BUILDER BUDDY INSPECTIONS & TESTING
828 484 6494
info@builderbuddyonline.com
https://builderbuddyonline.com

INSPECTION REPORT COPY

123 Sample Way
Asheville NC 28801

Sample Client
MARCH 26, 2021

Inspector
Jason Bellamy
Jason Bellamy
Home Inspector #3805, Septic Inspector #6187I
828 484 6494
info@builderbuddyonline.com

TABLE OF CONTENTS

See this video for more information on how to view your report.

(HTML version only) To view the summary, click on the 'Summary' tab above or click 'PDF' (upper right tab) and then 'Summary'.

The summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

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

SUMMARY

FYI

REPAIR/ MAINTENANCE

DEFECT

1: GENERAL NOTES

Information

In Attendance
vacant

Age of building
11-19 years old

Weather
Heavy Rain

Temperature at time of inspection
Between 32F and 50F (0C-10C)

Ground conditions
Wet

Other inspections ordered
radon, water testing, WDIR, well inspection, septic inspection, HVAC evaluation, mold testing

Other inspections to consider
None

Neither New or Old Home

Cover Photo (orientation)
The directional reference of left, right, and rear is from facing the front of the home-- see photo for reference.


LEFT --- FRONT

2: EXTERIOR

		IN	NI	NP	D
2.1	Grading	X			X
2.2	Downspout drains	X			X
2.3	Siding, Flashing & Trim	X			X
2.4	Decks, Balconies, Porches & Stairs	X			X
2.5	Patios and walks	X			
2.6	Exterior Doors/Windows	X			
2.7	Retaining Walls	X			X
2.8	Driveway/parking area	X			

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

Information

Info./photos/video

deck framing and attachment (good)

Detached building(s) not inspected

Siding, Flashing & Trim: Siding/Trim Material

Vinyl

Siding, Flashing & Trim: Flashing material

vinyl channel

Decks, Balconies, Porches & Stairs: Type

Deck

Hard surfaces maintenance/repair

Recommendation: As a general maintenance note it is recommended to seal un-controlled cracks at hard surfaces to extend their service life and to prevent cracks from worsening during the freeze/thaw cycle. A qualified contractor can be consulted for repairs/maintenance.

Grading: Recommend drainage control strategies

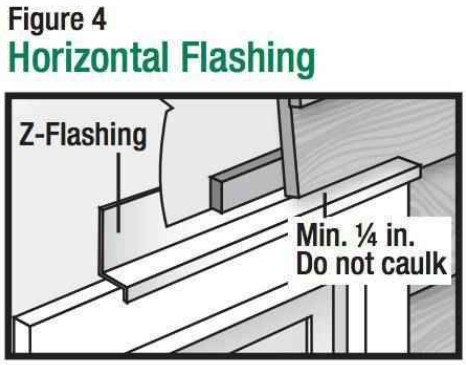
Recommendation: Muddy areas were observed at areas. It is recommended to consult a landscaper or grader about implementing drainage control strategies (retaining walls, rock swales, French drains, plants, etc...) to prevent sediment/erosion/maintenance issues and possible water damage to the home over the long-term. Proper drainage also helps to prevent muddy areas, standing water, mosquitos, etc...

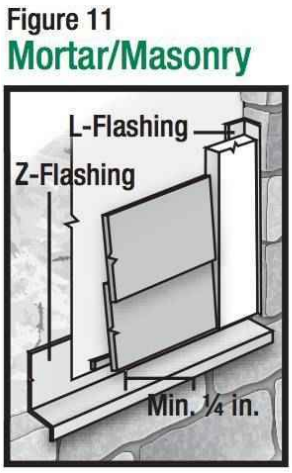
Siding, Flashing & Trim: Best practice siding statement

Recommendation for all buildings: Clearances should be maintained between the siding and masonry, horizontal trim/flashing and roofing and horizontal trim without flashing should be well-maintained to prevent decay over the long-term.

missing z flashing at rear door

foundation/stucco extends beyond plane of siding





masonry above framing

Limitations

General

EXTERIOR LIMITATIONS

mulch, gravel

Inspection of the exterior siding, foundation area, retaining walls and grading was limited. Mulch/gravel can obscure the actual hardened grade beneath which directs water toward or away from the foundation areas.

