drip edge on cap



What makes a good chimney cap?



2.4.2 Skylights, Chimneys & Other Roof Penetrations



CHIMNEY MASONRY DAMAGED

One or more bricks of the masonry chimney are damaged. This can allow moisture penetration into the structure. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



2.4.3 Skylights, Chimneys & Other Roof Penetrations

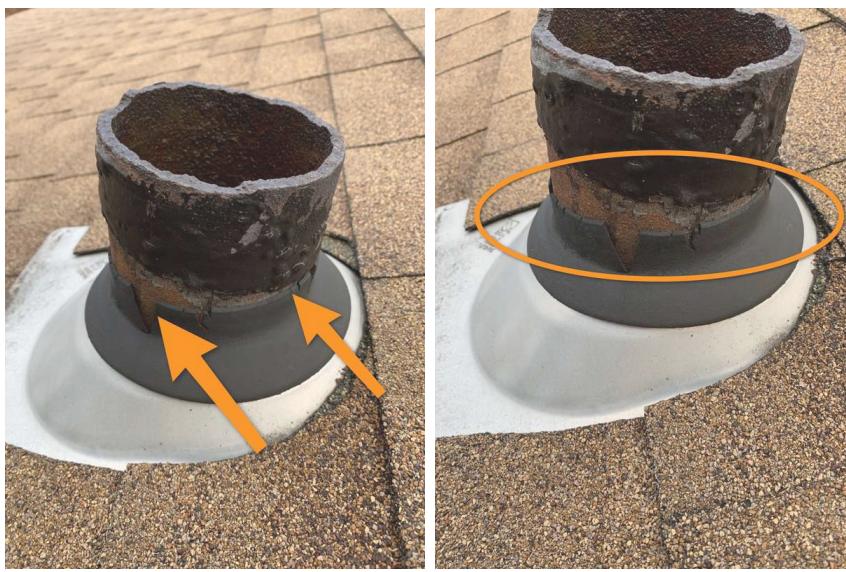


PLUMBING VENT PIPE FLASHING NEEDS CAULKING

The plumbing vent pipe at the rear upper roof has no caulking and needs to be caulked around where the boot meets the pipe. No sealant can allow water to into the home that can damage the interior finishes. A qualified licensed contractor should repair and replace as needed

Recommendation

Contact a qualified professional.



3: EXTERIOR

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

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Inspection Method

Visual

Wall Covering, Flashing & Trim:

Material

Vinyl

Wall Covering, Flashing & Trim:

Style

Clapboard

Exterior Doors: Exterior Entry

Door

Wood

Walkways, Patios & Driveways:

Driveway Material

Asphalt

Decks, Balconies, Stoops,

Porches, Railings & Steps:

Appurtenance

Patio, Front Steps

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

Material

Composite, Masonry, Pavers

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Considerations

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Wall Covering, Flashing & Trim: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Please be sure to keep all openings and cracks in the exterior surfacing material well sealed to prevent moisture entry to substrate materials.

Keep all holes and penetrations at siding sealed to prevent moisture entry to substrate.

Exterior Doors: Maintenance

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

Walkways, Patios & Driveways: Maintenance

Filling in the cracks and sealing the surface of the driveway and sidewalks will help extend its useful life.

Eaves, Soffits & Fascia: Eaves, Soffits and/or Fascia were Inspected

I inspected the fascia board. I was not able to inspect every detail, since a home inspection is limited in its scope and the height of the structure preventing close observation.

Vegetation, Grading, Drainage & Retaining Walls: Info

Please be sure to keep all trees and landscaping trimmed off the property as this condition, if left unattended, has been known to create conditions conducive to moisture and wood destroying insect infestation as well as to prevent the designed drainage of water.

Limitations

Wall Covering, Flashing & Trim

RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Eaves, Soffits & Fascia

RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Deficiencies

3.1.1 Wall Covering, Flashing & Trim



CRACKING - MINOR

Siding showed damage directly to the left of the front door. This seems to be the result of mechanical/physical damage. This can result in moisture penetrating, causing rot and damage. A qualified licensed siding contractor should repair and replace as necessary.

