



PURPLE  
BRICKS

## CPI HOME INSPECTION TEMPLATE

1234 Main St. Sherwood Park Alberta T8H 1Y1

Buyer Name  
07/22/2021 9:00AM



Inspector  
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## How to read this report:

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. **Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP.** All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

**Minor Concern:** Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

**Moderate Concern:** Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

**Major Concern:** Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the Inspector's professional judgment and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

**Limitations:** In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

**Photographs:** Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

## SUMMARY

- ⚠ 3.4.1 Roof Coverings, Flashing & Drainage - Gutters & Downspouts: No Gutters
- 🔑 4.1.1 Exterior - Doors - Exterior: Deadbolt - Non-Functioning
- ⚠ 4.3.1 Exterior - Deck: Multiple Concerns
- ⊖ 4.3.2 Exterior - Deck: Moisture Damage
- ⊖ 4.4.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Erosion
- ⊖ 4.5.1 Exterior - Vinyl Siding: Vinyl Siding - Heat Damage
- 🔑 4.5.2 Exterior - Vinyl Siding: Vinyl Siding - Gaps/Holes
- ⊖ 6.2.1 Interior - Windows - Interior: Failed Seal
- 🔑 6.2.2 Interior - Windows - Interior: Window Doesn't Open/Close Smoothly
- 🔧 6.4.1 Interior - Walls: Drywall/Trim- Repair Needed
- ⊖ 6.4.2 Interior - Walls: Tub/Shower Tile - In Need of Repairs
- 🔑 6.5.1 Interior - Ceilings: Patching - Ask Seller
- ⚠ 7.1.1 Heating - High Efficiency Furnace: Bedroom - No Heat Source
- 🔑 7.1.2 Heating - High Efficiency Furnace: Clean and Service - No Recent Services on Log
- ⊖ 7.1.3 Heating - High Efficiency Furnace: Rust
- ⊖ 7.2.1 Heating - Tankless Water Heater w/ Radiant In-Floor Heat: Clean & Service
- ⚠ 8.2.1 Electrical - Main Service Panel & Grounding: Missing Knockout Plugs/Filler Plates
- ⚠ 8.3.1 Electrical - Garage - Sub Panel: No Labelling/Knockout Plugs - Missing
- 🔑 8.6.1 Electrical - Fixtures, Fans, Switches & Receptacles: Cover Plates - Missing
- ⊖ 8.6.2 Electrical - Fixtures, Fans, Switches & Receptacles: Receptacle - Open Neutral
- ⊖ 9.1.1 Plumbing - Water Supply: Mineral Build-up
- ⊖ 9.1.2 Plumbing - Water Supply: Corrosion
- ⊖ 9.1.3 Plumbing - Water Supply: Faucet - Low Water Pressure
- ⊖ 9.3.1 Plumbing - Sump Pump: No Sump Pump - Water Present
- ⊖ 10.3.1 Built-In Appliances - Cooktop: Cooktop - No Exhaust Ventilation
- ⊖ 10.5.1 Built-In Appliances - Laundry: Washer - Door Loose
- 🔑 11.1.1 Fireplace & Chimney - Direct Vent Gas Fireplace: Clean & Service
- ⊖ 12.1.1 Foundation & Structure - Foundation: Concrete Slab - Cracked
- ⊖ 14.5.1 Insulation & Ventilation - Ventilation & Exhaust : Dryer Vent - Screen/Pest Guard

# 1: INSPECTION DETAILS

## Information

**Type of Inspection**

Pre-Purchase

**Style of Home**

Modified A-Frame

**In Attendance**

Client, Client's Agent

**Occupancy**

Furnished, Occupied

**Utilities**

Water, Gas, Electric

**Weather**

Overcast, 15° Celsius

The weather is noted in the report as it can substantially impact the home inspection process. For instance, rain, snow, frost and high winds make it difficult or impossible for an inspector to access the roof safely.

The outside ambient temperature affects whether certain HVAC components can be tested. Many deficiencies in a building are seasonal and will not show up on the day of inspection.

## Limitations

**General****OCCUPIED/FURNISHED DISCLAIMER**

During the inspection, the home was furnished, staged, occupied, or had the current occupants belongings present. This limited the inspectors visibility and access to areas of the home, therefore not all receptacles, windows, wall surfaces, floor surfaces, countertop areas, etc. were tested or inspected.

## 2: FOR YOUR INFORMATION

### Information

#### Orientation: Pictures of the Exterior

The following pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the Inspector states that there was a defect with a window on the West exterior, this section can be used to view a picture of the West exterior wall.

#### Orientation: North Exterior



#### Orientation: South Exterior



#### Orientation: East Exterior



#### Orientation: West Exterior



## Electrical - Main Disconnect: Location

### Outside Cookhouse

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



## Gas - Main Shut Off Valve: Location

### Against the West Exterior Wall

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, I recommend contacting the local utility company and evacuating the home until they evaluate the smell.



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

Utility Room, Basement

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



# 3: ROOF COVERINGS, FLASHING & DRAINAGE

## Information

### General: Descriptions:

*The materials, styles and components present and observable are described as follows:*

#### General: Inspection Method

Viewed with Drone

#### General: Roof Type / Style

A-Frame

### Coverings: Pictures of the Roof



**Coverings: Material**

Metal

**Flashings, Fascia & Soffits:****Flashing Materials**

Metal

**Flashings, Fascia & Soffits: Fascia**

Aluminum

**Flashings, Fascia & Soffits: Soffits**

Perforated, Aluminum

**Gutters & Downspouts: Gutter Material**

No Gutter System Installed

**Skylights, Chimneys & Other Roof Penetrations: Chimney**

The chimney runs from the basement and appears to have never been used. Some attention may have to be paid to the chimney cap which has standing water on it.

**Skylights, Chimneys & Other Roof Penetrations: Roof Vents**

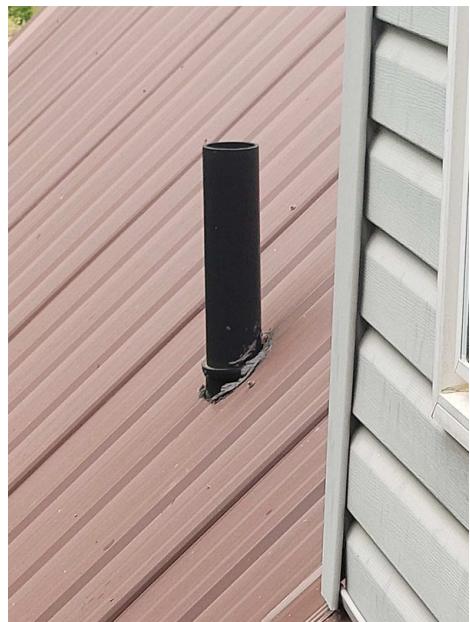
Soffit

**Penetrations: Plumbing Vent**

Present

**Penetrations: Skylight**

N/A



## Limitations

## General

**UNABLE TO WALK ON ROOF - DUE TO THE PITCH**

Due to steepness/pitch of the roof, the roof was not walked on. For their safety, the inspector used other methods which are listed under Inspection Method.

**Recommendations**

## 3.4.1 Gutters &amp; Downspouts



Major Concern

**NO GUTTERS**

## EXTERIOR

There are no gutters installed which is causing excessive moisture damage to the deck and increasing erosion issues surrounding the home. In order to direct water away from the building structure I highly recommend investing in a gutter system.

