



WRIGHT CHOICE HOME INSPECTION

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<http://www.yourwrightchoice.com>



RESIDENTIAL REPORT

1234 Main St. New Albany Indiana 47150

Buyer Name

04/21/2021 9:00AM



Inspector

Nick Wright

IN License- H101500073; KY License- 166086

502-822-6484

info@yourwrightchoice.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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All components designated for inspecting in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection. The inspection performed is a visual, non intrusive inspection only.

SUMMARY

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MAINTENANCE/DIY ITEM

41

RECOMMENDED REPAIRS

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- ⌚ 2.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⌚ 2.3.1 Exterior - Siding, Flashing & Trim: Tuck Pointing Maintenance
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- ⌚ 2.6.1 Exterior - Exterior Doors: Exterior Door- Caulking Maintenance
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- ⌚ 2.7.1 Exterior - Exterior Windows: Exterior Windows- Caulking Maintenance
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- ⌚ 3.1.3 Roof & Roof Drainage System - Coverings: Granules Missing
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- ⌚ 5.3.1 Interiors - Floors: Grout Cracked/Missing
- ⌚ 5.4.1 Interiors - Steps, Stairways & Railings: Handrail Deficient
- ⌚ 5.4.2 Interiors - Steps, Stairways & Railings: Loose Guardrail
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- ⌚ 5.5.2 Interiors - Countertops & Cabinets: Countertop Not Secured

- 5.6.1 Interiors - Doors: Door Sticks
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- 5.7.1 Interiors - Windows: Damaged/Missing Hardware
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- 6.6.1 Built-in Appliances - Dryer Power Source & Dryer Exhaust: Dryer Vent Cover Damaged/Loose
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- 9.1.1 Structural Components - Foundation: Exterior Foundation Cracks - Minor
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1: INSPECTION DETAILS

Information

Inspection Start Time

3:30 pm

In Attendance

Inspector, Client, Home Owner

Style

1 Story

Type of Building

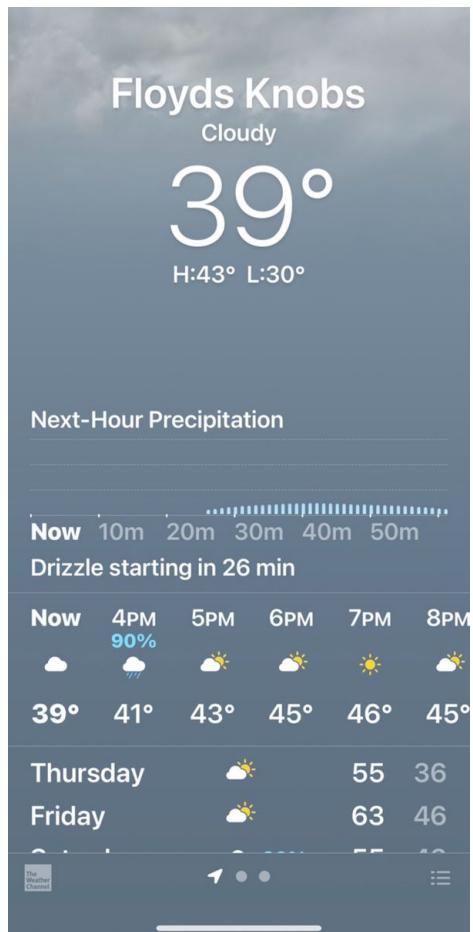
Detached, Single Family

Weather Conditions

Cloudy, Recent Rain

Temperature (Approximate)

39 Fahrenheit (F)

**Ground Cover**

Damp

Main Entrance Faces

West

Overview

Dear New Homeowner,

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

Sincerely,

Wright Choice Home Inspection

Inspection Categories

MAINTENANCE/DIY ITEM

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

RECOMMENDED REPAIRS

Items that fall into this category are noted concerns that may lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

POTENTIAL SAFETY ISSUE/MAJOR CONCERN

A specific issue with a system or component of a property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

Use of Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Occupancy/Utilities

Occupied, Furnished

Definitions of Occupancy/Utilities:

FURNISHED - Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

OCCUPIED - Similar to FURNISHED. Potentially more areas of restricted access due to furniture and personal belongings. Areas that are restricted are excluded from this inspection report.

UNOCCUPIED - The home was not being lived in and was empty of furniture at the time of the inspection.

VACANT - Access to plumbing, electrical and HVAC systems may be limited due to those systems being turned off. Access to other parts of the home may be limited due to locked doors, barricades or usage conditions. Any items or areas that are not accessible for the above reasons will be excluded from this report.

UTILITIES OFF - The utilities were shut off to the house at the time of the inspection. The plumbing, electrical and heating systems could not be fully evaluated and should be completely evaluated after the utilities are turned on and prior to settlement.

What Really Matters In A Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. Major defects, such as a structural failure;
2. Things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. Things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. Safety hazards, such as an exposed, live bus bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

2: EXTERIOR

Information

Inspection Method	Walkways, Patios & Driveways: Driveway Material	Walkways, Patios & Driveways: Walkway Material
Visual	Concrete	Concrete
Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material	Siding, Flashing & Trim: Siding Material	Siding, Flashing & Trim: Siding Style
Concrete Block	Brick	Masonry
Porches, Stoops & Steps: Appurtenance	Porches, Stoops & Steps: Material	Deck and Balconies: Appurtenance
Stoop/Step	Concrete	Deck with Steps
Deck and Balconies: Material	Exterior Doors: Exterior Entry Door	Eaves, Soffits & Fascia: Fascia Material
Wood, Composite	Metal, Glass	Aluminum

Eaves, Soffits & Fascia:

Soffit/Eaves Material

Vinyl

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.

Observations

2.1.1 Walkways, Patios & Driveways



Maintenance/DIY Item

WALKWAY

CRACKING/DETERIORATION - MINOR

Minor cosmetic cracks observed. Recommend patch/seal cracks and monitor.

[Here is a DIY article on repairing cracked sidewalks.](#)

Recommendation

Recommended DIY Project



Front

2.2.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.



Right



Right

2.3.1 Siding, Flashing & Trim

TUCK POINTING MAINTENANCE**EXTERIOR**

Masonry mortar was observed to be cracked/missing and in need of tuck pointing maintenance. Recommend tuck pointing masonry mortar where cracked/deteriorated.

