



TF HOME INSPECTION

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## TFHI RESIDENTIAL REPORT

1234 Main St. Union NJ 07083

Buyer Name

04/24/2020 9:00AM



Inspector

Thomas Filippone

NJ LIC# 24GI00185100

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TF Home Inspection

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# SUMMARY

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- ⚠️ 12.4.1 Fireplace - Damper Doors: Gas Fireplace Damper Should be Pinned Open

1: INSPECTION DETAILS

Information

|  |   |                                     |
|--|---|-------------------------------------|
| <b>In Attendance</b><br>Client, Listing Agent      | <b>Occupancy</b><br>Furnished, Occupied               | <b>Style</b><br>Colonial            |
| <b>Type of Building</b><br>Detached, Single Family | <b>Temperature (approximate)</b><br>46 Fahrenheit (F) | <b>Weather Conditions</b><br>Cloudy |



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

Home Faces

Southwest



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  |    |    | X |
| 2.4 | Skylights, Chimneys & Other Roof Penetrations | X  |    |    | X |

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

Information

Inspection Method


Ladder, Drone

Roof Type/Style

Gable

Coverings: Material

Asphalt



Coverings: Roof Coverings Age

Less than 5 years

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

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.

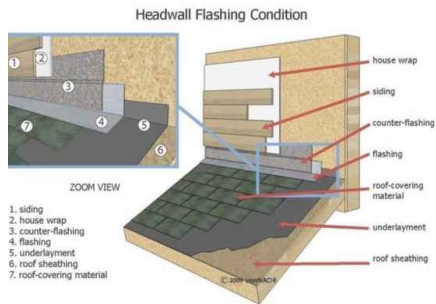
## Roof Drainage Systems: Considerations

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)

Masonry

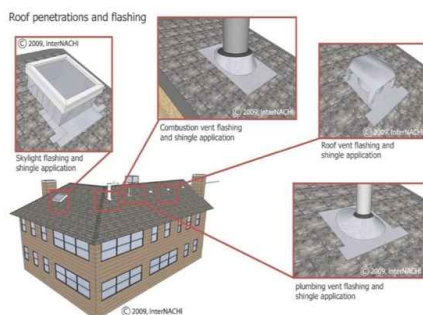
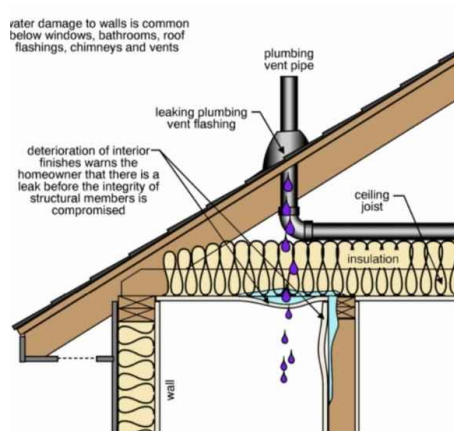




## Skylights, Chimneys & Other Roof Penetrations: Penetrations

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

### General

### UNABLE TO WALK UPON ROOF SURFACE

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

### Coverings

### UNABLE TO WALK UPON ROOF SURFACE

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

### Roof Drainage Systems

### COULDN'T CLOSELY REACH THE GUTTERS

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

### Flashings

#### **DIFFICULT TO SEE EVERY FLASHING**

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

### Skylights, Chimneys & Other Roof Penetrations

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

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

## Deficiencies

### 2.2.1 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







### 2.2.2 Roof Drainage Systems

#### EXTEND DOWNSPOUTS TO LOWER GUTTERS



Repair and Replace

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. A qualified licensed professional should install an extension to the lower gutter.

Recommendation

Contact a qualified gutter contractor

**Downspout running across roof**  
installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



### 2.3.1 Flashings

#### MISSING



Repair and Replace



I observed areas where the cap flashing was missing and the area was caulked, but the caulk has deteriorated and worn. These areas of missing flashing are prone to water penetration and have contributed to the deterioration of the wood member behind it. This specific area is above the front door. Flashing is installed to provide protection against roof leaks and to divert water away from certain areas. A licensed qualified roofer should repair or replace as necessary.