## Recommendation

Contact a qualified gutter contractor

## 4: EXTERIOR

### Information

#### Descriptions:

*The materials, styles and components present and observable are described as follows:*

#### Inspection Method

Ground

#### Doors - Exterior: Basement Door

Fiberglass

#### Doors - Exterior: Main Entry

Fiberglass

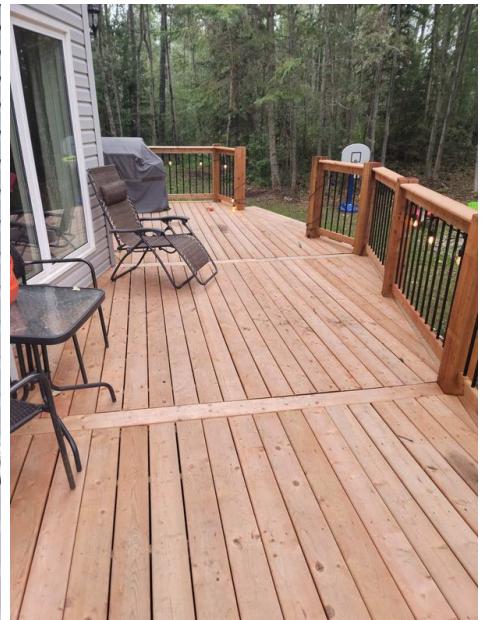
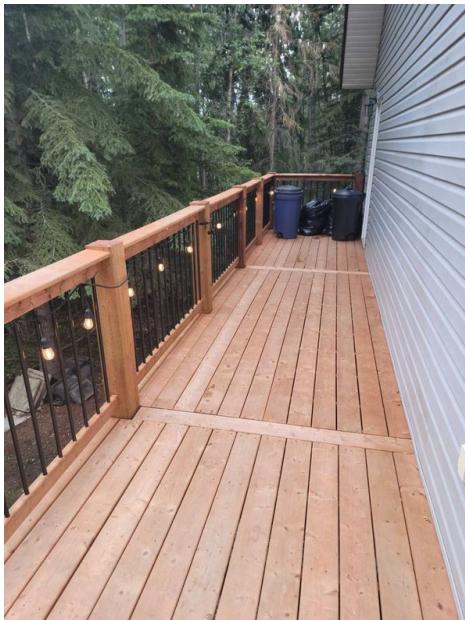
#### Doors - Exterior: Patio Doors

Fiberglass, Garden Doors

#### Windows - Exterior: Material

Vinyl

#### Deck: Deck - Pictures



**Deck: Material**

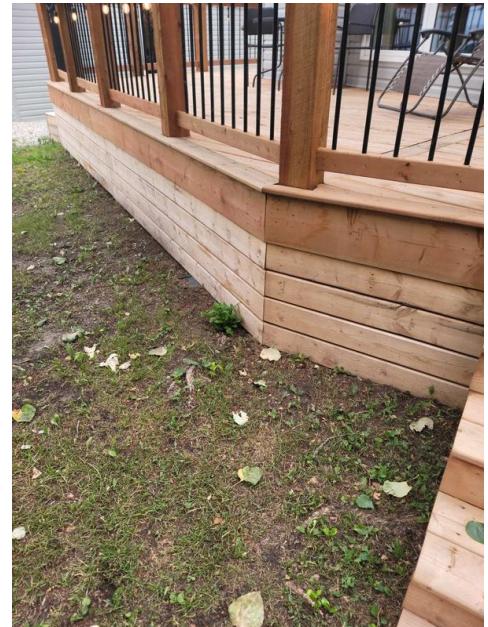
Wood

**Garden House: Pictures of Garden House****Limitations**

Deck

**UNABLE TO INSPECT - LIMITED ACCESS BELOW**

The deck was not thoroughly inspected due to having limited access to the structure below it.

**Recommendations**

4.1.1 Doors - Exterior

**DEADBOLT - NON-FUNCTIONING**

BASEMENT DOOR

The exterior basement door does not have a functioning deadbolt lock. In order to increase the security of the home, I recommend having the deadbolt replaced by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.





#### 4.3.1 Deck

### MULTIPLE CONCERN



Steel Connectors Are Missing Fasteners, Excessive Moisture, Rusted Joist Hangers, Joists Are Not Properly Secured to Support Beam, Improper Fasteners in Steel Connectos

There were multiple concerns noted above regarding the deck, some of which are safety hazards. Due to the amount of concerns, I recommend having the deck evaluated and repaired/replaced as necessary by a licensed deck contractor.

Recommendation

Contact a qualified professional.





Standing Water under Deck

#### 4.3.2 Deck

### MOISTURE DAMAGE

Moisture damage was observed on areas of the deck off the upstairs bedroom. There is no cap over the side flashing allowing water to get inside the flashing and sit there. Access to underneath was limited to view the extent of the damage.

This may be a safety hazard, therefore I recommend having the deck evaluated and repaired/replaced as necessary by a licensed deck contractor.

Recommendation

Contact a qualified deck contractor.

Moderate Concern



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

### EROSION

Areas of the landscaping have excessive erosion present. I recommend having this evaluated and addressed as necessary by a qualified landscaping contractor.

Recommendation

Contact a qualified landscaping contractor

Moderate Concern



## 4.5.1 Vinyl Siding

**VINYL SIDING - HEAT DAMAGE**

WEST EXTERIOR

One area of the vinyl siding has damage, which appears to be due to excessive heat which appears to be by heat reflected of the large window.

In order to prevent moisture intrusion, I recommend having the siding evaluated and repaired/replaced as necessary by a licensed siding contractor.

Recommendation

Contact a qualified siding specialist.



## 4.5.2 Vinyl Siding

**VINYL SIDING - GAPS/HOLES**

There was a gap in the siding. This should be repaired to prevent water from entering the building structure.

Recommendation

Contact a qualified professional.





Garage



Exterior East

## 5: GARAGE

### Information

#### General: Descriptions:

*The materials, styles and components present and observable are described as follows:*



#### General: Garage Type

Detached, Double

#### General: Vehicle Door

Insulated, Sectional

#### Floor: Material

Concrete

#### Floor: Floor Drain

None Noted

#### Garage Door Opener and Safety: Photo Eye Safety Feature

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.



**Garage Door Opener and Safety: Auto Reverse Safety Feature**

The garage door opener(s) are equipped with a safety feature known as Auto Reverse. If resistance is placed on the bottom of the garage door while coming down, the door automatically reverses and goes back up. This feature was tested, any defects are noted below.

# 6: INTERIOR

## Information

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

#### Doors - Interior: Interior Doors

Wood Barn Doors, MDF Hollow

#### Windows - Interior: Type

Fixed, Slider, Single-Hung

#### Floor: Floor Coverings

Carpet, Laminate

#### Walls: Wall Material

Drywall, Tile, Masonry

#### Ceilings: Ceiling Material

Textured Ceiling, Unfinished  
Basement Ceiling

#### Countertops & Cabinets: Cabinetry

Wood

### Countertops & Cabinets:

#### Countertop Material

Quartz

## Recommendations

### 6.2.1 Windows - Interior

#### FAILED SEAL

##### WEST EXTERIOR

The window appeared to have a failed seal. Some windows have two or more sheets of glass separated by a spacer and sealant system creating a sealed airspace. A break in this seal anywhere along the edge can allow moisture between the glass panes, which can then evaporate and leave a fog or haze. I recommend having the windows evaluated and repaired/replaced as necessary by a licensed window contractor.