Recommendation

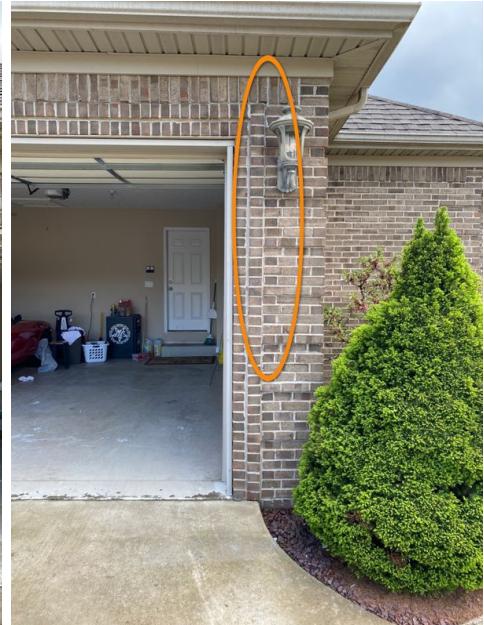
Contact a qualified masonry professional.



Recommended Repairs



Left



Left



Right



Rear



Rear

2.3.2 Siding, Flashing & Trim

CAULK UTILITY PENETRATIONS

Visible gaps around utility penetrations were noted at time of inspection. Recommend caulking at utility penetrations in siding. Here is a helpful link on exterior caulking.

https://www.ronhazelton.com/tips/how_to_caulk_cracks_and_gaps_outside



Maintenance/DIY Item

Recommendation
Recommended DIY Project



Right



Rear



Rear

2.3.3 Siding, Flashing & Trim
VOIDS IN TRIM/FLASHING

EXTERIOR

Visible voids in trim/flashings were noted. Recommend properly covering any exterior voids in trim/flashings where wood is exposed to prevent damages from occurring.

Recommendation
Contact a qualified siding specialist.

Recommended Repairs



Rear

2.3.4 Siding, Flashing & Trim
STEEL LINTEL- PAINTING MAINTENANCE

EXTERIOR

Steel lintels were observed as in need of painting maintenance. Recommend painting steel lintels to prevent future rust/damage from occurring

Recommendation
Contact a qualified painting contractor.

Maintenance/DIY Item



Front



Front



Right



Right



Rear



Rear



Rear



Rear

2.4.1 Porches, Stoops & Steps

SEAL GAP BETWEEN STEPS AND STOOP

EXTERIOR

Visible gap between steps and stoop. Recommend sealing gap between steps and stoop. Here is a helpful link on how to seal gaps in concrete. <https://www.familyhandyman.com/masonry/concrete-repair/caulking-concrete-cracks/>

Recommendation

Contact a qualified professional.



Maintenance/DIY Item



Front

2.5.1 Deck and Balconies

DECK - WATER SEALANT REQUIRED

Maintenance/DIY Item

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



2.5.2 Deck and Balconies

RAILING LOOSE/DAMAGED

Recommended Repairs

Deck railing was noted as loose/damaged at time of inspection.
Recommend properly securing/repairing loose/damaged railings.

Recommendation
Contact a qualified deck contractor.



2.6.1 Exterior Doors

EXTERIOR DOOR- CAULKING MAINTENANCE

EXTERIOR

Recommend caulking around exterior door(s) where caulking is cracked/separated/missing.

Recommendation
Contact a qualified painting contractor.



Rear



Rear

2.6.2 Exterior Doors

EXTERIOR DOOR - FAILED SEAL



Exterior door had double-pane glazing in which condensation was visible. This indicates a loss of thermal integrity. The door should be repaired or replaced as necessary by a qualified contractor. Replacement is more typical.

Recommendation

Contact a qualified door repair/installation contractor.



Rear

2.7.1 Exterior Windows

EXTERIOR WINDOWS- CAULKING MAINTENANCE

EXTERIOR

Exterior window caulking is cracked/separated/missing. Recommend caulking maintenance around windows/window trim. Here is a helpful link on how to caulk windows.

<https://www.4feldco.com/articles/how-to-caulk-a-window-yourself/>

Recommendation

Contact a qualified painting contractor.



Front



Front



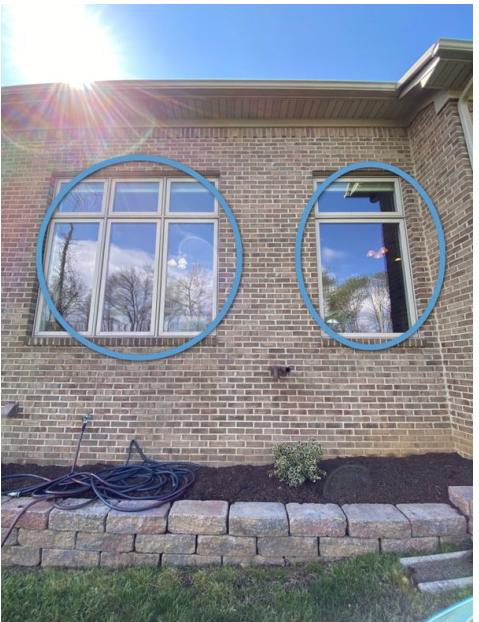
Front



Right



Right



Rear



Rear



Rear

3: ROOF & ROOF DRAINAGE SYSTEM

Information

Inspection Method

Aerial Imagery

Roof Type/Style

Combination

Coverings: Roofing Layers

1 layer(s)

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Rubber, Metal

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.

