PROTECT PROPERTY INSPECTIONS
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PROTECT PROPERTY INSPECTIONS RESIDENTIAL REPORT

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Scottsdale, AZ 85254

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SEPTEMBER 23, 2020

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TABLE OF CONTENTS

This Inspection Report is based on a *visual, non-intrusive* inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

The condition of each item will be reported on based on the Arizona standards. When "serviceable" is selected, this means that the item, system, or component was generally functional, allowing for normal wear and tear. When "serviceable with Exceptions" is selected, this means the item, system, or component was overall functional, but there is also a defective aspect that will be reported on in "recommendations"

Observations and Recommendations are organized into three categories by level of severity:

1) Minor/Maintenance Issues - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace. **In addition to the findings reflected in this inspection report regarding the specific item or system, further evaluation / inspection with repairs as needed by a qualified contractor who specializes in this system or component is recommended.**

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more

detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

Please note that sample photo(s) in this report are offered as a representation of common, recurring defects and/or concerns observed at the time of the inspection. If remediation is requested, the contractor and/or specialty tradesman conducting the work should identify and further evaluate any system-related defects in addition to the sample photos and / or examples offered in this report. The sample photos may not represent all defects or concerns contained within the report, therefore reviewing the report in its entirety is strongly encouraged.

SUMMARY

92
ITEMS INSPECTED

21
MINOR/MONITOR/MAINTENANCE ITEM

24
MODERATE ITEM

This **Summary Report** is meant to organize any Moderate Recommendations and Significant and/or Safety Concerns into a shorter, straight to-the-point format. It does not, however, include Minor/Maintenance issues or Informational data that can be found in the Full Report.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

5.1.2 Interiors - Ceilings: Drywall cracks

5.2.1 Interiors - Walls: Minor Cracks

5.4.1 Interiors - Entry Doors: Entry Door- Keyed Deadbolt

5.7.1 Interiors - Countertops & Cabinets: Cabinet-Moderte signs of prev moisture

6.1.1 Structural Components - Foundation: Minor cracks and deterioration

6.3.1 Structural Components - Wall Structure: Cracks - Minor

6.4.1 Structural Components - Columns, beams or Piers*: Wood/grade touch

6.6.1 Structural Components - Roof Structure: Cracked truss - no eng report

7.3.1 Plumbing System - Waste and Vent Piping Systems: Improper drain Slope

7.4.1 Plumbing System - Water Distribution Systems, Fixtures and Faucets: Corroded valving-minor

7.4.2 Plumbing System - Water Distribution Systems, Fixtures and Faucets: Shower diverter stuck

7.4.3 Plumbing System - Water Distribution Systems, Fixtures and Faucets: Old valving

7.5.1 Plumbing System - Hot Water Equipment and Operating Controls-Unit 1: No Drip Pan

7.5.2 Plumbing System - Hot Water Equipment and Operating Controls-Unit 1: TPR & or TPR Drain Not Installed Appropriately

7.6.1 Plumbing System - Cross Connections*: External Faucets - Anti-Siphon Device not present or Damaged

8.2.1 Electrical System - Main Panel: Knockouts Missing

8.4.1 Electrical System - Branch Circuit Conductors : Exposed wiring

8.4.2 Electrical System - Branch Circuit Conductors : Unconventional wiring

8.4.3 Electrical System - Branch Circuit Conductors : Open splicing

8.5.1 Electrical System - Lighting Fixtures and Switches: Light Inoperable

8.6.1 Electrical System - Receptacles, Polarity, Ground: Inoperable Receptacle(s)

8.7.1 Electrical System - GFCI & AFCI: GFCI Outlets

8.8.1 Electrical System - Smoke Alarm(s): Not in sleeping rooms

10.2.1 Heating System - Equipment - Unit 1: Needs Servicing/Cleaning

11.1.1 Fireplaces - Solid Fuel Heating Device (Fireplace, Woodstove): Propane log starter added

11.2.1 Fireplaces - Vents, Flues & Chimneys: Chimney Liner Dirty

12.1.1 Insulation & Ventilation - Attic Insulation: Insufficient Insulation

12.3.1 Insulation & Ventilation - Mechanical Vents: Attic fan not operational

13.2.1 Built in Appliances - Ventilation: Possible asbestos observed

15.1.1 Pest Control - Pest Control: Evidence of Possible pest

1: INSPECTION DETAILS

Information

In Attendance
Listing Agent

Type of Building
Single Family

Temperature (degrees Fahrenheit)
>100

Weather Conditions
Clear, Dry, Hot

Utilities
All Utilities On

Orientation

For the purpose of this report, all directional references (Left, Right, Front, Rear) are based on when facing the front of the structure as depicted in the cover image above. Abbreviations for North, South, East and West will also be used. (N,S,E,W)

Occupancy

Furnished, Occupied

Please Keep in mind that when the home is occupied or furnished, this can sometimes extremely limit the inspectors views of areas like floors, walls, garages, countertops, and in cabinets (especially below sinks). Evidence of damage or deterioration may not be visible at the time of inspection. Recommend a careful walk through prior to close.

2: ROOFING SYSTEM

		IN	NI	NP	R
2.1	Asphalt Composition Shingle	X			X
2.2	Roll Roofing	X			
2.3	Underlayment	X			
2.4	Flashings	X			
2.5	Drainage Systems*	X			
2.6	Roof Penetrations	X			X
2.7	Chimneys at roof*	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Method of inspection:
Walked the roof

The roof style was:
Dutch Hip

Primary Roof Covering Type
Architectural Fiberglass Asphalt Shingle

Secondary Roof Covering Type
Roll Roofing

Underlayment Type
Not Accessible, Not visible

Drainage system Type
Gutters and downspouts installed

Chimney Type
Block, Spark Arrestor

Asphalt Composition Shingle: Condition
Serviceable

Roll Roofing: Condition
Serviceable

Underlayment: Condition
Not Visible

Flashings: Condition
Serviceable with limited view

Drainage Systems*: Condition
Serviceable

Roof Penetrations: Condition
Serviceable with Exceptions

Chimneys at roof*: Condition
Serviceable with Exceptions

Flashing Type
Not Visible (closed), Metal

Flashing is used to prevent water penetration at the junction of the roof with another surface, such as a wall or chimney.

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Asphalt Composition Shingle: Education-Architectural Shingle

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. This type of roof covering can be installed over its self, but should never exceed two layers and should always be done by a licensed roofer to ensure proper ventilation and weight requirements are met. We recommend yearly maintenance of this roof covering to promote longevity.

Roll Roofing: Education

Rolled asphalt roof covering is typically applied on low slope or nearly flat roofs. This type of covering typically has an anticipated service life of around ten years. We recommend checking with seller for age and possible warranty information. Routine maintenance and monitoring for wear is advised.

Chimneys at roof*: Flue inspection disclaimer

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Limitations

Asphalt Composition Shingle

DISCLAIMER

Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking shingles made by other manufacturers. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed, and fasteners that cannot be inspected without breaking the bonds of adhesive strips that are the most important component in shingle resistance to wind damage. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper asphalt shingle installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, and other deficiencies that develop with time, exposure to weather and circumstances. Accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

Asphalt Composition Shingle

FASTENING DISCLAIMER

The Inspector did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to connect asphalt composition shingles to the roof deck were not visible. At the time of the inspection the shingle adhesive strips were fully bonded. Because a fully bonded roof is the most important factor in the wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. Lack of damage to the roof indicated that fasteners were performing as designed.

Underlayment

UNDERLAYMENT HIDDEN

Unless otherwise noted in this report, the underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence. Lifting of tiles or destructive inspecting is beyond the scope of a home inspection in Arizona. When underlayment is exposed, it's condition will be commented on.

Recommendations

2.1.1 Asphalt Composition Shingle

Minor/Monitor/Maintenance Item

2 LAYERS

The roof had two existing layers of composition asphalt shingles installed at the time of the inspection. One layer is now the proffered amount of layers, but this condition is acceptable. This condition could result in the following:

- When new roofing is required, all layers will need to be removed. Whoever owns the home at the time of replacement will be required to pay for removal and disposal of the old shingles, and for materials and installation of the new roof-covering materials. This is much more expensive than simply adding another layer and you may wish to take this into account in your consideration of this property.
- Reduced asphalt shingle service-life of the existing shingle roof compared to similar shingles installed over a proper substrate.
- Any warranty offered for the shingles is possibly void. and
- Shingles will be more easily damaged by hail.

Recommendation

Contact a qualified professional.

2.6.1 Roof Penetrations

Moderate Item

OPENING IN ROOF

LOW VOLTAGE WIRE PENETRATION AT HVAC

An opening was observed at a roof penetration. There appeared to also be signs of moisture intrusion near this area in the attic as well. Recommend sealing to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



2.6.2 Roof Penetrations

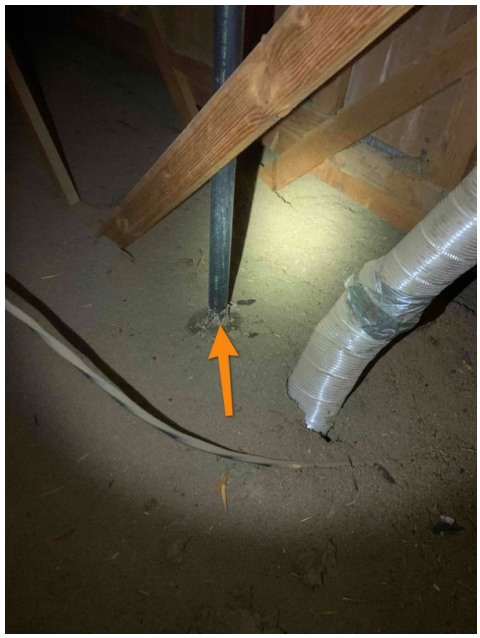
Moderate Item

MOISTURE OBSERVED NEAR PENETRATION IN ATTIC

Moisture was observed in the attic in one or more locations where a roof penetration was also present. Recommend ensuring all roof penetrations are sealed properly by a qualified person. (This may have been from previously installed roof covering).