General

DOWNSPOUT DRAIN LIMITATION

Limitation: The exits to all of the subsurface rain water drains were not verified, nor can their functionality be fully evaluated except during a rain event or test. The subsurface drains can be tested by running a hose into them for a few minutes to verify water flow at the exits. If evidence suggests that the drains are clogged a licensed landscaper should be consulted.

Deficiencies

2.1.1 Grading

GRADING DEFECT(S)

Defect

grade slopes toward home, standing water at foundation area, recommend to extend HVAC condensate line away from foundaton, evidence of water penetration at foundation area, exposed footing

Repairs are needed to prevent water damage to the foundation areas over the long-term.

Recommendation

Contact a qualified grading contractor.


front left --- exposed footing

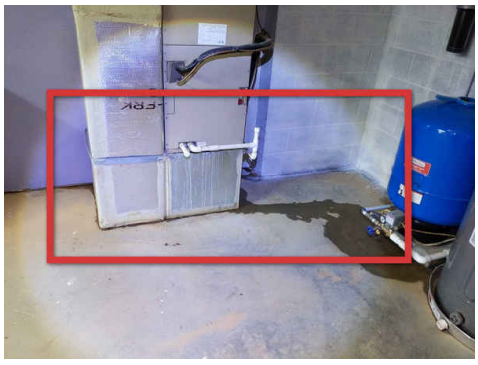

front left --- slopes toward home


front right - - - improperly sloped


front right - grade slopes toward home (water penetration at basement)


recommend to extend HVAC condensate line away from home


rear right - - - saturated



2.2.1 Downspout drains

DOWNSPOUT DRAIN DEFECT(S)

Defect

ALL CORNERS

misaligned/disconnected, perforated, evidence of water penetration at foundation area, leaking at connection, loose downspouts

Repairs should be made to prevent damage to the foundation areas over the long-term. See Structural Components for related information about water penetration at the foundation areas.

The downspout sub-surface drains are the perforated type (intended for French drains). Drains for roof drainage should not have holes so that water can be directed away from the foundation area. The drains should be replaced. It is recommended to install PVC sub-surface drains which do not compress/break easily and can be snaked if necessary.

Recommendation

Contact a qualified landscaping contractor


rear left -- loose


front left --- mis-aligned, leaking


front right


rear - - - perforated


rear left - - - perforated


rear left --- perforated

2.3.1 Siding, Flashing & Trim

FYI

MINOR REPAIRS TO SIDING

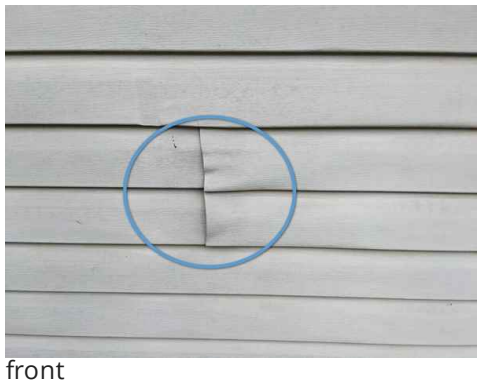
Minor repairs are needed to the siding at areas to prevent possible water penetration or pest infestation.

Recommendation

Contact a qualified siding specialist.


rear left - - - loose


left - - - damaged


front


masonry over siding

2.3.2 Siding, Flashing & Trim

Defect

SIDING/ TRIM DEFECT(S)

loose siding

Repairs should be made to prevent water damage over the long-term.

Recommendation

Contact a qualified siding specialist.


right


gap between siding and foundation wall-- possible entry point for water into basement

2.4.1 Decks, Balconies, Porches & Stairs

Repair/ Maintenance

DECK/PORCH DEFECT(S)

landings too small

Repairs should be made to prevent settling, water damage and/or injury.

Recommendation

Contact a qualified general contractor.

2.7.1 Retaining Walls

FYI

RETAINING WALL RECOMMENDATIONS

no guard rails, no weep holes (releases static pressure behind wall)

Retaining walls are an important part of the grading/drainage system of the home. Repairs/maintenance should be made to extend the service life of the wall(s) and to prevent possible injury and damage to the foundation area over the long-term.

