



TF HOME INSPECTION

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TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name

05/04/2020 9:00AM



Inspector

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Agent

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TF Home Inspection

SUMMARY

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- [key] 13.1.2 Garage - General: Garage Fascia Flashing Missing
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1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Type of Building

Detached

Occupancy

Furnished, Occupied

Style

Single Family

Temperature (approximate)

64 Fahrenheit (F)

Weather Conditions

Clear, Recent Rain

**Services**

WDI/WDO (Termite) Inspection,
Radon Test, Oil Tank Sweep

Home Faces

West



New Or Recently Remodeled Homes

The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Some amount of settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage. Overall performance of the building exterior has not yet been tested by a wide variety of weather conditions.

Permits

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

2: ROOFING

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

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

Information

Inspection Method

Walked Roof Surface

Roof Type/Style

Combination

Coverings: Roof Coverings Age

5-10 years

Roof Drainage Systems: Gutter Material

Aluminum
Aluminum

Flashings: Material

Aluminum

Coverings: Material

Asphalt


Coverings: Homeowner's Responsibility

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

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

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

Coverings: Considerations

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

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

Roof Drainage Systems: Homeowner's Responsibility

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

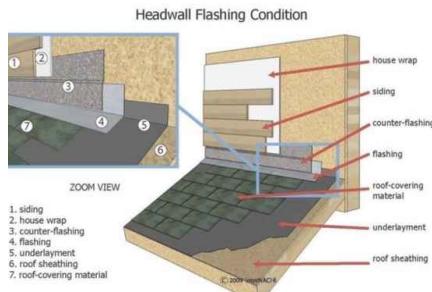
Roof Drainage Systems: Considerations

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

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

Flashings: Wall Intersections

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



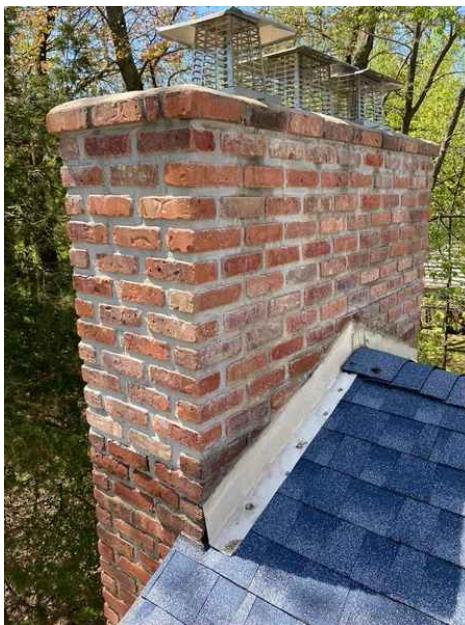
Flashing Details

Flashings: Eaves and Gables

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

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

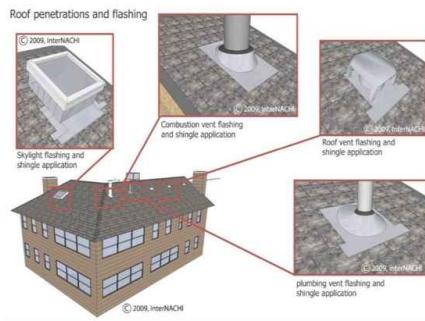
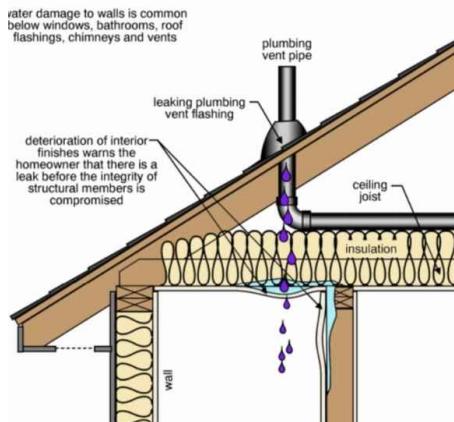
Metal Flue Pipe, Masonry



Skylights, Chimneys & Other Roof Penetrations: Penetrations

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

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





Limitations

Roof Drainage Systems

COULDN'T CLOSELY REACH THE GUTTERS

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

Flashings

DIFFICULT TO SEE EVERY FLASHING

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

Deficiencies

2.1.1 Coverings

MULTIPLE LAYERS

While it is common and permitted to have two layers of roofing, multiple layers of roofing can accelerate deterioration of the roofing materials, as well as add excess weight to the structure. The expected life expectancy for a roof is commonly 25 years, and a second layer can expect a 12-16 year additional life expectancy. The roof should be monitored

Recommendation

Contact a qualified roofing professional.



Evaluate or Monitor



2.2.1 Roof Drainage Systems

DEBRIS



The gutters have a permeable filling to keep debris out, and allow moisture to still drain. This is effective however debris on top of the gutter fill still needs to be cleaned and maintained. This is a maintenance issue. A qualified licensed contractor should repair and replace as needed.

Recommendation

Contact a qualified professional.



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

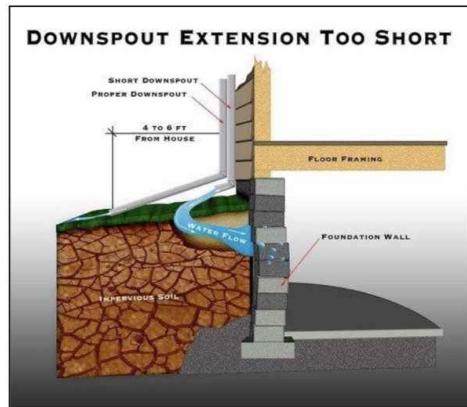


The downspout needs an extension and or a buried drain line to carry water away from the home at the front, rear and sides of home. Having the downspouts terminate at such a short distance can allow for water to penetrate the basement during heavy rain. This can cause damage to the interior finishes of the basement and the foundation. I recommend a qualified licensed contractor repair or replace as needed.

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

Recommendation

Contact a qualified gutter contractor



2.2.3 Roof Drainage Systems

EXTEND DOWNSPOUTS TO LOWER GUTTERS

- Evaluate or Monitor

I recommend continuing the downspout into the lower gutter. Always try to alleviate discharge onto lower roof when possible. Without these extensions, excess water can damage the roofing materials, causing penetration of water, and damage to the home.