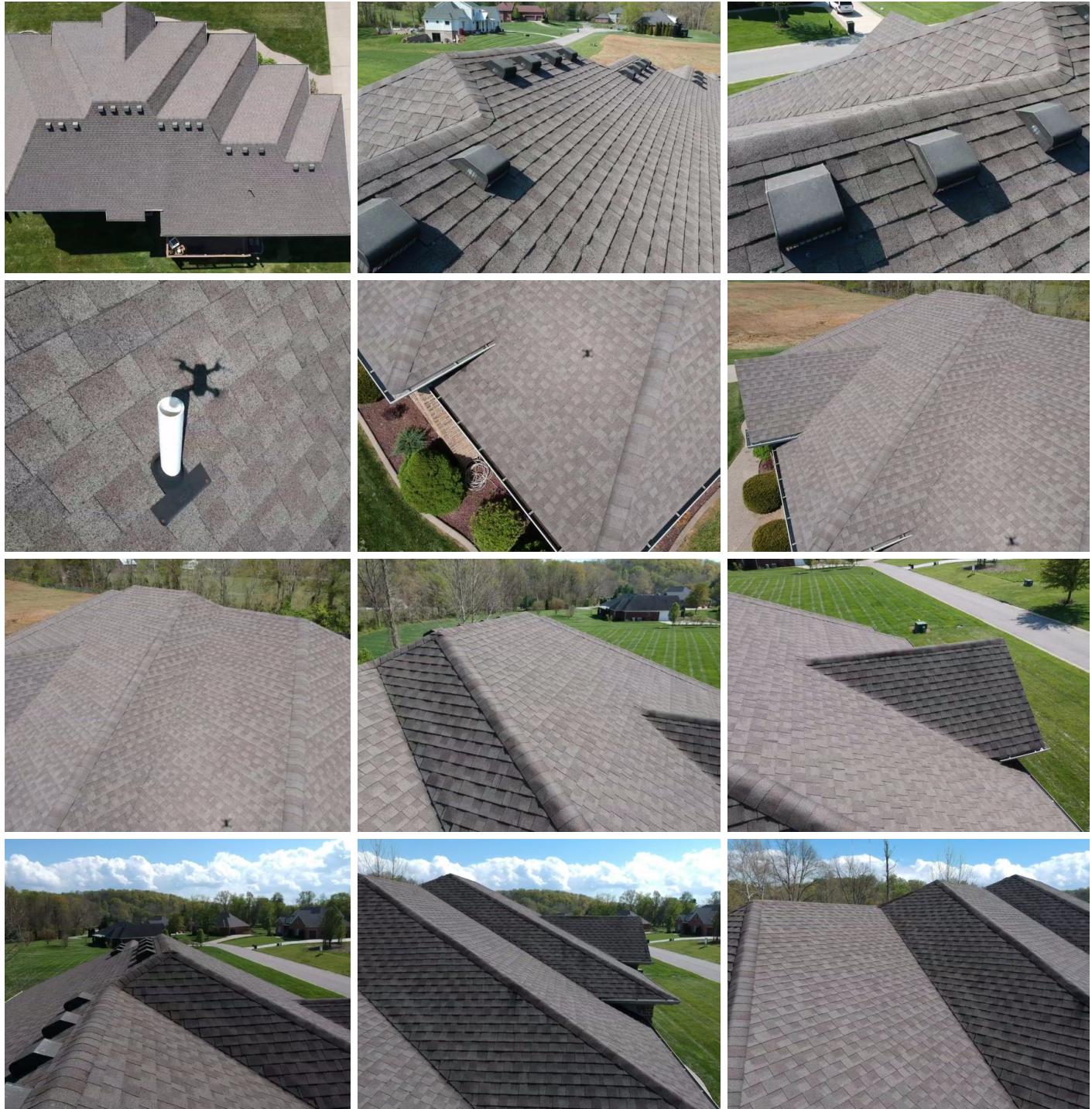
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

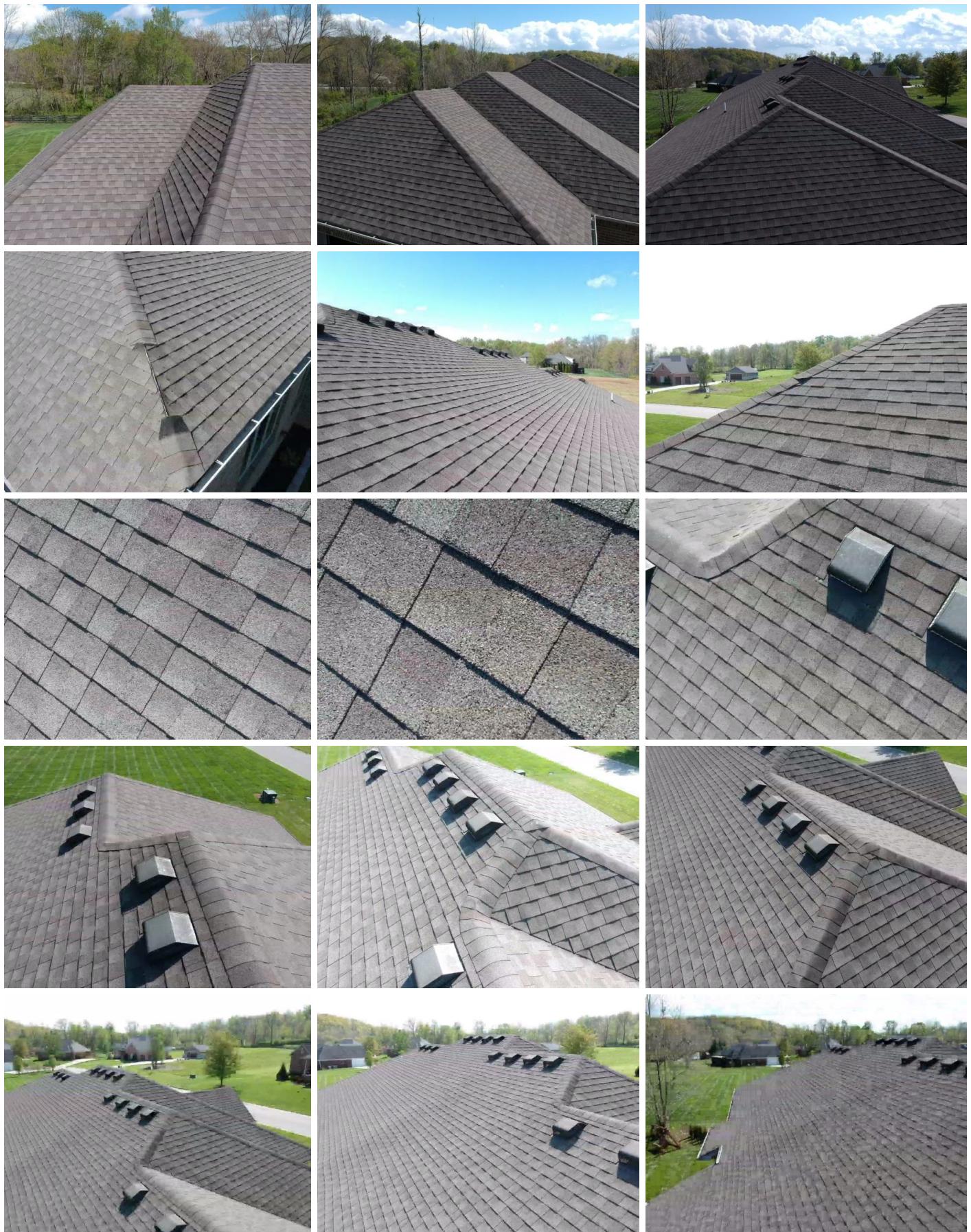
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Coverings: Material**Asphalt**

1. Grieve observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. 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.







Coverings: Approximate Age

15-20 years

Unless provided exact age of roof, age is determined based solely on visual condition of roof coverings.

Limitations

General

INSPECTION VIA AERIAL IMAGERY

Roof was inspected via aerial imagery due to unsafe conditions. Not all defects may be visible from aerial imagery. Recommend a roofing professional evaluate and repair if needed.

Observations

3.1.1 Coverings

DAMAGED COVERINGS

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.

Recommended Repairs



3.1.2 Coverings

NAIL POPS

Visible nail pops in roof coverings. Recommend roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.

