



TF HOME INSPECTION

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## TFHI RESIDENTIAL REPORT

1234 Main St. Clark NJ 07066

Buyer Name

12/31/2021 9:00AM



Inspector  
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TF Home Inspection

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# 1: INSPECTION DETAILS

## Information

**In Attendance**

Client, Client's Agent

**Style**

Colonial

**Occupancy**

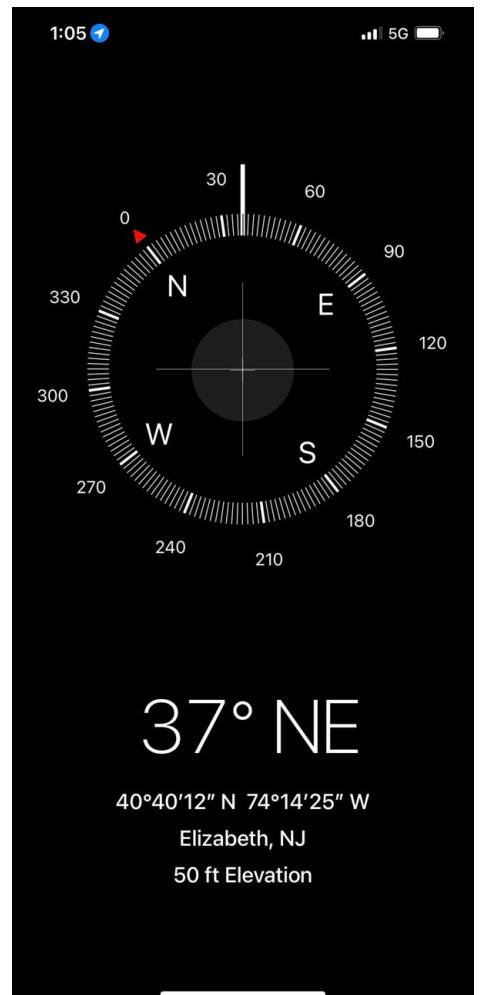
Vacant

**Type of Building**

Single Family, Detached

**Services**WDI/WDO (Termite) Inspection,  
Radon Test**Home Faces**

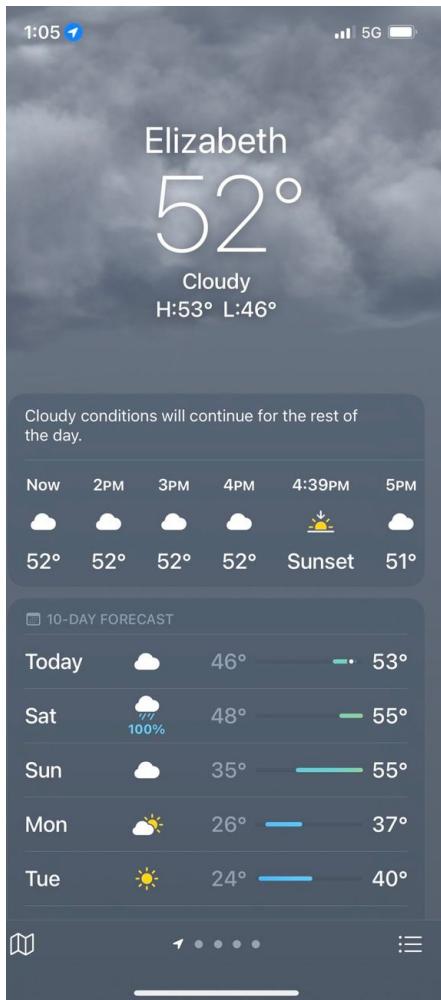
Northeast

**Temperature (approximate)**

52 Fahrenheit (F)

## Weather Conditions

Cloudy



## Recommendations for Further Evaluation within the Report

If we made a recommendation for further evaluation, that evaluation should be performed prior to the end of your contingency period.

## Limitations

General

### PERMITS

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

## 2: ROOFING

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

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

### Information

#### Roof Type/Style

Gable

#### Coverings: Material

Asphalt, Rubber Membrane

#### Roof Drainage Systems: Gutter Material

Built In, Aluminum

#### Flashings: Material

Inaccessible

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

Masonry

#### Inspection Method

Drone



#### Coverings: Considerations

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

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

## Coverings: Homeowner's Responsibility

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

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

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

## Roof Drainage Systems: Considerations

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

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

## Roof Drainage Systems: Homeowner's Responsibility

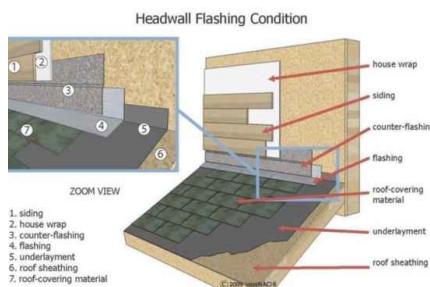
Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

## Flashings: Eaves and Gables

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

## Flashings: Wall Intersections

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



Flashing Details

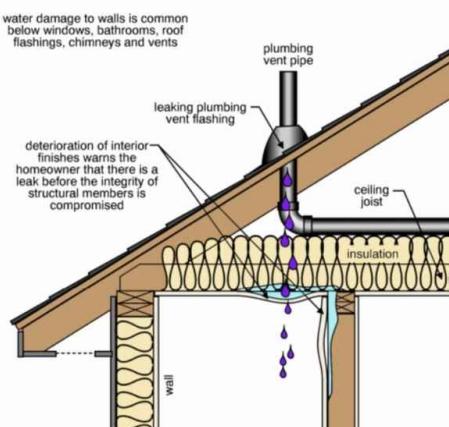
## Skylights, Chimneys & Other Roof Penetrations: Maintenance Caulking around Chimney Flashing

Please be sure as a maintenance item to keep the flashing caulked/silicone sealed to prevent moisture intrusion behind the flashing.

## Skylights, Chimneys & Other Roof Penetrations: Penetrations

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

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



## Limitations

### General

#### UNABLE TO WALK UPON ROOF SURFACE

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

### Roof Drainage Systems

#### COULDN'T CLOSELY REACH THE GUTTERS

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

### Flashings

#### DIFFICULT TO SEE EVERY FLASHING

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

### Skylights, Chimneys & Other Roof Penetrations

#### COULDN'T REACH ALL PIPES AND PENETRATIONS

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

## Deficiencies

### 2.1.1 Coverings



Repair and Replace

#### FLAT ROOF MEMBRANE - THERMAL SHOCK

The flat rubber roofing membrane of the homes gutter system appeared to be "alligatoring" which is a term for the roof when it appears to be damaged by lack of ventilation and excess exposure to heat. This deterioration can lead to moisture leaks, which will damage the home. A qualified licensed roofer should evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.



