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TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name
12/07/2020 9:00AM



Inspector
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TF Home Inspection

SUMMARY

- 🚫 2.1.1 Interior - Ceilings: Expected Settlement
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- 🔧 6.4.1 Built-In Appliances - Built-in Microwave: Light Inoperable

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Type of Building
Attached, Condo

Occupancy
Vacant

Home Faces
East

Services
Condo Inspection

Temperature (approximate)
63 Fahrenheit (F)



Weather Conditions

Clear



Limitations

General

HOA

My home inspection was limited to the units responsibilities due to the Homeowners Association. The HOA is responsible for the structure, exterior, roof, and other associated components, and thus were not a part of my inspection. My inspection was limited to the specific unit being purchased, and the units utilities that were accessible at the time of the inspection.

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: INTERIOR

		IN	NI	NP	D
2.1	Ceilings	X			X
2.2	Walls	X			
2.3	Floors	X			X
2.4	Steps, Stairways & Railings			X	
2.5	Windows (representative number)	X			X
2.6	Doors (representative number)	X			
2.7	Venting Systems (Kitchen, Baths & Laundry)	X			X
2.8	Countertops & Cabinets (representative number)	X			

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

Information

Ceilings: Ceiling Material

Gypsum Board

Steps, Stairways & Railings:

Reminder

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

Doors (representative number): Material

Hollow-Core

Walls: Wall Material

Gypsum Board

Windows (representative number): Window Manufacturer

Unknown

Countertops & Cabinets (representative number): Cabinetry

Wood

Floors: Floor Coverings

Engineered Wood, Tile

Windows (representative number): Window Type

Double-hung

Countertops & Cabinets (representative number): Countertop Material

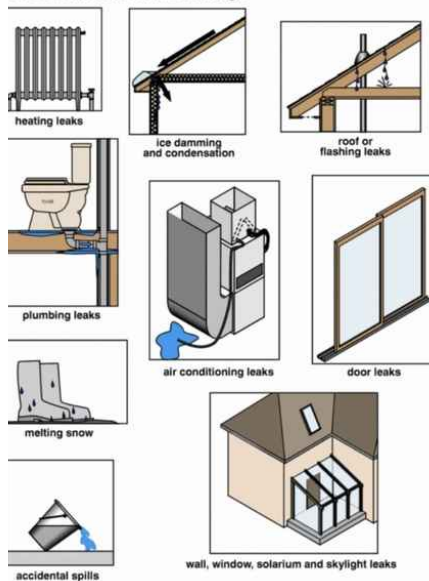
Granite

Maintenance

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

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

Sources of interior water damage



Windows (representative number): Maintenance Caulking

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

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 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

2.1.1 Ceilings

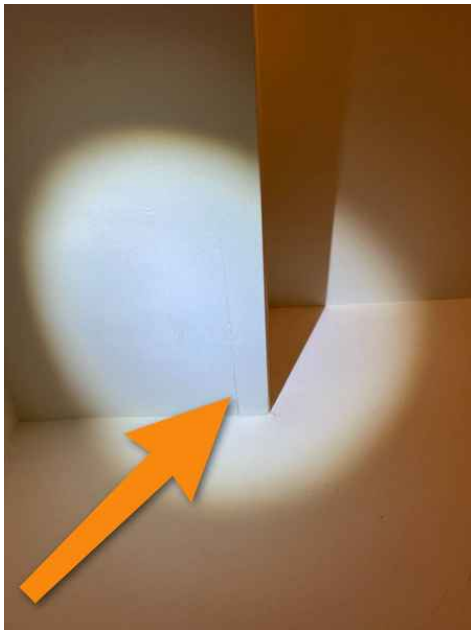
EXPECTED SETTLEMENT



As expected for a house of this age, normal settlement cracks and cosmetic damage were observed. Suggest monitoring and repairing as deemed necessary after an evaluation by a qualified licensed contracting professional.

Recommendation

Contact a qualified professional.