Recommended Repairs



3.1.3 Coverings

GRANULES MISSING

Recommended Repairs

Asphalt shingles have missing granules. Recommend a roofing professional evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



3.1.4 Coverings

DISCOLORATION

Recommended Repairs

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

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

Recommendation

Contact a qualified roofing professional.

3.2.1 Roof Drainage Systems

DOWNSPOUTS DISCONNECTED

Maintenance/DIY Item

Downspouts Disconnected from extensions. Recommend repair

Recommendation

Recommended DIY Project



Right

3.3.1 Flashings

SEALANT MISSING/DETERIORATED

Recommended Repairs

Sealant on flashing is missing/deteriorated. Recommend a roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



4: GARAGE

Information

General: Type

Attached, 3 Car

Garage Door: Material

Metal, Insulated

Garage Door: Type

Sectional

Garage Door Opener: Brand

Liftmaster

Garage Door Opener: Drive**System**

Chain



Limitations

General**LIMITED VISIBILITY DUE TO OBSTRUCTIONS**

Inspection was limited due to obstructions. Not all items were inspected. Recommend further inspection when weather permits/obstructions permit.



Observations

4.2.1 Ceiling

TYPICAL CRACKS

Typical cracks were observed on garage drywall. Recommend repair and monitoring

Recommendation

Contact a qualified drywall contractor.

Recommended Repairs



4.5.1 Garage Door

GARAGE TRIM DAMAGED

Overhead garage door surrounding trim is damaged. Recommend repair/replacement

Recommendation

Contact a qualified garage door contractor.

Recommended Repairs



4.5.2 Garage Door

GARAGE TRIM MISSING

Overhead garage door surrounding trim is Missing. Recommend repair/replacement

Recommendation

Contact a qualified garage door contractor.

 Recommended Repairs



5: INTERIORS

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Carpet, Tile, Hardwood

f

Countertops & Cabinets:**Countertop Material**

Laminate, Marble

Countertops & Cabinets:**Cabinetry**

Wood, Laminate

Windows: Window Type

Casement, Double-hung

Windows: Window Manufacturer

JELD-WEN

Limitations

General

INSPECTION LIMITED DUE TO OBSTRUCTIONS

Inspection of interior finishes and components was limited due to obstructions such as (Furniture, decorations, stored items, personal items). Interior finishes and components not fully inspected.

Observations

5.1.1 Walls

TYPICAL CRACKS/DAMAGE

1ST FLOOR

Typical cracks are visible on walls. Typical cracks in walls are not unusual in a home and are not a structural concern. Recommend repair. Here is a helpful link on drywall repair.

<https://www.popularmechanics.com/home/interior-projects/how-to/a185/easy-drywall-repair/>

Recommendation

Contact a qualified drywall contractor.



Maintenance/DIY Item



Primary Bedroom



1st Floor Front Bedroom

5.1.2 Walls

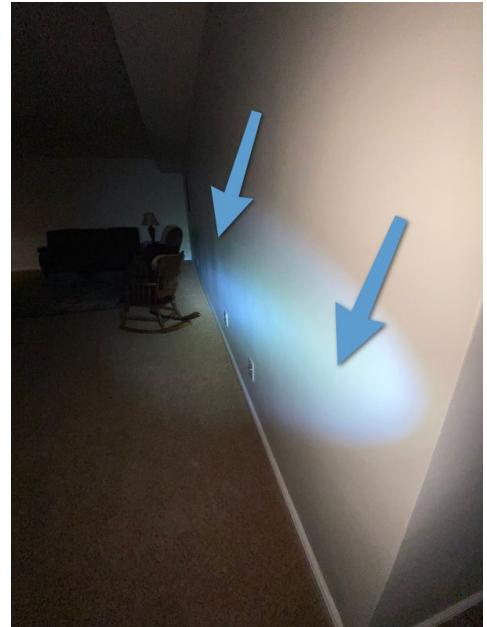
PATCHED/REPAIRED AREAS

BASEMENT

Drywall patching/repairs observed at time of inspection. Recommend monitoring

Recommendation

Recommend monitoring.



5.2.1 Ceilings

MOISTURE STAINS

1ST FLOOR BASEMENT

Moisture stains visible. Recommend a general contractor determine source of moisture and repair.

Recommendation

Contact a qualified general contractor.





Primary Bedroom



Basement

5.3.1 Floors

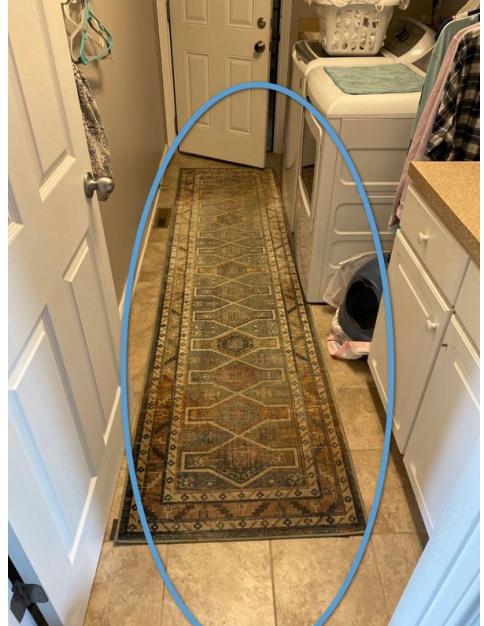
GROUT CRACKED/MISSING

1ST FLOOR

Tile Grout Cracked/Missing. Recommend flooring contractor evaluate and repair

Recommendation

Contact a qualified flooring contractor



Laundry Room

5.4.1 Steps, Stairways & Railings

HANDRAIL DEFICIENT

Staircase handrail does not extend for full flight of stairs. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.





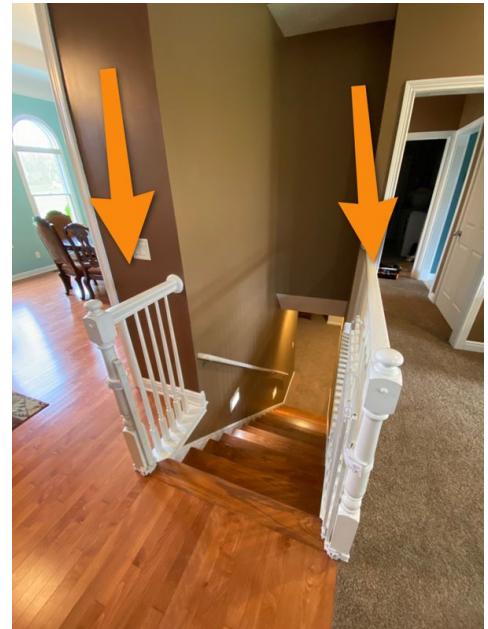
5.4.2 Steps, Stairways & Railings

LOOSE GUARDRAIL

Guardrail is loose. Recommend properly securing

Recommendation

Contact a qualified handyman.



