TF HOME INSPECTION
9084633423
tfhomeinspectionllc@gmail.com
https://www.tfhomeinspection.com

TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name
05/04/2020 9:00AM

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

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

TABLE OF CONTENTS

TF Home Inspection

SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Vacant

Style
Colonial

Type of Building
Detached, Single Family

Temperature (approximate)
57 Fahrenheit (F)

Weather Conditions
Clear, Recent Rain

Services
WDI/WDO (Termite) Inspection, Radon Test

Home Faces

East

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			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

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

Information

Inspection Method
Drone, Walked Roof Surface

Roof Type/Style
Hip

Coverings: Material
Asphalt

Coverings: Roof Coverings Age
20+ years

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

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

Coverings: Homeowner's Responsibility

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

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

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

Coverings: Considerations

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

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

Roof Drainage Systems: Homeowner's Responsibility

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

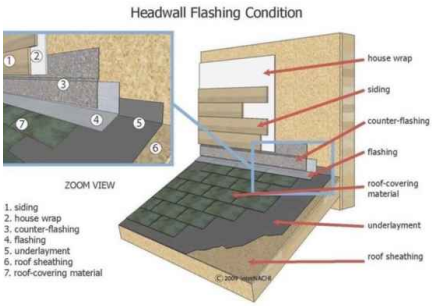
Roof Drainage Systems: Considerations

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

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

Flashings: Wall Intersections

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



Flashing Details

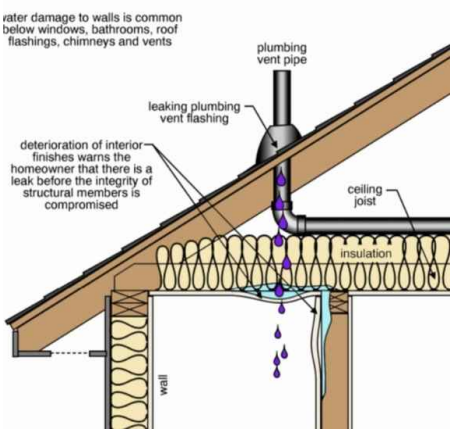
Flashings: Eaves and Gables

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

Skylights, Chimneys & Other Roof Penetrations: Penetrations

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

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



Limitations

General

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable to access higher areas. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Roof Drainage Systems

COULDN'T CLOSELY REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Flashings

DIFFICULT TO SEE EVERY FLASHING

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

Skylights, Chimneys & Other Roof Penetrations

COULDN'T REACH ALL PIPES AND PENETRATIONS

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Deficiencies

2.1.1 Coverings

Repair and Replace

DELAMINATION

The asphalt shingle roof shows serious delamination. Delamination is separation of the surface layer of asphalt. This roof is beyond its life expectancy, and is in need of replacement. A qualified licensed roofing contractor should evaluate and repair as necessary to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

DISCOLORATION

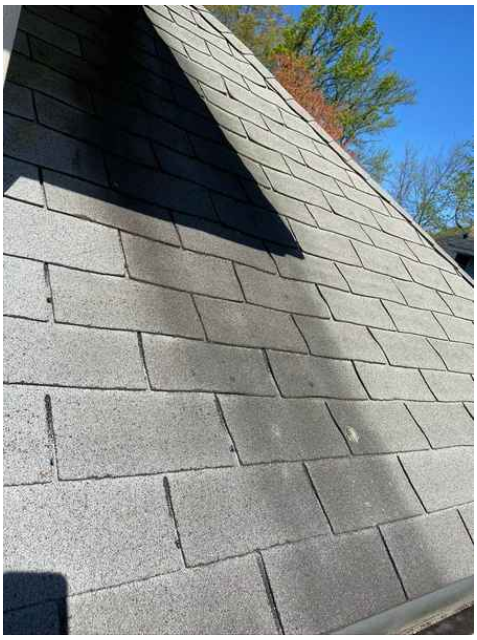
Repair and Replace

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.




2.1.3 Coverings

MULTIPLE LAYERS

Repair and Replace

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 10-15 year additional life expectancy. The roof should be replaced at this stage of its condition and life expectancy by a qualified licensed roofer.