Recommendation

Contact a qualified landscaping contractor

recommend weep holes and railing

recommend weep holes and railing

3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			
3.2	Gutters & Downspouts	X			X
3.3	Flashing and Roof Penetrations (chimney, vents/flues, roof/wall, etc...)	X			

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

Information

info./photos/video

Inspection Method

Walked roof

Coverings: Material

asphalt/fiberglass

Gutter Maintenance comment

Recommendation: The gutters should be cleaned and maintained twice a year or as needed to prevent gutter overflow and water damage to the home. The gutter seams, corners and end caps should be caulked every 3 years or as needed.

Limitations

General

ROOF COVERING LIMITATIONS

Rain

Deficiencies

3.2.1 Gutters & Downspouts

Repair/ Maintenance

GUTTER DEFECT(S)

standing water at gutter

Direct drainage from the roof can result in water damage to the trim/siding and foundation areas over the long-term.

Recommendation

Contact a qualified gutter contractor

front - standing water

3.2.2 Gutters & Downspouts

FYI

GUTTER/WALL INTERSECTION RECOMMENDATION

Recommendation: Gutter improvements/upgrades are recommended to help prevent gutter overflow and siding decay over the long-term. Where gutters intersect with siding, kick-out flashing should be installed and the gutters should be spaced 1 inch from the siding-- see the 'best practice' installation illustration. A gutter repair specialist can be consulted for further evaluation and improvements.

Recommendation

Contact a qualified gutter contractor

best practice

4: STRUCTURAL COMPONENTS

		IN	NI	NP	D
4.1	Basements & Crawlspaces	X			
4.2	Floor Systems and Slabs		X		
4.3	Walls	X			X
4.4	Columns and piers	X			
4.5	Roof/ceiling framing structure	X			

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

Information

Foundation types
unfinished basement

Access to foundation areas
interior door

Access to attic areas
ceiling scuttle (small door)

Floor Systems and Slabs: Material
Inaccessible

Walls: Foundation Wall Material
Masonry Block

Walls: Framing wall material
undetermined, standard dimensional lumber

Columns and piers: Column/ Pier locations
none observed

Columns and piers: Column material
N/A

Roof/ceiling framing structure: Material
engineered trusses, OSB

info./photos/video

typical cracks at basement slab

Limitations

General
FOUNDATION AREA LIMITATIONS
finishes, sealant or stucco

General
ATTIC AREA LIMITATIONS
confined areas

Deficiencies

4.3.1 Walls

Defect

FOUNDATION WALL DEFECT(S)

standing water, active water stains/penetration, stepping cracks, less than 1/8" cracks, exposed footing(s), framing to footing crack(s)

Active water penetration can compromise foundation walls and footings over time. A foundation repair company should be consulted for further evaluation and to make repairs as needed to prevent water damage over the long-term. See **Exterior** (grading/drainage) and **Roofing** (gutters) for related information.

Other notes: In some cases a structural engineer can be consulted to determine the seriousness of foundation wall cracks and to outline a repair plan if necessary. When a history of structural repairs are observed it is recommended to consult the seller for more information (contractor info, warranty, permits, etc...).

5: HEATING/COOLING

		IN	NI	NP	D
5.1	Heating Equipment		X		
5.2	Cooling Equipment		X		
5.3	Distribution Systems	X			
5.4	Presence of Installed Heat Source in Each Room	X			

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

Information

Heating Equipment: Heat Type
Heat Pump

Heating Equipment: Energy Source
Electric

Heating Equipment: Methods
See HVAC evaluation

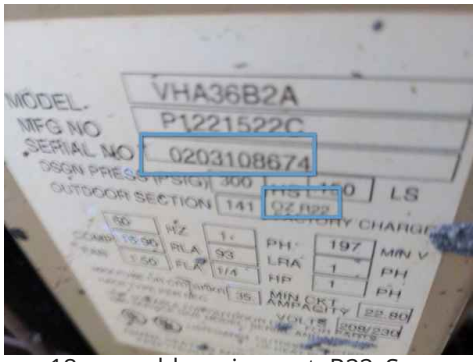
Cooling Equipment: Cooling equipment type
heat pump

