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STARBOARD HOME INSPECTION

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How to read this report:

The defects within the report are organized into three categories. They are Maintenance Items (in blue), Recommendations (in orange), and Safety Concerns (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. All repairs should be performed by licensed and/or reputable contractors in order to ensure the repairs are done safely and properly.

Maintenance Items: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Recommendations: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance.

Safety Concerns: Items or components that may contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the Inspector's professional judgment and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Maintenance Item or Recommendation do not need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

Limitations: In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

SUMMARY

3.2.1 Roof Coverings & Gutter System - Coverings: Debris on Roof ⊖ 3.2.2 Roof Coverings & Gutter System - Coverings: Heating Cable - Damage O 3.2.3 Roof Coverings & Gutter System - Coverings: Shingles - Damage • 3.2.4 Roof Coverings & Gutter System - Coverings: Exposed Nails • 3.2.5 Roof Coverings & Gutter System - Coverings: Shingles - Granule Loss • 3.2.6 Roof Coverings & Gutter System - Coverings: Shingle - Missing 3.2.7 Roof Coverings & Gutter System - Coverings: Shingles - Patching • 3.3.1 Roof Coverings & Gutter System - Flashings & Seals: Flashing - Gap O 3.3.2 Roof Coverings & Gutter System - Flashings & Seals: Sealant - Failing/Poor Condition • 4.1.1 Ventilation & Exhaust - Ventilation & Exhaust : Vent/Pipe - Not Laying Flat 5.1.1 Chimney & Fireplace - Prefabricated Chimney: Recommend Level 2 Inspection 5.1.2 Chimney & Fireplace - Prefabricated Chimney: Recommend Chimney Sweep 6.1.1 Exterior - Siding, Flashing & Trim: Siding - Damage 6.1.2 Exterior - Siding, Flashing & Trim: Trim - Rot O 6.4.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Improper Grading S 6.4.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Siding - Insufficient Clearance to Ground 6.4.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation - In Close Contact 6.4.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation - Overhanging The Roof 6.5.1 Exterior - Sidewalks, Patios & Driveways : Asphalt - Cracking 6.6.1 Exterior - Decks/Porches: Guard Rails - Baluster Spacing 7.4.1 Garage - Fire Separation: Man Door - Not Self-Closing 7.6.1 Garage - Garage Door Opener and Safety: Auto Reverse - Not Functioning 7.6.2 Garage - Garage Door Opener and Safety: No Photo Cells • 8.2.1 Electrical - Service Panel: Wire Nut(s) Present 8.5.1 Electrical - Fixtures, Fans, Switches & Receptacles: Light Fixture - Inoperable • 8.6.1 Electrical - GFCI & AFCI: GFCI Receptacle - Would Not Reset After Tested 8.7.1 Electrical - Smoke & Carbon Monoxide Alarms: Smoke Alarm - Missing 9.1.1 Cooling - Air Conditioning: Clean and Service 2 10.1.1 Heating - Central Ducted Heat Pump: Furnace & Humidifier - Clean and Service 10.1.2 Heating - Central Ducted Heat Pump: Whole House Humidifier - Replace Filter O 11.1.1 Plumbing - Drain, Waste, & Vent Systems: Leak O 11.2.1 Plumbing - Water Supply: Efflorescence (Mineral Salts)/ Corrosion O 11.4.1 Plumbing - Atmospheric Water Heater: Rust 11.5.1 Plumbing - Fixtures: Tub/Shower - Missing/Failing Caulking 11.5.2 Plumbing - Fixtures: Drain Stopper - Inoperable O 12.1.1 Foundation & Structure - Foundation: Efflorescence - Mineral Salts O 12.1.2 Foundation & Structure - Foundation: Evidence of Past Moisture O 12.1.3 Foundation & Structure - Foundation: Foundation Crack - Foundation Contractor

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- 14.1.1 Doors, Windows & Interior Doors: Door Doesn't Latch
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- 4.6.1 Doors, Windows & Interior Steps, Stairways & Railings: Guard Rails/Handrails Loose
- 14.6.2 Doors, Windows & Interior Steps, Stairways & Railings: Railings/Balusters Missing

1: INSPECTION DETAILS

Information

All Information Disclaimer

All information contained herein reflect the condition as of today's date.