Recommendation

Contact a qualified roofing professional.

2.1.4 Coverings

Repair and Replace

SHEATHING POSSIBLY DAMAGED

The sheathing (wood covering) underneath the roofing material, was soft and spongy in an area above the front porch. This can be caused by a prior or current leak that is damaging the wood material. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

2.1.5 Coverings

Repair and Replace

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. This can allow moisture penetration into the substrate material. A qualified licensed roofing contractor should repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

Repair and Replace

DEBRIS

The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified professional.

2.2.2 Roof Drainage Systems

Repair and Replace

GUTTER DAMAGED

The gutter on the left side of the home was damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement, and leaks in the basement, which is noted later in the report for this property. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified gutter contractor

2.2.3 Roof Drainage Systems

Evaluate or Monitor

WATER STAINS UNDER GUTTER

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

Recommendation

Contact a qualified professional.



2.2.4 Roof Drainage Systems

Repair and Replace

GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly. This can lead to moisture penetrating the home as well as allowing excessive moisture in the soil at the base of the foundation. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified gutter contractor



2.3.1 Flashings

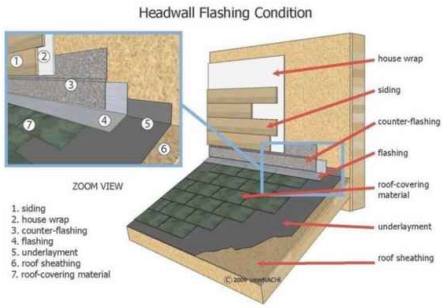
Repair and Replace

MISSING

I observed areas where the cap flashing was missing and/or damaged. These areas of missing flashing are prone to water penetration and have contributed to the deterioration of the fascia board. Flashing is installed to provide protection against roof leaks and to divert water away from certain areas. A licensed qualified roofer should repair or replace as necessary.

Recommendation

Contact a qualified roofing professional.



Flashing Details

2.4.1 Skylights, Chimneys & Other Roof Penetrations

Repair and Replace

CHIMNEY RAIN CAP MISSING

A chimney rain cap is missing on the chimney. A rain cover on top of a chimney flue is designed to keep out rain (which can damage the flue or appliances it vents) and intended to reduce downdrafts in the chimney in windy conditions. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified chimney contractor.

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			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
Dutch Lap

Decks, Balconies, Stoops, Porches, Railings & Steps: Material
Wood, Trec-Dec

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: **Exterior Entry Door**

Fiberglass, Wood, Glass Sliding


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.

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

Covered Porch, Deck with Steps


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

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

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.

Decks, Balconies, Stoops, Porches, Railings & Steps

NO ACCESS BENEATH

I had no access to get beneath the porch/deck.

Deficiencies

3.2.1 Exterior Doors

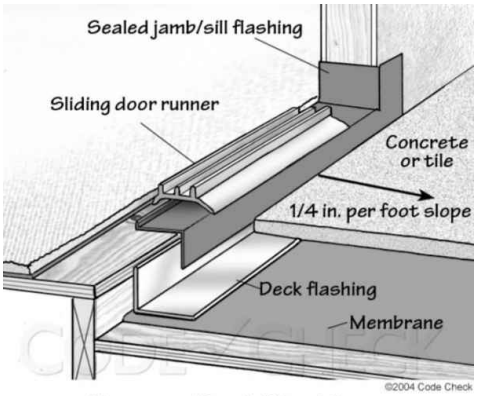
Repair and Replace

IMPROPER FLASHING BELOW DOOR

The side door has not been properly flashed at the bottom of door. This can lead to water intrusion and deterioration of door sill plate. A qualified licensed contractor should inspect and repair as needed.

Recommendation

Contact a qualified professional.



