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## PROPERTY INSPECTION REPORT

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DECEMBER 23, 2024



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SAFETY HAZARD/ MAJOR  
DEFECT

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- ⊖ 2.2.1 Roofing - Condition: Shingles curling
- ⊖ 2.5.1 Roofing - Gutters & Downspouts: Downspouts Drain Near House
- 🔧 3.4.1 Exterior - Exterior Foundation Condition: Common cracks observed
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# 1: INSPECTION DETAILS

1.1	About your Inspection
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## Information

### Attendance

Client, Family of My Client,  
Client's Agent

### Home Type

Two story

### Occupancy

Access to some items such as: electrical outlets/receptacles; windows; wall/floor surfaces; and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report., Occupied - Furnished

### Weather Conditions

Very Cold, Snow

### Congratulations

*Congratulations on buying your new home.*

*The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?*

*Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:*

- 1. Major defects. An example of this would be a significant structural failure.*
- 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.*
- 3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.*
- 4. Safety hazards. Such as a lack of GFCI-protection.*

*Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).*

*Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.*

*Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.*

## Limitations

General

### LIMITED ACCESS DUE TO PERSONAL BELONGINGS

Access to some items such as: electrical outlets/receptacles; windows; wall/floor surfaces; and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

## 2: ROOFING

2.1	General
2.2	Condition
2.3	Flashing
2.4	Plumbing Vent Pipes
2.5	Gutters & Downspouts

### Information

#### General: Patio and Porch Roof

Asphalt Shingles noted

**Condition: Roofing appeared satisfactory at the time of inspection**

**Flashing: Flashing appeared satisfactory at the time of inspection**

#### General: 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.

#### General: Inspection Method

Drone

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

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.

#### General: Type of Roof Covering Material

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. 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.

#### Flashing: 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: 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.

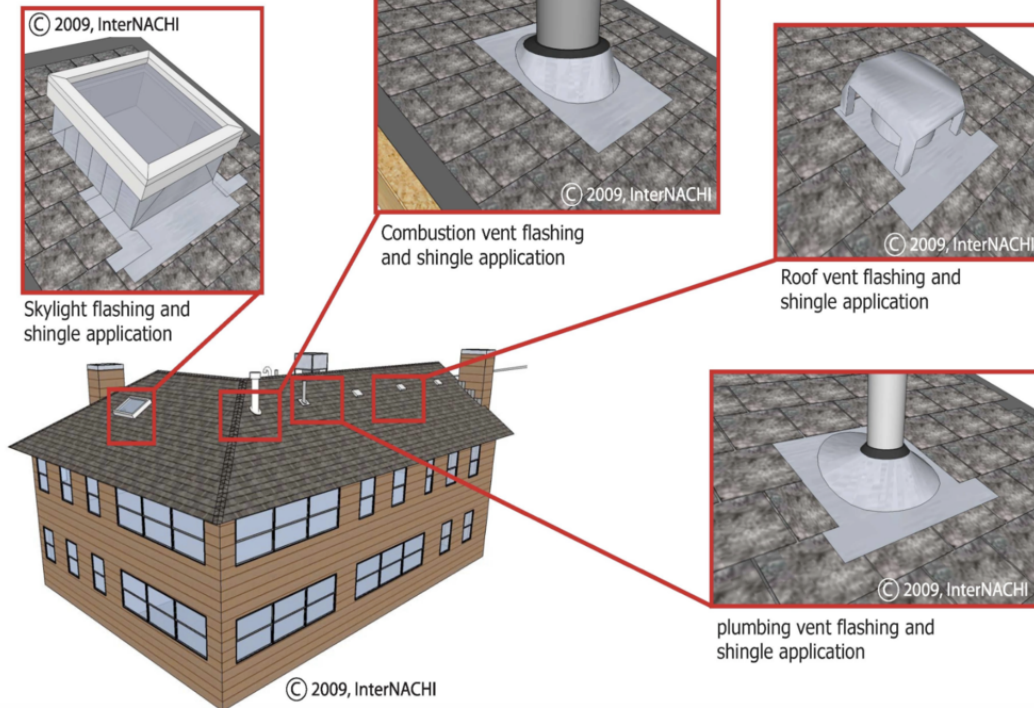
## Plumbing Vent Pipes: Plumbing Vent Pipes Flashing appeared satisfactory at the time of inspection

Inspected the 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.

## Plumbing Vent Pipes: Plumbing Vent Pipe Flashing

Flashing around the plumbing vent pipes that pass through the roof surface should be inspected on an annual basis. These areas are prone to roof leaks as sealants and rubber membranes deteriorate with exposure to sun and weather.

### Roof penetrations and flashing



## Gutters & Downspouts: Maintenance Tip

Closely 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.

Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation.

***gutters were replaced***

## Limitations

General

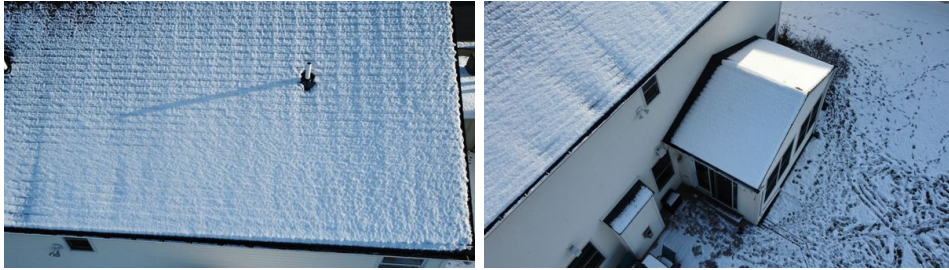
### UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

General

### SNOW COVERING THE ROOF

There was snow covering the roof surface. This was an inspection restriction. I was unable to observe everything that I needed to see, because of the snow. Recommend further evaluation at a later date when the snow has melted.



Condition

### **SNOW COVERING THE ROOF**

Limited inspection; the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.

Flashing

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

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.

## **Observations**

2.2.1 Condition

### **SHINGLES CURLING**

As your roof ages, the shingles naturally start loosening, and you may see some curling and debris. When curling shingles occur in newer homes, it often means there's a ventilation issue. No matter the age of your roof or your home, curling shingles are a sign that it's time to consider a replacement.

Recommendation

Contact a qualified roofing professional.





## 2.5.1 Gutters &amp; Downspouts

**DOWNSPOUTS DRAIN NEAR HOUSE**

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to moisture intrusion into the basement and foundation movement. Recommend adding or adjusting downspout extensions to drain at least 4-6 feet from the foundation.

Recommendation

Recommended DIY Project



## 3: EXTERIOR

3.1	General
3.2	Eaves & Facia & Soffits
3.3	Wall Covering, Flashing & Trim
3.4	Exterior Foundation Condition
3.5	Stairs, Steps, Stoops, Stairways & Ramps
3.6	Railings, Handrails & Guardrails
3.7	Windows
3.8	Exterior Doors
3.9	GFCIs & Electrical
3.10	Exterior Faucet
3.11	Gas Meter & Regulator
3.12	Exhaust Hoods

### Information

#### General: Exterior Was Inspected

I inspected the exterior of the house.

#### Wall Covering, Flashing & Trim:

**Siding appeared satisfactory at the time of inspection**

#### Exterior Foundation Condition:

**No deficiencies were observed at the visible portions of the exterior foundation**

Note very little of the foundation above grade on the outside.

#### Windows: Inspected windows from the outside appeared functional

A representative number of windows from the ground surface was inspected.

#### GFCIs & Electrical: GFCI appeared functional at the time of inspection

#### Exterior Faucet: Faucet Location

Left (Facing Front), Right (Facing Front)

#### Gas Meter & Regulator: Gas meter noted

#### Gas Meter & Regulator: Main Gas Valve

Left (Facing Front)

#### Exhaust Hoods: Exhaust Hoods satisfactory at time of inspection

#### General: 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.

#### Eaves & Facia & Soffits : Eaves & Facia & Soffits appeared satisfactory at the time of inspection

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

## Wall Covering, Flashing & Trim: Type of Wall-Covering Material Described

Vinyl, Stone Veneer

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.

## Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

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.

## Exterior Doors: Exterior Doors Appeared in functional and in satisfactory condition at the time of inspection

I inspected a representative number of doors according to the Home Inspection Standards of Practice.