Recommendation

Contact a qualified professional.



2.7.1 Chimneys at roof*

Moderate Item

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.

2.7.2 Chimneys at roof*

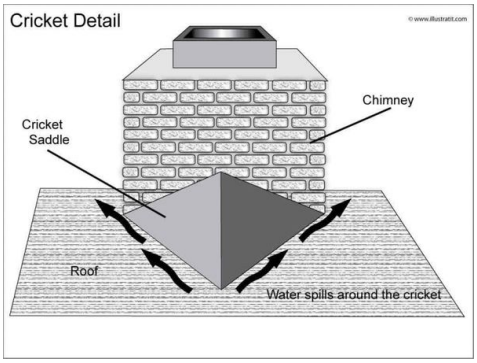
Minor/Monitor/Maintenance Item

NO CRICKET, OVER 30"

The chimney had no cricket. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches or more in width (measured parallel to the eves). This chimney measured more than 30 inches in width. Recommend Monitoring as this could lead to moisture intrusion.

Recommendation

Recommend monitoring.



3: EXTERIOR

		IN	NI	NP	R
3.1	Vegetation*	X			
3.2	Grading and Drainage	X			X
3.3	Wall Cladding	X			X
3.4	Doors (Exterior)	X			
3.5	Windows	X			X
3.6	Driveways	X			
3.7	Walkways	X			
3.8	Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*	X			X
3.9	Trim, Eaves, Soffits, flashing & Fascia*	X			X
3.10	Fencing, Gates, and Retaining walls	X			
3.11	Outbuildings		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Exterior wall Cladding Type
Block, T-1-11 Wood Siding

Front Door(s) Type
Wood

Wood or metal

Back Door(s) Type
Sliding Glass

Side Door(s) Type
Wood, Metal

Driveway Type
Concrete

Walkways Type
Concrete, Pavers

Appurtenance(s)
Patio, Sidewalk

Trim, Eaves, Soffits, Flashing and Fascia Type
Wood

Fencing,Gates, and Retaining Walls Type
Block Fence, Wood/Metal Gate

Vegetation*: Condition
Serviceable

Grading and Drainage: Condition
Serviceable with Exceptions

Wall Cladding: Condition
Serviceable with Exceptions

Doors (Exterior): Condition and Operation
Serviceable

Driveways: Condition
Serviceable

Walkways: Condition
Serviceable

Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*: Condition
Serviceable with Exceptions

Trim, Eaves, Soffits, flashing & Fascia*: Condition
Serviceable with Exceptions

Fencing, Gates, and Retaining walls: Condition
Serviceable

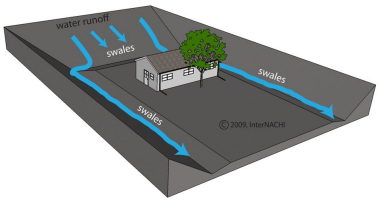
Observation Method
Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary service.

Grading and Drainage: Education

Proper grading and drainage is important, especially within the first few feet from home's exterior walls and foundation. "Swales" are the recommended form of diverting water around the home instead of into or up against it. In general, the grade around the home should slope away from the home and when it doesn't, moisture intrusion is probable. constant moisture up intrusion on a home can result in foundation cracking, spalling, wall issues and even foundation settling. It would be wise to request information from seller regarding how the property drains after a rain storm.

Water Swales



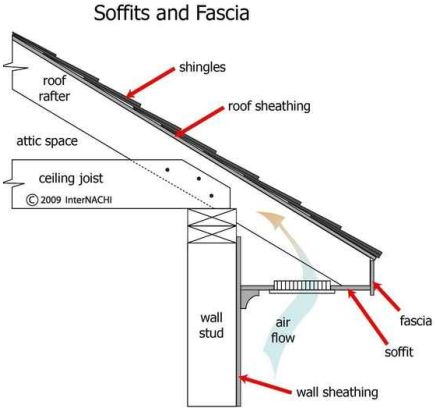
Windows: Condition and Operation

Serviceable

From the exterior we inspect windows for discoloration, deterioration and cracking. With screens often limiting the view, we are sure to inspect windows from the interior for the above findings as well. Unless otherwise noted in this inspection, windows appeared functional when viewed from the exterior.

Trim, Eaves, Soffits, flashing & Fascia*: Informational

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Limitations

Wall Cladding

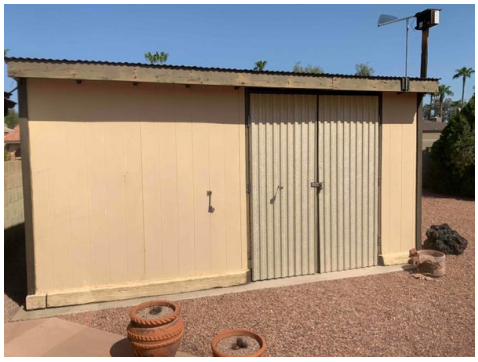
FRESH PAINT ON THE EXTERIOR WALLS AND TRIM.

Often times, sellers will paint their home in order to make it more cosmetically pleasing. This limits the inspectors view of previous damage, staining, deterioration, etc when present. Recommend monitoring areas of the home where new paint is present. Unseen issues and defects are possible.

Outbuildings

DETACHED STRUCTURES NOT INSPECTED

Sheds, outbuilding, antenna, and detached structures are not inspected unless the detached structure service is selected in the inspection ordering process. The outbuildings observed on the property were also locked and therefore could not be inspected.


Recommendations

3.2.1 Grading and Drainage

NEGATIVE GRADING

Minor/Monitor/Maintenance Item

Grading is sloping towards the home in some areas. This could lead to water intrusion in foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaping contractor

3.3.1 Wall Cladding

CRACKING AND IMPERFECTIONS - MINOR

Minor/Monitor/Maintenance Item

The exterior wall cladding showed cracking, separations, prior repairs and/or opening in one or more places. This is commonly a result of temperature changes, and typical as homes age. Recommend monitoring and repairs where necessary.

Recommendation

Recommended DIY Project

3.5.1 Windows

GLASS NOT TEMPERED WHERE NEEDED

Moderate Item

One or more windows did not have tempered glass. Modern safety standards require tempered glass in new construction for windows that meet all of the following requirements:

1. Exposed area of an individual pane is greater than 9 sq. ft.

2. The bottom edge is less than 18 inches above the floor.

3. The top edge of the same piece of glass is 36 inches or more above the floor.

4. If one or more walking surfaces are within 36 inches horizontally of the glazing.

Tempered glass may not have been required at this window when the home was originally built, and homes are not required to be updated to comply with newly enacted safety standards. For safety reasons, consider having tempered glass installed in the home wherever necessary to comply with modern safety standards. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

3.8.1 Patios, Decks, Porches, Balconies, Covers, Areaways, Railings & Stairs*

Moderate Item

ADDED SHADE STRUCTURES-MAINTENANCE NEEDED

Wood a shade structures were observed on the rear and front of the home. Remnants of a cloth material shade was present, but mostly missing and damaged. The structures themselves appeared functional, but were unconventionally attaches to the home (screws used with straps and hangers) This does not appear to be causing an immidiate issue, but we recommend having them reinforced properly by a qualified contractor. The wood used was also functional, but should be refinished for longevity.

Recommendation

Contact a qualified professional.


3.9.1 Trim, Eaves, Soffits, flashing & Fascia*

Minor/Monitor/Maintenance Item

MINOR WEAR AND TEAR

Minor wear and tear are acceptable in these areas, but we do recommend monitoring them as deterioration or staining on these components could be signs of roof related defects.

Recommendation

Contact a qualified professional.




3.9.2 Trim, Eaves, Soffits, flashing & Fascia*

Minor/Monitor/Maintenance Item

EAVES - WATER STAINS

Water stains were observed under the roof eaves. This may indicate a past roof leak, or be a common sign from previously installed roof. Recommend monitoring and qualified roofer evaluate as needed.

Recommendation

Contact a qualified roofing professional.

4: GARAGE - ATTACHED

Information

Garage Type
2-Car

Vehicle door Type
Up-and-Over, Automatic, Metal

Ceiling Materials
Drywall

Wall Materials
Drywall

Door from garage to inside Type
Fire resistive, Wood

Number of Openers
1

Ceilings: Condition
Moderate

Walls including firewall separation: Condition
Serviceable

Floor: Condition
Serviceable with Exceptions

Occupant door from garage to inside of home: Condition
Serviceable

Garage Vehicle Door: Condition
Serviceable with Exceptions

Garage Door Opener: Condition
Serviceable

Informational

Whats inspected?

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways
- roof
- proper floor drainage

Garage Vehicle Door: Education

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

Garage Door Opener: Operation

Installed and operating correctly, Photosensor installed correctly, Auto reverse Functional

According to the CPSC, Homes with automatic garage door openers that do not automatically reverse should repair or replace them with new reversing openers. This prevents young children from being trapped and killed under closing garage doors.

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

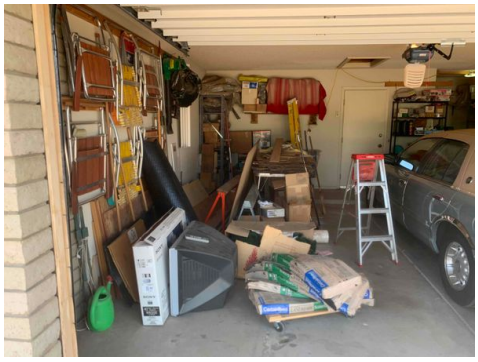
CPSC Safety Alert

Limitations

General

LIMITED INSPECTION - PERSONAL ITEMS

Personal items limited the inspection for one or more areas of the garage.