### 2.1.2 Coverings



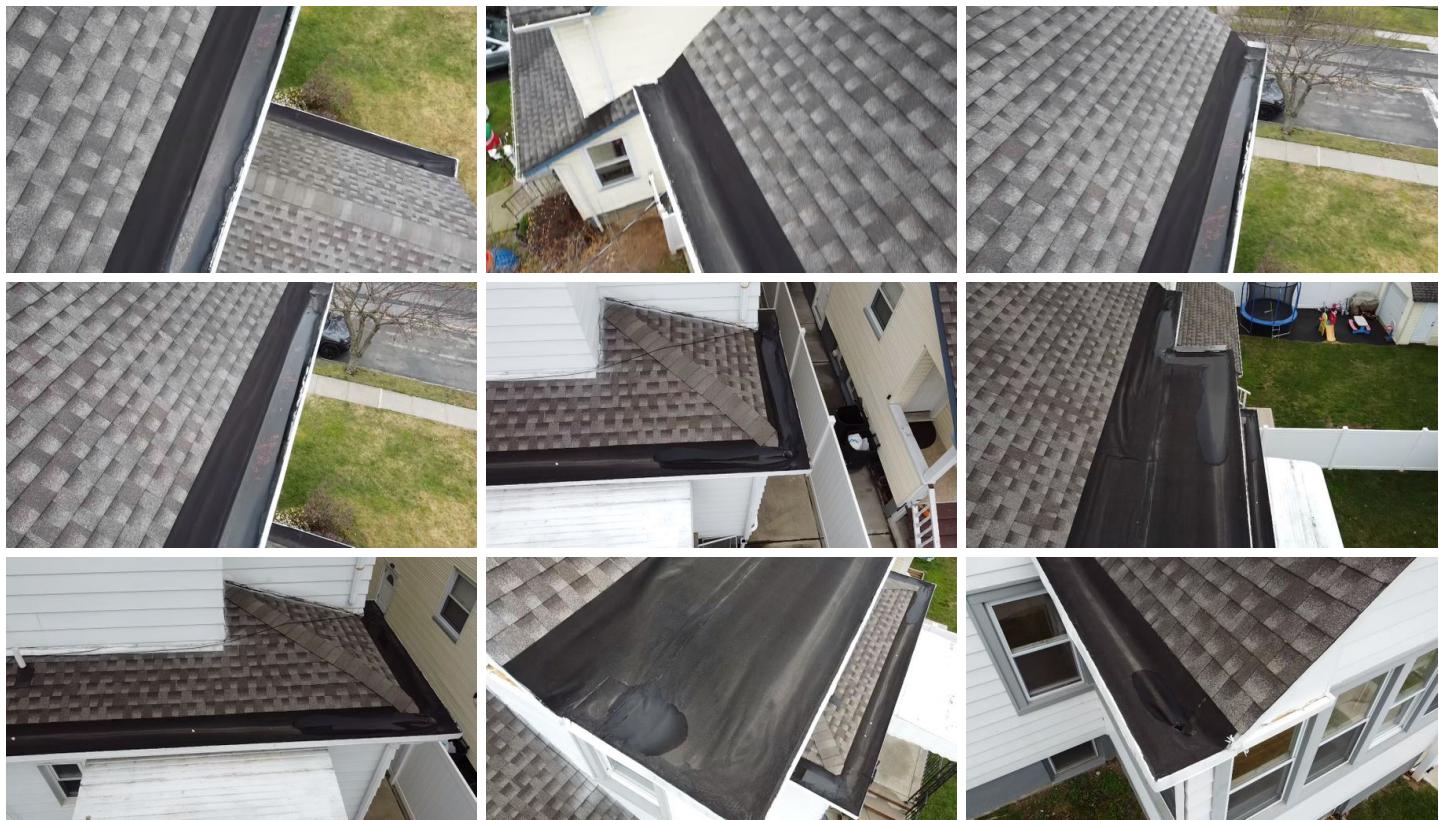
Repair and Replace

#### PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. A qualified licensed roofing contractor should repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.



## 2.2.1 Roof Drainage Systems

**INCOMPLETE DOWNSPOUTS**

One or more downspouts are not fully extended down to the ground. This can result in excessive moisture around the foundation of the home. A qualified licensed contractor should install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor



Repair and Replace



## 2.4.1 Skylights, Chimneys &amp; Other Roof Penetrations

**ANTENNA MOUNTED ON CHIMNEY**

An antenna was observed to be mounted on the chimney. This can lead to damage of the structure of the chimney. A qualified, licensed professional should remove as necessary.

Recommendation

Contact a qualified professional.



Repair and Replace



## 2.4.2 Skylights, Chimneys &amp; Other Roof Penetrations

**CAP FLASHING TARRED**

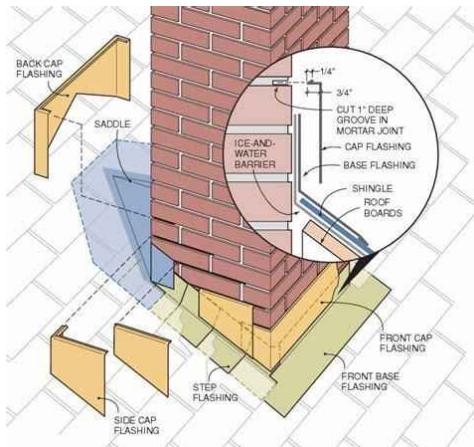
The cap flashing has been tarred. This is inadequate as tar wears and can allow rain water to run down the chimney and enter the roof and attic. I recommend the flashing method be corrected by a qualified licensed contractor.

Recommendation

Contact a qualified professional.



Repair and Replace



#### 2.4.3 Skylights, Chimneys & Other Roof Penetrations

##### **CHIMNEY CROWN CRACKS - NOT SEALED**

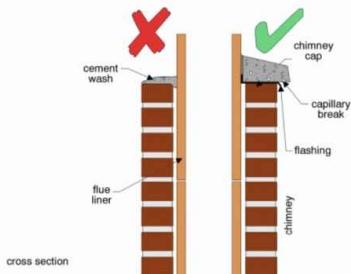


The chimney has a cracking chimney cap "crown." The purpose of the chimney cap "crown" is to close off the space between the flue liner and chimney wall, to shed water clear of the chimney and generally prevent moisture entry. A qualified licensed contractor should repair and replace as needed.

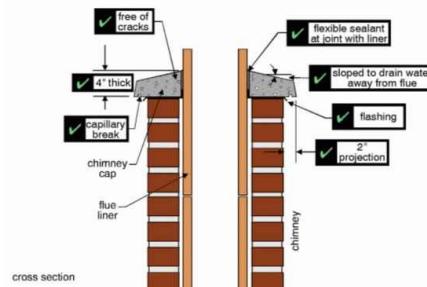
Recommendation

Contact a qualified chimney contractor.

Drip edge on cap



What makes a good chimney cap?



#### 2.4.4 Skylights, Chimneys & Other Roof Penetrations

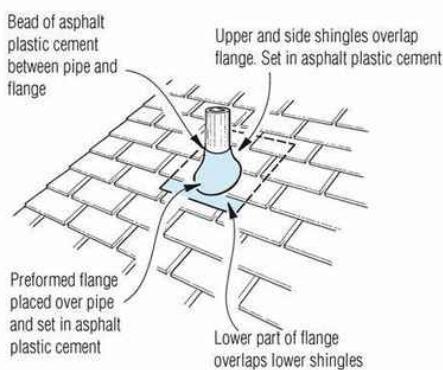
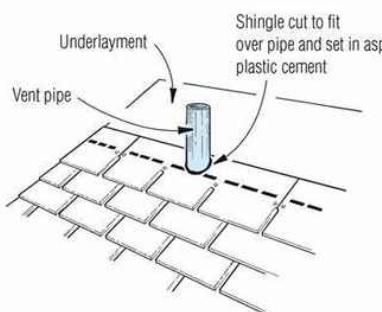
##### **VENT FLASHING TARRED**



The vent is not flashed properly. Currently tar has been applied. This method is temporary and will require reapplication periodically. It is recommended to properly flash the chimney using step and cap flashing.

Recommendation

Contact a qualified roofing professional.



### 3: EXTERIOR

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

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

## Information

### Inspection Method

Visual

### Wall Covering, Flashing & Trim:

#### Material

Aluminum

### Considerations

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

### 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.

### Wall Covering, Flashing & Trim: Homeowner's Responsibility

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

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

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

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

### Exterior Doors: Maintenance

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

### Exterior Windows: Maintenance Caulking & Painting

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

## Walkways, Patios & Driveways: Maintenance

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

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

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

## Vegetation, Grading, Drainage & Retaining Walls: Info

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

Please be sure to monitor and clean out all drains/drainage on the exterior of the home and to keep them free of debris so proper drainage can occur.

## Vegetation, Grading, Drainage & Retaining Walls: Positive Grading

Please be sure to maintain a "positive" grade around the perimeter of the home. A positive grade means the ground is higher at the foundation, and sloping down and away from the home to shed water away from the homes foundation.

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

## Limitations

Wall Covering, Flashing & Trim

## EXTERIOR INSPECTION LIMITATIONS

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

Eaves, Soffits & Fascia

## RESTRICTED

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

## Deficiencies

3.1.1 Wall Covering, Flashing & Trim

### CAULKING DETERIORATED

The caulking/l along the chimney appears to be chipping and deteriorated. This is a maintenance issue that aids in preventing moisture intrusion. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Repair and Replace



## 3.1.2 Wall Covering, Flashing &amp; Trim

**PAINT CHIPPING**

The paint chipping on the siding is unsightly and diminishes the look of the exterior. A qualified professional should paint as necessary.

Recommendation

Contact a qualified painting contractor.





