



SUPREME INSPECTIONS LLC

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RESIDENTIAL INSPECTION REPORT (SAMPLE)

N/A

Oklahoma OK 12345

John Doe

DECEMBER 31, 2020



Inspector

Gerardo Angeles

Certified Professional Inspector | Bilingual |
Home/Commercial Inspections | Spanish
Speaking Inspector | Lic. #70002315

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Agent

John Doe

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Lic. #70002315

SUMMARY

108

ITEMS INSPECTED

7

MINOR DEFECT

16MAJOR DEFECT

- ⊖ 2.1.1 Roof - Roof Covering: Exposed Fasteners
- ⊖ 2.2.1 Roof - Flashing: Exposed Fasteners (Flashing)
- ⊖ 2.2.2 Roof - Flashing: Loose Flashing
- ⊖ 2.5.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
- ⊖ 3.2.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Soffit
- ⊖ 3.4.1 Exterior - Windows: Fogged Windowpane
- ⊖ 3.4.2 Exterior - Windows: Sealant Maintenance
- ⊖ 3.5.1 Exterior - Exterior Doors: Sealant Maintenance
- 🔧 3.8.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Debris
- ⊖ 3.14.1 Exterior - Wall Penetrations: Seal Penetrations
- ⊖ 3.18.1 Exterior - Fences: Gate Not Functional
- 🔧 8.3.1 Plumbing - Main Fuel Supply Shut-Off Valve: Minor Rust at Meter
- 🔧 13.1.1 Doors, Windows & Interior - Doors: Deterioration
- 🔧 13.2.1 Doors, Windows & Interior - Windows: Blinds Non Functional
- 🔧 13.3.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Tiles Cracking (Moderate)
- ⊖ 13.6.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Power Not Present at Receptacle
- ⊖ 13.6.2 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Open Neutral
- 🔧 13.8.1 Doors, Windows & Interior - Lighting: Loose Fixture
- ⊖ 14.3.1 Bathrooms - Sinks, Tubs & Showers: Active Water Leak
- ⊖ 14.3.2 Bathrooms - Sinks, Tubs & Showers: Loose Fixture
- ⊖ 14.5.1 Bathrooms - GFCI & Electric in Bathroom: GFCI Not Testing As Functional
- ⊖ 14.9.1 Bathrooms - Cabinetry, Ceiling, Walls & Floor: Water Damage at Cabinet
- 🔧 15.6.1 Kitchen - Range/Oven/Cooktop: Oven did not turn on (Left hand side)

1: INSPECTION DETAIL

Information

General Inspection Info: Weather Conditions

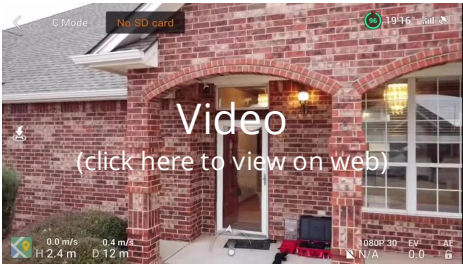
Cloudy, Light Rain, Cold

General Inspection Info: Type of Building

Single Family

General Inspection Info: In Attendance

Listing Agent, Client, Client's Agent



General Inspection Info: Occupancy

Vacant

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

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

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

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

But the issues that really matter fall into four categories:

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

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

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

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

We'll Buy Your Home Back



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy B...


Watch later


Share



Watch on  YouTube

RE/MAX REALTOR® Speaks About InterNACHI's "


Watch later


Share



Watch on  YouTube

For more information, please visit www.nachi.org/buy.

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

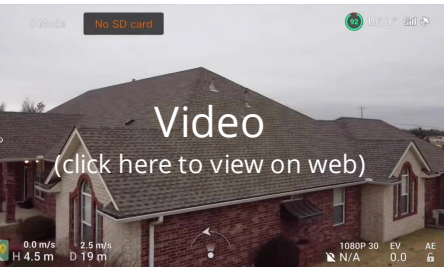
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Roof Was Inspected

Ladder, Drone, Roof

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

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.



Roof Covering: Type of Roof-Covering Described

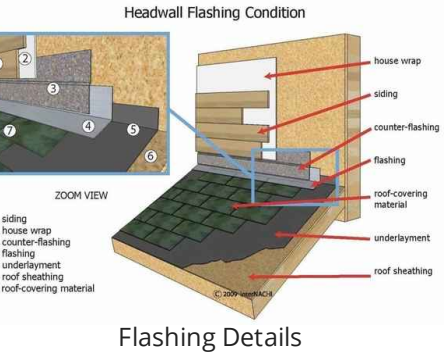
Asphalt

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

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing: Eaves and Gables

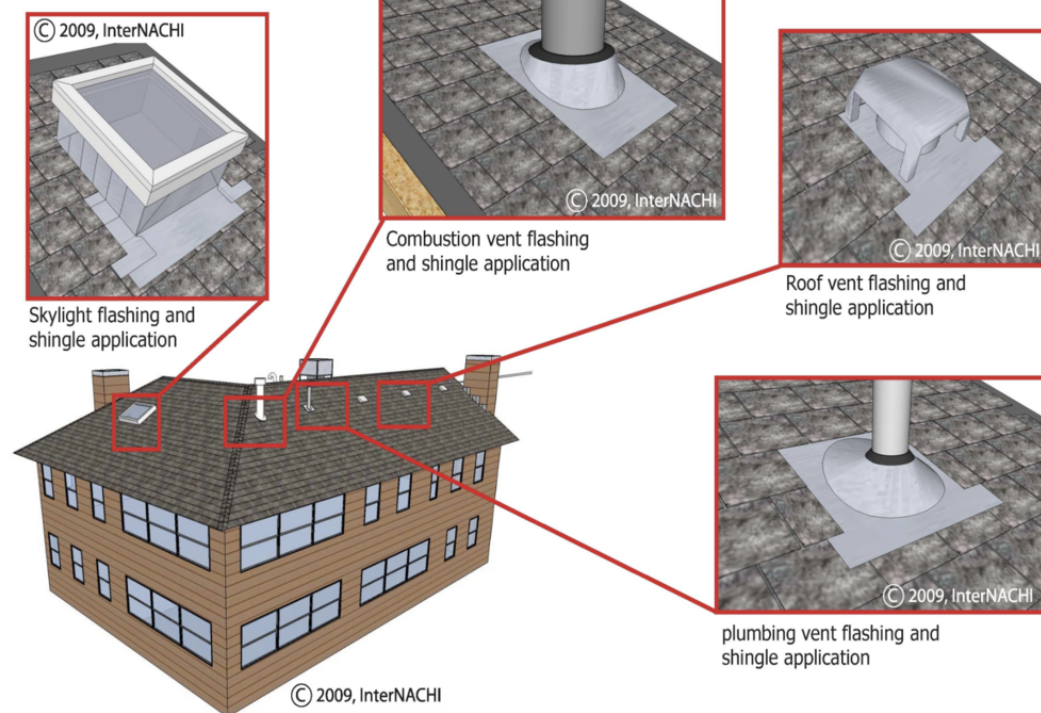
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Flue Gas Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the flue gas vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.