Recommendations

4.1.1 Ceilings

Minor/Monitor/Maintenance Item

ATTIC ACCESS COVER MISSING/NOT FIRE RATED

The attic access observed on the garage ceiling is missing/not fire rated material. Recommend adding fire rated materials with common construction methods to this area.

Recommendation

Contact a qualified professional.

4.3.1 Floor

Minor/Monitor/Maintenance Item

MINOR CRACKING

Minor cracking and imperfections were observed on the garage floor. This is common, and even normal when observed in an expansion joint, but should be monitored.

Recommendation

Recommend monitoring.

4.5.1 Garage Vehicle Door

Minor/Monitor/Maintenance Item

SEAL DETERIORATED

The seal around the garage door and opening send it to you ration. Recommend repairs as needed.

Recommendation

Contact a qualified professional.

5: INTERIORS

		IN	NI	NP	R
5.1	Ceilings	X			X
5.2	Walls	X			X
5.3	Floors	X			
5.4	Entry Doors	X			X
5.5	Interior Doors	X			
5.6	Windows	X			
5.7	Countertops & Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Ceiling Type
Drywall

Walls Type
Drywall

Floor Coverings Type
Carpet, Hardwood, Linoleum, Tile

Doors Type
Wood, hollow

Countertops Type
Composite

Cabinetry Type
Wood, Laminate

Ceilings: Condition
Serviceable with Exceptions

Walls: Condition
Serviceable with Exceptions

Floors: Condition
Serviceable

Entry Doors: Condition and Operation
Serviceable with Exceptions

Interior Doors: Condition and Operation
Serviceable

Windows : Condition and Condition
Serviceable

Countertops & Cabinets: Condition
Serviceable with Exceptions

Windows Type
Double-hung, Double Pane

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

Limitations

General

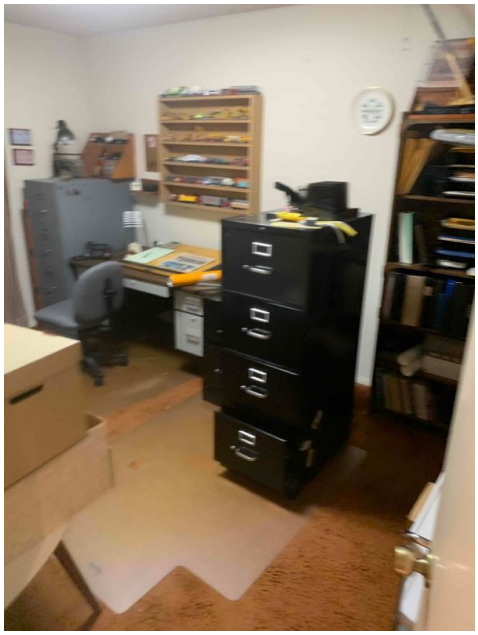
OCCUPANTS BELONGINGS

Occupants belongings (when present) limit the inspectors views of the flooring, walls, closets, countertops, cabinets, etc. We recommend a careful final walk through.







General

FRESH PAINT LIMITATION

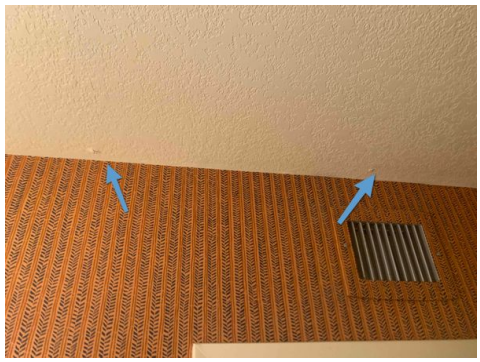
Often times, sellers will paint their home in order to make it more cosmetically pleasing. This limits the inspectors view of previous damage, staining, deterioration, etc. Recommend monitoring areas of the home where new paint is present. Unseen issues and defects are possible.

Recommendations

5.1.1 Ceilings

Minor/Monitor/Maintenance Item

NAIL POPS- MOISTURE RELATED



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 ceiling surfaces. All work should be performed by a qualified drywall or painting contractor.

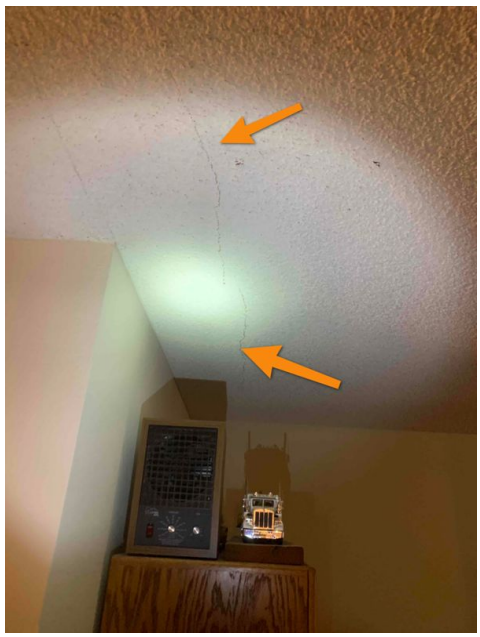
Recommendation

Contact a qualified drywall contractor.

5.1.2 Ceilings

Moderate Item

DRYWALL CRACKS



I observed a larger than normal crack in the ceiling of the living room. Upon further inspection, this appears to be where someone in the attic may have stepped between the trusses on the ceiling drywall. Recommend repairs.

Recommendation

Contact a qualified professional.

5.2.1 Walls

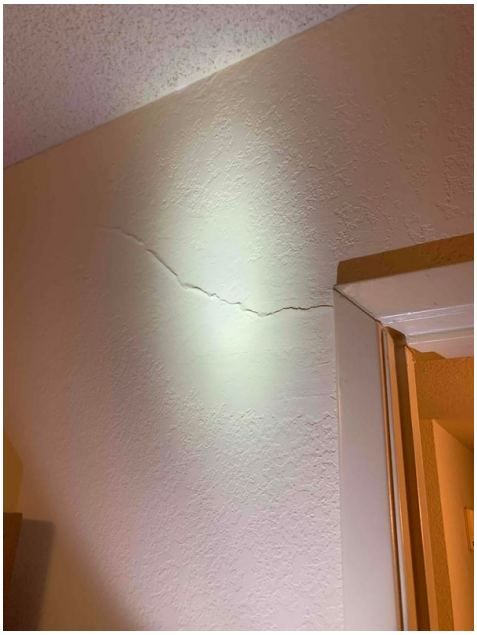
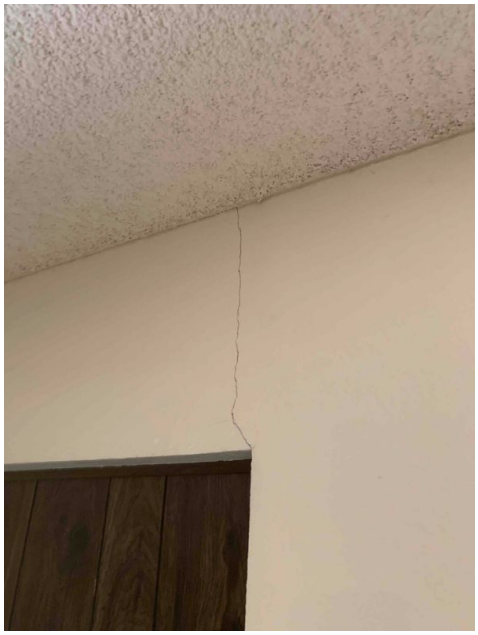
Minor/Monitor/Maintenance Item

MINOR CRACKS

Minor cracks near corners, doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern. Recommend maintenance and monitoring.

Recommendation

Contact a qualified professional.

5.4.1 Entry Doors

Moderate Item

ENTRY DOOR- KEYED DEADBOLT

A door to the exterior had a deadbolt which required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. Installation of these types of deadbolts is no longer allowed in new construction. The Inspector recommends that all deadbolts in the home that require a key for exit from the home interior be replaced with a deadbolt that operates from the inside with a lever. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified handyman.

5.7.1 Countertops & Cabinets

Minor/Monitor/Maintenance Item

CABINET-MODERTE SIGNS OF PREV MOISTURE

KITCHEN

I observed minor signs of previous moisture at the bottom of one or more cabinets in the home. Under sinks this may be from past leaking that was repaired, or in a regular cabinet base, possibly from a spill. No damage was visible, but unseen damage or mold is possible.

Recommendation

Recommend monitoring.

6: STRUCTURAL COMPONENTS

		IN	NI	NP	R
6.1	Foundation	X			X
6.2	Floor Structure	X			
6.3	Wall Structure	X			X
6.4	Columns, beams or Piers*	X			X
6.5	Ceiling Structure	X			
6.6	Roof Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Foundation Type
Slab on Grade

Floor Structure Type
Concrete, Slab

Wall Structure Type
Block, Limited view

Columns, Beams and Piers Type*
Wood Columns for Patio Cover

Ceiling Structure Type
Wood, Bottom Chord of Truss, Limited due to finishes

Roof Structure Type
Wood, Trusses, Plywood

Foundation: Condition
Serviceable with Exceptions

Floor Structure: Condition
Serviceable with limited view

Wall Structure: Condition
Serviceable with limited view, Serviceable with Exceptions

Columns, beams or Piers*: Condition
Serviceable with limited view

Ceiling Structure: Condition
Serviceable with limited view

Roof Structure: Condition
Serviceable with Exceptions

Observation Method
Visual, Attic Walked/Crawled

The General Home Inspection includes inspection of the structural elements that were readily visible at the time of the inspection. This typically includes the foundation, wall structure, floor structure, ceiling structure and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

Wall Structure: Block or Brick Walls Education

The exterior and interior walls appear to be constructed with typical masonry materials. Unless otherwise noted in this report, condition appears satisfactory. Inspection limited.

