



# INSPECT MY HOME PROPERTY INSPECTIONS

614-654-1030

Frank@IMHohio.com

<https://www.IMHohio.com>



## PROPERTY INSPECTION REPORT COPY

1234 Main St.  
COLUMBUS OH 43228

Buyer Name  
10/01/2018 9:00AM



Inspector  
Frank Glover

InterNachi Certified Professional Inspector  
614-654-1030  
[frank@imhohio.com](mailto:frank@imhohio.com)



Agent  
Agent Name  
555-555-5555  
[agent@spectora.com](mailto:agent@spectora.com)

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# 1: MISC. CONCERNS / COMMENTS

## Information

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### Misc. Concerns / Comments: Occupied and/or Furnished

**Note:** Many areas and items at this property were obscured by furniture stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

## 2: GENERAL INFORMATION / OVERVIEW

### Information

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#### General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Safety / Significant**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Note** = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

**Minor/Maintenance** = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Moderate** = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

**Safety / Significant**= The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk based upon standards of safety currently in place.

The item, component or system is**Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

These items are more likely to be expensive repairs or may cause additional issues if not corrected. The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

## General: Notes

**Note:** During freezing temperature times of the year or if there has not been rain in several days many conditions visible following rain do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

**Note:** Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) for an insight into the scope of the inspection.

**Note:** The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. Purchase of a home warranty should always be a consideration.

**Notice to Third Parties:** This report is the exclusive property of Inspect My Home Property Inspections and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report.

**Note:** For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

## General: Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. 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, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

### 3: INSPECTION / PROPERTY DETAILS

#### Information

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**General: Building faces**

South West

**General: Building Type**

Single Family

**General: In Attendance**

Client

**General: Occupancy**

Occupied, Furnished

**General: Temperature**

70-80 F

**General: Utilities**

All Utilities On

**General: Weather Conditions**

Sunny, Dry

## 4: GROUNDS

### Information

**Grading: Site Profile**

Moderate Slope

**Driveways, Sidewalks, Patios:****Driveway**

Concrete

**Driveways, Sidewalks, Patios:****Sidewalk & Patios**

Concrete

**Porches / Steps / Stoops:****Material**

Concrete

**Fences/Gates: Fence / Gate Type**

Chain link

**Decks/Stairs: Deck Material**

Wood

**Decks/Stairs: Stair Material**

Wood

**Retaining Walls: Material**

Wood

### Observations

## 4.3.1 Driveways, Sidewalks, Patios

**DRIVEWAY CRACKS /  
DETERIORATION - REPAIR**

Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

## Recommendation

Contact a qualified driveway contractor.



## 4.3.2 Driveways, Sidewalks, Patios

**DRIVEWAY CRACKS /  
DETERIORATION - TRIP HAZARD - REPAIR**

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway. For safety reasons, recommend that a qualified contractor repair as necessary.

## Recommendation

Contact a qualified driveway contractor.



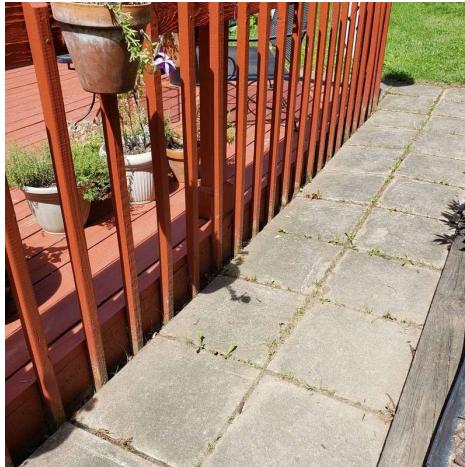
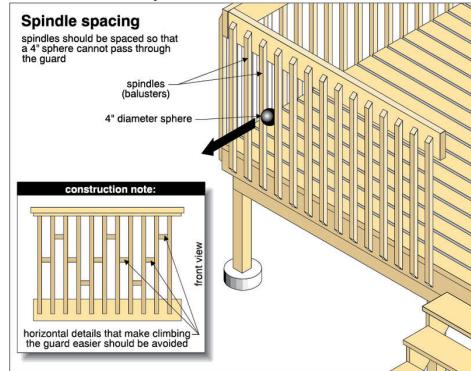
## 4.6.1 Decks/Stairs

 Recommendation**BALUSTER SPACING- EXCESS OF 4"**

Balusters, the vertical guards that support the handrail, must be installed close enough that the space between them is no greater than 4 inches. One or more balusters were in excess of this creating a safety hazard to small children. . Recommend reputable contractor to repair and correct spacing.

Recommendation

Contact a qualified deck contractor.



Rear Deck



Front Porch

## 5: EXTERIOR

### Information

**Exterior Walls/Trim: Building Construction Material Type**  
Wood Frame

**Exterior Walls/Trim: Wall Covering Material Type**  
Brick

**Eaves / Soffits: Type**  
Enclosed

### Observations

#### 5.1.1 Exterior Walls/Trim

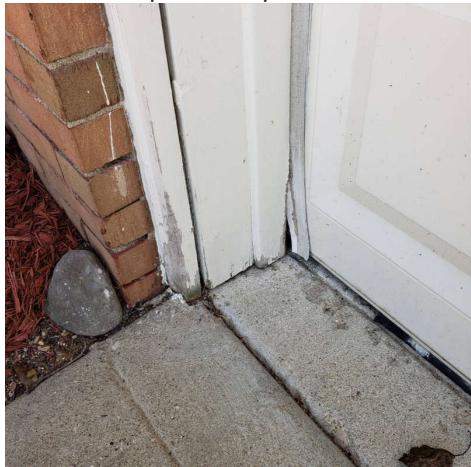
##### PAINT FAILING / SOME AREAS

The paint finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Recommendation

Contact a qualified painter.

