TF HOME INSPECTION
9084633423
tfhomeinspectionllc@gmail.com
https://www.tfhomeinspection.com

# TFHI RESIDENTIAL REPORT

## 1234 Main St. Union NJ 07083

Buyer Name
12/07/2020 9:00AM

Inspector
Thomas Filippone
NJ LIC# 24GI00185100
9084633423
tfhomeinspectionllc@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

# TABLE OF CONTENTS

TF Home Inspection

# SUMMARY

# 1: INSPECTION DETAILS

## Information

**In Attendance**
Client, Client's Agent

**Occupancy**
Furnished, Occupied

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

**Style**
Townhouse

**Type of Building**
Attached, Condominium / Townhouse

**Home Faces**
North

**Temperature (approximate)**
73 Fahrenheit (F)

**Weather Conditions**
Cloudy


## Limitations

General

### PERMITS

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

General

### HOA

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

# 2: ROOFING

| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 2.1 | Roof Drainage Systems | X | | | X |

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

## Information

**Roof Drainage Systems: Gutter Material**

Aluminum

**Roof Drainage Systems: Considerations**

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

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

**Roof Drainage Systems: Homeowner's Responsibility**

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

## Limitations

General

### HOA

The roof and its associated components are covered by the Homeowners association and were not a part of my inspection.

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.

## Deficiencies

2.1.1 Roof Drainage Systems

Repair and Replace

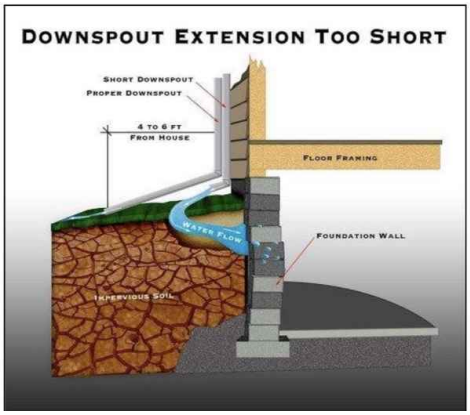
### DOWNSPOUT DRAIN NEAR HOUSE

Water is pooling at the end of the splash block. The downspout needs an extension and or a buried drain line to carry water away from the home. This can cause damage to the interior finishes and the foundation of the home. 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


DOWNSPOUT EXTENSION TOO SHORT
SHORT DOWNSPOUT
PROPER DOWNSPOUT
4 TO 6 FT
FROM HOUSE
FLOOR FRAMING
WATER FLOW
FOUNDATION WALL
IMPERVIOUS SOIL

# 3: EXTERIOR

| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 3.1 | Wall Covering, Flashing & Trim | X | | | |
| 3.2 | Exterior Doors | X | | | X |
| 3.3 | Exterior Windows | X | | | |
| 3.4 | Walkways, Patios & Driveways | X | | | |
| 3.5 | Eaves, Soffits & Fascia | 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

**Inspection Method**
Visual

**Wall Covering, Flashing & Trim: Material**
Brick, Masonry

**Exterior Doors: Exterior Entry Door**
Fiberglass, Glass

**Walkways, Patios & Driveways: Driveway Material**
Asphalt

**Decks, Balconies, Stoops, Porches, Railings & Steps: Appurtenance**
Deck, Front Steps

**Decks, Balconies, Stoops, Porches, Railings & Steps: Material**
Concrete, Trec-Dec

**Considerations**

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

### Homeowner's Responsibility

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

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

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

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

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

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

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

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

### Exterior Doors: Maintenance

Rear

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: Information

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

### 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

General

### HOA

The exterior of the unit is owned and operated by the homeowners association and was not a part of my inspection.

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

# 4: INTERIOR

| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 4.1 | Ceilings | X | | | X |
| 4.2 | Walls | X | | | X |
| 4.3 | Floors | X | | | 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 | | | X |