Structural masonry walls usually require either a kings row, or fill and rebar for added strength. Because of the design and/or configuration of the structure, we cannot verify the condition inside the masonry wall. Because of the current condition of the walls, we assume that proper construction methods and materials were used, as per standards in effect at the time of construction.

Limitations

Foundation

LIMITED DUE TO FLOOR COVERINGS

The majority of the foundation could not be viewed due to floor coverings and other construction materials. If major imperfections are viewed in the floor coverings, walls or ceiling, we will report on possible foundation settlement or defects.

Floor Structure

SUB-FLOOR

Inaccessible

Floor Structure

SLAB LIMITED

Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

Wall Structure

WALL STRUCTURE LIMITATION

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. We do inspect for cracks, imperfections, and prior repairs that may be a sign of structural damage.

Ceiling Structure

LIMITED VISIBILITY

Observation of the ceiling structure was limited due to finished coverings, insulation, roof configuration, ductwork, etc.

Roof Structure

LIMITED

The entire roof structure could not be viewed from the attic due to duct work, truss configuration, insulation, etc.

Recommendations

6.1.1 Foundation

Minor/Monitor/Maintenance Item

MINOR CRACKS AND DETERIORATION

We noted minor cracks and deterioration, within normal tolerances, at one or more areas throughout the exposed foundation stem wall. Unless noted otherwise, this type of cracking is often a result of shrinkage and/or minor settlement and usually does not affect the strength of the foundation. Recommend sealing these areas as preventative maintenance.

Recommendation

Contact a handyman or DIY project


6.3.1 Wall Structure

Minor/Monitor/Maintenance Item

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring and further evaluation as needed.

Recommendation

Recommend monitoring.



6.4.1 Columns, beams or Piers*

Minor/Monitor/Maintenance Item

WOOD/GRADE TOUCH

I observed wood to grade contact at the wood columns. This will allow water to be "whicked" up into the wood and cause moisture damage over time. It will also invite wood destroying pest intrusion. Recommend maintaining these areas as needed.

Recommendation

Contact a qualified professional.

6.6.1 Roof Structure

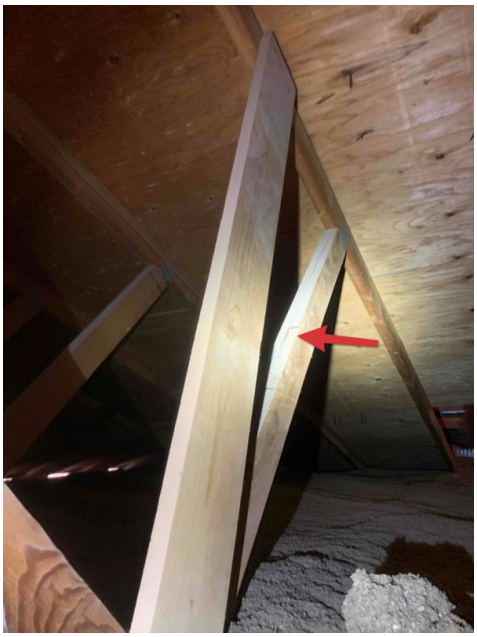
Moderate Item

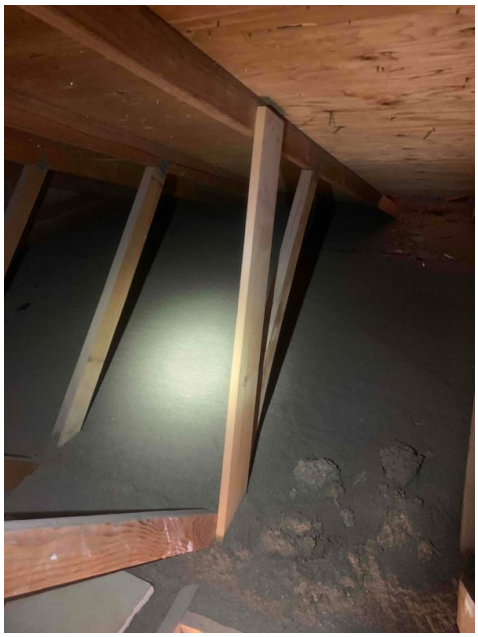
CRACKED TRUSS - NO ENG REPORT

I observed one or more cracked trusses in the attic space. An added support was observed, but
No engineers report was observed, recommend further evaluation and repairs by a licensed contractor.
Engineer Sign off is also recommended.

Recommendation

Contact a qualified structural engineer.





7: PLUMBING SYSTEM

		IN	NI	NP	R
7.1	Water Supply	X			
7.2	Main Water Shut-off Device	X			
7.3	Waste and Vent Piping Systems	X			X
7.4	Water Distribution Systems, Fixtures and Faucets	X			X
7.5	Hot Water Equipment and Operating Controls-Unit 1	X			X
7.6	Cross Connections*	X			X
7.7	Supports and Insulation	X			
7.8	Water Treatment Systems		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Source(s)
This is not always confirmed.
Recommend confirming with seller., Public

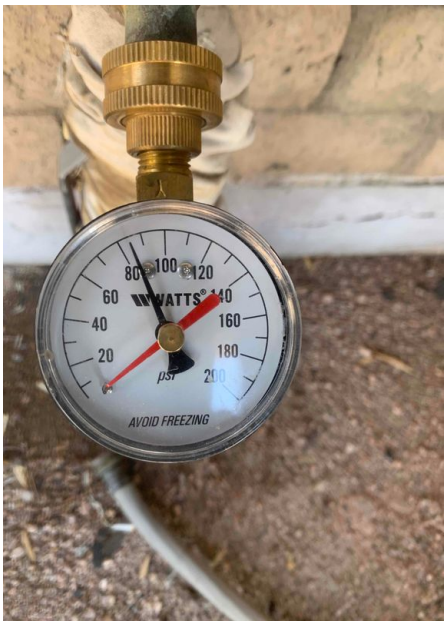
Water Supply Type
Copper where visible

The water supply materials where visible -

Main Water Shut Off Location
Exterior, Front

Water Pressure
Within Normal Range (40-80psi) 40-80

The water pressure is tested at the exterior hose spigots.



Distribution System Type(s)
Copper where observed

Water Distribution Systems Materials where visible -

Waste and Vent Piping System Type
Acrylonitrile Butadiene Styrene (ABS)

Waste Clean-outs Observed?
No

Main Gas Shut-off Location
No gas to property

Water Supply: Condition
Serviceable with limited view

Main Water Shut-off Device: Condition
Serviceable

Waste and Vent Piping Systems: Condition
Serviceable with Exceptions

Water Distribution Systems, Fixtures and Faucets: Condition and Operation
Serviceable with Exceptions

Hot Water Equipment and Operating Controls-Unit 1: Condition
Serviceable with Exceptions

Hot Water Equipment and Operating Controls-Unit 1: Location
Garage

Hot Water Equipment and Operating Controls-Unit 1: Data Plate Photo(s)

Hot Water Equipment and Operating Controls-Unit 1: Capacity
52

Hot Water Equipment and Operating Controls-Unit 1: Automatic Safety Controls
TPRV(Temperature Pressure Relief Valve), Electrical Breaker

Cross Connections*: Condition
Serviceable with Exceptions

Supports and Insulation: Insulation Condition
Insulation not required

Supports and Insulation: Supports Condition
Serviceable with limited view

Water Treatment Systems: Condition
Serviceable with limited view

Water Treatment Systems: Point-of-Entry (POE) systems
Water Softeners

Water Treatment Systems: Point-of-Use (POU) Systems
Not Present

Water Meter

The water meter was observed for a period of time to find that it was not spinning. When no fixtures are running at this home, the water meter should be still.

Functional Flow

Unless otherwise noted; All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

Functional Flow: This is tested by turning on the two of the furthest fixtures from the main supply and simultainiously flushing the toilet. The pressure of water observed coming from the fixtures should not visibly bounce or lower. This is not an exact measurement, but observed visually for function.

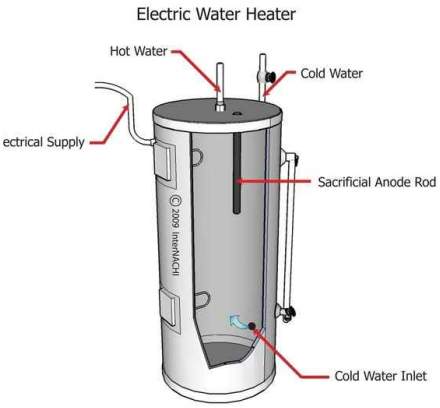
Functional Drainage

Unless otherwise noted; All plumbing fixtures in the home exhibited functional drainage at the time of the inspection.

Functional Drainage: **Drainage** is considered **functional** when multiple basins are filled and then let out simultaneously, and they empty in a reasonable amount of time and do not overflow. Drainage of a home can still be functional as a whole, while one or two isolated drains are slower than others.

Hot Water Equipment and Operating Controls-Unit 1: Electric Water Heater Education

An electric water heater was observed. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out or corrode. With heaters having two heating elements, the lower element usually burn out or corrodes first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians. We recommend yearly servicing of these units by a qualified person.



Electric Water Heater

Hot Water Equipment and Operating Controls-Unit 1: TPR Valve Education

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.

If temperature sensors and safety devices such as TPRs malfunction, water in the system may become superheated (exceed the boiling point). Tank rupture is possible. Once the tank ruptures and water is exposed to the atmosphere, it will expand into steam almost instantly and occupy approximately 1,600 times its original volume. This process can propel a heating tank like a rocket through multiple floors, causing personal injury and extensive property damage.

Water-heating appliance explosions are rare due to the fact that they require a simultaneous combination of unusual conditions and failure of redundant safety components. These conditions only result from extreme negligence and the use of outdated or malfunctioning equipment.

The TPR valve will activate if either water temperature (measured in degrees Fahrenheit) or pressure (measured in pounds per square inch [PSI]) exceed safe levels. The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank. This pipe is responsible for routing hot water released from the TPR to a proper discharge location, preferably outside within 12-6in from the ground.