 Minor/Maintenance Item



Front Garage



Front Garage

# 6: ROOF

## Information

**General: Inspection Method**

Fully Traversed

**General: Roof Type/Style**

Gable

**Flashings: Material**

Metal, Rubber

**Roof Penetrations: Chimney Chase**

Metal

**Coverings: Material**

Asphalt, Composition

**Roof Drainage Systems: Gutter Material**

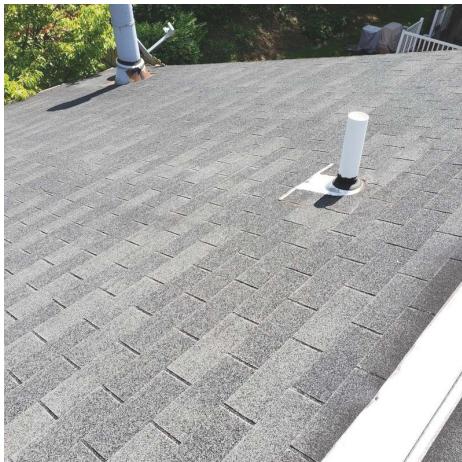
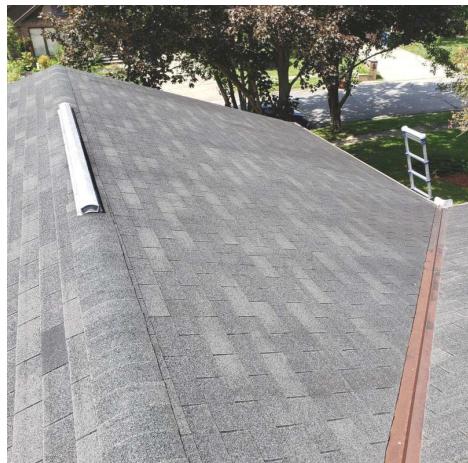
Metal

**Roof Drainage Systems:****Installation**

Full

**General: View of Roof**

View of roof.



## Observations

### 6.2.1 Coverings

#### ROOF APPEARS AGED- SIGNIFICANTLY PAST MIDPOINT

The roof covering showed aging, missing granules, and appeared to be past the mid point of its long term service life at the time of inspection. The actual time left in its usable life is unable to be determined.

Recommendation



## 6.2.2 Coverings

**SHINGLE BONDING FAILING**

MULTIPLE

One or more areas had shingles that were not properly bonded. The adhesive strips of asphalt composition shingles are the single most important component in good wind resistance. Activated by the heat of the sun after installation, the tar-like adhesive strips soften and bond to the shingles in the course above. This bond will increase with time until the adhesive cures to its full design strength. Adhesive strips can fail to bond for a number of reasons: -Poor quality shingles can have inadequate adhesive strip materials (for which there are no manufacturing standards). - High winds blowing at the time of installation can contaminate the adhesive strips with dust and dirt and deterioration due to age. Recommend evaluation and repair by a roofing contractor

Recommendation

Contact a qualified roofing professional.



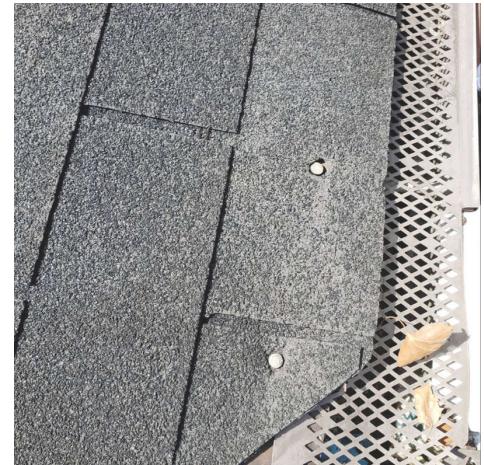
## 6.2.3 Coverings

**EXPOSED STAPLE AND/OR NAIL HEAD(S)**

Recommendation

Nail / staple heads were exposed at one or more shingles.  
Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Recommendation  
Contact a qualified professional.



Above Front Porch

#### 6.6.1 Roof Drainage Systems

### GUTTER(S) AND/OR DOWNSPOUT(S) SECTIONS DAMAGED AND/OR LOOSE

#### LEFT REAR CORNER

One or more sections of gutters and/or downspouts were loose and/or damaged). Rainwater may come in contact with the building exterior or accumulate around the foundation as a result. This may be contributing to or causing the moisture on the basement wall. Recommend that a qualified person repair as necessary.

Recommendation  
Contact a qualified handyman.



Recommendation



Left Rear Corner

#### 6.7.1 Maintenance / Other

### MINOR MOSS ON ROOF SURFACE



Minor/Maintenance Item

Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. Recommend roofing professional evaluate and treat as needed



Front Left Corner

## 7: INTERIOR, DOORS, WINDOWS

### Information

**Exterior Doors: Exterior doors**

Glass panel, Metal

**Windows: Window type**

Metal

**Walls: Wall types**

Drywall

**Ceiling: Ceiling type**

Drywall

**Floors: Floor type**

Carpet, Vinyl / linoleum, Tile

### Observations

## 7.2.1 Interior Doors



Minor/Maintenance Item

**INTERIOR DOOR JAMB / TRIM  
DAMAGED / LOOSE / MISSING**

Trim or jambs around one or more interior doors was damaged, loose and/or missing. Recommend that a qualified person repair, replace or install as necessary.

## Recommendation

Contact a qualified professional.



Hall Closet

## 7.3.1 Windows

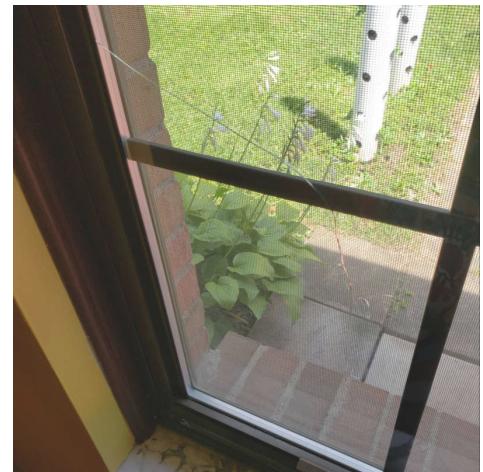
**GLAZING BROKEN**

## REAR BEDROOM

Glass in one window was cracked. Recommend that a qualified contractor replace glass where necessary.