## 3.5.1 Eaves, Soffits &amp; Fascia

**EAVES - ROT DAMAGE**

One or more sections of the eaves are damaged and appear rotted. This can allow moisture penetration into the substrate materials of the home causing further damage and/or rot. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



## 3.5.2 Eaves, Soffits &amp; Fascia

**FASCIA FLASHING LOOSE**

Areas of the aluminum flashing for the fascia are loose. This is a maintenance issue that will prevent water intrusion causing damage and rot. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified professional.



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

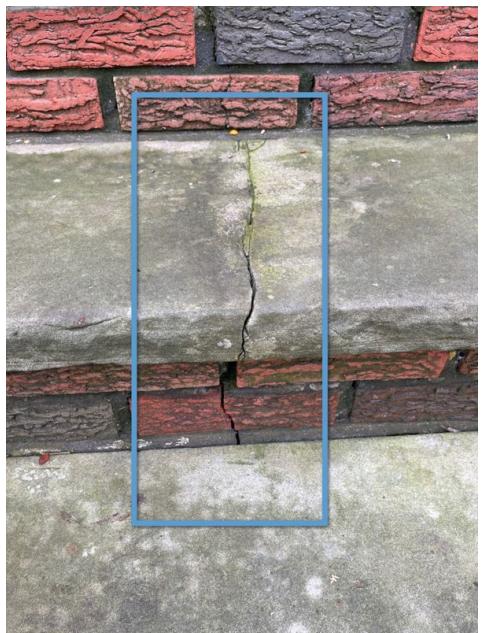
#### **STEPS MASONRY DAMAGED**



Areas of the steps masonry are damaged and cracking was visible. This can allow moisture intrusion, and further deterioration. A qualified licensed mason should repair and replace as necessary.

##### Recommendation

Contact a qualified masonry professional.



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

#### **SUMP PUMP DRAINS NEAR FOUNDATION**



The sump pump needs to be extended and/or a buried drain line to carry water away from the home at the front, rear and/or sides of home. Having the pump terminate at such a short distance can allow for water to penetrate back down below the foundation, cycling the same water. This can cause damage to the interior finishes of the basement and the foundation if water was to make its way into the basement. I recommend a qualified licensed contractor repair or replace as needed.

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

Recommendation

Contact a qualified professional.



3.7.2 Vegetation, Grading, Drainage & Retaining Walls



Evaluate or Monitor

### TERMITIC BAIT STATIONS OBSERVED

Termite Bait Stations were observed around the exterior of the property. Please inquire with the sellers as to the reason and history of any termite treatment/repair.

Recommendation

Contact the seller for more info



## 4: INTERIOR

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

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

### Information

#### Steps, Stairways & Railings:

##### Reminder

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

#### Windows (representative number): Window Type

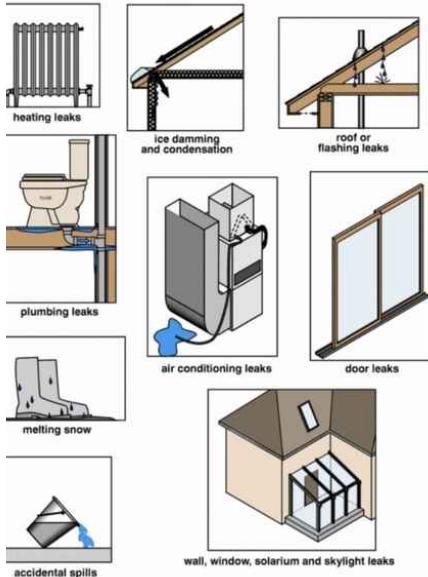
Double-hung

### Maintenance

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

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

#### Sources of interior water damage



#### Windows (representative number): Maintenance Caulking

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

### Limitations

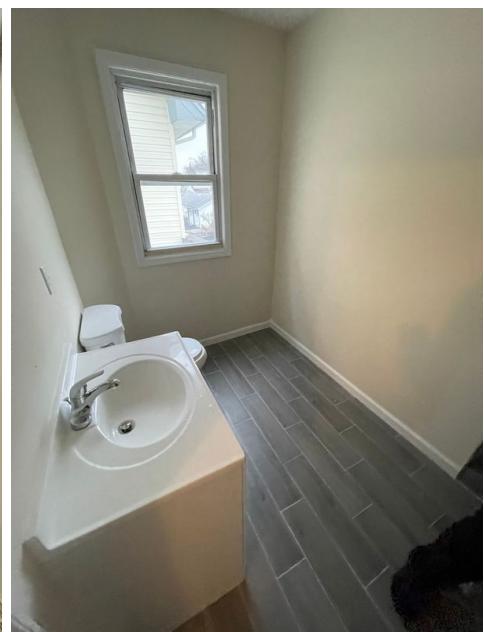
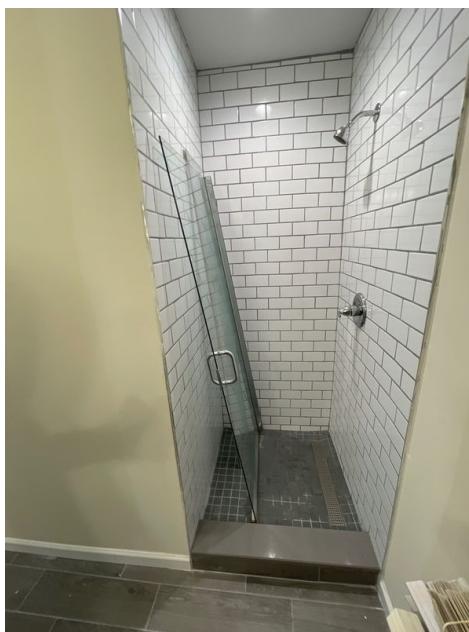
## General

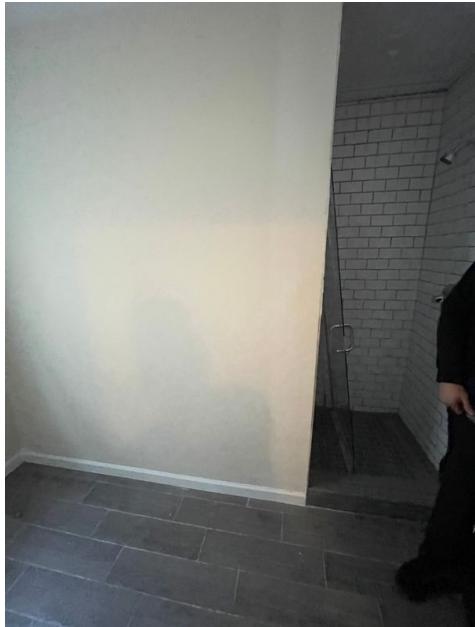
### LIMITATIONS AND CONSIDERATIONS

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

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

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







## Deficiencies

### 4.3.1 Floors

#### **POSSIBLE ASBESTOS FLOOR TILES**

##### BASEMENT STAIRCASE

The presence of possible asbestos floor tiles was observed throughout the home. This is not posing a hazard as long as it is undisturbed. Please contact a professional if work is to be ever done or removal is needed of this flooring material, as disturbance to the tiles could be a health hazard.

##### Recommendation

Contact a qualified professional.

 Evaluate or Monitor



### 4.3.2 Floors

#### **UNSUPPORTED FLOOR PLANKS**

##### SUN ROOM

Areas of the hardwood floor planks were not supported by the sub flooring below, and flexed significantly when stepped on. This can lead to the flooring snapping and breaking. A qualified licensed flooring contractor should evaluate, then repair and replace as necessary.

##### Recommendation

Contact a qualified flooring contractor

 Repair and Replace



### 4.4.1 Steps, Stairways & Railings

#### **BALUSTER SPACES TOO WIDE**

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. A qualified licensed contractor should evaluate, repair, and replace as necessary.

 Safety Hazard

## Recommendation

Contact a qualified professional.



## 4.4.2 Steps, Stairways &amp; Railings

**DAMAGED SUPPORT OF STAIRS**

The steps were observed to have damaged support in areas and had noticeable sag. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

## Recommendation

Contact a qualified professional.



## 4.4.3 Steps, Stairways &amp; Railings

**LOOSE STEPS**

## 1ST FLOOR

The stairs were observed to be loose at the time of inspection. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

## Recommendation

Contact a qualified flooring contractor





## 4.4.4 Steps, Stairways &amp; Railings

**NO HANDRAIL**

## BASEMENT

One or more staircases had no handrails inside the home. This is a safety hazard. A qualified licensed contractor should evaluate, repair, and replace as necessary.