Hot Water Equipment and Operating Controls-Unit 1: Manufacturer

Kenmore

We recommend flushing & servicing your water heater tank annually for optimal performance. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to120 degrees Fahrenheit. In addition to preventing accidents, this decrease in temperature will conserve energy.

CPSC Article

Hot Water Equipment and Operating Controls-Unit 1: Year Manufactured

1997

The date is observed on the data plate as a code in the serial number. To the best of the inspectors knowledge, according the the manufactures date plate this unit was built on or around the year above.

Limitations

Water Supply

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Waste and Vent Piping Systems

OVERFLOW DRAINS NOT TESTED

Testing of the overflow drains at sinks and tubs is not conducted. This is to prevent causing damage in the case that one of these is not properly connected. We recommend that these drains not be relied on and that you never leave a sink or tub unattended while running.

Waste and Vent Piping Systems

MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Water Distribution Systems, Fixtures and Faucets

LAUNDRY, FRIDGE, ANGLE STOPS NOT TESTED

Unless fixtures or appliances were present, we do not test valves like the laundry, refrigerator, or any interior valve without a connected fixture. This is beyond the scope of a General Home Inspection. We do not test them so that in the event that one would break, no damage is caused. Unless otherwise noted, no leaking was visible at the time of inspection at these valves.

Water Distribution Systems, Fixtures and Faucets

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. We disclaims responsibility for inspection of pipes not directly visible.

Hot Water Equipment and Operating Controls-Unit 1

NO MAINT RECORD

There is no visible record of recent service of the water heater system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the water heating system.

Water Treatment Systems

WATER TESTING BEYOND SCOPE

If you are wondering what contaminants may be in your water, you can start by getting a copy of your water quality report (called a CCR or consumer confidence report) from your local water utility/authority (in the U.S. and some cities in Canada). If you are unable to get your report or if you have a private well, you may want to consider having your water independently tested.

Water Treatment Systems

BEYOND SCOPE

Functional testing of water treatments systems is beyond the scope of a General Home Inspection. Home inspectors do inspect for defects like corrosion, leaking, improper drain termination, and corroded fixtures (signs that the unit may be in need of repair). If these conditions are observed, we recommend maintenance and servicing as directed by the manufacture.

Recommendations

7.3.1 Waste and Vent Piping Systems

Moderate Item

IMPROPER DRAIN SLOPE

Waste pipes were improperly sloped. This condition may result in improper drainage, pipe blockage or damage. The Inspector recommends correction by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

7.4.1 Water Distribution Systems, Fixtures and Faucets

Minor/Monitor/Maintenance Item

CORRODED VALVING-MINOR

One or more water distribution valves were corroded and showed minor signs of possible past leakage. Monitor these valves on a regular basis to prevent future damage from future leaking. To avoid problems in the future you may wish to have the corroded sections replaced by a qualified contractor.

Recommendation

Recommend monitoring.

7.4.2 Water Distribution Systems, Fixtures and Faucets

Moderate Item

SHOWER DIVERTER STUCK

The shower diverter in the hall bathroom shower was stuck. Recommend repairs.

Recommendation

Contact a qualified professional.

7.4.3 Water Distribution Systems, Fixtures and Faucets

Minor/Monitor/Maintenance Item

OLD VALVING

Aged valving was observed under one or more sinks. These valves are known to produce leaks overtime when not maintained and replaced. Recommend replacing with new valves as a preventative measure.

Recommendation

Contact a qualified professional.

7.5.1 Hot Water Equipment and Operating Controls-Unit 1

Minor/Monitor/Maintenance Item

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber as a preventative upgrade.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Hot Water Equipment and Operating Controls-Unit 1

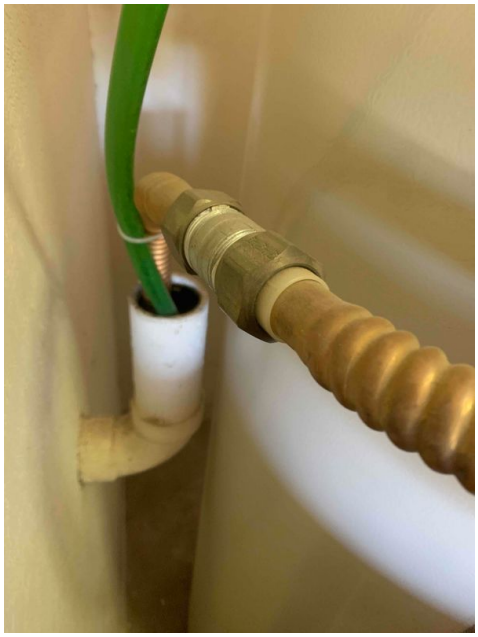
Moderate Item

TPR & OR TPR DRAIN NOT INSTALLED APPROPRIATELY

The TPR & or TPR Drain was not installed appropriately and should be made to drain to exterior or below finished floor grade and not more than 12-6" from the ground. Recommend qualified professional to evaluate and install correctly with materials up to current building standards.

Recommendation

Contact a qualified plumbing contractor.



7.6.1 Cross Connections*

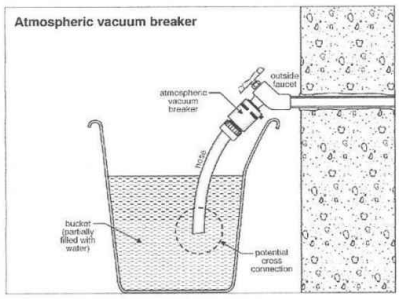
Minor/Monitor/Maintenance Item

EXTERNAL FAUCETS - ANTI-SIPHON DEVICE NOT PRESENT OR DAMAGED

Missing or damaged anti-syphon device(s) which prevents back-flow into the water supply observed during the inspection. Recommended installation or replacement of anti-syphon device(s) to prevent cross connection of potable water supply.

Recommendation

Contact a handyman or DIY project



8: ELECTRICAL SYSTEM

		IN	NI	NP	R
8.1	Service, Meter, Grounding	X			
8.2	Main Panel	X			X
8.3	Overcurrent Protection Devices	X			
8.4	Branch Circuit Conductors	X			X
8.5	Lighting Fixtures and Switches	X			X
8.6	Receptacles, Polarity, Ground	X			X
8.7	GFCI & AFCI	X			X
8.8	Smoke Alarm(s)	X			X
8.9	Carbon Monoxide Alarm(s)			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Electrical Service Type
Below ground 120/240V, Wire type and condition not visible

Service Grounding Type
Ufer Electrode

Main Panel capacity
150 AMP, 120/240V

Service Amperage and Voltage
120/240V, 150 AMP

Labeling
Present-matching beyond scope

Electrical Bonding Observed AT
Water supply

Wiring Methods
Non-Metalic Cable, Copper, Aluminum Braided

Over current Protection Type
Circuit breakers

Service, Meter, Grounding: Observation Method
Inspected at Panel

Service, Meter, Grounding: Service Entrance-Condition
Serviceable with limited view

Main Panel: Condition
Serviceable with Exceptions

Main Panel: Service Disconnect Location
Southwest, Exterior

Main Panel: Manufacturer Data Plate Photo
missing

Overcurrent Protection Devices: Condition
Serviceable

Branch Circuit Conductors : Condition
Serviceable with Exceptions

Lighting Fixtures and Switches: Condition and Operation
Serviceable with Exceptions

Receptacles, Polarity, Ground: Condition and Operation
Serviceable with Exceptions

GFCI & AFCI: Condition and Operation
Serviceable with Exceptions

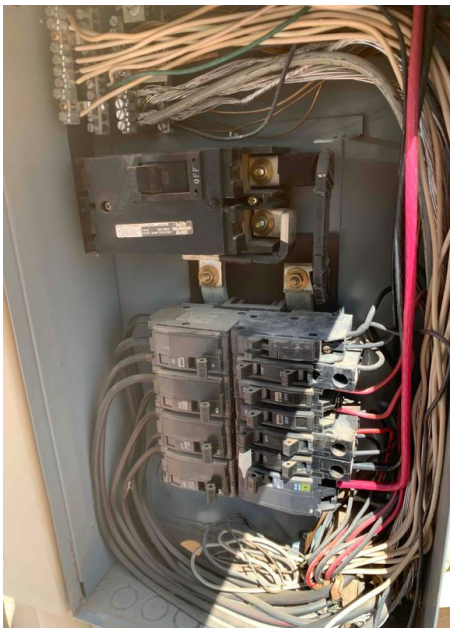
Smoke Alarm(s): Condition
Some present, Outdated

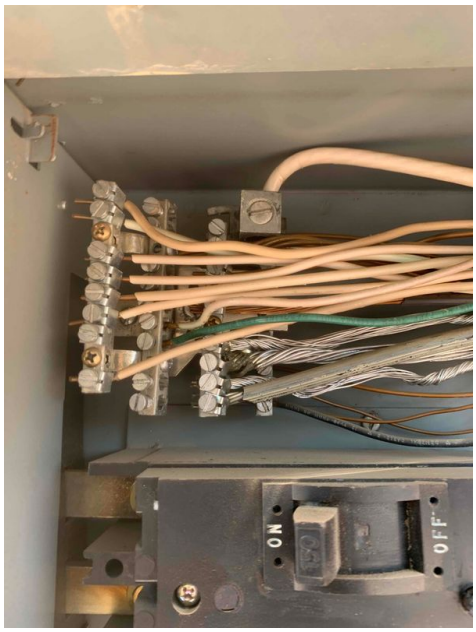
Service, Meter, Grounding: Service Grounding-Condition
Present, Serviceable with limited view

Often times, the ground connection to earth is not observed because it is covered by dirt or because it enters the wall and ties in with the home foundation (Ufer). Our inspection is limited.

Branch Circuit Conductors : Compatibility

Unless otherwise noted, branch circuit conductors and the corresponding over-current devices were observed to be within the allowable ampacities and are reported as compatible.