Recommendation



Rear Bedroom

## 7.5.1 Ceiling

**ASK OWNER ABOUT REPAIRS /  
PATCHING**

## LIVING ROOM



Recommendation

Patches or evidence of prior repairs were found in one or more ceilings. Area did not test with a moisture level and there were no signs of current leaks. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).



#### 7.5.2 Ceiling

### MINOR CRACKS / NAIL POPS / LOOSE CORNER BEADS



Minor/Maintenance Item

Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

Recommendation

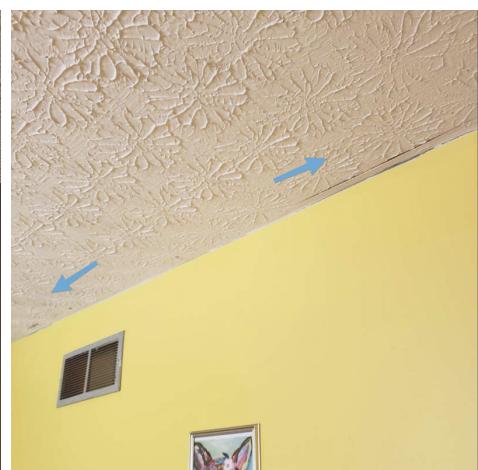
Contact a handyman or DIY project



Bedroom Hall



Middle Bedroom



Rear Bedroom

#### 7.5.3 Ceiling

### WATER STAINS (DRY)

HALL



Recommendation

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary. The inspector is limited to only being able to evaluate conditions at time of inspection and in a non-invasive manner.



Hall



Hall



Living Room



Hall Bathroom



Hall Bathroom



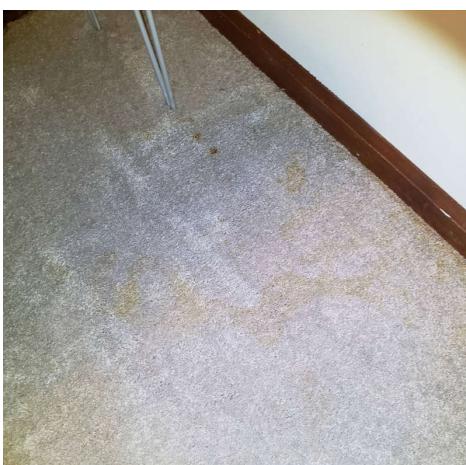
Living Room

## 7.6.1 Floors

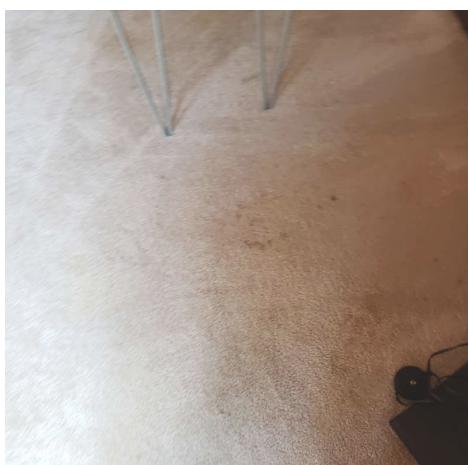
Recommendation

**CARPET STAINED / SOILED**

Carpeting in one or more areas was stained or soiled. Recommend having carpeting professionally cleaned as necessary.



Front Left Bedroom



Living Room



Living Room

## 7.8.1 Stairs

**HANDRAILS MISSING**

Recommendation

Staircase with 4 or more steps had no handrails. This is a safety hazard. Recommend a qualified professional install a handrail.

Recommendation

Contact a qualified professional.



Garage

## 8: BATHROOMS

### Observations

#### 8.2.1 Sink Countertop

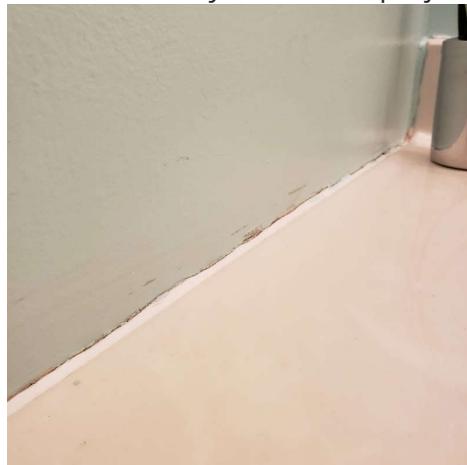
#### COUNTER-TOP SEALANT



There are areas around the counter top where sealant is deteriorated (i.e. between wall, around sink). This will allow moisture to intrude between the wall or cabinet. Seal should be replaced or added as needed.

Recommendation

Contact a handyman or DIY project



Front Left Bedroom



Kitchen Sink

#### 8.8.1 Toilets



Minor/Maintenance Item

#### NO OR BAD CAULK BASE

#### BATHROOMS

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Recommendation

Contact a handyman or DIY project



Bathrooms

#### 8.9.1 Bathtub



Minor/Maintenance Item

#### CAULKING AT CONTROLS BACKPLATE

#### BATHROOMS

Caulk is missing or deteriorated around the base of water control backplate. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to wall structures.

Recommendation

Contact a handyman or DIY project



Front Left Bedroom Bathroom

## 9: BUILT-IN APPLIANCES

### Information

**Range/Oven/Cooktop: Energy Source / Supply**  
Natural Gas

**Exhaust / Ventilation: Type**  
Built into Microwave, Re-circulating

**Dishwasher: Dishwasher Photo**



**Microwave: Type**

Built-in



**Range/Oven/Cooktop: Type**  
Range (oven / cooktop combo)



**Refrigerator: Stays?**

Unknown

**Observations**

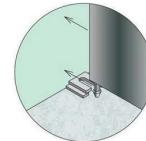
## 9.2.1 Range/Oven/Cooktop

**RANGE / OVEN ANTI-TIP BRACKET  
NOT INSTALLED**

The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard.

