



ROACY INSPECTION

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ROACY INSPECTION TEMPLATE

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SEPTEMBER 28, 2022



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DRAFT

SUMMARY

77

ITEMS INSPECTED

41

DEFECT

Summary Text (enter here)

- ⊖ 2.4.1 Roof - Gutters & Downspouts: Debris in Gutters
- ⊖ 2.4.2 Roof - Gutters & Downspouts: Downspouts Drain Near House
- ⊖ 3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Dense Vegetation
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- ⊖ 7.1.1 Plumbing - Main Water Shut-Off Valve: Missing Bonding Jumper
- ⊖ 7.3.1 Plumbing - Hot Water Source: Old System
- ⊖ 7.4.1 Plumbing - Drain, Waste, & Vent Systems: Improper Connection
- ⊖ 8.1.1 Electrical - Electric Meter & Base: Not grounded to water system
- ⊖ 8.2.1 Electrical - Service-Entrance Conductors: Service Entrance Height is not appropriately spaced
- ⊖ 8.4.1 Electrical - Electrical Wiring: Solid Conductor Aluminum Branch-Circuit Wiring
- ⊖ 8.4.2 Electrical - Electrical Wiring: Small service size
- ⊖ 8.5.1 Electrical - Panelboards & Breakers: Extra Wire
- ⊖ 8.6.1 Electrical - Service Grounding & Bonding: Unable to Confirm Presence of Grounded Conductor
- ⊖ 8.7.1 Electrical - AFCIs: Missing AFCI

- ⊖ 8.7.2 Electrical - AFCIs: Missing AFCI in Kitchen
- ⊖ 8.7.3 Electrical - AFCIs: Missing AFCI in Kitchen
- ⊖ 8.7.4 Electrical - AFCIs: Missing AFCI Protection in Dining & Living Rooms
- ⊖ 8.7.5 Electrical - AFCIs: Missing AFCI Protection at Interior Room
- ⊖ 8.7.6 Electrical - AFCIs: Missing AFCI Protection at Bedrooms
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- ⊖ 10.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Missing Fan
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- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Sticks
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- ⊖ 11.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Carpet door drag
- ⊖ 11.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Minor Damage
- ⊖ 11.6.1 Doors, Windows & Interior - Railings, Guards & Handrails: Damage Spindle
- ⊖ 12.1.1 Laundry - Laundry Room, Electric, and Tub: Missing AFCI Protection
- ⊖ 12.1.2 Laundry - Laundry Room, Electric, and Tub: Missing GFCI Protection
- ⊖ 12.2.1 Laundry - Clothes Washer: Missing Catch Pan
- ⊖ 13.2.1 Kitchen - GFCI: Missing GFCI Protection
- ⊖ 13.3.1 Kitchen - AFCI: Missing AFCI Protection
- ⊖ 13.5.1 Kitchen - Floors, Walls, Ceilings: Floor damaged

1: INSPECTION DETAIL

Information

**General Inspection Info:
Occupancy**

Occupied

**General Inspection Info: Weather
Conditions**

Sunny, Dry, 63 degrees

**General Inspection Info: Type of
Building**

Single Family

General Inspection Info: In Attendance

Client, Client's Agent

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the seller's disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. 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. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Unfortunately, things break, including your home. Your home has an estimated 10,000 different parts, and even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

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

\$25,000 Honor Guarantee: Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$25,000 Honor Guarantee**.

InterNACHI® will pay up to \$25,000 (USD; maximum collective aggregate) for the cost of replacement of personal property lost (and not recovered, restituted or insured) during an inspection and stolen by an InterNACHI®-certified member who was convicted of or pleaded guilty (or no contest) to any criminal charge resulting from the member's taking of the client's personal property. Claimant agrees that the exclusive venue for any action against InterNACHI® arising out of this Honor Guarantee is the District Court in Boulder County, Colorado. InterNACHI's Honor Guarantee is valid throughout the U.S. and Canada.

For details, please visit www.nachi.org/honor.htm

2: ROOF

Information

Roof Covering: 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.