## Limitations

General

### INSPECTION WAS RESTRICTED

Snow

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

Wall Covering, Flashing & Trim

### INSPECTION WAS 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.

## Observations

3.4.1 Exterior Foundation Condition

### COMMON CRACKS OBSERVED



Maintenance Item

Observed common cracks in the concrete foundation. Recommend sealing to prevent potential water intrusion.

Recommendation

Contact a qualified professional.

***Settlement cracks addressed.  
Life Time Warranty Included.***



3.6.1 Railings, Handrails & Guardrails

 Recommendation

**HANDRAIL IS DAMAGED**

Handrail leading the door is damaged, recommend replacement of board to prevent any further deterioration

Recommendation

Contact a qualified professional.



*porch  
addressed*

3.8.1 Exterior Doors

 Maintenance Item

**SCREEN DOOR - DEFECT**

I observed a defect at the screen door on the back sliding door. Difficult to slide. Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project

3.9.1 GFCIs & Electrical

 Recommendation

**EXTERIOR LIGHT DOES NOT FUNCTION**

Exterior light did not function during the inspection. This may be due to a spent light bulb. Recommend further evaluation.

Recommendation

Contact a qualified professional.



*porch exterior light  
is lights activated. Works*

3.10.1 Exterior Faucet

**INOPERABLE AT THE TIME OF INSPECTION**

Appear to be shut off. Inspection is limited.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation

*exterior faucet is winter  
proofed and off*

# 4: GROUNDS

4.1	Driveways & Walkways
4.2	Patios, Porches, Decks and Balconies
4.3	Grading
4.4	Vegetation

## Information

<p><b>Driveways &amp; Walkways: Driveway and Walkway</b> Asphalt driveway noted., Concrete sidewalk noted.</p>	<p><b>Patios, Porches, Decks and Balconies: Description</b> Deck</p>	<p><b>Patios, Porches, Decks and Balconies: Material</b> Composite</p>
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**Vegetation: No concerns regarding vegetation proximity to the structure**

**Patios, Porches, Decks and Balconies: Patios, Porches, Balconies and Decks appeared satisfactory at the time of inspection**

I inspected the porches, patios, decks and balconies at the house that were within the scope of the home inspection.

**Grading: Lot Grading Maintenance Tip**

Because of the direct and indirect damage that moisture can have on the foundation, it is very important that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of ideally 6 inches for the first 10 feet from the house foundation perimeter.

*added mulch to elevate grading 4.3.1*

**Vegetation: Maintenance Tip**

When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

## Limitations

Patios, Porches, Decks and Balconies

**SNOW COVERED**

Unable to do visual inspection due to snow cover.

## Observations

4.1.1 Driveways & Walkways

**MINOR CRACKING AT DRIVEWAY**



Observed minor cracking and at driveway. Recommended sealing cracks as needed.

Recommendation

Contact a handyman or DIY project



4.3.1 Grading

**LOW SPOTS ALONG THE FOUNDATION**

Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.

Recommendation

Contact a qualified professional.

 Recommendation



# 5: GARAGE

5.1	Garage Vehicle Door
5.2	Garage Vehicle Door Opener
5.3	Electrical & GFCI
5.4	Fire Wall & Fire Rated Door
5.5	Floors, Walls, Ceilings, Windows and Attic

## Information

**Garage Vehicle Door: Vehicle Door Type**

Sectional

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

Opener

**Garage Vehicle Door: No deficiencies observed**

**Garage Vehicle Door Opener: Opener Type**

Belt drive

**Garage Vehicle Door Opener: Garage Door Panels Were Inspected**

I inspected the garage door panels.

**Garage Vehicle Door Opener: Wall Control Button Label Was Inspected**

I observed a warning label near the wall control button. Good.

**Electrical & GFCI: GFCI appeared functional at the time of inspection**

FYI resets to panel GFCI

**Fire Wall & Fire Rated Door: Fire Rated Wall appeared satisfactory and functional at time of inspection.**

**Floors, Walls, Ceilings, Windows and Attic: Floor Type**

Concrete

**Floors, Walls, Ceilings, Windows and Attic: Window Type**

None

**Floors, Walls, Ceilings, Windows and Attic: Ceilings**

Drywall

**Floors, Walls, Ceilings, Windows and Attic: Walls**

Drywall

**Floors, Walls, Ceilings, Windows and Attic: Attic**

None

**Floors, Walls, Ceilings, Windows and Attic: Floors, Walls, and Ceilings were inspected**

**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.

**Garage Vehicle Door Opener: Door Was Manually Opened and Closed**

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

***Door to garage not self closing this has been corrected.***



### Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

### Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

### Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

### Electrical & GFCI: Inspected Switches, Fixtures & Receptacles

Inspected a representative number of switches, lighting fixtures and receptacles.

## Limitations

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General

### PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

## Observations

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5.4.1 Fire Wall & Fire Rated Door

### DOOR LEADING TO GARAGE NOT SELF CLOSING



Safety Hazard/ Major Defect

I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard.

Recommendation

Contact a qualified general contractor.

5.5.1 Floors, Walls, Ceilings, Windows and Attic

### STAINS- MINOR

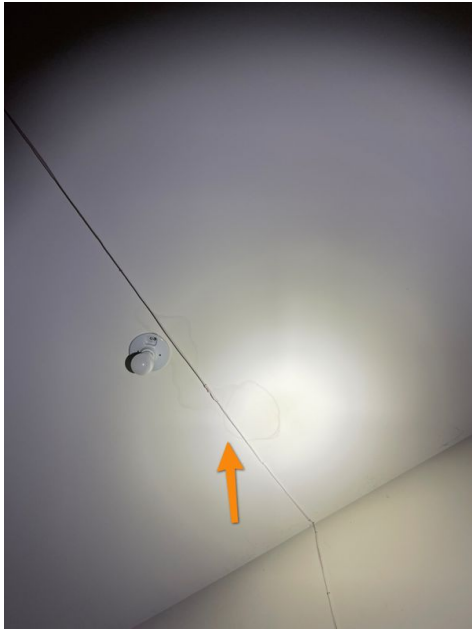


Recommendation

There is a stain that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



*stains addressed*

## 6: KITCHEN

6.1	Kitchen Sink & Plumbing
6.2	Garbage Disposal
6.3	Dishwasher
6.4	Range/Oven/Cooktop
6.5	Exhaust Fan
6.6	GFCI
6.7	AFCI
6.8	Counters & Cabinets
6.9	Floors, Walls, Ceilings
6.10	Heat Supply

### Information

**Kitchen Sink & Plumbing: Faucet Operational at the time of inspection**

I ran water at the kitchen sink.

**Kitchen Sink & Plumbing: Sink plumbing Operational at time of inspection**

**Kitchen Sink & Plumbing: Spray Wand Operational at the time of inspection**

**Range/Oven/Cooktop: Fuel Source**  
Gas

**Exhaust Fan: Venting Type**  
Recirculating

**Exhaust Fan: Operational at the time of inspection**

**GFCI: I did not observe any indications of GFCI defects during my inspection**

**Counters & Cabinets: Counter Material**  
Granite

**Counters & Cabinets: Cabinet Material**  
Laminate

**Floors, Walls, Ceilings: Floors**  
Hardwood

**Floors, Walls, Ceilings: Ceilings**  
Drywall

**Floors, Walls, Ceilings: Walls**  
Drywall

**Heat Supply: Heat Source was Functional at time of Inspection**

**Heat Supply: Type of Heat Source**  
Warm Air Heating System

### Kitchen Appliances

*We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.*

*If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.*

**Garbage Disposal: Garbage Disposal Operational at the time of inspection**

I turned on the garbage disposal. Appeared functional at time of inspection.

**Dishwasher: Operational at the time of inspection**

The dishwasher was operated through a short cycle and appeared to be in serviceable condition at the time of the inspection.

## Range/Oven/Cooktop: Operational at the time of inspection



### Exhaust Fan: Filter Maintenance Tip

Recommend cleaning the filter(s) regularly for proper ventilation and fire safety.