##### Recommendation

Contact a qualified window repair/installation contractor.



Moderate Concern



### 6.2.2 Windows - Interior

#### WINDOW DOESN'T OPEN/CLOSE SMOOTHLY

A few windows were difficult to open/close. I recommend having them evaluated and repaired/re-shimmed as necessary by a qualified window contractor prior to closing.

##### Recommendation

Contact a qualified window repair/installation contractor.



Minor Concern



#### 6.4.1 Walls

### DRYWALL/TRIM- REPAIR NEEDED

VARIOUS

Areas of drywall or trim are in need of repair. I recommend having the repairs made by a qualified drywall contractor or a handyman.

Recommendation

Contact a qualified drywall contractor.

Minor Concern





## 6.4.2 Walls

**TUB/SHOWER TILE - IN NEED OF REPAIRS**

## MAIN BATHROOM

Areas of the tub/shower tile are in need of repair. In order to prevent moisture intrusion, I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

## Recommendation

Contact a qualified tile contractor



## 6.5.1 Ceilings

**PATCHING - ASK SELLER**

## BEDROOM

There was patching visible on the ceiling. Recommend asking the seller about this and for any documents pertaining to repairs made.

Recommendation

Contact the seller for more info



## 7: HEATING

### Information

#### High Efficiency Furnace: Furnace

*The heating system for the home was visually inspected and tested including the following:*

- o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.*
- o Opening readily accessible panels to visually inspect the system.*
- o Inspecting the venting system, flues and chimneys, where present.*
- o Temperatures were taken at the registers to ensure that the ducts were providing sufficient airflow.*

*Any defects are noted below.*

#### High Efficiency Furnace: Descriptions:

*The materials, styles and components present and observable are described as follows:*

#### High Efficiency Furnace:

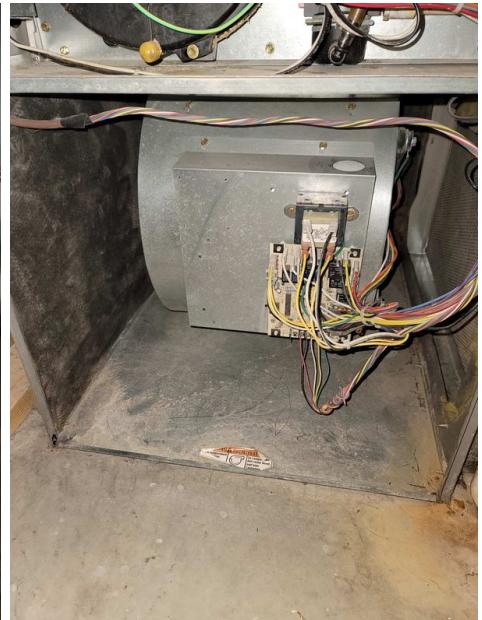
##### Thermostat Location

Main Floor, Hallway



**High Efficiency Furnace: Manufacturer**

Armstrong Air

**High Efficiency Furnace: Manufacturing Year**

2007

High efficiency furnaces have an average life-expectancy of 15-20 years with proper maintenance. I recommend changing 1 inch filters monthly and the 4 or 5 inch filters every 6 months.

Professional cleaning and servicing by a qualified HVAC technician should be performed at least every second year.

**High Efficiency Furnace: HVAC Distribution Type**

Forced Air Heating System

**High Efficiency Furnace: Energy Source**

Natural Gas

**High Efficiency Furnace: Venting/Flue Pipe**

Direct Vent

## Tankless Water Heater w/ Radiant In-Floor Heat: Tankless Water Heater w/ Radiant In-Floor Heat

*The radiant heat system was visually inspected and was tested by operating the thermostat(s). A thermal camera was then used to ensure that the system was functioning. Any defects are noted below.*



**Tankless Water Heater w/  
Radiant In-Floor Heat: Energy  
Source**  
Natural Gas

**Tankless Water Heater w/  
Radiant In-Floor Heat: Water  
Heater Approximate Age**  
7 Years Old

**Tankless Water Heater w/  
Radiant In-Floor Heat: Water  
Heater Manufacturer**  
Rinnai

## Limitations

### High Efficiency Furnace **HEAT EXCHANGER**

The heat exchanger could not be accessed and its condition is unknown. This is a critical component in the furnace and with time becomes susceptible to failure. Should a crack or rust pinhole develop, the exchanger would have to be replaced. Oftentimes, it is cheaper to replace the whole furnace.

I recommend having the furnace checked yearly by a qualified professional.

## Recommendations

### 7.1.1 High Efficiency Furnace

#### BEDROOM - NO HEAT SOURCE

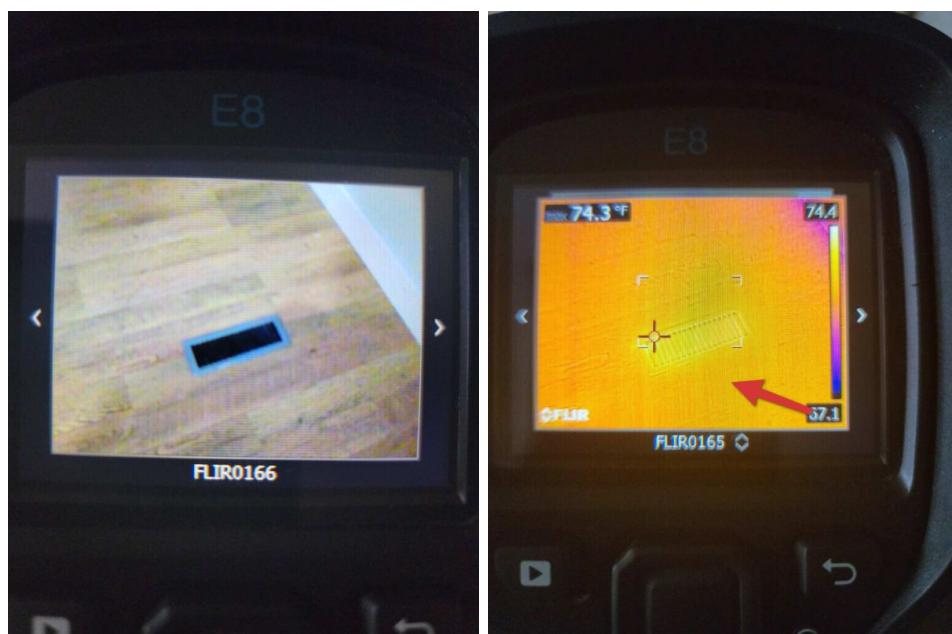
##### BEDROOM

One of the upstairs bedrooms does not have a heat source. There is a register in the floor but it is not connected to any heating ducts.

If the room is to be considered a bedroom, I recommend having a heat source installed by a licensed HVAC technician.

Recommendation

Contact a qualified HVAC professional.



### 7.1.2 High Efficiency Furnace

#### CLEAN AND SERVICE - NO RECENT SERVICES ON LOG

##### BASEMENT UTILITY ROOM

The furnace does not have a recent service written on a service log. When HVAC equipment is serviced, it is typically written on a log by the technician to keep record that it was serviced. I did not see any record that it was serviced recently, therefore I recommend having the furnace cleaned and serviced, followed by annually.