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

## Information

**Ceilings: Ceiling Material**
Drywall

**Walls: Wall Material**
Drywall

**Floors: Floor Coverings**
Carpet, 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**
Double-hung, Single-hung

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

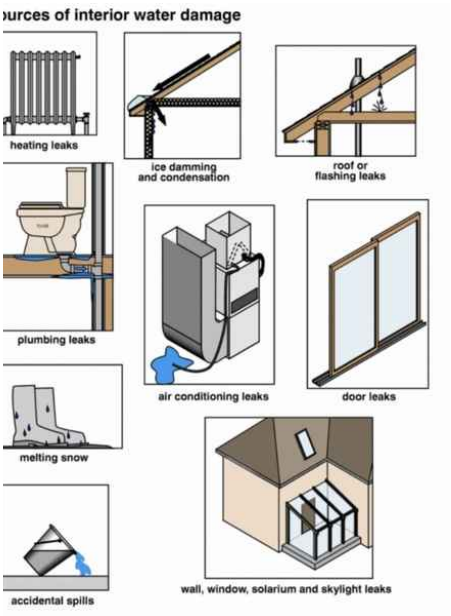
**Countertops & Cabinets (representative number): Cabinetry**
Wood

**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.



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

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

## Limitations

General

### LIMITATIONS AND CONSIDERATIONS

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

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.Stored personal items prevented a full, visual examination of all wall cladding and flooring materials, some of the electrical outlets, window operations, and/or heating ductwork located behind or under the stored items. Be sure to re-check any concealed areas during your final walk-through.

## Deficiencies

4.1.1 Ceilings

Evaluate or Monitor

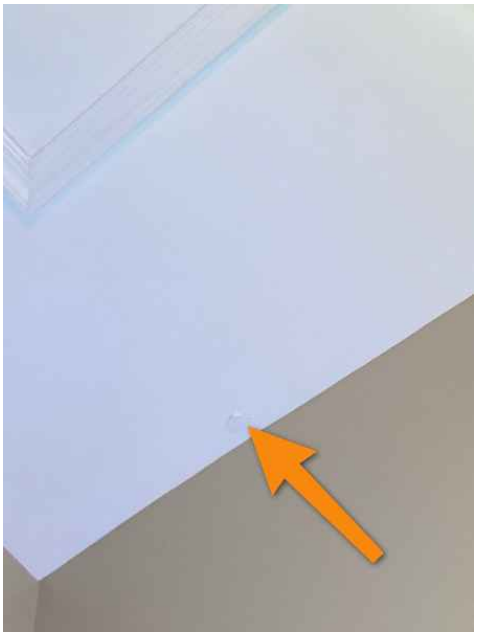
### NAIL POPS

BATHROOM

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified licensed drywall or painting contractor.

Recommendation

Contact a qualified professional.



4.2.1 Walls

Repair and Replace

## AREAS IN NEED OF PATCHING/PAINTING

There were areas on the walls noted in the home in need of painting/patching. This is a maintenance/cosmetic issue. A qualified licensed professional should paint and patch any areas in need and as necessary.

Recommendation

Contact a qualified professional.





4.3.1 Floors

Repair and Replace

## MINOR CARPET DAMAGE

BEDROOM

Minor carpet damage was observed in the master bedroom. This is a cosmetic issue.

Recommendation

Contact a carpet cleaner.

4.5.1 Windows (representative number)

Repair and Replace

## DAMAGED SCREENS

KITCHEN

One window screen was observed to be torn and damaged. This is a cosmetic issue. A qualified licensed professional should replace the screen.

Recommendation

Contact a qualified professional.

4.5.2 Windows (representative number)

Repair and Replace

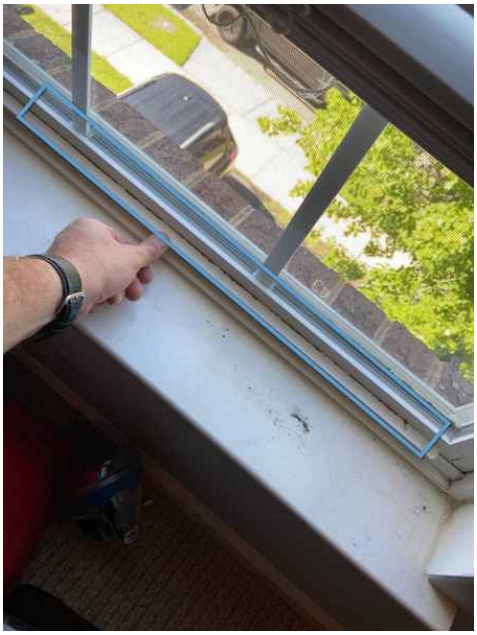
## WINDOW LEDGE DETERIORATING

3RD FLOOR BEDROOM

The ledge of the window is damaged, however, the window is sill operable. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.