**⚠ Safety / Significant****Anti-tip brackets**

These are used to secure the range to a wall or floor to prevent tipping over and causing serious injury.

**Range Anti-Tip**

Recommendation

Contact a handyman or DIY project

## 9.5.1 Garbage / Food Disposal

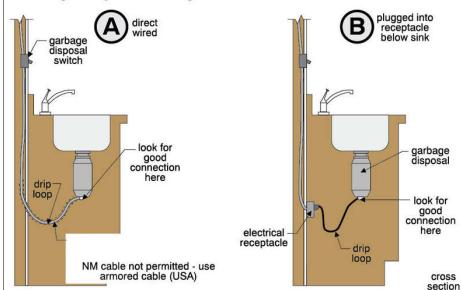
**ELECTRICAL SUPPLY WIRING SUBSTANDARD / IMPROPER****⊖ Recommendation**

Electrical wiring for the garbage disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. The wiring can be damaged by repeated bending or contact with sharp objects such as pans and other items stored under the sink. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Recommend that a qualified contractor repair per standard building practices.

Often these will get tucked out of the way and held in place with zip ties until improved.

Recommendation

Contact a qualified handyman.

**Garbage disposal wiring**

Correct Wiring

# 10: ELECTRICAL

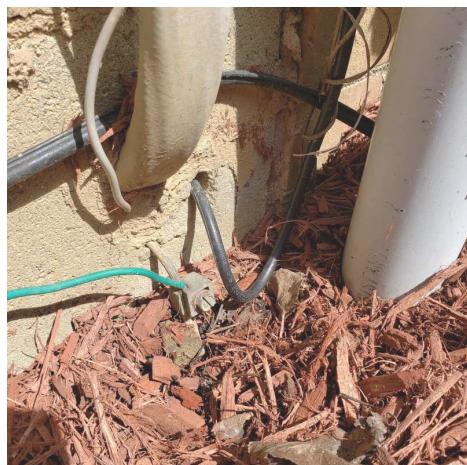
## Information

**Panels:** Main disconnect rating  
150

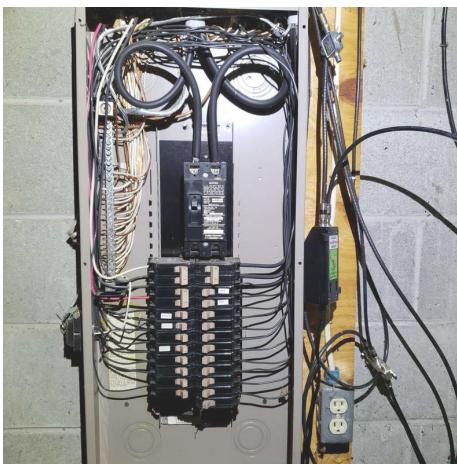
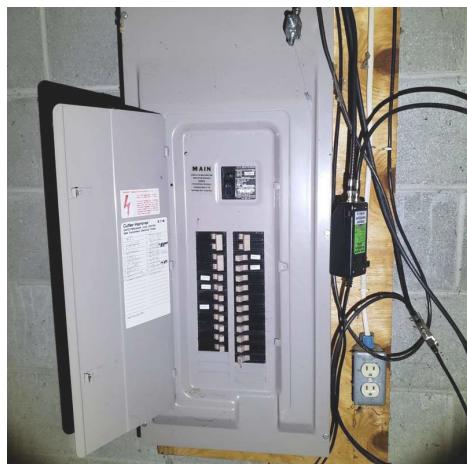
**Panels:** Sub Panel Location(s)  
N/A

**GFCI / AFCI Protection:** GFCI  
reset locations  
Bathrooms, Kitchen

**Service Entrance Conductors:** Service Information  
Underground, 120-240 Voltage, System Ground via Ground Rod



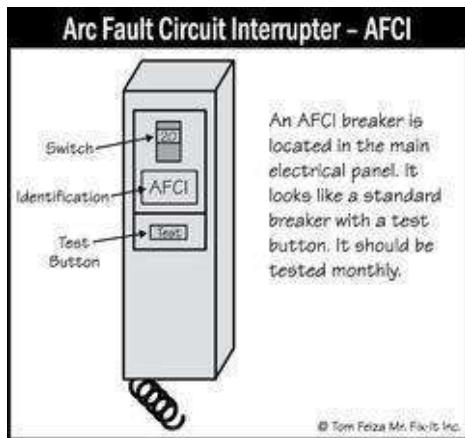
### Panels: Panel Equipment Photographs



## GFCI / AFCI Protection: AFCI protection present

No

An **Arc Fault Circuit Interrupter** (AFCI) is a [circuit breaker](#) that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor). Installation is a recommended upgrade to achieve current safety standards.

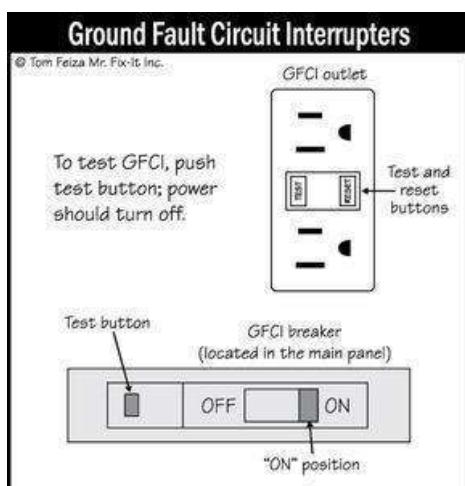


E020

## GFCI / AFCI Protection: GFCI protection present

Yes

A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.