Recommendation

Contact a qualified gutter contractor





2.4.1 Skylights, Chimneys & Other Roof Penetrations

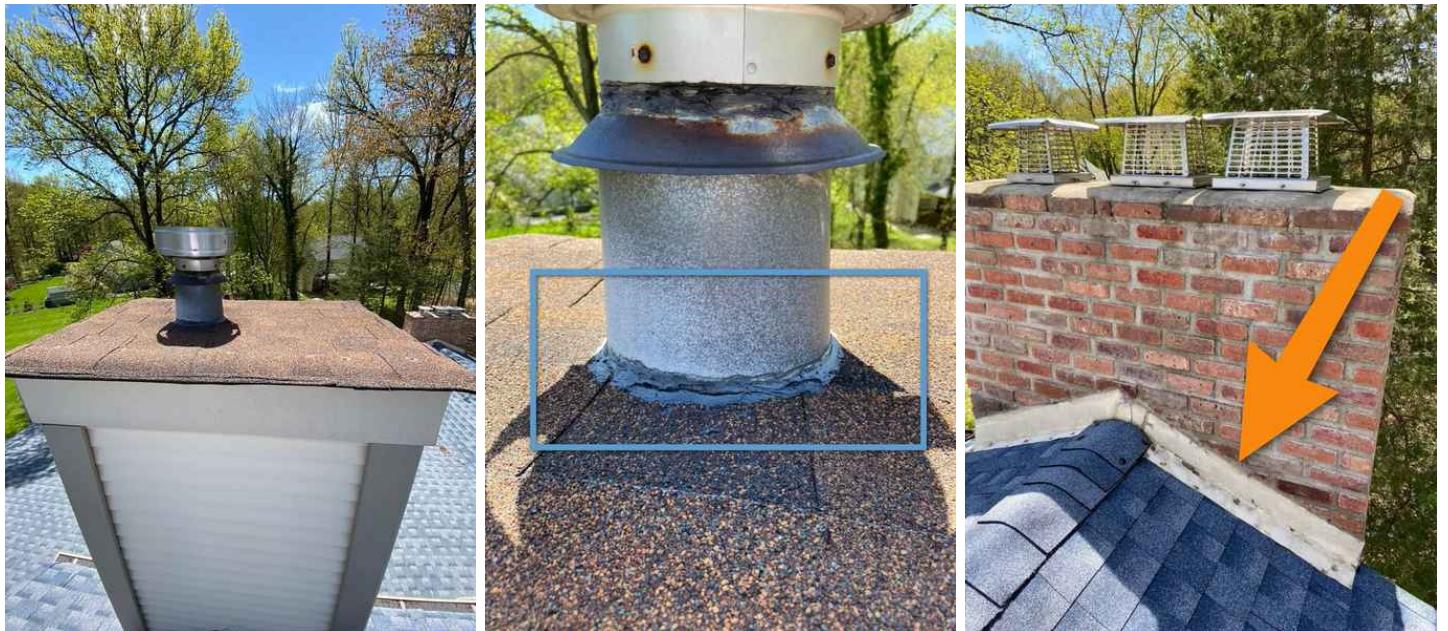
MAINTENANCE CAULKING AROUND METAL FLUE VENT

Evaluate or Monitor

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

Recommendation

Contact a qualified professional.





2.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. Repointing is the restoration of the mortar joints in the masonry. A qualified licensed contractor should evaluate, then repair and replace as necessary.

Recommendation

Contact a qualified chimney contractor.



2.4.3 Skylights, Chimneys & Other Roof Penetrations

FLUE PENETRATION NEEDS SEALING

The HVAC system in the attic has a metal flue pipe that penetrates and exits the roof structure. Daylight can be seen from inside the attic around the penetration. This is a maintenance issue that can allow moisture to penetrate into the roof structure. A qualified licensed professional should seal the penetration to create water tight conditions.

Recommendation

Contact a qualified professional.



3: EXTERIOR

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

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

Information

Inspection Method

Visual

Exterior Doors: Exterior Entry

Door

Wood



Wall Covering, Flashing & Trim:

Material

Vinyl

Wall Covering, Flashing & Trim:

Style

Clapboard

Walkways, Patios & Driveways:

Driveway Material

Asphalt

Walkways, Patios & Driveways:

Patio

Pavers

Decks, Balconies, Stoops, Porches, Railings & Steps:

Appurtenance

Front Porch, Rear Steps

Decks, Balconies, Stoops, Porches, Railings & Steps:

Material

Composite, Wood, Masonry

Homeowner's Responsibility

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

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

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Considerations

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

Wall Covering, Flashing & Trim: Homeowner's Responsibility

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

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

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

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

Exterior Doors: Maintenance

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

Walkways, Patios & Driveways: Maintenance

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

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

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

Vegetation, Grading, Drainage & Retaining Walls: Info

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

Limitations

Wall Covering, Flashing & Trim

RESTRICTED

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

Eaves, Soffits & Fascia

RESTRICTED

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

Deficiencies

3.3.1 Exterior Windows

CAULKING/PAINTING



Repair and Replace

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

Recommendation

Contact a qualified professional.



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



Repair and Replace

DECK SUPPORT

One or more areas of the rear wood deck steps support appears unstable, as the area of pavers the column rests on has settled, causing slight separation at the top. This could cause a safety hazard and further deterioration of the deck. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified deck contractor.



4: INTERIOR

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 4.1 | Ceilings | X | | | |
| 4.2 | Walls | X | | | |
| 4.3 | Floors | X | | | |
| 4.4 | Steps, Stairways & Railings | X | | | |
| 4.5 | Windows (representative number) | X | | | X |
| 4.6 | Doors (representative number) | X | | | X |
| 4.7 | 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 to keep railings secured at all times.

Doors (representative number): Material

Hollow-Core

Walls: Wall Material

Gypsum Board

Windows (representative number): Window Manufacturer

Unknown

Floors: Floor Coverings

Brick, Carpet, Hardwood, Tile

Windows (representative number): Window Type

Casement, Double-hung

Countertops & Cabinets (representative number): Cabinetry

Wood

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.

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.

Countertops & Cabinets (representative number)

STORED PERSONAL ITEMS

Stored personal items on counters and within cabinets limited my inspection of these areas.

Deficiencies

4.5.1 Windows (representative number)

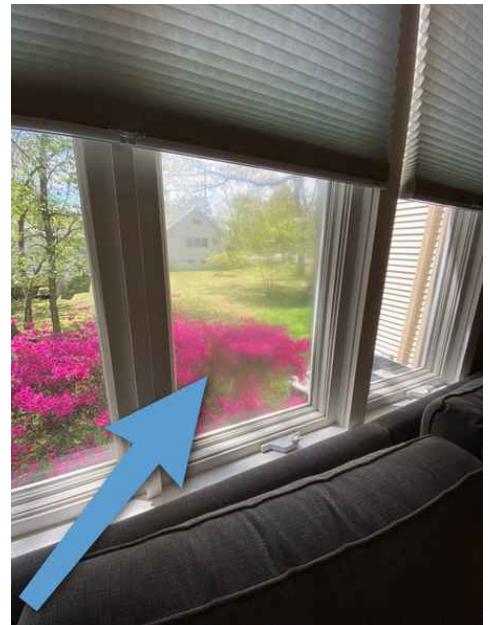


FAILED SEAL

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

Recommendation

Contact a qualified window repair/installation contractor.



4.5.2 Windows (representative number)



OPENING MECHANISM DAMAGED

The windows are casement crank style. The crank on the left window in the guest bedroom is damaged and not working properly, I was unable to reclose the window and lock it without the window being pushed shut from the outside. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



4.5.3 Windows (representative number)

WINDOW LOCK ALIGNMENT

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

Recommendation

Contact a qualified professional.



4.6.1 Doors (representative number)

DOOR STICKS

The master bedroom door sticks and is difficult to open and close. A qualified licensed contractor should repair and replace as necessary.