GFCI & AFCI: GFCI Education

How is a GFCI different from a regular circuit breaker or fuse?

too much electricity flows through a wire, it will get hot. Sometimes it can get hot enough to start a fire inside the walls of a house. Traditional circuit breakers protect your house from fires by shutting off the flow of electricity to a wire when there is too much demand for electricity. This can happen when too may items are plugged into a circuit. That's why a power strip can be dangerous if there are too many electric items plugged into it. Circuit breakers do not protect people from electrocution. Their purpose is to protect you from a fire.

When and where are GFCI receptacles required? receptacles were required in houses starting in 1971. Originally they were only required at the exterior of the house and by swimming pool equipment. Over the years, GFCI receptacles have been required in more locations such as garages, bathrooms, kitchens, etc. The following table applies to most municipalities, but some local codes may be different. Please check with your local building department.

an older home, there may be no requirement for GFCI's to be installed. The seller is not required to upgrade the receptacles unless the electrical system has been modified. So if the kitchen in a 1950's house has been remodeled, and receptacles have been added or moved, they must be upgraded to GFCI receptacles if they are within 6 feet of a plumbing fixture. This applies to bathrooms too. So when your home inspector suggests upgrading certain receptacles to GFCI receptacles, please know that he has your safety in mind. The seller may not have to upgrade the receptacles, but you should do it for your family's safety.: The refrigerator receptacle should not be a GFCI receptacle.

Smoke Alarm(s): Smoke/Co2

Condition of batteries Unknown. New batteries should be placed in all smoke and carbon monoxide detectors upon move in and replaced again according to manufactures recommendations. Without working smoke detectors in your home you have no first alert to a possible fire.

Smoke Alarm(s): Safety Tips

Smoke alarms are powered by battery or by your home's electrical system. If the smoke alarm is powered by battery, it runs on either a disposable nine-volt battery or a non-replaceable 10-year lithium (long-life) battery. Alarms that get power from your home's electrical system, or hardwired, usually have a back-up battery that will need to be replaced once a year. A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home. Install alarms in the basement. Smoke alarms should be interconnected. When one sounds, they all should sound. Large homes may need extra smoke alarms. Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working. There are two kinds of alarms. Ionization smoke alarms are quicker to warn about flaming fires. Photoelectric alarms are quicker to warn about smoldering fires. It is best to use of both types of alarms in the home. A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove. People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers. Replace all smoke alarms when they are 10 years old. Smoke alarms are an important part of a home fire escape plan.

Carbon Monoxide Alarm(s): Education

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process and also by a stove top/oven. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace, gas appliances or fireplace is recommended. Detectors should not be placed next to heating appliances, but should be placed to protect living and sleeping areas.

Limitations

General

AUDIO, VISUAL, SECURITY

Inspection of audio, visual and security systems is beyond the scope of a General Home Inspection. For information or a further inspection of these, recommend hiring a specialist, or requesting further information from seller.

General

PANEL LOCKED

One or more electrical panels were locked. This inhibits the inspector from viewing inside them. Recommend requesting viewing from seller prior to end of inspection deadline.

Branch Circuit Conductors

GENERAL LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as lighting, switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to what is seen in the panel, and proper response to testing of switches and a representative number of electrical receptacles.

Lighting Fixtures and Switches

GENERAL LIMITATION

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions and lighting does not turn on due to a burned out bulb. This being said, functionality of all switches, outlets, and lights in the home may not be confirmed by the inspector.

Lighting Fixtures and Switches

EXTERIOR FLOOD LIGHT_DISCLAIMER

If applicable. Flood lighting at exterior may have bulbs missing or not working and auto sensors that are deteriorated or otherwise not inspected due to height restrictions, settings or lighting conditions. Inspection limited. See seller for disclosure.

Receptacles, Polarity, Ground

OCCUPANTS BELONGINGS

When applicable, an occupied home makes it challenging for an inspector to test and visualize every recepticle in the home , garage and exterior. Inspectors are required to inspect and test a representative amount of outlets. The inspector has your best interest in mind, but is not supposed to move the occupants belongings. Recommend careful final walk through and re-inspection as needed.

GFCI & AFCI

OCCUPIED HOME LIMITATIONS

All of the arc fault (AFCI) and/or Ground Fault Circuit Interrupter (GFCI) devices in the main / sub distribution panel(s) may not have been tested for operation when the property is occupied. Most manufactures recommend that these devices be tested once a month to make sure they are operating properly and providing protection from arc / ground faults. A test button is located on the front of the device. The user should follow the instructions accompanying the device. If the device does not trip when tested it may be defective and replacement may be needed.

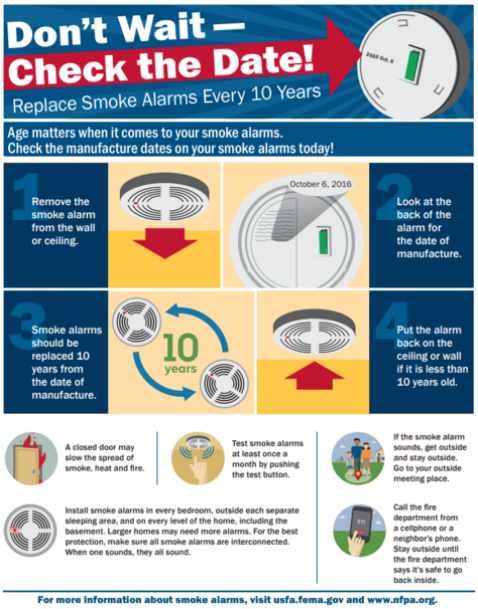
Smoke Alarm(s)

DISCLAIMER

Ionization and photoelectric smoke alarms detect different types of fires. Since no one can predict what type of fire might start in their home, the USFA recommends that every home and place where people sleep have:

- Both ionization AND photoelectric smoke alarms. OR
- Dual sensor smoke alarms, which contain both ionization and photoelectric smoke sensors.

Choose interconnected smoke alarms, so when one sounds, they all sound.
There are also alarms for people with hearing loss. These alarms may have strobe lights that flash and/or vibrate to alert those who are unable to hear standard smoke alarms when they sound.



Check the Date

1. We did not verify the type of alarm.
2. Smoke alarms have a limited service life and we did not verify the age of the alarm(s).
3. Testing smoke alarms may not guarantee that the alarms will function as intended during actual emergency conditions.
4. Smoke alarms should be installed according to the manufacturers instructions and we did not verify complete compliance with those instructions.

Carbon Monoxide Alarm(s)

NOT PRESENT

Recommend installing a Carbon Monoxide detector

Recommendations

8.2.1 Main Panel

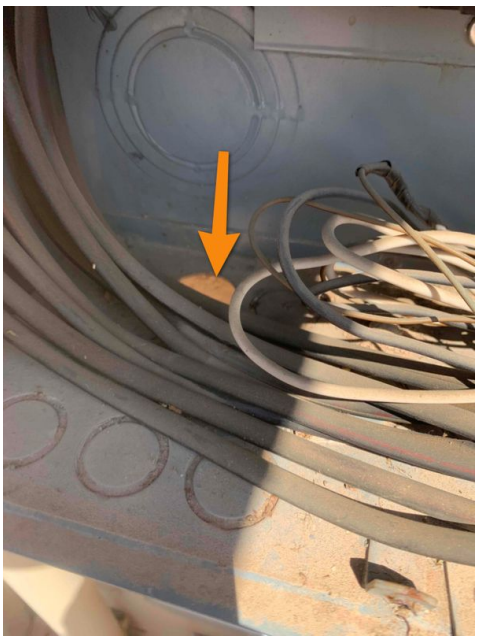
Moderate Item

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Branch Circuit Conductors

Moderate Item

EXPOSED WIRING

ALL EXTERIOR WIRING UNDER EAVES

Exposed wiring was observed in a location that would usually require the use of conduit to protect the wiring and people. Recommend further evaluation and repairs.

Recommendation

Contact a qualified electrical contractor.

8.4.2 Branch Circuit Conductors

Moderate Item

UNCONVENTIONAL WIRING

HEADED INTO DETACHED STRUCTURE

Unconventional wiring methods were observed. Extension cord “perminantly” installed. This should be evaluated further and repairs made.

Recommendation

Contact a qualified electrical contractor.



8.4.3 Branch Circuit Conductors

Moderate Item

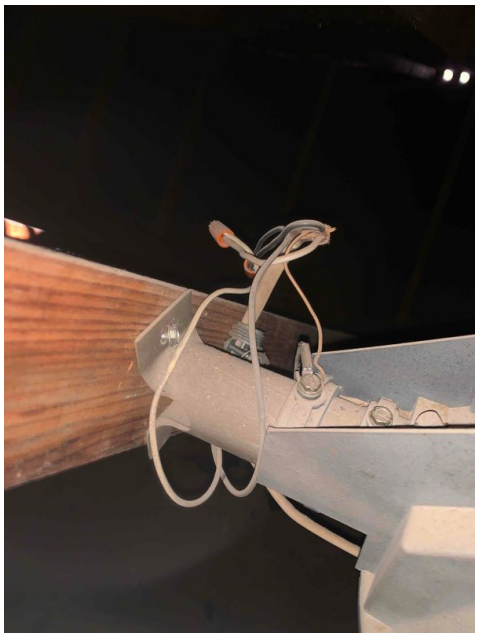
OPEN SPLICING

ATTIC LIGHT AND BEHIND DRYER

Open splicing and or ended wiring was observed in one or more areas of the home. Recommend repairs by qualified person.

Recommendation

Contact a qualified electrical contractor.

