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## RESIDENTIAL REPORT

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MARCH 10, 2020



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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

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# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Client	<b>Occupancy</b> Furnished, Occupied	<b>Style</b> Multi-level
<b>Temperature (approximate)</b> 22 Fahrenheit (F)	<b>The Home Is Considered To Face</b> East	<b>Type of Building</b> Single Family
<b>Weather Conditions</b> Clear		

### Top Items of Concern: Top Concerns Listed Here For your Convenience

During the summery portion of the home inspection walk through, we discussed the top concerns you had for the property, along with the inspectors concerns. These items are listed here for your convenience and quick reference. You will also find them in their pertinent section of the report.

## Deficiencies

### 1.1.1 Top Items of Concern

#### ELECTRICAL CONCERNS

##### BASEMENT UTILITY ROOM

There are several items of concern in the electrical section that will need to be addressed by an electrician, please refer to the electrical section of this report to view those items.

- Poor electrical ground
- Missing or improper bonding of gas and water lines
- Expired smoke detectors
- Missing carbon monoxide detectors

##### Recommendation

Contact a qualified electrical contractor.

 Safety Hazard

### 1.1.2 Top Items of Concern

#### FURNACE & AIR CONDITIONER AGING

Both the furnace and air conditioner are aging and show signs of deferred maintenance. See appropriate comments in heating and cooling sections, contact a licensed HVAC contractor for evaluation and repairs.

##### Recommendation

Contact a qualified HVAC professional.

 Recommendation

### 1.1.3 Top Items of Concern

#### ROOF - DAMAGED (GENERAL)

##### EAST ROOF

 Recommendation

Roof coverings showed moderate damage in several areas, granule loss and holes in shingles. Potential for interior water penetration, and damage to the surrounding materials. Recommend further evaluation and repair by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.

1.1.4 Top Items of Concern

### **BELOW GRADE DUCT - EXPOSED SOIL**

VARIOUS BASEMENT

Gaskets between registers and below grade ducts are warped. Visible soil present around gaskets allows for possible moisture and radon penetration, and reduces radon reduction system effectiveness. Recommend further evaluation and repair by licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Recommendation

1.1.5 Top Items of Concern

### **WATER HEATER - NEAR END OF LIFE**

BASEMENT UTILITY ROOM

Water heater is at the expected lifespan for a water heater, potential for equipment failure and leakage. Recommend further evaluation and maintenance, consider replacement by a licensed plumber. \*Note\* Rheem Marathon water heaters have a lifetime warranty provided to the original owner, if they registered their product.

Recommendation

Contact a qualified plumbing contractor.



Recommendation

## 2: ROOF

### Information

Inspection Method	Roof Type/Style	Flashings: Material
Camera Pole	Gable, Hip	Metal

#### Homeowner's Responsibility

Every homeowner has the responsibility to monitor and inspect their roof coverings. To inspect a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating shingles and flashing, indications of damage to the roof covering and debris that could clog valleys and gutters.

Roofing materials are designed to be water-resistant, not waterproof, eventually any roof system will leak. No one can predict where, when, or how a roof will leak.

Inspect your roof at least once year as part of a homeowner's routine home maintenance plan, inspecting after major storms is also good practice. Catch problems before they become major defects.

#### Coverings: Material

Architectural



### Limitations

General

#### ROOF LIMITATIONS

ROOF

The information presented here is based on what was visible and accessible at the time of the inspection and is not a guarantee of the quality or remaining lifespan of the roofing materials. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc. The inspector cannot certify that the roof will not leak, there are many factors that can contribute to whether a roof will leak or not and cannot be reflected here.

### Deficiencies

2.1.1 Coverings

#### ROOF - DAMAGED (GENERAL)

EAST ROOF

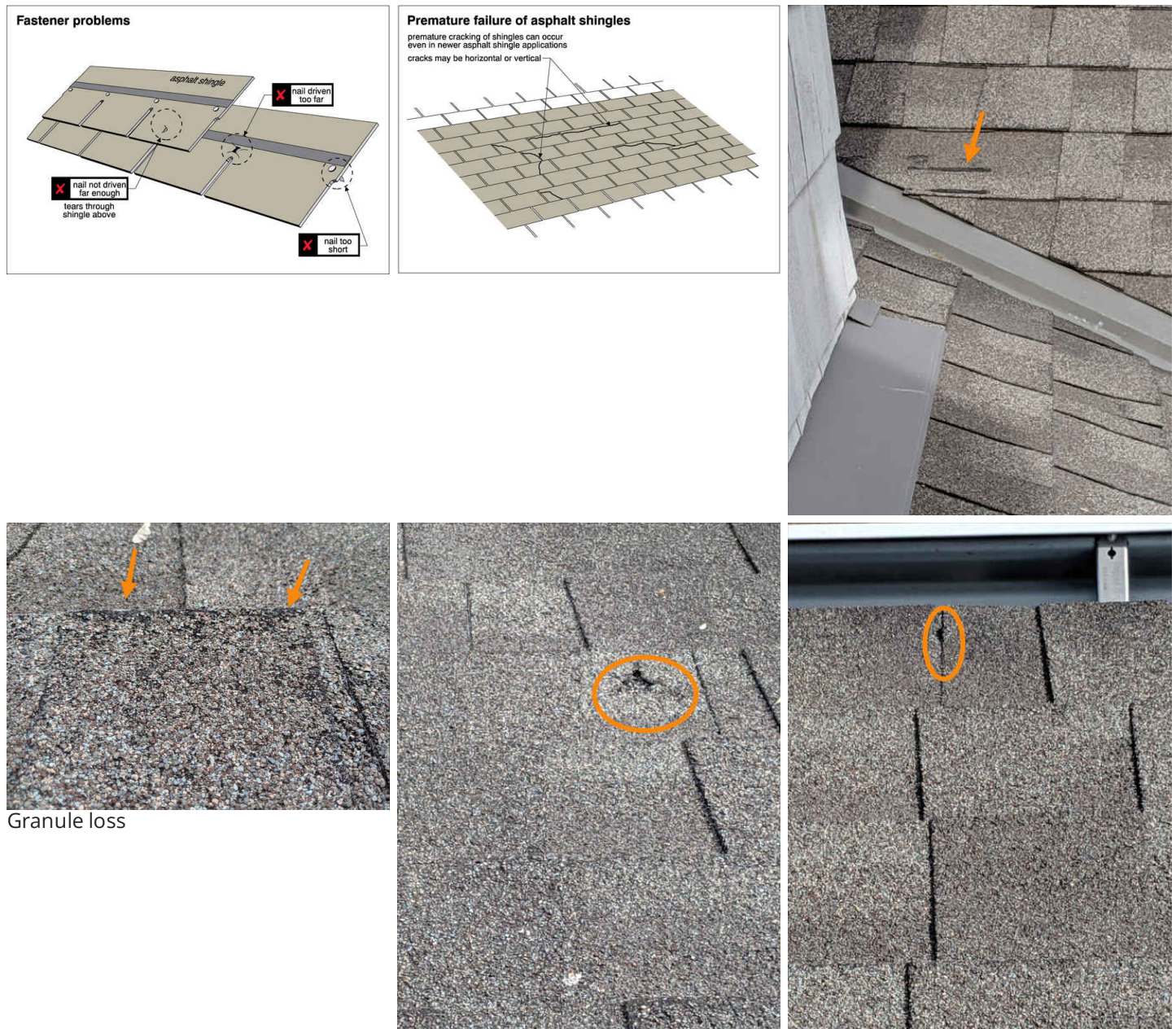
 Recommendation



Roof coverings showed moderate damage in several areas, granule loss and holes in shingles. Potential for interior water penetration, and damage to the surrounding materials. Recommend further evaluation and repair by a licensed roofing contractor.

#### Recommendation

Contact a qualified roofing professional.







Granule loss



2.1.2 Coverings

VULNERABLE AREAS

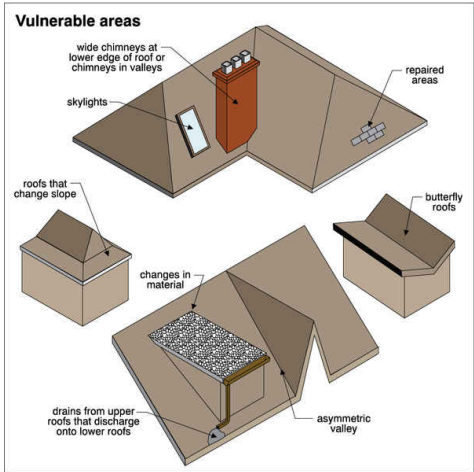
EAST ROOF

Vulnerable areas are architectural elements that capture snow, ice and water flow on the roof. Pay attention to vulnerable areas for degradation of roofing sealant, flashings, and siding materials, as these can lead to water penetration and rot issues. Facilitate repair as soon as any deterioration might be detected to preserve longevity of materials and help prevent water penetration. Contact a licensed roofing contractor for repairs as needed.

Recommendation

Recommend monitoring.