2.3.1 Floors

DAMAGED (GENERAL)

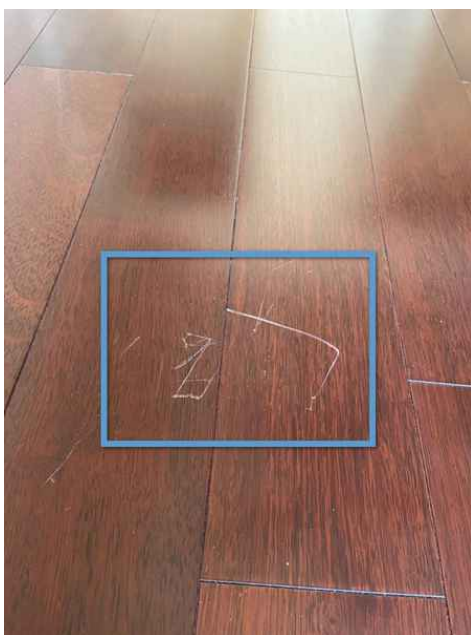


Repair and Replace

The flooring had general moderate damage visible at the time of the inspection. This is a cosmetic issue. A qualified licensed contractor should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified flooring contractor



2.5.1 Windows (representative number)

WINDOW SLIDES

BEDROOM

The window does not hold and slides down, and must be held up and locked to keep it fully shut. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



2.5.2 Windows (representative number)

WINDOW LOCK ALIGNMENT

BEDROOM

Window locking mechanisms need adjustment to line up properly for the window to lock shut. This is a maintenance item. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.





2.7.1 Venting Systems (Kitchen, Baths & Laundry)

LOOSE FAN

GUEST BATHROOM

I observed that the bathroom fan is loose. This is a maintenance issue. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



Repair and Replace

3: PLUMBING SYSTEM

		IN	NI	NP	D
3.1	Water Supply, Distribution Systems & Fixtures	X			
3.2	Drain, Waste, & Vent Systems	X			
3.3	Hot Water Systems, Controls, Flues & Vents			X	
3.4	Fuel Storage & Distribution Systems	X			
3.5	Bathroom Toilets	X			X
3.6	Sinks, Tubs & Showers	X			X

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

Information

Water Source

Public


Filters

None

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

Closet

The main shut off is the black levers. This is for your information.



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

Copper

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

Inaccessible

Drain, Waste, & Vent Systems:

PVC

Hot Water Systems, Controls, Flues & Vents: Location

HOA Inaccessible

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter, Garage

The main fuel shut off is at gas meter.



Bathroom Toilets: Toilets Operational

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

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.

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.

Limitations

General

HOA LIMITATION

The Homeowners Association is responsible for all water and fuel supply systems. My inspection only covered the interior of the condominium, which covered all fixtures, showers, toilets, tubs, sinks and related direct piping within the condominium's interior.

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

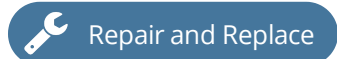
LIMITATIONS

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

Deficiencies

3.5.1 Bathroom Toilets

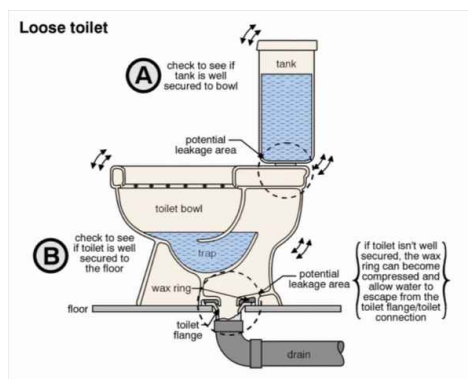
TOILET NOT TIGHTLY SECURED



The toilet was not tightly secured. This can cause leaks which can damage the home. A qualified licensed plumber should evaluate, and repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.





3.6.1 Sinks, Tubs & Showers

LEAKING FIXTURE



Repair and Replace

The fixture was observed to be leaking. This is a maintenance issue that will cause excess water use. A qualified licensed plumber should repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



3.6.2 Sinks, Tubs & Showers

LOOSE FIXTURE



Repair and Replace

I observed indications that the fixture is loose. This is a maintenance issue. A qualified licensed plumber should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.



4: ELECTRICAL SYSTEM

		IN	NI	NP	D
4.1	Service Entrance Conductors	X			
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
4.3	Branch Wiring Circuits, Breakers & Fuses	X			
4.4	Lighting Fixtures, Switches, Wiring & Receptacles	X			X
4.5	GFCI & AFCI	X			
4.6	Smoke Detectors		X		
4.7	Carbon Monoxide Detectors		X		

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

Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground

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

Hallway

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

Murray



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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

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 Shut Off

125 AMP, Garage



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



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

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

GFCI & AFCI: 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.

GFCI & AFCI: GFCI-Protection Tested

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

Smoke Detectors: Information

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

Smoke Detectors: Test Before Moving In

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Service Entrance Conductors

HOA

HOA responsibility for outside services and utilities.

Deficiencies

4.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

LOOSE RECEPTACLES

Two 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.