8.5.1 Lighting Fixtures and Switches

Minor/Monitor/Maintenance Item

LIGHT INOPERABLE

Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. *If bulb replacement does not correct the issue*, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

Recommendation

Contact a handyman or DIY project

Hall closet

8.6.1 Receptacles, Polarity, Ground

Moderate Item

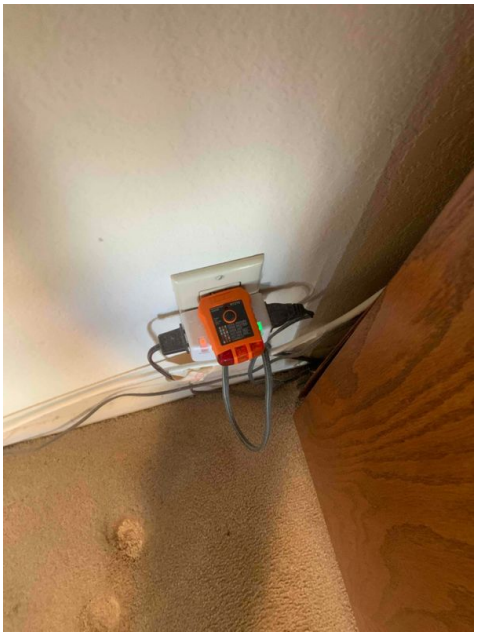
INOPERABLE RECEPTACLE(S)

SOUTH LIVING ROOM AND EXTERIOR

An electrical receptacle was inoperable at the time of the inspection. The Inspector recommends service by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



8.7.1 GFCI & AFCI

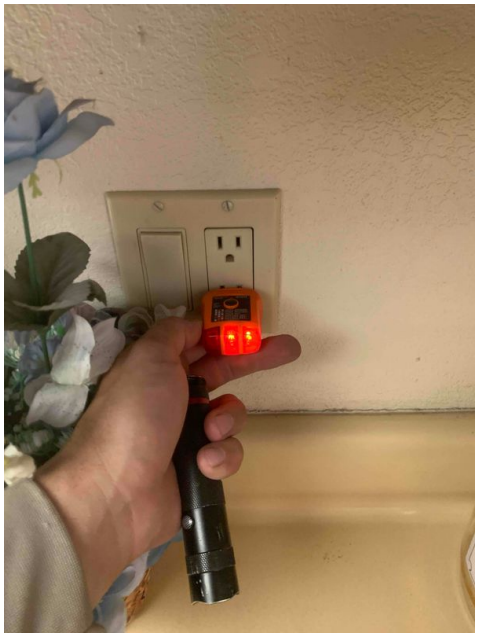
Moderate Item

GFCI OUTLETS

No ground fault circuit interrupter (GFCI) outlets installed at some or all locations. GFCI outlets are life saving devices that help prevent electric shocks in areas that may have water present. We believe it is a good idea to bring all outdated electrical systems up to current standards, installing GFCI in bathrooms, kitchens, exteriors, and garages. We recommend all electrical work be performed by a qualified and competent specialist.

Recommendation

Contact a qualified professional.


8.8.1 Smoke Alarm(s)

Moderate Item

NOT IN SLEEPING ROOMS

Sleeping rooms not equipped with smoke detection. The latest standards require smoke detectors in all bedrooms at time of construction and when any significant work is done on the residence. Whether or not installation is required prior to sale of this building, upgrading should be considered.

Recommendation

Contact a qualified professional.

9: COOLING SYSTEM

		IN	NI	NP	R
9.1	Normal Operating Controls	X			
9.2	Equipment - Unit 1	X			
9.3	Condensation System	X			
9.4	Distribution System	X			
9.5	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Distribution Type
Forced-Air System, Ducts

Thermostat(s) Type
Digital, Programmable

Air Filters
Disposable - Clean - Replace every 30 days

Filter Location
Ceiling

Normal Operating Controls: Condition
Serviceable

Equipment - Unit 1: Condition
Serviceable

Equipment - Unit 1: Cooling Equipment Type
Heat Pump Packaged

Equipment - Unit 1: Brand
Trane

Equipment - Unit 1: Energy Source
Electric

Equipment - Unit 1: Data Plate Photo(s)

Equipment - Unit 1: AC Unit(s) - Overcurrent Amperage

60

Equipment - Unit 1: Temperature - Air Return

71 F (Fahrenheit)

Equipment - Unit 1: Temperature - Register

57 F (Fahrenheit)

Condensation System: Condition

Serviceable

Distribution System: Condition

Serviceable

Presence of Installed Cooling Source in Each Room: Condition

Present in each room

Equipment - Unit 1: Capacity of Unit

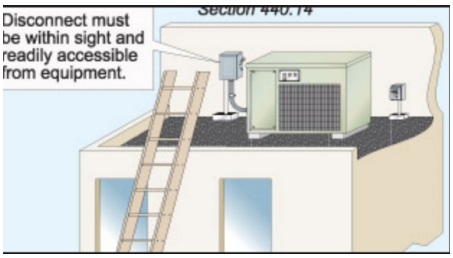
5.0 ton

A refrigeration ton is approximately equivalent to 12,000 BTU/h. This information is read by the inspector from the data plate and not always exact.

Equipment - Unit 1: Disconnect-Condition

Serviceable

Disconnecting means shall be located within sight from and readily accessible from the air-conditioning or refrigerating equipment. The disconnecting means shall be permitted to be installed on or within the air-conditioning or refrigerating equipment



Equipment - Unit 1: Year Manufactured

2015 Year

The year of manufacture is determined by the inspector by inspecting the serial number and researching a code hidden within the number. This code is not always exact or readable. The inspector does there best to determine, but are often limited.

Equipment - Unit 1: Packaged System Education

In a packaged central air conditioner, the evaporator, condenser, and compressor are all located in one cabinet, which usually is placed on a roof or on a concrete slab next to the house's foundation. This type of air conditioner also is used in small commercial buildings. Air supply and return ducts come from indoors through the home's exterior wall or roof to connect with the packaged air conditioner, which is usually located outdoors. Packaged air conditioners often include electric heating coils or a natural gas furnace. This combination of air conditioner and central heater eliminates the need for a separate furnace indoors.

Equipment - Unit 1: Temperature Differential - Within Range

An ambient air test was performed on each zone of air conditioning or heat pumps to determine if the difference in temperature between the supply and return ducts was 14 to 22 degrees. Differentials between this range indicate that the units are providing normal cooling capacity for each zone. Unless otherwise noted, this zone was found to be producing a temperature differential between 15 and 22 degrees.

Limitations

General

GENERAL LIMITATIONS

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Testing for adequacy or uniformity are beyond the scope of a General Home Inspection. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Equipment - Unit 1

NO MAINT RECORD

There is no visible record of recent service of the cooling system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the cooling system.

Condensation System

MONITOR 2ND CONDENSATE DRAINS

We recommend monitoring secondary condensate drain terminations around the home, and if found dripping to call an HVAC specialist promptly. Moisture alarms and/or safe-t switches are recommended to help monitor these areas. Exterior condensate line terminations should extend away from the home to prevent deterioration to the foundation.

10: HEATING SYSTEM

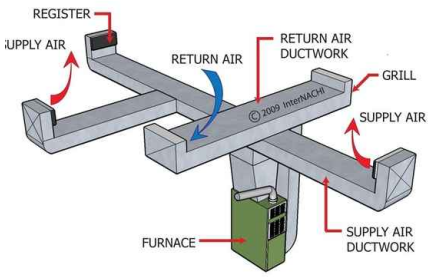
		IN	NI	NP	R
10.1	Normal Operating Controls	X			
10.2	Equipment - Unit 1	X			
10.3	Distribution Systems	X			
10.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Distribution-Type
Ducts

AIR DISTRIBUTION SYSTEM



Thermostat-Type
Digital, Programmable

Air Filters
Disposable - Clean - Replace every 30 days

Air Filter Locations
Ceiling

Normal Operating Controls: Condition and Operation
Not Tested Due to High Temps

Equipment - Unit 1: Condition
Not tested due to outside temperature

Equipment - Unit 1: Heat Equipment Type
Heat Pump Packaged

Equipment - Unit 1: Brand
Trane

Equipment - Unit 1: Energy Source
Electric

Equipment - Unit 1: Year Manufactured
2015 Same as cooling

Equipment - Unit 1: Automatic Safety Controls
Over Current Protection

These auto safety controls were serviceable during inspection.

Distribution Systems: Condition
Serviceable

Presence of Installed Heat Source in Each Room: Condition
Present in each room

Equipment - Unit 1: HVAC - Disconnect
Serviceable

The modern building standards for electrical say that: Disconnecting means shall be located within sight from and readily accessible from the air-conditioning or refrigerating equipment. The disconnecting means shall be permitted to be installed on or within the air-conditioning or refrigerating equipment

Limitations

General

GENERAL LIMITATIONS

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

General

NO MAINTENANCE RECORD VISIBLE

There is no visible record of recent service of the heat system (within the past year). Possibly indicating delayed maintenance. We recommend yearly servicing of the heating system.

General

OUTSIDE TEMPS ABOVE 65 DEGREES

When outside temperatures are high (Standard is above 65 degrees), the inspector can make the determination not to turn the heat on, as this could show false positives and potentially damage the unit, taking away the systems ability to cool while making for a dangerous living situation for the seller. When the inspector can't test due to high outside temperatures, we recommend further evaluation and testing by a licensed HVAC professional prior to close.

Recommendations

10.2.1 Equipment - Unit 1

Minor/Monitor/Maintenance Item

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

11: FIREPLACES

		IN	NI	NP	R
11.1	Solid Fuel Heating Device (Fireplace, Woodstove)	X			X
11.2	Vents, Flues & Chimneys	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Energy Source
Propane, Solid Fuel

Solid Fuel Heating Device Type
Fireplace, Wood

Gas Burning Fireplace Type
Vented

Vent, flue or chimney Type
Vented, Structural Chimney, Masonry

Solid Fuel Heating Device (Fireplace, Woodstove): Condition
Moderate

Vents, Flues & Chimneys: Condition
Serviceable with Exceptions

Limitations

Solid Fuel Heating Device (Fireplace, Woodstove)

GENERAL LIMITATION

Inspection of the fireplace usually includes the firebox itself, where the burning and combustion takes place; the inspection of the damper and/or direct venting system; hearth, and the clearances to combustable materials. This inspection is primarily for safety reasons. Testing (starting a fire) for proper drafting and chimney draw is not performed during this visual inspection. Recommend consulting a licensed chimney specialist about testing and evaluating installation. Damage to the hearth area, excessive soot build up in chimney flues and inadequate clearances to combustibles may lead to fires. We will include these defects in this report if found.