In Attendance Client, Buyer Agent

Style of Home Modern **Occupancy** Furnished

Type of Inspection Pre-Purchase

Weather

Clear

Limitations

General

OCCUPIED/FURNISHED DISCLAIMER

During the inspection, the home was furnished, staged, occupied, or had the current occupants belongings present. This limited the inspectors visibility and access to areas of the home, therefore not all receptacles, windows, wall surfaces, floor surfaces, countertop areas, etc. were tested or inspected.

2: FOR YOUR INFORMATION

Information

Orientation: Pictures of the Exterior

The following pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the inspector states that there was a defect with a window on the left exterior, this section can be used to view a picture of the left exterior wall.

Orientation: Front Exterior

Orientation: Back Exterior

Orientation: Left Exterior



Orientation: Right Exterior



Electrical - Main Disconnect: Location

Basement

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



Gas - Main Shut Off Valve: Location

Left Exterior

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, I recommend contacting the local utility company and evacuating the home until they evaluate the smell.



Water - Main Shut Off Valve: Location

Basement

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



3: ROOF COVERINGS & GUTTER SYSTEM

Information

General: Descriptions:

The materials, styles and components present and observable are described as follows:

General: Roof Type / Style Gable, Combination General: Inspection Method Ground **Coverings: Material** 3 Tab Shingles

Coverings: Roof Age (Approximate)

Appears end-life condition

The roof shingles were observed to be original as evidence by uniform granule loss throughout. Granule loss which is uniform across the roof is usually a result of normal weathering. Over time, the bond between the granules and asphalt deteriorates, and granules will be loosened and carried away by runoff.

Coverings: Roofing Layers

1

Skylights: As of Todays Date

As of todays date, the skylights were observed to be in good working condition.

Gutters: As of Todays Date

As of todays date, the gutter system was observed to be in good working condition.

Gutters: Downspout - Goes Below Grade

The downspout(s) are routed below grade. I was not able to determine whether they extend away from the foundation or not. I recommend having the downspouts evaluated by a reputable contractor.



Limitations

General UNABLE TO WALK ON ROOF - DUE TO THE PITCH

Due to steepness/pitch of the roof, the roof was not walked on. Therefore, any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited. If a more thorough inspection is desired, I recommend consulting a reputable contractor.

Recommendations

3.2.1 Coverings

DEBRIS ON ROOF

ROOF



Debris was observed on the roof surface. I recommend a reputable contractor clear all debris as excessive debris and vegetation will lead to increased moisture and deterioration of the roof coverings.



3.2.2 Coverings HEATING CABLE - DAMAGE

The roof was observed to have heating cables installed along the edges. Various cables were observed to be loose/damaged. I recommend a reputable contractor repair as needed.



3.2.3 Coverings

SHINGLES - DAMAGE

ROOF

Damaged shingles were observed on the roof. In order to prevent moisture intrusion, I recommend having the roof evaluated and repaired as necessary by a reputable contractor.



3.2.4 Coverings **EXPOSED NAILS**

VARIOUS

Exposed nails were observed in areas of the roof. Exposed fasteners can corrode and/or leak. In order to prevent any moisture intrusion, I recommend having the areas evaluated and repaired as necessary by a reputable contractor



3.2.5 Coverings SHINGLES - GRANULE LOSS

ROOF

The shingles have granule loss. Granule loss is to be expected on older roofs but could also have been caused by heavy rain/hail. This is an indication of a shortened lifespan of the roof, therefore I recommend having the roof evaluated and addressed as necessary by a reputable contractor.



3.2.6 Coverings

SHINGLE - MISSING

BACK

A shingle was missing on the back ridge of the roof. I recommend having the roof evaluated and repaired as necessary by a reputable contractor.







3.2.7 Coverings **SHINGLES - PATCHING**

ROOF

Patching was observed on the shingles in various areas. The patching appears to be in good condition, however I recommend asking the seller about this and requesting any/all pertinent paperwork. Continue to monitor.



3.3.1 Flashings & Seals

FLASHING - GAP

BACK

The flashing was lifting up creating a gap in the back of the exterior. In order to prevent moisture intrusion, I recommend having this evaluated and repaired as necessary by a reputable contractor.



Back

3.3.2 Flashings & Seals

SEALANT - FAILING/POOR CONDITION

VARIOUS

Sealant was in poor condition throughout various areas. In order to prevent moisture intrusion, I recommend having these areas evaluated and repaired as necessary by a reputable contractor.