4.7.1 Countertops & Cabinets (representative number)

Repair and Replace

## CABINET HINGE LOOSE

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

Here is a helpful DIY article on cabinet repairs.

Recommendation

Contact a qualified carpenter.

# 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

**Water Source**
Public

**Filters**
None

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

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

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

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

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

**Hot Water Systems, Controls, Flues & Vents: Capacity**
50 gallons

**Hot Water Systems, Controls, Flues & Vents: Location**
Utility Room

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

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

The main fuel shut off is at gas meter.

**Sump Pump: Location**
Utility Room

### 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 Serial Number is (Please see image) and model number is (Please see image). The water heater was manufactured in 2017 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: Homeowner's Responsibility**

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

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

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

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

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

## Limitations

General

### HOA LIMITATION

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

General

### LIMITATIONS AND CONSIDERATIONS

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

Water Supply, Distribution Systems & Fixtures

### LIMITATIONS

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

Drain, Waste, & Vent Systems

### LIMITATIONS

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

Sump Pump
**INACCESSIBLE**

## Deficiencies

5.5.1 Bathroom Toilets
Repair and Replace
### TOILET RUNNING WATER
1ST FLOOR BATHROOM

I observed that the toilet in the first floor bathroom was running water continuously, causing wear and stain of the porcelain. This is a maintenance issue. A qualified licensed plumber should evaluate, and repair and replace as necessary.

Recommendation
Contact a qualified plumbing contractor.


5.6.1 Sinks, Tubs & Showers
Repair and Replace
### LOOSE FIXTURE HANDLE
KITCHEN

I observed that the fixture handle is loose. This is a maintenance issue. A qualified licensed plumber should 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 | | | |
| 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 | | |

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

## Information

**Service Entrance Conductors: Electrical Service Conductors**
Below Ground

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

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

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

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

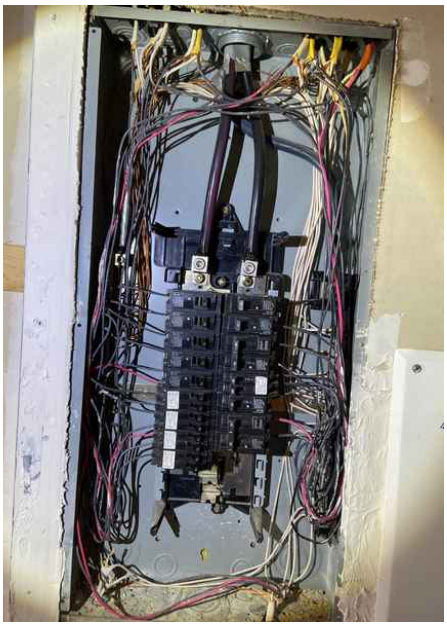
Circuit Breaker

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

Copper

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

Romex



**Carbon Monoxide Detectors: Recommend**

We also recommend a carbon monoxide detector for personal safety.

## Information

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

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

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

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

Garage

### GFCI & AFCI: Consideration

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

### GFCI & AFCI: Exterior Outlets Inspected

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

### GFCI & AFCI: GFCI-Protection Tested

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

### Smoke Detectors: Information

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

### Smoke Detectors: Test Before Moving In

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

## Limitations

General

### LIMITATIONS AND CONSIDERATIONS

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

Service Entrance Conductors

**HOA**

HOA responsibility for outside services and utilities.

## Deficiencies

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

Repair and Replace

**MAIN SHUTOFF MISSING LABEL**

EXTERIOR

The main electric shutoff on the exterior of the home should be labeled for each unit of the building. A qualified licensed electrician should evaluate the electrical system, and advise as necessary.

Recommendation

Contact a qualified professional.

6.4.1 Lighting Fixtures, Switches, Wiring & Receptacles

Repair and Replace

**LIGHT INOPERABLE**

2ND FLOOR BATHROOM

The light is not operating properly. A qualified licensed electrician should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.