Recommendations

11.1.1 Solid Fuel Heating Device (Fireplace, Woodstove)

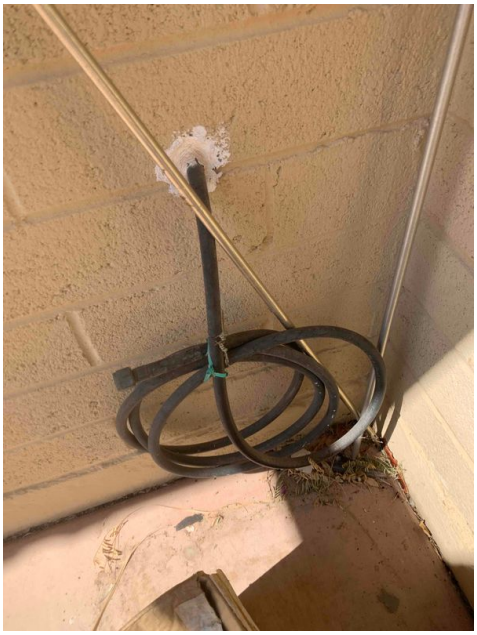
Moderate Item

PROPANE LOG STARTER ADDED

A propane hose, connections, and feature was observed in the fire place and protruding from the exterior wall near the chimney. This appears to have been added with possibly unprofessional methods. I was also unable to test it, because there was no fuel source. Recommend further evaluation and corrections.

Recommendation

Contact a qualified professional.



11.2.1 Vents, Flues & Chimneys

Moderate Item

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney contractor.

12: INSULATION & VENTILATION

		IN	NI	NP	R
12.1	Attic Insulation	X			X
12.2	Attic Ventilation	X			
12.3	Mechanical Vents	X			X
12.4	Vapor Retarders	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Observation Method
Attic Entered

Attic Insulation Type
Blown, Cellulose

Ventilation Type
Gable Vents, Soffit Vents, Turbines, Attic Fan

Mechanical Venting Type
Kitchen, Laundry room, Bathrooms, Fan, Vent to exterior

Vapor Retarders Type
Not Required

Attic Insulation: Condition
Serviceable

Attic Ventilation: Condition
Present

Mechanical Vents: Condition
Serviceable with Exceptions

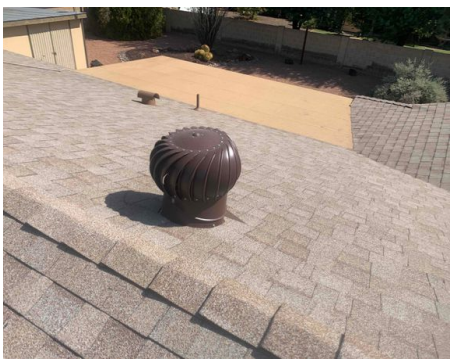
Vapor Retarders: Condition
Not Required

Attic Insulation Depth
6 Inches

Uniformity is not measured. The depth listed here is representative and approximate.

Attic Ventilation: Added ventilation

I observed what appeared to be added ventilation for the attic. This is possibly due to the addition of a second layer of shingles.



Limitations

General

LIMITATIONS DUE TO INSULATION

The insulation blocked the view and limited the inspection of electrical, plumbing and structural components in the attic.

Attic Ventilation

GENERAL LIMITATION

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Recommendations

12.1.1 Attic Insulation

Moderate Item

INSUFFICIENT INSULATION

Insulation depth was possibly inadequate. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes. Recommend a qualified attic insulation contractor further evaluate and install additional insulation as needed.

Recommendation

Contact a qualified insulation contractor.

6in

12.3.1 Mechanical Vents

Moderate Item

ATTIC FAN NOT OPERATIONAL

An attic fan was observed in the attic. This van did not function when tested. Recommend repairs or replacement.

Recommendation

Contact a qualified professional.

13: BUILT IN APPLIANCES

		IN	NI	NP	R
13.1	Dishwasher	X			
13.2	Ventilation	X			X
13.3	Oven(s)	X			
13.4	Garbage Disposal			X	
13.5	Built-in Microwave			X	
13.6	Refrigerator / Freezer	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: **Brand**
Whirlpool

Ventilation: **Exhaust Fan Type**
Range Hood

Ventilation: **Exhaust Fan Brand**
Air-o-hood

Oven(s): **Oven Energy Source**
Electric

Oven(s): Oven Brand
GE

Oven(s): Oven Type
Range

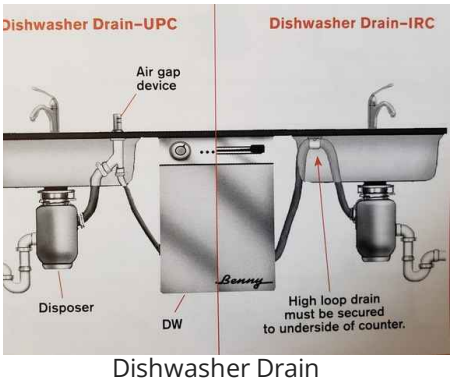
Refrigerator / Freezer:
Refrigerator Brand
Unknown

Dishwasher: Serviceable

Unless otherwise noted: At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

Dishwasher: High Loop / Air gap Device

The dishwasher had a high loop or air gap device installed in the drain line at the time of the inspection. The high loop / air gap device is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.



Dishwasher Drain

Ventilation: Serviceable

Unless otherwise noted in this report, the kitchen ventilation was functional at the time of inspection.

Oven(s): Serviceable

The oven was turned on in bake and in boil. The light was also tested and unless otherwise noted in this report, the oven was found to be functional.

Built-in Microwave: Serviceable

Unless otherwise noted in this report, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven at the time of inspection. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

Refrigerator / Freezer: Serviceable

Unless otherwise noted in this report, the refrigerator was generally in good operating condition.

Refrigerator / Freezer: No water connected

Water dispenser on this refrigerator did not dispense any water. Moving the refrigerator to observe the valve behind it if present is not a part of a home inspection and could damage the flooring, but a valve did appear to be present behind.

Limitations

General

GENERAL LIMITATION

Appliances are operated at the discretion of the Inspector. Appliances are never moved from their location to observe behind as damage could occur.

Oven(s)

GENERAL LIMITATION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Refrigerator / Freezer

GENERAL LIMITATION

As a courtesy your home inspector checked the operation of the refrigerator(s) and freezer(s) at the time of the inspection. This appliance is not considered to be built-in therefore outside the scope of work. The refrigerator interior temperature should be kept at the proper temperature. The refrigerator should be kept at or below 40 F (4 C). The freezer temperature should be 0 F (-18 C). The homeowner should check the temperatures periodically. Appliance thermometers are the best way of knowing these temperatures and are generally inexpensive.

Recommendations

13.2.1 Ventilation

Moderate Item

POSSIBLE ASBESTOS OBSERVED

Observed what appeared to be possibly asbestos tape on the hood vent. This tape was commonly used for this purpose around the time of this homes construction year. Recommend removal by a qualified asbestos abatement company.

Recommendation

Contact a qualified professional.

14: LAUNDRY ROOM

		IN	NI	NP	R
14.1	Dryer	X			
14.2	Washing Machine	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dryer: Dryer Vent Condition
Present, visible, Vents to the exterior, Recommend cleaning

Dryer: Energy Source(s)
220 Electric

Washing Machine: Energy Source(s)
110 Volt

Appliances present

Laundry equipment was observed in the laundry room. Full testing and inspection of these units is beyond the scope of a General Home Inspection. When occupants belongs aren't in the units, we will turn them on for a short cycle to test the hookups for function. The washer filled, spun, and drained. The dryer heated. If a more thorough inspection is desired, recommend contacting an appliance specialist.

15: PEST CONTROL

		IN	NI	NP	R
15.1	Pest Control	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

Pest Control

GENERAL LIMITATION

Our observations regarding evidence of possible pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their kind, cause, or remediation. Common bugs or pests that are not generally harmful to the home or occupants will not be pointed out.

Pest Control

UNSEEN DAMAGE POSSIBLE

Unseen damage is possible when visible evidence of pests are observed. We are visual inspectors only and have no way to see through walls, floors, ceilings and roof coverings. When we believe a possible pest problem is evident, we recommend that you hire a pest specialist to further evaluate and report on any related damage and get quotes on what it may cost to repair within your inspection period.

Recommendations

15.1.1 Pest Control

Moderate Item

EVIDENCE OF POSSIBLE PEST

I observed evidence of possible pests in one or more locations. We are not pest inspectors, but comment on it when it may be present for your information. Further evaluation by a pest specialist is recommended.

Recommendation

Contact a qualified pest control specialist.

STANDARDS OF PRACTICE

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

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

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

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

Plumbing System
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical System
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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

Heating System
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed

inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Fireplaces
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.
II. The inspector shall describe: the type of fireplace.
III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.
IV. The inspector is not required to: inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of any installation. Inspect automatic fuel-fed devices. Inspect combustion and/or make-up air devices. Inspect heat-distribution assists, whether gravity-controlled or fan-assisted. Ignite or extinguish fires. Determine the adequacy of drafts or draft characteristics. Move fireplace inserts, stoves or firebox contents. Perform a smoke test. Dismantle or remove any component. Perform a National Fire Protection Association (NFPA)-style inspection. Perform a Phase I fireplace and chimney inspection.

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