Recommendation

Contact a qualified siding specialist.



3.2.1 Exterior Doors

DOOR SILL/TRIM LOOSE

Door sill and/or trim is loose at the rear entry storm door, causing the door to not shut tightly. This can allow moisture entry, causing damage and rot. A qualified licensed contractor should repair and replace as necessary

Recommendation

Contact a qualified carpenter.



Repair and Replace



3.3.1 Exterior Windows

MAINTENANCE CAULKING

Exterior windows on the outside of the home would benefit from maintenance caulking around the trim and window. This will prevent moisture from entering the materials of the home and causing damage. A qualified licensed professional should repair as necessary.

Recommendation

Contact a qualified professional.



Repair and Replace



3.5.1 Eaves, Soffits & Fascia

SEPARATION



The eaves on the left side of the home along side the garage, showed signs of separation in the attic for approximately a 10 foot area long. This can allow moisture penetration into the materials of the home causing damage and/or rot. A qualified licensed roofing contractor should repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

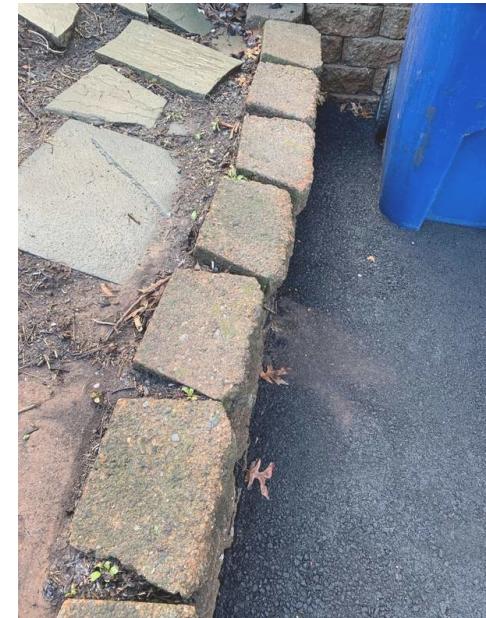
RETAINING WALL LEANING



The retaining wall concrete blocks to the left of the garage appear to be leaning/pushing towards the driveway due to moisture pressure in the soil. This is a maintenance issue, that could be aided by ensuring the gutter drainage system to the left of the garage is functioning properly. The rear gutter could be run forward and tied into the front downspout, which runs out to the street.

Recommendation

Contact a qualified professional.



4: INTERIOR

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

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Ceilings: Ceiling Material

Gypsum Board

Walls: Wall Material

Gypsum Board

Floors: Floor Coverings

Carpet, Hardwood, Tile

Steps, Stairways & Railings: Reminder

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

Windows (representative number): Window Manufacturer

Unknown

Windows (representative number): Window Type

Casement, Double-hung

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

Hollow-Core

Countertops & Cabinets (representative number): Countertop Material

Wood

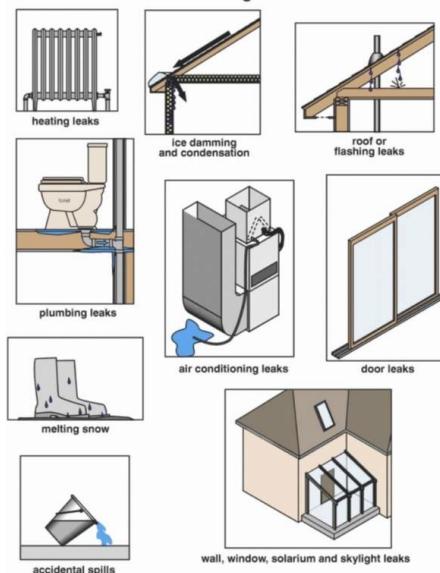
Countertops & Cabinets (representative number): Countertop Material

Granite

Maintenance

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

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

Sources of interior water damage


Windows (representative number): Maintenance Caulking

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report. Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

Deficiencies

4.5.1 Windows (representative number)



Evaluate or Monitor

WINDOW INSIDE SHOWER

Be sure to keep the window well caulked due to moisture from the shower.