### Counters & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

### Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

### Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

### Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

## Limitations

General

### PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

## Observations

6.3.1 Dishwasher

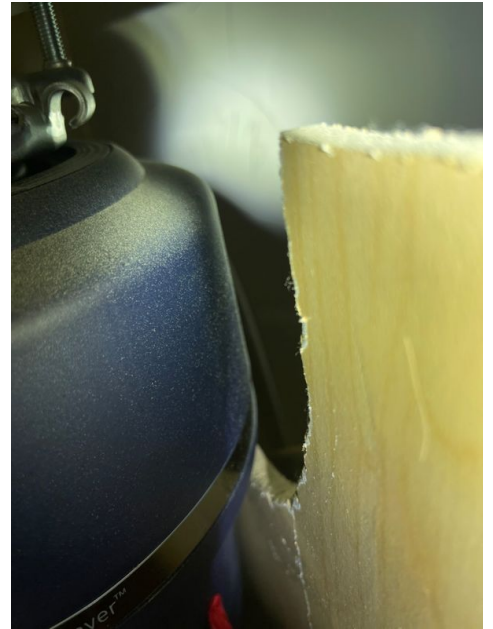
### MISSING HIGH LOOP



A high loop prevents waste water back flowing from your sink to your dishwasher. If the drain hose is not elevated, there is a potential for water to run the wrong way through your drain hose and can cause standing water at the bottom of your dishwasher. The drain line is raised and connected to the underside of the countertop or cabinet creating a high loop.

Recommendation

Recommended DIY Project



#### 6.4.1 Range/Oven/Cooktop

Recommendation

### MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.

*anti tip for stove is there*

#### 6.7.1 AFCI

Recommendation

### MISSING AFCI PROTECTION

I observed indications of missing AFCI protection in the kitchen.

All wall kitchen receptacles should be AFCI protected. Kitchen counter receptacles should be GFCI protected.

Recommendation

Contact a qualified electrical contractor.

#### 6.9.1 Floors, Walls, Ceilings

Maintenance Item

### STAINS - MINOR

There is a stain that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.

*stains addressed*



# 7: BATHROOM 1

7.1	General
7.2	Sinks & Drains
7.3	Toilets
7.4	Bath Tubs/ Showers
7.5	GFCI
7.6	Exhaust Fan/ Window
7.7	Counters & Cabinets
7.8	Floors, Walls, Ceilings
7.9	Heat Supply

## Information

### General: Locations

Master Bath



### Bath Tubs/ Showers: Enclosure type

Fiberglass

### Counters & Cabinets: Cabinet Material

Laminate

### Floors, Walls, Ceilings: Walls

Drywall

### Sinks & Drains: Faucet Operational at the time of inspection

I ran water at the sink.

### GFCI : I did not observe any indications of GFCI defects during my inspection

### Floors, Walls, Ceilings: Floors

Ceramic tile

### Sinks & Drains: Sink plumbing Operational at time of inspection

### Counters & Cabinets: Counter Material

Granite

### Floors, Walls, Ceilings: Ceilings

Drywall

### Heat Supply: Heat Source was Functional at time of Inspection

**Heat Supply: Type of Heat Source**  
Warm Air Heating System



### Bath Tubs/ Showers: Operational at the time of inspection

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

### Exhaust Fan/ Window: Operational at the time of inspection

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside.

### Counters & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

### Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

### Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

### Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

## Limitations

General

### PLUMBING

*We are not professional plumbers. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture.*

*Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.*



General

### PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

## Observations

7.2.1 Sinks & Drains

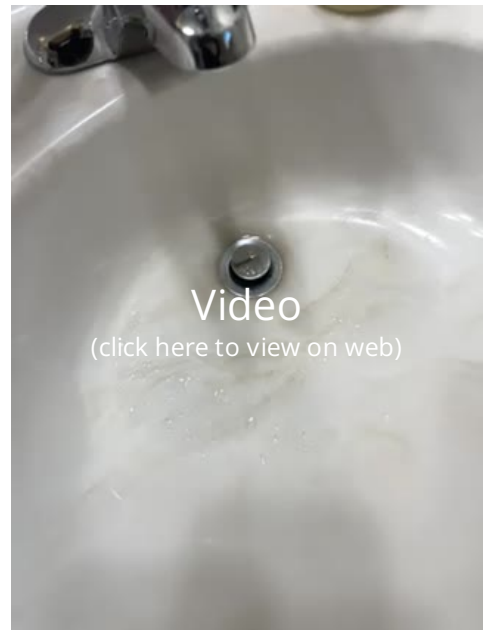
### STOPPER IS MISSING/INOPERABLE

Recommendation

Recommended DIY Project



*stopper fixed or replaced with a sink stopper you push down on to stop*



7.3.1 Toilets

### TOILET - NOT FLUSHING ADEQUATELY

I observed that the toilet did not flush as expected. Handle must be held to flush toilet

Recommendation

Contact a qualified plumbing contractor.



*Toilet addressed*

7.4.1 Bath Tubs/ Showers

### SLOW DRAIN

This could mean the drain is clogged with hair or debris.

Recommendation

Contact a qualified professional.



*slow drain addressed*



7.7.1 Counters & Cabinets

**COUNTERTOP - NOT SECURED**

I observed that the countertop was not stable. Not secure. Loose.

Recommendation

Contact a qualified countertop contractor.



Recommendation

*counter top secure*



7.8.1 Floors, Walls, Ceilings

**CRACKS - COMMON CRACKS NOTED**

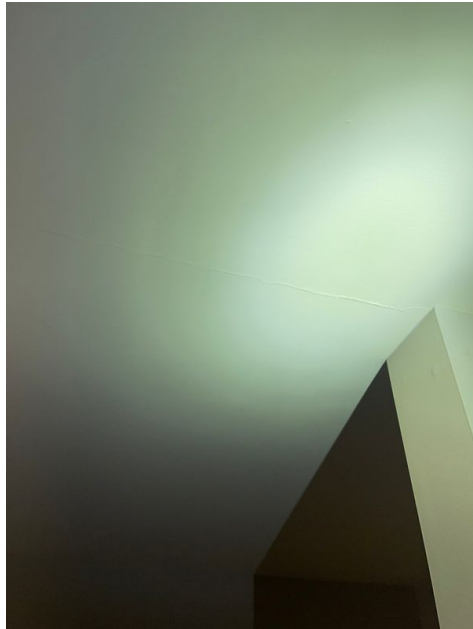
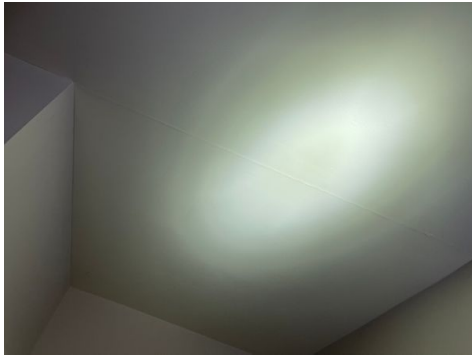
Minor cracks at the corners of doors and windows in walls. Often this is the result of expansion and contraction in the framing lumber behind the drywall and plaster. These common cracks are not a structural concern.

Recommendation

Contact a qualified professional.



Maintenance Item



# 8: BATHROOM 2

8.1	General
8.2	Sinks & Drains
8.3	Toilets
8.4	Bath Tubs/ Showers
8.5	GFCI
8.6	Exhaust Fan/ Window
8.7	Counters & Cabinets
8.8	Floors, Walls, Ceilings
8.9	Heat Supply

## Information

### General: Locations

Second Floor Bathroom #2



### Sinks & Drains: Faucet Operational at the time of inspection

I ran water at the kitchen sink.

### Sinks & Drains: Sink plumbing Operational at time of inspection

### Toilets: Operational at the time of inspection

I flushed all of the toilets.

### Bath Tubs/ Showers: Enclosure type Fiberglass

### GFCI : I did not observe any indications of GFCI defects during my inspection

### GFCI : FYI

Resets to the master bathroom

### Counters & Cabinets: Counter Material Granite

### Counters & Cabinets: Cabinet Material Laminate

### Floors, Walls, Ceilings: Floors Linolium

### Floors, Walls, Ceilings: Ceilings Drywall

### Floors, Walls, Ceilings: Walls Drywall

**Heat Supply: Heat Source was Functional at time of Inspection****Heat Supply: Type of Heat Source**  
Warm Air Heating System**Bath Tubs/ Showers: Operational at the time of inspection**

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

**Exhaust Fan/ Window: Operational at the time of inspection**

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside.