## Recommendation

Contact a qualified carpenter.



## 4.4.5 Steps, Stairways &amp; Railings

**RAILING HEIGHT UNSAFE**

## 1ST TO 2ND FLOOR STAIRCASE

The height of the railing was too short and unsafe. This is a safety hazard that can lead to falling over the railings. A qualified licensed professional should replace as necessary.

## Recommendation

Contact a qualified professional.



## 4.5.1 Windows (representative number)

**FAILED SEAL**

## ATTIC

Observed condensation between the window panes. This indicates a failed seal. This is a cosmetic issue. A qualified licensed window contractor should evaluate & replace.

## Recommendation

Contact a qualified window repair/installation contractor.



## 4.5.2 Windows (representative number)

**MISSING/DAMAGED WINDOW LOCKS**

## BASEMENT

One or more windows have damaged and/or missing locking mechanisms. This is a safety and security issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



Safety Hazard



## 4.5.3 Windows (representative number)

**WINDOW SASH SLIDES DOWN WHEN UNLOCKED**

Safety Hazard

When the window was unlocked, the top sash came crashing down. This is a safety hazard. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room



Stairway

## 4.7.1 Countertops &amp; Cabinets (representative number)

**CABINET HINGE LOOSE**

Repair and Replace

One or more cabinet hinges were loose at the time of the inspection. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified carpenter.



4.7.2 Countertops & Cabinets (representative number)



## CABINETS DAMAGED

KITCHEN SINK

Cabinet had visible damage at time of inspection. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified carpenter.



## 5: ELECTRICAL SYSTEM

		IN	NI	NP	D
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
5.3	Branch Wiring Circuits, Breakers & Fuses	X			X
5.4	Lighting Fixtures, Switches, Wiring & Receptacles	X			X
5.5	GFCI & AFCI	X			X
5.6	Smoke Detectors		X		
5.7	Carbon Monoxide Detectors		X		

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

### Information

**Service Entrance Conductors:**  
Electrical Service Conductors  
Overhead



**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Main Shut Off  
100 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Panel Type  
Circuit Breaker

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

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

**Branch Wiring Circuits, Breakers & Fuses:** Wiring Method  
Romex, BX, Knob & Tube

**Carbon Monoxide Detectors:**  
Recommend

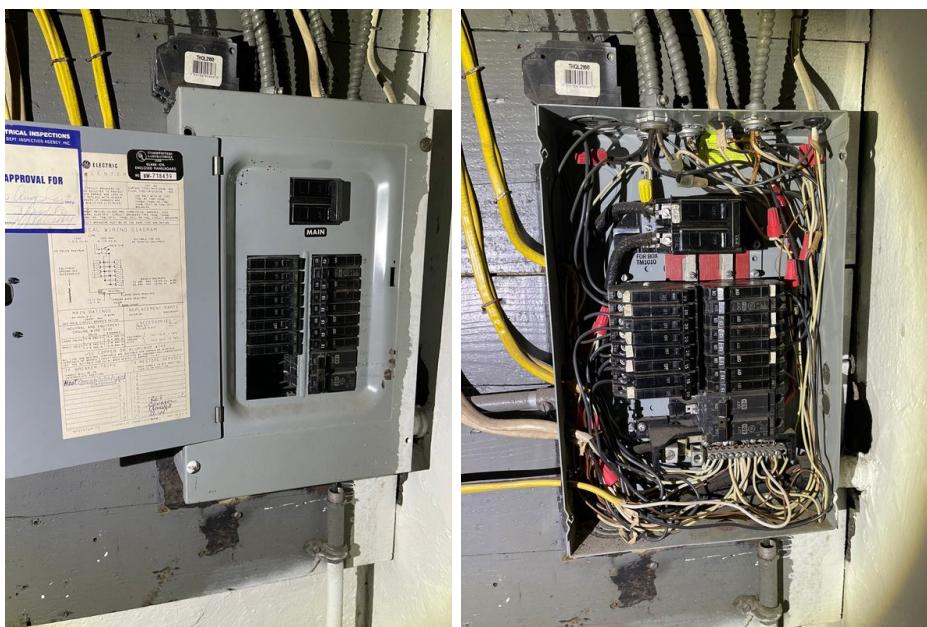
We also recommend a carbon monoxide detector for personal safety.

## Information

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

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

Basement



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

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

## GFCI & AFCI: Consideration

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

## GFCI & AFCI: Exterior Outlets Inspected

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

## Smoke Detectors: Information

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

## Smoke Detectors: Test Before Moving In

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

## Limitations

General

### LIMITATIONS AND CONSIDERATIONS

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

## Deficiencies

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



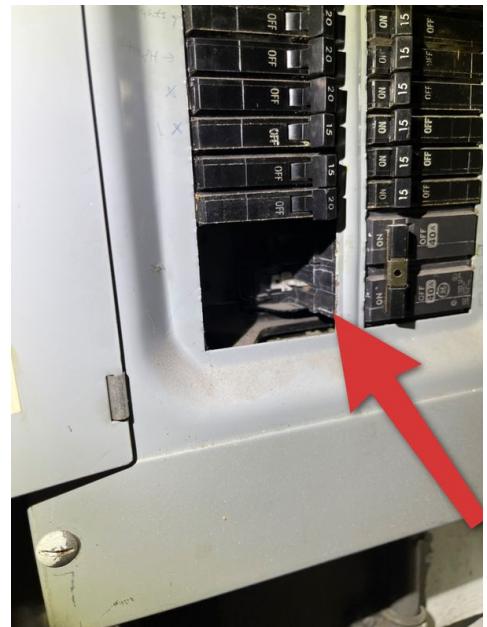
Safety Hazard

### EMPTY BREAKER COVER MISSING

An empty breaker slot in the main panel is missing a cover. This is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



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



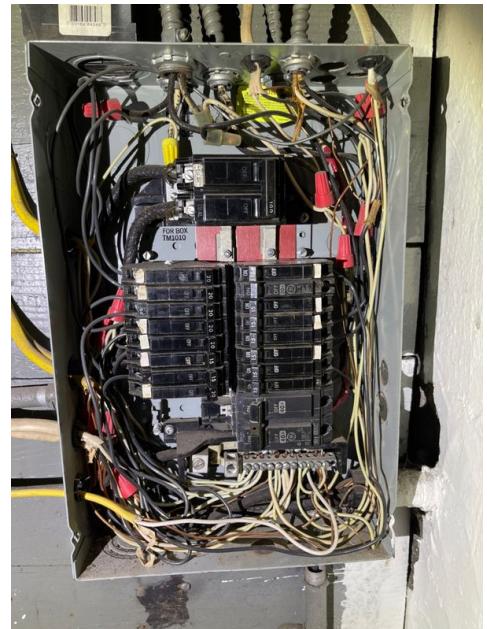
Evaluate or Monitor

### PANEL NOT LARGE ENOUGH - OVER CROWDED

The panel has too many double circuit breakers and appears to be too small. I recommend a qualified licensed electrician evaluate and install a larger panel.

Recommendation

Contact a qualified electrical contractor.



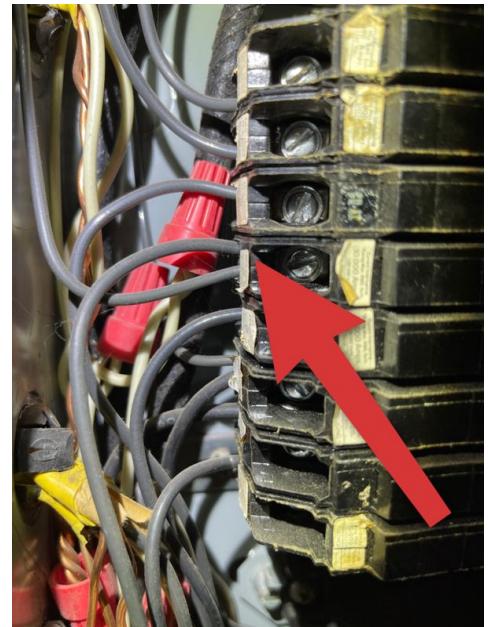
## 5.3.1 Branch Wiring Circuits, Breakers &amp; Fuses

**DOUBLE TAPPING**

Double Tapping, or 2 wires entering one breaker was observed in the electric panel. This is a safety issue that can be dangerous. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



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

**KNOB AND TUBE WIRING OBSERVED**

Live Knob and tube wiring was observed in the home. This is a safety hazard due to the knob and tube being an ungrounded, outdated wiring method, that can create a shock and electrocution hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.