Recommendation

Contact a qualified professional.



4.5.2 Windows (representative number)



Repair and Replace

AREAS UNPAINTED

Areas on the lovely bay window in the rear of the home off the dining room, were missing paint on the window edges. This is a cosmetic issue, but this lovely window deserves it all. A qualified licensed professional should finish painting the window, and ensure its not painted shut like when I got there.

Recommendation

Contact a qualified professional.



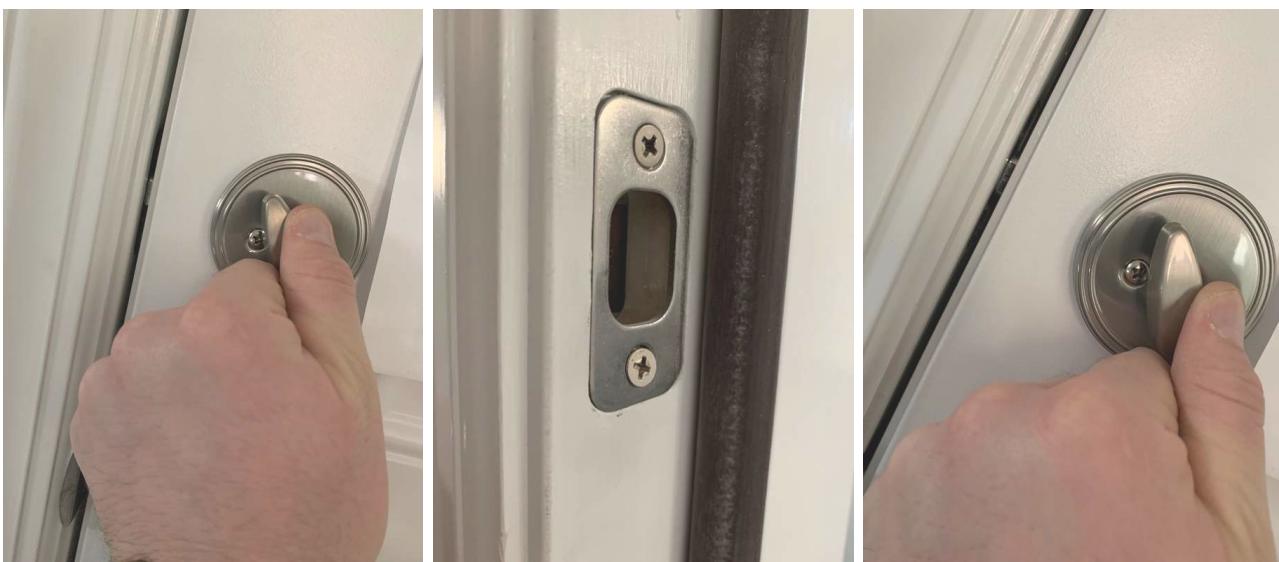
4.6.1 Doors (representative number)

DOOR LOCK DOESN'T LATCH

The door leading into the garage was observed to not latch properly at the deadbolt. This is an excessive corona on the job issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



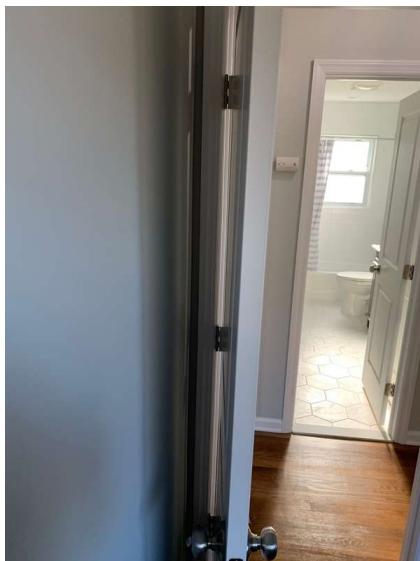
4.6.2 Doors (representative number)

DOOR STOPPERS MISSING

Door stoppers are missing throughout the home behind doors. This is a maintenance issue that can prevent damage to walls, like what has occurred behind the front entry door, due to the hardware hitting the wall.. A qualified licensed contractor should install as necessary, and repair and replace any damage to the walls caused by doors.