Cooling Equipment: Methods
See HVAC evaluation

Distribution Systems: Type of Ductwork
flexible insulated

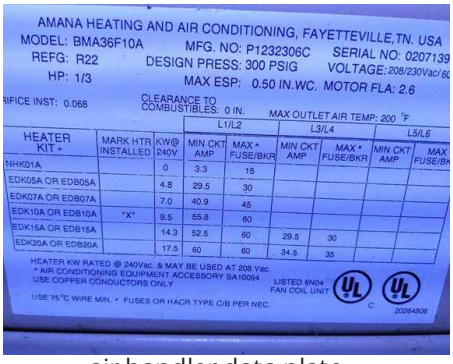
info./photos/video


condenser



18 year old equipment. R22. See HVAC evaluation


air handler (original)



air handler data plate

thermostat

Older Unit

For your information: The data plate(s) on the HVAC equipment suggests that the equipment is older. These units use the old refrigerant type R-22 which are being phased out. The average life-span of HVAC equipment is between 15 and 20 years but individual units may vary. The buyer should budget to replace the equipment within a few years.

Distribution Systems: Filter recommendation

HVAC filter recommendation: A typical household should change 1-2 inch filters every three months, 4 inch filters every six months and 5 inch filters every 12 months. Larger families or households with pets should change more frequently. Filters for single occupants or vacation homes can be changed less frequently.

Presence of Installed Heat Source in Each Room: No heating at basement

For your information: No heating or cooling source was observed at the basement. An HVAC contractor can be consulted to upgrade the air conditioning at the basement for the comfort of the occupants and to help control humidity.

6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures	X			
6.4	Plumbing fixtures	X			X
6.5	Water Heater Systems, Controls, Flues & Vents	X			X
6.6	Fuel Storage & Distribution Systems			X	

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

Information

Water Source
Well

Main Water Shut-off: Location
Basement, pressure tank

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material (to the home)
PVC

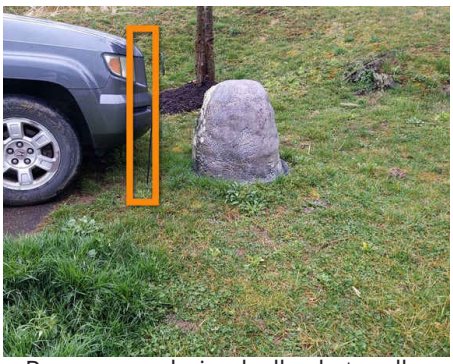
Water Supply, Distribution Systems & Fixtures: Distribution Material (within the home)
Copper, CPVC

Water Heater Systems, Controls, Flues & Vents: Location
Basement

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

Water Heater Systems, Controls, Flues & Vents: Capacity in gallons or GPM
50 gallons

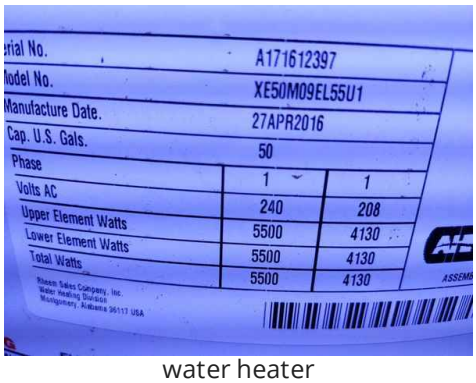
info./photos/video


Recommend pipe bollard at well head to prevent damage from vehicles


washer/dryer connection


recommend to fasten utility sink to floor or wall to prevent possible leaks


water heater and pressure system equipment



water heater


main water shut off


under kitchen sink


jet tub access panel

Sediment filter present

For your information: A sediment filter is present in the home. It is recommended to replace the filter every 3 months or as needed to help protect the plumbing and to ensure a reliable and clean water supply.

Plumbing fixtures: Recommendation: insulate exterior faucet(s)

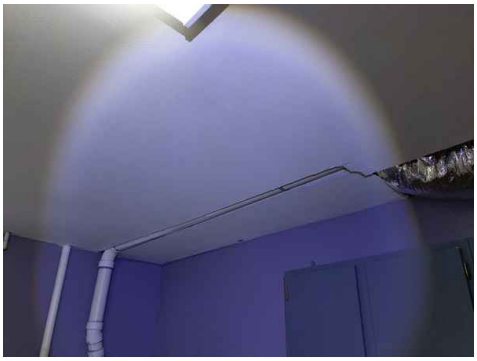
It is recommended to protect the exterior faucets with insulated covers during the colder months to prevent damage to the fixture and possible flooding/water damage.