Roof Covering: Type of Roof-Covering Described

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.

Roof Covering: Roof Was Inspected

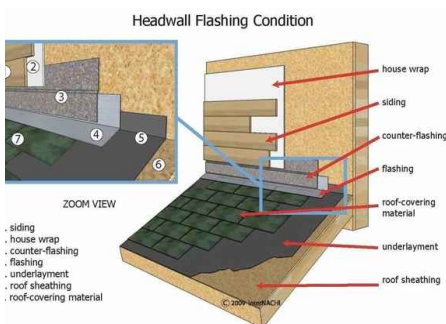
Roof

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.

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 Details

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.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

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

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

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

Recommendations

2.4.1 Gutters & Downspouts

DEBRIS IN GUTTERS

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation

Contact a qualified gutter contractor

2.4.2 Gutters & 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 foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 5 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Recommended DIY Project

3: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

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, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

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

Brick, Vinyl

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.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: Inspected GFCIs

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

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

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.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

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

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: Windows Inspected

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

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

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.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI 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.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

DENSE VEGETATION

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Recommended DIY Project

3.4.2 Vegetation, Surface Drainage, Retaining Walls & Grading

TREES TOO CLOSE TO STRUCTURE

Tree root systems can damage the foundation of a structure. In addition, the branches and foliage can damage the wall cladding, provide a route for wood destroying organisms (WDO) to access the structure, and increase the potential for moisture issues to come up. Trees should be at least ten (10) feet away from a structure.

Recommendation

Contact a qualified landscaping contractor

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described

Masonry Block

Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described

Masonry Block

Under-Floor Crawlspace: Under-Floor Crawl Access Location

Basement, Closet

Basement: 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.

Basement: Basement Was Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#).

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

Basement: Foundation Was Inspected

The foundation was inspected according to the [Home Inspection Standards of Practice](#).

Basement: Structural Components Were Inspected

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

Sump Pump: Sump Pump Installed

I observed a sump pump was installed in the house.

Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home.

Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water buildup under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back-flows, and other problems.

Lack of a back-up sump pump, which can be quickly installed in the event the first pump fails, can lead to serious water damage and property loss. This is especially important if the sump pump is relied upon to maintain a dry basement, or if the house is located in an area of seasonally high groundwater. Sump failure can cause extensive water damage and the loss of valuable personal belongings.



Sump well with submersed pump.

Sump Pump: Sump Pump Activated

I activated the sump pump. It turned on.

The sump pump should not recycle. When a sump pump is used to keep a buildings interior dry, the discharge should drain away from the building and should not add to the subsurface water condition that the sump pump is meant to control.

Sump Pump: Water in Sump Pump

I observed standing water in the sump pump bucket. This may indicate that the sump pump is critical and necessary to keep the house basement or foundation from having water intrusion problems developing.

Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water 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.

Under-Floor Crawlspace: Structural Components Inspected

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

Limitations

Basement

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.



Storage units blocking view of foundation wall.



Storage units blocking view of foundation wall.

Basement

BASEMENT FINISHED

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.



Paneling installed over foundation wall.

Under-Floor Crawlspace

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.

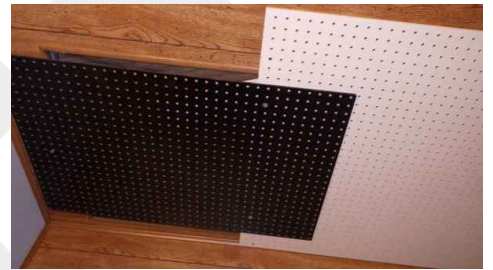


Personal items blocking entry into crawlspace from sump room.

Under-Floor Crawlspace

TOTALLY INACCESSIBLE

The crawlspace was inaccessible. This is an inspection restriction. I don't know what's going on inside the crawlspace, because I could not enter it. Access needs to be provided in order to inspect and evaluate the crawlspace condition.



Second entry to crawlspace from basement closet is blocked off.