Maintenance Item



## 2.2.1 Flashings

**MISSING KICKOUT FLASHING(S)**

## VARIOUS ROOF

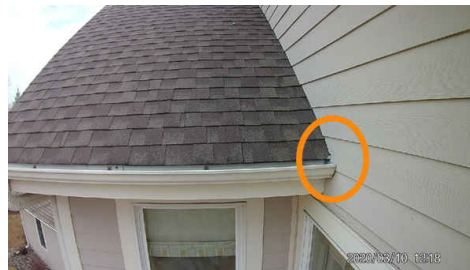
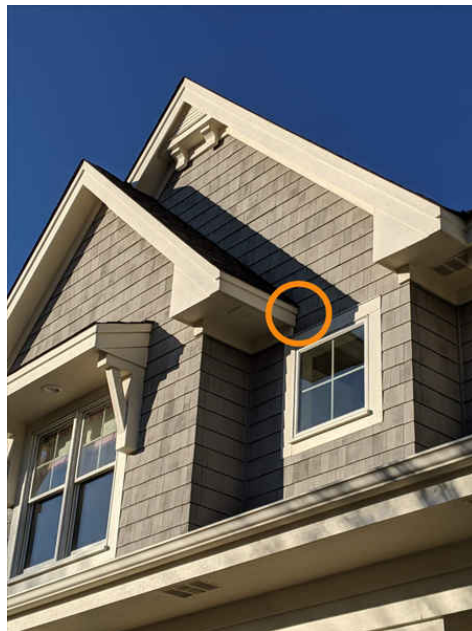
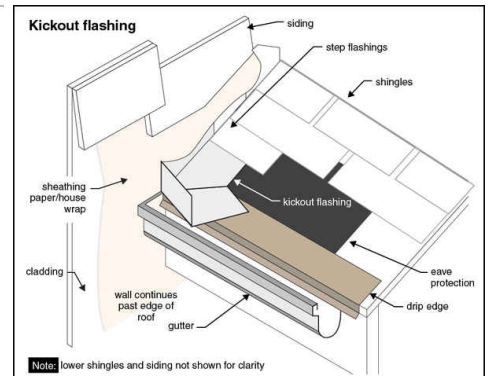
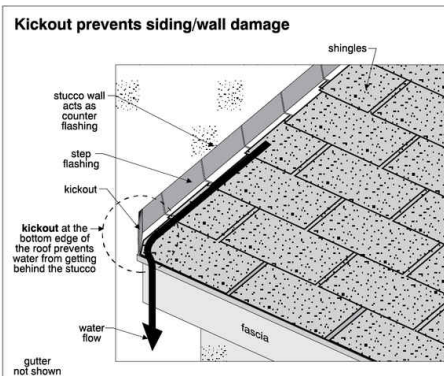
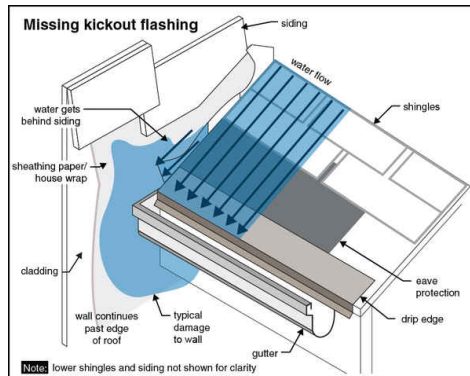
No kick out flashing present where lower roof meets upper sidewall, (possible several locations). Potential for interior water penetration and rot issues, recommend further evaluation and repair by a licensed roofing contractor.

## Recommendation

Contact a qualified roofing professional.



Recommendation



Kick out flashing undersized



## 2.2.2 Flashings

**SIDING NOT CUT BACK**

## ROOF

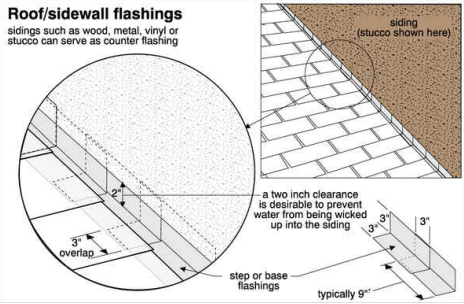
Siding should be cut back a minimum of 2 inches where it meets the roof, step flashings should be visible. Siding material at risk for deterioration where it meets the roof. Recommend further evaluation and repair by a licensed contractor.



Recommendation



Recommendation  
Contact a qualified siding specialist.



## 3: EXTERIOR

### Information

<b>Exterior Features</b> Deck with Steps, Front Porch, Patio, Retaining Wall, Sidewalk	<b>Siding, Flashing &amp; Trim: Siding Material</b> Wood Shake, Hardie	<b>Siding, Flashing &amp; Trim: Trim Materials</b> Hardie Plank
<b>Eaves, Soffits &amp; Fascia: Soffit And Fascia Material</b> Fiber Cement, Plywood	<b>Gutter Systems: Covers Installed</b> No	<b>Gutter Systems: Downspout discharge</b> Above grade, Below grade
<b>Gutter Systems: Gutter Material</b> Seamless Aluminum	<b>Gutter Systems: Gutter Type</b> Eave Mounted	<b>Walkways, Stairs, Patios &amp; Driveways: Driveway Material</b> Concrete
<b>Walkways, Stairs, Patios &amp; Driveways: Patio Materials</b> Concrete	<b>Walkways, Stairs, Patios &amp; Driveways: Walkway Material</b> Concrete	<b>Doors &amp; Windows - Exterior: Exterior Entry Door</b> Wood
<b>Doors &amp; Windows - Exterior: Exterior Entry Door Type</b> French	<b>Vegetation, Grading, Drainage &amp; Retaining Walls: Fence</b> Not Present	<b>Vegetation, Grading, Drainage &amp; Retaining Walls: Lot Slope</b> Hillside, Flat
<b>Vegetation, Grading, Drainage &amp; Retaining Walls: Retaining Wall</b> Boulder		

### Homeowner's Responsibility

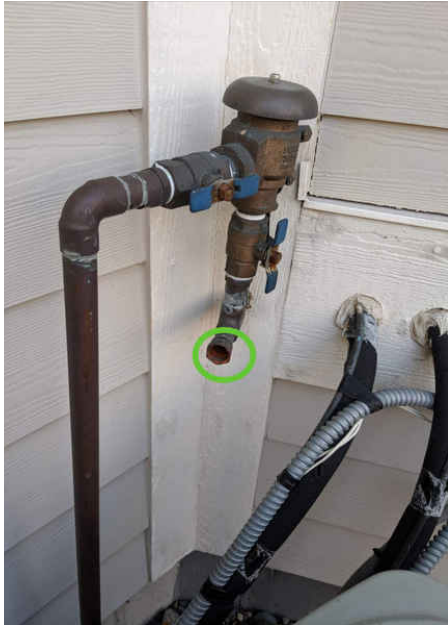
Every homeowner has the responsibility to monitor the buildings exterior for signs of deterioration.

Look for signs of peeling paint, failed or missing caulks and sealant, loose or missing siding, and soffit and fascia materials. If you have an older home check your windows for damaged or missing glazing.

Without taking personal risk, a rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Gutters, downspouts and drains should be directing water away from the foundation.

## Vegetation, Grading, Drainage & Retaining Walls: Below Grade Sprinkler System

Present, Winterized



Plugs removed, winterized.



## Decks: Deck Material

Composite, Railings, Staircase, Raised



## Deficiencies

### 3.1.1 Siding, Flashing & Trim

#### **EXTERIOR TRIM - CAULK MISSING OR DETERIORATED**

VARIOUS EXTERIOR WALL

Areas where exterior siding meets the exterior trim should be sealed with a urethane sealant such as Vulkem. Areas are exposed to potential water penetration and deterioration. Recommend the resealing of joints between exterior siding and trim by a qualified siding professional.

Recommendation

Contact a qualified siding specialist.







### 3.1.2 Siding, Flashing & Trim

#### **SEALANT MISSING - WALL PENETRATIONS**

##### WEST EXTERIOR WALL

Gaps and holes around wall penetrations can allow moisture and pest intrusion. Recommend apply sealant or appropriate trims around wall penetrations.

##### Recommendation

Contact a qualified siding specialist.



### 3.1.3 Siding, Flashing & Trim

#### **SIDING - LOOSE**

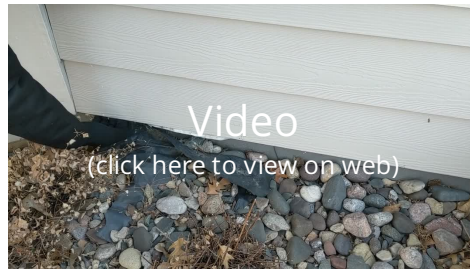
##### EXTERIOR WALL

One or more pieces of siding are loose, possible due to incomplete repairs or installation. Potential for siding to be damaged or fall off, recommend repair by a licensed siding contractor.

##### Recommendation

Contact a qualified siding specialist.





### 3.1.4 Siding, Flashing & Trim

#### **SIDING - CRACKED**

##### WEST EXTERIOR WALL

Fiber cement siding cracked around the corners of exterior windows, potential for interior water penetration and deterioration of surrounding materials. Recommend further evaluation and repair by a qualified siding contractor.

##### Recommendation

Contact a qualified siding specialist.