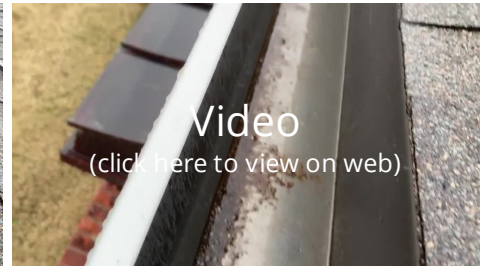
Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.



Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

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

Flashing

DIFFICULT TO SEE EVERY FLASHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

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

Flue Gas Vent Pipes

UNABLE TO REACH ALL THE FLUE GAS VENT PIPES

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

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Recommendations

2.1.1 Roof Covering

EXPOSED FASTENERS

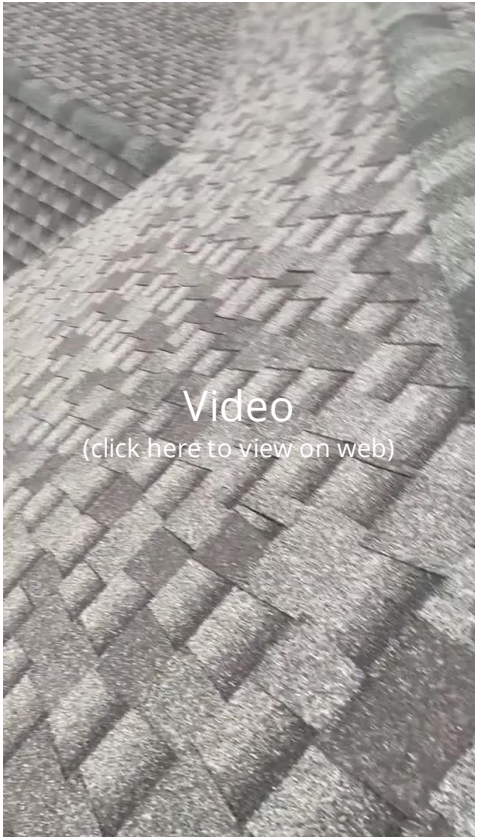
 Major Defect

Some asphalt shingles on the roof had fasteners visible. Exposed fasteners are considered by shingle manufacturers to be temporary, and are potential water intrusion entry points.

The inspector recommends to consult a qualified contractor to properly seal and correct the issue observed at the time of inspection.

Recommendation

Contact a qualified professional.



2.2.1 Flashing

EXPOSED FASTENERS (FLASHING)

 Major Defect

Nails visible

The flashing had nails visible that increase the chances of roof leakage with the potential for damage to home materials or the roof structure. The inspector recommends application of a sealant at these fasteners.

Recommendation

Contact a qualified professional.



2.2.2 Flashing

LOOSE FLASHING

Major Defect

Loose flashing was observed in this area. Loose flashing can cause roof leaks in these areas. All flashing is supposed to be water-tight or designed to divert water away from certain areas.

The inspector recommends the proper installation of flashing by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.5.1 Gutters & Downspouts



Major Defect

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts discharged roof drainage next to the foundation.

This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement.

The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Recommendation

Recommended DIY Project



3: EXTERIOR

Information

Exterior Lighting: Exterior Lighting

I inspected the exterior lighting.

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

General: Exterior Was Inspected

I inspected the exterior of the house.



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

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



Wall-Covering: Type of Wall-Covering Material Described

Brick Veneer, Brick

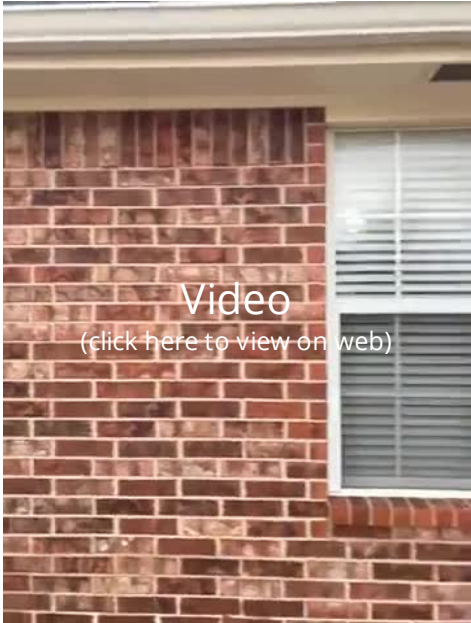
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.



Windows: Windows Inspected

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



Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.



GFCIs & Electrical: Inspected GFCIs

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



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

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

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

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

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



Walkways & Driveways: Walkways & Driveways Were Inspected

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

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

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



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

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

Fences: General



Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

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

Wall-Covering

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Windows

INSPECTION RESTRICTED

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

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

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

Recommendations

3.2.1 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT SOFFIT

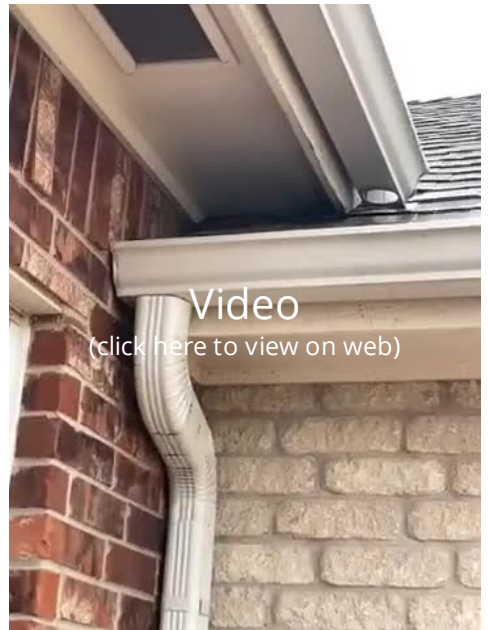
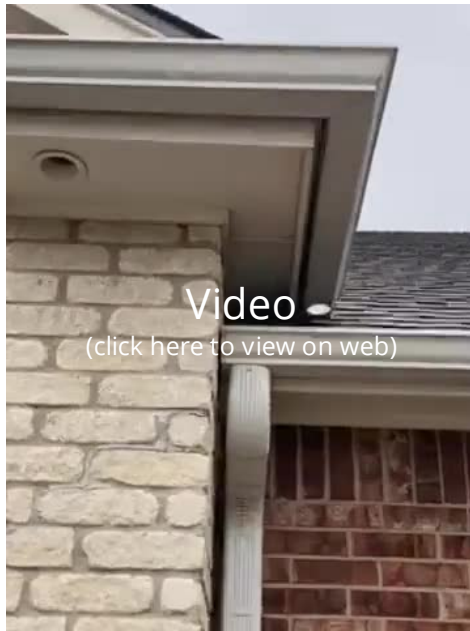
I observed indications that one or more areas of the soffit were damaged.

Correction is recommended.

Recommendation

Contact a qualified roofing professional.

 Major Defect





3.4.1 Windows

FOGGED WINDOWPANE

 Major Defect

I observed a fogged windowpane (a lost seal) at a window.

If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has failed, and condensation has formed in between the two panes of glass. Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesn't usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

Recommendation

Contact a qualified window repair/installation contractor.