Limitations

General

PLUMBING LIMITATIONS

finished ceilings



Deficiencies

6.4.1 Plumbing fixtures

Repair/ Maintenance

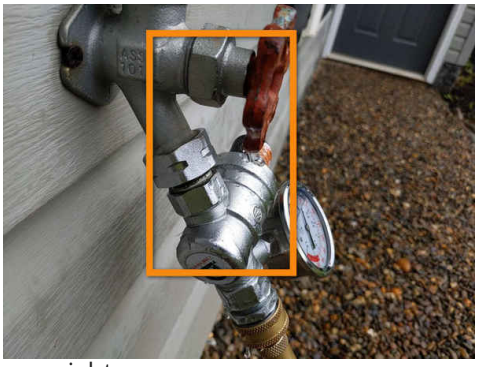
EXTERIOR FAUCET DEFECT(S)

leaks at valve stem when capped

A plumbing contractor should be consulted for repair to ensure reliable water supply and to prevent possible water damage.

Recommendation

Contact a qualified plumbing contractor.



rear right

6.4.2 Plumbing fixtures

Defect

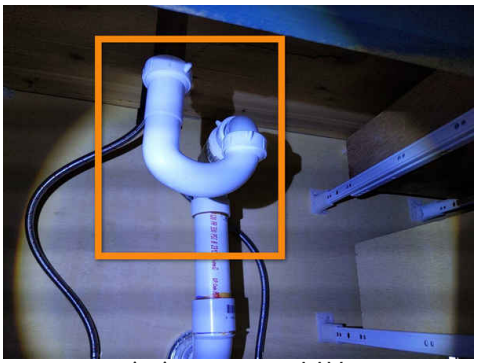
SINK/FAUCET DEFECT(S)

improper trap (missing vent), could not determine if leak is active or inactive, drains slowly - recommend clean/unclog

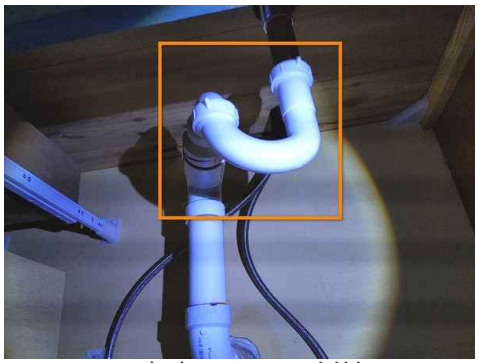
Repair(s) are needed to prevent water damage over the long-term.

Recommendation

Contact a qualified plumbing contractor.

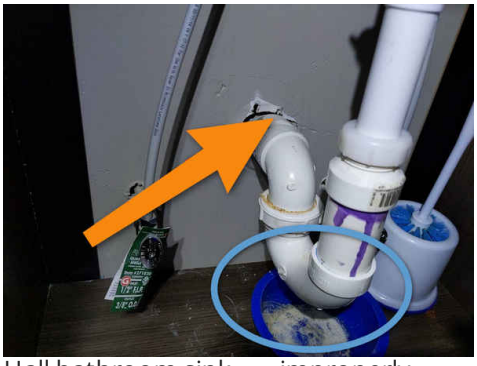


master - missing vent or AAV



master --- missing vent or AAV

master bathroom --- slow drain


Hall bathroom sink - - - improperly vented, evidence of seeping leak

6.4.3 Plumbing fixtures

Repair/ Maintenance

TUB/SHOWER DEFECTS

BATHROOM

does not divert fully from tub to shower, Jet tub needs repairs

Repairs are needed to ensure proper operation and/or to prevent leaks/water damage.

Recommendation

Contact a qualified plumbing contractor.


master --- diverter needs repair


Power button works intermittently, not all jets working

6.4.4 Plumbing fixtures

Repair/ Maintenance

TOILET DEFECT(S)

BATHROOM(S)

rocks at the base

The toilets should be repaired to prevent possible leaks and water damage over the long-term.

Recommendation

Contact a qualified plumbing contractor.


Master and hall bathroom toilets loose

6.5.1 Water Heater Systems, Controls, Flues & Vents

Repair/ Maintenance

RECOMMEND TO EXTEND TPRV TO PREVENT SCALDING

It is recommended to extend the Temperature Pressure release valve extension to the floor to prevent possible scalding/injury.

Recommendation

Contact a qualified professional.