Door to Deck Flashing

3.3.1 Exterior Windows

Repair and Replace

DAMAGED SCREENS/WINDOWS

The basement windows were observed to have damaged screens/window panes. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

3.3.2 Exterior Windows

Repair and Replace

CAULKING/PAINTING

Exterior windows of the home would benefit from maintenance caulking and painting 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

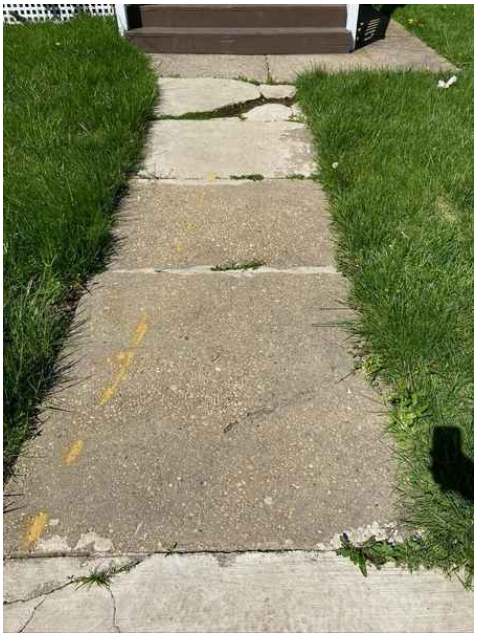
Contact a qualified professional.

3.4.1 Walkways, Patios & Driveways

Safety Hazard

WALKWAY CRACKING

Cracking observed in the walkway leading to the home. This is a trip hazard. A qualified licensed contractor should repair and replace as necessary to prevent trip hazard.



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

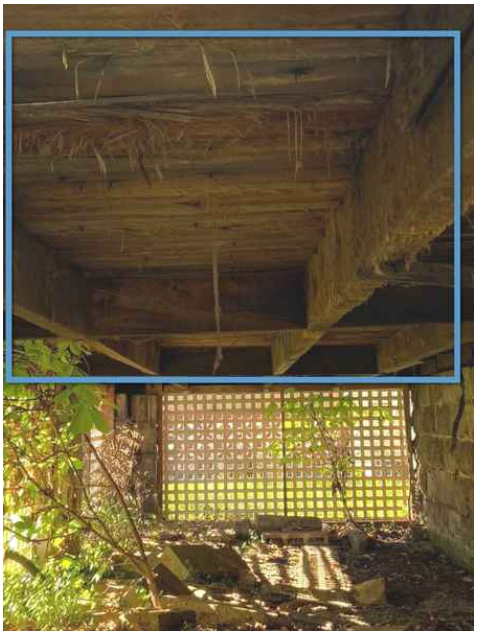
Repair and Replace

DECK - ROTTED BOARDS

One or more deck boards are showing signs of prolonged water damage, causing a portion of the porch to sag. Rot fungus is caused by water penetration into the material and will cause deterioration of the materials. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified deck contractor.




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

Safety Hazard

DECK - UNSTABLE SUPPORT

One of more areas of the rear deck/home support appears unstable. This could cause a safety hazard and further deterioration of the deck/home. A qualified licensed contractor should evaluate, advise, then repair and replace as necessary.

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			X
4.5	Windows (representative number)	X			X
4.6	Doors (representative number)	X			
4.7	Countertops & Cabinets (representative number)	X			

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

Information

Ceilings: Ceiling Material
Drywall

Walls: Wall Material
Drywall

Floors: Floor Coverings
Hardwood, Laminate, Tile

Steps, Stairways & Railings: Reminder
As a reminder, please be sure keep railings secured at all times.

Windows (representative number): Window Manufacturer
Unknown

Windows (representative number): Window Type
Double-hung

Doors (representative number): Material
Hollow-Core

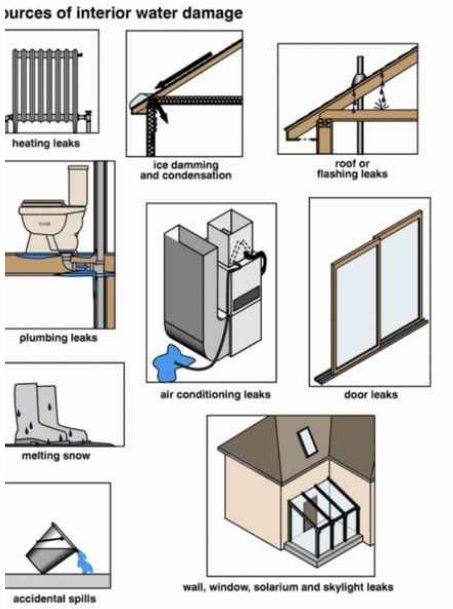
Countertops & Cabinets (representative number): Cabinetry
Wood

Countertops & Cabinets (representative number): Countertop Material
Granite

Maintenance

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

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



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

4.4.1 Steps, Stairways & Railings

Evaluate or Monitor

SUPPORT POSSIBLY NEEDED

The basement steps possibly are in need of further support under the landing. The left side of the landing has no support. The other support column had some water damage at the bottom from the leaks in the basement. I recommend adding a support column under the landing for added stability.