Recommendations

4.1.1 Basement

PRIOR WATER PENETRATION OBSERVED

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

Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



Cracking in brick foundation at mortar joints, shows past evidence of water intrusion. Does not seem to be recent.

4.1.2 Basement

EFFLORESCENCE OBSERVED



Efflorescence observed under ductwork.

I observed efflorescence.

Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.

I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture, a condition that also encourages the growth of mold.

Recommendation

Contact a qualified professional.

4.1.3 Basement

EMERGENCY EGRESS FROM BASEMENT

The emergency egress from the basement is inaccessible.

Recommendation

Recommended DIY Project



Exercise machine blocking emergency egress door in basement

4.3.1 Ventilation in Foundation/Basement Area

EXCESSIVE HUMIDITY

I observed indications of excessive humidity levels and moisture intrusion in the foundation and basement area. This might have been related to proper ventilation or air conditioning.

RH was 63%, and ideally you want to have between 40 and 60% RH.

Recommendation

Contact a qualified professional.



5: HEATING

Information

Heating System Information: Energy Source

Gas

Heating System Information: Heating Method

Warm-Air Heating System

Thermostat and Normal Operating Controls: Thermostat Location

Living room



Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They 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.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.



Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

Recommendations

5.1.1 Heating System Information

CORROSION & RUST

I observed areas of corrosion and rust at the heating system.

This is directly under the condensate pan, which showed signs of having been patched with a new condensate discharge pipe.



Recommendation

Contact a qualified HVAC professional.

Rust on left side of panel immediately under condensate pan.

5.1.2 Heating System Information

DUCT DEFECT

I am deserved a defect at the ductwork. Efflorescence under ductwork indicates possible condensation from ductwork. Insulation and/or dehumidification may help to relieve condensation issue.

Recommendation

Contact a qualified professional.

5.1.3 Heating System Information

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended.

[InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)



This unit was (as extrapolated from its Serial Number) manufactured at plant # 59, in March of 2004.

Recommendation

Recommend monitoring.

6: COOLING

Information

Cooling System Information: Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.

Thermostat and Normal Operating Controls: Thermostat Location

Living room

Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the 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.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system. This discharge pipe leads to the sump well.

Limitations

Cooling System Information

COOL TEMPERATURE RESTRICTION

Because 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. Ask the homeowner about the system, including past performance.

Recommendations

6.1.1 Cooling System Information

FINS DAMAGED

I observed indications of damaged fins on the exterior compressor unit of the cooling system.

Recommendation

Contact a qualified HVAC professional.

7: PLUMBING

Information

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



North wall of sump room, above the sump well.

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Hot Water Source: Inspected Venting Connections

I inspected the venting connections.

Main Water Shut-Off Valve: Homeowner's Responsibility

North wall in Basement Sump Room

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.

Water Supply : Water Supply Is Public

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. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).



50 gallon gas hot water heater.



Water heater tag.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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 walls.

Recommendations

7.1.1 Main Water Shut-Off Valve

MISSING BONDING JUMPER

I observed indications of a missing bonding jumper cable that should be installed over the water meter.

Recommendation

Contact a qualified electrical contractor.

7.3.1 Hot Water Source

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

This water heater was built in May of 2004.

Recommendation

Recommend monitoring.

7.4.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

I observed an improper connection at a drain, waste, and vent pipe.

This is the bend at the bottom of the drop from the second story restroom.. Client should consider upgrading to a long 90 degree curve to reduce strain on joint.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Service-Entrance Conductors: Inspected Service-Entrance Conductors

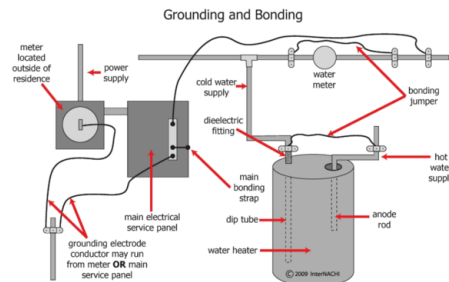
I inspected the electrical service-entrance conductors.