Recommendation

Contact a qualified HVAC professional.



### 7.1.3 High Efficiency Furnace

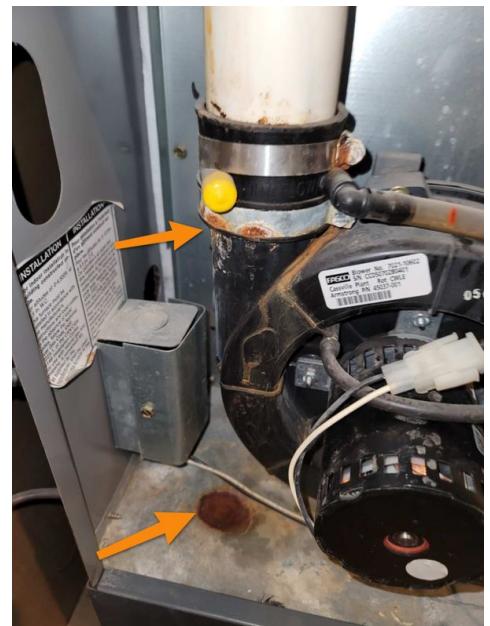
#### RUST

Rust was observed on the furnace. Rust can shorten the lifespan of the furnace and is often caused by AC leaks or whole house humidifier leaks. In order to determine the extent of the rust in the areas of the furnace that aren't visible with a basic inspection, I recommend having the furnace evaluated and repaired/replaced as necessary by a licensed contractor.



## Recommendation

Contact a qualified HVAC professional.



## 7.2.1 Tankless Water Heater w/ Radiant In-Floor Heat

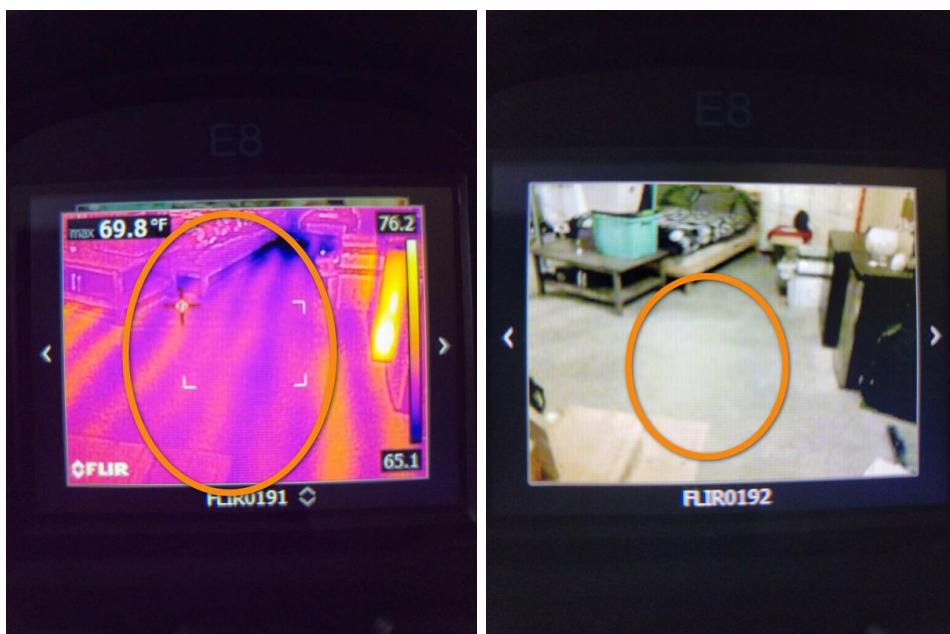
**CLEAN & SERVICE**

This hydronic heating system is a complex system, which is beyond the scope of a home inspection. One area of the basement did not seem to be getting the proper water flow to heat the floor.

I recommend having the system inspected and serviced by a licensed contractor who specializes in hydronic heat.

## Recommendation

Contact a qualified HVAC professional.



## 8: ELECTRICAL

### Information

#### Descriptions:

*The materials, styles and components present and observable are described as follows:*

#### Service Entrance Conductors: Electrical Service Conductors

Underground, 120-240 Volts, 100 AMP Service



**Main Service Panel & Grounding:**  
Picture of Inside Service Panel



**Main Service Panel & Grounding:**  
**Main Panel Location**  
Outside Cookhouse

**Main Service Panel & Grounding:**  
**Panel Manufacturer/Max Capacity**  
Square D, 125 AMP Max

## Main Service Panel & Grounding: Equipment in Panel

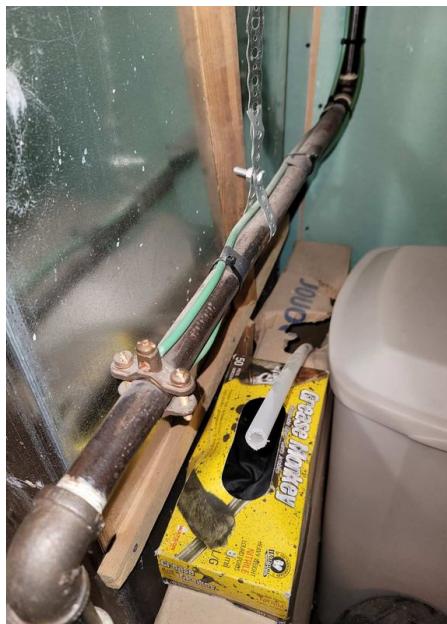
### Circuit Breaker

The panel is equipped with circuit breakers for overcurrent protection. Breakers should be tripped periodically to ensure reliability.

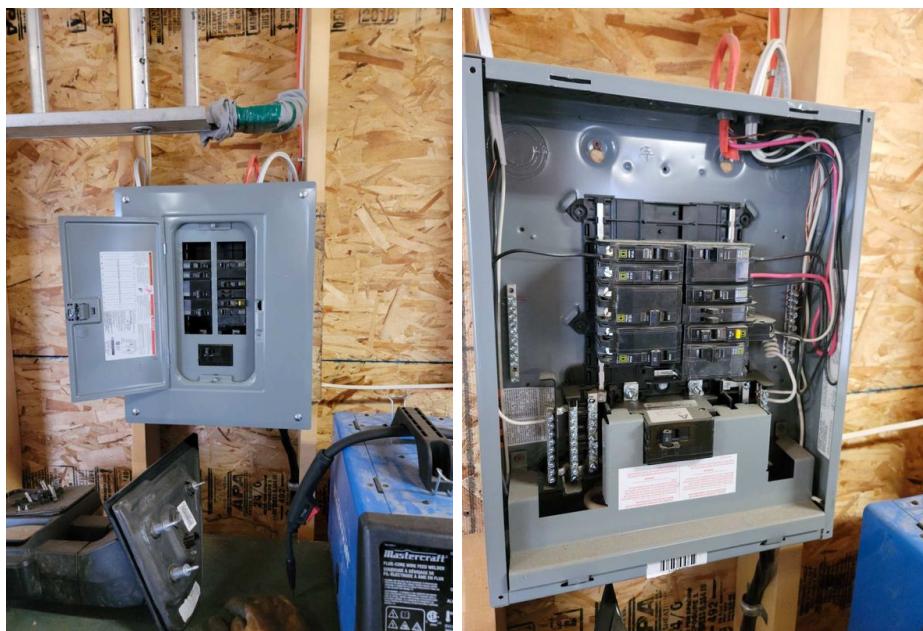
## Main Service Panel & Grounding: Service Grounding & Bonding

### Concrete Encased Electrode, Bonded to Gas Line

Sometimes the ground wire may be visible in the panel but could not be traced to ground without disturbing the insulation, vapour barrier or drywall. In this case it will be commented as "Not Determined".