#### Recommendation

Contact a qualified roofing professional.



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



Repair and Replace

#### **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 repair and replace as necessary.

#### Recommendation

Contact a qualified chimney contractor.



3: EXTERIOR

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

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

Information

|   |   |  |
|---|---|--|
| <b>Inspection Method</b><br>Visual                              | <b>Wall Covering, Flashing &amp; Trim: Material</b><br>Aluminum, Brick Veneer | <b>Wall Covering, Flashing &amp; Trim: Style</b><br>Clapboard  |
| <b>Exterior Doors: Exterior Entry Door</b><br>Single Pane, Wood | <b>Walkways, Patios &amp; Driveways: Driveway Material</b><br>Asphalt         | <b>Decks, Balconies, Stoops, Porches, Railings &amp; Steps: Material</b><br>Composite, Concrete, 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.

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

Front Steps, Rear Steps



## 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



## 3.1.1 Wall Covering, Flashing &amp; Trim

**ROTTING**

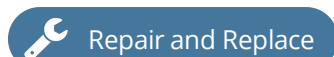
The trim above the window is showing signs of rot and deterioration. This can allow moisture to penetrate behind the covering and into the structure. A qualified licensed professional should paint the wood to protect it from rot and deterioration.

## Recommendation

Contact a qualified professional.



## 3.1.2 Wall Covering, Flashing &amp; Trim

**LOOSE BOARDS**

A board/flashing strip under the front bay window was noted to be loose. This can result in moisture intrusion into the structure and interior finishes of the home. A qualified licensed siding contractor should repair and replace as necessary.

## Recommendation

Contact a qualified siding specialist.



### 3.1.3 Wall Covering, Flashing & Trim

#### AREAS NOT SEALED

In the rear of the home, I witnessed a chipmunk, crawl in through a penetration behind the siding, through the foundation, into the crawl area under the addition. A qualified licensed pest control professional should evaluate and advise, and a qualified licensed professional should then seal the areas properly as necessary.

Recommendation

Contact a qualified pest control specialist.



Repair and Replace



### 3.3.1 Exterior Windows

#### CAULKING/PAINTING



Repair and Replace



Exterior 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.



3.5.1 Eaves, Soffits & Fascia

**FASCIA - LOOSE PIECE**

One or more sections of the fascia are loose. This is a maintenance item, that it appears workers forgot to clip off. A qualified licensed contractor should repair and replace as necessary.

Recommendation

Contact a qualified roofing professional.





## 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  |    |    |   |
| 4.7 | Countertops & Cabinets (representative number) | X  |    |    |   |

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### Information

**Ceilings: Ceiling Material**  
Plaster, Drywall

**Walls: Wall Material**  
Drywall, Plaster

**Floors: Floor Coverings**  
Hardwood, Tile

**Steps, Stairways & Railings: Reminder**

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

**Windows (representative number): Window Manufacturer**  
Unknown

**Windows (representative number): Window Type**  
Casement, Double-hung

**Doors (representative number): Material**  
Hollow-Core

**Countertops & Cabinets (representative number): Cabinetry**  
Wood

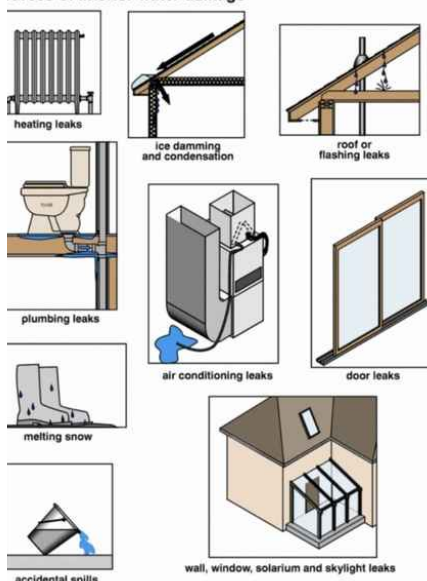
**Countertops & Cabinets (representative number): Countertop Material**  
Granite

### 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

4.1.1 Ceilings

Evaluate or Monitor

**EXPECTED SETTLEMENT**

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

Recommendation

Contact a qualified professional.