6.4.2 Lighting Fixtures, Switches, Wiring & Receptacles

Repair and Replace

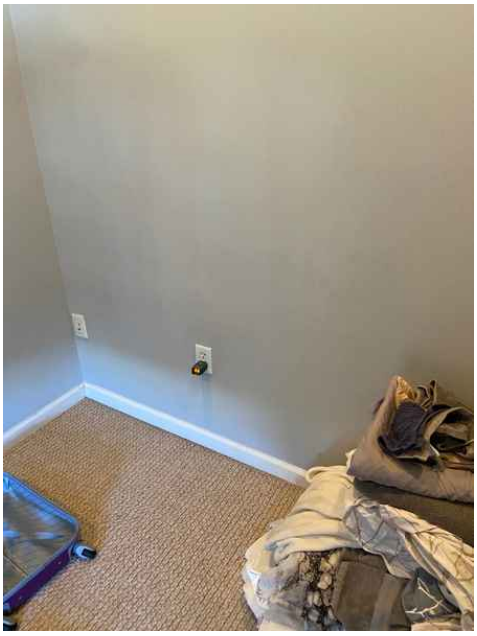
## LOOSE RECEPTACLE

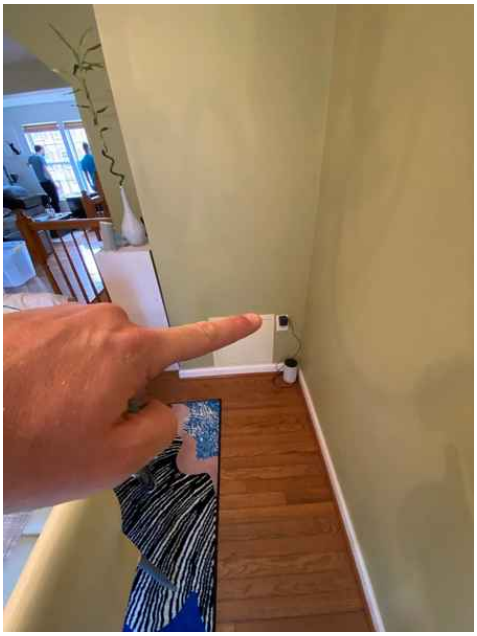
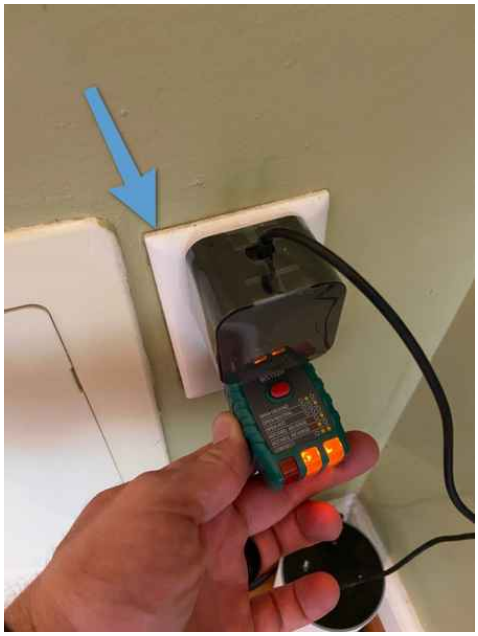
1ST FLOOR, 2ND FLOOR

One or more outlets are loose and need to be tightly secured. This is a maintenance issue. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



6.4.3 Lighting Fixtures, Switches, Wiring & Receptacles

Safety Hazard

## EXPOSED RECEPTACLE

One receptacle has an opening that leaves the receptacle wiring accessible to small children to stick something in. This is a safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified electrical contractor.

6.4.4 Lighting Fixtures, Switches, Wiring & Receptacles

Safety Hazard

## OPEN GROUND

MASTER BEDROOM

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

Recommendation

Contact a qualified electrical contractor.

6.5.1 GFCI & AFCI

Safety Hazard

## NO GFCI PROTECTION INSTALLED

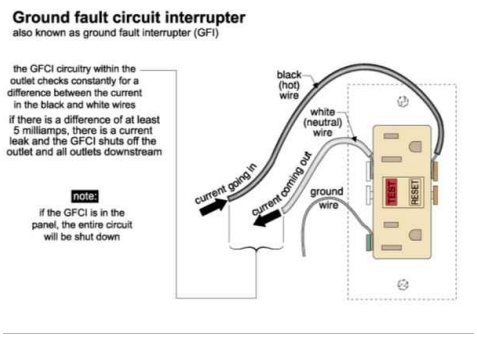
3RD FLOOR BATHROOMS

No GFCI protection was present. This is a safety hazard. A qualified licensed electrician should upgrade by installing ground fault receptacles in all locations near water supplies.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.