5.5.1 Countertops & Cabinets

POOR/MISSING CAULK

1ST FLOOR

Countertop caulking was cracked/damaged/missing sufficient caulk/sealant at the wall. This can lead to water damage.

Recommend adding sealant at sides and corners where counters touch walls.

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

Recommendation

Recommended DIY Project





5.5.2 Countertops & Cabinets

COUNTERTOP NOT SECURED

1ST FLOOR

Countertop appeared insecure. Recommend qualified countertop contractor evaluate and secure countertop properly.

Recommendation

Contact a qualified countertop contractor.

 Recommended Repairs

Laundry Room

5.6.1 Doors

DOOR STICKS

1ST FLOOR

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article on how to fix a sticking door.](#)

Recommendation

Contact a qualified handyman.

 Recommended Repairs



Laundry Room

5.6.2 Doors

DOOR HARDWARE DAMAGED

1ST FLOOR

Door hardware is damaged. Recommend repairing/replacing damaged hardware

Recommendation

Contact a qualified door repair/installation contractor.

 Recommended Repairs



1st Floor Front Bedroom

5.7.1 Windows

DAMAGED/MISSING HARDWARE

1ST FLOOR

Some windows have damaged/missing hardware. Recommend repairing to ensure proper operation.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommended Repairs



Primary Bedroom

6: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Whirlpool



Dishwasher: Air Gap
No

Dishwasher: Drain Line Looped
Yes

Range/Oven/Cooktop:
Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Microwave: Brand
Amana



**Garbage Disposal: Brand
Badger**



**Dryer Power Source & Dryer
Exhaust: Dryer Power Source
220 Electric**



**Dryer Power Source & Dryer
Exhaust: Dryer Vent
Metal (Flex)**

**Refrigerator: Brand
Samsung**



Range/Oven/Cooktop: Range/Oven Energy Source

Electric



Observations

6.1.1 Dishwasher

GENERAL DAMAGE

General damage noted on dishwasher at time of inspection.
Recommend repair/replacement of damaged sections.

Recommendation

Contact a qualified appliance repair professional.

Recommended Repairs



6.3.1 Range/Oven/Cooktop

SCRATCHED/CRACKED COOKTOP

Glass cooktop was scratched/cracked. Recommend noting model and serial number so manufacturer can give a replacement quote.

Recommendation

Contact a qualified professional.

Recommended Repairs



6.6.1 Dryer Power Source & Dryer Exhaust

**DRYER VENT COVER
DAMAGED/LOOSE**

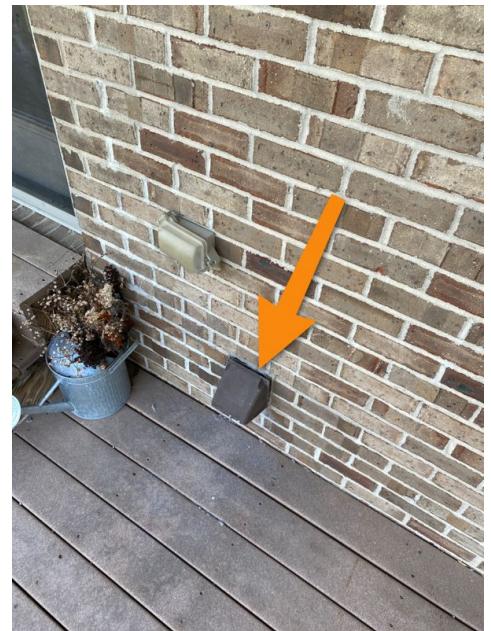
EXTERIOR

Dryer vent cover is visibly damaged/loose. Recommend repair/securing vent cover.

Recommendation

Contact a qualified professional.

Recommended Repairs



Rear

7: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

Type

Gas, Blower, Metal, Insert

Fireplaces, Stoves & Inserts:**Proper Operation**

Yes



Limitations

Chimney & Vent Systems

NOT ACCESSIBLE

Chimney/Flue/Vent System not accessible. Components not inspected. Recommend further inspection by a fireplace professional.

8: INSULATION AND VENTILATION

Information

Flooring Insulation: Flooring Insulation
Fiberglass, Batt

Attic Insulation: Inches (approximate)
12

Attic Insulation: Insulation Type
Blown, Fiberglass

Attic Insulation: Location
Between Ceiling Joist

Ventilation: Ventilation Type
Soffit Vents, Roof Vents

Exhaust Systems: Exhaust Fans
Fan with Light

Observations

8.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.