Maintenance Item

4: VENTILATION & EXHAUST

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Ventilation & Exhaust : Roof

Ventilation Type Gable Vents, Ridge Vents, Soffit Vents, Box Vents

Ventilation Exhaust Fan

Ventilation & Exhaust : Bathroom Ventilation & Exhaust : Dryer **Vent Termination** On the Exterior Wall



Recommendations

4.1.1 Ventilation & Exhaust

VENT/PIPE - NOT LAYING FLAT BACK

A vent/pipe was damaged, preventing it from laying flat/sealing properly. In order to prevent moisture intrusion, I recommend having the vent evaluated and repaired as necessary by a reputable contractor.



5: CHIMNEY & FIREPLACE

Recommendations

5.1.1 Prefabricated Chimney

RECOMMEND LEVEL 2 INSPECTION

Maintenance Item

The inspection of the chimney is limited to a visual inspection of the accessible portions. The National Fire Protection Association recommends having a Level 2 Inspection upon a sale or transfer of a property. This is a thorough inspection that includes visually inspecting the accessible portions of the chimney/fireplace, as well as using a camera to inspect the internal surfaces, joints, and the flu liner. Some of the common defects found during Level 2 Inspections are listed below:

- Animal nesting
- Creosote build-up
- Internal flue damage
- Gaps between flue liners
- Internal cracking (mortar or flue tiles)
- Damaged masonry chimney
- Disconnected and sometimes missing chimney components
- Poorly installed prefabricated chimneys (gas appliances or wood burning) and fireplaces.

Click here to find a Chimney Safety Institute of America certified inspector.

5.1.2 Prefabricated Chimney

RECOMMEND CHIMNEY SWEEP

Visibility was limited inside the chimney. In order to ensure the chimney is safe for use, I recommend having the chimney inspected and swept by a qualified chimney sweep contractor.

Click *here* to find a Chimney Safety Institute of America certified Chimney Sweep Contractor.

Maintenance Item

6: EXTERIOR

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Inspection Method

Ground

Soffits & Fascia: As of Todays Date

As of todays date, the soffits/fascia were observed to be in good working condition.

Exterior Doors: As of Todays Date

As of todays date, the exterior doors were observed to be in good working condition.

Decks/Porches: Material Wood

Limitations

Decks/Porches UNABLE TO INSPECT - LIMITED ACCESS BELOW

The deck was not thoroughly inspected due to having limited access to the structure below it.

Recommendations

6.1.1 Siding, Flashing & Trim

SIDING - DAMAGE

VARIOUS

Areas of the siding have damage. In order to prevent moisture intrusion, I recommend having the siding evaluated and repaired as necessary by a reputable contractor.









Front Right



Right

6.1.2 Siding, Flashing & Trim **TRIM - ROT** GARAGE TRIM



Trim was observed to have wood rot in areas. I recommend a reputable contractor evaluate and repair as necessary.



6.4.1 Vegetation, Grading, Drainage & Retaining Walls

IMPROPER GRADING



BACK RIGHT

Areas of the grading are not properly sloped away from the home. In order to promote good drainage of rainwater away from the foundation, I recommend having the grading improved by a reputable contractor.



6.4.2 Vegetation, Grading, Drainage & Retaining Walls

Solution Maintenance Item

SIDING - INSUFFICIENT CLEARANCE TO GROUND FRONT

Areas of the siding are in close contact with the ground. It's recommended to have a minimum of 6 inches from the bottom piece of the siding to the finished grade to prevent damage to the siding from rain/snow. I recommend having the grading and landscaping evaluated and addressed as necessary by a reputable contractor.



6.4.3 Vegetation, Grading, Drainage & Retaining Walls

🔑 Maintenance Item

VEGETATION - IN CLOSE CONTACT

Areas of vegetation are in close contact to the home. In order to prevent branches from chafing the siding or roof, leaves from clogging gutters, roots from damaging the foundation, critters from having a way to get onto the roof, etc., I recommend having the vegetation trimmed back at least 3 feet away from the home.



6.4.4 Vegetation, Grading, Drainage & Retaining Walls

Aaintenance Item

VEGETATION - OVERHANGING THE ROOF

FRONT

Tree branches were overhanging the roof in various areas. Branches overhanging the roof can cause leaves to clog gutters, branches could fall and cause damage, and critters can use branches to get onto the home. I recommend having the overhanging trees evaluated and addressed as necessary by a reputable contractor.