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Main Service Disconnect: 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 Service Disconnect: Main Disconnect Rating, If Labeled

100

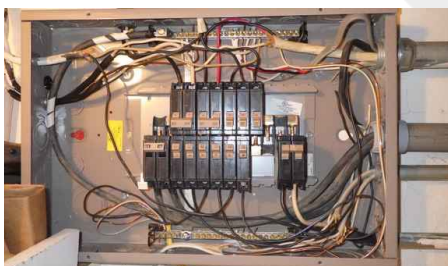
I observed indications of the main service disconnect's amperage rating. It was labeled.

Electrical Wiring: Voltage and Draw

House receptacles should be pulling approximately 120 volts with a voltage drop of approximately 5%.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



Electrical panel without panel door.

Panelboards & Breakers: Inspected Subpanel & Breakers

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).

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.

GFCIs: GFCI Pathways

Client should understand that if a restroom as an example has a GFCI outlet installed correctly that if the GFCI trips every outlet downstream (further down the line away from the service box) from the GFCI will cease to work. This generally is limited to just the one room, but there are instances where the line has extended to other rooms. If an outlet has ceased to work, it is worth checking if a GFCI has been tripped.

GFCIs: Inspected GFCIs

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

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was 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.

Service Grounding & 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.

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.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI 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.

Recommendations

8.1.1 Electric Meter & Base

NOT GROUNDED TO WATER SYSTEM

The electrical system does not seem to be grounded on the water system. You may wish to consider having a licensed electrician evaluate the system for safety.

Recommendation

Contact a qualified professional.

8.2.1 Service-Entrance Conductors

SERVICE ENTRANCE HEIGHT IS NOT APPROPRIATELY SPACED

Recommendation

Contact a qualified professional.

8.4.1 Electrical Wiring

SOLID CONDUCTOR ALUMINUM BRANCH-CIRCUIT WIRING

I observed indications of solid conductor aluminum branch-circuit wiring. This is an electrical hazard. It is recommended that the electrical system be evaluated by a licensed electrician.

Talk with you insurance agent about whether the presence of aluminum wiring in your home is a hazard, a defect, and a problem that requires changes to their policy language.

Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov>.

For more details, visit [InterNACHI's Free Inspection Library](#).

Recommendation

Contact a qualified electrical contractor.

8.4.2 Electrical Wiring

SMALL SERVICE SIZE

Given modern electrical requirements, it may be advantageous to consider as an upgrade increasing amperage. The typical new home in the United States has a 200 amp service to it.

Recommendation

Contact a qualified professional.

8.5.1 Panelboards & Breakers

EXTRA WIRE

Observed a wire that was not wired into box, but was coming through a conduit into the box. No power was detected in wire.

Recommendation

Contact a qualified professional.

8.6.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR

I was unable to confirm by observation the presence of a grounded conductor.

Recommendation

Contact a qualified electrical contractor.

8.7.1 AFCIs

MISSING AFCI

I observed indications that an AFCI is missing in an area that is required to keep the house safe.

Recommendation

Contact a qualified electrical contractor.

8.7.2 AFCIs

MISSING AFCI IN KITCHEN

I observed missing AFCI protection for receptacle outlets located in the kitchen.

(Kitchen counter receptacles must be GFCI protected. AFCIs are different.)

Recommendation

Contact a qualified electrical contractor.

8.7.3 AFCIs

MISSING AFCI IN KITCHEN

I observed missing AFCI protection for receptacles in the kitchen.

Recommendation

Contact a qualified electrical contractor.

8.7.4 AFCIs

MISSING AFCI PROTECTION IN DINING & LIVING ROOMS

I observed missing AFCI protection for receptacles in the dining and living rooms.

Recommendation

Contact a qualified electrical contractor.

8.7.5 AFCIs

MISSING AFCI PROTECTION AT INTERIOR ROOM

I observed missing AFCI protection for receptacles in the interior room of the house.