Recommendation

Contact a qualified professional.

4.5.1 Windows (representative number)

PAINTED SHUT

Safety Hazard

One or more windows are painted shut in the basement, and some window panes are observed to be missing. This is a safety hazard. A qualified licensed window contractor should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



4.5.2 Windows (representative number)

WINDOW DOESN'T STAY OPEN

Repair and Replace

Several windows do not hold open, and come crashing back down if not held. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



5: PLUMBING SYSTEM

		IN	NI	NP	D
5.1	Water Supply, Distribution Systems & Fixtures	X			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	X			

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

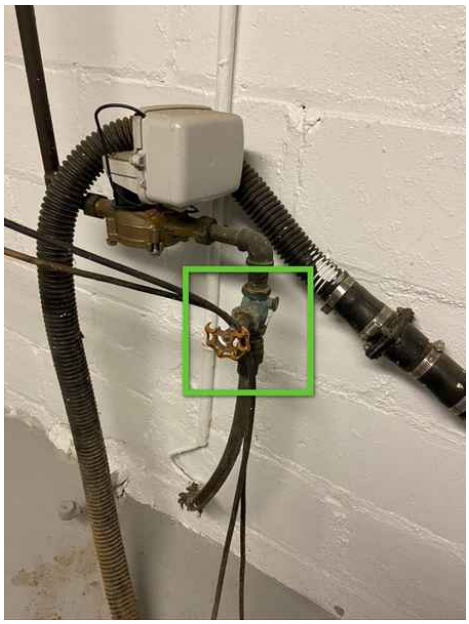
Information

Filters
None

Water Source
Public

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

The main shut off is the orange valve. This is for your information.



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
40 gallons

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

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

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

Basement

The main fuel shut off is at gas meter.

Fuel Storage & Distribution Systems: Fuel Storage Type

Natural Gas

Sump Pump: Location

Basement

Sump Pump: Operational

The sump pump was operational at the time of inspection.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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 (Rheem) Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2008 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

Repair and Replace

MAIN WATER SUPPLY VALVE LEAKING

Main water supply shut-off valve was leaking and damaged. Leaks can cause damage to the materials of the home, as well as cause other problems such as mold/mildew. This can also cause a loss of water pressure supply into the home. A qualified licensed plumber should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.

5.7.1 Sump Pump

Safety Hazard

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.

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, Wiring & Receptacles	X			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
100 AMP

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not present

Carbon Monoxide Detectors: Recommend

We also recommend a carbon monoxide detector for personal safety.

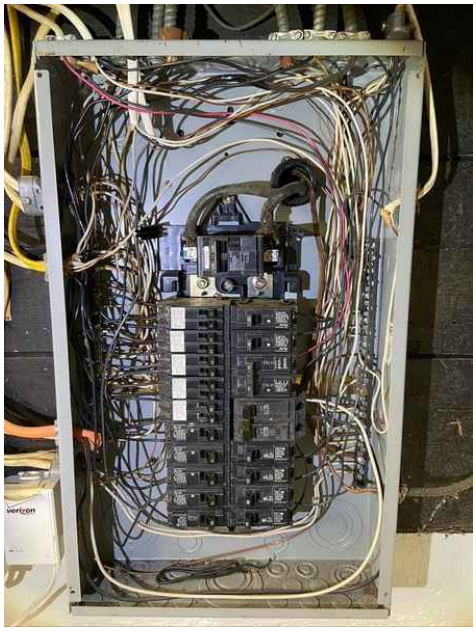
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

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: Exterior Outlets Inspected