## Garage - Sub Panel: Pictures Inside Sub Panel



## Garage - Sub Panel: Sub Panel Location

Garage

## Garage - Sub Panel: Equipment in Panel

Circuit Breakers

## **Basement - Sub Panel: Pictures Inside Sub Panel**

BASEMENT



### **Basement - Sub Panel: Sub Panel Location**

Basement

### **Basement - Sub Panel: Equipment in Panel**

Circuit Breakers, AFCI Breakers

### **Branch Wiring Circuits, Breakers & Fuses: Branch Wiring**

Copper

### **Branch Wiring Circuits, Breakers & Fuses: Type of Sheathing**

Non Metallic

### **Branch Wiring Circuits, Breakers & Fuses: 240 Volt Branch Circuits**

Cooktop, Oven, Dryer



## **Fixtures, Fans, Switches & Receptacles: Exterior Light Fixtures Disclaimer**

*Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.*

## **GFCI & AFCI: GFCI and AFCI - Testing Methods**

Arc Fault Circuit Interrupters are specialized breakers that protect the bedroom circuits. When arcing is taking place in the circuit, the breaker will trip to protect from possible fire. These breakers are normally not tested as it may pose a problem for the occupants. I recommend testing the breakers upon moving in. If the home is vacant at the time of inspection, AFCI breakers will be tested by using the test button located on the breaker in the panel.

GFCI breakers in the panel will be tested in the same fashion. All GFCI outlets will be tested by both pressing the trip test button on the outlet, and then verifying with an outlet tester tool.

## Smoke & Carbon Monoxide Alarms: Carbon Monoxide Detectors

Present

Carbon monoxide (CO) is a gas which is colorless, odorless and non-irritating. It is nevertheless considered a toxic gas which may even be deadly. Several appliances can emit CO, causing intoxications ranging from slight to severe, to deadly. This gas can come from:

- heating systems, such as furnaces, fireplaces or space heaters
- electrical appliances powered by gas or propane (ranges, BBQs, refrigerators, lamps, etc.)
- cars and machines with combustion motor (lawn mowers, snow blowers, generators).

Recommended best practice for fire/smoke protection in the home.



Basement



## Smoke & Carbon Monoxide Alarms: Smoke Detectors

Present

According to the National Building Code, when a residence is renovated or during the construction of a new home, smoke detectors must be installed to warn users of a fire. Not only must a smoke detector be installed near sleeping areas, but there must be one on every floor, including the basement.

Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Take care of your smoke alarms according to the manufacturer's instructions.

Below are some general maintenance tips. Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.



Basement

## RV Electrical Hook-ups: RV Electrical

There were two RV Electrical hook-ups on site. Both had single-phase 15 and 30 amp power.



## Recommendations

### 8.2.1 Main Service Panel & Grounding

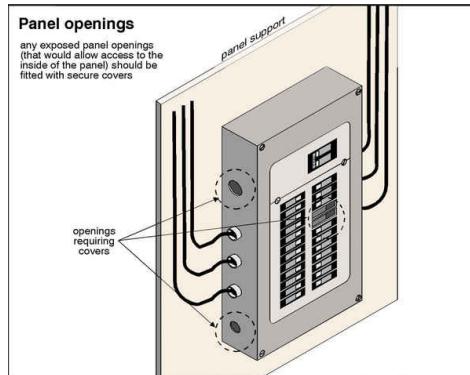
## MISSING KNOCKOUT PLUGS/FILLER PLATES

MAIN PANEL - OUTSIDE COOKHOUSE.

The unused opening(s) inside the service panel were not properly covered. When breaker knockouts or wire knockouts are removed and are no longer being used, knockout plugs or filler plates should be installed. In order to prevent electrocution, I recommend having the openings addressed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



### 8.3.1 Garage - Sub Panel

## NO LABELLING/KNOCKOUT PLUGS - MISSING

GARAGE

Unused openings were observed in the service panel in the garage.  
The panel also had no labeling for the circuits.

This should be addressed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

**Major Concern**



## 8.6.1 Fixtures, Fans, Switches &amp; Receptacles

**COVER PLATES - MISSING**

VARIOUS

Cover plates were missing throughout the home. Not only do cover plates help to prevent accidental shocks, but they help to contain any arcing or sparking that might take place within an electrical box, thus potentially preventing a fire. I recommend having the missing cover plates replaced.

Recommendation

Contact a qualified handyman.



Garage



Basement



Basement



## 8.6.2 Fixtures, Fans, Switches &amp; Receptacles

**RECEPTACLE - OPEN NEUTRAL**

EAST EXTERIOR

An electrical tester indicated that the receptacle(s) has an open neutral. In order to prevent a shock hazard, I recommend having this evaluated and addressed as necessary by a licensed electrician.



Moderate Concern

Recommendation

Contact a qualified electrical contractor.



Exterior East

## 9: PLUMBING

### Information

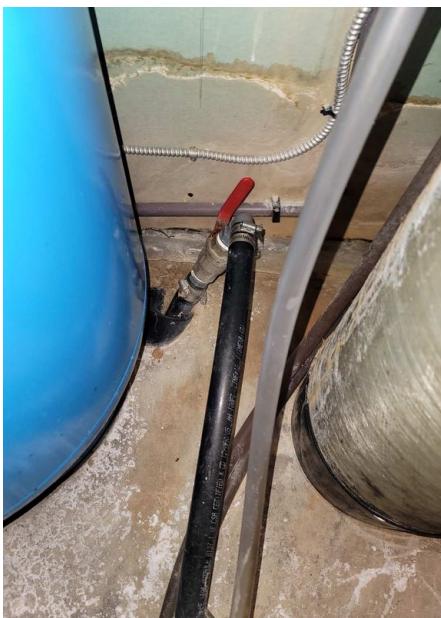
#### Descriptions:

*The materials, styles and components present and observable are described as follows:*

#### Water Supply: Water Entry

##### Material

1 inch, Plastic



#### Water Supply: Water Distribution

##### Material

1/2 inch, Pex, Trunk and Branch



#### Water Supply: Source of Water Supply

##### Supply

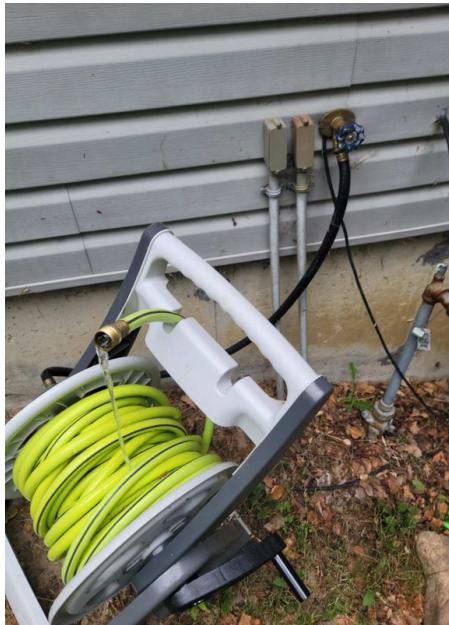
Well

## Water Supply: Exterior Hose Bibbs

South Exterior

Conventional

Ensure garden hose is removed from all frost-free hose bibbs before freeze-up. Failure to do so could damage the hose bibb. Conventional hose bibbs should be turned off from inside the house before freeze-up and be left open.