4.2.1 Walls

Repair and Replace

**AREAS IN NEED OF PATCHING/PAINTING**

This area at the top of the steps is in need of painting/patching. This is a maintenance issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified professional.



4.5.1 Windows (representative number)

DAMAGED

 Repair and Replace

The basement window facing the front of the home is cracked and taped over. This is a maintenance item. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



4.5.2 Windows (representative number)

PAINTED SHUT

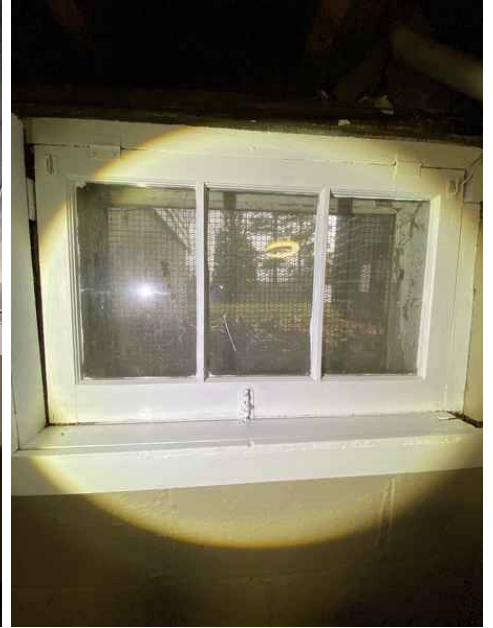
 Safety Hazard

One or more windows are painted shut in the basement. This is a safety hazard. A qualified licensed window contractor should evaluate, repair and replace as necessary.

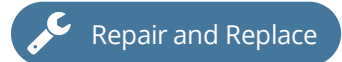


## Recommendation

Contact a qualified window repair/installation contractor.



## 4.5.3 Windows (representative number)

**WINDOW LOCK ALIGNMENT**

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

## Recommendation

Contact a qualified 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  |    |    |   |
| 5.6 | Sinks, Tubs & Showers                         | X  |    |    |   |
| 5.7 | Sump Pump                                     | X  |    |    |   |

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Information

**Filters**

None


**Water Source**

Public

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

Basement

The main shut off is the red valve. 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

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

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

AO Smith

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

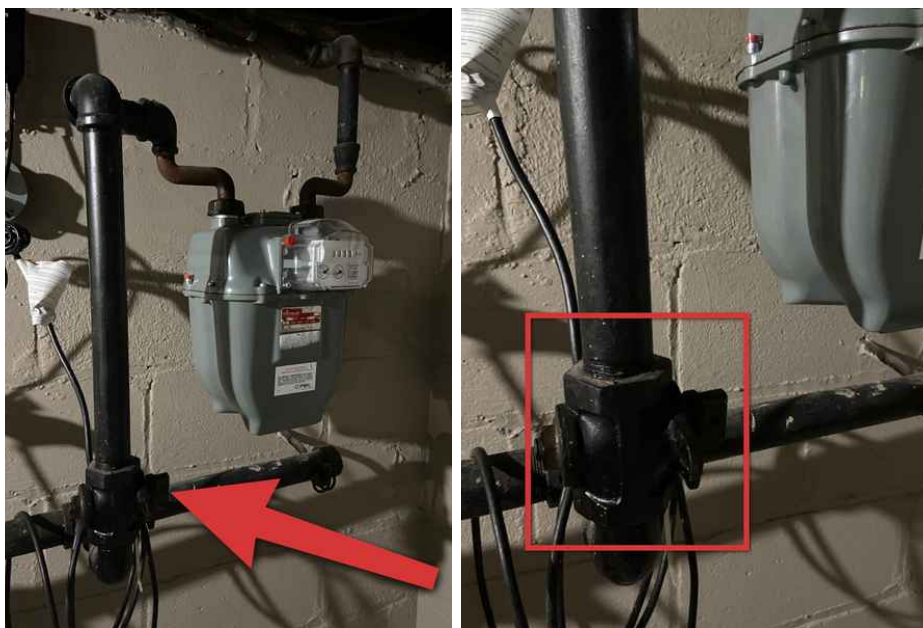
At this time, the water heater appears to be operating as expected. The Water heater (AO Smith) Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2011 and has a life expectancy of 7-12 years.