3.4.2 Windows

SEALANT MAINTENANCE

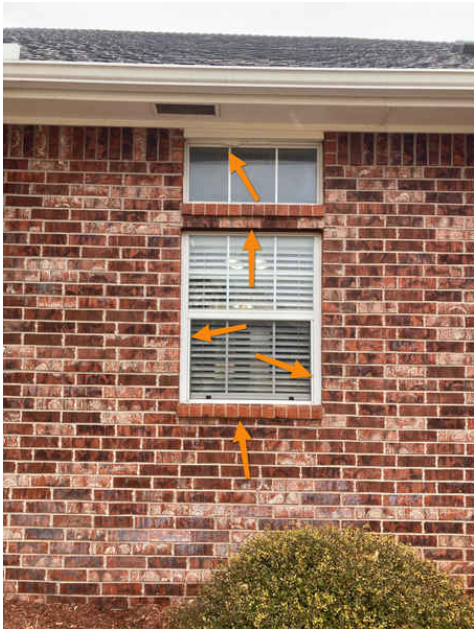
Major Defect

Sealant around windows was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion.

The Inspector recommends maintenance be performed by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



3.5.1 Exterior Doors

SEALANT MAINTENANCE

Sealant around doors was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.

Recommendation

Contact a qualified general contractor.



Major Defect



3.8.1 Vegetation, Surface Drainage, Retaining Walls & Grading

DEBRIS

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

Removal is recommended.

Recommendation

Recommended DIY Project



Minor Defect



3.14.1 Wall Penetrations

SEAL PENETRATIONS

Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry.

All work should be performed by a qualified contractor.

Recommendation

Contact a qualified general contractor.



Major Defect



3.18.1 Fences

GATE NOT FUNCTIONAL

Automatic gate was not functional at the time of the inspection.

Recommendation

Contact a qualified professional.

Major Defect



4: FOUNDATION/STRUCTURE

Information

General: Type of Foundation
Concrete Slab

Limitations

General

VISUAL LIMITATION

The home structure rested on a concrete slab, most of which was hidden beneath floor covering materials and could not be visually evaluated. The Inspector disclaims identification of any defects or deficiencies of the slab that would require direct viewing to identify.

5: ELECTRICAL

Information

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

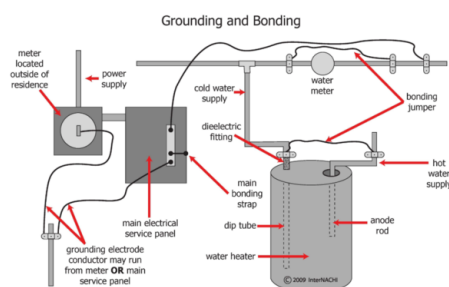
I inspected the electrical service mast, service conduit and raceway.

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), Various

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



Video

(click here to view on web)

Main Service Disconnect: Homeowner's Responsibility

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

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

200

MANUFACTURER/MANUFACTURED CUTLER-HAMMER		TO CLOSE (INSET) OR HANG (COVER) LUG CHALLENGER CAT. NO. BFF	
CONVERTIBLE PINNLS ERHAMMER CAT. NO. C2300		TO USE CUTLER-HAMMER CHALLENGER CAT. NO. C2300	
FORM BANNER (USE CUTLER-HAMMER PIN BFF) OR CHALLENGER TYPES CM, CMH		USE CUTLER-HAMMER SUBFIED LUG CSPK2125, CSPK2150 OR CSPK25	
MAX. RATING WHEN USED IN NEW YORK STATE ZONE OF BREAKER RATINGS PER TYPE B, B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121, B122, B123, B124, B125, B126, B127, B128, B129, B130, B131, B132, B133, B134, B135, B136, B137, B138, B139, B140, B141, B142, B143, B144, B145, B146, B147, B148, B149, B150, B151, B152, B153, B154, B155, B156, B157, B158, B159, B160, B161, B162, B163, B164, B165, B166, B167, B168, B169, B170, B171, B172, B173, B174, B175, B176, B177, B178, B179, B180, B181, B182, B183, B184, B185, B186, B187, B188, B189, B190, B191, B192, B193, B194, B195, B196, B197, B198, B199, B200, B201, B202, B203, B204, B205, B206, B207, B208, B209, B210, B211, B212, B213, B214, B215, B216, B217, B218, B219, B220, B221, B222, B223, B224, B225, B226, B227, B228, B229, B230, B231, B232, B233, B234, B235, B236, B237, B238, B239, B240, B241, B242, B243, B244, B245, B246, B247, B248, B249, B250, B251, B252, B253, B254, B255, B256, B257, B258, B259, B260, B261, B262, B263, B264, B265, B266, B267, B268, B269, B270, B271, B272, B273, B274, B275, B276, B277, B278, B279, B280, B281, B282, B283, B284, B285, B286, B287, B288, B289, B290, B291, B292, B293, B294, B295, B296, B297, B298, B299, B300, B301, B302, B303, B304, B305, B306, B307, B308, B309, B310, B311, B312, B313, B314, B315, B316, B317, B318, B319, B320, B321, B322, B323, B324, B325, B326, B327, B328, B329, B330, B331, B332, B333, B334, B335, B336, B337, B338, B339, B340, B341, B342, B343, B344, B345, B346, B347, B348, B349, B350, B351, B352, B353, B354, B355, B356, B357, B358, B359, B360, B361, B362, B363, B364, B365, B366, B367, B368, B369, B370, B371, B372, B373, B374, B375, B376, B377, B378, B379, B380, B381, B382, B383, B384, B385, B386, B387, B388, B389, B390, B391, B392, B393, B394, B395, B396, B397, B398, B399, B400, B401, B402, B403, B404, B405, B406, B407, B408, B409, B410, B411, B412, B413, B414, B415, B416, B417, B418, B419, B420, B421, B422, B423, B424, B425, B426, B427, B428, B429, B430, B431, B432, B433, B434, B435, B436, B437, B438, B439, B440, B441, B442, B443, B444, B445, B446, B447, B448, B449, B450, B451, B452, B453, B454, B455, B456, B457, B458, B459, B460, B461, B462, B463, B464, B465, B466, B467, B468, B469, B470, B471, B472, B473, B474, B475, B476, B477, B478, B479, B480, B481, B482, B483, B484, B485, B486, B487, B488, B489, B490, B491, B492, B493, B494, B495, B496, B497, B498, B499, B500, B501, B502, B503, B504, B505, B506, B507, B508, B509, B510, B511, B512, B513, B514, B515, B516, B517, B518, B519, B520, B521, B522, B523, B524, B525, B526, B527, B528, B529, B530, B531, B532, B533, B534, B535, B536, B537, B538, B539, B540, B541, B542, B543, B544, B545, B546, B547, B548, B549, B550, B551, B552, B553, B554, B555, B556, B557, B558, B559, B560, B561, B562, B563, B564, B565, B566, B567, B568, B569, B570, B571, B572, B573, B574, B575, B576, B577, B578, B579, B580, B581, B582, B583, B584, B585, B586, B587, B588, B589, B590, B591, B592, B593, B594, B595, B596, B597, B598, B599, B600, B601, B602, B603, B604, B605, B606, B607, B608, B609, B610, B611, B612, B613, B614, B615, B616, B617, B618, B619, B620, B621, B622, B623, B624, B625, B626, B627, B628, B629, B630, B631, B632, B633, B634, B635, B636, B637, B638, B639, B640, B641, B642, B643, B644, B645, B646, B647, B648, B649, B650, B651, B652, B653, B654, B655, B656, B657, B658, B659, B660, B661, B662, B663, B664, B665, B666, B667, B668, B669, B670, B671, B672, B673, B674, B675, B676, B677, B678, B679, B680, B681, B682, B683, B684, B685, B686, B687, B688, B689, B690, B691, B692, B693, B694, B695, B696, B697, B698, B699, B700, B701, B702, B703, B704, B705, B706, B707, B708, B709, B710, B711, B712, B713, B714, B715, B716, B717, B718, B719, B720, B721, B722, B723, B724, B725, B726, B727, B728, B729, B730, B731, B732, B733, B734, B735, B736, B737, B738, B739, B740, B741, B742, B743, B744, B745, B746, B747, B748, B749, B750, B751, B752, B753, B754, B755, B756, B757, B758, B759, B760, B761, B762, B763, B764, B765, B766, B767, B768			