Recommendation

Contact a qualified carpenter.



5: PLUMBING SYSTEM

		IN	NI	NP	D
5.1	Water Supply, Distribution Systems & Fixtures	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Hot Water Systems, Controls, Flues & Vents	X			
5.4	Fuel Storage & Distribution Systems	X			
5.5	Bathroom Toilets	X			
5.6	Sinks, Tubs & Showers	X			
5.7	Sump Pump				

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Filters

None

Water Source

Public

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

Copper

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

Copper

**Drain, Waste, & Vent Systems:
Material**

Iron, PVC

**Hot Water Systems, Controls,
Flues & Vents: Capacity**

50 gallons

**Hot Water Systems, Controls,
Flues & Vents: Location**

Basement, Utility Room

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

Gas

**Fuel Storage & Distribution
Systems: Location**

Exterior

The main fuel shut off is at gas meter.

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



Sump Pump: Location
Basement

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

Basement

The main shut off is the orange lever located in the basement at the water meter. This is for your information.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



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

At this time, the water heater appears to be operating as expected. The Water heater (AO Smith) Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2019 and has a life expectancy of 7-12 years.



Bathroom Toilets: Toilets Operational

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

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

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

Sinks, Tubs & Showers: Homeowner's Responsibility

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

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

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Water Supply, Distribution Systems & Fixtures

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected.

Drain, Waste, & Vent Systems

LIMITATIONS

Due to finished areas and stored items, all of interior water supply and distribution could not be inspected. Lim

Deficiencies

5.1.1 Water Supply, Distribution Systems & Fixtures



GATE VALVE LEAKING

I observed a leak at the gate valve which controls the hot water supply to the washer. Oxidization and time have deteriorated this valve. Failure of the valve can now result in a leak that can damage interior finishes. A licensed qualified plumber should repair or replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



5.1.2 Water Supply, Distribution Systems & Fixtures

SUPPORT POSSIBLY NEEDED

The water meter and its supply/distribution piping in the basement may be in need of support, since this is a long run exposed to mechanical/physical damage, and appears to be putting some stress on some of the piping. A qualified licensed professional should install support as necessary to secure and support the piping.

Recommendation

Contact a qualified professional.

- Evaluate or Monitor



5.7.1 Sump Pump

MISSING CAP

The sump pump is missing a cap. A cap is an important safety measure to keep children and small pets from getting hurt by falling into the well hole. A qualified licensed professional should install the proper fitting cap over the top of the well.

! Safety Hazard

Recommendation

Contact a qualified professional.



6: ELECTRICAL SYSTEM

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			X
6.4	Lighting Fixtures, Switches & Receptacles	X			
6.5	GFCI & AFCI	X			
6.6	Smoke Detectors		X		
6.7	Carbon Monoxide Detectors		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors

Overhead


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

Basement

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

200 AMP



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



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



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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit, Romex

Lighting Fixtures, Switches & Receptacles: Working as expected

All fixtures, switches, and receptacles working as expected at this time.