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

GFCI & AFCI: Consideration

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

Smoke Detectors: Information

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

Smoke Detectors: Test Before Moving In

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

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

6.3.1 Branch Wiring Circuits, Breakers & Fuses

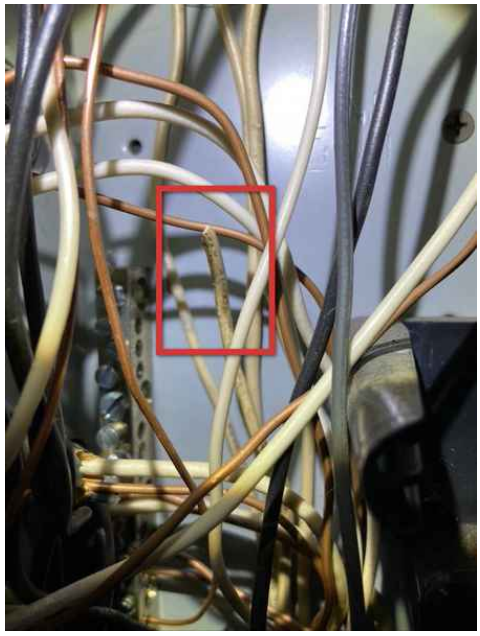
Safety Hazard

LOOSE ABANDONED WIRING HAZARD

A neutral wire was cut, loose and open inside the panel. This is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified professional.



6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

Safety Hazard

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. This is a safety issue that protects the receptacle. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.

6.4.2 Lighting Fixtures, Switches, Wiring & Receptacles

Safety Hazard

LOOSE RECEPTACLE

An electrical outlet next to the stove, and an outlet on the upstairs floor are loose and not secured. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

6.4.3 Lighting Fixtures, Switches, Wiring & Receptacles

Safety Hazard

OPEN JUNCTION BOX

There was an open junction box in the unfinished attic space. This is leaving wiring unsafely open and exposed. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.

7: HEATING SYSTEM

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

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

Information

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Hot Water Baseboard

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

Normal Operating Controls: Thermostat
Digital

Distribution Systems: Distribution System
Non-insulated, Piping

Distribution Systems: Boiler Heating Supply
Baseboard

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/plumbing contractor evaluate and service units prior to closing.

Equipment: Brand
LAARS

The heating system (LAARS) was manufactured in 2006. The serial number is (Please see image) and model number is (Please see image) and has a 40 year life expectancy.

Equipment: Maintenance

A qualified licensed HVAC/plumbing professional should clean, service and certify the system annually.

Here is a resource on the importance of furnace maintenance.

Vents, Flues & Chimneys: Flue Piping

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

Distribution Systems: Operational

Heat Supply was present from the hot water baseboards throughout the home at the time of the inspection.

Limitations

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.

General

GENERAL LIMITATIONS

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

Deficiencies

7.2.1 Equipment

Repair and Replace

CORROSION

The heating system was corroded in one or more areas. This could be the result of prior leaks, and the situation should be monitored. Recommend a qualified licensed plumbing contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.




7.3.1 Vents, Flues & Chimneys

Safety Hazard

FLUE VENT RUSTING

The flue vent coming out of the furnace is severely corroded, and damaged with a large hole in it. This is a safety hazard that is allowing combustion gases to escape into the home. The flue liner should be evaluated by a qualified licensed professional chimney inspector, because no rain cap at the top of the chimney has allowed moisture to flow down the chimney and damage the flue vent. A qualified licensed professional should evaluate, and advise as necessary.

Recommendation

Contact a qualified professional.


7.3.2 Vents, Flues & Chimneys

Repair and Replace

CLEAN OUT FULL OF DEBRIS

The cleanout for the chimney is full of debris and needs to be cleaned out by a qualified licensed professional when the flue and system is evaluated.

Recommendation

Contact a qualified professional.


8: COOLING SYSTEM

		IN	NI	NP	D
8.1	General	X			
8.2	Equipment	X			X
8.3	Normal Operating Controls	X			
8.4	Distribution System	X			X

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

Information

Equipment: Energy Source/Type
Electric, Central Air Conditioner, Split System

Equipment: Location
Exterior/Attic

Normal Operating Controls: Thermostat
Digital

Distribution System: Configuration
Split

Distribution System: Filter Type
Disposable

Distribution System: Filter Size
UNKNOWN

General: Clearances

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

General: 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. 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.