Two side-by-side photographs of a server rack. The left photo shows a server with a black cable management sleeve. The right photo shows a server with a red cable management sleeve. Both photos have a 'Video' watermark and a '(click here to view on web)' link.

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Limitations

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

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

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

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

GFCIs

UNABLE TO INSPECT EVERYTHING

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

AFCIs

UNABLE TO INSPECT EVERYTHING

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

6: HEATING

Information

Heating System Information:	Heating System Information:	Thermostat and Normal
Energy Source	Heating Method	Operating Controls: Thermostat
Gas	Warm-Air Heating System	Location
		Hallway, Multiple locations

Heating System Information: Homeowner's Responsibility

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

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

Heating System Information: Estimated Age of System

10-20 yrs

*The age of the system is only an estimate based on what was present at the time of the inspection.



Second floor furnace

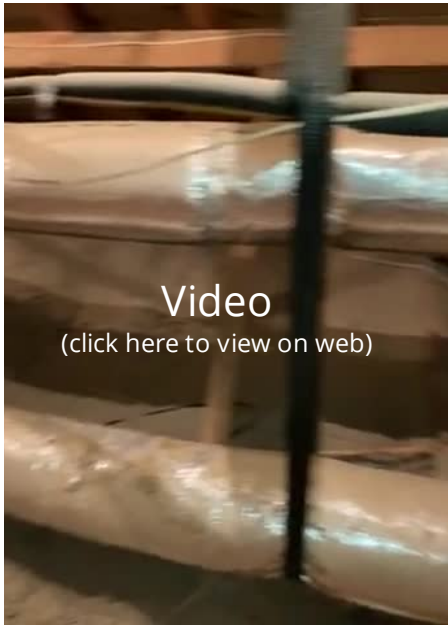


(Garage Furnace) Cover was off before the inspection



Ductwork: Ductwork Installed**Insulated**

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.



7: COOLING

Information

Thermostat and Normal

Operating Controls: Thermostat

Location

Multiple locations, Hallway

Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

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

Cooling System Information: General



Cooling System Information: Service Disconnect Inspected

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



Cooling System Information: A/C System Estimated Age (Compressor)

10-20 yrs

*These are only estimates on the age of the system.



Ductwork: Ductwork Installed
Insulated

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.



Limitations

Cooling System Information

LABEL WORN OUT

I observed that the manufacturing label on the system was worn out and illegible. This is an indication of old age.



8: PLUMBING

Information

Main Water Shut-Off Valve: Location of Main Shut-Off Valve Backyard	Hot Water Source: Inspected TPR Valve I inspected the temperature and pressure relief valve.	Hot Water Source: Inspected Venting Connections I inspected the venting connections.
---	--	--

Hot Water Source: Estimated Age of Hot Water Tank
5-10yrs

*These are only estimates on the age of the system.



Water Supply : Water Supply Is Private

The water supply to the house appeared to be from a private water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Main Water Shut-Off Valve: Homeowner's Responsibility

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

Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve

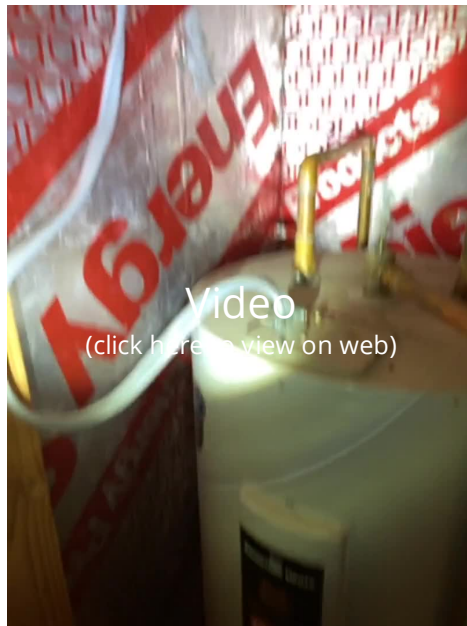
Side of House



Hot Water Source: Type of Hot Water Source

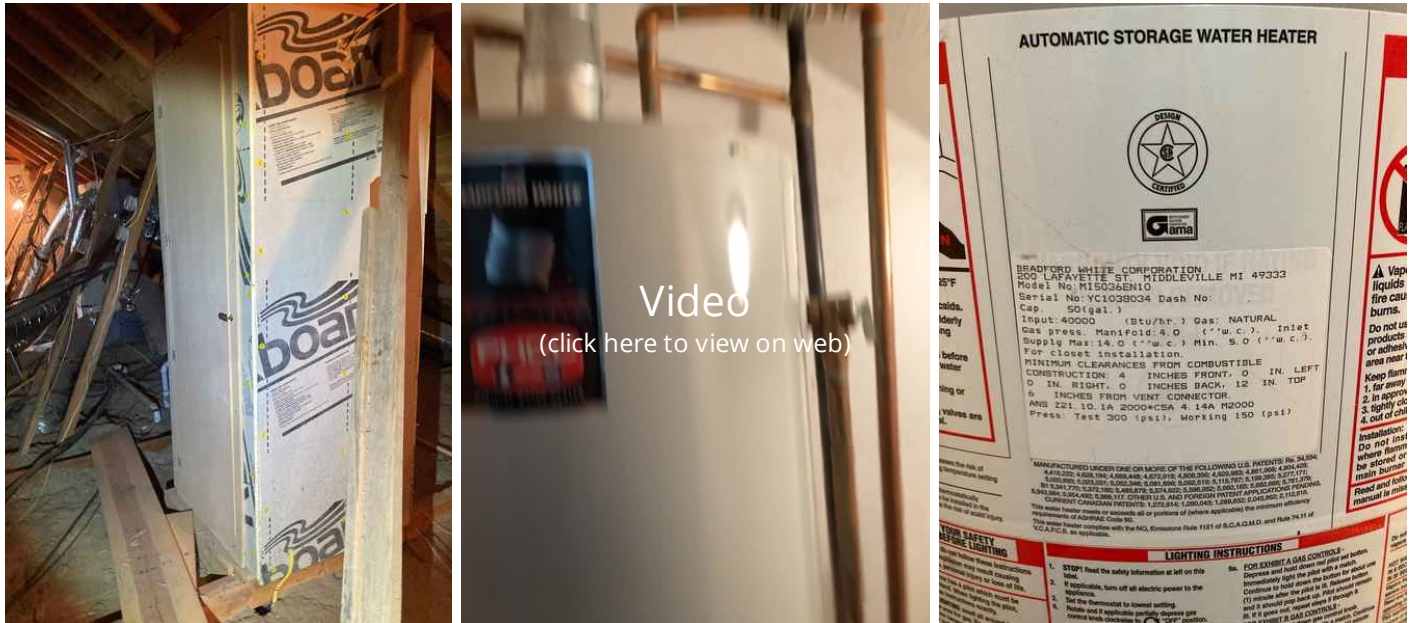
Electric Hot Water Tank, Gas-Fired Hot Water Tank