## Water Supply: Water Pressure

*The water pressure was measured with a pressure gauge at an exterior faucet. I recommend the water pressure be between 40 psi and 80 psi. Any concerns with the pressure are noted below.*



## Water Supply: Water Softener

*The water supply is equipped with a water softener. This system will require maintenance, therefore I recommend acquiring the Owners Manual and familiarizing yourself with the equipment and the recommended maintenance from the manufacturer.*

*Here is a helpful link where you can download the Owners Manual for most water softener systems!*

*\* The water softener is outside the scope of the home inspection, therefore it was not tested or inspected. The above comments are a courtesy.*

**Water Supply: Well Water - Recommend Certification and Water Quality Test**

The home's well water equipment was not thoroughly inspected or tested, as this is beyond the scope of a home inspection. In order to ensure that the well equipment is in good condition, is properly installed, and that the water quality is safe for drinking, I recommend contacting a qualified well drilling contractor to have them inspect and certify the well; as well as to perform water quality testing.

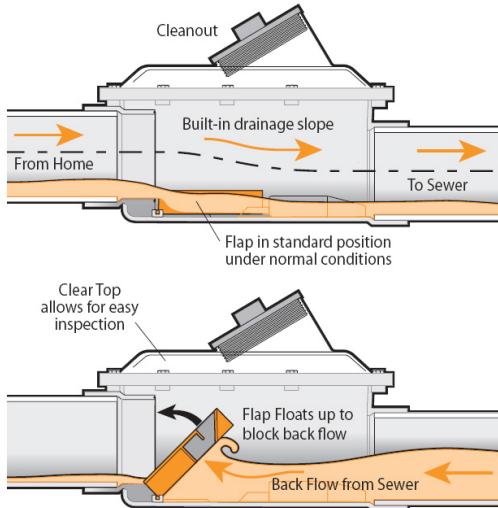
**Drain, Waste, & Vent Systems:****Material**

ABS

**Drain, Waste, & Vent Systems:****Main Cleanout - Other Cleanouts**

## Drain, Waste, & Vent Systems: Backwater Valve

**Plumbing fixtures in the basement are protected by back water valve from a sewage backup. The valve should be maintained once per year by removing the cover, unscrewing the valve cap, and flushing water with a garden hose to clear out any debris that might build-up and block the valve flap.**



**Drain, Waste, & Vent Systems: Floor Drains**

Utility Room

*Floor drains that are rarely used can have the water evaporate from the trap, thereby allowing gasses to enter the home. Should this happen you can just pour water down the drain periodically. You can also add a small amount of cooking oil to coat the surface of the water and slow down evaporation.*

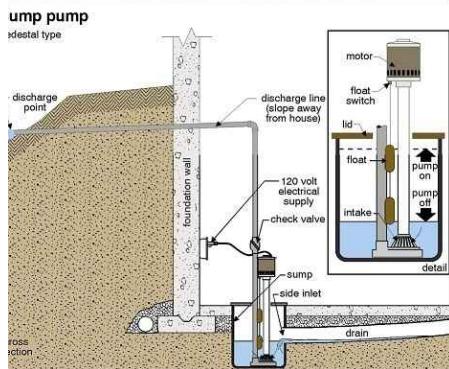


## Sump Pump: Sump Pump

*Sump pumps have an average lifespan of 4-7 years. Check the pump regularly, testing for operation, and clean debris and sediment from the basin so they don't clog the pump.*

*I highly recommend installing a high water alarm to alert you if the pump fails and the water rises. The alarm sensor sits about 3 inches below the high-water line and will sound if the water reaches that level.*

*The sump pump installation was inspected and the pump was tested to ensure function (unless limitations are listed). The discharge pipe outside the home was inspected to ensure that water is getting properly discharged away from the home. Any defects are noted below.*



## Gas Tankless Water Heater: Water Heater

*The water heater(s) was visually inspected in order to ensure that there were no leaks, rust, or corrosion present. Tankless water heaters have specific requirements and standards from their manufacturer that are specific to each model, therefore this inspection is limited.*

*Any defects are noted below.*

The temperature of the water was checked to ensure the water heater was functioning properly. The recommended temperature setting is 120 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.

I recommend flushing & servicing your water heater tank annually for optimal performance.

**Gas Tankless Water Heater: Manufacturer**

Riannai

**Gas Tankless Water Heater: Manufacturing Year**

2007

Average life expectancy of a gas tankless water heater is 15-20 years if well maintained. I recommend running a demineralizing agent such as vinegar or a commercial product at least annually to maintain the life of the water heater. Servicing and cleaning by an HVAC professional should take place at least every second year.

**Gas Tankless Water Heater: Fuel Source**

Gas

**Gas Tankless Water Heater:****Combustion Air**

Sealed Combustion Directly from  
Outside



## Recommendations

### 9.1.1 Water Supply

#### **MINERAL BUILD-UP**

##### BASEMENT UTILITY ROOM

Mineral build-up was observed on the water pipes which usually happens over time from a slow leak. In order to prevent moisture damage, mold, etc., I recommend having this evaluated and repaired/replaced as necessary by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Concern



### 9.1.2 Water Supply

#### **CORROSION**

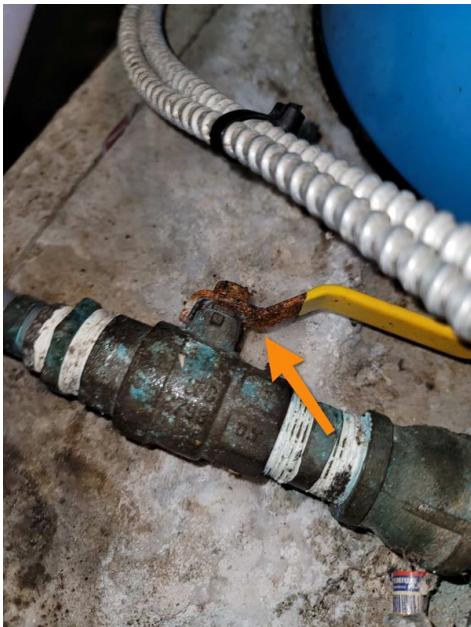
##### BASEMENT UTILITY ROOM

Corrosion was observed on areas of the water supply shut-offs. Corrosion may be an indication that these areas have been leaking, or may leak in the future. I recommend having this evaluated and repaired/replaced as necessary by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Concern



#### 9.1.3 Water Supply

### FAUCET - LOW WATER PRESSURE

 Moderate Concern

The water pressure was low at the faucets. The water pressure regulator was reading 40PSI but the exterior hose bibb only showed 25PSI.

The functional water flow showed poor performance especially when several sources were using water concurrently. This may be something as simple as increasing pressure at the regulator, to signs of a failing jet pump.

I would suggest having the water supply evaluated and repaired as necessary by a licensed plumber or well test company. They can check over the whole system and perform a functional flow test and well test.

#### Recommendation

Contact a qualified professional.