E078

## Smoke Detectors : Carbon Monoxide Alarm(s) Installed / Location(s)

No

**Note:** Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

## Smoke Detectors : Smoke Detector Installed / Location(s)

Yes, Hallway

**Note:** Smoke detectors are tested only for audibility and not tested using actual smoke.

## Observations

## 10.1.1 Excluded Items

**CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS**

Minor/Maintenance Item

**Note:** If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

## 10.6.1 Panel Wiring &amp; Breakers

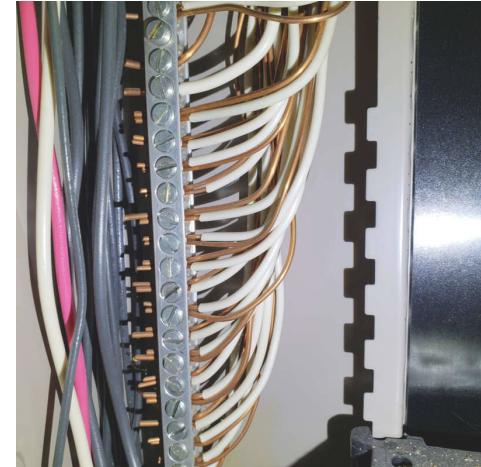
**DOUBLE TAPS NEUTRAL GROUND**

Recommendation

One or more connections did not have an individual terminal provided for the connection of each branch-circuit neutral conductor. When the neutral is disconnected, the objective is to still have the equipment ground connected to the grounding electrode. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished.

Recommendation

Contact a qualified electrical contractor.



## 10.8.1 GFCI / AFCI Protection

**MISSING GFCI PROTECTION**

BASEMENT, 1 KITCHEN



Recommendation

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

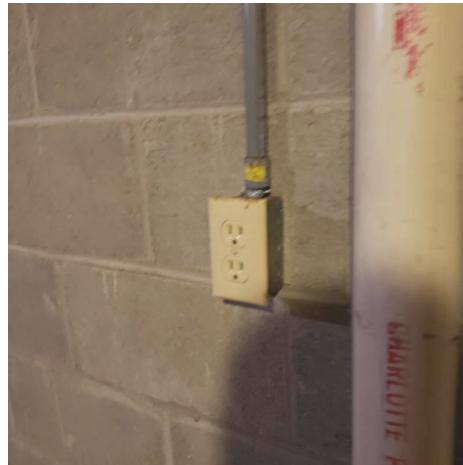
1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)
8. Laundry rooms (since 2014)

Recommendation

Contact a qualified handyman.



Kitchen Right Of Stove



Basement



Laundry area

## 10.9.1 Switches / Receptacles

**DRYER 3 SLOT RECEPTACLE**

A 3-slot receptacle was installed for the clothes dryer. Most modern clothes dryers use both 120 and 240 volts (120 for timers and motors, and 240 for heating elements) and either require or are more safely installed with a 4-slot receptacle. With 3-conductor wiring, the ground wire rather than a neutral wire is used to carry the return current back for the 120 volt leg. The clothes dryer's metal frame can become energized if the neutral wire becomes loose at the receptacle or panel. While 3-wire clothes dryer circuits were allowed prior to 1996 and are commonly found, they are considered unsafe due to the risk of shock. Recommend that a qualified electrician convert this to a 4-wire circuit. Note that this may require installing a new circuit wire from the panel to the clothes dryer location.



Recommendation



Recommendation

Contact a qualified electrical contractor.

## 10.10.1 Lighting &amp; Fans

**LAMPS INOPERABLE**

## FRONT LEFT BEDROOM



Minor/Maintenance Item

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner (perhaps on a switch that was not identified). If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Front Left Bedroom



Basement

## 10.11.1 Smoke Detectors

**SMOKE ALARM OVER 10 YEARS OLD**

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. The Federal Emergency Management Agency (FEMA) recommends that smoke alarms in the home be replaced at least every 10 years. The yellowing roughly corresponds to its shelf life. Its a reminder to go shopping for new smoke alarms to keep the homes occupants safe. Even if they appear newer, dont guess on the age of the smoke alarms in your home. Its easy to determine the age. A manufacture date sticker is usually affixed inside the cover or on the reverse side of the unit. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. We recommend installing photoelectric type smoke detectors / alarms.

Recommendation

Contact a handyman or DIY project



## 10.11.2 Smoke Detectors

**SMOKE DETECTOR MISSING**

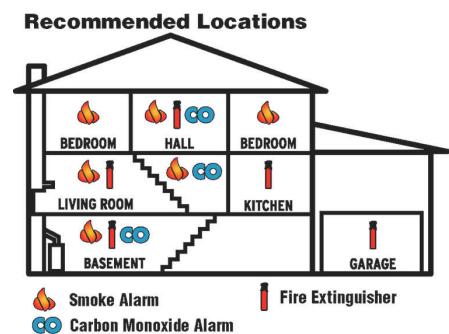
## BEDROOMS

Smoke alarms were missing and/or not installed in one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms.

**Note:** Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Current safety standards recommend installing smoke detectors in each bedroom for increased safety. Click [here](#) for more information.

Recommendation

Contact a handyman or DIY project



Locations

## 10.12.1 Carbon Monoxide Detectors



Safety / Significant

**CARBON MONOXIDE ALARM MISSING AND/OR INOPERABLE**

Carbon monoxide alarms were missing from one or more sleeping areas and/or on one or more levels. This is a potential safety hazard. CO alarms are recommended for the vicinity of each sleeping area, on each level of the structure and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards.