6.5.1 Sidewalks, Patios & Driveways

ASPHALT - CRACKING

DRIVEWAY

Cracking was observed in areas of the asphalt driveway. In order to prevent further deterioration of the driveway, I recommend having the driveway evaluated and repaired as necessary by a reputable contractor.





6.6.1 Decks/Porches

GUARD RAILS - BALUSTER SPACING



BACK DECK

The spacing between the balusters is too wide in areas of the guardrails. In order to prevent children from fitting through or becoming stuck, it is recommended that the spacing between the balusters on guardrails should not allow a 4 inch sphere to pass through. I recommend having this evaluated and addressed by a reputable contractor.



7: GARAGE

Information

General: Descriptions:

The materials, styles and components present and observable are described as follows:

Floor: Material Concrete Garage Door: Insulation Non-Insulated Garage Door: Material Aluminum

Garage Door: Method of Operation Automatic Garage Door Opener

Limitations

General

UNABLE TO FULLY INSPECT - DUE TO OCCUPANTS BELONGINGS

The garage was not fully accessible due to the occupant having stored belongings in there, therefore it was not thoroughly inspected.

Recommendations

7.4.1 Fire Separation

MAN DOOR - NOT SELF-CLOSING

GARAGE

The garage man door is not self-closing. This is a safety hazard and could allow for carbon monoxide to escape into the home. I recommend a reputable contractor evaluate and repair as necessary.



7.6.1 Garage Door Opener and Safety **AUTO REVERSE - NOT FUNCTIONING** GARAGE



Safety Concern

The safety feature known as auto reverse was not functioning during the inspection. When resistance was placed on the bottom of the garage door while it was coming down, the door did not automatically start going back up. I recommend having the opener adjusted, repaired, or replaced with an opener that has the safety feature included by a reputable contractor.



7.6.2 Garage Door Opener and Safety **NO PHOTO CELLS**

GARAGE



The automatic garage door opener(s) did not have the photo cell safety features. In order to increase the safety of the garage, I recommend a reputable contractor evaluate and repair as needed.



8: ELECTRICAL

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Service Entrance Conductors: Conductor Material Aluminum Service Entrance Conductors: Service Method Below Ground Service Entrance Conductors: Voltage 220 Volt

Service Entrance Conductors: As of Todays Date

As of todays date, the service entrance conductors were observed to be in good working condition.

Service Panel: Main Panel Location Basement Service Panel: Equipment in PanelService Panel: Panel AmperageCircuit Breaker200 AMP

Service Panel: Picture of Inside Service Panel



Basement
Sub Panel: Equipment in Panel

Sub Panel: Sub Panel Location

Circuit Breakers

Sub Panel: Pictures Inside Sub Panel



Right sub panel

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring Copper Branch Wiring Circuits, Breakers & Fuses: Type of Sheathing Romex

Fixtures, Fans, Switches & Receptacles: Exterior Light Fixtures Disclaimer

Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.

Limitations

Service Entrance Conductors

SERVICE ENTRANCE CONDUCTORS - UNDERGROUND

The service entrance conductors to the home were observed to be underground. This limits the electrical portion of the inspection due to limited access.

Recommendations

8.2.1 Service Panel WIRE NUT(S) PRESENT - Recommendation

VARIOUS

Wire nuts were present in the main service panel and both sub-panels. This could be an indication of double tapped wiring, therefore I recommend a reputable licensed electrical contractor evaluate further and repair as necessary.



Maintenance Item

Left sub-panel

Main panel

Right sub-panel

8.5.1 Fixtures, Fans, Switches & Receptacles **LIGHT FIXTURE - INOPERABLE**

LEFT BACK BEDROOM

A light fixture was not functioning at the time of the inspection. I recommend having the light bulbs replaced and then having the circuit addressed if necessary by a reputable licensed electrical contractor.



8.6.1 GFCI & AFCI **GFCI RECEPTACLE - WOULD NOT RESET AFTER TESTED**



OWNERS SUIT BATHROOM LEFT SINK

A GFCI receptacle did not reset after it was tested. I recommend having this evaluated and repaired as necessary by a reputable licensed electrical contractor.



8.7.1 Smoke & Carbon Monoxide Alarms

SMOKE ALARM - MISSING

ATTIC

There did not appear to be a smoke alarm installed in the attic. This will allow for a fire to go undetected. I recommend that a smoke alarm be installed on each level of the home and within 15 feet of each sleeping room as well as the attic by a reputable contractor.