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

Basement, Gas Meter

The main fuel shut off is at gas meter.



## Bathroom Toilets: Toilets Operational

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

## Sinks, Tubs & Showers: 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

6: ELECTRICAL SYSTEM

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

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

Information

Service Entrance Conductors:  
Electrical Service Conductors  
Overhead



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



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



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

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

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



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

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

**Lighting Fixtures, Switches, Wiring & Receptacles: Working as expected**  
All fixtures, switches, and receptacles working as expected at this time.

**Carbon Monoxide Detectors: Recommend**  
We also recommend a carbon monoxide detector for personal safety.

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: 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.

## 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.

Lighting Fixtures, Switches, Wiring & Receptacles

### STORED PERSONAL ITEMS

I was unable to test every outlet due to an excess of stored personal items throughout the entire home.

## Deficiencies

6.3.1 Branch Wiring Circuits, Breakers & Fuses

### POOR/LOOSE CONNECTION



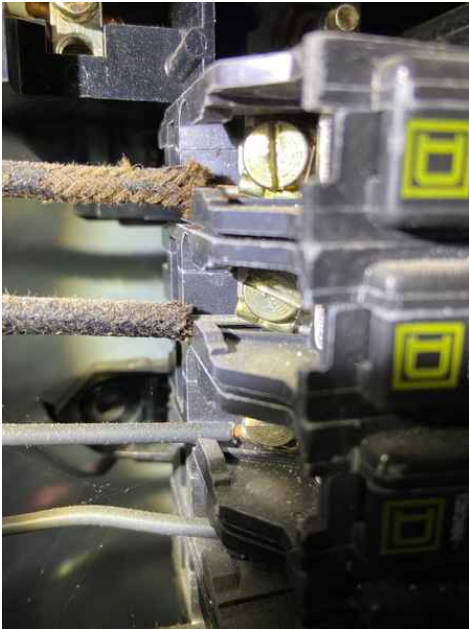
Safety Hazard

Branch wiring at the circuit breaker was observed to have a poor/loose connection. This is a safety hazard. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified professional.





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

##### **COVER PLATES MISSING**



This junction box in the basement is missing a cover plate. This is a safety issue that poses a short and shock risk. A qualified licensed electrician should repair and replace as necessary.

##### Recommendation

Contact a qualified electrical contractor.



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

##### **REVERSE POLARITY**



On receptacle in the pink bedroom has been wired with reverse polarity. This can create a shock hazard. A qualified licensed electrician should repair and replace as necessary.

##### Recommendation

Contact a qualified electrical contractor.





7: HEATING / CENTRAL AIR CONDITIONING

|     |  | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 7.1 | General  | X  |    |    |   |
| 7.2 | Equipment                                      | X  |    |    | 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

**General: Number of Heat Systems**  
One

**Equipment: Cooling Equipment**  
**Energy Source**  
Electric, Central Air Conditioner

**General: Number of Cooling Systems**  
One

**Equipment: Heat Type**  
Forced Air

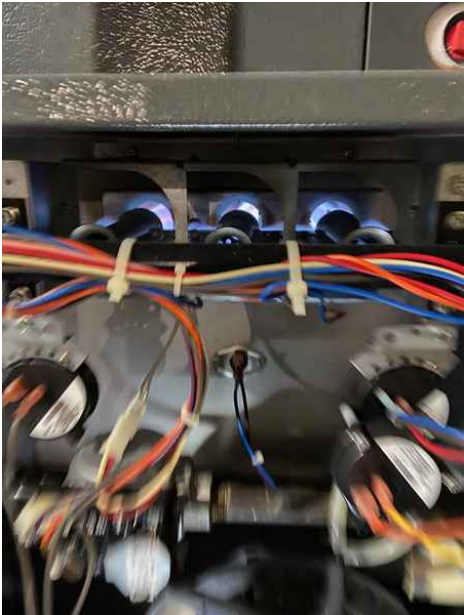
**Equipment: Heating Equipment**  
**Energy Source**  
Natural Gas