## Recommendation

Contact a handyman or DIY project

# 11: PLUMBING

## Information

**Service: Main Water Shut-Off Location**

Basement, At the meter



**Service: Pressure Regulator Present**

Not visible

**Service: Sewer Type**

Public

**Service: Water meter location**

Basement, Front Left

**Service: Water Service Type**

Public

**Supply Lines: Materials Observed**

Copper

**Drain, Waste, & Vent Systems: Clean-out Location(s)**

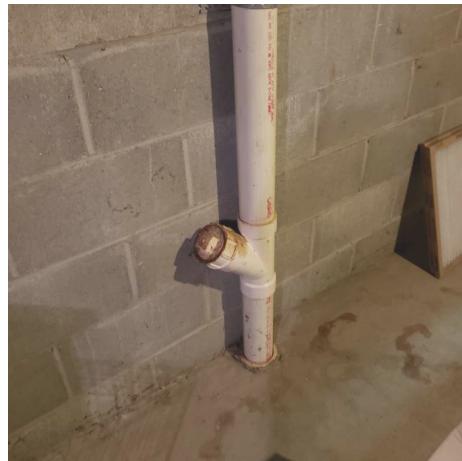
Basement

**Drain, Waste, & Vent Systems: Vent Materials Observed**

PVC

**Drain, Waste, & Vent Systems: Waste Materials Observed**

PVC Waste Lines



**Water Heater: Estimated Mfg. Year**

2012

**Water Heater: Location**

Basement

**Water Heater: Power Source/Type**

40 Gallon, Natural gas

**Sump System: Location**

Basement

**Sump System: Sump Pump System**

Sump Pump and outlet pipe seemed to be in good working condition

**Laundry: Laundry Information**

240 Volt Electric, Dryer Present (not tested), Clothes Washer Present (not tested)

**Exhaust Fans / Ventilation:** Type Exhaust fan  
**Fuel Storage & Distribution Systems:** Fuel Service Type Natural Gas

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



### Water Heater: Equipment Photo/ Data Plate



### Water Heater: Manufacturer

US Craftsmaster, Whirlpool

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.](#)

# 12: BASEMENT, FOUNDATION, CRAWLSPACE STRUCTURE

## Information

**General: Inspection Method**

Crawlspace Access

**Foundation: Material**

Masonry Block

**Floor Structure: Material**

Wood Beams

**Floor Structure: Sub-floor**

Plywood

**Floor Structure:****Basement/Crawlspace Floor**

Vapor Barrier/ Gravel

**Wall Structure: Material**

Masonry Block

## Observations

## 12.3.1 Basement attached Crawlspace

**CRAWLSPACE INSULATION MISSING**

Minor/Maintenance Item

There was insulation missing at one or more locations along the perimeter between joists. This will cause additional heating needs for the home. Recommend upgrading insulation.

Recommendation

Contact a qualified handyman.



## 12.4.1 Floor Structure

**SLAB CRACKS - MINOR**

Recommendation

One or more cracks were found in the concrete slab. These didn't appear to be a structural concern, but recommend patching, sealing them and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulk and epoxy sealants.

Recommendation

Contact a qualified handyman.



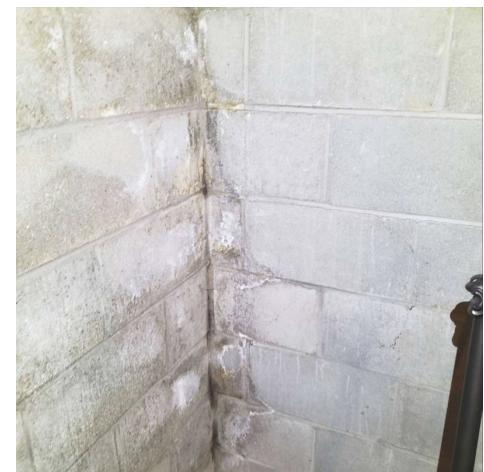
## 12.5.1 Wall Structure

**EFFLORESCENCE VISIBLE**

LEFT REAR

Efflorescence (white powdery deposits) visible on the surface of the walls is an indication of moisture intrusion. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage materials and encourage the growth of microbes such as mold. The hole in the exterior downspout may be contributing to the moisture. Efforts should be made to find the source of the moisture and correct this condition.

Recommendation



Left Rear Corner

## 12.5.2 Wall Structure

**EVIDENCE OF PAST WATER INTRUSION**

Wall structure showed signs of past water intrusion. Recommend monitoring to identify if there is still a moisture problem. source or moisture. Without recent significant rainfall its is not possible to determine if the problem still exists.

Recommendation

Contact a foundation contractor.



Left Side

Recommendation

## 13: HVAC

**Information**

<b>Heating / Forced Air: Energy source</b> Natural gas	<b>Heating / Forced Air: Estimated Year Mfg.</b> 2000	<b>Heating / Forced Air: Location</b> Basement
<b>Heating / Forced Air: Manufacturer</b> Rheem	<b>Air Conditioner: Estimated Year Mfg.</b> 2000	<b>Air Conditioner: Location</b> Exterior, Left Rear
<b>Air Conditioner: Manufacturer</b> Rheem	<b>Air Conditioner: System Type</b> Split system	<b>Air Conditioner: Temperature split</b> 19 F*
<b>Air Conditioner Disconnect: Disconnect- Description</b> Pull Disconnect	<b>Ducts and Registers: Type</b> Ducts and Registers	<b>Filter &amp; Thermostat: Filter Location(s)</b> Forced air unit

**Filter & Thermostat: T-stat Location(s)**

Hallway

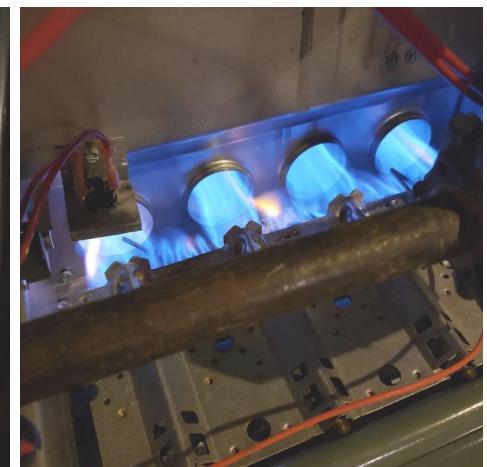


## Heating / Forced Air: Appears Functional

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher. The photo(s) below is/are a image of the supply air temperature at register(s) at the time of this inspection.



## Heating / Forced Air: Equipment Photos



## Air Conditioner: Appears Functional

The temperature split differential between the return and registers was within the 14-22 degree (F) range at time of inspection.

The photo(s) below is/are images of the supply air temperature at supply and return air register(s) at the time of this inspection.