# 7: BUILT-IN APPLIANCES

| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 7.1 | General | X | | | |
| 7.2 | Dishwasher | X | | | X |
| 7.3 | Range/Oven/Cooktop | X | | | |
| 7.4 | Built-in Microwave | X | | | |
| 7.5 | Refrigerator | X | | | |
| 7.6 | Clothes Dryer | X | | | |
| 7.7 | Garbage Disposal | X | | | |
| 7.8 | Clothes Washer | X | | | |

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

## Information

**Dishwasher: Brand**
LG

**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**

Electric

**Clothes Dryer: Dryer Vent**

Metal (Flex)

**Clothes Dryer:** Operational

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

**Garbage Disposal:** Turned On Garbage Disposal

I turned on the garbage disposal.

**Clothes Washer:** Operational

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

**General:** Information

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

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

## Limitations

General

### LIMITATIONS AND CONSIDERATIONS

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

Clothes Dryer

### DID NOT INSPECT

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

Clothes Dryer

### LIMITATIONS

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

Clothes Washer

### LIMITATIONS

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

## Deficiencies

7.2.1 Dishwasher

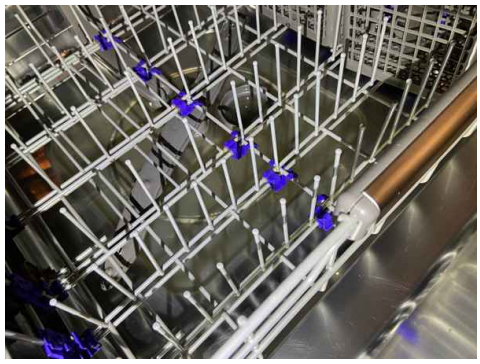
Repair and Replace

### LEAKING

Dishwasher leaks and was not draining when cycle was ran. This can damage the home. A qualified licensed plumber or contractor should evaluate then advise as necessary.

Recommendation

Contact a qualified appliance repair professional.



# 8: HEATING / CENTRAL AIR CONDITIONING

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

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

## Information

**General: Number of Heat Systems**
One

**General: Number of Cooling Systems**
One

**Equipment: Cooling Equipment Energy Source**
Electric

**Equipment: Heating Equipment Energy Source**
Electric

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

**Normal Operating Controls: Thermostat**
Digital

The Thermostat is located


**Distribution System: Configuration**
Split

**Distribution System: Ductwork**
Insulated, Non-insulated

**General: Change Filter(s)**

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

**General: Clearances**

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

## General: Flue Piping

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

## General: Information

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

## Equipment: Brand

Lennox, ComfortMaker

The a/c and heating system (ComfortMaker) was manufactured in 2004. 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 2015. 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

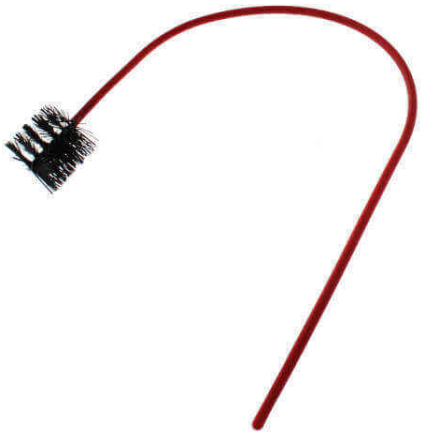
Furnace should be cleaned and serviced annually. A qualified licensed HVAC professional should clean, service and certify furnace annually

Here is a resource on the importance of furnace maintenance.

**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.

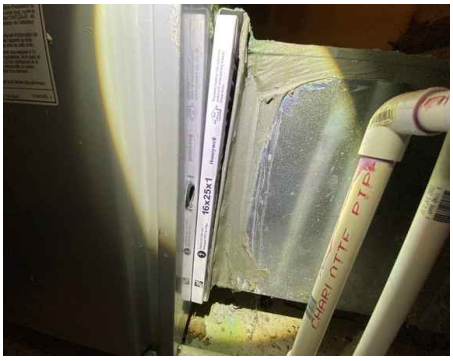


**Equipment:** Operational

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

**Distribution System:** Filter

16x25x1




## Limitations

General

### AIR FLOW QUALITY

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

General

### LIMITATIONS AND CONSIDERATIONS

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

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

## Deficiencies

8.2.1 Equipment

Repair and Replace

### INSULATION DAMAGED

Damaged insulation on refrigerant line was observed. This can cause energy loss and condensation. A qualified licensed HVAC professional should evaluate, repair, and replace as necessary.