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



Hot Water Source: Inspected Hot Water Source

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



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

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

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

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

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

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

Hot Tub

DID NOT TEST

Hot tubs are beyond our scope of home inspections. As a result, we did not test the hot tub that was present at the time of the inspection. Further evaluation is recommended.

Recommendations

8.3.1 Main Fuel Supply Shut-Off Valve

MINOR RUST AT METER

I observed some minor surface rust at the gas meter components. Monitoring recommended.

Recommendation

Contact your local utility company



Minor Defect

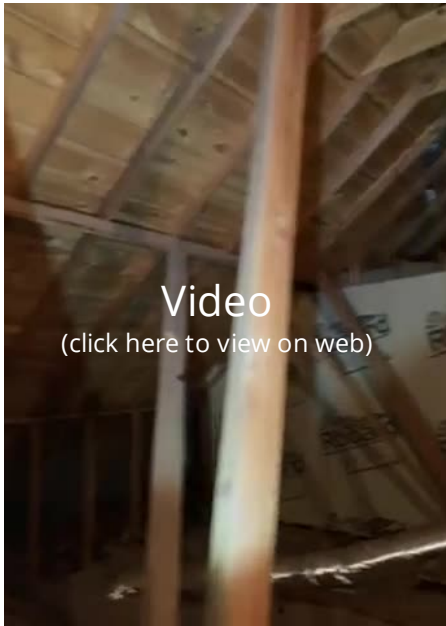


9: ATTIC, INSULATION & VENTILATION

Information

Structural Components & Observations in Attic: Structural Components Were Inspected

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



Insulation in Attic: Type of Insulation Observed

Loose Fill



Insulation in Attic: Approximate Average Depth of Insulation

6-9 inches

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

Ventilation in Attic: Ventilation Inspected

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

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

Limitations

Structural Components & Observations in Attic

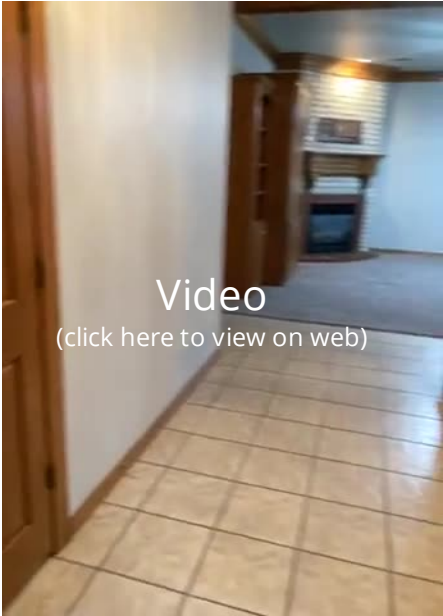
COULD NOT SEE EVERYTHING IN ATTIC

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

10: BEDROOMS

Information

Entry: General



Upstairs Den: General



Living Room: General



Kitchen: General



Dining Room: General



Master Bedroom: General



Hall Bathroom: General



Video
(click here to view on web)

Bed 1: General



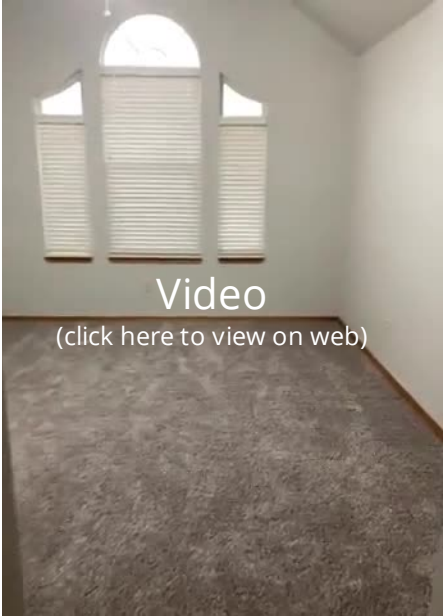
Video
(click here to view on web)

Bed 2: General



Video
(click here to view on web)

Bed 3: General



Video
(click here to view on web)

Garage: General



Video
(click here to view on web)

Garage: General



Video
(click here to view on web)

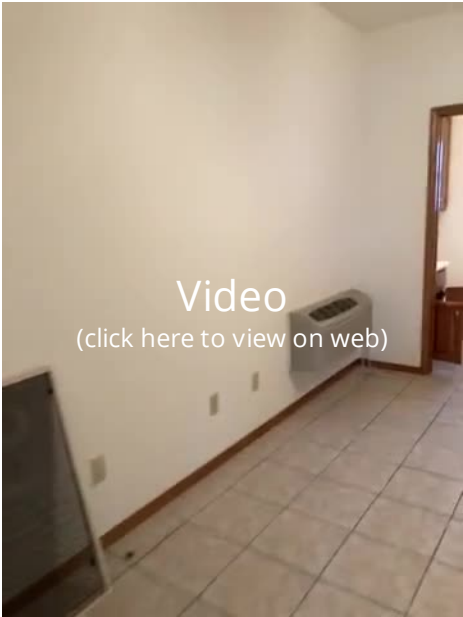
Laudry Room: General



Video

(click here to view on web)

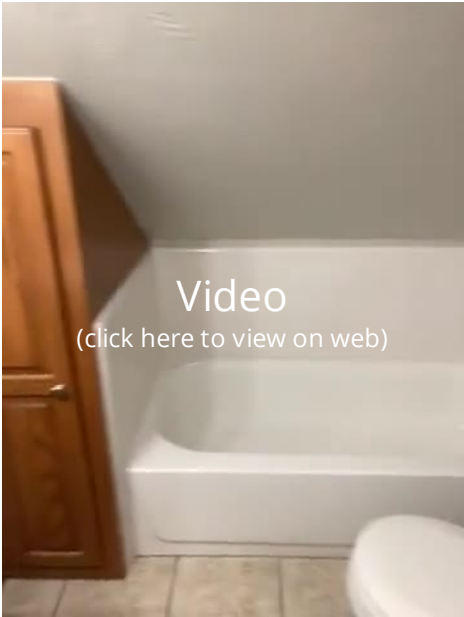
Garage Bathroom: General



Video

(click here to view on web)