Recommendation

Contact a qualified electrical contractor.

8.7.6 AFCIs

MISSING AFCI PROTECTION AT BEDROOMS

I observed missing AFCI protection for receptacles in the bedrooms.

Recommendation

Contact a qualified electrical contractor.

8.8.1 GFCIs

MISSING GFCI

I observed indications that a GFCI is missing in an area that is required to keep people safe.

No GFCI located in the kitchen, upstairs bathroom, or basement.

Recommendation

Contact a qualified electrical contractor.

9: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Cellulose

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Insulation in Attic: 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.

Insulation in Attic: Approximate Average Depth of Insulation

6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

10: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

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

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

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Limitations

Sinks, Tubs & Showers

PLUMBING ACCESS PANEL SEAL SHUT

I observed that the plumbing access panel was sealed shut. Inspection restriction.



Access panel for shower has been sealed off and mostly covered by cabinet.

Recommendations

10.3.1 Bathroom Exhaust Fan / Window

MISSING FAN

I observed that the bathroom does not have a mechanical exhaust fan installed.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

Recommendation

Contact a qualified general contractor.

10.4.1 GFCI & Electric in Bathroom

RECEPTACLE IS NOT GFCI PROTECTED

UPSTAIRS RESTROOM

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition.

Recommendation

Contact a qualified electrical contractor.

11: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

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.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

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

I 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.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the 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.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

11.1.1 Doors

DOOR STICKS

I observed that the front door sticks.

Recommendation

Contact a qualified handyman.

11.3.1 Switches, Fixtures & Receptacles

MORE THAN 6' APART

I observed a lack of wall receptacles.

A receptacle should be no more than 6 feet apart along the wall.

Recommendation

Contact a qualified electrical contractor.

11.4.1 Floors, Walls, Ceilings

CARPET DOOR DRAG

FRONT DOOR

Carpet shows signs of door rubbing.

Recommendation

Contact a qualified professional.



Front door carpet, line from door dragging on floor.

11.4.2 Floors, Walls, Ceilings

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



Dents in ceiling tile near stairwell.

11.6.1 Railings, Guards & Handrails

DAMAGE SPINDLE

Spindle is damaged. Repair or replace.

Recommendation

Contact a qualified professional.



Damaged spindle.

12: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances.

Clothes Dryer

DID NOT INSPECT

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

Recommendations

12.1.1 Laundry Room, Electric, and Tub

MISSING AFCI PROTECTION

I observed that there is missing AFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A) (10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.

12.1.2 Laundry Room, Electric, and Tub

MISSING GFCI PROTECTION

I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A) (10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.

12.2.1 Clothes Washer

MISSING CATCH PAN

I observed a missing water catch pan that should be installed under the clothes washer.

Recommendation

Recommended DIY Project

13: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Recommendations

13.2.1 GFCI

MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.

13.3.1 AFCI

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.

13.5.1 Floors, Walls, Ceilings

FLOOR DAMAGED

Minor damage to floor tile.

Recommendation

Contact a qualified professional.



Some cracking of tile near egress door.

14: AIR QUALITY TESTING

Information

Air Quality Testing

Indoor air quality is incredibly important, because most of us spend the majority of our lives indoors. An air quality test can help to understand what molds or allergens could be in our air. For our mold testing, we take a baseline from outdoors to understand what types of indoor levels we should expect, and then compare it to what we find in a home.

DRAFT

15: MOLD TESTING

Information

Mold Testing

Mold requires food and moisture to grow. They exude a chemical that eats away at a surface, dissolving it into food for the mold. And when they can't eat on a surface, they can grow on the dust that accumulates on a surface (which is why you can find mold growing on surfaces such as steel and even jet fuel). Moisture control is the easiest way to control mold growth, but when there is apparent mold growth, we will swab it and have it tested at a laboratory to verify the absence or presence of mold.