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

Recommendation

Contact a qualified professional.





5: PLUMBING SYSTEM

| | | IN | NI | NP | D |
|-----|---|----|----|----|---|
| 5.1 | Water Supply, Distribution Systems & Fixtures | X | | | |
| 5.2 | Drain, Waste, & Vent Systems | X | | | |
| 5.3 | Hot Water Systems, Controls, Flues & Vents | X | | | |
| 5.4 | Fuel Storage & Distribution Systems | X | | | |
| 5.5 | Bathroom Toilets | X | | | X |
| 5.6 | Sinks, Tubs & Showers | X | | | X |
| 5.7 | Sump Pump | X | | | |

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

Information

Filters

Under Kitchen Sink



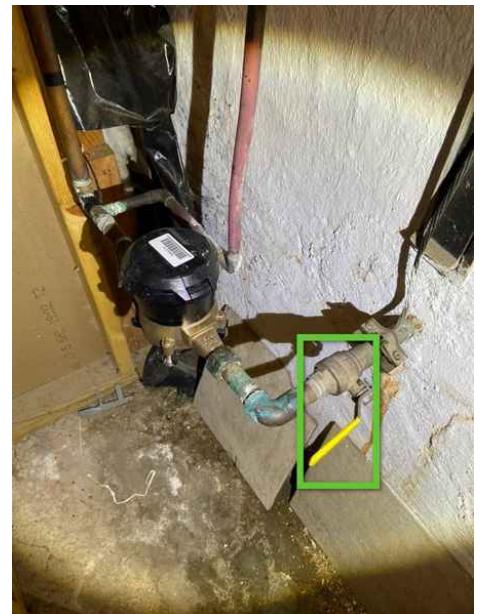
Water Source

Public

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

Basement, Utility Room

The main shut off is the yellow lever. This is for your information.



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

Copper

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

Copper

Drain, Waste, & Vent Systems: Material

Iron, PVC

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement, Utility Room

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

Gas

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

Gas Meter, Exterior

The main fuel shut off is at gas meter.

**Fuel Storage & Distribution Systems: Fuel Storage Type**

Natural Gas

Sump Pump: Location

Basement

Sump Pump: Operational

The sump pump was operational at the time of inspection.

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

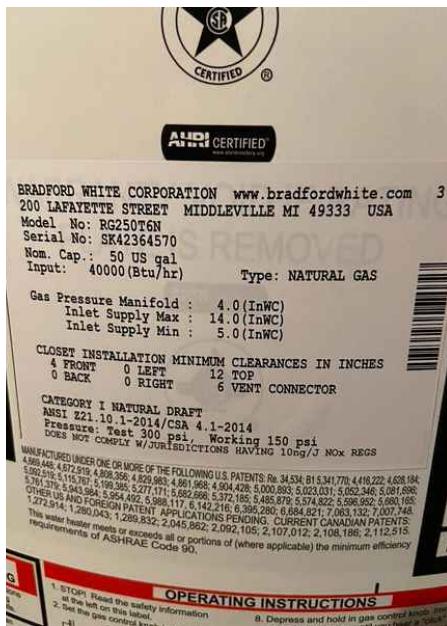
Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

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

At this time, the water heater appears to be operating as expected. The Water heater (Bradford White) Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2018 and has a life expectancy of 7-12 years.



Bathroom Toilets: Toilets Operational

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

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

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

Sinks, Tubs & Showers: Homeowner's Responsibility

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

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

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Water Supply, Distribution Systems & Fixtures

LIMITATIONS

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

Drain, Waste, & Vent Systems

LIMITATIONS

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

Deficiencies

5.1.1 Water Supply, Distribution Systems & Fixtures



Evaluate or Monitor

MAIN WATER SUPPLY PIPE CORRODED

Main water supply pipe was corroded. This can lead to shortened lifespan of the pipe. Recommend monitoring the pipe for any future leaks.

Recommendation

Contact a qualified plumbing contractor.



5.5.1 Bathroom Toilets



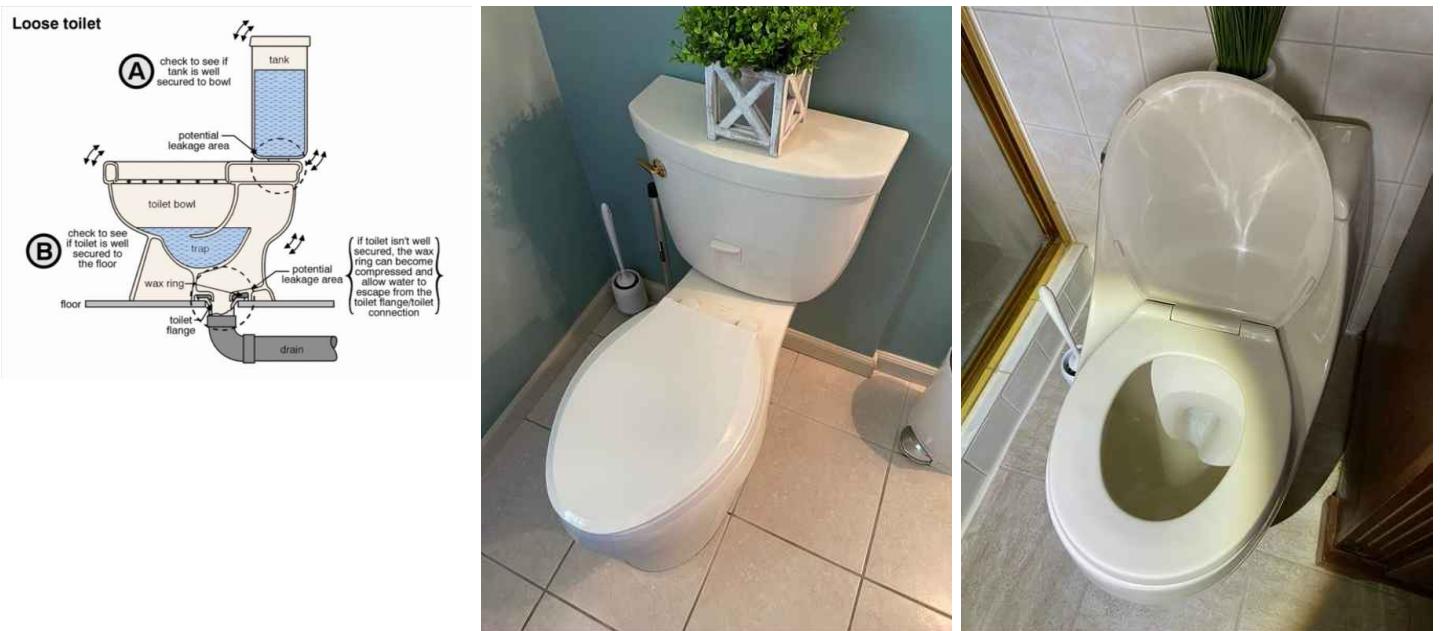
Repair and Replace

TOILET NOT TIGHTLY SECURED

Two first floor toilets were not tightly secured. This is 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.