Carbon Monoxide Detectors: Recommend

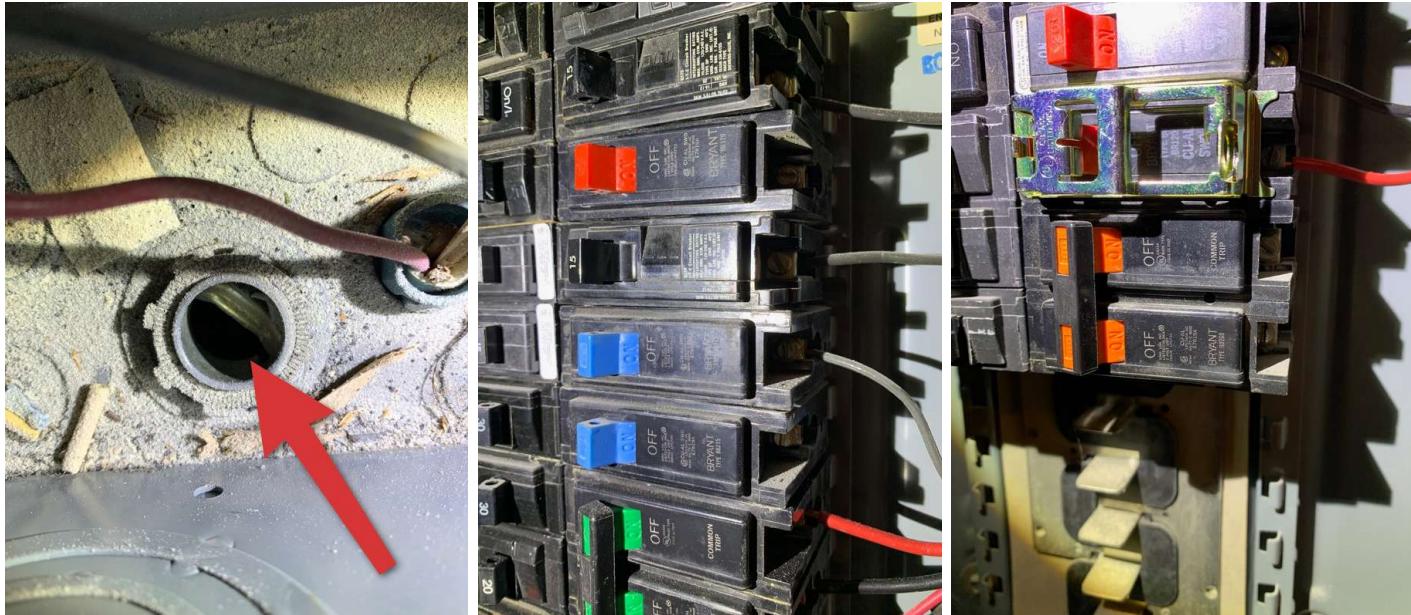
We also recommend a carbon monoxide detector for personal safety.

Information

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

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

Circuit Breaker



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

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

GFCI & AFCI: GFCI-Protection Tested

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

GFCI & AFCI: Consideration

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

Smoke Detectors: Information

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

Smoke Detectors: Test Before Moving In

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Deficiencies

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



KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard. A qualified licensed electrician should repair and replace the opening in the panel caused by the missing knockout(s).

Recommendation

Contact a qualified electrical contractor.



6.3.1 Branch Wiring Circuits, Breakers & Fuses



LOOSE ABANDONED WIRING HAZARD

Old unused wiring is loose and dangling on the right side of the home. This is a safety hazard. A qualified licensed professional should remove all unused wiring.

Recommendation

Contact a qualified professional.



6.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

The rear exterior light is not operating. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.2 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE COVER MISSING

The light over the kitchen sink is missing the matching fitting/bulb as its twin to the left. Both lights should look and function as the light to the left appears. This is a maintenance issue. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.5.1 GFCI & AFCI

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the upstairs bathroom is not testing as being GFCI protected. This is a hazardous condition. This is a safety hazard. A qualified licensed electrician should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.