### 3.3.1 Gutter Systems

#### DOWNSPOUTS - DRAIN NEAR HOUSE

##### VARIOUS EXTERIOR

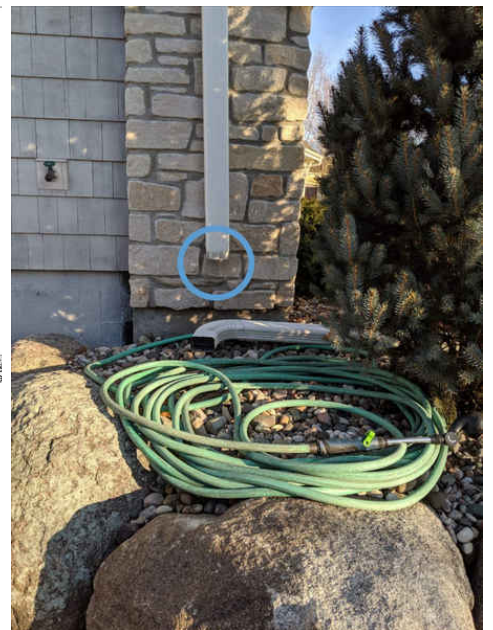
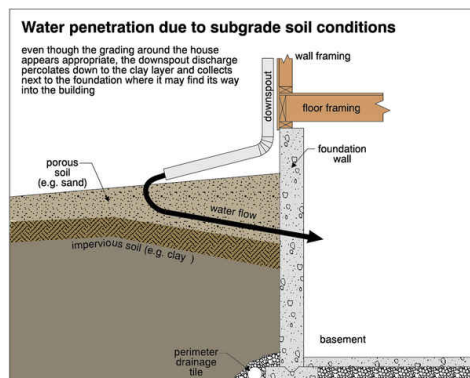
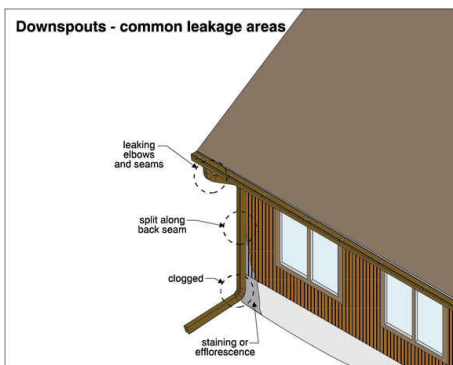


Maintenance Item

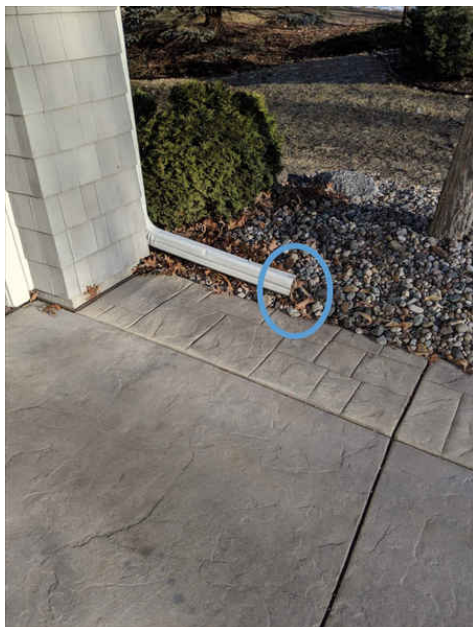
One or more downspouts drain too close to the homes foundation. This can result in excessive moisture in the soil at the foundation, potentially leading to structural movement and interior water penetration. Recommend install downspout extensions to drain a minimum of 6 feet from the foundation.

##### Recommendation

Contact a handyman or DIY project







Discharge onto driveway will cause excess ice buildup

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

**NEGATIVE GRADING**

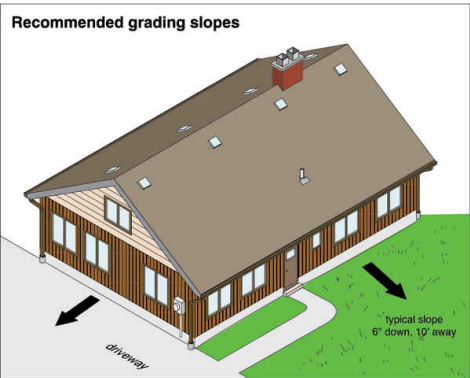
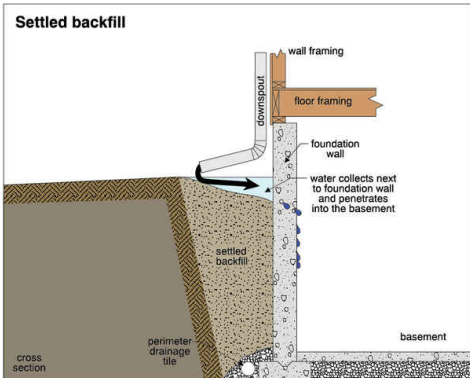
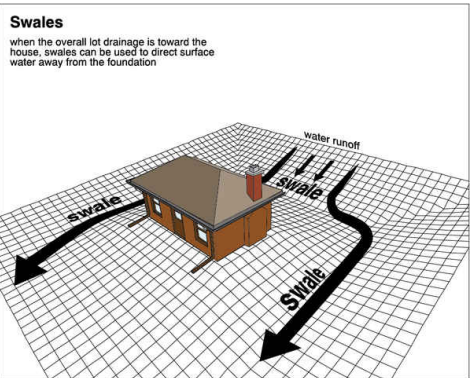
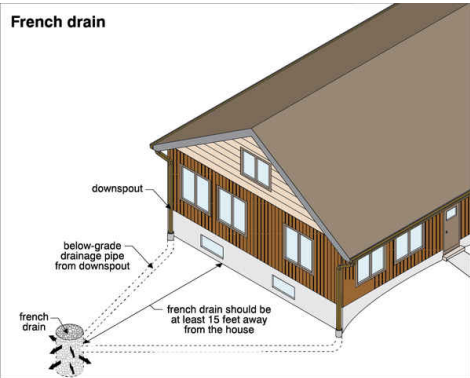
WEST EXTERIOR

Several low areas and improper grade around the property, could possibly lead to an interior water penetration issue. Recommend improve exterior grade to slope away from the home and implement proper drainage in confined areas to carry roof water discharge away from the foundation.

Recommendation

Contact a qualified landscaping contractor

Recommendation



## 3.7.1 Decks

**DECORATIVE COLUMN WRAP - DETERIORATED**

## DECK

Wood materials of decorative column wrap at base of deck are deteriorated due to soil contact. Potential for further deterioration and rot issues, recommend further evaluation and repair by a licensed contractor. \*Consider use of water resistive materials.

## Recommendation

Contact a qualified carpenter.



Soil buildup inside wood enclosure



Base of columns at risk for deterioration



## 4: CHIMNEY, FIREPLACE, STOVE

### Information

#### Chimney Material

PVC, Sidewall Vent

#### Gas Fireplace, Gas Logs, Gas stove: Brand

1st Floor Living Room

Heat-N-Glo



#### Gas Fireplace, Gas Logs, Gas stove: Brand

Basement Living Room

Heat-N-Glo



### Deficiencies

#### 4.1.1 Gas Fireplace, Gas Logs, Gas stove

#### **GAS LINE - CONTACT WITH METAL ENCLOSURE**

**BASEMENT LIVING ROOM**

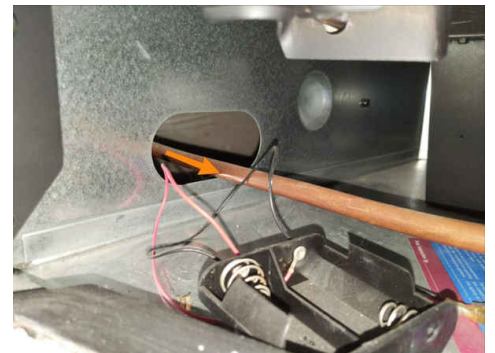
Gas fireplace, copper gas supply line is touching the metal enclosure, possible for vibrations from fan operation to cause damage to gas line. Recommend adjustment of gas line by qualified plumber or fireplace technician.

Recommendation

Contact a qualified fireplace contractor.



Recommendation



# 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

<b>Inspection Method</b> Visual	<b>Foundation: Material</b> Poured Concrete	<b>Basements &amp; Crawlspaces: Insulation Type</b> Not Visible
<b>Basements &amp; Crawlspaces: Vapor Barrier</b> Not visible	<b>Floor Structure: Basement Floor</b> Concrete	<b>Floor Structure: Flooring Material</b> Engineered Floor Trusses
<b>Floor Structure: Sub-floor</b> Plywood	<b>Roof Structure &amp; Attic: Material</b> Trusses, OSB	

### Homeowner's Responsibility

One of the most common problems in a home is a wet basement or foundation. Monitor the walls and floors for signs of water penetration, such as a musty smell, dampness, water stains, peeling paint, efflorescence, or rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and stains on drywall and carpet.

## Roof Structure & Attic: Type

Gable, Hip



## Limitations

General

**PERCENT OF FOUNDATION NOT VISIBLE**

99 Percent

Basements & Crawlspaces



**CANNOT PREDICT HOW OFTEN BASEMENT OR CRAWLSPACE WILL LEAK**

Inspector cannot predict If or When a moisture intrusion may occur.



6: HEATING

Information

<b>Chimney Liner</b> Not Required	<b>Chimney Vent Material</b> PVC	<b>Combustion Air</b> Fresh Air Intake, HRV
<b>Efficiency</b> High Efficiency	<b>Exhaust Venting Method</b> Direct Vent - Sealed Combustion	<b>Equipment: Approximate Age</b> 14 Years
<b>Equipment: Approximate Capacity</b> 80000 BTU/hr	<b>Equipment: Approximate Capacity</b> 100000 BTU/hr	<b>Equipment: Energy Source</b> Natural Gas
<div><div></div><div></div></div>		
<b>Equipment: Failure Probability</b> Medium	<b>Equipment: Filter Type</b> Pleated	<b>Equipment: Heat Type</b> Gas-Fired Heat, Forced Air
<b>Equipment: Typical Life Expectancy</b> Furnace (high efficiency) 15 to 20 years		

## Normal Operating Controls: Thermostat

Programmable, Digital

## Presence of Installed Heat Source in Each Room: Heat Source Present in Each Room



## Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often subjective and depends upon occupants perceptions such as: the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. If your equipment has an air filter (Or more than one), be sure to replace that filter on a regular basis, such as every three months or more frequently as needed.