5.6.1 Sinks, Tubs & Showers

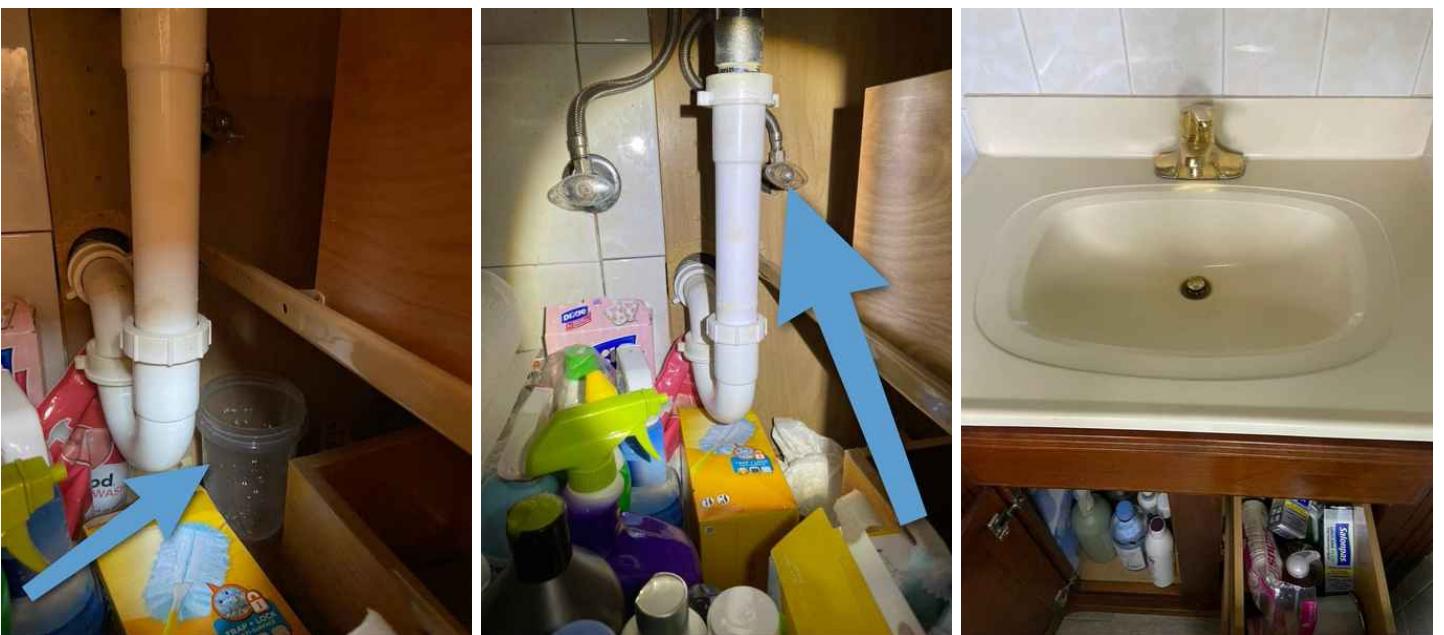
ACTIVE WATER LEAK



I observed indications of an active water leak from the shut off valve under the sink in the guest bedroom bathroom. The water flow was inadequate at the faucet fixture as well at this sink. This can cause damage to the home. A qualified licensed plumber should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified plumbing contractor.





6: ELECTRICAL SYSTEM

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 6.1 | Service Entrance Conductors | X | | | |
| 6.2 | Main & Subpanels, Service & Grounding, Main Overcurrent Device | X | | | X |
| 6.3 | Branch Wiring Circuits, Breakers & Fuses | X | | | X |
| 6.4 | Lighting Fixtures, Switches, Wiring & Receptacles | X | | | X |
| 6.5 | GFCI & AFCI | X | | | X |
| 6.6 | Smoke Detectors | | X | | |
| 6.7 | Carbon Monoxide Detectors | | X | | |
| 6.8 | Generator | X | | | |

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

Information

Service Entrance Conductors:
Electrical Service Conductors
Overhead



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement, Laundry Room



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Service Disconnect
200 AMP



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, BX

Carbon Monoxide Detectors:
Recommend

We also recommend a carbon monoxide detector for personal safety.

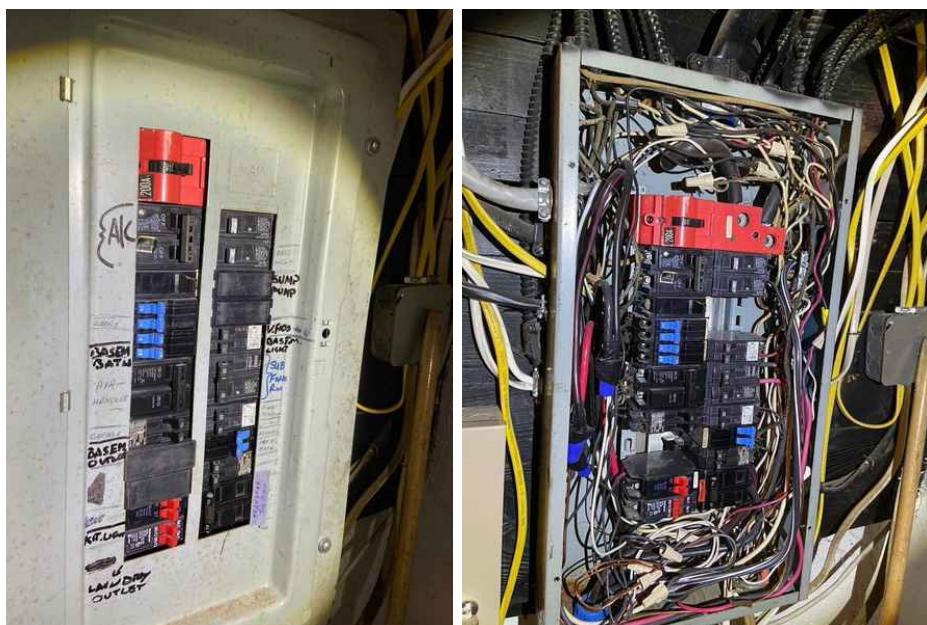
Generator: Brand
Kohler

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: Panel Type

Circuit Breaker



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

Garage, Basement, Utility Room



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: 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.

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: Consideration

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

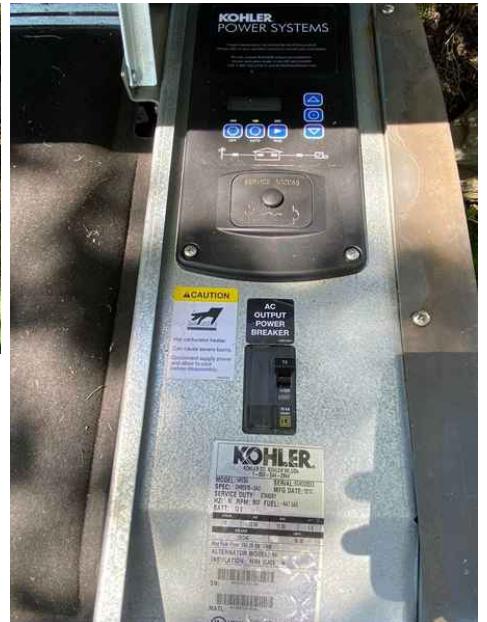
Smoke Detectors: Information

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.