**Counters & Cabinets: Inspected Cabinets & Countertops**

I inspected a representative number of cabinets and countertop surfaces.

**Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

## Limitations

---

General

**PLUMBING**

*We are not professional plumbers. Feel free to hire one prior to closing.*

*All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture.*

*Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.*

General

**PERSONAL STORAGE RESTRICTION**

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

# 9: BATHROOM 3

9.1	General
9.2	Sinks & Drains
9.3	Toilets
9.4	GFCI
9.5	Exhaust Fan/ Window
9.6	Counters & Cabinets
9.7	Floors, Walls, Ceilings
9.8	Heat Supply

## Information

### General: Locations

First Floor Bathroom #1



### Sinks & Drains: Faucet

Operational at the time of inspection

I ran water at the kitchen sink.

### Sinks & Drains: Sink plumbing

Operational at time of inspection

**GFCI :** I did not observe any indications of GFCI defects during my inspection

**GFCI : FYI**  
GFCI resets a

**Counters & Cabinets: Counter Material**  
Granite

**Counters & Cabinets: Cabinet Material**  
Laminate

**Floors, Walls, Ceilings: Floors**  
Hardwood

**Floors, Walls, Ceilings: Ceilings**  
Drywall

**Floors, Walls, Ceilings: Walls**  
Drywall

**Heat Supply: Heat Source was Functional at time of Inspection****Heat Supply: Type of Heat Source**  
Warm Air Heating System**Exhaust Fan/ Window: Operational at the time of inspection**

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside.

**Counters & Cabinets: Inspected Cabinets & Countertops**

I inspected a representative number of cabinets and countertop surfaces.

**Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

## Limitations

---

General

**PLUMBING**

*We are not professional plumbers. Feel free to hire one prior to closing.*

*All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture.*

*Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.*



General

## PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

## Observations

---

9.3.1 Toilets



### TOILET - NOT FLUSHING ADEQUATELY

I observed that the toilet did not flush as expected. Must hold down the handle to flush adequately.

Recommendation

Contact a qualified plumbing contractor.

*toilet addressed*

# 10: BEDROOMS 1

10.1	General
10.2	Doors
10.3	Windows
10.4	Smoke & CO Detectors
10.5	Closets
10.6	Floors, Walls, Ceilings
10.7	Switches, Fixtures & Receptacles
10.8	Heat Supply

## Information

### General: Bedroom Location

Second Floor



### Windows: Window Type

VINYL

**Closets:** The closets were in serviceable condition at the time of the inspection

### Floors, Walls, Ceilings: Floors

Carpet

### Floors, Walls, Ceilings: Ceilings

Drywall

### Floors, Walls, Ceilings: Walls

Drywall

### Switches, Fixtures & Receptacles :

Lighting fixtures were functional at time of inspection.

Inspected a representative number of lighting fixtures.

### Switches, Fixtures & Receptacles :

Switches were functional at time of inspection.

Inspected a representative number of switches.

### Heat Supply: Type of Heat Source

Warm Air Heating System

### Smoke & CO Detectors: Inspected for Presence of Smoke and CO Detectors

Inspected for the presence of smoke and carbon-monoxide detectors. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

**Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

**Switches, Fixtures & Receptacles : Inspected Switches, Fixtures & Receptacles**

Inspected a representative number of switches, lighting fixtures and receptacles.

**Heat Supply: Heat Source was Functional at time of Inspection**

## Limitations

General

**INTERIOR INSPECTION**

*We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.*

General

**PERSONAL STORAGE RESTRICTION**

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Smoke & CO Detectors

### RECOMMEND REPLACING ALL DETECTORS

We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

## Observations

10.2.1 Doors

### DOOR SURFACE - POOR CONDITION



I observed that the surface of the exterior door was in poor condition.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project

*door stop on door replaced  
10.2.1*



10.3.1 Windows

### HARDWARE - DAMAGED



Observed damage to the hardware at a window. Unable to lock

Recommendation

Contact a qualified window repair/installation contractor.

*Windows damaged hardware  
addressed.*



# 11: BEDROOMS 2

11.1	General
11.2	Doors
11.3	Windows
11.4	Smoke & CO Detectors
11.5	Closets
11.6	Floors, Walls, Ceilings
11.7	Switches, Fixtures & Receptacles
11.8	Heat Supply

## Information

### General: Bedroom Location

Second Floor



### Windows: Inspected windows appeared functional

A representative number of windows from the ground surface was inspected.

### Windows: Window Type

VINYL

### Floors, Walls, Ceilings: Floors

Carpet

### Floors, Walls, Ceilings: Ceilings

Drywall

### Floors, Walls, Ceilings: Walls

Drywall

### Switches, Fixtures & Receptacles :

Lighting fixtures were functional at time of inspection.

Inspected a representative number of lighting fixtures.

### Switches, Fixtures & Receptacles :

Switches were functional at time of inspection.

Inspected a representative number of switches.

### Heat Supply: Type of Heat Source

Warm Air Heating System

### Doors: Inspected doors appeared functional during inspection.

I inspected a representative number of doors according to the Home Inspection Standards of Practice.

### Smoke & CO Detectors: Inspected for Presence of Smoke and CO Detectors

Inspected for the presence of smoke and carbon-monoxide detectors. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

### Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

### Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

### Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

### Switches, Fixtures & Receptacles : Inspected Switches, Fixtures & Receptacles

Inspected a representative number of switches, lighting fixtures and receptacles.

### Heat Supply: Heat Source was Functional at time of Inspection



## Limitations

General

### INTERIOR INSPECTION

*We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.*

## General

**PERSONAL STORAGE RESTRICTION**

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

## Smoke &amp; CO Detectors

**RECOMMEND REPLACING ALL DETECTORS**

We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

**Observations**

## 11.5.1 Closets

**CLOSET DOOR BOTTOM TRACK MISSING**

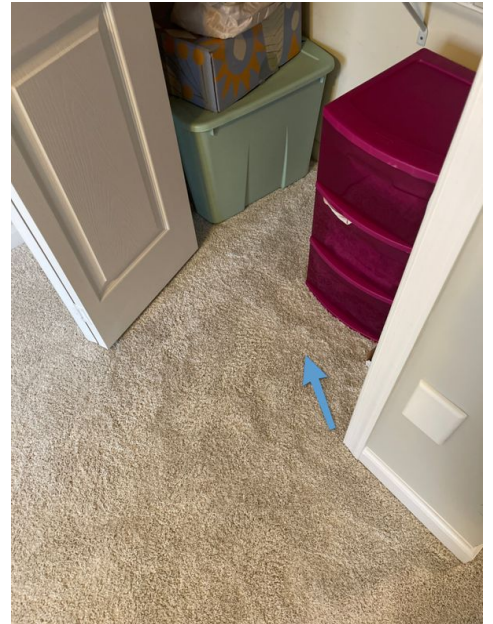
Close the door bottom track missing door swing back-and-forth and not stable

## Recommendation

Contact a qualified professional.



Maintenance Item



# 12: BEDROOMS 3

12.1	General
12.2	Doors
12.3	Windows
12.4	Smoke & CO Detectors
12.5	Closets
12.6	Floors, Walls, Ceilings
12.7	Switches, Fixtures & Receptacles
12.8	Heat Supply

## Information

### General: Bedroom Location

Second Floor



**Closets:** The closets were in serviceable condition at the time of the inspection

**Floors, Walls, Ceilings: Walls**  
Drywall

### Windows: Inspected windows appeared functional

A representative number of windows from the ground surface was inspected.

**Floors, Walls, Ceilings: Floors**  
Carpet

**Switches, Fixtures & Receptacles :** Lighting fixtures were functional at time of inspection.

Inspected a representative number of lighting fixtures.

### Windows: Window Type

VINYL

**Floors, Walls, Ceilings: Ceilings**  
Drywall

**Switches, Fixtures & Receptacles :** Switches were functional at time of inspection.

Inspected a representative number of switches.



### Heat Supply: Heat Source was Functional at time of Inspection

### Heat Supply: Type of Heat Source Warm Air Heating System



### Smoke & CO Detectors: Inspected for Presence of Smoke and CO Detectors

Inspected for the presence of smoke and carbon-monoxide detectors. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

### Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

### Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

### Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

### Switches, Fixtures & Receptacles : Inspected Switches, Fixtures & Receptacles

Inspected a representative number of switches, lighting fixtures and receptacles.