**Equipment: Brand**

Trane

MODEL # TUC1C100A9841AB

SERIAL #6255HK07G



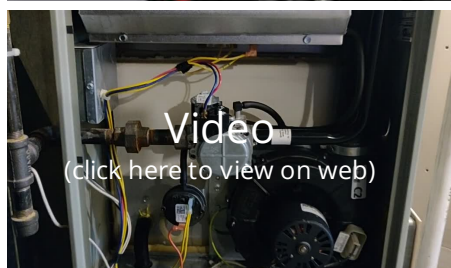
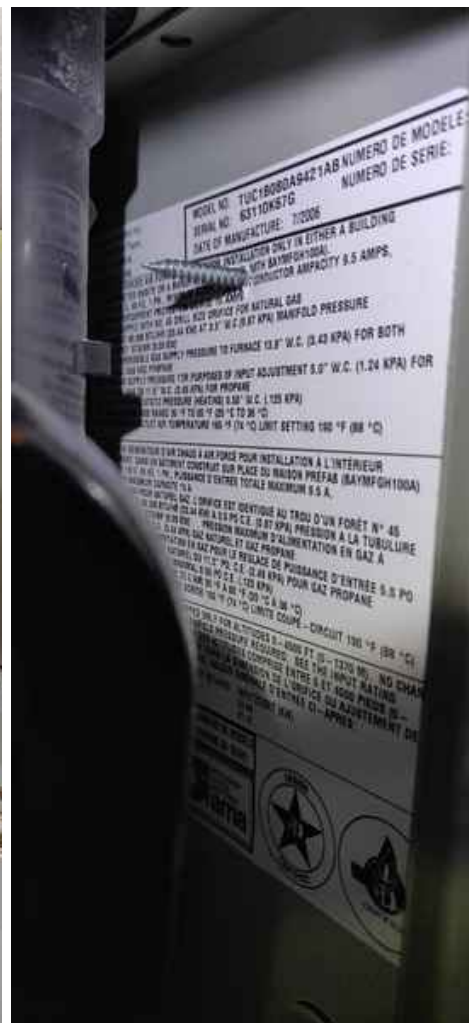


**Equipment: Brand**

Trane

MODEL # TUC1B080A9421AB

SERIAL # 63110K67G

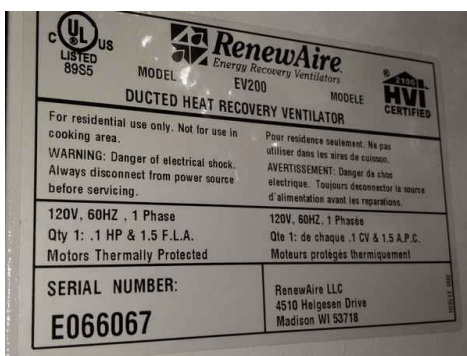


Video

(click here to view on web)

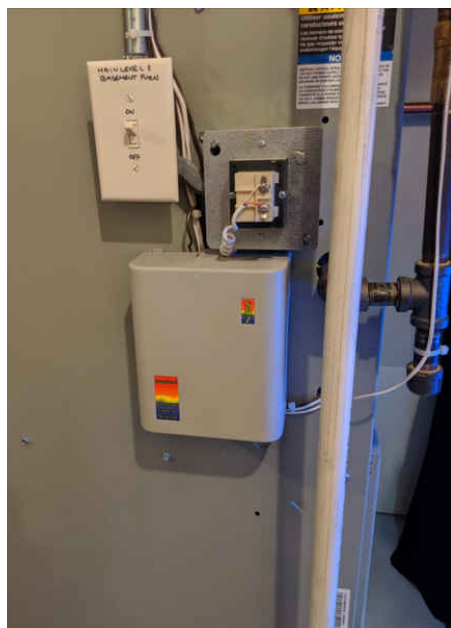
**Equipment: Heat Recovery Ventilator (HRV)**

Heat recovery ventilators require periodic service and maintenance, washable filters are typically serviced every three months when the furnace filter is changed.

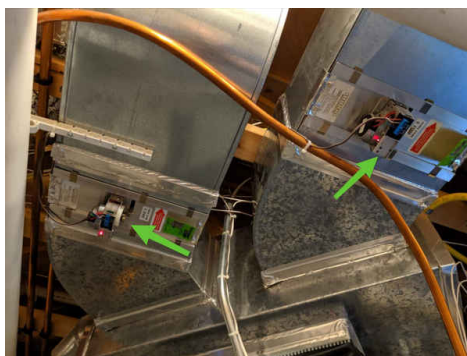


## Distribution Systems: Heating Distribution

Ducts and Registers, Multiple Zones, Below Grade Ducts



Zone controller



Zone dampers



Zone dampers

## Limitations

General

### **MULTI-ZONE FURNACE SYSTEMS CANNOT BE FULLY EVALUATED**

Multi-zone furnace systems contain multiple sensors and automated damper doors that open and close to allow air flow through different series of ductwork. The inspector is limited to visual inspection only and can operate the thermostatic controls to see if systems react in the different zones. Multi-zone systems have a series of sensors and automations that are not accessible to the home inspector and should be cleaned and serviced regularly by a licensed HVAC contractor.

## Deficiencies

6.1.1 Equipment

### **CONDENSATION ISSUES - FLUE VENT**

BASEMENT UTILITY ROOM

Visible staining and mineral buildup from exhaust condensate running back into the furnace from the flue vent. Indications of possible venting issues and damage to surrounding equipment. Recommend further evaluation by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Recommendation





### 6.1.2 Equipment

#### **FILTER - DIRTY**

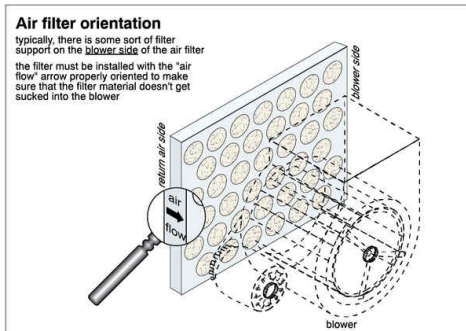


Mechanical air filter dirty, a clogged air filter can greatly affect appliance performance. Air filters should be checked and changed at least every three months, more often if a higher quality filter is used. Recommend replace air filter and consider duct cleaning to remove dust and dander from the system.

Recommendation

Recommended DIY Project





### 6.1.3 Equipment

## **FURNACE - RECOMMEND SERVICING/CLEANING**

BASEMENT UTILITY ROOM

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean and service furnace for proper operation. Consider a maintenance program offered by your local utility.

Recommendation

Contact a qualified HVAC professional.



Recommendation

### 6.1.4 Equipment

## **HEAT RECOVERY VENTILATOR - DIRTY/SERVICE REQUIRED**

BASEMENT UTILITY ROOM

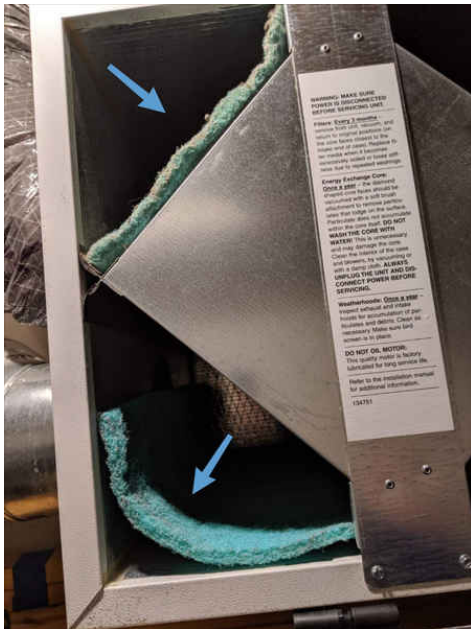
The heat recovery ventilator requires ongoing service and maintenance, filters are worn and require replacement. This unit should have regular filter cleaning every 3 months and a yearly service check up by a licensed HVAC contractor.

Recommendation

Contact a handyman or DIY project



Maintenance Item



### 6.1.5 Equipment

## POSSIBLE UNQUALIFIED SERVICE

BASEMENT UTILITY ROOM

Parts left inside of furnace cabinet indicate possible service done by unqualified persons. Recommend service by a licensed HVAC contractor.

## Recommendation

Contact a qualified HVAC professional.





Part left in cabinet



Part left in cabinet

### 6.3.1 Distribution Systems

#### **DUCTS AND REGISTERS DIRTY**

##### BASEMENT

Dirt and debris present in vents, ducts collect dust and allergens over time. Recommend contact a duct cleaning service to clean out the duct work.

##### Recommendation

Contact a qualified cleaning service.



Recommendation



### 6.3.2 Distribution Systems

#### **BELOW GRADE DUCT - EXPOSED SOIL**

##### VARIOUS BASEMENT

Gaskets between registers and below grade ducts are warped. Visible soil present around gaskets allows for possible moisture and radon penetration, and reduces radon reduction system effectiveness. Recommend further evaluation and repair by licensed HVAC contractor.

##### Recommendation

Contact a qualified HVAC professional.