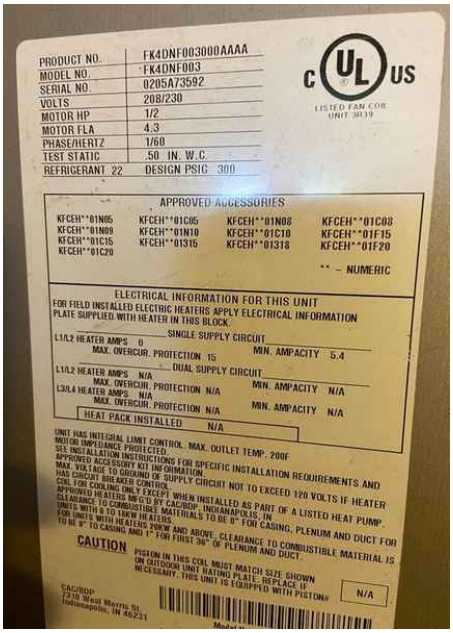
General: Information

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

Equipment: **Brand**

Bryant, Carrier

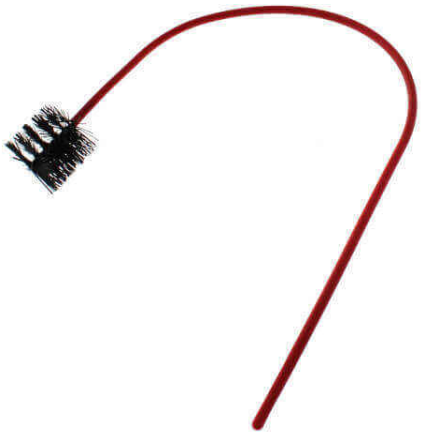
The a/c system (Carrier) was manufactured in 2005. The serial number is (Please see image) and model number is (Please see image) and has a 15-20 year life expectancy. The condenser unit (Bryant) was manufactured in 2004. The serial number is (Please see image) and model number is (Please see image) 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.



Limitations

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.

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.

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

8.2.1 Equipment

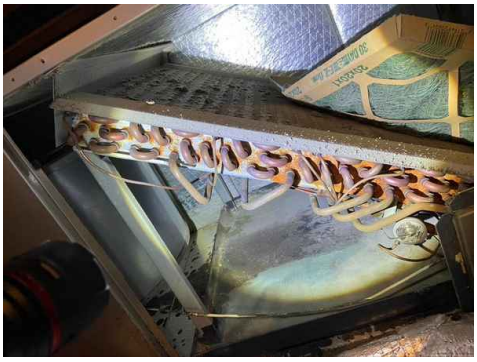
CORROSION

Evaluate or Monitor

The evaporator coil was observed to be corroded. This is caused by moisture from condensation of the cold air, and humid conditions. This can accelerate aging of the unit. There was also excessive dust all over the coil from the issue with the air filter. A qualified licensed professional should evaluate, and advise as necessary.

Recommendation

Contact a qualified professional.



8.4.1 Distribution System

Repair and Replace

FILTER DIRTY/WRONG SIZE

The filter going into the air handler is dirty, damaged, and has completely been compromised, leaving the system covered in dust The filter should be installed in the overhead grill in the second floor hallway, and this penetration on the side of the unit should be sealed.. It is undeterminable at the time of inspection what the correct sized filter should be used, but the correct size filter should be replaced every 1 to 3 months to maintain efficiency. A qualified licensed professional should evaluate the damage caused to the system, then repair and replace as necessary.

Recommendation

Contact a qualified professional.