7: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	D
7.1	General	X			
7.2	Equipment	X			
7.3	Normal Operating Controls	X			
7.4	Vents, Flues & Chimneys	X			
7.5	Distribution System	X			
7.6	Presence of Installed Heat Source in Each Room	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Number of Heat Systems
One

Equipment: Cooling Equipment Energy Source
Central Air Conditioner

General: Number of Cooling Systems
One

Equipment: Heat Type
Forced Air, Furnace

Equipment: Heating Equipment Energy Source
Natural Gas

Equipment: Operational

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



Normal Operating Controls:
Thermostat
Digital

The Thermostat is located

Distribution System: Configuration
Central, Split

Distribution System: Ductwork
Insulated, Non-insulated

General: Clearances

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

General: Information

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

General: Change Filter(s)

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

General: Flue Piping

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

Equipment: Brand

TempStar

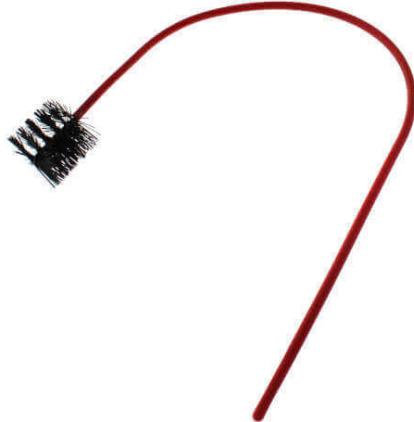
The a/c and heating system (TempStar) was manufactured in 2006. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy. The condenser unit (TempStar) was manufactured in 2006. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 7-15 years.



Equipment: Maintenance Recommendations

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

I recommend cleaning A/C P-Trap with a 18" EZT-406 Standard Flexible Rod Cleaning Brush every time the filter is changed.



Equipment: Maintenance

Furnace should be cleaned and serviced annually. A qualified licensed HVAC professional should clean, service and certify furnace annually

[Here is a resource](#)on the importance of furnace maintenance.

Distribution System: Filter

20x25x4



Limitations

General

AIR FLOW QUALITY

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

General

LIMITATIONS AND CONSIDERATIONS

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

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

General

TEMPERATURE BELOW 65 DEGREES F

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

Equipment

LOW TEMPERATURE

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

Deficiencies

7.2.1 Equipment

UNIT NOT LEVEL

The pad supporting the outdoor condensing unit is not level and unstable. This can cause accelerated deterioration of components and damaged the suction and return lines from the unit. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



Repair and Replace



7.2.2 Equipment

P-TRAP CLEANOUT MISSING

The A/C system in the basement utility room P-Trap has no access for periodic cleaning with an 18" EZT-406 Standard Flexible Rod. This can lead to condensation back up in the system and lead to leaks that damage the interior finishes of the home. A qualified licensed HVAC professional should repair as necessary.

Recommendation

Contact a qualified HVAC professional.



7.2.3 Equipment

MAIN POWER SHUT OFF MISSING COMPONENT

The main power shut off to the outside exterior condenser unit, is missing an internal cover that covers the exposed wiring. This is a safety hazard. A qualified licensed professional should install the proper fitting cover to cover the exposed wiring.

Recommendation

Contact a qualified professional.





8: BUILT-IN APPLIANCES

		IN	NI	NP	D
8.1	General	X			
8.2	Dishwasher	X			
8.3	Range/Oven/Cooktop	X			
8.4	Built-in Microwave	X			
8.5	Exhaust Fan			X	
8.6	Refrigerator	X			
8.7	Clothes Dryer	X			
8.8	Clothes Washer	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Dishwasher: Brand

Samsung


Dishwasher: Operational

The dishwasher was operational at the time of the inspection.

Range/Oven/Cooktop: Brand

Samsung


Range/Oven/Cooktop:
Operational

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

Built-in Microwave: Brand
Samsung**Built-in Microwave: Operational**

The microwave was operational at the time of inspection.

Refrigerator: Brand
Samsung**Refrigerator: Operational**

The refrigerator was operational at the time of the inspection.