Recommendation





7: COOLING

Information

<b>Air Conditioning Cooling Type</b> Air Cooled	<b>Energy Source/Type</b> Central Air Conditioner, Electric	<b>Location</b> Exterior West
<b>Cooling Equipment: Approximate Age</b> West Exterior 13 Years Year of manufacturer 2007	<b>Cooling Equipment: Approximate Age</b> 14 Years Year of manufacture 2006	<b>Cooling Equipment: Failure Probablility</b> High
<b>Cooling Equipment: Refrigerant Type</b> R-22	<b>Cooling Equipment: Typical Life Expectancy</b> 12 to 15 Years	<b>Normal Operating Controls:</b> Thermostat Digital, Programmable
<b>Distribution System: Configuration</b> Central	<b>Presence of Installed Cooling Source in Each Room: Rooms With Available Cooling</b> Central Air	
<b>Cooling Equipment: Brand</b> Trane Model# 2TTB3036A1000AA Serial# 7133SXB3F		



**Cooling Equipment: Brand**

Trane

Model# 2TTB3036A1000AA

Serial# 6232RDH5F

**Cooling Equipment: Cooling Capacity**

3 Tons

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).**Limitations**

General

**AIR CONDITIONER NOT OPERATED DUE TO COLD TEMPERATURES**

Central air conditioning units should not be operated below 55 degrees F as the units could be damaged.

**Deficiencies**

## 7.1.1 Cooling Equipment

**AIR CONDITIONER AGING**

WEST EXTERIOR

Central air conditioning compressor is aging, typical lifespan is 12 to 15 years. Current units are near end of expected lifespan, recommend yearly service and maintenance by a licensed HVAC contractor. Consider eventual upgrade for better reliability and energy efficiency.

Recommendation

Contact a qualified HVAC professional.



Recommendation

## 7.1.2 Cooling Equipment

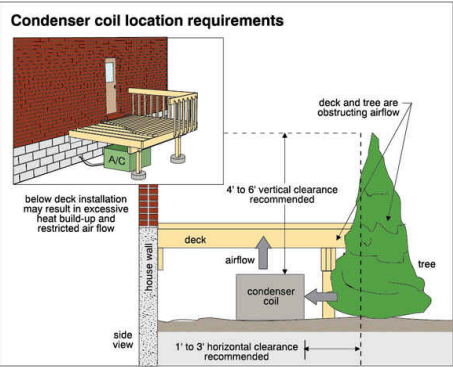
**COOLING FINS ARE DIRTY**

Recommendation

Cooling fins are dirty, obstructed airflow to condenser coil can contribute to premature equipment failure. Recommend yearly cleaning and service of AC unit by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



7.1.3 Cooling Equipment

RECOMMEND YEARLY SERVICE

Recommendation

Recommend yearly service, cleaning and maintenance of cooling equipment by a qualified HVAC contractor. \*Consider a home maintenance service such as those offered by your local utility.

Recommendation

Contact a qualified HVAC professional.

7.1.4 Cooling Equipment

VEGETATION TOO CLOSE

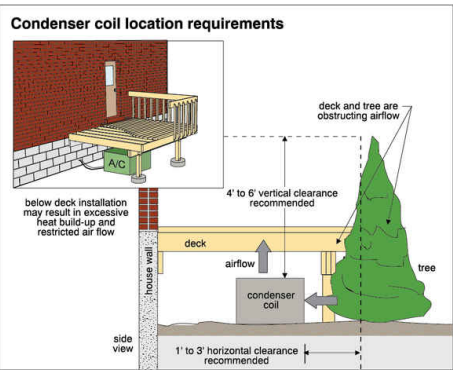
Recommendation

WEST EXTERIOR

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.



Recommendation

Contact a qualified landscaping contractor



8: PLUMBING

Information

<b>Water Source</b> Public	<b>Fixtures: Types of Fixtures Present</b> Bath Tub(s)	<b>Main Water Shut-off Device: Location</b> Basement, Utility Room
		
<b>Main Water Shut-off Device: Presence of Electrical Ground</b> Grounding Clamp, Meter Jumper Wire	<b>Fuel Storage &amp; Distribution Systems: Gas Piping</b> CSST, Copper, Steel	<b>Fuel Storage &amp; Distribution Systems: Main Gas Shut-off Location</b> Basement, Utility Room
<b>Drain, Waste, &amp; Vent Systems: Material</b> PVC	<b>Drain, Waste, &amp; Vent Systems: Waste System Type</b> City Sewer	<b>Water Supply and Distribution: Distribution Material</b> Pex
<b>Water Supply and Distribution: Hose Bibbs Present</b>	<b>Water Supply and Distribution: Water Supply Material</b> Copper	<b>Hot Water Systems, Controls, Flues &amp; Vents: Approximate Age</b> 13 Years Year of manufacture 2007



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

105 gallons

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

Electric

**Hot Water Systems, Controls, Flues & Vents: Failure Probability**

High

**Hot Water Systems, Controls, Flues & Vents: Typical Life Expectancy**

8 to 12 Years

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

Basement, Utility Room

**Sump Pump: Location**

Basement, Utility Room

**Homeowner's Responsibility**

**It's your job** to know where the main water and fuel shutoff valves are located. Monitor exposed plumbing for signs of leakage.

**Water Treatment Systems**

Water Softener, Sediment Filter

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

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

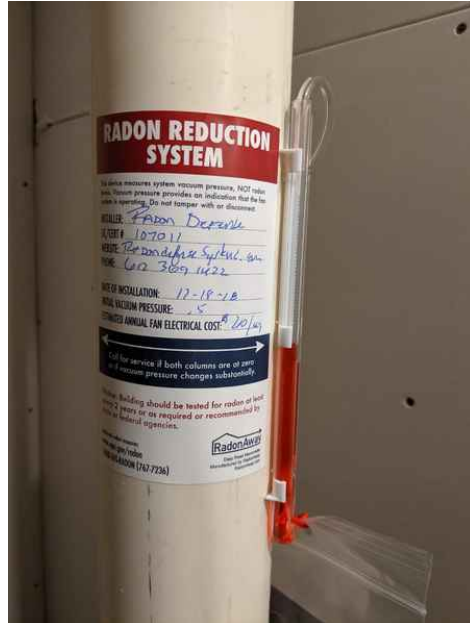
## Drain, Waste, & Vent Systems: Radon System

### Activated System

\*Note\* Inspector was not able to observe the radon fan, inspector will bring a taller ladder to enter the garage attic and view radon fan when returning to retrieve the radon monitor.

#### Radon Reduction System Types:

- Passive radon systems use a simple pipe leading from below the basement slab up through the roof, acting like a chimney to draw radon out of the home. Power should be available in attic space to add a fan for an active system.
- Active Radon Mitigation systems use a suction fan in conjunction with sub-slab depressurization to reduce Radon levels in your home.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Marathon  
Rheem  
Model# MR105245 B  
Serial# 0107W27964

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.  
[Here is a nice maintenance guide from Lowe's to help.](#)



Limitations

General  
**PLUMBING LIMITATIONS**

The home inspector will review any physically viewable components to ensure that they are leak free, and that water pressure is present in the system at time of inspection. The water pressure strength is not tested, nor are any below grade components or hidden components. Water sample analysis is available for an additional fee and takes 48 hrs to obtain results.

Deficiencies

8.1.1 Fixtures

**CAULK DETERIORATED/MISSING -  
SHOWER SURROUND**

Maintenance Item

JACK AND JILL SHOWER

Caulk around base of tiled tub surround is deteriorated or missing, potential for moisture penetration through grout and loose tile. Recommend remove failed caulk and replace with an anti-microbial, tub and shower caulk.

Recommendation  
Contact a handyman or DIY project



### 8.1.2 Fixtures

## **FAUCET - DRIPPING**



### BASEMENT BAR

Faucet drips at basement bar sink, potential for excess water waste. Recommend repair or replacement by a licensed plumbing contractor.

### Recommendation

Contact a qualified plumbing contractor.





## 8.1.3 Fixtures

**FAUCET - LEAK**

2ND FLOOR JACK &amp; JILL BATHROOM

Faucet leaking from base, potential for water damage to surrounding materials and finishes. Recommend repair or replacement by a licensed plumbing contractor.

## Recommendation

Contact a qualified plumbing contractor.



Recommendation



Faucet leaking right sink and Jack and Jill bathroom

## 8.1.4 Fixtures

**GROUT MISSING FROM TILE SURROUND**

2ND FLOOR MASTER BATHROOM

Grout missing from between tiles in shower floor, potential for water penetration issues and tiles coming loose. Recommend further evaluation and repair of grout by a qualified tile contractor.