Generator: Generator



Generator: Panel



Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

Deficiencies

6.2.1 Main & Subpanels, Service & Grounding
Main Overcurrent Device



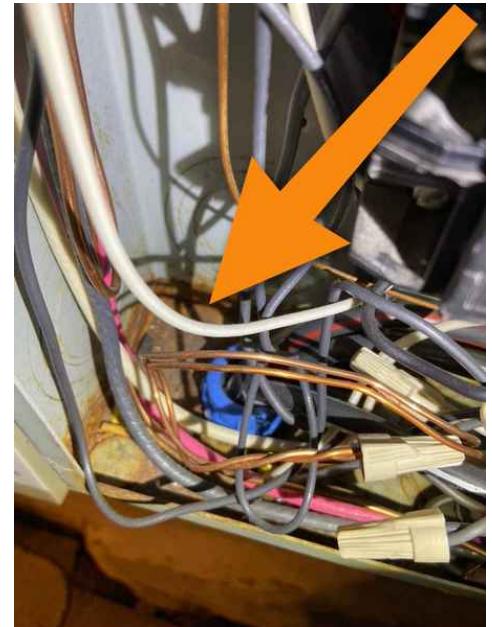
Evaluate or Monitor

CORROSION INSIDE MAIN PANEL

Corrosion was observed on the inside of the main panel. I recommend monitoring for any future water intrusion which could then become a safety hazard.

Recommendation

Contact a qualified professional.



6.3.1 Branch Wiring Circuits, Breakers & Fuses

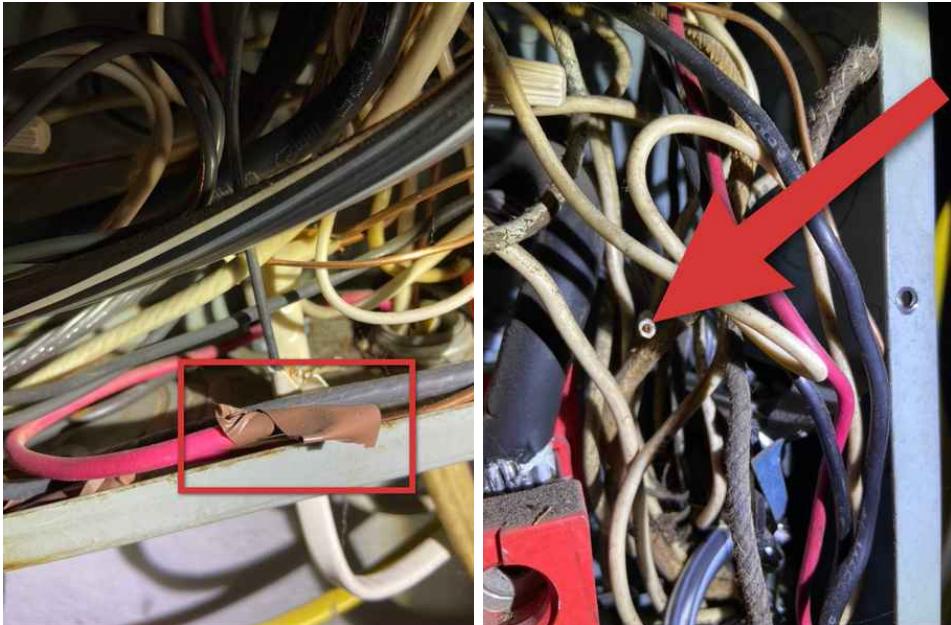


LOOSE ABANDONED WIRING HAZARD

There were two or more abandoned wires present in the main panel. This is a safety hazard. A qualified licensed professional should remove all unused wiring.

Recommendation

Contact a qualified professional.



6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles



Safety Hazard

LOOSE RECEPTACLE

An electrical outlet is loose and not secured in the bathroom. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



6.4.2 Lighting Fixtures, Switches, Wiring & Receptacles



Repair and Replace

NO POWER AT RECEPTACLE

There was no power noted at the receptacle in the garage. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



6.4.3 Lighting Fixtures, Switches, Wiring & Receptacles

OPEN GROUND

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

Recommendation

Contact a qualified professional.



6.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

No GFCI protection was present in the guest bedroom bathroom on the first floor. This is a safety hazard. A qualified licensed electrician should upgrade by installing ground fault receptacles in all locations.

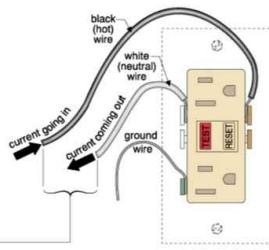
[Here is a link](#) to read about how GFCI receptacles keep you safe.



Recommendation**Contact a qualified electrical contractor.****Ground fault circuit interrupter**
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires. If there is a difference of at least 5 millamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream.

note:
if the GFCI is in the panel, the entire circuit will be shut down



7: HEATING / CENTRAL AIR CONDITIONING

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

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

Information

Equipment: Heating Equipment Energy Source

Natural Gas

Equipment: Cooling Equipment Energy Source

Electric, Central Air Conditioner

Equipment: Heat Type
Forced Air

Distribution System:
Configuration
Split

Distribution System: Ductwork
Insulated, Non-insulated

General: Clearances

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

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.

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: 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.

Equipment: Brand

Lennox

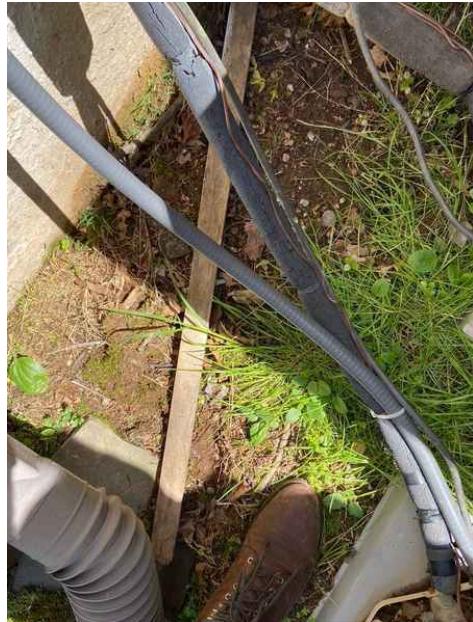
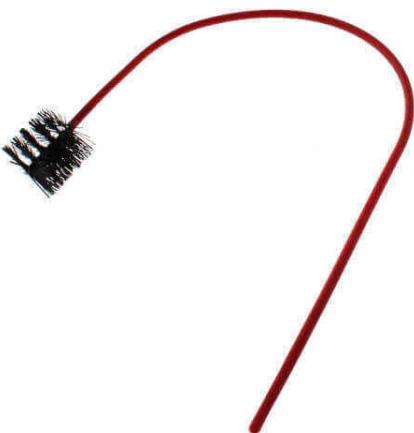
The a/c and heating system (Lennox) was manufactured in 2002. The serial number is (Please see image) and model number is (Please see image) and has a 15-25 year life expectancy. The condenser unit (Lennox) was manufactured in 2002. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 8-15 years.