20x20x1

9: BUILT-IN APPLIANCES

		IN	NI	NP	D
9.1	General	X			
9.2	Dishwasher			X	
9.3	Range/Oven/Cooktop	X			
9.4	Built-in Microwave			X	
9.5	Exhaust Fan	X			
9.6	Refrigerator	X			X
9.7	Clothes Dryer			X	
9.8	Clothes Washer			X	

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

Information

Range/Oven/Cooktop: Operational

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

Exhaust Fan: Operational

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

Refrigerator: Operational

The refrigerator 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.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Clothes Dryer

DID NOT INSPECT

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

Clothes Dryer

LIMITATIONS

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

Clothes Washer

LIMITATIONS

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

Deficiencies

9.6.1 Refrigerator

Repair and Replace

UNLEVEL

The refrigerator was observed to be wobbling. The leg stand that needs to be adjusted down to stabalize the refrigerator, appeared to be damaged underneath. A qualified licensed professional should repair.

Recommendation

Contact a qualified professional.

10: INSULATION & VENTILATION

		IN	NI	NP	D
10.1	General	X			
10.2	Attic Access	X			
10.3	Attic Insulation	X			X
10.4	Insulation under floor system	X			X
10.5	Vapor Retarders (Crawlspace or Basement)	X			
10.6	Ventilation (Attic and Foundation Areas)	X			
10.7	Venting Systems (Kitchen, Baths & Laundry)	X			

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

Information

Attic Insulation: Insulation Type
Batt, Fiberglass

Insulation under floor system: Type
Batt, Fiberglass

Ventilation (Attic and Foundation Areas): Ventilation Type
Soffit Vents

General: Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area. I report as in need of correction the general absence of ventilation in unfinished spaces.

Attic Access: Partially Finished Space

The "attic" area of the home was a partially finished portion of the home. I had limited access to the attic roofing structure.

Ventilation (Attic and Foundation Areas): Soffit Vents

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

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

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

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.

General

STORED PERSONAL ITEMS

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.

Insulation under floor system

FINISHED LIVING AREAS RESTRICTED

Finished Walls and Ceilings limited access to insulation under the flooring.

Ventilation (Attic and Foundation Areas)

INACCESSIBLE

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

Deficiencies

10.3.1 Attic Insulation

Repair and Replace

AREAS MISSING INSULATION

Fiberglass (Batts) insulation has been removed in areas of the attic. Heat loss can occur more on this home than one that is properly insulated. When installed, the insulation paper should face the interior of the house. I recommend all living space walls be insulated, rather then the roof structure insulating the attic space. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified professional.



10.4.1 Insulation under floor system

Repair and Replace

INSULATION UNDER FLOOR SYSTEM IN CRAWL SPACE MISSING

The insulation has fallen in areas under the floor in the crawlspace. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.

10.4.2 Insulation under floor system

Repair and Replace

NO INSULATION UNDER FLOOR SYSTEM PRESENT IN BASEMENT

The insulation was only present in a few areas of the basement between rim joists and floor joists. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.

11: STRUCTURAL COMPONENTS

		IN	NI	NP	D
11.1	Foundation	X			X
11.2	Basements & Crawlspaces	X			X
11.3	Floor Structure	X			X
11.4	Wall Structure	X			
11.5	Ceiling Structure	X			X
11.6	Columns or Piers	X			X
11.7	Roof Structure & Attic	X			

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

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Floor Structure
2 x 10, Wood

Floor Structure: Sub-floor
Plank

Wall Structure: Wall Structure
Wood, 2 x 4

Ceiling Structure: Material
Wood, 2 x 8

Wood, Concrete, Metal

Columns or Piers: Columns
Steel Lally Colums

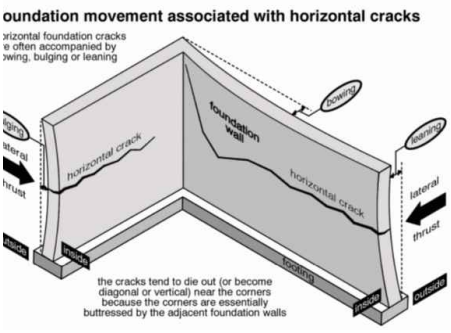
Columns or Piers: Piers
Concrete, Wood

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Hip

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.

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.

Basements & Crawlspaces: Basement Inspected

The basement was inspected according to the Home Inspection Standards of Practice. The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Structural components were inspected according to theHome Inspection Standards of Practice, including readily observed floor joists.