9: COOLING

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Air Conditioning: Air Conditioning

The cooling system for the home was visually inspected and tested (unless limitations are listed) with testing including the following:

o Turning on the system at the operating control and ensuring the system operated properly. o Inspecting the exterior compressor and coil, where present.

Any defects are noted below.



Air Conditioning: Location Left Exterior Air Conditioning: Brand Carrier Air Conditioning: Energy Source Electric

Air Conditioning: Approximate Age

13 Years Old



2008

Air Conditioning: As of Todays Date

As of todays date, the AC (Heat Pump exterior unit) was observed to be in good working condition.

Recommendations

9.1.1 Air Conditioning **CLEAN AND SERVICE**



LEFT

I recommend having the air conditioner cleaned and serviced by a reputable licensed HVAC contractor, followed by annually.

10: HEATING

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Central Ducted Heat Pump: Central Ducted Heat Pump

The heating system for the home was visually inspected and tested including the following: o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.

o Opening readily accessible panels to visually inspect the system.

o Inspecting the venting system, flues and chimneys, where present.

Any defects are noted below.



Central Ducted Heat Pump: Brand Central Ducted Heat Pump: Carrier Energy Source

Electric

Central Ducted Heat Pump: Approximate Age

13



Central Ducted Heat Pump: As of Todays Date

Basement

As of todays date, the heat Pump (interior unit) was observed to be in good working condition.

Central Ducted Heat Pump:

Ductwork

Non-insulated

Central Ducted Heat Pump:

Thermostat Location Main Floor

Central Ducted Heat Pump: Furnace Filter Location

This shows the location of the homes furnace filter, and how to access it for routine filter changes.



Recommendations

10.1.1 Central Ducted Heat Pump FURNACE & HUMIDIFIER - CLEAN AND SERVICE



BASEMENT

I recommend having the furnace and the whole house humidifier cleaned and serviced by a reputable licensed HVAC contractor, followed by annually.

10.1.2 Central Ducted Heat Pump WHOLE HOUSE HUMIDIFIER - REPLACE FILTER



BASEMENT

The whole house humidifier on the furnace is in need of repairs/a new filter. I recommend having this evaluated and repaired as necessary by a reputable licensed HVAC contractor.



11: PLUMBING

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Source of Water Supply Public Drain, Waste, & Vent Systems: Material Copper, PVC Water Supply: Distribution Material Copper, Hose

Water Supply: Water Softener

The water supply is equipped with a water softener. This system will require maintenance, therefore I recommend acquiring the Owners Manual and familiarizing yourself with the equipment and the recommended maintenance from the manufacturer.

Here is a helpful link where you can download the Owners Manual for most water softener systems!

* <u>The water softener is outside the scope of the home inspection, therefore it was not tested or inspected. The</u> <u>above comments are a courtesy.</u>



Water Supply: Well Water - Recommend Certification and Water Quality Test

The home's well water equipment was not thoroughly inspected or tested, as this is beyond the scope of a home inspection. In order to ensure that the well equipment is in good condition, is properly installed, and that the water quality is safe for drinking, I recommend contacting a reputable contractor to have them inspect and certify the well; as well as to perform water quality testing.



Gas Supply: As of Todays Date

As of todays date, the gas lines and meter were observed to be in good working condition.

Atmospheric Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.

Atmospheric Water Heater: Location Basement Atmospheric Water Heater: Manufacturer Kenmore Atmospheric Water Heater: Power Source/Type Electric

Atmospheric Water Heater: Capacity

55 Gallon

Atmospheric Water Heater: Approximate Age 29 Years Old



1992

Fixtures: Jetted Tub

The jetted tub was filled and the jets were then tested for function.



Sump Pump: Sump Pump

The sump pump installation was inspected and the pump was tested to ensure function (unless limitations are listed). The discharge pipe outside the home was inspected to ensure that water is getting properly discharged away from the home. Any defects are noted below.



Sump Pump: Location Basement

Sump Pump: As of Todays Date

As of todays date, the sump pump was observed to be in good working condition.

Recommendations

11.1.1 Drain, Waste, & Vent Systems LEAK

BASEMENT UNDER OWNERS SUIT TUB

A drain pipe under the owners suit bathroom tub was observed to be leaking. I recommend having this evaluated and repaired as necessary by a reputable licensed plumbing contractor.