Recommendation

Contact a qualified HVAC professional.



8.4.1 Vents, Flues & Chimneys

Safety Hazard

## AREAS OF THE EXHAUST FLUES NEED TO BE SEALED

UTILITY ROOM

Several areas of the exhaust flues were observed to not be properly sealed. This is for fire rated purposes to seal the area around flue vents passing through walls to next levels of the home. This is a health and safety hazard. A qualified licensed professional should repair and replace as necessary.

Recommendation

Contact a qualified professional.



# 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 | | | |
| 9.5 | Ventilation (Attic and Foundation Areas) | X | | | |
| 9.6 | Venting Systems (Kitchen, Baths & Laundry) | X | | | |

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

## Information

**Attic Access: Access Location**
Bathroom

**Attic Insulation: Insulation Type**
Batt, Fiberglass

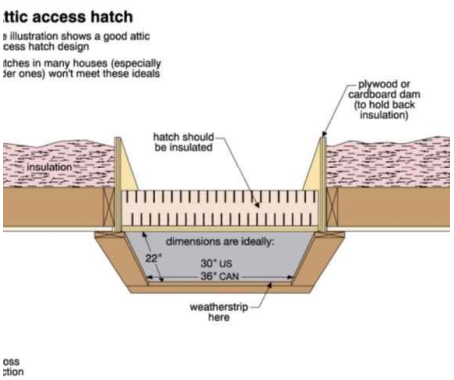
**Insulation under floor system: Type**
Batt, Fiberglass

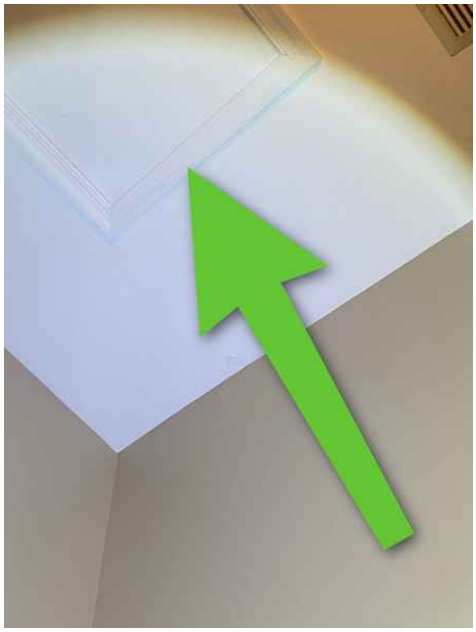
**Ventilation (Attic and Foundation Areas): Ventilation Type**
Gable Vents

**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 Access: Type**
Scuttle Hole



**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

### HOA LIMITED

The HOA limitations of the property limited me seeing any insulation systems of the structure.

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

### 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.

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.

Insulation under floor system

**FINISHED LIVING AREAS RESTRICTED**

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

Insulation under floor system

**SLAB ON GRADE**

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.

# 10: STRUCTURAL COMPONENTS

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

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

## Information

**Inspection Method**
Attic Access

**Floor Structure: Basement/Crawlspace Floor**
Concrete

**Floor Structure: Floor Structure**
2 x 10, Wood

**Floor Structure: Sub-floor**
Inaccessible

**Wall Structure: Wall Structure**
Wood, 2 x 4

**Ceiling Structure: Material**
Wood, 2 x 8

Wood, Concrete, Metal

**Roof Structure & Attic: Material**
Wood

**Roof Structure & Attic: Type**
Gable, Combination

### Finished Home

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates. Suggest inquiring with current owners and/or local authorities of obtaining all documentation and permits that may exist. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

### Foundation: Exterior Foundation Maintenance

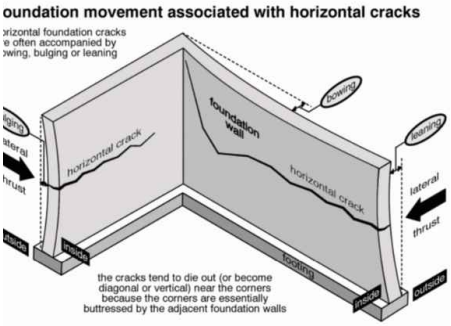
Please be sure to keep all typical settlement cracks in the visible areas of the exterior foundation walls well sealed to prevent moisture entry.