## Recommendation

Contact a qualified tile contractor



Recommendation



## 8.1.5 Fixtures

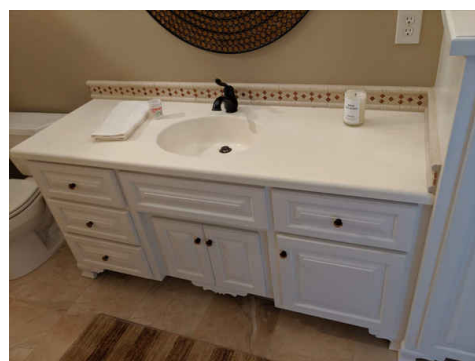
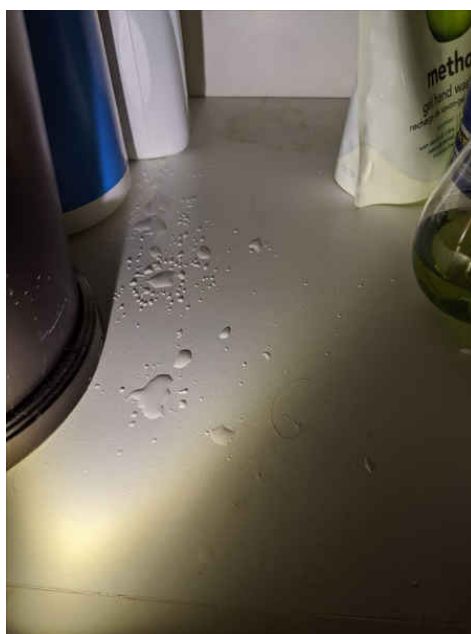
**SINK - LEAKING FROM BASE**

SOUTHWEST 2ND FLOOR EN-SUITE BATHROOM

Current leakage from sink overflow, basin cracked, potential for damage to surrounding finishes. Recommend replacement of sink and countertop assembly by qualified contractor.

Recommendation

Contact a qualified professional.

 Recommendation

## 8.1.6 Fixtures

**TOILET - WEAK FLUSH**

BASEMENT BATHROOM

 Recommendation

Flush handle requires holding longer than normal operating time. Poses potential for incomplete flush cycle. Recommend repair by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



8.4.1 Drain, Waste, & Vent Systems

**SINK - POOR DRAINAGE**

2ND FLOOR JACK & JILL BATHROOM

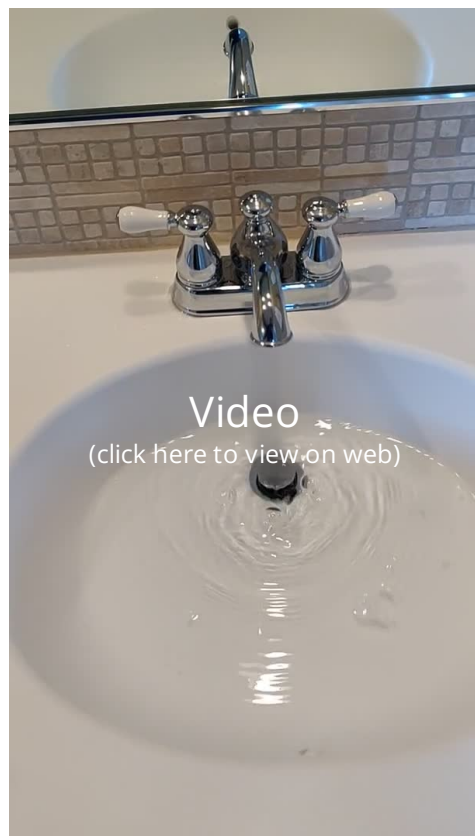
Bathroom sink(s) are clogged and slow to drain, recommend remove and clean P-trap and pop up drain assemblies.

Recommendation

Contact a handyman or DIY project



Maintenance Item



## 8.6.1 Hot Water Systems, Controls, Flues &amp; Vents



## Recommendation

**WATER HEATER - NEAR END OF LIFE**

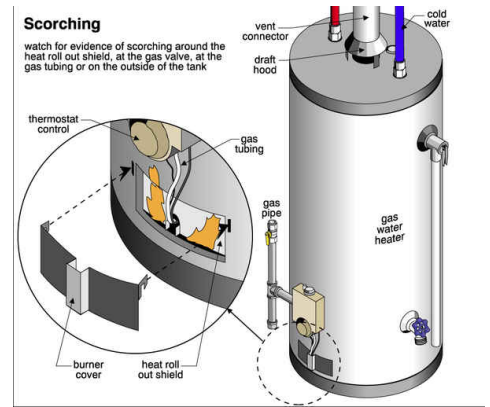
## BASEMENT UTILITY ROOM

Water heater is at the expected lifespan for a water heater, potential for equipment failure and leakage. Recommend further evaluation and maintenance, consider replacement by a licensed plumber.

\*Note\* Rheem Marathon water heaters have a lifetime warranty provided to the original owner, if they registered their product.

## Recommendation

Contact a qualified plumbing contractor.



## 8.7.1 Sump Pump



## Maintenance Item

**SUMP PUMP - DISCHARGE TOO CLOSE TO FOUNDATION**

## WEST EXTERIOR WALL

Sump pump discharges too close to foundation. Recommend add discharge hose for better drainage, and to move water away from the foundation. \*Consider below grade drainage options.

## Recommendation

Contact a handyman or DIY project





9: ELECTRICAL

Information

<b>Power Turned On For Evaluation</b>	<b>Main Service &amp; Grounding, Main Overcurrent Device: Main Panel Location</b> Basement, Utilities Room	<b>Main Service &amp; Grounding, Main Overcurrent Device: Number Of Circuits Installed</b> 46
<b>Main Service &amp; Grounding, Main Overcurrent Device: Panel Capacity</b> 200 AMP	<b>Main Service &amp; Grounding, Main Overcurrent Device: Panel Type</b> Circuit Breaker	<b>Main Service &amp; Grounding, Main Overcurrent Device: Service Ground Type</b> Ground Rod
<b>Branch Wiring Circuits, Breakers &amp; Fuses: Branch Wiring</b> Copper	<b>Branch Wiring Circuits, Breakers &amp; Fuses: Wiring Method</b> Romex	<b>GFCI &amp; AFCI: Circuit Interrupters</b> GFCI's Present, AFCI's Present, GFCI Breakers
<b>Smoke Detectors: Smoke Detectors</b> Present	<b>Carbon Monoxide Detectors: Carbon Monoxide Detectors</b> None Noted	
<b>Service Entrance Conductors: Electrical Service Conductors</b> Below Ground		



## Main Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Eaton



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

I make an effort to manipulate every switch, and test every receptacle, while viewing the operation of light fixtures and fans.

## Limitations

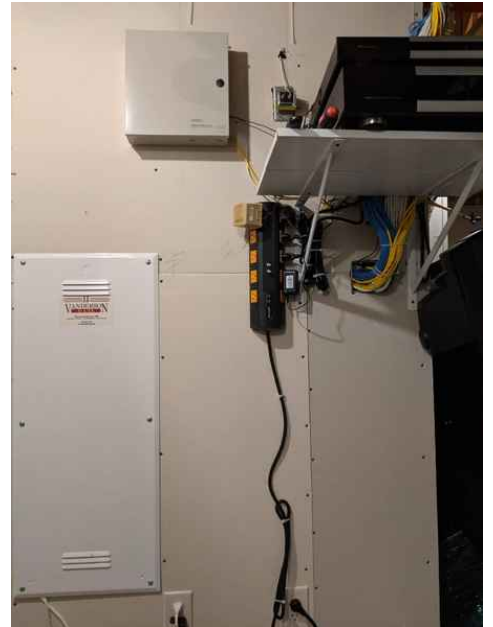
General

### **CIRCUIT LABELS NOT EVALUATED**

General

### **LOW VOLTAGE NOT EVALUATED**

Low voltage and AV equipment is not evaluated as part of a home inspection.



Main Service & Grounding, Main Overcurrent Device

### **THE ACCURACY OF CIRCUIT LABELS WAS NOT VERIFIED**

Labeled circuits in older service panels are often inaccurate, contact a licensed electrician for evaluation.

Lighting Fixtures, Switches & Receptacles

### **FIXTURES, RECEPTACLES, AND SWITCHES NOT OPERATED**

Due to the frequent presence of furniture and personal items, certain outlets or switches cannot be operated, or may not be visible at the time of inspection. Similarly light fixtures may have burned out bulbs where operation cannot be proven.

## **Deficiencies**

9.2.1 Main Service & Grounding, Main Overcurrent Device

### **GROUND ISOLATED BY PLASTIC PIPE.**

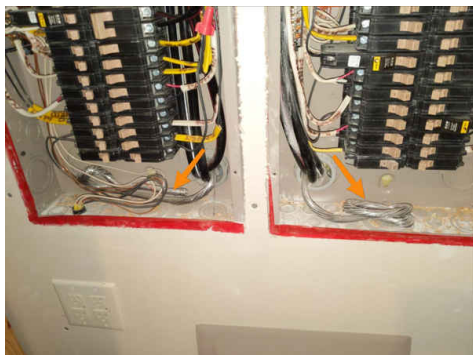
BASEMENT UTILITY ROOM

Service ground attached to main water line at water meter is isolated by a plastic entrance pipe. Potential for inferior ground, damage to sensitive electronics or electrocution. Recommend installation of second grounding rod at exterior by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





Supplied ground with main panel feeder wires are not connected



### 9.2.2 Main Service & Grounding, Main Overcurrent Device

## INADEQUATE BONDING FOR GAS AND WATER LINES

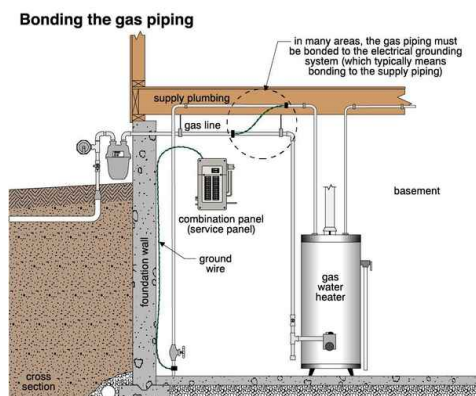
### BASEMENT UTILITY ROOM

No bonding straps or wires were visible for gas and water connections, materials such as CSST gas pipe may be at risk in the case of a lightning strike. Recommend further evaluation and installation of required bonding by a licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