Equipment: Maintenance Recommendations

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.



Equipment: Maintenance

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.

Normal Operating Controls: Thermostat

Digital

The Thermostat is located in the master bedroom for the A/C and heating system.

Distribution System: Filter

Disposable, 14x24x1, Bedroom Closet/Office



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.

General

TEMPERATURE BELOW 65 DEGREES F

As we discussed, due to the colder weather conditions (under 65 degrees) and the projected extended cold weather, we are unable to test the air conditioning compressor's and components operation.

Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature below 65 degrees Fahrenheit. This may cause damage the unit.

8: HEATING SYSTEM

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 8.1 | General | X | | | |
| 8.2 | Equipment | X | | | |
| 8.3 | Vents, Flues & Chimneys | X | | | |
| 8.4 | Normal Operating Controls | X | | | |
| 8.5 | Distribution Systems | X | | | |
| 8.6 | Presence of Installed Heat Source in Each Room | X | | | |

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

Information

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Hot Water Baseboard

Equipment: Operational

Heating system observed to be operational at this time of inspection.

Distribution Systems:
Distribution System

Piping

Distribution Systems: Boiler
Heating Supply

Baseboard

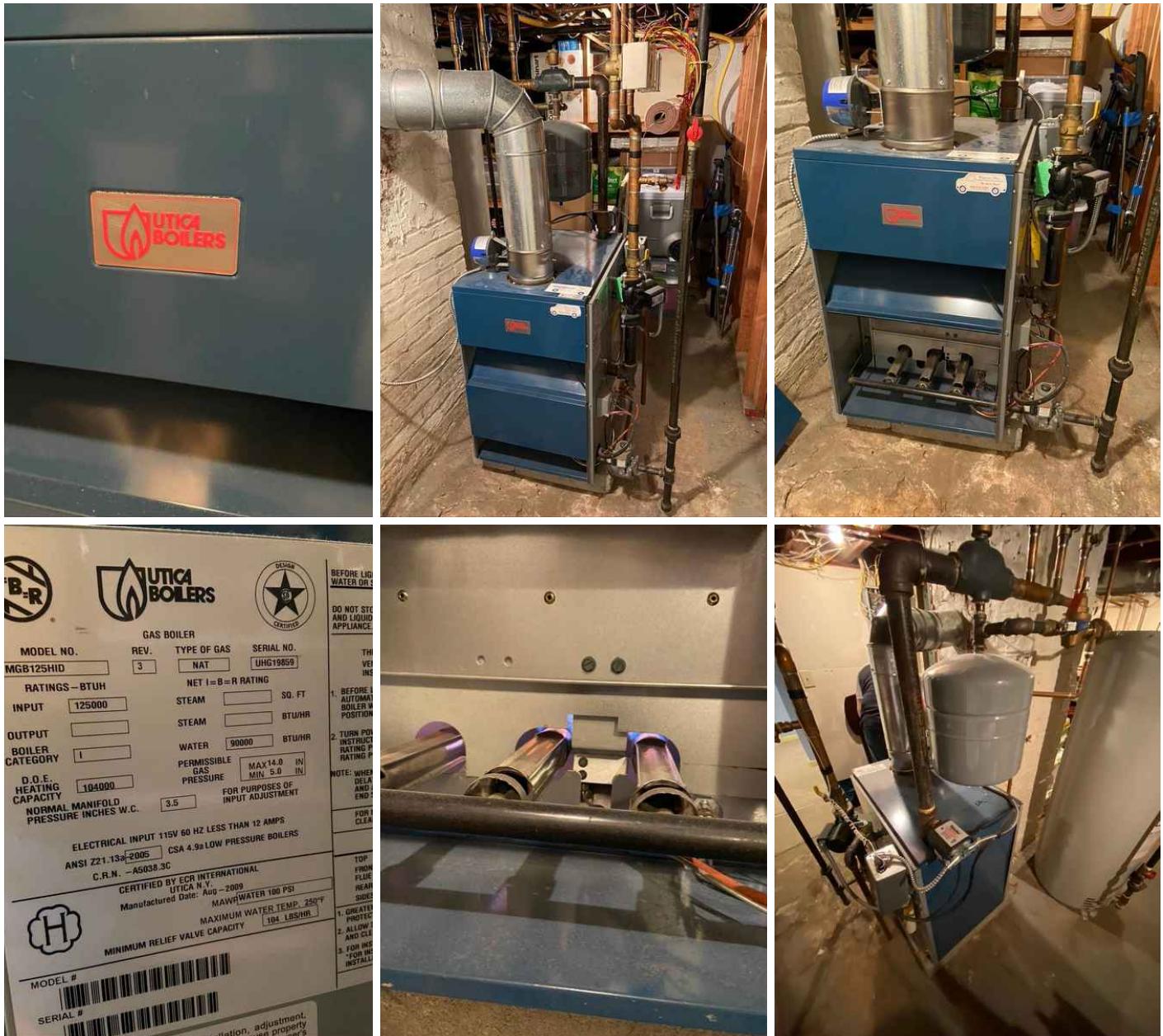
General: Information

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

Equipment: Brand

Utica

The heating system (Utica) was manufactured in 2009. The serial number is (Please see image) and model number is (Please see image) and has a 40 year life expectancy.



Equipment: Maintenance

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

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

Vents, Flues & Chimneys: Flue Piping

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

Normal Operating Controls: Thermostat

Digital

The thermostat that operates the boiler was in the rear bedroom next to the back door.

Distribution Systems: Operational

Heat Supply was present from the hot water baseboards throughout the home at the time of the inspection.

Limitations

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.

General

GENERAL LIMITATIONS

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

9: COOLING SYSTEM

| | | IN | NI | NP | D |
|-----|---------------------------|----|----|----|---|
| 9.1 | General | X | | | X |
| 9.2 | Equipment | X | | | X |
| 9.3 | Normal Operating Controls | X | | | |
| 9.4 | Distribution System | X | | | |

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

Information

Equipment: Energy Source/Type

Electric, Central Air Conditioner,
Split System

Equipment: Location

Exterior/Attic

Distribution System:

Configuration
Split

Distribution System: Filter Type

Disposable

General: Clearances

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

General: 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. 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.

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: Brand

Goodman, ICP

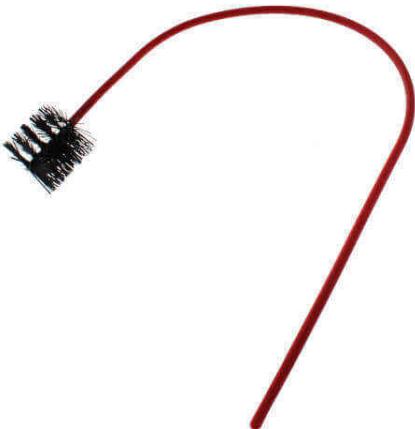
The a/c system (Goodman) was manufactured in 2000. The serial number is (Please see image) and model number is (Please see image) and has a 20-25 year life expectancy. The condenser unit (ICP) was manufactured in 2007. The serial number is (Please see image) and model number is (Please see image) and has a life expectancy of 15 years.