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

Roof Structure & Attic

FINISHED ATTIC

The attic was fully finished and I was unable to visually inspect any structural members of the roof.

Roof Structure & Attic

LIMITED ACCESS

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

Deficiencies

11.1.1 Foundation

Repair and Replace

WATER INTRUSION

Water intrusion was evident through the foundation walls in the basement. Poor drainage, along with temporary patch work have all lead to moisture becoming an issue in the basement. Caulking is not a means of preventing moisture intrusion through masonry walls (see Clark Griswold at the Hoover Dam). The source of moisture must be corrected through proper gutter and drainage repairs, grading around the exterior foundation, and PROPERLY sealing all penetrations in foundation walls with appropriate materials. A qualified licensed professional should evaluate and provide a report on course of action and remedy.

Recommendation

Contact a qualified professional.







11.3.1 Floor Structure

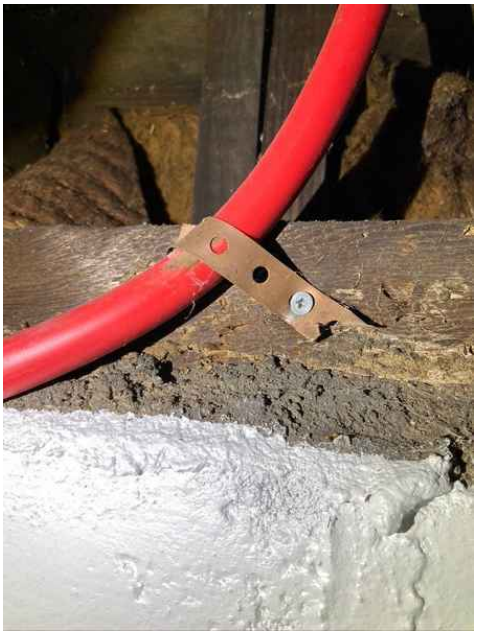
EVIDENCE OF WATER INTRUSION

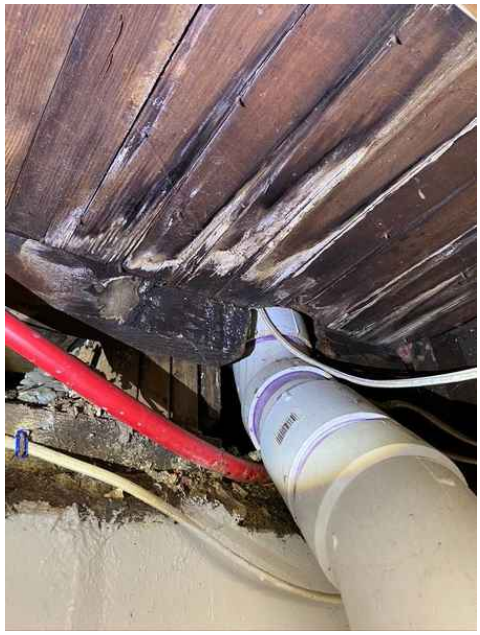
Repair and Replace

There were signs of water intrusion in the underlying floor structure. A qualified licensed contractor should evaluate and identify the cause of moisture, then repair to preserve the structural integrity of the home.

Recommendation

Contact a qualified structural engineer.





11.3.2 Floor Structure

Repair and Replace

JOISTS NEED REPAIR

One rim joists facing the front of the home was damaged or improperly installed. This is a maintenance issue. A qualified licensed structural engineer should evaluate and advise on how to correct.

Recommendation

Contact a qualified structural engineer.

11.5.1 Ceiling Structure

Evaluate or Monitor

BEAMS DAMAGED

The main beam in the basement had a crack running through the middle of it. This could compromise the structural integrity of the home. A qualified licensed structural engineer should evaluate and advise as necessary.

Recommendation

Contact a qualified professional.



11.6.1 Columns or Piers

Evaluate or Monitor

MOISTURE DAMAGE/CORROSION

The steel lally column was observed to be corroded by moisture intrusion. This can damage the integrity of the support beam, so a qualified licensed structural engineer should evaluate and advise as necessary.

Recommendation

Contact a qualified professional.

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

Heating System
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. 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. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling System
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. 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. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

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.