11.2.1 Water Supply

EFFLORESCENCE (MINERAL SALTS)/ CORROSION VARIOUS

Efflorescence (mineral salts)/ corrosion was observed on areas of the supply pipes. Efflorescence (mineral salts)/ corrosion may be an indication that this area has been leaking, or may leak in the future. I recommend having this evaluated and repaired as necessary by a reputable licensed plumbing contractor.



1st Floor Bathroom toilet









2nd Floor Bathroom left sink

11.4.1 Atmospheric Water Heater **RUST**

- Recommendation

WATER HEATER

Rust was observed on the water heater. In order to maintain the water heater, I recommend having the water heater evaluated and repaired as necessary by a reputable licensed plumbing contractor.



11.5.1 Fixtures

TUB/SHOWER - MISSING/FAILING CAULKING



OWNERS SUIT SHOWER

Areas of the shower was observed to have missing/failing caulking. In order to prevent water intrusion, I recommend re-caulking.



11.5.2 Fixtures **DRAIN STOPPER - INOPERABLE**

OWNERS SUIT BATHROOM RIGHT SINK

A drain stopper was observed to be inoperable. I recommend having the drain stopper evaluated and repaired as necessary by a reputable licensed plumbing contractor.





12: FOUNDATION & STRUCTURE

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Foundation: Style Basement Foundation: Material Concrete, Masonry Block

Floor Structure: Basement/Crawlspace Floor Concrete Floor Structure: Joist/Support Material Steel I-Beam, Wood Joists Foundation: Location of Crawl Space Entrance

Floor Structure: Post Material Steel Post

Floor Structure: Sub-floor Plywood

Crawlspace / Basement Wall Insulation: Insulation Type Fiberglass Batt

Limitations

General

FINISHED BASEMENT DISCLAIMER

Areas of the basement were finished/freshly painted at the time of the inspection. Only walls/floors/ceilings which were fully exposed could be thoroughly inspected for structural deficiencies.

Recommendations

12.1.1 Foundation

EFFLORESCENCE - MINERAL SALTS





Efflorescence (mineral salts) was observed in areas throughout the basement walls/foudnation. Efflorescence is the chalky residue left on concrete, stone, and block when moisture passes through it. I recommend having it evaluated and addressed as necessary by a reputable licensed waterproofing contractor.



Garage

Basement Back

Basement Back

12.1.2 Foundation

EVIDENCE OF PAST MOISTURE

BASEMENT

One or more indicators of moisture were observed in the basement. I recommend having this evaluated and addressed as necessary by a reputable licensed waterproofing contractor.

12.1.3 Foundation **FOUNDATION CRACK - FOUNDATION CONTRACTOR**



VARIOUS

Cracking was observed on the foundation. This could be due to settlement. I recommend having the cracks evaluated and repaired as necessary by a reputable contractor. Continue to monitor.



12.1.4 Foundation

FOUNDATION SKIM (PARGE) COAT CRACK

RIGHT

Cracking was observed on the exterior foundation concrete skim (parge) coat. This is considered normal for the age of the home but could allow for water intrusion. I recommend having the cracks evaluated and repaired as necessary by a reputable contractor. Continue to monitor.





12.2.1 Floor Structure

STEEL POST - BOTTOM OF POST HAS CONCRETE POURED AROUND IT

BASEMENT

The bottom of the steel support post(s) in the basement have concrete poured around them. There may be moisture below the concrete, therefore having the steel posts not sit on the concrete instead of going through the concrete may make it susceptible to rust and failure. I recommend having the posts evaluated and repaired as necessary by a reputable contractor.

Recommendation



13: BUILT-IN APPLIANCES

Information

Dishwasher: Dishwasher

When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.

Dishwasher: As of Todays Date

As of todays date, the dishwasher was observed to be in good working condition.

Refrigerator: Refrigerator

The refrigerator was visually inspected. Any ice/water dispensers present were tested. Any defects are noted below.

Refrigerator: As of Todays Date

As of todays date, the refrigerator was observed to be in good working condition.

Garbage Disposal: Garbage Disposal

The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.

Garbage Disposal: As of Todays Date

As of todays date, the garbage disposal was observed to be in good working condition.

Microwave w/ Exhaust: Microwave w/ Exhaust

The microwave was visually inspected and tested for functionality. The exhaust fan was tested as well as the light. Any defects are noted below.

Microwave w/ Exhaust: Venting

Method Recirculate

Wall Oven: Wall Oven

The wall oven(s) were visually inspected and all burners/elements were tested to ensure they were functioning properly. Any defects are noted below.