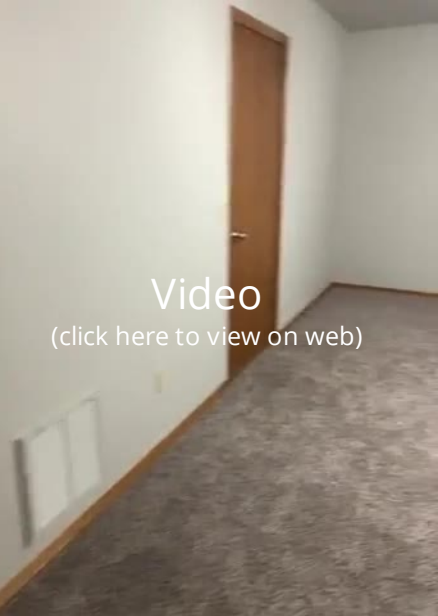
Upstairs Bathroom: General



Video

(click here to view on web)

Upstairs Bedroom: General



Video

(click here to view on web)

11: ATTACHED GARAGE

Information

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Vehicle Door Opener: Wall Control Button Label Was Inspected

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

Garage Vehicle Door: Type of Door Operation
Manual, Opener



Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

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

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

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

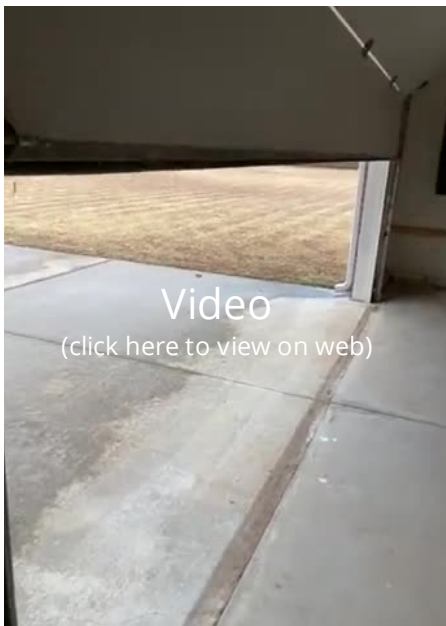
I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

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

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



12: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

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

Clothes Dryer

DID NOT INSPECT

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

13: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

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

Windows: Windows Inspected

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

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](#).

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

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

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

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

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

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

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



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

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

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

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

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

Recommendations

13.1.1 Doors

DETERIORATION

Minor Deterioration and an air gap on the door was observed at the time of the inspection. Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

 Minor Defect



Master Bed

13.2.1 Windows

BLINDS NON FUNCTIONAL

The blinds to these windows were not functional at the time of the inspection. Correction and further evaluation is recommended.

 Minor Defect

Recommendation
Contact a qualified professional.



Bed 3



Bed 1

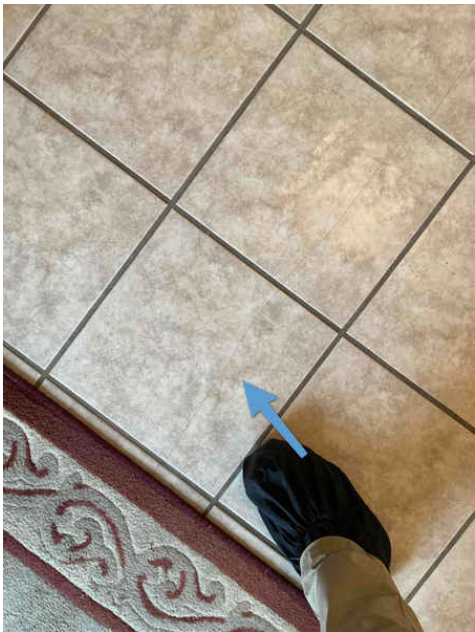
13.3.1 Floors, Walls, Ceilings

TILES CRACKING (MODERATE)

Minor cracks were observed on the floor tiles at the time of inspection.

Recommendation
Contact a qualified professional.


Minor Defect



13.6.1 Switches, Fixtures & Receptacles

POWER NOT PRESENT AT RECEPTACLE

I observed indications that power was not present at a receptacle.
(Kitchen Island)

Recommendation
Contact a qualified electrical contractor.


Major Defect



Kitchen Island

13.6.2 Switches, Fixtures & Receptacles

 Major Defect**OPEN NEUTRAL**

An **open neutral outlet** is an **outlet** with a loose or missing **neutral** wire. The **neutral** wire is important because it completes a circuit by returning electricity back to the source. **Open neutral** outlets can allow an electrical device to store excess electricity potentially electrocuting someone that touches the device.

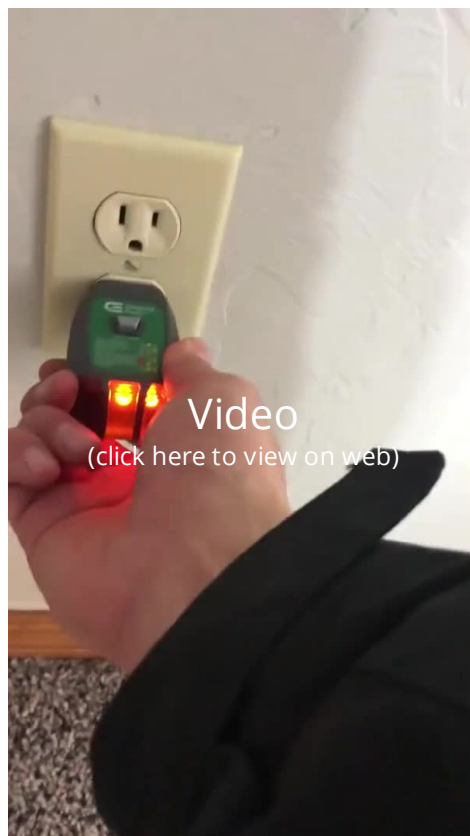
Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



Bed 2



13.8.1 Lighting

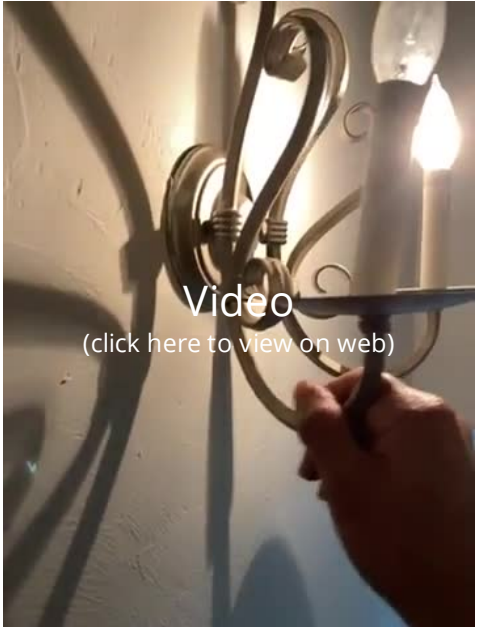
LOOSE FIXTURE

 Minor Defect

The light fixtures going up the stairs were loosely attached at the time of inspection. Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



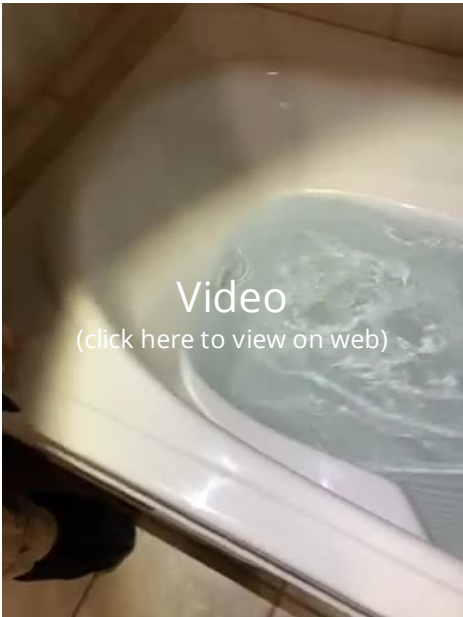
14: BATHROOMS

Information

General: General Information

Hydromassage Bathtub: Tub Filled and Turned On

I filled the tub and turned on the bubbles.



Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

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

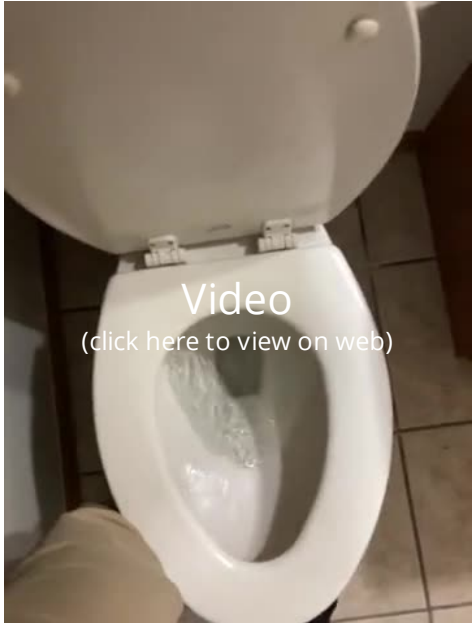
Cabinetry, Ceiling, Walls & Floor: General

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.



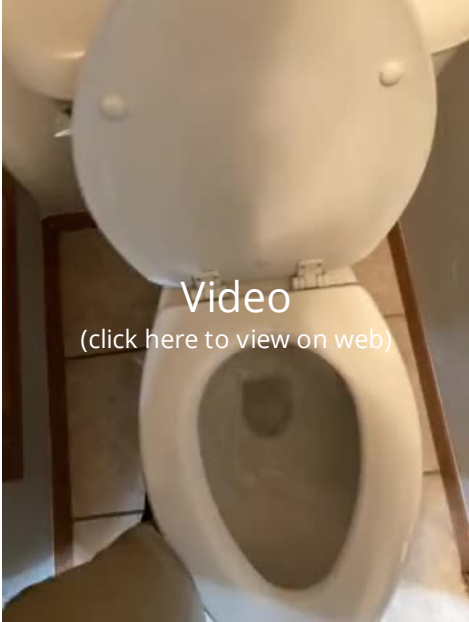
Video
(click here to view on web)



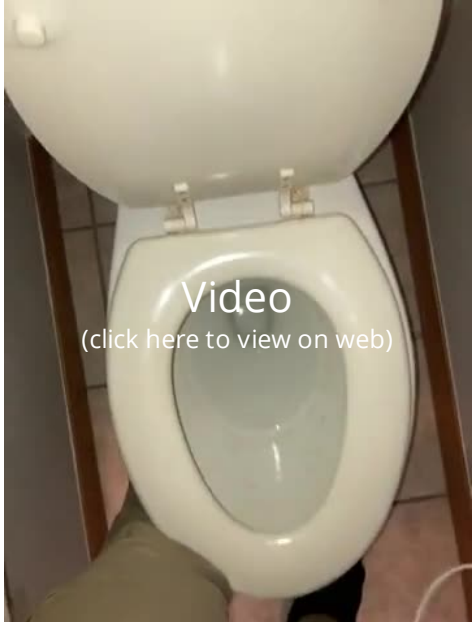
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Video
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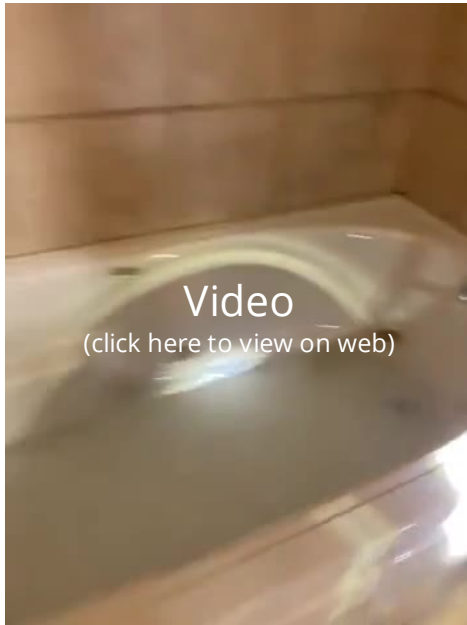
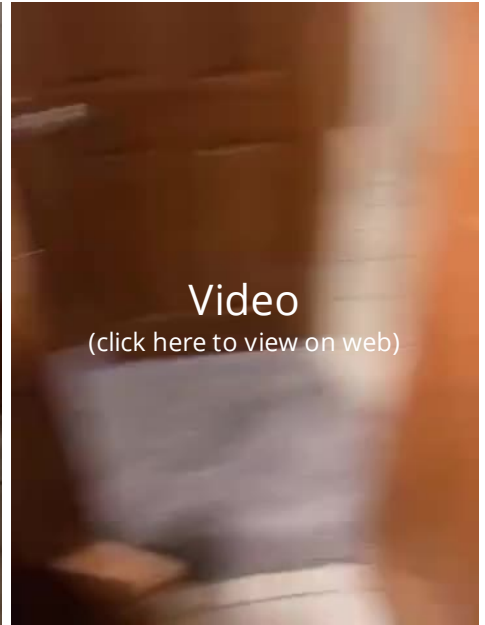
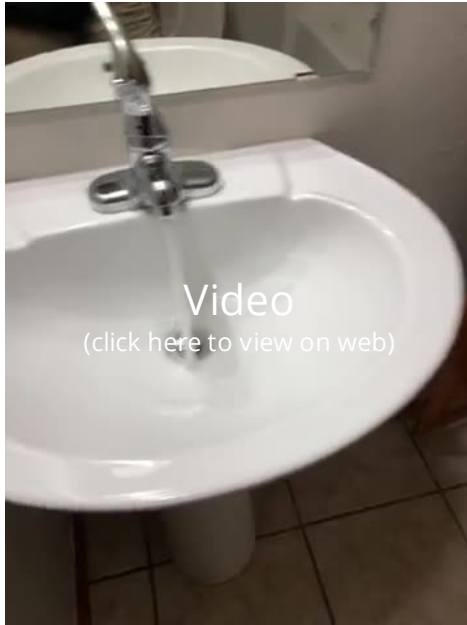
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Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