## Air Conditioner: Equipment Photos



## Observations

### 13.1.1 General comments

#### SERVICE HEATING / COOLING SYSTEM



Fan was noisy and the last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

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

Recommendation

Contact a qualified HVAC professional.

### 13.2.1 Heating / Forced Air



#### LIFESPAN (15-20 YRS)

The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time.

### 13.2.2 Heating / Forced Air

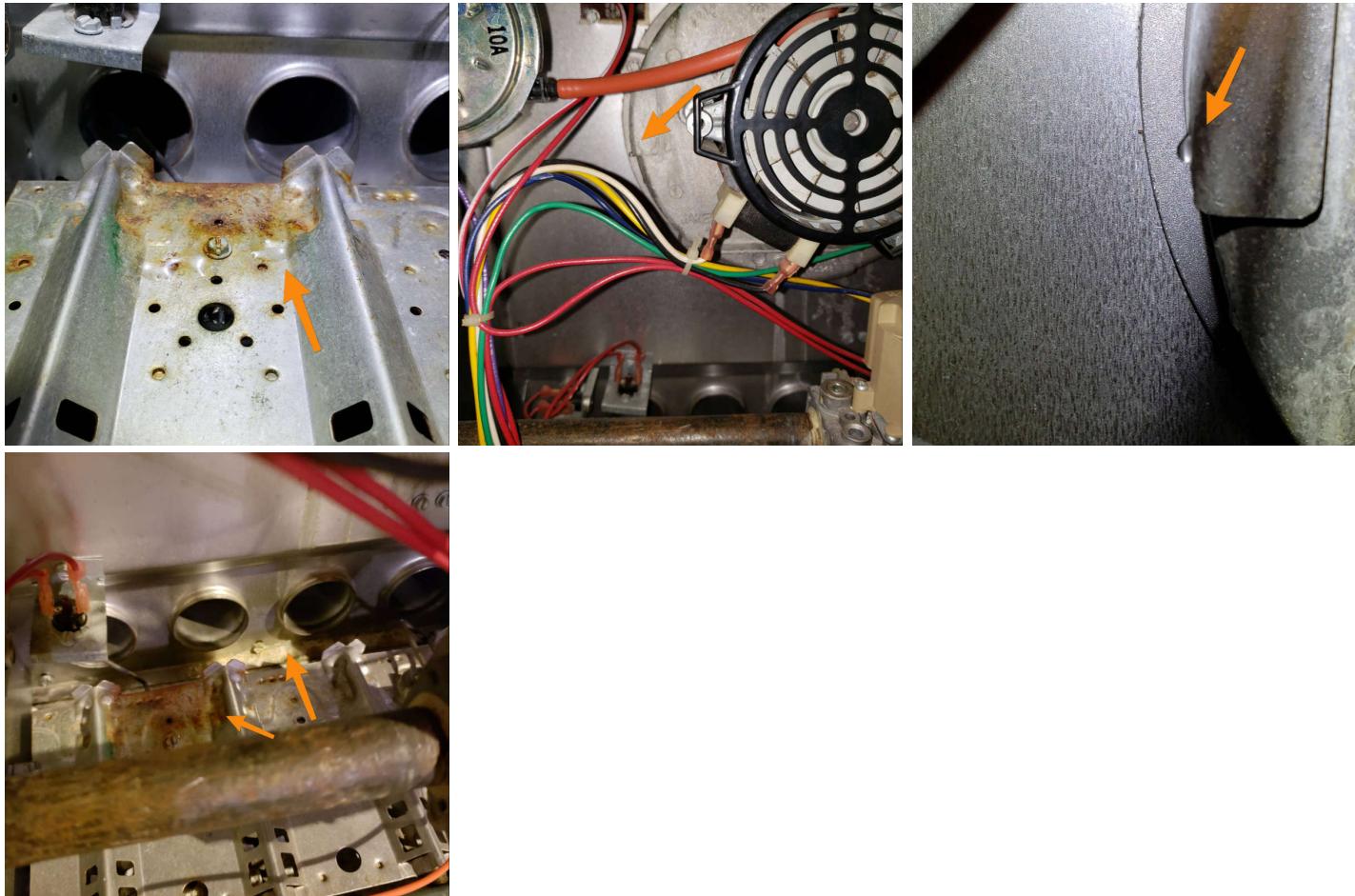


#### NATURAL GAS FURNACE CONDENSATION

There were signs of moisture condensation in the furnace unit. This has caused a reaction with the metal and has caused rust to appear as well as the white powder. Recommend servicing by a licensed HVAC contractor .

Recommendation

Contact a qualified HVAC professional.



### 13.3.1 Air Conditioner

#### LIFESPAN (10-15 YEARS)

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



# 14: FIREPLACES AND FUEL-BURNING APPLIANCES

## Information

**Fireplaces, Stoves & Inserts: Gas log lighter**

Yes

**Fireplaces, Stoves & Inserts: Type**

Gas log

**Chimney(s): Type**

Metal

**Fuel Burning Appliance Flue(s):****Type**

Metal

## Observations

## 14.1.1 Fireplaces, Stoves &amp; Inserts

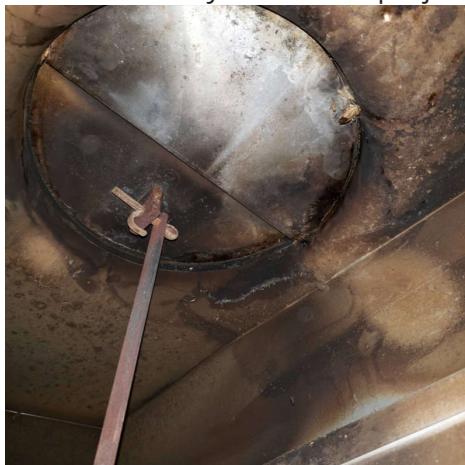
**Recommendation****DAMPER CAN CLOSE**

A fireplace was equipped with a gas burner and the chimney damper could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this. A qualified contractor should repair per standard building practices so the damper cannot close

You can purchase a damper clamp by clicking [here](#).