Recommended Repairs



9: STRUCTURAL COMPONENTS

Information

Inspection Method

In The Attic, Visual

Foundation: Material

Concrete

Floor Structure: Material

Wood Joists, Wood Columns, Steel Beam

Floor Structure: Sub-Floor

OSB

Floor Structure:**Basement/Crawlspace Floor**

Concrete

Wall Structure: Material

Wood Framing

Ceiling Structure: Material

Wood Framing

Roof Structure & Attic: Type

Combination

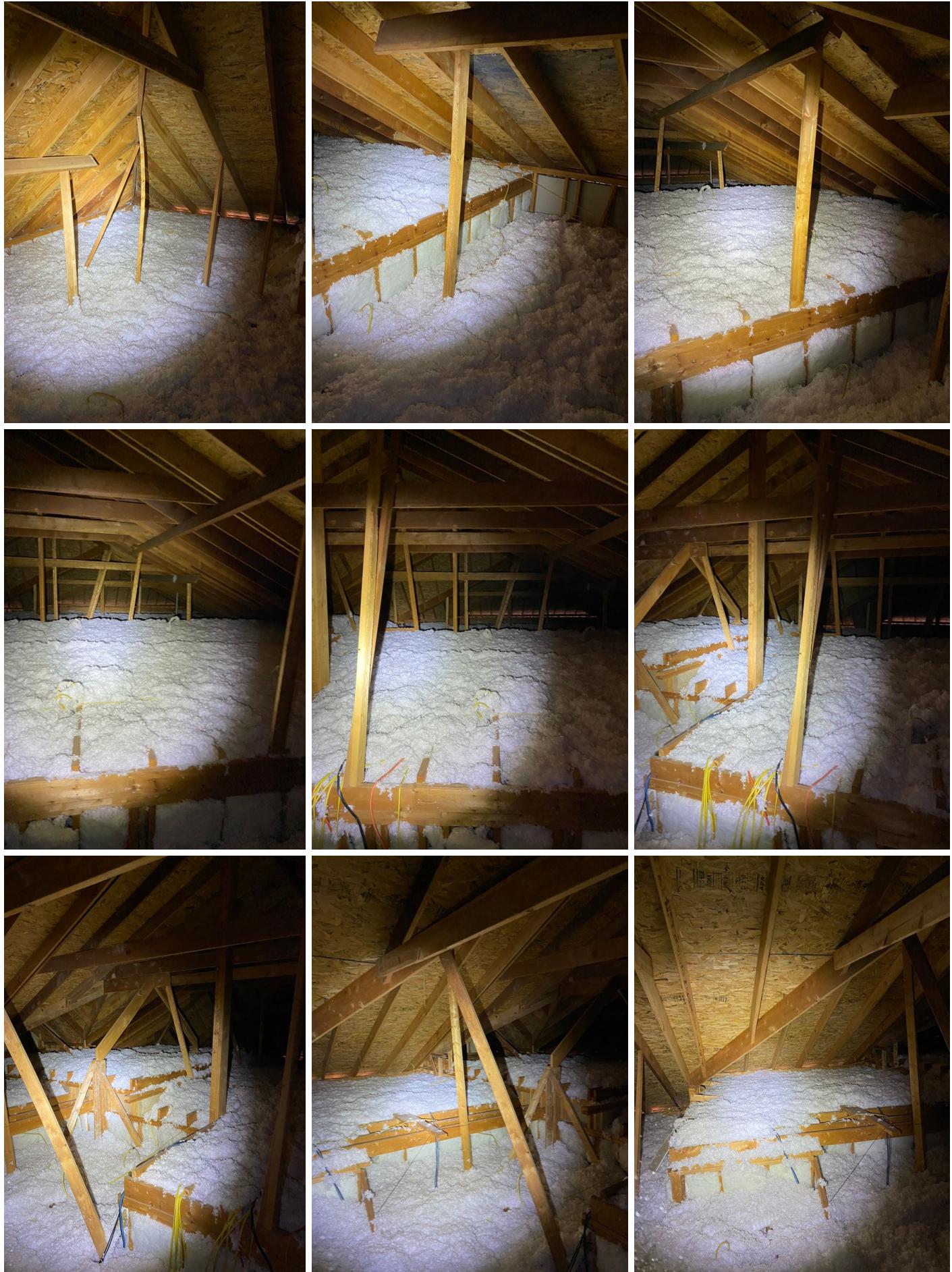
Homeowner Responsibility

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.

Roof Structure & Attic: Material

Inaccessible, OSB, Wood, Rafters





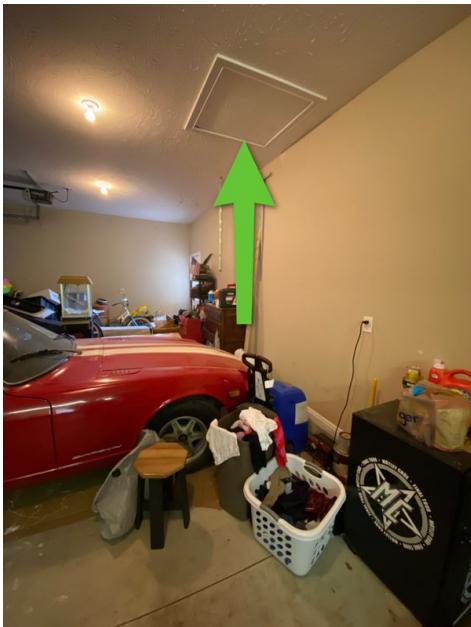


Limitations

Roof Structure & Attic

NOT ACCESSIBLE

Attic hatch/scuttle hole was not accessible at time of inspection due to obstructions. ATTIC NOT INSPECTED.



Observations

9.1.1 Foundation

EXTERIOR FOUNDATION CRACKS - MINOR

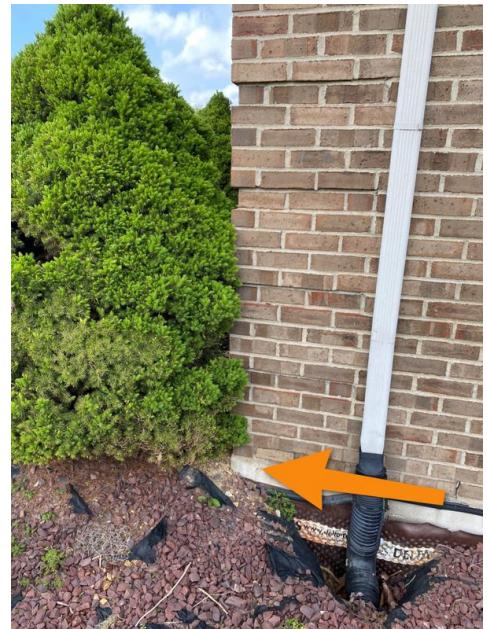
Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend repairing/sealing cracks and monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.

 Recommended Repairs



Right

9.1.2 Foundation

EXTERIOR FOUNDATION WATERPROOFING SYSTEM DAMAGED

EXTERIOR

Exterior Foundation Waterproofing System Damaged. Recommend a qualified foundation contractor evaluate and repair if necessary.

Recommendation

Contact a qualified professional.

 Recommended Repairs



9.2.1 Basements & Crawlspaces

SIGNS OF MOISTURE INTRUSION

Recommended Repairs

Signs of moisture entry noted at time of inspection. Recommend repairing if needed to correct moisture intrusion and monitor.

Recommendation

Contact a foundation contractor.





9.3.1 Floor Structure

MOISTURE STAINS

There were signs of moisture entry in the floor structure.
Recommend identifying source of moisture and repairing.

Recommendation

Contact a qualified general contractor.



9.3.2 Floor Structure

CONCRETE SLAB TYPICAL CRACKS

BASEMENT

Typical cracks observed on basement concrete floor. Recommend sealing/repairing cracks and monitoring

Recommendation

Contact a qualified concrete contractor.





9.6.1 Roof Structure & Attic

SIGNS OF RODENTS/WILDLIFE

Signs of rodents/wildlife in attic. Recommend further evaluation and removal of rodents/wildlife if needed

Recommendation

Contact a qualified pest control specialist.

 Recommended Repairs



9.6.2 Roof Structure & Attic

MOISTURE STAINS

Visible moisture stains noted in attic. Recommend a roofing professional evaluate to determine source of moisture and repair.

Recommendation

Contact a qualified roofing professional.

 Recommended Repairs



Front



Rear

9.6.3 Roof Structure & Attic

SIGNS OF LEAKING

Signs of leaking were noted signs of leaking were noted during the inspection of the attic. Recommend a roofing professional evaluate and repair as needed

Recommendation

Contact a qualified roofing professional.