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

**NEUTRAL DOUBLE TAPPING**

Double Tapping, or 2 wires entering one slot, was observed in the electric panel. This is a safety issue that can be dangerous. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



## 5.4.1 Lighting Fixtures, Switches, Wiring &amp; Receptacles

**COVER PLATE MISSING**

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

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



#### 5.4.2 Lighting Fixtures, Switches, Wiring & Receptacles



#### **LOOSE RECEPTACLES**

One or more electrical outlets are loose and not secured. This is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



#### 5.4.3 Lighting Fixtures, Switches, Wiring & Receptacles



#### **LOOSE WIRING**

Loose live wiring was observed at the time of inspection draped over the heating system and not properly secured. This is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



#### 5.4.4 Lighting Fixtures, Switches, Wiring & Receptacles

##### **OPEN GROUND**

Several of the receptacles throughout the home are indicating an "open ground". To eliminate safety hazards, all receptacles in the home should be wired properly and grounded. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



#### 5.4.5 Lighting Fixtures, Switches, Wiring & Receptacles

##### **UNGROUNDED RECEPTACLES**

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in the home should be grounded. A qualified licensed electrician should repair and replace as necessary.



## Recommendation

Contact a qualified electrical contractor.



## 5.5.1 GFCI &amp; AFCI

**GFCI DOESN'T TRIP**

## 1ST FLOOR BATHROOM

One or more GFCI receptacles are not testing as functional, and failed to trip when tested. This is a safety hazard. A qualified licensed electrician should repair or replace as necessary.

## Recommendation

Contact a qualified electrical contractor.



1st Floor Bathroom

## 6: PLUMBING SYSTEM

		IN	NI	NP	D
6.1	Water Supply, Distribution Systems & Fixtures	X			X
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Hot Water Systems, Controls, Flues & Vents	X			X
6.4	Fuel Storage & Distribution Systems	X			
6.5	Bathroom Toilets	X			
6.6	Sinks, Tubs & Showers	X			X
6.7	Sump Pump	X			X

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

### Information

#### Water Source

Public

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

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

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

PVC, Iron, Galvanized

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

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

Gas Meter, Exterior

The main fuel shut off is at gas meter.



#### Sump Pump: Location Basement

#### Sump Pump: Sump Pump Operational

The sump pump was operational at the time of inspection.

## Filters

None

If there were any water filtration or softening systems present on the property, they are beyond the scope of a home inspection. Consider inquiring with the sellers about the system, and having a licensed professional evaluate further.

## Sewer Scope Recommended

It is recommended to have a sewer scope performed by a qualified licensed plumber of the main underground sewer line to ensure the condition of the main sewer line is adequate. This is not a visible or inspectable item of a home inspection, that must be done with a special camera.

## Water Company - Water and Sewer Line Protection Program

I recommend inquiring with the water company about their water and sewer line protection program.

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

Basement

The main shut off is located at the location pictured below. This is for your information.



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

The Water heater Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2014. A qualified licensed plumber should service the unit annually as part of a regular maintenance schedule.



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

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

## Sinks, Tubs & Showers: Homeowner's Responsibility

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

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

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

## Limitations

### General

#### LIMITATIONS AND CONSIDERATIONS

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

### Water Supply, Distribution Systems & Fixtures

#### LIMITATIONS

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

### Drain, Waste, & Vent Systems

#### LIMITATIONS

Due to finished areas and stored items, all of interior water drainage piping cannot be inspected.

## Deficiencies

### 6.1.1 Water Supply, Distribution Systems & Fixtures

#### NO GROUNDING ACROSS WATER METER



Safety Hazard

No grounding was observed across the water supply meter entering the home. This ensures that grounding of the water supply piping entering the home, passes across the meter, so that all supply piping can be properly grounded. A qualified licensed professional should evaluate and install as necessary so all water piping is grounded properly.

#### Recommendation

Contact a qualified electrical contractor.



#### 6.1.2 Water Supply, Distribution Systems & Fixtures

### **WATER SUPPLY PIPES CORRODED**

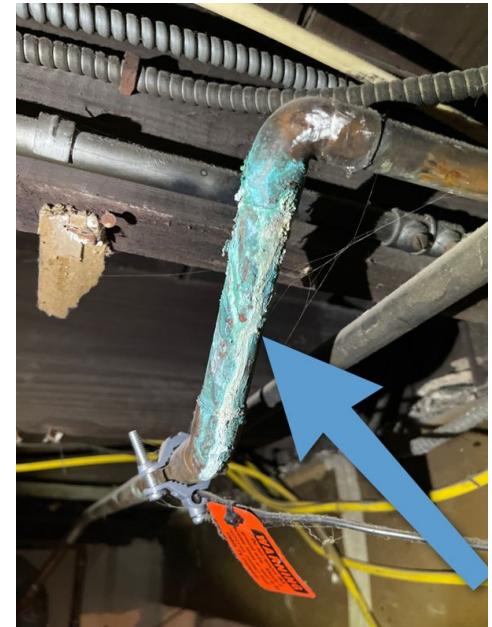
#### BASEMENT

Supply piping showed signs of corrosion in one or more areas. This is a defect that can cause shortened lifespan of the pipe. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.

 Repair and Replace



#### 6.2.1 Drain, Waste, & Vent Systems

### **DAMAGED DRAIN PIPE**

The main drain pipe stack was damaged and plugged with what appeared to be a wooden peg. This can negatively affect drainage as well as allow leaks to occur which can cause damage and mildew/mold growth to occur. A qualified licensed plumber should repair or replace as necessary.

Recommendation

Contact a qualified plumbing contractor.

 Repair and Replace



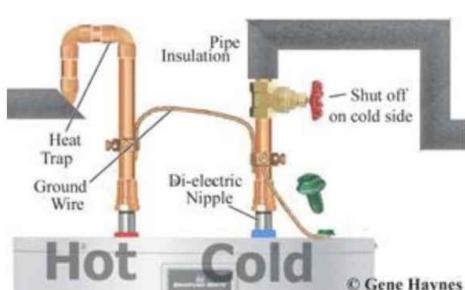
## 6.3.1 Hot Water Systems, Controls, Flues &amp; Vents

**MISSING BONDING BETWEEN HOT AND COLD**

Missing bonding between hot and cold water supplies. This is needed for safe grounding of water distribution system. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified professional.



Example of Proper Grounding



## 6.3.2 Hot Water Systems, Controls, Flues &amp; Vents

**VENT IMPROPERLY INSTALLED**

The flue vent for the water heater is installed improperly and has a downward slope into the chimney. Flue vents are intended to be vented on an upward angle into the chimney. This is a safety hazard. A qualified licensed professional should evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified professional.



#### 6.3.3 Hot Water Systems, Controls, Flues & Vents



### **WATER HEATER CORROSION**

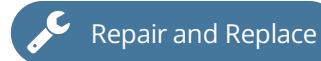
Corrosion was noted at the water heater. Corrosion can decrease the lifespan of the system. A qualified licensed plumber should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



#### 6.6.1 Sinks, Tubs & Showers

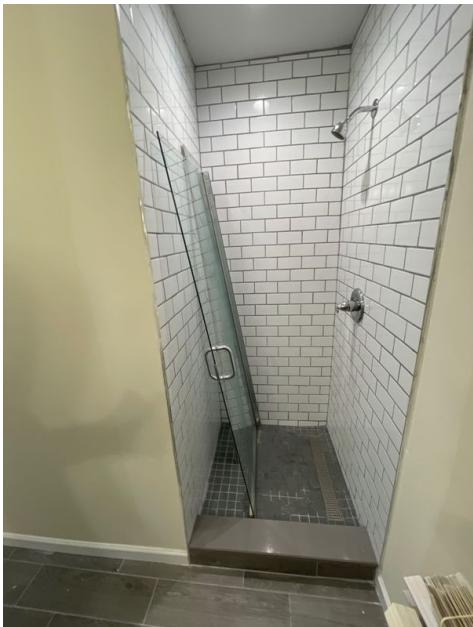


### **SHOWER DOORS NOT INSTALLED**

The shower sliding glass doors were not installed at the time of inspection. A qualified licensed professional should install as necessary.