## Limitations

General

### INTERIOR INSPECTION

*We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.*

## General

**PERSONAL STORAGE RESTRICTION**

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

## Smoke &amp; CO Detectors

**RECOMMEND REPLACING ALL DETECTORS**

We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

**Observations**

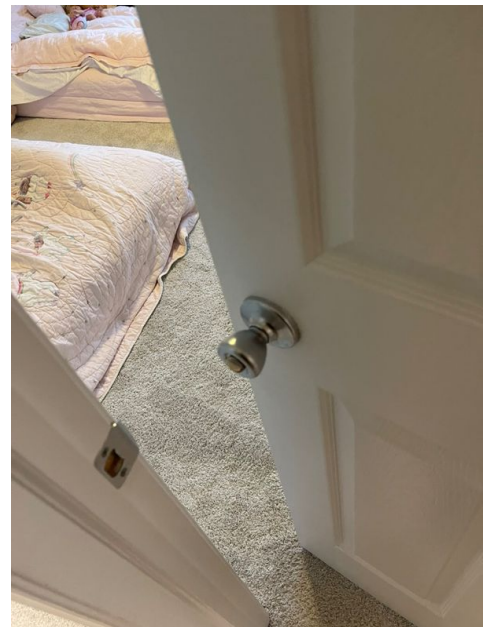
## 12.2.1 Doors

**LOCKING HARDWARE - EGRESS CONCERN**

Locking mechanism is on the outside of the room. Recommend repair by a qualified contractor or handyman.

## Recommendation

Contact a qualified handyman.



## 12.2.2 Doors

**DOOR SURFACE - POOR CONDITION**

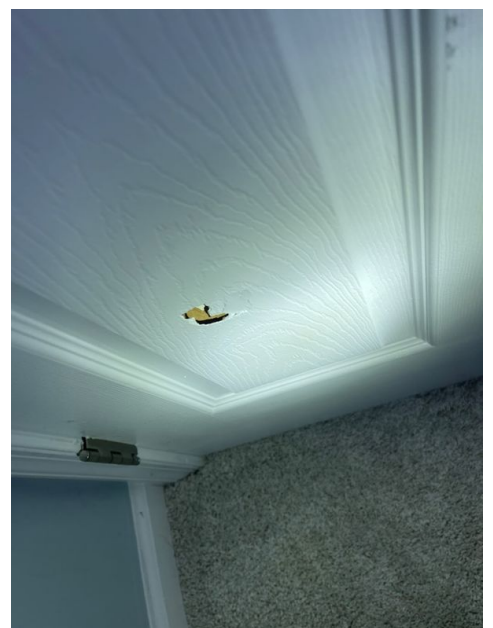
I observed that the surface of the exterior door was in poor condition.

Correction and further evaluation is recommended.

## Recommendation

Contact a handyman or DIY project

***both door items addressed***



## 12.6.1 Floors, Walls, Ceilings

**DRYWALL - NAIL POPS**

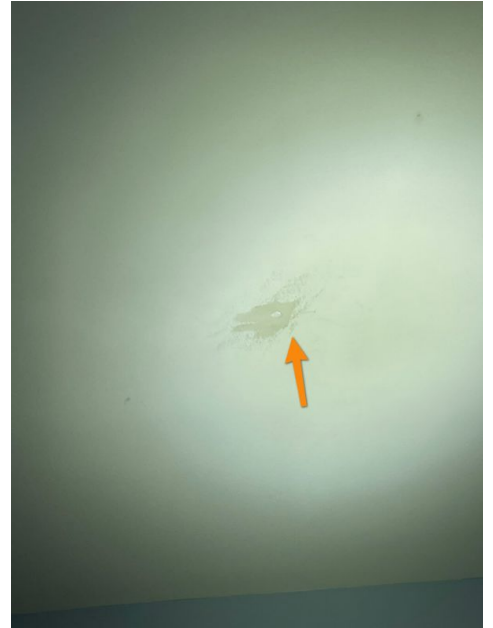
Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should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

Recommendation

Contact a qualified drywall contractor.

— Recommendation

*nail pops addressed*



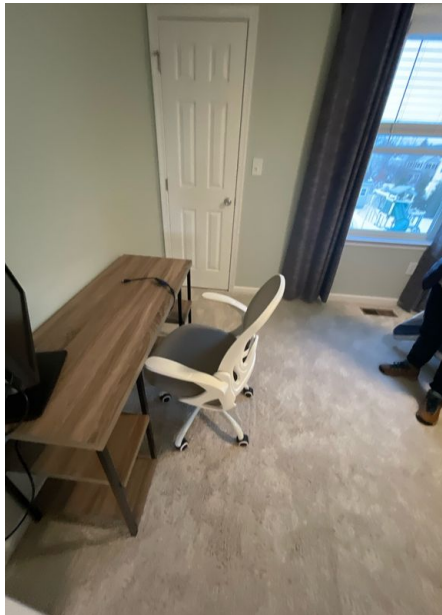
# 13: BEDROOMS 4

13.1	General
13.2	Doors
13.3	Windows
13.4	Smoke & CO Detectors
13.5	Closets
13.6	Floors, Walls, Ceilings
13.7	Switches, Fixtures & Receptacles
13.8	Heat Supply

## Information

### General: Bedroom Location

Second Floor



**Closets:** The closets were in serviceable condition at the time of the inspection

**Floors, Walls, Ceilings: Walls**  
Drywall

### Windows: Inspected windows appeared functional

A representative number of windows from the ground surface was inspected.

**Floors, Walls, Ceilings: Floors**  
Carpet

**Switches, Fixtures & Receptacles : Lighting fixtures were functional at time of inspection.**

Inspected a representative number of lighting fixtures.

### Windows: Window Type

VINYL

**Floors, Walls, Ceilings: Ceilings**  
Drywall

**Switches, Fixtures & Receptacles : Switches were functional at time of inspection.**

Inspected a representative number of switches.

**Heat Supply: Heat Source was Functional at time of Inspection****Heat Supply: Type of Heat Source**

Warm Air Heating System

**Doors: Inspected doors appeared functional during inspection.**

I inspected a representative number of doors according to the Home Inspection Standards of Practice.

**Smoke & CO Detectors: Inspected for Presence of Smoke and CO Detectors**

Inspected for the presence of smoke and carbon-monoxide detectors. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

**Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

**Switches, Fixtures & Receptacles : Inspected Switches, Fixtures & Receptacles**

Inspected a representative number of switches, lighting fixtures and receptacles.

## Limitations

---

General

**INTERIOR INSPECTION**

*We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.*

## General

**PERSONAL STORAGE RESTRICTION**

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

## Smoke &amp; CO Detectors

**RECOMMEND REPLACING ALL DETECTORS**

We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

**Observations**

## 13.6.1 Floors, Walls, Ceilings

**DRYWALL - NAIL POPS**

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 drywall or painting contractor.

## Recommendation

Contact a qualified drywall contractor.



*nail pops addressed*

# 14: INTERIOR AREAS

14.1	Stairs & Steps
14.2	Handrails, Railing & Guardrails
14.3	Doors
14.4	Windows
14.5	Floors, Walls, Ceilings
14.6	Smoke & CO Detectors
14.7	Switches, Fixtures & Receptacles
14.8	Closets
14.9	Heat Supply

## Information

**Handrails, Railing & Guardrails :** I did not observe any indications of Guardrails defects during my inspection

**Handrails, Railing & Guardrails :** I did not observe any indications of Handrails defects during my inspection

**Handrails, Railing & Guardrails :** I did not observe any indications of Railings defects during my inspection

**Windows: Window Type**  
VINYL

**Floors, Walls, Ceilings: Floors**  
Carpet, Hardwood

**Floors, Walls, Ceilings: Ceilings**  
Drywall

**Floors, Walls, Ceilings: Walls**  
Drywall

**Switches, Fixtures & Receptacles :** Lighting fixtures were functional at time of inspection.

**Switches, Fixtures & Receptacles :** Switches were functional at time of inspection.

Inspected a representative number of lighting fixtures.