Recommended Repairs



Rear



Front

9.6.4 Roof Structure & Attic

LOOSE/DAMAGED FRAMING MEMBERS

Loose/Damaged Framing Members noted in attic at time of inspection. Recommend repair



Recommended Repairs

Recommendation

Contact a qualified carpenter.



10: PLUMBING

Information

Main Fuel Shut-Off (Location)

Exterior

Main Water Shut-Off Device (Location)

Basement

Water Pressure

80 PSI



Basement

Water Service & Distribution:**Material - Distribution**

Copper

Water Service & Distribution:**Material - Water Supply**

Copper

Water Service & Distribution:**Source**

Public

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

1 1/2", 2", 3"

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

PVC

Water Heater: Manufacturer

Rheem



Water Heater: Power Source

Electric

Water Heater: Age

7 years



Water Heater: Capacity

50 Gallons

Water Heater #2: Manufacturer

Bradford & White



Water Heater: Location

Basement

Water Heater #2: Power Source

Electric

Water Heater #2: Capacity

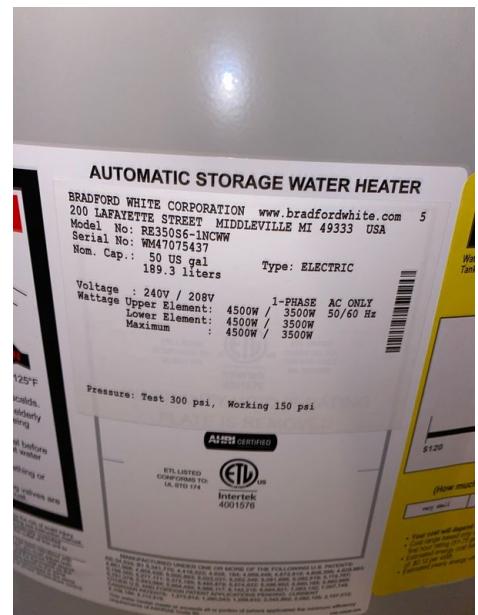
50

Water Heater #2: Location

Basement

Water Heater #2: Age

1



Sump Pumps: Proper Operation

Yes

**Sump Pumps: Check Valve**

Yes

Sump Pumps: Sealed Crock

No

Sewage Ejectors: Proper Operation

Yes

Sewage Ejectors: Check Valve

Yes

Sewage Ejectors: Shut Off Valve

Unknown

**Sewage Ejectors: Sealed Crock**

Yes

Sewage Ejectors: Vented

Yes

Fuel Storage & Distribution Systems: Material

CSST, Black Iron

Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Limitations

Drain, Waste, & Vent Systems

SEPTIC SYSTEM NOT INSPECTED

House plumbing was on septic system. Septic system NOT inspected. Recommend obtaining septic service records and having system inspected if needed.

Observations

10.1.1 Water Service & Distribution

SEAL AROUND PLUMBING PENETRATIONS

BASEMENT

Recommend Sealing Around Plumbing Penetrations through walls/foundation to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



10.2.1 Drain, Waste, & Vent Systems

DRAIN PIPES SIGNS OF LEAKING

1ST FLOOR

Drain pipes show signs of leaking. Recommend plumber evaluate and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Bathroom

10.2.2 Drain, Waste, & Vent Systems

POOR/SLOW DRAINAGE

BASEMENT

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.





Basement

10.2.3 Drain, Waste, & Vent Systems

SEAL AROUND MAIN SEWER LINE

BASEMENT

Signs of leakage around main discharge line. Recommend properly sealing around to prevent leaking from occurring.

Recommendation

Contact a qualified professional.



Basement

10.3.1 Fixtures / Faucets

CAULK/GROUT BATHTUB SURROUND

PRIMARY BATHROOM

Recommend caulking/grouting bathtub surround where caulk/grout is cracked/separated/missing. This will help prevent moisture damages from occurring.

Recommendation

Contact a qualified professional.





Primary Bathroom

10.3.2 Fixtures / Faucets

FAUCET DRIP

PRIMARY BATHROOM

A faucet is dripping. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/DIY Item



Primary Bathroom

10.3.3 Fixtures / Faucets

IMPROPER INSTALLATION

PRIMARY BATHROOM

Fixtures were installed improperly. Recommend a qualified handyman or plumber evaluate and repair.

Recommendation

Contact a qualified handyman.



Recommended Repairs



Video

(click here to view on web)

10.3.4 Fixtures / Faucets

SHOWER DOOR NOT OPERATING PROPERLY

1ST FLOOR

Shower Door Not Operating Properly. Recommend repair/adjustment to ensure proper operation

Recommendation

Contact a qualified professional.



Recommended Repairs



1st Floor Bathroom

10.3.5 Fixtures / Faucets

TOILET LOOSE

1ST FLOOR

Toilet bowl is noticeably loose. Recommend properly securing toilet bowl and possibly installing a new wax ring to ensure proper seal.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/DIY Item



1st Floor Bathroom

10.3.6 Fixtures / Faucets

CLEAN WHIRLPOOL JETS

PRIMARY BATHROOM

Excessive debris noted when whirlpool was operated. Recommend cleaning whirlpool jets.

Recommendation

Contact a qualified professional.



Primary Bathroom

10.8.1 Sewage Ejectors

SEAL SANITARY CROCK

Recommend properly sealing sanitary pump crock to prevent any waste/gases from escaping

Recommendation

Contact a qualified plumbing contractor.





11: HEATING SYSTEM

Information

Heating Equipment: Brand
Ruud



Heating Equipment: Energy Source
Gas

Heating Equipment: Thermostat Location
First Floor

Heating Equipment: Filter Size
20x25x4

Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Gas-Fired Heat



Heating Equipment: Age

3 years

**Heating Equipment: Fired/Proper Operation****Distribution Systems: Ductwork**

Non-insulated, Metal

**Heating Equipment: Homeowner's Responsibility**

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Observations

11.1.1 Heating Equipment

ANNUAL MAINTENANCE RECOMMENDED

Maintenance/DIY Item

An annual maintenance and service inspection is recommend for HVAC mechanicals. Recommend contacting a heating and cooling professional to service, clean and certify HVAC units. Here is a helpful link on HVAC maintenance. [Homeowner's Guide to HVAC Maintenance](#)

Recommendation

Contact a qualified heating and cooling contractor

11.1.2 Heating Equipment

EXCESSIVE NOISE

Recommended Repairs

Furnace was excessively noisy during operation. Recommend a qualified HVAC technician evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



Video

(click here to view on web)