Recommendation

Contact a qualified general contractor.



#### 6.7.1 Sump Pump

#### **BACK FLOW VALVE MISSING**

Due to the vertical run of the drain pipe leaving the sump pump, a back flow valve is needed. This will prevent backflow. A qualified licensed professional should install.

Recommendation

Contact a qualified professional.



## 7: HEATING SYSTEM

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

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

### Information

#### Equipment: Heat Type

Steam Boiler

#### Equipment: Energy Source

Natural Gas

#### Normal Operating Controls:

Thermostat

Digital

#### Distribution Systems:

#### Distribution System

Radiator

#### General: Information

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

#### Equipment: Unit

Utica

The heating system was manufactured in 2014. The serial number is (Please see image) and model number is (Please see image) and has a 40 year life expectancy.



## Equipment: Maintenance

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

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

## Vents, Flues & Chimneys: Flue Piping

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

## Limitations

General

### GENERAL LIMITATIONS

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

General

### LIMITATIONS AND CONSIDERATIONS

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

## Deficiencies

7.2.1 Equipment

### EXTEND TPR VALVE PIPES TO 6 INCHES FROM FLOOR



Safety Hazard

The Pressure Relief valves need to be extended down to at least 6 inches from the ground. This is a safety precaution if the system has a pressure issue and releases extremely hot water. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.

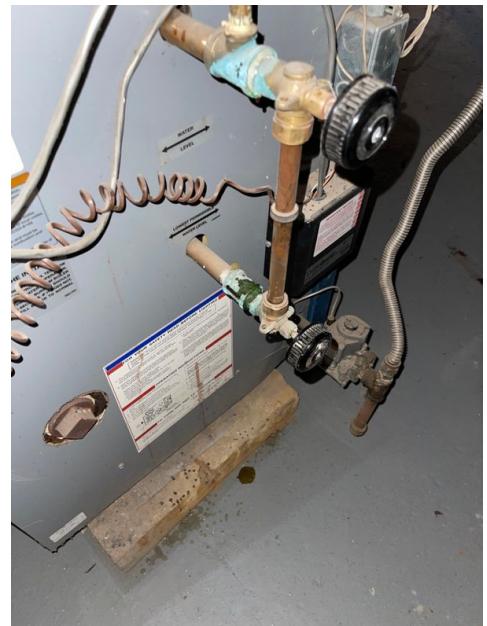


### 7.2.2 Equipment **LEAKING VALVE**

The valve on the boiler was observed to be leaking at the time of inspection. This was causing corrosion to the systems piping and associated components. A qualified licensed plumber should evaluate and advise.

Recommendation

Contact a qualified plumbing contractor.



### 7.2.3 Equipment **FIRERATED DRYWALL MISSING ABOVE UTILITIES**

The utility room had no fire rated drywall installed above the heating system and water heater. This is a safety hazard in the event of a fire. A qualified licensed contractor should install as necessary.

Recommendation

Contact a qualified professional.



### 7.3.1 Vents, Flues & Chimneys **FLUE VENT RUSTING**



The flue vent coming out of the furnace appears to be corroded from moisture intrusion. Corrosion can deteriorate the flue, which can allow harmful combustion gases to escape. A qualified licensed professional should evaluate, and repair or replace as necessary.

Recommendation

Contact a qualified professional.



#### 7.5.1 Distribution Systems

### MAJOR LEAKING OUT OF DISTRIBUTION PIPING



Repair and Replace

Major leaking and loss of water was noted in the distribution piping in the basement. This can lessen the efficiency of the system as well as damage the wood structure surrounding. A qualified licensed plumber/hvac contractor must repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.





7.6.1 Presence of Installed Heat Source in Each Room

### NOT PRESENT

ATTIC

No Heat source was noted in the attic. A qualified licensed HVAC professional should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified HVAC professional.

Repair and Replace



## 8: BUILT-IN APPLIANCES

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

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

### Information

#### Built-in Microwave: Operational

The microwave was operational at the time of inspection.



#### General: Information

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

### Limitations

#### General

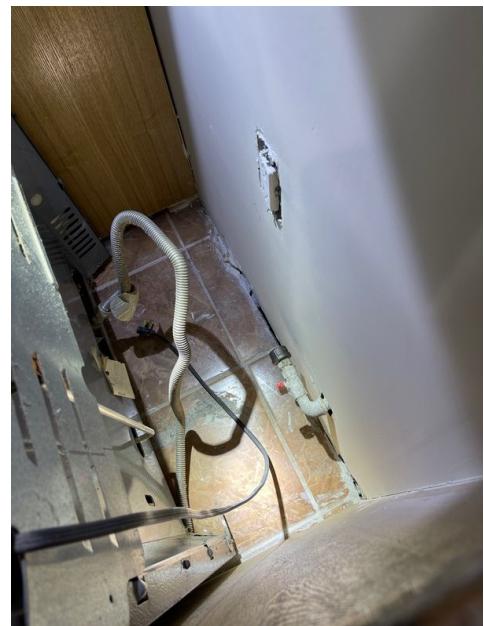
#### LIMITATIONS AND CONSIDERATIONS

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

Range/Oven/Cooktop

## NOT PLUGGED IN AND GAS TURNED OFF AT OVEN

The oven was not plugged in and the gas was turned off at the oven.



Clothes Dryer

## DID NOT INSPECT

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

Clothes Dryer

## LIMITATIONS

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

Clothes Washer

## LIMITATIONS

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

## Deficiencies

8.2.1 Dishwasher

## NO WATER RUNNING AT APPLIANCE

I turned on the dishwasher, however there was no running water in the appliance, despite the valve being open. This needs further evaluation and repair by a qualified licensed professional.

Recommendation

Contact a qualified appliance repair professional.