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



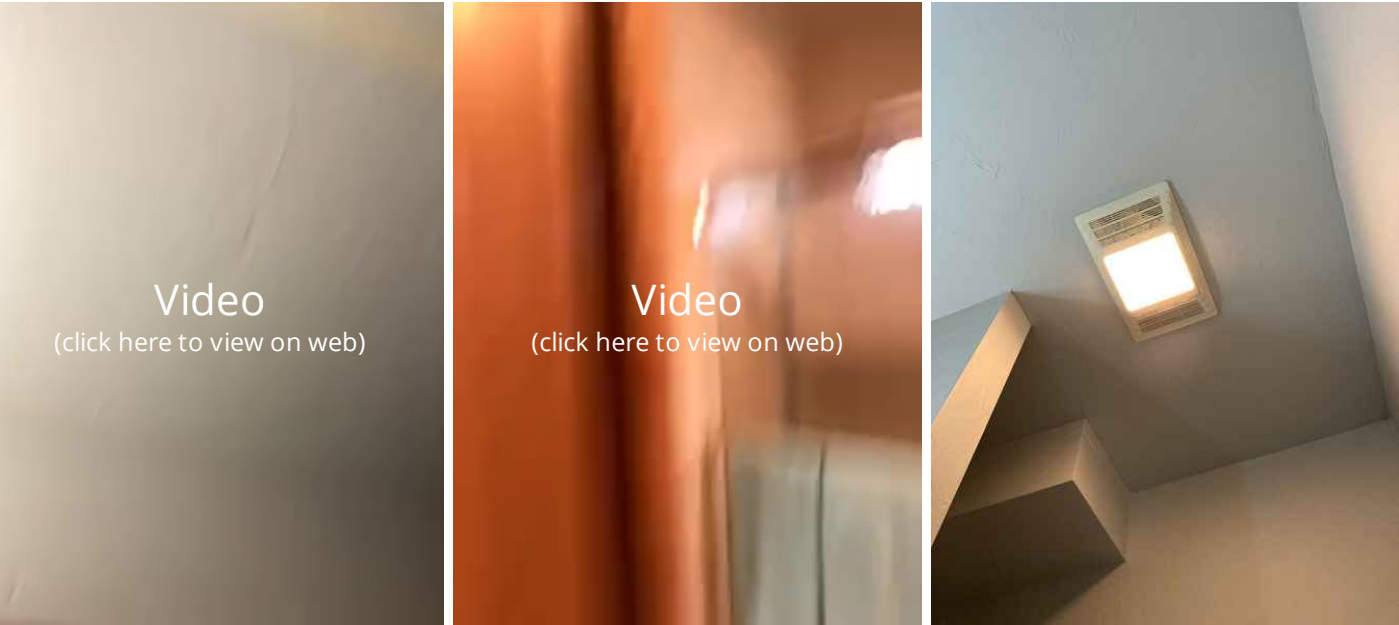
GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



Limitations

Sinks, Tubs & Showers

WATER SHUT OFF AT GARAGE BATHROOM

The plumbing fixtures in the garage bathroom were shut off at the time of inspection. We did not operate the fixtures as a result of this condition. Further evaluation is recommended.

Recommendations

14.3.1 Sinks, Tubs & Showers

ACTIVE WATER LEAK

I observed indications of an active water leak.

Recommendation

Contact a qualified plumbing contractor.

Major Defect



Master Left

14.3.2 Sinks, Tubs & Showers

LOOSE FIXTURE

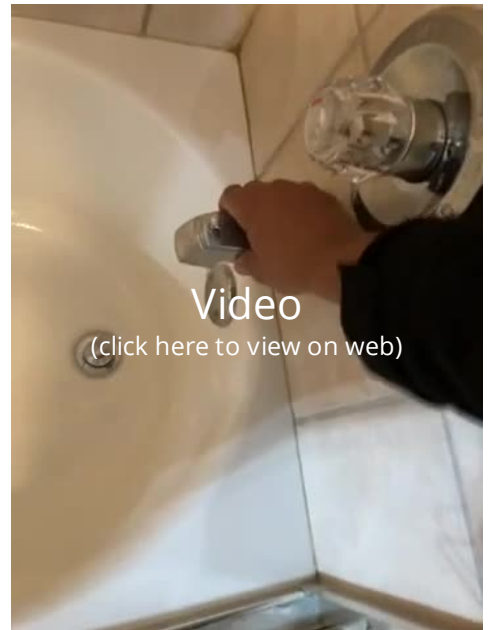
I observed indications that the fixture is loose. Not secure. Not installed properly. Loose.

Recommendation

Contact a qualified plumbing contractor.



Major Defect



14.5.1 GFCI & Electric in Bathroom

GFCI NOT TESTING AS FUNCTIONAL

I observed a defect at the GFCI in the bathroom. It was not testing properly. Not functioning.

Recommendation

Contact a qualified electrical contractor.



Major Defect



Garage

14.9.1 Cabinetry, Ceiling, Walls & Floor

WATER DAMAGE AT CABINET

I observed indications of water damage at the bottom shelf of the bathroom cabinet, under the sink. Indication of a prior water leak.

Recommendation

Recommended DIY Project

 Major Defect



15: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Video
(click here to view on web)

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

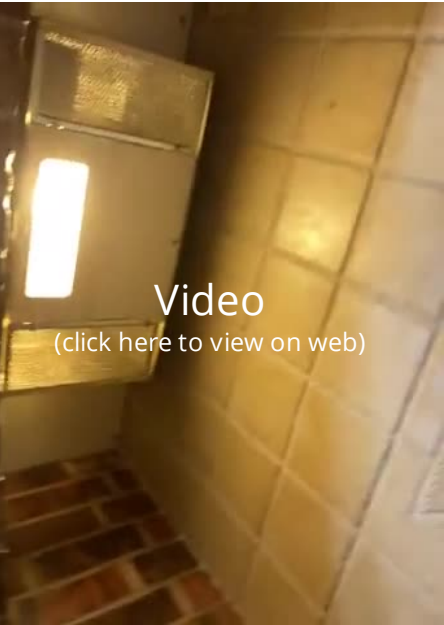
I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Windows: Windows Inspected

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

Recommendations

15.6.1 Range/Oven/Cooktop

OVEN DID NOT TURN ON (LEFT HAND SIDE)

 Minor Defect

The oven on the left hand side was not operating at the time of the inspection. Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



16: CHIMNEY, FIREPLACE, OR STOVE

Information

Fireplace: Type of Fireplace

Fireplace Insert

I tried to describe the type of fireplace.



Limitations

Fireplace

INSERT - DID NOT INSPECT

I did not inspect the fireplace insert unit. This was beyond the scope of my home inspection. I recommend the homeowner or a professional inspect further and confirm it's safe operation and functionality.

STANDARDS OF PRACTICE

Inspection Detail

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

Roof

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

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Exterior

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

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

Electrical

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

Plumbing

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

Attic, Insulation & Ventilation

The inspector shall inspect:

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Attached Garage

The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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

Laundry**The inspector shall inspect:**

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

Doors, Windows & Interior**The inspector shall inspect:**

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

Bathrooms**The home inspector will inspect:**

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

Kitchen

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

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Chimney, Fireplace, or Stove**I. The inspector shall inspect:**

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

-
2. manually operated dampers that did not open and close;
 3. the lack of a smoke detector in the same room as the fireplace;
 4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
 5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.