16: RADON TESTING

Information

Radon Unit(s): Radon Unit Used

Basement

R.I. # 1

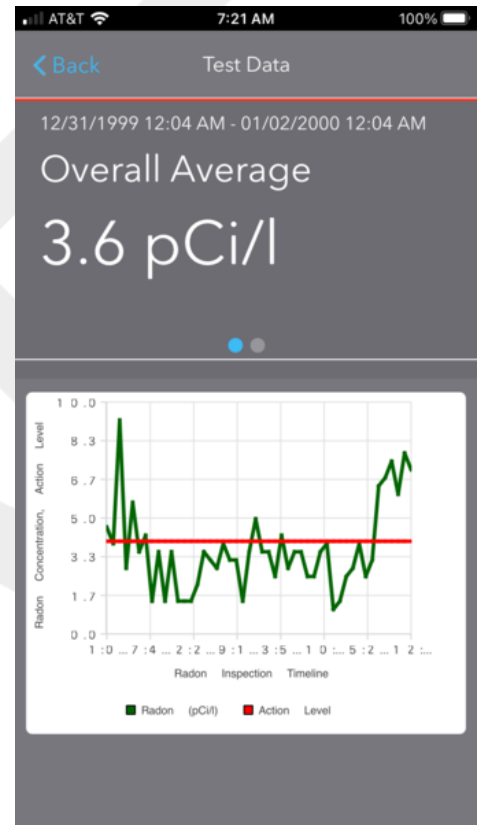
Radon Unit(s): Date Placed

2022-10-01

1 October, 2022

Radon Unit(s): Results

3.6 pCi/l



Results captured over 48 hours.

Radon Unit(s): Test Duration

48 Hours

Radon Unit(s): Time Placed

0901 Hours

0001

Radon Information

Radon is a colorless, odorless radioactive gas that may be harmful to humans. The amount of radon in the air is measured in picocuries of radon gas per liter of air, or "pCi/L." While any radon exposure creates some risk to health, a level of 4 pCi/L or higher is generally considered dangerous by the EPA, which recommends that remedial measures be taken to reduce or eliminate radon from the home/building.

Limitations

Radon Unit(s)

ANOMALIES

Where there any anomalies such as unusual spikes, motion detection, temperature changes, etc.?

No

17: SEWER SCOPE

Information

Sewer Scoping

A Sewer Scope Inspection is when a technician runs a specially designed camera on a long cable through your sewers to check for damage and leaks.

Sewer scope inspections are also generally not included in the typical home inspection and are an additional inspection a client should order.

We recommend getting a sewer scope inspection whenever you are purchasing a home, but especially when the home was built before 1970. This is because homes older than 1970 may have Orangeburg or cast iron drain lines. These drain lines are too old to be used today and usually need replacement. They can suffer from root damage, rust, degradation, and ultimately cause backups or sewer smells in the home.

For perspective, the average cost to replace your sewer drains is \$3,000 to \$30,000! This can be due to location, size, and type of replacement. For example, if your drains under the home are in poor condition, you might have to rip up the flooring to access the drains or dig trenches through your yard.

Most sewer scope companies also recommend these inspections on new construction homes. This is because the sewers were just installed and not tested. It's not uncommon for new construction drain lines to be cracked or improperly installed.

Limitations

General

SEWER SCOPING LIMITATION

We do not sewer scope from the vent stack on the roof, nor do we remove toilets to access the sewer line. We use only the sewer cleanout, which allows us to see your sewer line leaving your home to the main sewer line. Our camera is not capable of sharp bends (it can break the camera line), and at a certain distance it is either unfeasible or impossible to continue pushing our lines through. These are unfortunate limitations of sewer scoping.

18: THERMAL IMAGES

Information

Thermal Images

We use thermal imaging as a standard part of our inspections. If the inspector saw no relevant use of thermal images, a photo here shall show that a thermal camera was present and used to look for anomalies.



Exterior window and fan generating heat.

STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

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.

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.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

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

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

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

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

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.

Electrical

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Attic, Insulation & Ventilation

The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Bathrooms

The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior

The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

Laundry

The inspector shall inspect:

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

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.