Inspected a representative number of switches.

**Closets: The closets were in serviceable condition at the time of the inspection**

**Heat Supply: Type of Heat Source**  
Warm Air Heating System

**Stairs & Steps :** I did not observe any indications of stair and step defects during my inspection

Inspected the stairs and steps and staircases. 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.

**Doors: Inspected doors appeared functional during inspection.**

I inspected a representative number of doors according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Ceilings were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Floors were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of floors. I looked for material defects according to the Home Inspection Standards of Practice.

**Floors, Walls, Ceilings: Walls were satisfactory at the time of the inspection**

I inspected the readily visible surfaces of walls. I looked for material defects according to the Home Inspection Standards of Practice.

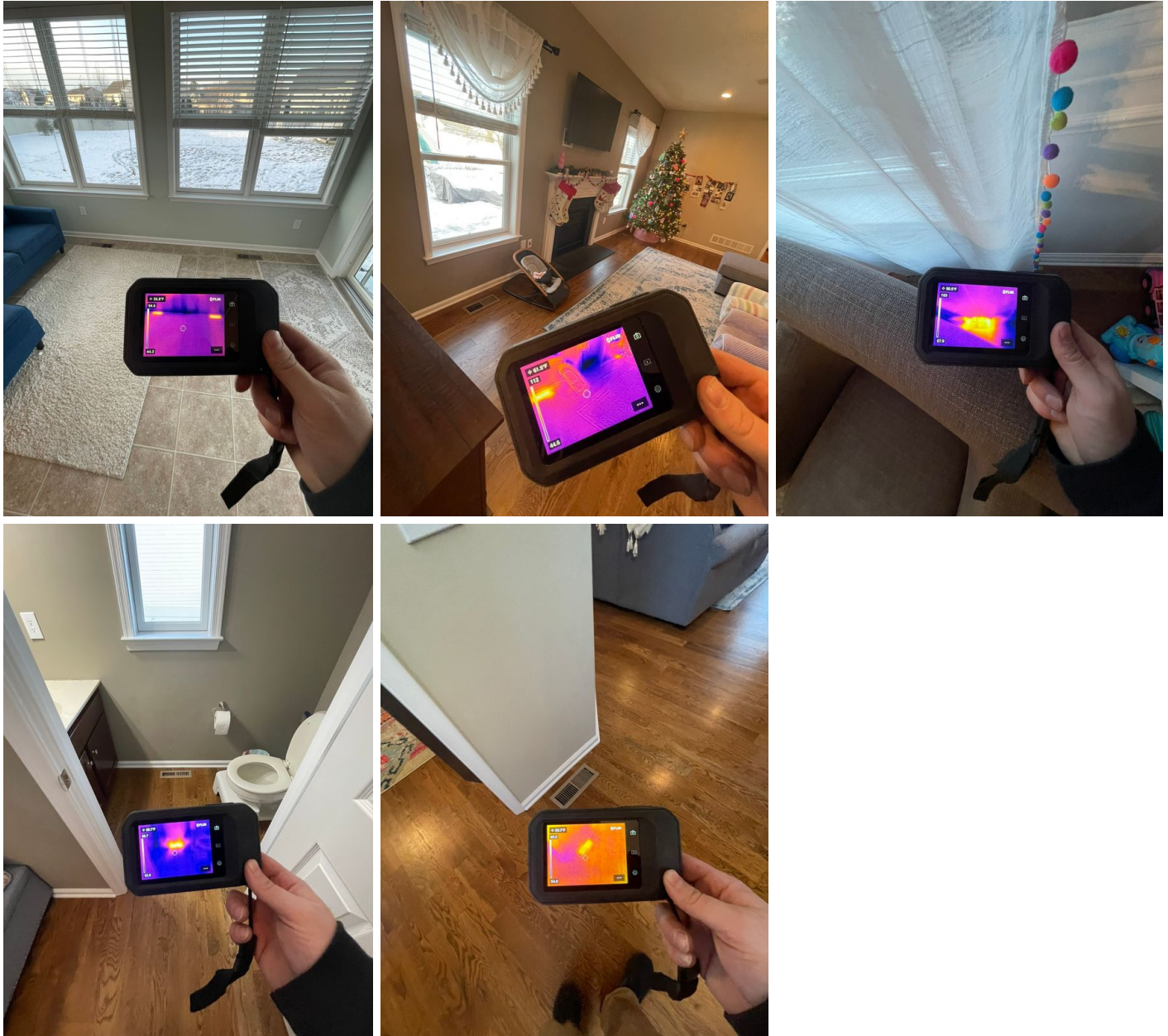
**Smoke & CO Detectors: Inspected for Presence of Smoke and CO Detectors**

Inspected for the presence of smoke and carbon-monoxide detectors. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

**Switches, Fixtures & Receptacles : Inspected Switches, Fixtures & Receptacles**

Inspected a representative number of switches, lighting fixtures and receptacles.

**Heat Supply: Heat Source was Functional at time of Inspection**



**Limitations**

General

**INTERIOR INSPECTION**



*We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.*

General

## **PERSONAL STORAGE RESTRICTION**

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

General

## **LEAD-BASED PAINT LIMITATION**

Lead-Based Paint Limitation

Lead-based paints were often used in homes built before 1978. In 1978, the federal government banned the use of lead-based paints in homes because of the serious health hazards it may cause to its occupants. If the paint is in good shape, the lead paint is usually not a problem. Deteriorating lead-based paint (peeling, chipping, chalking, cracking, damaged, or damp) can present a hazard.

During the home inspection, we inspect the condition of painted surfaces, but we cannot confirm the presence of lead-based paints. The presence of lead-based paints can only be confirmed through extensive laboratory testing. For more information about lead-based paint visit <https://www.epa.gov/lead>

Smoke & CO Detectors

## **RECOMMEND REPLACING ALL DETECTORS**

We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for peace of mind and for safety concerns.

## **Observations**

14.4.1 Windows

### **HARDWARE - DAMAGED**



Maintenance Item

Observed damage to the hardware at a window. Window is unable to lock

Recommendation

Contact a qualified window repair/installation contractor.



*Windows damaged hardware addressed.*

14.5.1 Floors, Walls, Ceilings

**STAINS - MINOR**



There is a stain that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



*stain addressed no leaks*

14.5.2 Floors, Walls, Ceilings

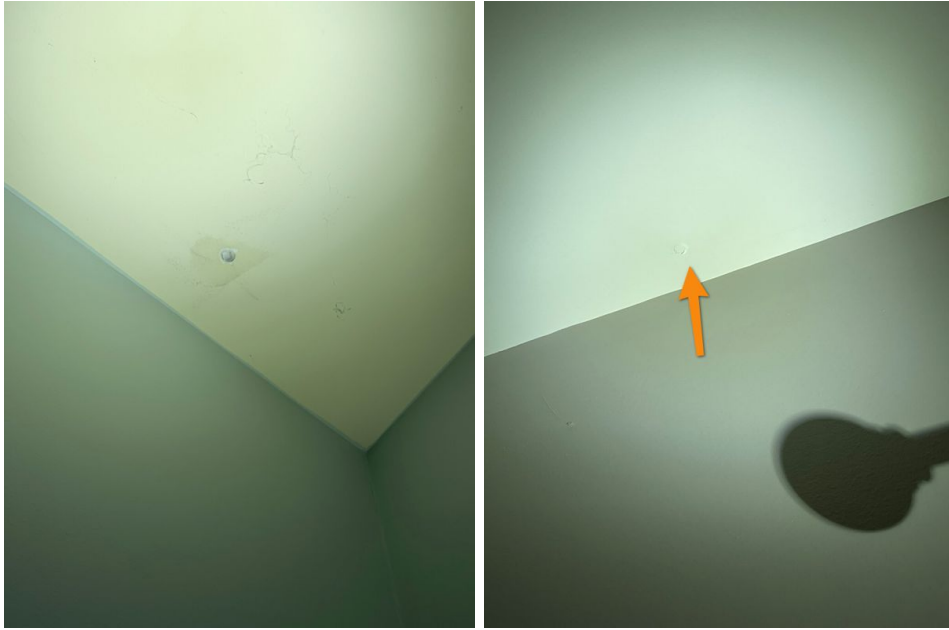
**DRYWALL - NAIL POPS**



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 drywall or painting contractor.