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

**Normal Operating Controls: Thermostat**  
Digital  
The Thermostat is located

**Distribution System: Configuration**  
Split

**Distribution System: Ductwork**  
Non-insulated



**Distribution System: Filter**

Disposable, 16x25x5, Furnace

**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.

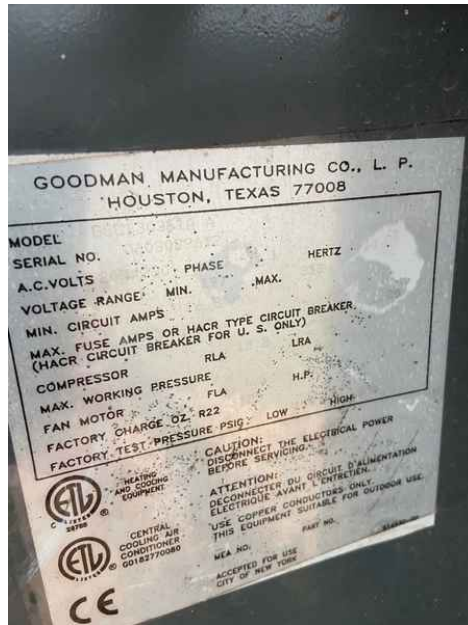
**General: Flue Piping**

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**

Goodman

The a/c and heating system (Goodman) was manufactured in 2006. 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 (Goodman) was manufactured in 2006. 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**

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.

**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.

Deficiencies

7.2.1 Equipment

INSULATION ON CONDENSATE LINE DAMAGED/MISSING

Repair and Replace

The insulation on the condensate line at the exterior end of the line was observed to be dry rotted at the time of inspection. Insulation on the condensate line helps maintain temperature, as well as prevent condensation. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.





## 8: BUILT-IN APPLIANCES

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

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

### Information

#### Dishwasher: Brand

Maytag

#### Dishwasher: Operational

The dishwasher was operational at the time of the inspection.

#### Range/Oven/Cooktop: Brand

Samsung



**Range/Oven/Cooktop:**  
**Operational**

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

**Built-in Microwave: Brand**  
Samsung**Built-in Microwave: Operational**

The microwave was operational at the time of inspection.

**Refrigerator: Brand**  
Samsung**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.

**Clothes Washer: Operational**

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

**General: Information**

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

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

**Limitations****General****LIMITATIONS AND CONSIDERATIONS**

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

**Clothes Dryer****DID NOT INSPECT**

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



Clothes Dryer

### **LIMITATIONS**

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

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Clothes Washer

### **LIMITATIONS**

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

9: INSULATION & VENTILATION

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

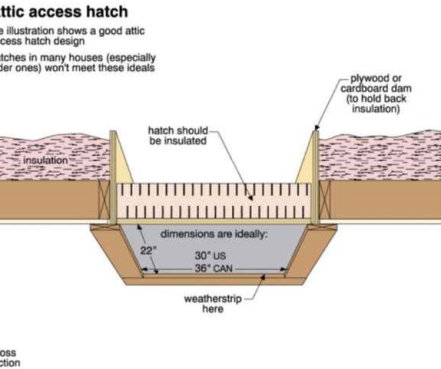
IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

Information

Attic Access: Type  
Drop Down Ladder, Scuttle Hole

Attic Access: Access Location  
Hallway, Bedroom, Closet

Insulation under floor system:  
Type  
Not Present



Ventilation (Attic and Foundation Areas): Ventilation Type  
Gable Vents, Thermostatically Controlled Fan

**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

Loose-fill



## 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.

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.

#### Attic Access

### STORED PERSONAL ITEMS

Stored items limited my visibility and accessibility to observe most areas of the attic.

#### Attic Insulation

### FLOOR COVERING AND STORED PERSONAL ITEMS

Floor Covering and Stored Personal Items limited my inspection of the insulation in the attic space

#### Ventilation (Attic and Foundation Areas)

### INACCESSIBLE

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

## Deficiencies

#### 9.4.1 Insulation under floor system

### VERMICULITE



Safety Hazard

In addition, what appears to be vermiculite, aged insulation pellets containing possible asbestos noted in the rear of the basement up above the foundation, under the main floor floor structure. A qualified licensed asbestos testing company should test samples, to check for the presence of asbestos containing materials within the vermiculite, then advise as necessary for removal of the material.