Safety Hazard



5: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	D
5.1	General	X			X
5.2	Equipment	X			X
5.3	Normal Operating Controls	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Distribution System	X			
5.6	Presence of Installed Heat Source in Each Room	X			

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

Information

General: Number of Heat Systems
One

General: Number of Cooling Systems
One

Equipment: Cooling Equipment Energy Source
Electric

Equipment: Heating Equipment Energy Source
Natural Gas

Equipment: Heat Type
Gas-Fired Heat, Forced Air, Furnace

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

Normal Operating Controls: Thermostat
Digital

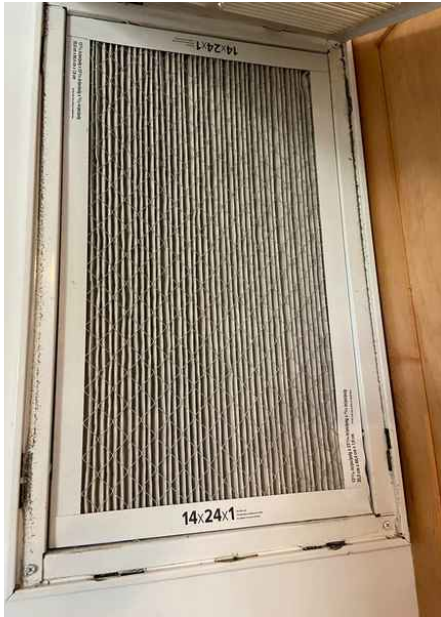
Distribution System: Configuration
Split

Distribution System: Ductwork
Non-insulated



Distribution System: Filter

Disposable, 14x24x1

**General: Change Filter(s)**

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

General: Clearances

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

General: Flue Piping

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

General: Information

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

Equipment: System
Trane

The a/c and heating system was manufactured in 2005. The serial number is (Please see image) and model number is (Please see image) and has a 20-25 year life expectancy. The condenser unit was manufactured in 2005. The serial number is (Please see image) and model number is (Please see image) and has a 8-15 year life expectancy.





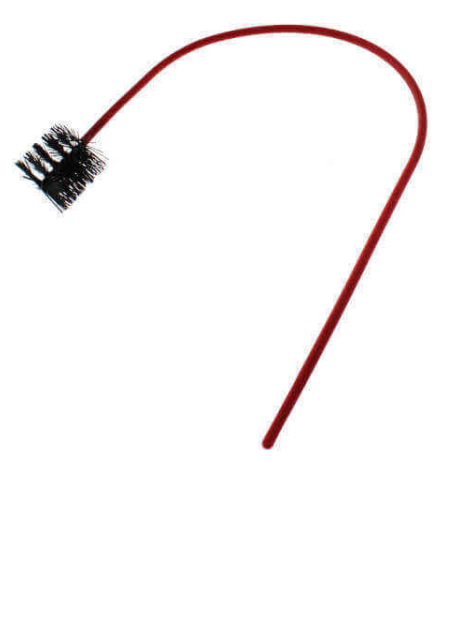
Equipment: Maintenance Recommendations

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

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

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

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



Limitations

General

AIR FLOW QUALITY

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

General

LIMITATIONS AND CONSIDERATIONS

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

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

Deficiencies

5.2.1 Equipment

INOPERABLE

Heating element was inoperable at time of inspection. A qualified licensed HVAC professional should evaluate & ensure functionality, then repair and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



Repair and Replace



6: BUILT-IN APPLIANCES

		IN	NI	NP	D
6.1	General	X			
6.2	Dishwasher	X			
6.3	Range/Oven/Cooktop	X			
6.4	Built-in Microwave	X			X
6.5	Exhaust Fan			X	
6.6	Refrigerator	X			
6.7	Clothes Dryer	X			
6.8	Clothes Washer	X			

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

Information

Dishwasher: Operational

The dishwasher was operational at the time of the inspection.

Range/Oven/Cooktop: Operational

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



Built-in Microwave: Operational

The microwave was operational at the time of inspection.



Refrigerator: Operational

The refrigerator was operational at the time of the inspection.

**Clothes Dryer: Dryer Power****Source**

220 Electric, Inaccessible

Clothes Dryer: Dryer Vent

Area Restricted

Clothes Dryer: Operational

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

**Clothes Washer: Operational**

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

**General: Information**

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

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Clothes Dryer

DID NOT INSPECT

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

Clothes Dryer

LIMITATIONS

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

Clothes Washer

LIMITATIONS

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

Deficiencies

6.4.1 Built-in Microwave

LIGHT INOPERABLE

 Repair and Replace

The light feature on the bottom of the microwave was inoperable. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Interior

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

Plumbing System

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

Electrical System

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

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

Heating / Central Air Conditioning

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

Built-In Appliances

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.