40 PSI at the Pressure Regulator



25 PSI at the Exterior Faucet





### 9.3.1 Sump Pump

## NO SUMP PUMP - WATER PRESENT

### BASEMENT UTILITY ROOM

Water was observed in the sump pump pit but a pump was not installed. I recommend having this evaluated and a pump installed if necessary by a licensed and qualified plumber prior to closing.

Recommendation

Contact a qualified plumbing contractor.

- Moderate Concern



## 10: BUILT-IN APPLIANCES

### Information

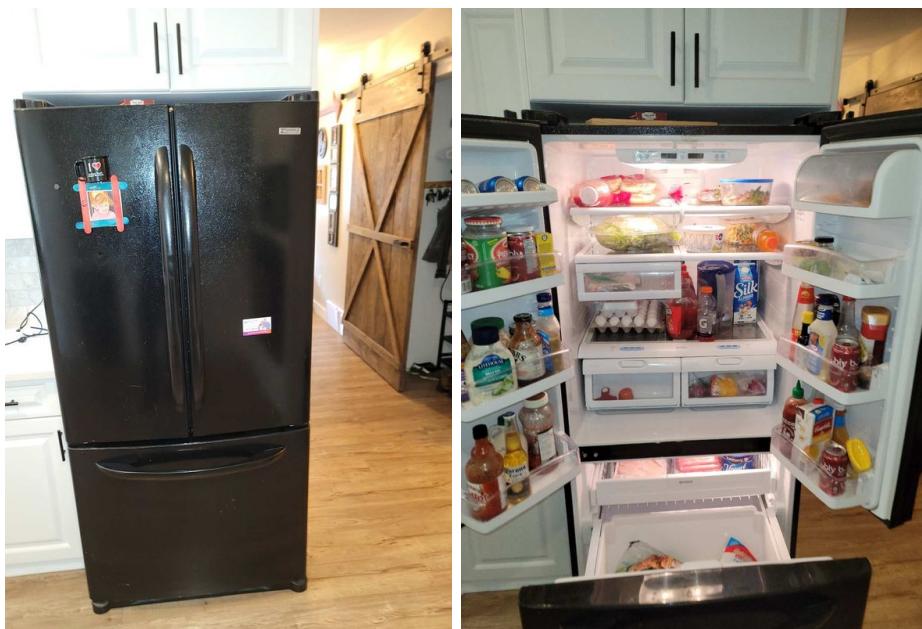
#### Dishwasher: Dishwasher

*When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.*



#### Refrigerator: Refrigerator

*The refrigerator was visually inspected and a temperature was taken inside the refrigerator and freezer to ensure that they were cooling properly. Any ice/water dispensers present were tested. Any defects are noted below.*



## Cooktop: Cooktop

*The cooktop was visually inspected and each burner was tested to ensure that they functioned properly. Any built-in exhaust systems present were tested. Any defects are noted below.*



### Cooktop: Power Source

Electric

### Cooktop: Vent Method

None

## Wall Oven: Wall Oven

*The wall oven(s) were visually inspected and all burners/elements were tested to ensure they were functioning properly. Any defects are noted below.*



### Wall Oven: Power Source

Electric

## Recommendations

### 10.3.1 Cooktop

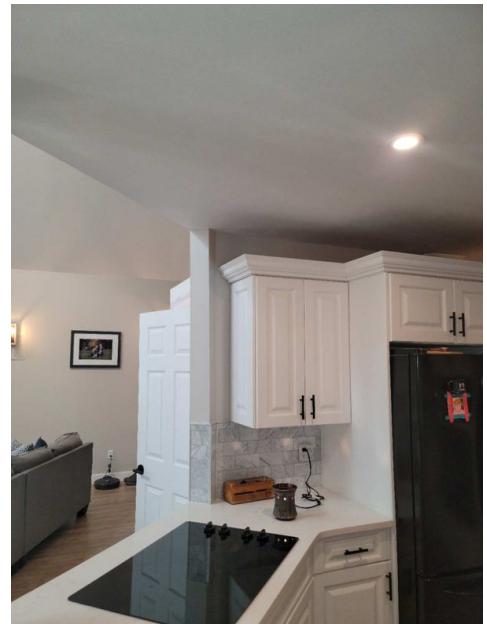
#### **COOKTOP - NO EXHAUST VENTILATION**



Moderate Concern

There was no exhaust ventilation for the cooktop. This can create excessive moisture and odors in the home.

There doesn't seem to be a suitable area to install a range hood. I would suggest monitoring to see how it affects the home and seek viable solutions if need be.



#### 10.5.1 Laundry

### **WASHER - DOOR LOOSE**

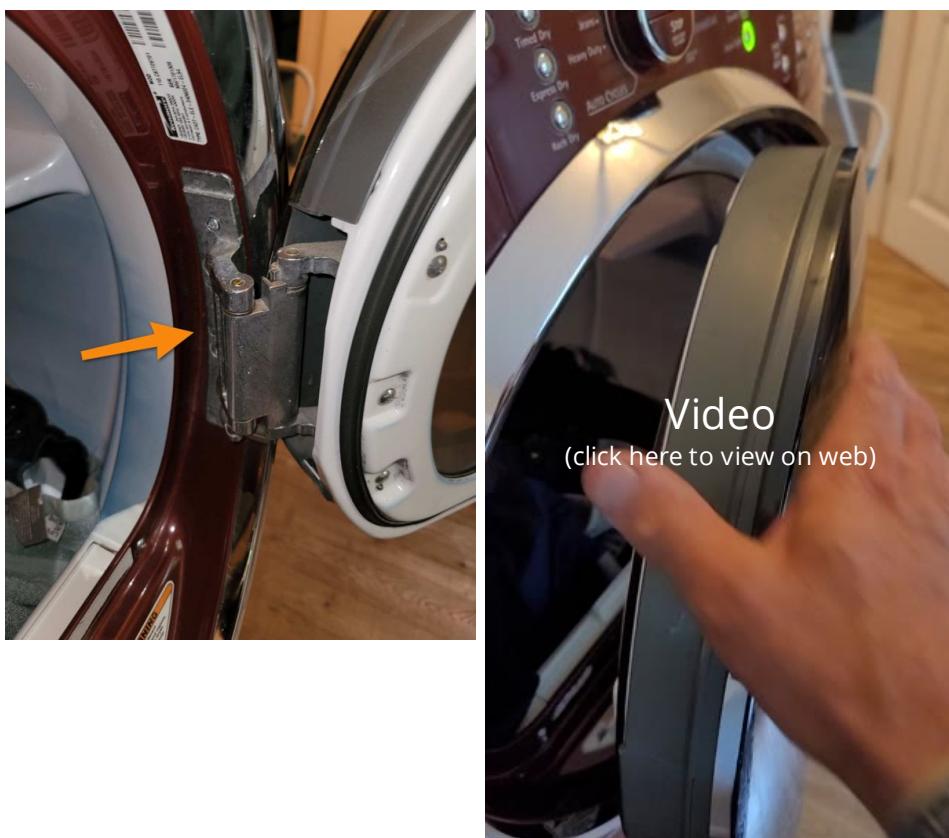
#### LAUNDRY ROOM

The washer door was loose and needs to be repaired. The occupant's belongings were in the washer so it could not be tested

#### Recommendation

Contact a qualified appliance repair professional.