Equipment: Maintenance Recommendations

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.



Normal Operating Controls: Thermostat

Digital

This systems thermostat was located in the first floor hallway to the left of the entry foyer.

Distribution System: Filter Size

20x24x1

Hallway outside master bedroom



Limitations

General

TEMPERATURE BELOW 65 DEGREES F

As we discussed, due to the colder weather conditions (under 65 degrees) and the projected extended cold weather, we are unable to test the air conditioning compressor's and components operation.

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.

Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature below 65 degrees Fahrenheit. This may cause damage the unit.

Deficiencies

9.2.1 Equipment

 Evaluate or Monitor

CORROSION

The evaporator coil was observed to be corroded. This is caused by moisture from condensation of the cold air, and humid conditions. This can accelerate aging of the unit. A qualified licensed professional should evaluate, and advise as necessary.

Recommendation

Contact a qualified professional.



9.2.2 Equipment

 Repair and Replace

UNUSUALLY NOISY

The A/C system in the attic was run of fan only, and was operating quite noisily. This could indicate a problem with the system. A qualified licensed HVAC professional should evaluate the system.

Recommendation

Contact a qualified HVAC professional.



10: BUILT-IN APPLIANCES

| | | IN | NI | NP | D |
|------|--------------------|----|----|----|---|
| 10.1 | General | X | | | |
| 10.2 | Dishwasher | X | | | |
| 10.3 | Range/Oven/Cooktop | X | | | |
| 10.4 | Built-in Microwave | X | | | |
| 10.5 | Exhaust Fan | | | X | |
| 10.6 | Refrigerator | X | | | |
| 10.7 | Clothes Dryer | X | | | |
| 10.8 | Clothes Washer | X | | | |
| 10.9 | Garbage Disposal | 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: Brand

GE

**Range/Oven/Cooktop:
Operational**

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


Built-in Microwave: Brand

GE

Built-in Microwave: Operational

The microwave was operational at the time of inspection.

**Refrigerator: Brand**

GE

Refrigerator: Operational

The refrigerator was operational at the time of the inspection.

Clothes Dryer: Dryer Power**Source**

Gas

Clothes Dryer: Dryer Vent

Metal (Flex)

Clothes Dryer: Operational

The clothes dryer 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.

Clothes Washer: 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.



Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.



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.

Clothes Washer

STORED PERSONAL ITEMS

Stored personal items inside the washer limited my ability to run the washing machine.

Deficiencies

10.7.1 Clothes Dryer

SUPPLY AIR VENT NEEDED FOR LAUNDRY ROOM

Due to the dryer being a gas dryer, the laundry room should have a vent installed for supply air to flow into the room, either in the wall, or in the door. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



11: INSULATION & VENTILATION

| | | IN | NI | NP | D |
|------|--|----|----|----|---|
| 11.1 | General | X | | | |
| 11.2 | Attic Access | X | | | |
| 11.3 | Attic Insulation | X | | | |
| 11.4 | Insulation under floor system | X | | | |
| 11.5 | Vapor Retarders (Crawlspace or Basement) | X | | | |
| 11.6 | Ventilation (Attic and Foundation Areas) | X | | | |
| 11.7 | Venting Systems (Kitchen, Baths & Laundry) | X | | | X |

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

Information

Attic Access: Type

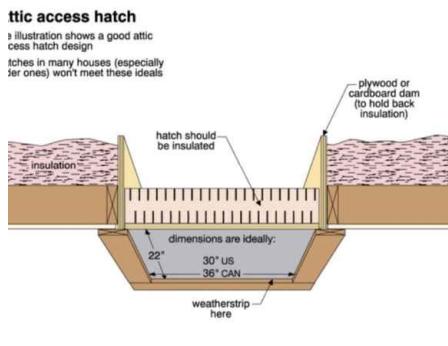
Drop Down Ladder, Scuttle Hole

Attic Access: Access Location

Hallway, Master

Ventilation (Attic and Foundation Areas): Ventilation Type

Passive, Soffit Vents



General: Inspected

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

Attic Insulation: Insulation Type

Batt, Fiberglass



Insulation under floor system: Type

Batt, Fiberglass, Spray Foam



Ventilation (Attic and Foundation Areas): Soffit Vents

Be sure to keep insulation away from covering soffit vents to allow for proper ventilation.

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

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

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

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

General

STORED PERSONAL ITEMS

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.

General

LIMITED ACCESS

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

Attic Access

LIMITED ACCESS

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

Insulation under floor system

FINISHED LIVING AREAS RESTRICTED

Finished Walls and Ceilings limited access to insulation under the flooring.

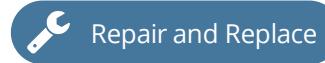
Ventilation (Attic and Foundation Areas)

INACCESSIBLE

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

Deficiencies

11.7.1 Venting Systems (Kitchen, Baths & Laundry)



IMPROPERLY EXHAUSTING

I observed that the basement bathroom fan is improperly exhausting air from the bathroom, due to its flex duct being ripped apart.

Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.

A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified general contractor.



12: STRUCTURAL COMPONENTS

| | | IN | NI | NP | D |
|------|-------------------------|----|----|----|---|
| 12.1 | Foundation | X | | | |
| 12.2 | Basements & Crawlspaces | X | | | |
| 12.3 | Floor Structure | X | | | |
| 12.4 | Wall Structure | X | | | |
| 12.5 | Ceiling Structure | X | | | |
| 12.6 | Columns or Piers | X | | | |
| 12.7 | Roof Structure & Attic | X | | | |

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

Information

Inspection Method

Visual

Foundation: Material

Concrete, Masonry Block

Floor Structure:

Basement/CrawlSpace Floor

Concrete

Floor Structure: Floor Structure

2 x 10, Wood

Floor Structure: Sub-floor

Plank, Plywood

Wall Structure: Wall Structure

Wood, 2 x 4

Ceiling Structure: Material

Wood, 2x10

Columns or Piers: Columns

Steel Lally Columns

Columns or Piers: Piers

Concrete

Roof Structure & Attic: Material

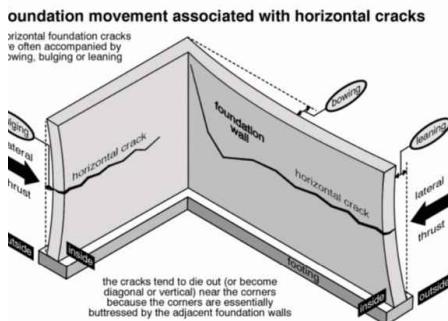
Plywood, Wood

Roof Structure & Attic: Type

Gable

Foundation: Inspected

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



Foundation: Exterior Foundation Maintenance

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

Foundation: Interior Foundation

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

Basements & Crawlspaces: Homeowner's Responsibility

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

Basements & Crawlspaces: Basement Inspected

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

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

Limitations

General

LIMITATIONS

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

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

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

General

STORED PERSONAL ITEMS

Cluttered condition of a large amount of stored personal items which limited my visible access.