## 9: INSULATION & VENTILATION

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

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

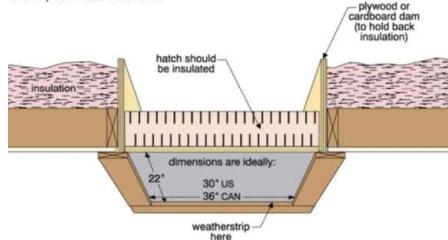
### Information

#### Attic Access: Type

Staircase

#### Attic access hatch

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



#### Attic Insulation: Insulation Type

None, Batt, Fiberglass

#### Insulation under floor system: Type

Not Present

#### Ventilation (Attic and Foundation Areas): Ventilation Type

Inaccessible

#### General: Inspected

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

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

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

### Limitations

General

### LIMITATIONS AND CONSIDERATIONS

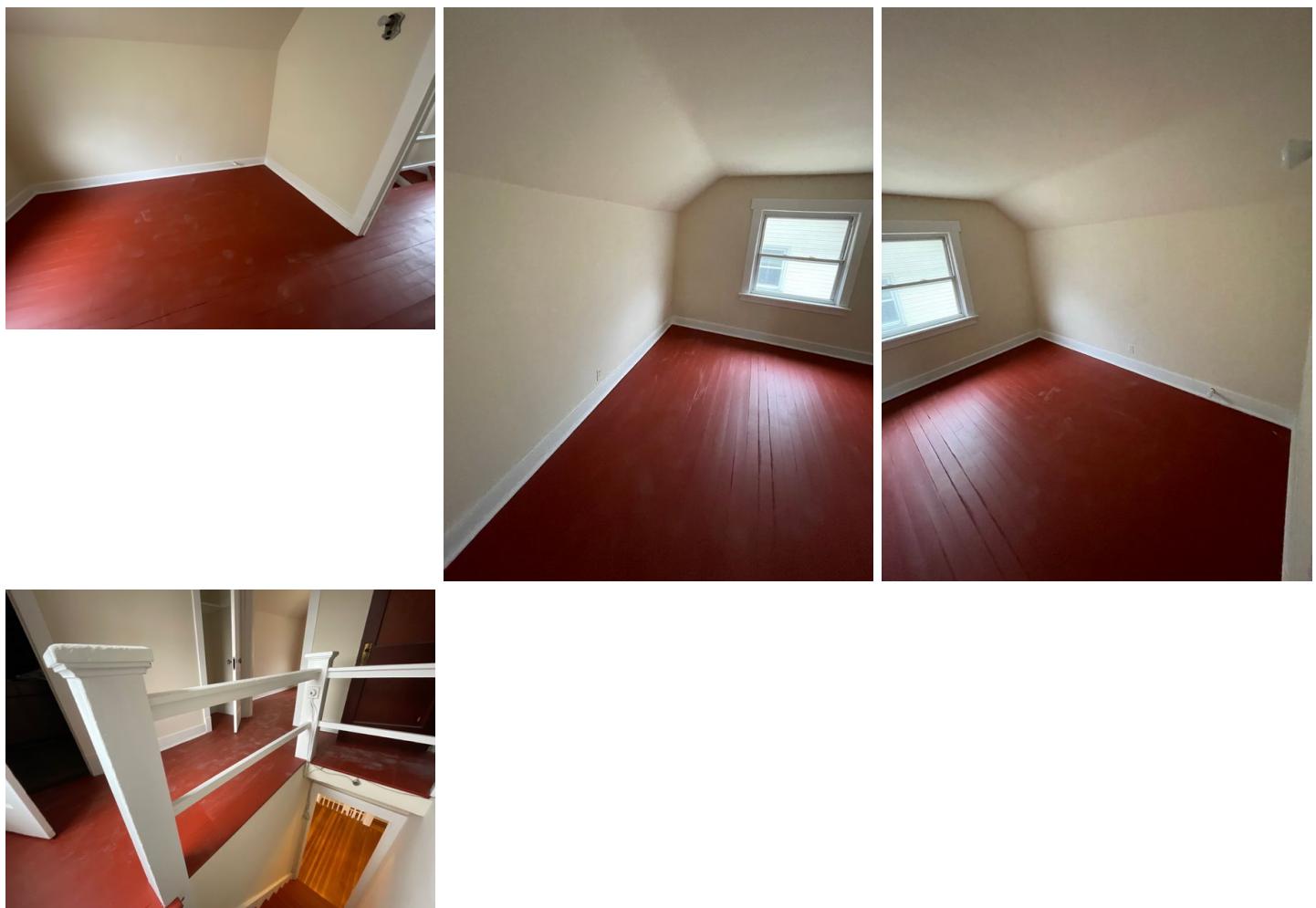
The design of the attic, insulation, stored items, and/or access may limit the inspectors view of all the structural and mechanical components.

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

#### Attic Access

### FINISHED SPACE

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



#### Attic Access

### LIMITED ACCESS

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

## Ventilation (Attic and Foundation Areas)

**INACCESSIBLE**

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

## Deficiencies

## 9.3.1 Attic Insulation

**NO INSULATION IN ATTIC**

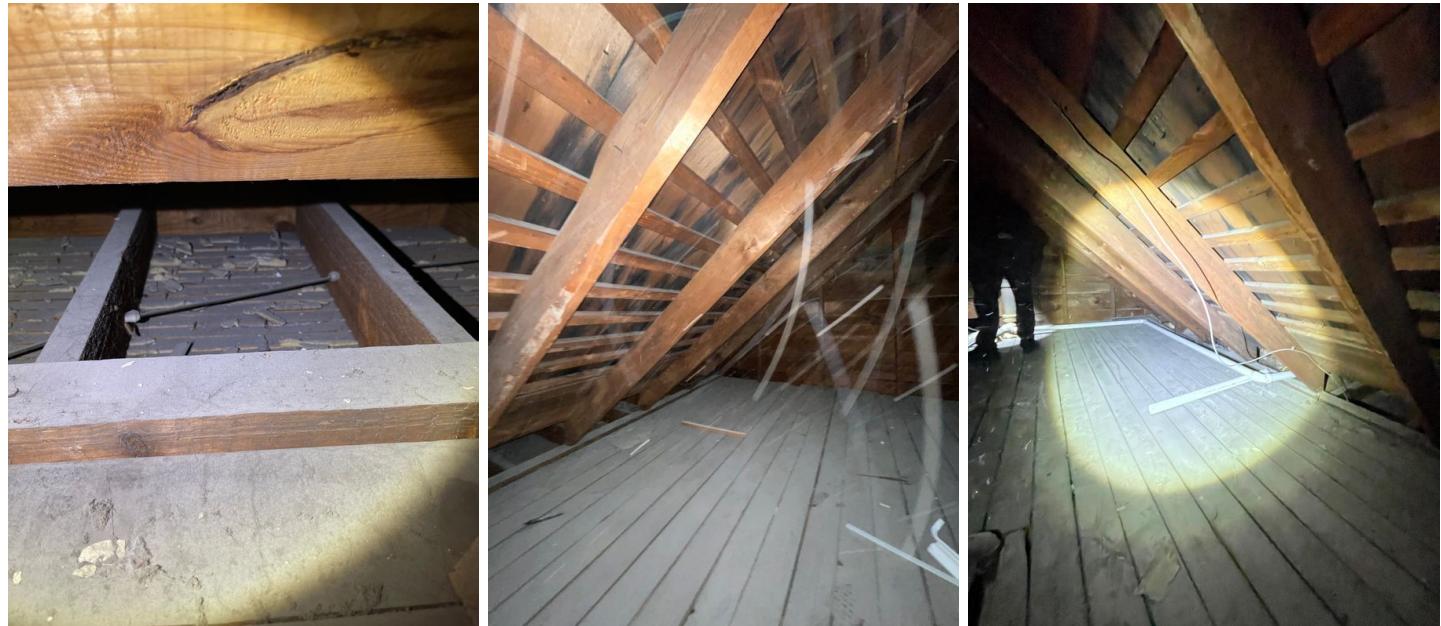
No insulation was present in most areas of the attic. This helps reduce heat transfer into and out of the home to help maintain temperature within the home. A qualified professional should install as necessary.

Recommendation

Contact a qualified insulation contractor.



Repair and Replace



## 9.4.1 Insulation under floor system

**NOT PRESENT**

Insulation is not present between rim joists in the basement. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified insulation contractor.



Repair and Replace



## 9.6.1 Ventilation (Attic and Foundation Areas)

**ATTIC VENTILATION INSUFFICIENT**

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. A qualified licensed contractor should evaluate, then repair and replace as necessary.



Repair and Replace

## Recommendation

Contact a qualified insulation contractor.



## 9.6.2 Ventilation (Attic and Foundation Areas)

**FOUNDATION VENT LOOSE**

The foundation vent was observed to be loose at the time of inspection. This can allow pest intrusion into the space. A qualified professional should secure as necessary.

## Recommendation

Contact a qualified professional.



# 10: STRUCTURAL COMPONENTS

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

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

## Information

**Inspection Method**

Visual

**Foundation: Material**

Masonry Block

**Floor Structure:**
**Basement/CrawlSpace Floor**  
Concrete
**Floor Structure: Floor Structure**

Wood, 2 x 10

**Floor Structure: Sub-floor**

Plank

**Wall Structure: Wall Structure**

Wood, Inaccessible

**Ceiling Structure: Material**

Wood, 2 x 8

Wood, Concrete, Metal

**Columns or Piers: Columns/Piers**

Steel Lally Columns

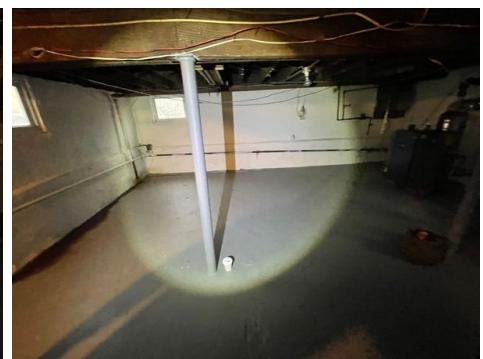
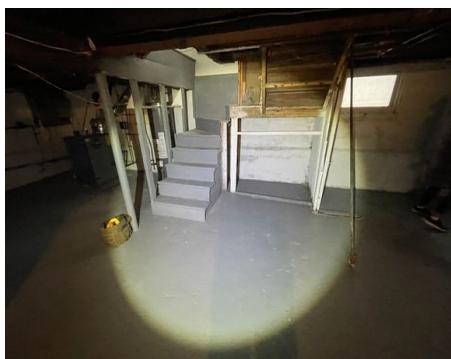
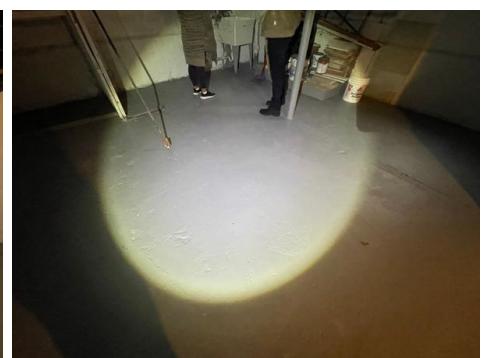
**Roof Structure & Attic: Material**