Clothes Dryer: Dryer Vent
Metal (Flex)**Clothes Dryer: Operational**

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

General: Information

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

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

Clothes Dryer: Dryer Power Source

Electric



Clothes Washer: Operational

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



Limitations

General**LIMITATIONS AND CONSIDERATIONS**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

Clothes Washer

LIMITATIONS

The washer, dryer and associated components and piping behind walls were not inspected and are not part of home inspection.

9: INSULATION & VENTILATION

		IN	NI	NP	D
9.1	General	X			
9.2	Attic Access	X			
9.3	Attic Insulation	X			X
9.4	Insulation under floor system	X			
9.5	Vapor Retarders (Crawlspace or Basement)	X			
9.6	Ventilation (Attic and Foundation Areas)	X			
9.7	Venting Systems (Kitchen, Baths & Laundry)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Attic Access: Type

Scuttle Hole

Attic Access: Access Location

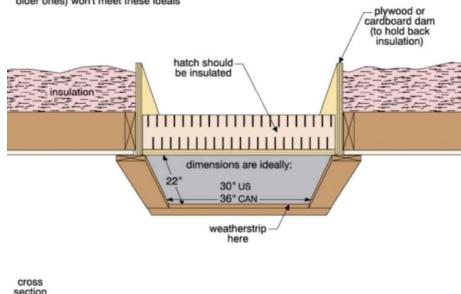
Hallway

Attic Insulation: Insulation Type

Batt, Fiberglass

Attic access hatch

The illustration shows a good attic access hatch design. Hatches in many houses (especially older ones) won't meet these ideals.



Attic Insulation: Flooring Insulation

Batt, Fiberglass

Insulation under floor system: Type

Batt, Fiberglass

Ventilation (Attic and Foundation Areas): Ventilation Type

Gable Vents, Whole House Fan

General: Information

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

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

Due to lack of floor boards and the design of the roof framing, not all of the roof structure, insulation and framing could be inspected. Therefore, consideration should be given to having further evaluation by a roofing contractor as deemed necessary. Pictures are representative of the readily available and accessible sections of attic at time of inspection.

Venting Systems (Kitchen, Baths & Laundry): Inspected Bath Exhaust Fans

Exhaust fan in the bathroom operational at this time. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Vapor Retarders (Crawlspace or Basement)

FINISHED BASEMENT

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....). Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Deficiencies

9.3.1 Attic Insulation



Repair and Replace

ORIGINAL SETTLED INSULATION

The insulation appears to be original, settled and uneven in several areas. Suggest leveling and consideration of additional 6-10 inches added to prevent heat and air loss. This can allow heat transfer, into and out of the home, raising energy costs. A qualified licensed contractor should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified insulation contractor.



10: STRUCTURAL COMPONENTS

		IN	NI	NP	D
10.1	Foundation	X			
10.2	Basements & Crawlspaces	X			
10.3	Floor Structure	X			
10.4	Wall Structure	X			
10.5	Ceiling Structure	X			
10.6	Columns or Piers	X			
10.7	Roof Structure & Attic	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Masonry Block

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Floor Structure

2 x 10

Floor Structure: Sub-floor

Plank

Wall Structure: Wall Structure

2 x 4

Ceiling Structure: Material

2x10

Columns or Piers: Columns

Steel Lally Columns

Columns or Piers: Piers

Inaccessible

Wood, Concrete, Metal

Roof Structure & Attic: Material

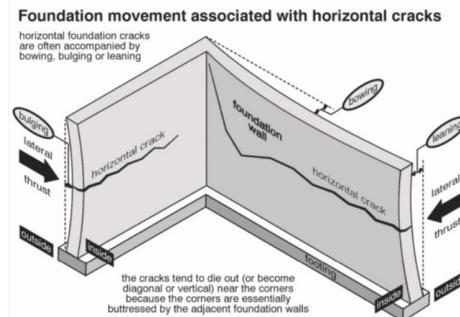
Plywood, Wood

Roof Structure & Attic: Type

Gable

Foundation: Inspected

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



Foundation: Exterior Foundation Maintenance

Please be sure to keep all typical settlement cracks in the visible areas of the exterior foundation walls well sealed to prevent moisture entry.