Basements & Crawlspaces

FINISHED BASEMENT LIMITATIONS

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C...).

The design and finished construction prevented a full visual inspection/observation of the columns, beams, and joists.

Basements & Crawlspaces

STORED PERSONAL ITEMS

Stored personal items limited my visual inspection of the basement and crawlspace.

Floor Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. As a reminder, please be sure to obtain all permits and documentation that may exist for all finished areas, renovations and installed appliances (i.e Water Heater, Furnace, A/C....).

Wall Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....).

Ceiling Structure

LIMITATION

A large majority of the basement has finished construction on the walls, floors, ceilings, band boards, and sill plates. As such, recommend obtaining pertinent documentation for all finished and recently installed appliances (water heater, furnace, AC....).

Roof Structure & Attic

LIMITED ACCESS

I had limited access and was unable to move about the entire attic space due to lack of flooring and clearance.

Deficiencies

12.1.1 Foundation



CHIPPING PAINT/MAINTENANCE PAINTING

Exterior foundation paint was observed to be chipping in areas along the foundation. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



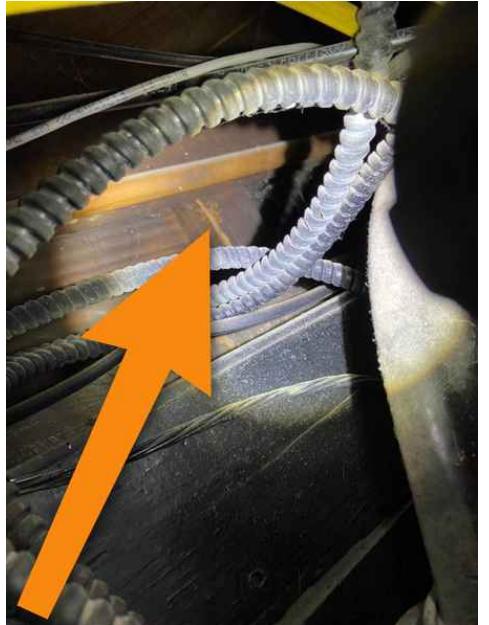
12.3.1 Floor Structure **TERMITES EVIDENCE**

A termite mud tube was observed on the rim joist facing the front of the home behind the laundry appliances, over the main electrical panel. Termites eat wood, and can cause significant damage to the structure of a home if left untreated. A qualified licensed pest control company should evaluate and advise as necessary.

Recommendation

Contact a qualified professional.

Evaluate or Monitor



13: GARAGE

| | | IN | NI | NP | D |
|------|---|----|----|----|---|
| 13.1 | General | X | | | X |
| 13.2 | Garage Floor | X | | | |
| 13.3 | Garage Vehicle Door | X | | | |
| 13.4 | Garage Vehicle Door Opener | X | | | |
| 13.5 | Moisture Intrusion in Garage | X | | | |
| 13.6 | Occupant Door (From garage to inside of home) | | | X | |

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

Information

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door: Number of Garage doors

Two


General: Information

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.

Garage Vehicle Door Opener: Operational



Moisture Intrusion in Garage: Information

Please keep all trees and landscaping trimmed off the property as this condition has been known to create conditions conducive to moisture and insect infestation.

Limitations

General

LIMITATIONS AND CONSIDERATIONS

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

13.1.1 General

PEST INTRUSION/DROPPINGS

The garage was observed to have a squirrel inside at the time of the inspection. A qualified licensed pest control company should evaluate, advise and exterminate as necessary. All penetrations should be sealed by a qualified licensed professional.

Recommendation

Contact a qualified pest control specialist.



Repair and Replace



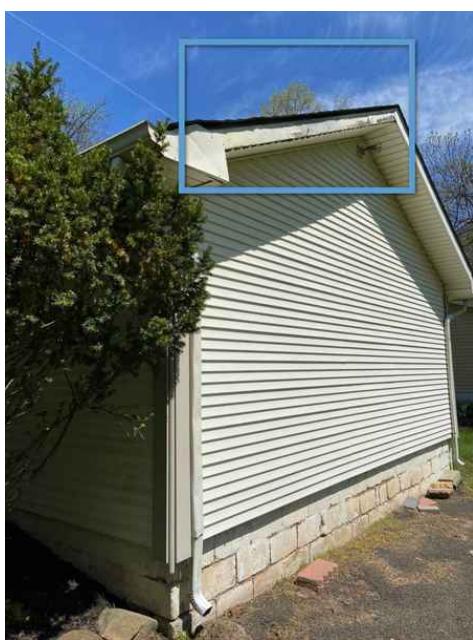
13.1.2 General

GARAGE FASCIA FLASHING MISSING

The garage rear fascia board flashing was observed to be missing in areas. This is a maintenance issue to prevent moisture, damage and rot. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



13.1.3 General

GARAGE MASONRY BLOCK REPOINT NEEDED

The garage masonry block foundation is in need of repointing of the mortar joints between the blocks. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



14: FIREPLACE

| | | IN | NI | NP | D |
|------|-------------------------|----|----|----|---|
| 14.1 | General | X | | | X |
| 14.2 | Vents, Flues & Chimneys | X | | | X |
| 14.3 | Lintels | X | | | |
| 14.4 | Damper Doors | X | | | |
| 14.5 | Cleanout Doors & Frames | X | | | |

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

Information

Damper Doors: Operational

The indoor fireplace damper door closes and opens.



General: Type

Wood

**Deficiencies**

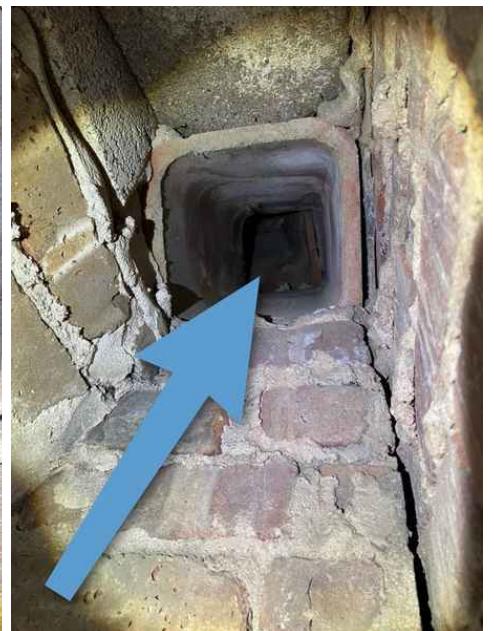
14.2.1 Vents, Flues & Chimneys

**CRACKED**

The outdoor chimney fireplace liner has a crack in it that is in need of evaluation and repair. A qualified licensed professional should evaluate, repair and replace as necessary.

Recommendation

Contact a qualified professional.





STANDARDS OF PRACTICE

Roofing

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

Exterior

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

Interior

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

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

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.

Heating System

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

Cooling System

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Built-In Appliances

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Insulation & Ventilation

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

Structural Components

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

Garage**The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;
damper doors by opening and closing them, if readily accessible and manually operable; and
cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

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

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.