Moderate Concern



# 11: FIREPLACE & CHIMNEY

## Information

### Direct Vent Gas Fireplace: Photo of Fireplace(s)



## Recommendations

### 11.1.1 Direct Vent Gas Fireplace

#### CLEAN & SERVICE

##### LIVINGROOM

I recommend having the gas fireplace(s) cleaned and serviced by a qualified fireplace contractor.

##### Recommendation

Contact a qualified fireplace contractor.



Minor Concern



The fireplace was very dusty and hasn't been recently serviced.

# 12: FOUNDATION & STRUCTURE

## Information

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

### Insulated Walls Disclaimer

Areas of the foundation walls were insulated at the time of the inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

#### Foundation: Style

Walk-out Basement

#### Foundation: Material

Concrete

#### Foundation: Location of Crawl Space Entrance

NA

#### Floor Structure: Joist/Support Material

Wood I-Joist, Laminated Veneer Lumber (LVL), Squash Blocks Present

#### Floor Structure: Post Material

Steel Telepost

#### Floor Structure: Sub-floor

OSB

#### Floor Structure: Basement/Crawlspace Floor

Concrete

## Recommendations

### 12.1.1 Foundation

#### CONCRETE SLAB - CRACKED

##### BASEMENT



Moderate Concern

Cracking was observed in the basement floor. There was no observations of excessive shearing and the crack was less than 1/8 inch wide. There were no signs of efflorescence visible. All these signs point to typical shrinkage cracking.

I suggest monitoring for moisture and sealing if necessary.

##### Recommendation

Contact a qualified professional.



# 13: ROOF STRUCTURE & ATTIC

## Information

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

#### Roof Structure & Attic: Pictures of Attic



#### Roof Structure & Attic: Deck Sheathing Material

Not accessible

#### Roof Structure & Attic: Roof Structure

Rafters

#### Roof Structure & Attic: Ceiling Structure

Joists

# 14: INSULATION & VENTILATION

## Information

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

#### Crawlspace / Basement Wall

##### Insulation: Insulation Type

Fiberglass Batt, R-12

#### Flooring Insulation: Insulation

##### Type

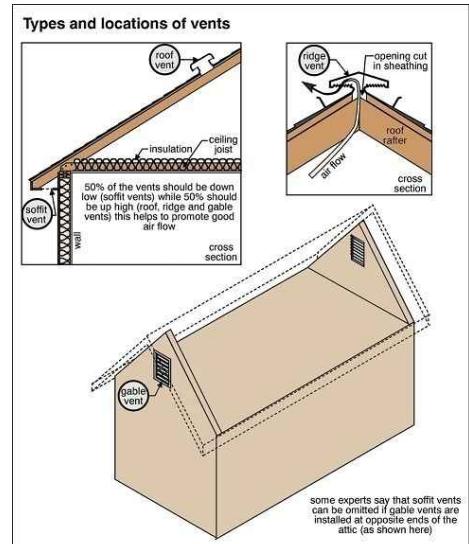
Unobservable

#### Attic Insulation: Insulation Type

Fiberglass Batt

#### Ventilation & Exhaust : Ventilation Type

Soffit Vents, Ridge Vents



#### Ventilation & Exhaust : Bathroom

##### Ventilation

Exhaust Fan

#### Ventilation & Exhaust : Dryer Vent Termination

On the Exterior Wall

The photo(s) noted here show where the dryer vent exhausts, which can be helpful for cleaning and maintenance.

## Recommendations

### 14.5.1 Ventilation & Exhaust

#### DRYER VENT - SCREEN/PEST GUARD

The dryer vent has a screen or pest guard installed over it, which can catch lint and cause a clog or reduce air flow. In order to prevent a fire hazard, I recommend cleaning it regularly or having the screen removed.

Recommendation

Contact a qualified professional.



Moderate Concern



## 15: PESTS/RODENTS

### Information

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#### General: Not Thoroughly Inspected

*Inspecting for pests, rodents, termites, etc. is outside the scope of a home inspection. A thorough inspection was not performed in order to determine their presence and/or or any damage done by them. We are not qualified or licensed pest inspectors, therefore hiring an actual professional is advised. However, as a courtesy, any evidence or damage caused by mice, squirrels, wood destroying organisms, etc. is listed below.*

# 16: CHECKLIST

## Information

### General: Final Checklist

*It is our goal to treat every home with respect and leave them in the same condition as when we arrived. The following are steps that were taken as part of our final checklist in order to ensure that everything was reset to its original position/condition.*

**General: All Accessible GFCI Receptacles Were Reset**

**General: All Gates Were Closed on The Fence**

**General: Dishwasher Was Finished and Checked for Leaks**

**General: Gas Fireplaces Were All Off**

**General: Oven/Range/Cooktops Turned Off**

**General: Radon Mitigation System is Still On**

**General: Thermostat Was Reset to Original Position**

# STANDARDS OF PRACTICE

## Inspection Details

1. Definitions and Scope
2. Limitations, Exceptions & Exclusions
3. Standards of Practice
  - 3.1. Roof
  - 3.2. Exterior
  - 3.3. Basement, Foundation, Crawlspace & Structure
  - 3.4. Heating
  - 3.5. Cooling
  - 3.6. Plumbing
  - 3.7. Electrical
  - 3.8. Fireplace
  - 3.9. Attic, Insulation & Ventilation
  - 3.10. Doors, Windows & Interior
4. Glossary of Terms

### 1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
  2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.
- 1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- 1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

### 2. Limitations, Exceptions & Exclusions

#### 2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

#### 2.2. Exclusions:

**I. The inspector is not required to determine:**

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

**II. The inspector is not required to operate:**

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
  1. phone lines;
  2. cable lines;
  3. satellite dishes;
  4. antennae;
  5. lights; or
  6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

**III. The inspector is not required to:**

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

**3. Standards of Practice**

### 3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. 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:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

### 3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.

- 
15. inspect drainfields or dry wells.
  16. determine the integrity of multiple-pane window glazing or thermal window seals.

### 3.3. Basement, Foundation, Crawlspace & Structure

#### I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

#### II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

#### III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

### 3.4. Heating

#### I. The inspector shall inspect:

1. the heating system, using normal operating controls.

#### II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

#### III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

#### IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

- 
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

### 3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

### 3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.

6. open sealed plumbing access panels.
  7. inspect clothes washing machines or their connections.
  8. operate any valve.
  9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
  10. 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.
  11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
  12. determine whether there are sufficient cleanouts for effective cleaning of drains.
  13. evaluate fuel storage tanks or supply systems.
  14. inspect wastewater treatment systems.
  15. inspect water treatment systems or water filters.
  16. inspect water storage tanks, pressure pumps, or bladder tanks.
  17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
  18. evaluate or determine the adequacy of combustion air.
  19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
  20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
  21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

### 3.7. Electrical

#### I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon monoxide detectors.

#### II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

#### III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

#### IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.

12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

### 3.8. Fireplace

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

### 3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

### 3.10. Doors, Windows & Interior

#### I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

#### II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

#### III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

#### IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

### 4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

component: A permanently installed or attached fixture, element or part of a system.

condition: The visible and conspicuous state of being of an object.

correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawl space: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

decorative: Ornamental; not required for the operation of essential systems or components of a home.

describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

determine: To arrive at an opinion or conclusion pursuant to examination.

dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

enter: To go into an area to observe visible components.

evaluate: To assess the systems, structures and/or components of a property.

evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

examine: To visually look (see inspect).

foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: See "home inspection."

home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

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residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.