CSST at risk for lightning strike without bond



Missing bonding jumper





No bond wire s visible at plumbing

#### 9.5.1 GFCI & AFCI

### **GFCI MISSING - BATHROOM**

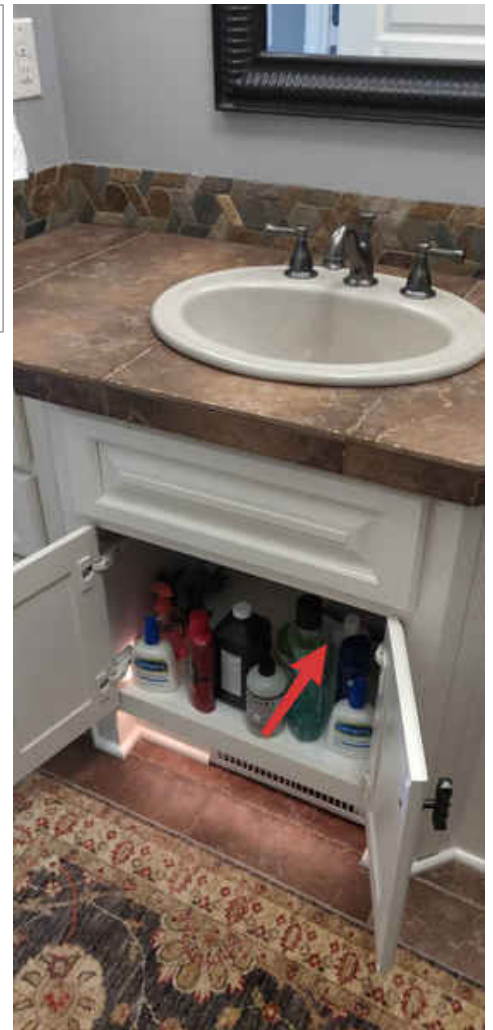
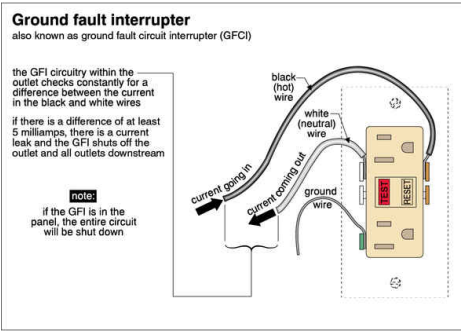
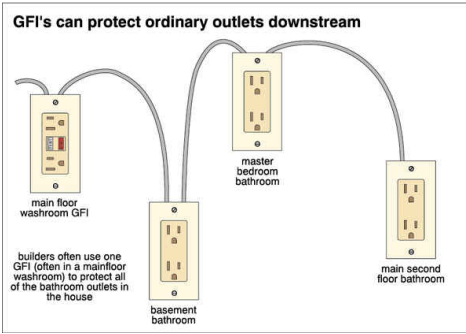


**Safety Hazard**

Bathroom outlets are not GFCI protected. Outlets within 6 feet of water source should be GFCI protected. Recommend repair by licensed electrician.

Recommendation

Contact a qualified electrical contractor.



### 9.6.1 Smoke Detectors

## **SMOKE DETECTORS - EXPIRED** THROUGHOUT



**Safety Hazard**

Smoke detectors are an older installation, the average life span of a smoke detector is 7 to 10 years. Many of the current smoke detectors have expired and should be replaced. A hardwired smoke detector should be present on each floor, and should be linked to all other smoke detectors to alarm simultaneously. Recommend replace expired smoke detectors.

Recommendation

Contact a handyman or DIY project



## 9.7.1 Carbon Monoxide Detectors

**CARBON MONOXIDE DETECTOR - MISSING**

## THROUGHOUT

No carbon monoxide detector present near bedroom, CO detectors are required on each floor, within 10 ft of every bedroom. Recommend installation of CO detectors in all required areas.

## Recommendation

Contact a handyman or DIY project

## 10: ATTIC, INSULATION & VENTILATION

### Information

**Attic Inspection Performed**

From Access Hatch

**Attic Insulation: Insulation Type**

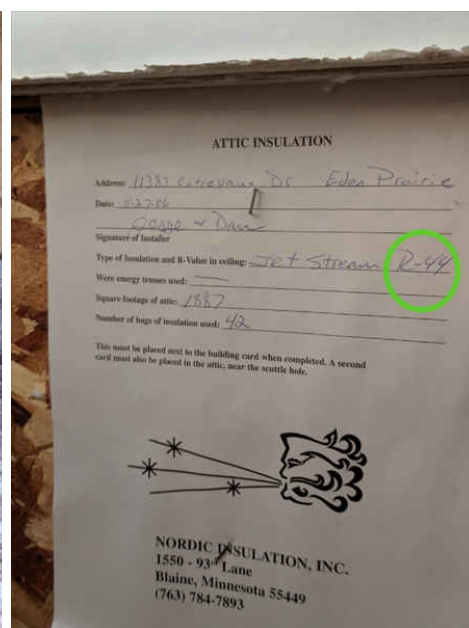
Blown, Fiberglass

**Ventilation: Ventilation Type**

Soffit Vents, Roof Vents

**Attic Insulation: R-value**

44

**Exhaust Systems: Exhaust Fans**

Bath Fan, Range Hood - Discharge to Exterior



### Limitations



General

**ACCESS TO THE ATTIC WAS LIMITED**

Inspector viewed the attic from the hatch opening due to access or space restrictions.

---

General

**AIR/VAPOR BARRIE SYSTEM - CONTINUITY NOT VERIFIED**

General

**MECHANICAL VENTILATION EFFECTIVENESS NOT DETERMINED**

General

**RODENT PRESENCE MAY NOT BE CONFIRMED**

Nearly every home will have rodents present at some time, many home owners never notice them, or they may only be noticeable in unconditioned spaces like the attic. To help prevent rodent access, home owners should survey their exterior or hire a pest control contractor to do so. Seal up openings that could allow potential access to rodents, use of bait capture boxes and scent based deterrents can be helpful in preventing incursion. If rodents are found, use traps or call a service, never use poison.

# 11: DOORS & WINDOWS - INTERIOR

## Information

<b>Windows: Window Manufacturer</b> Andersen	<b>Windows: Window Material</b> Vinyl Clad Wood	<b>Windows: Window Type</b> Casement, Double-hung, Double Pane
<b>Floors, Walls, &amp; Ceilings: Ceiling Material</b> Gypsum Board	<b>Floors, Walls, &amp; Ceilings: Floor Materials</b> Carpet, Tile, Hardwood	<b>Floors, Walls, &amp; Ceilings: Wall Material</b> Gypsum Board
<b>Countertops &amp; Cabinets: Cabinetry</b> Wood	<b>Countertops &amp; Cabinets: Countertop Material</b> Granite	

**Doors: Doors Inspected**

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

**Windows: Windows Inspected**

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate tip-out locks or additional features other than basic operation.

**Floors, Walls, & Ceilings: Floors, Walls, Ceilings Inspected**

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

## Limitations

General

**INSPECTION LIMITED BY**

Storage Items and finishes.

General

**NO COMMENT OFFERED ON COSMETIC FINISHES**

## Deficiencies

11.2.1 Windows

**WINDOWS - MEANS OF EGRESS SECOND STORY**

2ND FLOOR BEDROOMS

 Maintenance Item

Second story bedrooms rely on the windows as an emergency egress point in case of a fire, just as main floor and basement rooms do. Having an action plan and the necessary safety equipment are critical to a safe home. Recommend place an emergency escape ladder in the closet or under the bed of each second story bedroom in your home.

Recommendation

Recommended DIY Project

### 11.2.2 Windows

## **WINDOWS - MINOR CONDENSATION DAMAGE**

VARIOUS 2ND FLOOR

Noted minor condensation damage on interior window jambs, probable due to excess humidity. Recommend occasional repair of interior finishes to preserve materials. Open window treatments to allow airflow, operate bath fans for longer durations and turn down furnace humidifier settings.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Caulking failed

### 11.2.3 Windows

## **WINDOWS - STIFF**

VARIOUS INTERIOR



Maintenance Item

Several double hung window sashes are stiff, probable from lack of use. Recommend clean and lubricate window tracks for improved operation.

Recommendation

Contact a handyman or DIY project

11.2.4 Windows

### **WINDOW INTERIOR TRIM - MINOR MOISTURE DAMAGE**

NORTH 1ST FLOOR KITCHEN

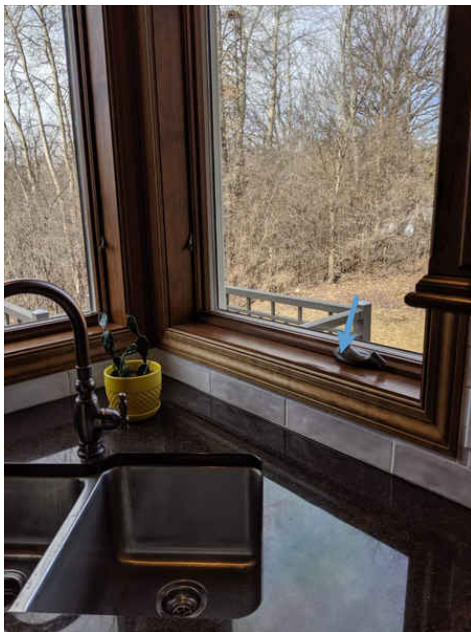
Minor moisture related damage to extension jamb sill of window behind kitchen sink. The joint between the veneer edge and the edge banding is susceptible to moisture penetration, recommend regluing and clamping raised veneer with an epoxy adhesive. Contact a qualified handyman for repair.