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main, Service & Grounding, Main Overcurrent Device	X			X
7.3	Lighting Fixtures, Switches & Receptacles	X			X
7.4	Smoke/CO Detectors	X			

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

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Service Entrance Conductors: Material
Aluminum

Main, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main, Service & Grounding, Main Overcurrent Device: Main Shut off
Main panel

Main, Service & Grounding, Main Overcurrent Device: Main panel amp
200

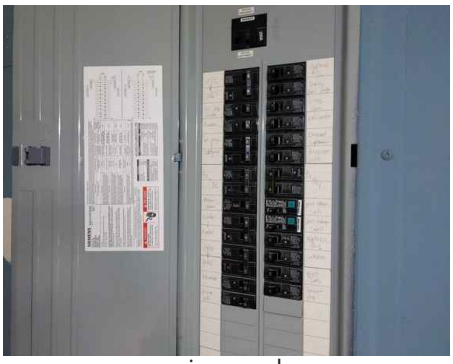
Main, Service & Grounding, Main Overcurrent Device: Voltage
120/240

info./photos/video


meter


switch at basement not identified


security system not inspected--verify service with installation company


main panel

Limitations

General

ELECTRIC LIMITATIONS

Not all switches were identified- they may serve future fan/lights or exterior lights (dusk/dawn sensors) and/or light bulbs may need to be replaced.

Low voltage system(s) were not inspected.

Deficiencies

7.2.1 Main, Service & Grounding, Main Overcurrent Device

Repair/ Maintenance

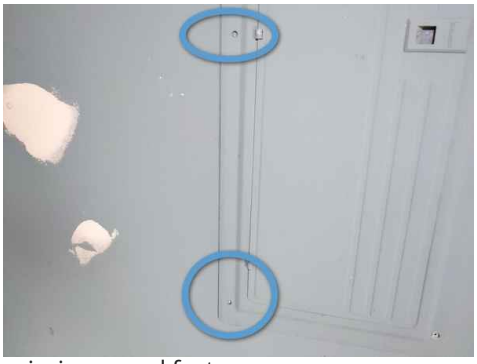
MAIN PANEL DEFECT(S)

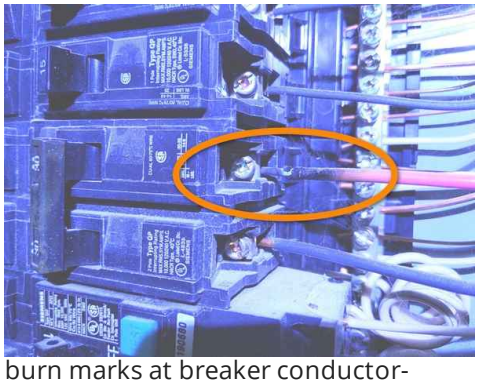
Missing screws: possible hazard, burn mark (history of arc fault)

Repairs should be made to ensure reliable and safe operation of the electrical system.

Recommendation

Contact a qualified electrical contractor.


missing panel fasteners


burn marks at breaker conductor- evaluate for safety

7.3.1 Lighting Fixtures, Switches & Receptacles

FYI

LIGHT/SWITCH/FAN DEFECT(S)

fan not working or switch/remote not found

The seller can be asked for more information. If there are further questions an electrician can be consulted for evaluation and repair to ensure proper operation.

Recommendation

Contact a qualified electrical contractor.


front left bedroom

8: INSULATION & VENTILATION

		IN	NI	NP	D
8.1	Attic areas (insulation and ventilation)	X			
8.2	Crawl space or Basement areas (Insulation and ventilation)	X			
8.3	Exhaust Systems	X			

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

Information

info./photos/video


dehumidifier at basement-- recommend to extend condensate to exterior

Attic areas (insulation and ventilation): Insulation Type

Cellulose

Attic areas (insulation and ventilation): Ventilation type

ridge vent, soffit vent

Crawl space or Basement areas (Insulation and ventilation): Floor Insulation Type
undetermined

Crawl space or Basement areas (Insulation and ventilation): Ventilation type
dehumidifier

Exhaust Systems: Bathroom ventilation
Fan vent

Exhaust Systems: Dryer Vent
Metal

Exhaust Systems: Best practice dryer vent maintenance

To prevent fire hazards and to ensure best operation of the equipment the dryer exhaust pipe, transition duct, and vent through the wall should be professionally cleaned before operation and then re-cleaned every 2 years. Transition ducts from the dryer to the smooth metal duct should be metal or semi-metal and no longer than 8 feet. Dryer vents through the wall should be smooth metal (ducts made of vinyl, nylon, PVC or foil are not recommended). No screen should be installed at the vent exit as it can trap debris and pose a fire hazard-- a backdraft damper is allowed. If this home has a plastic flexible dryer duct, this is no longer an approved material for modern dryers. Plastic dryer ducts can potentially start a fire and it is recommended to upgrade the vent to a compliant metal system (4" smooth metal).