#### Recommendation

Contact a qualified professional.



## 9.6.1 Ventilation (Attic and Foundation Areas)

**GABLE VENT SCREEN DAMAGED**

Repair and Replace

The gable vent screens were damaged. This functions to keep bugs and pests out of the attic space while maintaining ventilation. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.





# 10: STRUCTURAL COMPONENTS

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

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

## Information

### Inspection Method

Attic Access, Visual, No  
Crawlspace Access

### Foundation: Material

Concrete, Masonry Block

### Floor Structure:

**Basement/Crawlspace Floor**  
Concrete

### Floor Structure: Floor Structure

2 x 10, Wood

### Floor Structure: Sub-floor

Plank

### Wall Structure: Wall Structure

Wood, 2 x 4

### Ceiling Structure: Material

Wood, 2x10

### Columns or Piers: Columns

Steel Lally Columns, Inaccessible

### Columns or Piers: Piers

Inaccessible

Wood, Concrete, Metal

### Roof Structure & Attic: Material

Wood

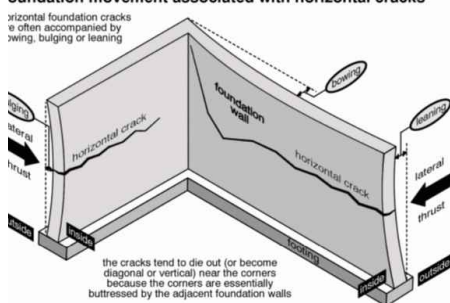
### Roof Structure & Attic: Type

Gable

### Foundation: Inspected

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

#### Foundation movement associated with horizontal cracks



### 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.

### 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.

Basements & Crawlspaces  
NO ACCESS

No access was provided to any of the crawlspaces under the flooring systems.

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.

Roof Structure & Attic  
STORED PERSONAL ITEMS

Stored personal items limited my access both physically and visually within the attic space.

Deficiencies

10.1.1 Foundation  
FOUNDATION CRACKS - MINOR

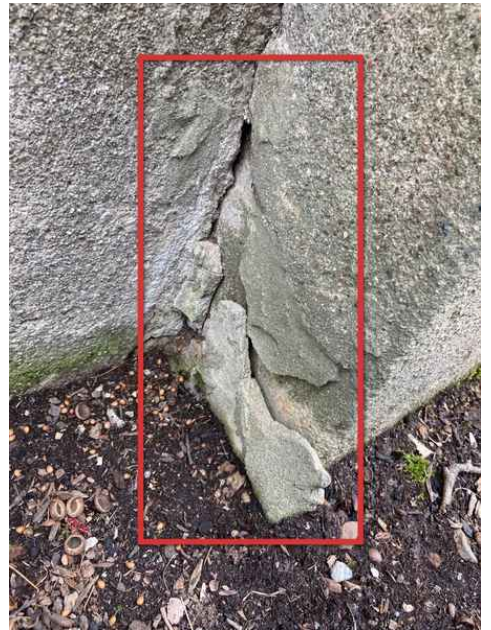
 Repair and Replace

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. A qualified licensed professional should evaluate and repair and replace as necessary.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



#### 10.1.2 Foundation

### FOUNDATION COVERING DETERIORATED/MISSING



Repair and Replace

The foundations concrete covering was damaged in on the side rear of the home where the chipmunk found a home. This can allow for moisture intrusion through the cracks, along with the negative soil grading directly associated with it in this area. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