Wood

## Basements & Crawlspaces: Basement Inspected

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

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



## Basements & Crawlspaces: Homeowner's Responsibility

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

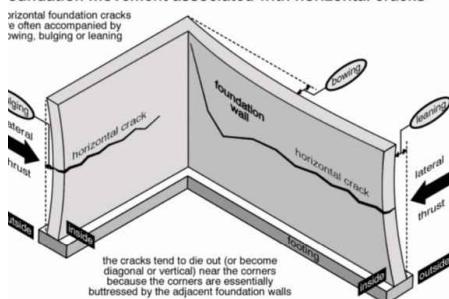
## Foundation: Exterior Foundation Maintenance

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

## Foundation: Inspected

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

### Foundation movement associated with horizontal cracks



## Limitations

### General

## FINISHED HOME - LIMITATION

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished home are covered and structural members are not visible. I could not see behind these coverings.

### General

## LIMITATIONS

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

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

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

## Deficiencies

## 10.1.1 Basements &amp; Crawlspaces

**EFFLORESCENCE IN BASEMENT**

Evaluate or Monitor

I observed efflorescence on foundation walls of the unfinished basement. Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion. I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture. These areas should be evaluated for signs of water infiltration and a waterproofing contractor should further evaluate.

## Recommendation

Contact a qualified waterproofing contractor



## 10.1.2 Basements &amp; Crawlspaces

**MOISTURE INTRUSION**

There was evidence of moisture intrusion in the basement. This can lead to damage and mildew/mold growth behind walls. A qualified licensed water proofing contractor should evaluate, then repair and replace as necessary.

## Recommendation

Contact a qualified waterproofing contractor



Repair and Replace



## 10.3.1 Floor Structure

**CONCRETE SLAB HEAVE**

## BELOW STAIRCASE



Repair and Replace

The concrete basement slab was observed to be heaved. This can potentially be a result of "frost heave" when water freezes and lifts the slab. This should be evaluated by a qualified licensed contractor, who can then advise on the cause/course of action to be taken.

## Recommendation

Contact a qualified professional.



#### 10.3.2 Floor Structure

### SETTLEMENT/SAG OF FLOOR STRUCTURE

#### 2ND FLOOR BEDROOM

Settlement and sag of the floor surface was observed in the living space. The second floor bedroom flooring was high in the center of the room, and bowed downward toward the sides of the room. I had no access to unfinished areas below the room. Recommend further evaluation by a qualified contractor.

#### Recommendation

Contact a qualified professional.



#### 10.3.3 Floor Structure

### TERMITES DAMAGE EVIDENCE

Termite damage evidence was observed to the wood structure in one of the main load bearing beams in the basement. Termites eat wood, and can cause significant damage to the structure of a home if left untreated. A qualified licensed pest control company should evaluate and advise as necessary. In addition a qualified structural engineer should evaluate the condition of the beam and advise on further action.

#### Recommendation

Contact a qualified structural engineer.





#### 10.3.4 Floor Structure

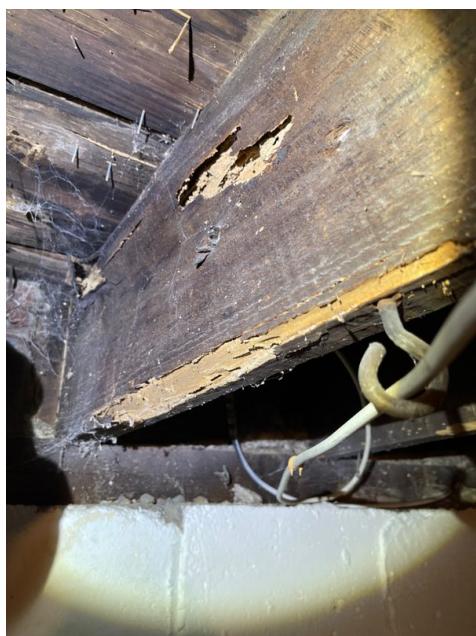
#### **TERMITE DAMAGE EVIDENCE**

Termite damage evidence was observed to the wood structure. Termites eat wood, and can cause significant damage to the structure of a home if left untreated. A qualified licensed pest control company should evaluate and advise as necessary. Furthermore, all damaged wood structural materials need to be properly repaired and replaced by a qualified contractor.

Recommendation

Contact a qualified professional.

 Repair and Replace



#### 10.4.1 Wall Structure

### EXPOSED ASBESTOS CONTAINING WALL CLADDING

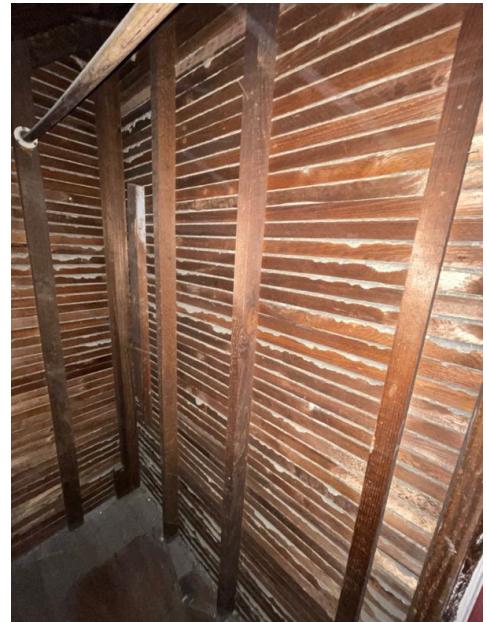
The tongue and lath wall cladding observed to be exposed in the home, could and likely contains asbestos. This is not posing a hazard unless disturbed. The material should be tested before any work is performed, and furthermore a contractor should conceal all exposed materials to prevent disturbance and exposure.

Recommendation

Contact a qualified professional.



Evaluate or Monitor



## 10.7.1 Roof Structure &amp; Attic

**WASP NEST**

Two large bees/wasp nests were observed in the attic. A qualified licensed pest control pro should remove/remediate as necessary.

## Recommendation

Contact a qualified pest control specialist.



# 11: FIREPLACE

		IN	NI	NP	D
11.1	General	X			X
11.2	Vents, Flues & Chimneys	X			
11.3	Lintels	X			
11.4	Damper Doors	X			

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

## Information

### General: Type

Wood

### General: Level 2 Chimney Inspection Recommended

The chimney liner was visibly inspected with what areas were readily accessible. This is restricted however and it is recommended to hire a qualified chimney inspector to perform a "level 2" chimney inspection.

### Vents, Flues & Chimneys: Regular Maintenance Chimney Sweeps

For maintenance and safety, the chimney liner should be swept by a qualified chimney contractor on a regular maintenance basis if wood fires are going to be burned.

### Damper Doors: Spring Loaded Damper - Operational

The Damper is a spring loaded damper that acts as a rain cap as well. This is a very efficient system, that is spring loaded all the way at the top of the chimney. Releasing the pull chain up, will open the top damper, allowing a fire to be operated inside the chimney. Please keep the damper closed with the chain in the down position, at all other times.

## Deficiencies

11.1.1 General

### OVERHEAD CHIMNEY HEARTH DAMAGED

The overhead chimney hearth was severely cracked and failing. A level 2 chimney inspection is recommended by a qualified licensed chimney contractor.

Recommendation

Contact a qualified chimney contractor.





# STANDARDS OF PRACTICE

## **Roofing**

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

## **Exterior**

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

## **Interior**

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

## **Electrical System**

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the

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

### **Plumbing System**

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### **Heating System**

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

### **Built-In Appliances**

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

### **The inspector will out of courtesy only check:**

the stove,

oven,  
microwave, and  
garbage disposer.

### **Insulation & Ventilation**

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

### **Structural Components**

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

### **Fireplace**

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

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