Recommendation

Contact a handyman or DIY project



Example

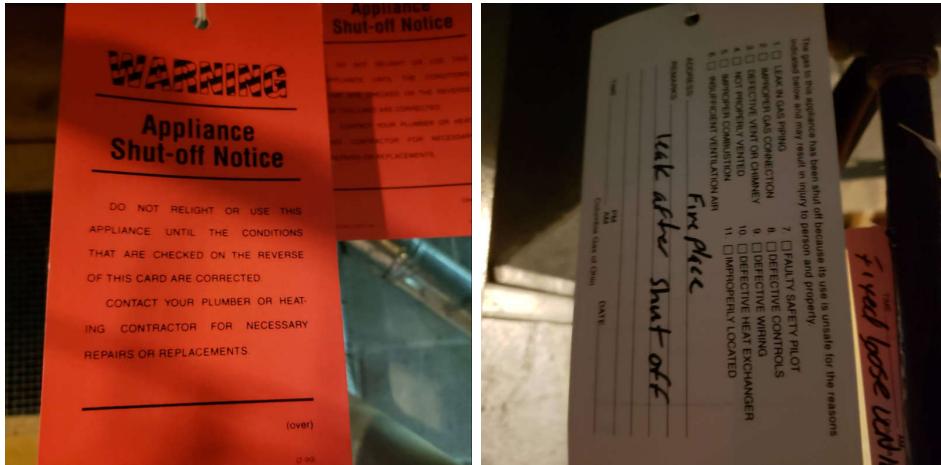
## 14.1.2 Fireplaces, Stoves &amp; Inserts

**Safety / Significant****GAS PILOT OFF/ RED TAG**

Fireplace gas pipe was red ragged and indicated a leak was present. The gas fireplace was not fully evaluated because of this. Recommend a plumber or other qualified professional evaluate and repair gas lines and certify fireplace's operational before use.

Recommendation

Contact a qualified professional.



# 15: GARAGE / CARPORT

## Information

<b>Structure: Type</b> Attached Garage	<b>Person Doors: Type</b> Metal	<b>Vehicle Door: Type</b> Sectional, Metal
<b>Automatic Opener: Safety Devices</b> Pressure sensitive	<b>Floor, Walls, Ceiling: Ceiling Type</b> Finished	<b>Floor, Walls, Ceiling: Wall Type</b> Finished

## Observations

### 15.4.1 Automatic Opener

#### PHOTO EYES NONE

No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety.



Recommendation

Contact a qualified professional.

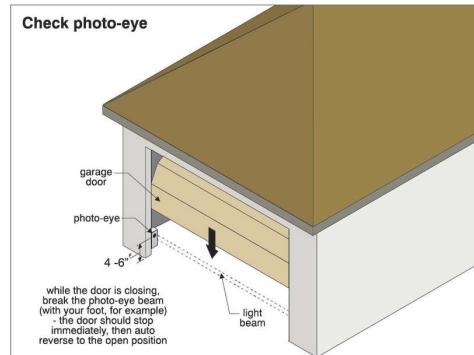


Photo Eye

### 15.4.2 Automatic Opener

#### AUTO REVERSE SENSOR EXCESS FORCE

The auto-reverse (pressure sensitive) mechanism on one or more automatic openers for garage vehicle doors required excessive force. This is a potential safety hazard. This can be adjusted on the motor unit. A qualified contractor should evaluate and repair as necessary.



### 15.5.1 Floor, Walls, Ceiling

#### CRACKING - MINOR

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in slab. Recommend repair to prevent water penetration and additional damage. Numerous products exist to seal such cracks including:  
\*Hydraulic cement. Requires chiseling in the crack to apply. \* Resilient caulks (easy to apply). \* Epoxy sealants (both a waterproof and structural repair).



Recommendation

Contact a qualified handyman.



# 16: ATTIC, INSULATION & VENTILATION

## Information

**Access: Access Location(s)**

Garage

**Access: How Viewed**

Partially Traversed, Viewed From Hatches

**Structure & Sheathing: Structure & Sheathing Types**

Trusses, Plywood Sheathing

**Attic Insulation: Estimated R Value**

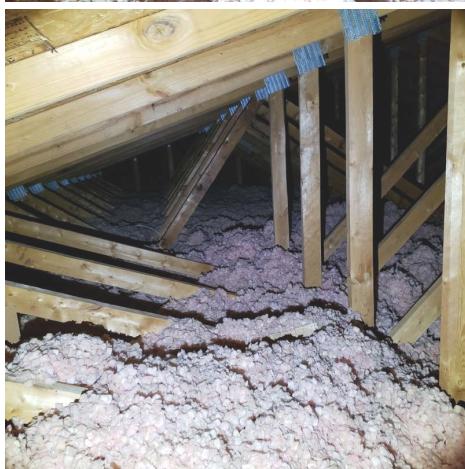
~R-30

**Attic Insulation: Insulation Type**

Fiberglass Loose Fill

**Exhaust & Ventilation: Ventilation Type**

Ridge Vents, Soffit Vents, Bathroom Vents

**Access: Attic Views**

## Observations

**16.1.1 Access****NOT TRAVESED NO FLOORING**

The attic was not able to be traversed at the time of inspection due to height, ductwork, or lack of flooring. The attic views from the hatch are the extent available to the inspection report.



Minor/Maintenance Item

## 16.4.1 Exhaust &amp; Ventilation

**BATHROOM VENTS INTO ATTIC**

Bathroom fan vents into the attic, which can cause moisture and mold. This is common in older homes. Bathroom vents should vent to the exterior. Recommend qualified professional correct and vent to exterior.

Recommendation

Contact a qualified professional.



Recommendation



# STANDARDS OF PRACTICE

## Grounds

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.

## 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.

## Roof

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.

## Interior, Doors, Windows

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the

garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

## 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.

## Electrical

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

## Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with

conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### **Basement, Foundation, Crawlspace Structure**

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.

### **HVAC**

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.

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.

### **Fireplaces and Fuel-Burning Appliances**

### **Attic, 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.