Foundation: Interior Foundation

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Basements & Crawlspaces: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Limitations

General

LIMITATIONS

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

Areas hidden from view by finished walls, ceilings, fixtures, or stored items can not be judged and are not a part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement. Where carpeting or other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.

Floor Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Wall Structure

LIMITATION

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

Deficiencies

10.5.1 Ceiling Structure

EVIDENCE OF WATER INTRUSION

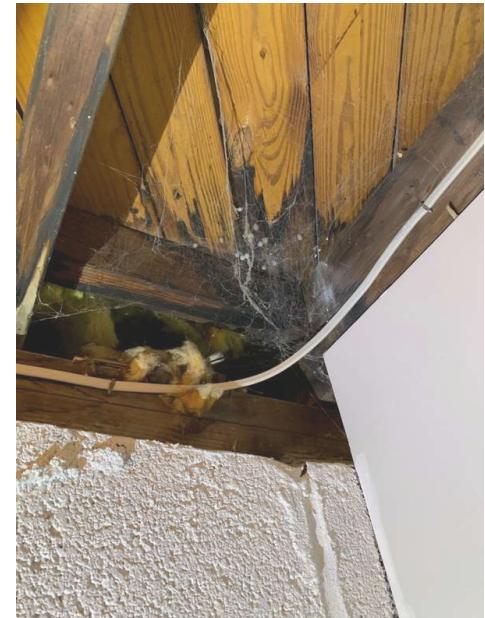
Ceiling structure showed previous signs of water intrusion. This could lead to more serious structural damage if it was active, although when tested with a moisture meter, it tested as dry/normal. I recommend monitoring this area for any moisture penetration.



Evaluate or Monitor

Recommendation

Contact a qualified general contractor.



10.7.1 Roof Structure & Attic

MILDEW STAINS ON SHEATHING



Evaluate or Monitor

Mildew stains were noted at some areas of the sheathing. The area appeared dry at the time of inspection. A qualified licensed roofer should evaluate the roof and sheathing and advise on if this leak is active or has been repaired. Suggest monitoring and making repairs as deemed necessary to maintain water tight conditions.

Recommendation

Contact a qualified roofing professional.

11: GARAGE

		IN	NI	NP	D
11.1	General	X			
11.2	Garage Floor	X			
11.3	Garage Vehicle Door	X			
11.4	Garage Vehicle Door Opener	X			X
11.5	Ceiling, Walls & Firewalls in Garage	X			X
11.6	Moisture Intrusion in Garage	X			
11.7	Occupant Door (From garage to inside of home)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door: Number of Garage doors

One


General: Information

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.

Ceiling, Walls & Firewalls in Garage: Reminder

As a reminder, please be sure to keep all holes, cracks and penetrations well sealed at all times to maintain firewall ratings.

Moisture Intrusion in Garage: Information

Please keep all trees and landscaping trimmed off the property as this condition has been known to create conditions conducive to moisture and insect infestation.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Deficiencies

11.4.1 Garage Vehicle Door Opener



CONTACT AUTO-REVERSE NOT WORKING PROPERLY

I pushed the button to close the door, and attempted to trigger the contact auto-reverse function of the door with my hand/arm. The door continued closing. This is a safety hazard that needs repair or replacement. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



11.5.1 Ceiling, Walls & Firewalls in Garage



DUCTWORK OPENING IN GARAGE HAZARDOUS

I observed a vent in the ductwork in the garage that was duct taped over. There must not be any openings of the ductwork into the garage. This is a safety hazard, because harmful combustion gases, such as carbon monoxide, can be pulled into the home via the HVAC ductwork. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified general contractor.



STANDARDS OF PRACTICE

Roofing

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Interior

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

Plumbing System

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the

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

Electrical System

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating / Central Air Conditioning

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

Built-In Appliances

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Structural Components

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Garage**The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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