### Foundation: HOA

The structure of the building is the responsibility of the HOA and was not a part of my inspection.

### Foundation: Inspected

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



**Foundation:** **Interior Foundation**

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials. 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...).

## 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 an other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.

Foundation

### SLAB ON GRADE

Floor Structure

### LIMITATION

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates which prevents a full, visual observation of all structural and mechanical components located above and behind the finished materials.

Wall Structure

### LIMITATION

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates.

Ceiling Structure

### LIMITATION

A large majority of the home has finished construction on the walls, floors, ceilings, band boards, and sill plates.

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.

# 11: GARAGE

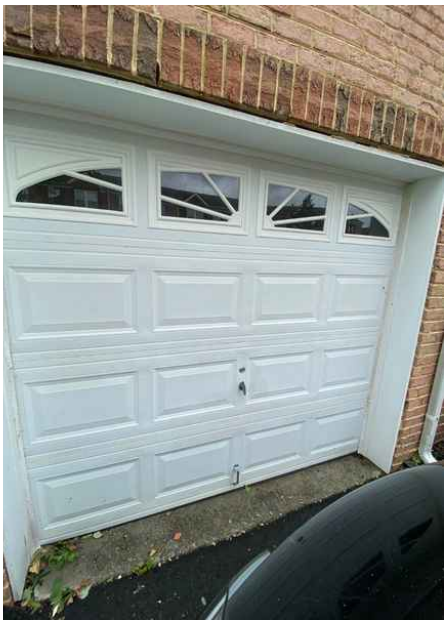
| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 11.1 | General | X | | | |
| 11.2 | Garage Floor | | | | |
| 11.3 | Garage Vehicle Door | X | | | |
| 11.4 | Garage Vehicle Door Opener | X | | | |
| 11.5 | Ceiling, Walls & Firewalls in Garage | X | | | |
| 11.6 | Moisture Intrusion in Garage | X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

One



**Garage Vehicle Door: Type of Door Operation**

Opener

**Garage Vehicle Door Opener: Operational**

**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: Manual Release**

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

**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

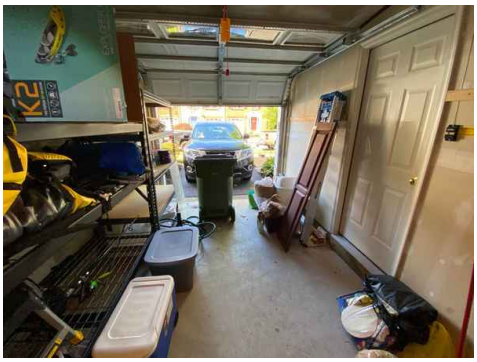
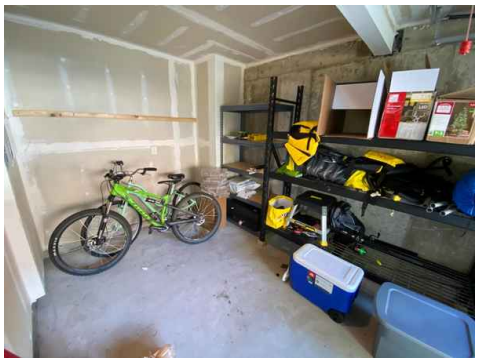
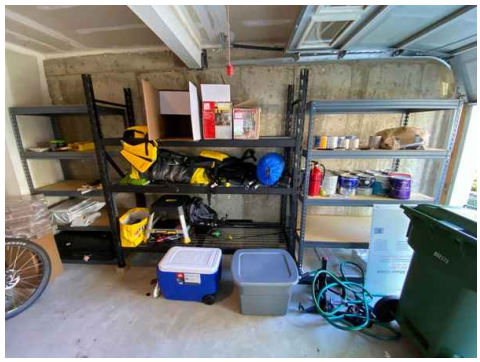
Please keep all trees and landscaping trimmed off the property as this condition has been known create conditions conducive to moisture and insect infestation.

## 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

Ceiling, Walls & Firewalls in Garage

### STORED PERSONAL ITEMS

# 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.

**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.

**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.

**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.