Recommendation

Contact a qualified drywall contractor.



# 15: LAUNDRY

15.1	Laundry Room
15.2	Washer Plumbing
15.3	Dryer Venting
15.4	Heat Supply

## Information

**Laundry Room: Laundry Room**  
**Location**  
 Second Floor

**Washer Plumbing: Washer Plumbing appeared satisfactory at the time of inspection**

**Dryer Venting : Dryer venting appeared satisfactory at the time of the inspection**

**Heat Supply: Type of Heat Source**  
 None

## Limitations

Washer Plumbing

### CLOTHES WASHER NOT INSPECTED

Did not inspect the clothes washer. This appliance is beyond the scope of a home inspection. I did not operate the clothes washer

Dryer Venting

### CLOTHES DRYER NOT INSPECTED

Did not inspect the clothes dryer fully. This appliance is beyond the scope of a home inspection. I did not operate the clothes dryer. The clothes dryer exhaust pipe should be inspected and cleaned every year to help prevent lint build up and moisture accumulation.

## Observations

15.1.1 Laundry Room

### MISSING GFCI RECEPTACLE(S)



Recommendation

Although GFCI (Ground Fault Circuit Interrupter) protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations: Bathrooms, Outside, Garages, Crawlspace (at or below grade) Unfinished basements, Kitchens, Laundry rooms and boat houses. Additionally, all receptacle within 6 feet of all plumbing fixtures and water sources should be GFCI protected for reasons of safety.

Recommendation

Contact a qualified electrical contractor.



#### 15.4.1 Heat Supply

### REGISTER- MISSING HEAT SUPPLY AT A ROOM

— Recommendation

I observed an absence of a heating supply register and heat supply source to a room. Every living space should have a heat source or heat supplied to it. Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

# 16: BASEMENT/CRAWLSPACE

16.1	Access
16.2	Walls
16.3	Slab Floor
16.4	Structure
16.5	GFCI
16.6	Insulation
16.7	Sump Pump
16.8	Stairs / Handrails
16.9	Windows

## Information

### Basement Type

Unfinished, Combination  
Basement and Crawlspace

### Foundation Type

Concrete

### Access: Access Location

Interior steps, "Bilco" entrance

### Slab Floor: Slab Floor Type

Concrete

**GFCI: I did not observe any indications of GFCI defects during my inspection**

### Insulation: Insulation type

Fiberglass

**Insulation: I did not observe any indications of insulation defects during my inspection**

**Stairs / Handrails: I did not observe any indications of stairs, handrails or railing defects during my inspection**

**Windows: Inspected windows appeared functional**

A representative number of windows from the ground surface was inspected.

### Windows: Window Type

VINYL

### 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.

**Structure : I did not observe any indications of structural defects during my inspection**

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists

## Limitations

General

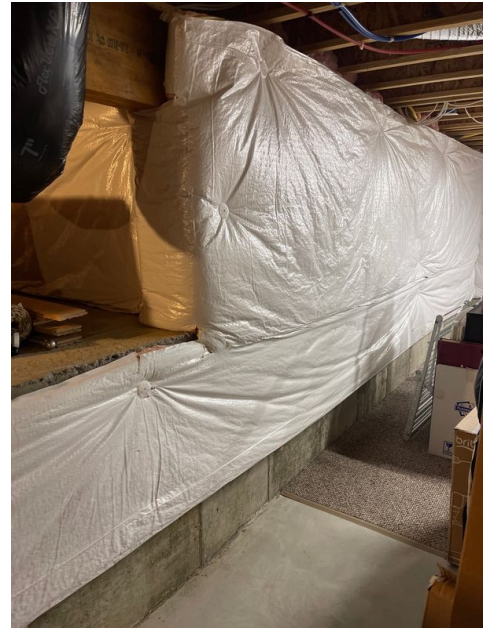
### PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection

## Walls

**WALLS - CONCEALED BEHIND FINISH MATERIAL**

The foundation walls were concealed behind finish material and the condition of the foundation walls was not visible or observable.



## Insulation

**CEILING AND WALLS WERE COVERED WITH FINISH MATERIAL WHICH RESTRICTED MY VISUAL INSPECTION**

The walls/ceilings were concealed behind finish material and the condition of the foundation walls was not visible or observable.

## Sump Pump

**UNABLE TO TURN ON SUMP PUMP**

I was unable to turn on the sump pump. This was an inspection restriction.

**Observations**

## 16.2.1 Walls

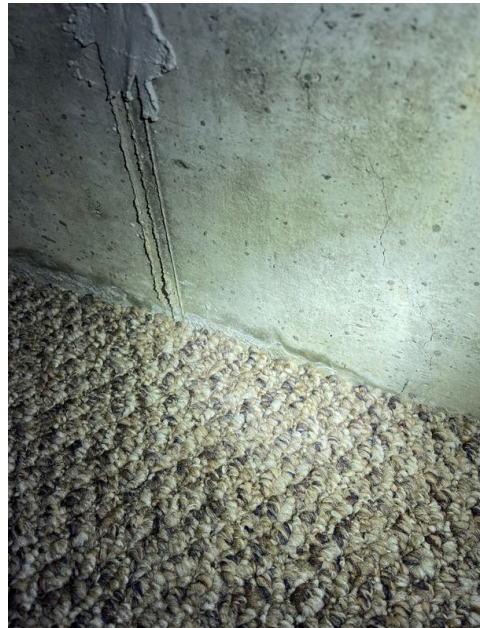
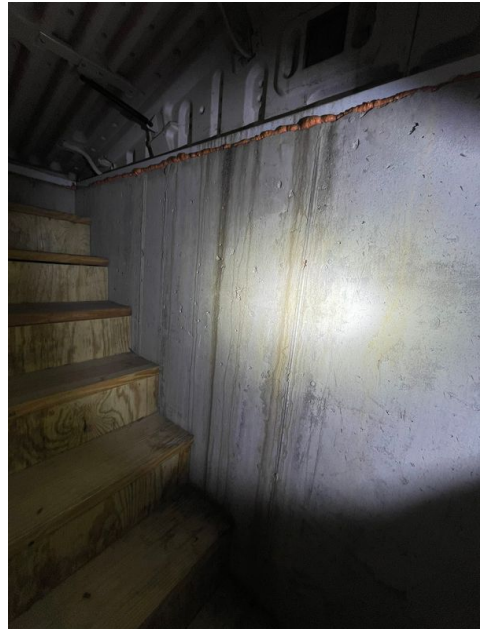
**PRIOR WATER PENETRATION OBSERVED**

Observed indications that sometime in the past, there was water penetration or intrusion into the house.

## Recommendation

Recommend monitoring.

***All Settlement cracks and water penetration has been corrected. Life time warranty has been included.***





16.2.2 Walls

**EFFLORESCENCE OBSERVED**

 Maintenance Item

Observed efflorescence on the foundation walls. Efflorescence is the white chalky powder that you might find on the surface of a concrete, brick, or stone wall. Efflorescence occurs when water passes through concrete and dries leaving behind mineral deposits found in water. In most cases it is a cosmetic issue, but it can be an indication of moisture intrusion that could lead to structural and indoor air quality issues.



Recommendation

Contact a qualified professional.

16.2.3 Walls

**FOUNDATION SETTLEMENT CRACK OBSERVED**

 Recommendation

Consult with a structural engineer potential need for repairs.

Recommendation

Contact a qualified professional.



***all basement addressed***

# 17: ELECTRICAL

17.1	Service
17.2	Main Panel
17.3	Breakers
17.4	Wiring
17.5	Grounding & Bonding
17.6	AFCIs

## Information

**Service : There is an underground service noted**

**Service : Inspected the Service Mast, Service Conduit & Raceway**

**Service : Inspected the Electric Meter & Base**

I inspected the electrical service mast, service conduit and raceway.

I inspected the electrical electric meter and base.

**Service : Inspected Service-Entrance Conductors**

**Main Panel: Inspected Main Service Disconnect**

**Main Panel: Inspected Main Panel board**

I inspected the electrical service-entrance conductors.

I inspected the electrical main service disconnect.

I inspected the electrical panel board.