9: INTERIORS

		IN	NI	NP	D
9.1	Windows and Doors	X			X
9.2	Floors, Walls and Ceilings	X			
9.3	Steps, Stairways & Railings	X			X
9.4	Countertops & Cabinets	X			

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

Information

info./photos/video

evidence of repair under hall bathroom

Windows and Doors: damaged window screen(s)

For your information: Window screen(s) were observed to be damaged at areas. A qualified contractor can be consulted for repair.


Deficiencies

9.1.1 Windows and Doors

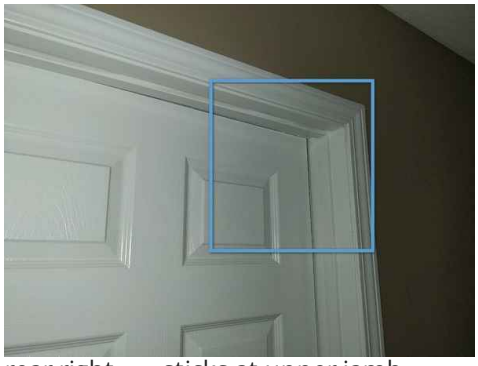
DOOR DEFECT(S)

Repair/ Maintenance

does not latch properly, sticks at jamb

A trim carpenter can be consulted for repair to ensure proper operation.


rear - - - no latch


rear right - - - sticks at upper jamb


front entry - lock taped, seller asked us not to lock, may need repair/replacement

9.1.2 Windows and Doors

WINDOW DEFECT(S)

Repair/ Maintenance

cloudy window(s) - failing energy seal

Repairs should be made to prevent energy loss and to ensure proper egress, ventilation and operation.

Recommendation

Contact a qualified window repair/installation contractor.


rear right basement

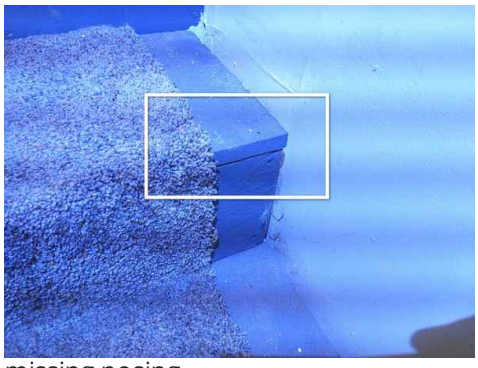
9.3.1 Steps, Stairways & Railings

STAIR DEFECT(S)

FYI

missing nosing, loose threshold

A trim contractor should be consulted for further evaluation and repair to prevent possible injury.



missing nosing

10: BUILT-IN APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			
10.2	Range/Oven/Cooktop			X	
10.3	Garbage Disposal	X			
10.4	Built-in Microwave			X	

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

Information

info./photos/video


kitchen appliances

Limitations

General

APPLIANCES LIMITED INSPECTION

Inspection of the plug in appliances such as the washer, dryer, and refrigerator/freezer was visual only.

STANDARDS OF PRACTICE

General Notes

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used for further evaluation. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind.

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures (unless explicitly contracted to do so); or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Roof

The roof covering, flashings, and roof drainage items listed or identified were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. Chimney related items listed or identified were found to be of concern and in need of further evaluation and repair by a general contractor or engineer. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope, which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to life expectancy. Flashings and Roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

Heating/Cooling

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover.

Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during the drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system.

Electrical
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible.

Insulation & Ventilation
The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Venting of exhaust fans or clothes dryers cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected.

Interiors
The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example; worn carpets, poor floor finish, open seams in hardwood, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. These appliances are considered personal property and are beyond the scope of the home inspection. Washing machines and refrigerators often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry

area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

Built-in Appliances
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.