#### 10.3.1 Floor Structure

### TERMITE DAMAGE



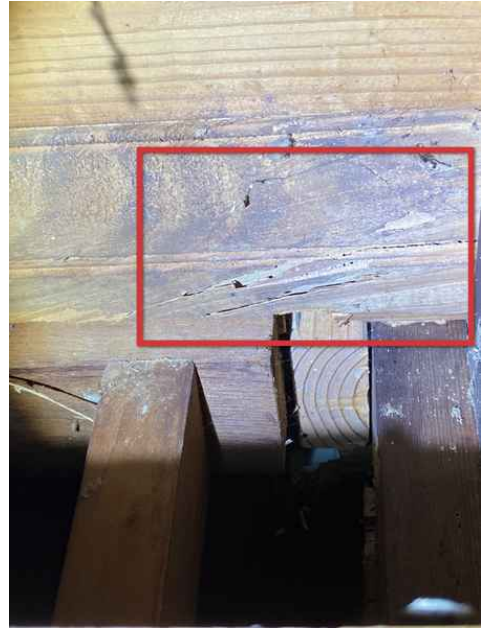
Evaluate or Monitor

Termite damage was observed to the wood structural members of the home in the rear of the basement overhead floor structure. Sill plates were also observed to be replaced in the front of the basement. Termites eat wood, and can cause significant damage to the structure of a home if left untreated. A qualified licensed pest control company should evaluate and advise as necessary.



## Recommendation

Contact a qualified professional.





# 11: GARAGE

|      |   | IN | NI | NP | D |
|------|---|----|----|----|---|
| 11.1 | General                                       | X  |    |    |   |
| 11.2 | Garage Floor                                  | X  |    |    |   |
| 11.3 | Garage Vehicle Door                           | X  |    |    |   |
| 11.4 | Garage Vehicle Door Opener                    |    |    | X  |   |
| 11.5 | Ceiling, Walls & Firewalls in Garage          | X  |    |    | X |
| 11.6 | Moisture Intrusion in Garage                  | X  |    |    |   |
| 11.7 | 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

Manual



### Garage Vehicle Door: Number of Garage doors

One



### 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.

### General: No roof

The garage is tucked under and there is no roof and associated components to inspect.

### Ceiling, Walls & Firewalls in Garage: Reminder

As a reminder, please be sure to keep all holes, cracks and penetrations well sealed at all times to maintain firewall ratings.

### Moisture Intrusion in Garage: Information

Please keep all trees and landscaping trimmed off the property as this condition has been known 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

### Garage Floor

#### **STORED PERSONAL ITEMS**

Stored personal items limited my visual access to the garage floor, and allowed me no access to the attic space over the garage because I could not access the scuttle hole.

### Ceiling, Walls & Firewalls in Garage

#### **STORED PERSONAL ITEMS**

## Deficiencies

### 11.5.1 Ceiling, Walls & Firewalls in Garage

#### **OPENING IN DRYWALL DEFECT**



**Safety Hazard**

I observed an opening in the drywall or gypsum board of the garage. Defect.

There must not be any openings in the drywall of the garage. All openings must be patched and repaired properly.

There must be at least 1/2-inch thick gypsum board or equivalent applied to the garage side to separate the garage and the house or attic space.

There must be at least 5/8-inch thick Type X gypsum board or equivalent applied to the garage side to separate the garage from the habitable room above the garage.

A qualified licensed professional should repair and replace as necessary.

#### Recommendation

Contact a qualified general contractor.



12: FIREPLACE

|      |                         | IN | NI | NP | D |
|------|-------------------------|----|----|----|---|
| 12.1 | General                 | X  |    |    | X |
| 12.2 | Vents, Flues & Chimneys | X  |    |    |   |
| 12.3 | Lintels                 | X  |    |    |   |
| 12.4 | Damper Doors            | X  |    |    | X |
| 12.5 | Cleanout Doors & Frames | X  |    |    |   |

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

Information

General: Type  
Gas



Deficiencies

12.1.1 General

 Evaluate or Monitor

UNABLE TO LIGHT

The gas fireplace pilot was observed to be lit. However using both the remote control, and the manual switch, we were unable to light the gas fireplace. Recommend having the system evaluated and inquiring about possible dead batteries in the remote that operate the fireplace.

Recommendation

Contact a qualified professional.



#### 12.4.1 Damper Doors

### **GAS FIREPLACE DAMPER SHOULD BE PINNED OPEN**



Safety Hazard

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

### Heating / Central Air Conditioning

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

### Built-In Appliances

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

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

the stove,  
oven,

microwave, and  
garbage disposer.

**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.