12: COOLING SYSTEM

Information

Type

Heat Pump

Cooling Equipment: Brand

Bosch



Cooling Equipment: Energy Source/Type

Heat Pump

Cooling Equipment: Location

Exterior South

Cooling Equipment: Age

2 years



Distribution System: Configuration

Central

Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

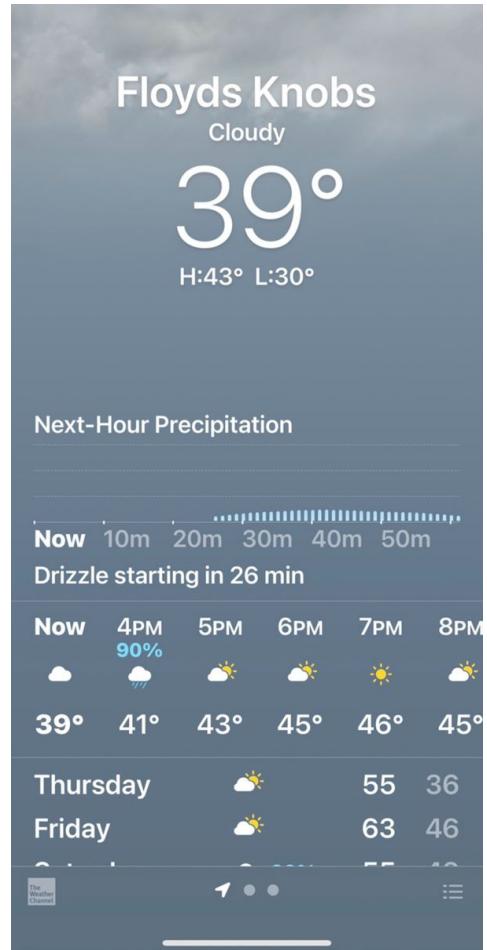
It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C UNIT WAS NOT TESTED/OPERATED DUE TO LOW OUTSIDE TEMPERATURE, WHICH MAY CAUSE DAMAGE TO THE UNIT. Outdoor temperature must be at least 60 degrees for 24 hours. RECOMMEND HVAC PROFESSIONAL EVALUATE AND SERVICE/CLEAN/REPAIR AS NEEDED



Observations

12.1.1 Cooling Equipment

ANNUAL MAINTENANCE RECOMMENDED

An annual maintenance and service inspection is recommended for HVAC mechanicals. Recommend contacting a heating and cooling professional to service, clean and certify HVAC units. Here is a helpful link on HVAC maintenance. [Homeowner's Guide to HVAC Maintenance](#)

Recommendation

Contact a qualified heating and cooling contractor



13: ELECTRICAL & FIRE SAFETY

Information

Service Entrance Conductors:**Electrical Service Conductors**

Below Ground, Aluminum

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity**

200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Wiring Method

Romex

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer

Siemens

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit Breaker

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Branch Wire 15 and 20 AMP

Copper

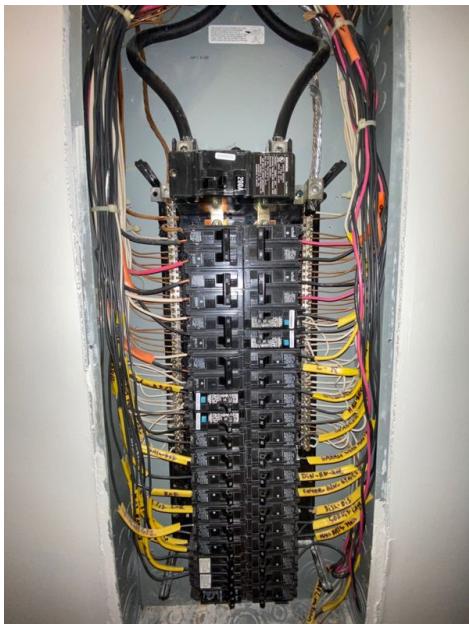
Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Main Panel Location

Basement



Observations

13.4.1 Electric Fixtures, Switches & Receptacles

LIGHT INOPERABLE

1ST FLOOR

One or more lights are not operating. New light bulb possibly needed. Recommend an electrician evaluate and repair as needed.

Recommendation

Contact a qualified professional.

Recommended Repairs



Primary Bathroom



1st Floor Bathroom

13.4.2 Electric Fixtures, Switches & Receptacles

COVER PLATES LOOSE

EXTERIOR

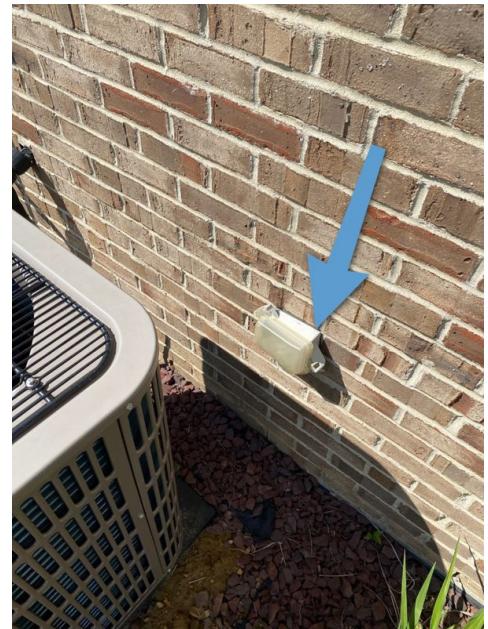
One or more receptacles have a loose cover plate. Recommend securing.

Recommendation

Recommended DIY Project



Maintenance/DIY Item



Exterior Right

13.4.3 Electric Fixtures, Switches & Receptacles



Maintenance/DIY Item

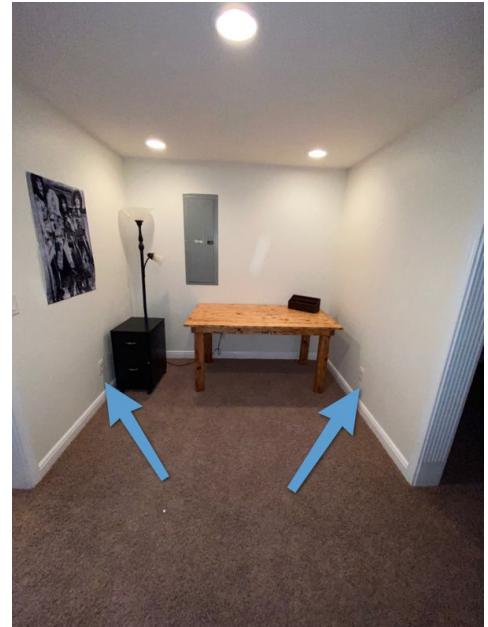
LOOSE RECEPTACLE

BASEMENT

Electrical receptacle is loose. Recommend properly securing loose receptacles.

Recommendation

Contact a qualified electrical contractor.



Basement

STANDARDS OF PRACTICE

Exterior

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

Roof & Roof Drainage System

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

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

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Heating System

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Cooling System

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Electrical & Fire Safety

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.