Recommendation

Contact a qualified handyman.



Maintenance Item



11.5.1 Countertops & Cabinets

### **POOR/MISSING CAULK**

KITCHEN

Granite kitchen countertop was leaking between sections, visible moisture intrusion noted in cabinets. This can lead to water damage of surrounding materials and finishes. Recommend repair by a granite countertop contractor. \*Note\* Contact Granite Tops in Albertville, MN

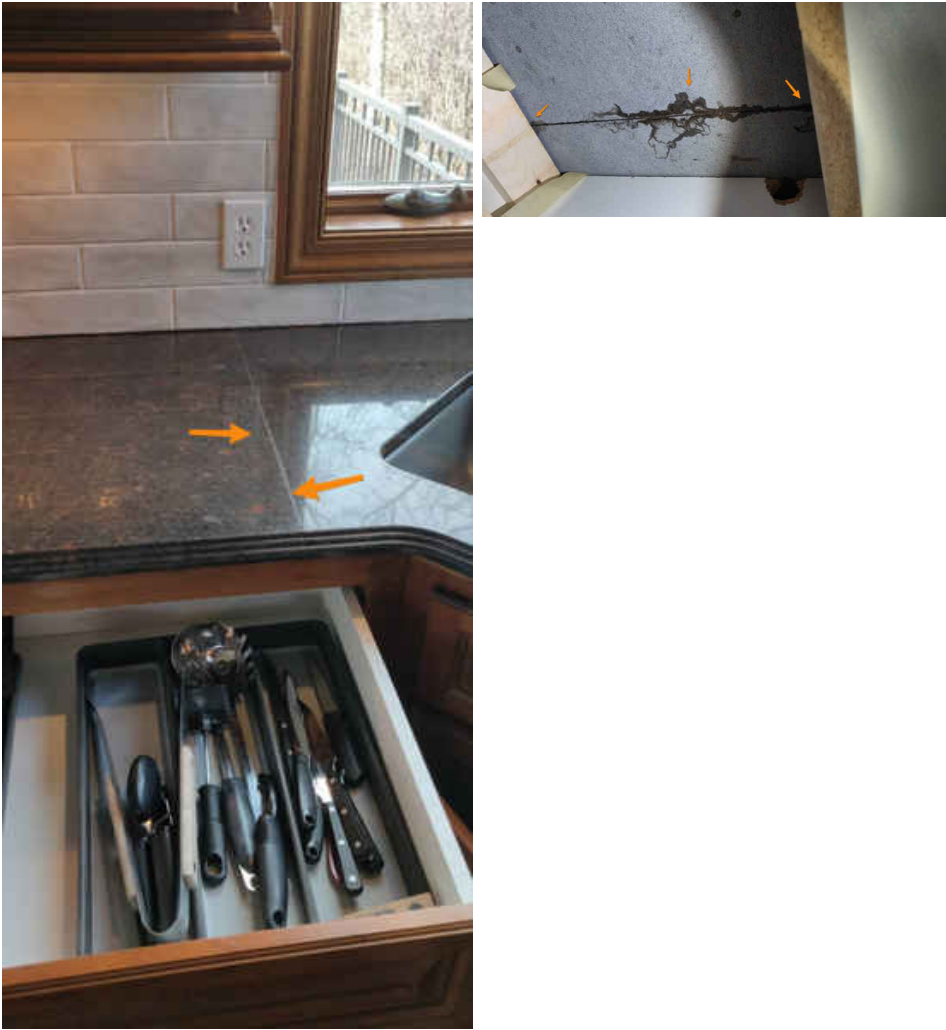
Recommendation

Contact a qualified countertop contractor.



Recommendation





### 11.5.2 Countertops & Cabinets

#### **POOR/MISSING CAULK**

##### 2ND FLOOR JACK & JILL BATHROOM

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Contact a handyman or DIY project



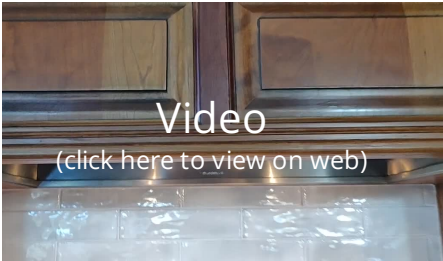
Maintenance Item



# 12: BUILT-IN APPLIANCES

## Information

**Range/Oven/Cooktop: Exhaust Hood Type**  
Vented



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

**Garbage Disposal: Present**

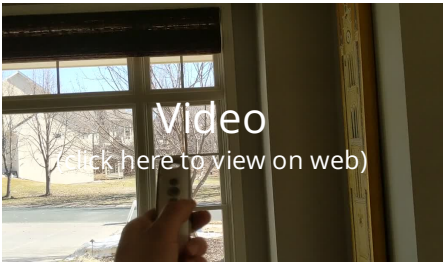


**Washer & Dryer: Dryer Power Source**  
Not Visible

**Washer & Dryer: Dryer Vent**  
Not Visible

**Powered Blinds: Hunter Douglas**  
West Interior

**Powered Blinds: Somfy**  
East Interior



Range/Oven/Cooktop: Range/Oven Brand

Wolf



Range/Oven/Cooktop: Range/Oven Type

Convection



Built-in Microwave: Brand

Wolf



**Refrigerator: Brand**  
Sub-Zero





## Sub-Zero



Dishwasher: Brand  
Whirlpool



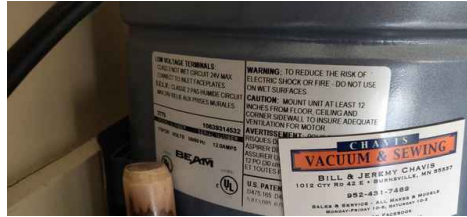
Dishwasher: Brand  
Asko



Washer & Dryer: Brand  
Frigidaire



## Central Vacuum: Brand Beam



## Limitations

### General

**APPLIANCES ARE NOT MOVED OR INSPECTED AS PART OF THE HOME INSPECTION**

### Wine Room

## WINE UNIT NOT TESTED

Wine Room was powered off and therefore not tested.





## Deficiencies

### 12.4.1 Dishwasher

#### **BACK FLOW PREVENTION MISSING**

##### KITCHEN

A high loop or back flow prevention air gap are missing from the dishwasher drain line, these prevent the flow of water back into the dishwasher after it drains. Recommend installation of a high loop in the dishwasher drain line.

##### Recommendation

Contact a handyman or DIY project



Maintenance Item



#### 12.8.1 Powered Blinds

### **POWERED BLINDS - INOPERATIVE**

#### WEST 1ST FLOOR LIVING ROOM

Powered blinds were inoperative at time of inspection, recommend contact a electric blind installer for repairs or replacement.

#### Recommendation

Contact a qualified professional.





# 13: ATTACHED GARAGE

## Information

<b>General: Garage Type</b> Triple Car, Attached	<b>Ceiling: Ceiling Coverings</b> Sheetrock	<b>Walls &amp; Firewalls: Firewall</b> Present
<b>Garage Door: Material</b> Metal, Insulated	<b>Garage Door: Type</b> Sectional	<b>Garage Door Opener: Drive Type</b> Belt Drive
<b>Garage Door Opener: Safety Devices Present</b>	<b>Occupant Door (From garage to inside of home): Door Material</b> Steel Exterior	

## Deficiencies

### 13.5.1 Garage Door

#### GARAGE DOOR - FAUX EXTERIOR LOOSE

EAST GARAGE

Faux trim on garage door exterior is loose, potential for failure and further damage. Recommend repair or replacement by qualified garage door contractor.

Recommendation

Contact a qualified garage door contractor.

Recommendation



### 13.9.1 Garage Steps

#### GARAGE STEPS - MISSING HANDRAIL

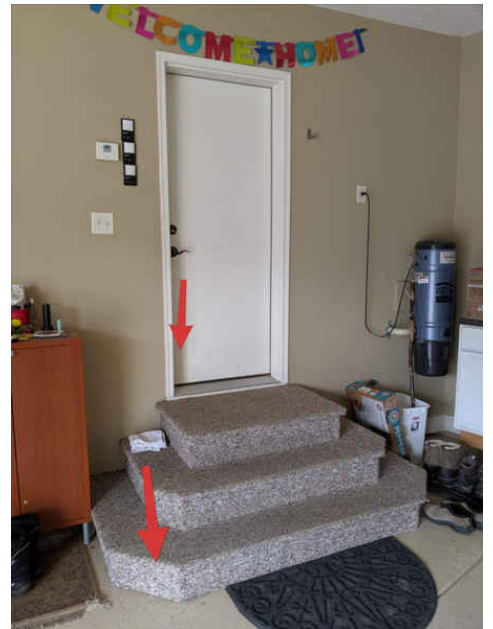
Safety Hazard



Handrail to garage staircase missing. Handrails are considered necessary safety equipment and are required on all staircases with more than 2 steps or an overall rise of 24" or more. Recommend installation of a staircase handrail.

Recommendation

Contact a qualified professional.



# STANDARDS OF PRACTICE

## Roof

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.

## Basement, Foundation, Crawlpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlpace; 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 crawlpace 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.

## Heating

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.

## Cooling

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

conductive 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.

### Plumbing

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

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.

### Attic, 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.

**Doors & Windows - Interior**

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