**Main Panel: Main Panel Location**  
Basement

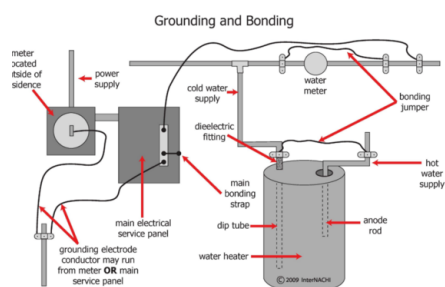
**Main Panel: Main Disconnect rating**  
200

**Breakers: All of the circuit breakers appeared serviceable at the time of the inspection**

**Wiring: Type of Wiring, If Visible**  
NM-B (Romex)

## Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



### Main Panel: Homeowner's Responsibility

**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

### Main Panel: Breakers in OFF position

0

I observed a breaker in the "off" position prior to inspecting the electrical panel. Recommend asking the homeowner what this breaker is connected to, and why it is off.

### AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

## Limitations

General

### ELECTRICAL

*We are not electricians. Feel free to hire an electrician prior to closing.*

*If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.*

*Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.*

Wiring

### UNABLE TO INSPECT ALL OF THE WIRING

Unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

## Grounding &amp; Bonding

**UNABLE TO CONFIRM PROPER GROUNDING AND BONDING**

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

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## AFCIs

**UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

# 18: PLUMBING

18.1	Water Source
18.2	Sewer
18.3	Main Water Shut-Off Valve
18.4	Water Supply & Distribution
18.5	Drain, Waste, & Vent

## Information

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

**Water Supply & Distribution :**  
**Plumbing Material**  
 Copper, PEX

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



**Drain, Waste, & Vent: Appeared functional at time of inspection**

**Water Source : Public Water**

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection.

**Sewer: Public sewer to the structure**

The waste system from the house appeared to be to a public sewer system upon the observed indications at the time of the inspection. To confirm and be certain, I recommend referring to public record and the sellers disclosure.

**Sewer: Recommend a Sewer Scope Inspection**

This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. The sewer lateral piping is owned by the home owner and not the municipality. This is a large ticket item to repair if needed.

**Main Water Shut-Off Valve: Homeowner's Responsibility**

**It's your job** to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

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## Water Supply & Distribution : Inspected Water Supply & Distribution

Inspected the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed.

## Limitations

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Water Supply & Distribution

### **NOT ALL PIPES VISIBLE**

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the structural components.

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Drain, Waste, & Vent

### **NOT ALL PIPES VISIBLE**

The inspection was restricted because not all of the drain, waste and vent pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within structural components.

# 19: WATER HEATER

19.1	Base
19.2	Combustion
19.3	Gas Valve
19.4	Heater Enclosure
19.5	Plumbing
19.6	TPR Valve
19.7	Venting

## Information

### Plumbing Material

Copper

### Overflow Pipe

Copper

**Base:** The water heater base is functional at the time of the inspection

**Combustion:** The combustion chamber appears to in functional condition at the time of the inspection

**Gas Valve:** Appears functional

**Heater Enclosure:** The water heater enclosure is functional at time of the inspection

50 gallons

**Plumbing:** I did not observe any indications of supply line defect during my inspection

**TPR Valve:** Temperature Pressure Release (TPR) valve and discharge pipe is present and appears satisfactory

In satisfactory condition.

**Venting:** I did not observe any indications of defect to the water heater venting during my inspection

**Venting:** Venting Material

PVC

**Location**

Basement



**Type**

Gas

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers).

**TPR Valve: Temperature Pressure Relief Valve (TPR Valve)**

This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



## 20: HEATING/COOLING

20.1	Heating System
20.2	Cooling System
20.3	Venting
20.4	Thermostat & Controls

### Information

#### Heating System: Energy Source

Natural Gas

#### Heating System: Heating Method

Warm air

**Heating System: Appeared functional at the time of the inspection**

#### Cooling System: Cooling Method

AC compressor

#### Venting: Venting Material

PVC

**Venting: The visible portions of the vent pipes appeared functional at the time of the inspection**

#### Thermostat & Controls:

##### Thermostat Location

Dining room

#### Thermostat & Controls:

**Functional at the time of inspection**

#### Heating System: HVAC Maintenance Tip

HVAC (heating, ventilating and air-conditioning) systems in houses consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

The HVAC system should be inspected and serviced every year. And if the system has an air filter, the filter should be cleaned or replaced on a monthly basis.

#### Heating System: Smoke and CO Detectors were present at time of inspection

Smoke and carbon monoxide detectors are recommended in rooms with gas fired appliances for safety.

#### Cooling System: Condensate Pump Maintenance Tip

Observed a condensate pump installed at the cooling system. This component collects condensate water that is created when the cooling system is operating. The condensate pump should collect and discharge the water properly. Recommend you periodically check that it is functioning and not leaking.

#### Thermostat & Controls: Upgrade recommended

Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.

### Limitations

Heating System

#### HVAC

*We are not HVAC professionals. Feel free to hire one prior to closing.*

*We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit.*

*It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.*

*Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.*

## Cooling System

### **COOL TEMPERATURE RESTRICTION**

The outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Inspector advises that an HVAC professional evaluate the operation of the system when the temperature permits.

## Observations

### 20.1.1 Heating System



Recommendation

#### **DELAYED MAINTENANCE**

Observed indications of delayed maintenance at the heating system. The system should be cleaned and inspected by a HVAC professional every year. Correction and further evaluation is recommended.

Recommendation

Contact a qualified heating and cooling contractor

### 20.1.2 Heating System



Recommendation

#### **THE HEATING UNIT IS APPROACHING ITS DESIGNED LIFE EXPECTANCY**

We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Recommendation

Contact a qualified professional.

## 21: ATTIC

21.1	Access
21.2	Insulation
21.3	Structure
21.4	Ventilation
21.5	Exhaust Vents
21.6	Plumbing
21.7	Electical

### Information

#### Access: Attic Access

Bedroom Closet

#### Insulation: Insulation type

Fiberglass

#### Insulation: Insulation Depth

Insulation averages about 14-16 inches in depth

#### Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents

#### Ventilation: Ventilation appeared satisfactory at the time of inspection

#### Plumbing: Plumbing Material

PVC venting

#### Plumbing: No deficiencies

observed in the plumbing vent piping

#### Insulation: Insulation was Inspected.

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

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

#### Structure: Structure appeared satisfactory at the time of inspection

Structural components were inspected from the attic space and appeared to be functional with no defects observed.

#### Ventilation: The importance of Attic Ventilation

Proper attic ventilation keeps the temperature and humidity regulated inside an unfinished attic space. Without sufficient ventilation, the roof will prematurely age due to excessive heat and the attic will experience excessive humidity and condensation that can lead to microbial growth. In short, unfinished attic spaces need to "breathe" to prevent defects from occurring.

Industry standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space.

#### Exhaust Vents : Exhaust Vents appeared satisfactory at the time of inspection

The visible components of the exhaust venting system were inspected but many of the exhaust venting components were covered in insulation which limited my inspection.

### Observations

## 21.2.1 Insulation

**INSULATION COMPRESSED BY STEPS**

I observed indications that the insulation in the attic was stepped upon. The insulation in those areas are compressed. The insulation is not as thick and not performing as expected. Adding insulation in these areas is recommend.

## Recommendation

Contact a qualified insulation contractor.



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# STANDARDS OF PRACTICE

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## Inspection Details

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

1. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

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

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

## Roofing

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

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.

6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

## Grounds

. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

IV. The inspector is not required to:

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

## Laundry

**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

## Basement/Crawlspace

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

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

## Electrical

The inspector shall inspect:

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

II. The inspector shall describe:

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

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and

5. the absence of smoke and/or carbon monoxide detectors.

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

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

## Plumbing

### I. The inspector shall inspect:

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

### II. The inspector shall describe:

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

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

## Water Heater

### . The inspector shall inspect:

1. the main water supply shut-off valve;



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

II. The inspector shall describe:

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

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
21. inspect or test for gas or fuel leaks, or indications thereof.

## Heating/Cooling

### I. The inspector shall inspect:

1. the heating system, using normal operating controls.

**II. The inspector shall describe:**

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

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

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

**Attic****I. The inspector shall inspect:**

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

**II. The inspector shall describe:**

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

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

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

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.