Wall Oven: Power Source

Electric

Wall Oven: As of Todays Date

As of todays date, the wall oven was observed to be in good working condition.

Cooktop: Cooktop

The cooktop was visually inspected and each burner was tested to ensure that they functioned properly. Any builtin exhaust systems present were tested. Any defects are noted below.



Cooktop: Power Source Electric **Cooktop: Vent Method** Microwave w/ Exhaust

Cooktop: As of Todays Date

As of todays date, the cooktop was observed to be in good working condition.

Downdraft Grill: Brand Jenn-Air **Downdraft Grill: Fuel Source** Electric

Downdraft Grill: As of Todays Date

As of todays date, the downdraft grill top was observed to be in good working condition.

Recommendations

13.4.1 Microwave w/ Exhaust

MICROWAVE - IMPROPER HEIGHT

KITCHEN

The microwave appears to have improper height clearance from the electric cooktop. I recommend a reputable contractor evaluate and repair as needed.



14: DOORS, WINDOWS & INTERIOR

Maintenance Item

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Windows: Material Vinyl, Aluminum

Recommendations

14.1.1 Doors DOOR - DOESN'T LATCH

2ND FLOOR RIGHT BACK BEDROOM

A door did not latch when closed. This could be due to settling. Continue to monitor. I recommend having the door evaluated and repaired as necessary by a reputable contractor.



14.2.1 Windows

WINDOWS - IN NEED OF REPAIR

VARIOUS

Various windows were observed to be in need of repair. I recommend having the windows evaluated and repaired as necessary by a reputable contractor.





14.2.2 Windows

BROKEN GLASS BLOCK

LEFT

A glass block window was damaged/cracked. This is a safety hazard. I recommend having this evaluated and repaired as necessary by a reputable contractor.

14.4.1 Walls SETTLEMENT CRACK

VARIOUS

Cracking was observed on areas of the interior walls/ceilings. The cracking may be typical settlement, however I recommend having this evaluated and repaired as necessary by a reputable contractor. Continue to monitor.











14.5.1 Ceilings EVIDENCE OF A PAST LEAK LAUNDRY

A stain was observed on the ceiling which may have been a past leak. When tested with a moisture meter there were not elevated levels of moisture. I recommend asking the sellers about the history of this area. Continue to monitor.



14.6.1 Steps, Stairways & Railings GUARD RAILS/HANDRAILS - LOOSE

BASEMENT



Maintenance Item

A handrail is loose leading to the basement. In order to prevent an accident/injury, I recommend having this evaluated and repaired as necessary by a reputable contractor.



14.6.2 Steps, Stairways & Railings RAILINGS/BALUSTERS - MISSING

BASEMENT

The basement steps are in need of proper railings/ balusters in order to increase safety. If a set of steps have 4 or more risers, it's recommended to have railings/ balusters present in order to increase the safety of the steps. I recommend having railings/ balusters installed by a reputable contractor.





15: ATTIC & ROOF STRUCTURE

Information

Descriptions:

The materials, styles and components present and observable are described as follows:

Attic & Roof Structure: Decking Material Plywood

Attic & Roof Structure: As of Todays Date

As of todays date, the attic and roof structure were observed to be in good working condition.

Attic Insulation: Insulation TypeAttic Insulation: Average Depth ofLoose-fill Fiberglass, FiberglassInsulationBatt18"-20"

Limitations

Attic & Roof Structure

UNABLE TO FULLY INSPECT - NO WALKWAY

Insulation/lack of a walkway limited access to fully inspect the attic and framework therefore the attic was only inspected from the access panel.

16: PESTS/RODENTS

Information

General: Not Thoroughly Inspected

Inspecting for pests, rodents, termites, etc. is outside the scope of a home inspection. A thorough inspection was not performed in order to determine their presence and/or or any damage done by them. However, as a courtesy, any evidence or damage caused by mice, squirrels, wood destroying organisms, etc. is listed below.

17: CHECKLIST

Information

General: Final Checklist

It is our goal to treat every home with respect and leave them in the same condition as when we arrived. The following are steps that were taken as part of our final checklist in order to ensure that everything was reset to it's original position/condition.

General: All Accessible GFCI Receptacles Were Reset General: Dishwasher Was Finished and Checked for Leaks General: Oven/Range/Cooktops Turned Off

General: Thermostat Was Reset to Original Position

STANDARDS OF PRACTICE

Inspection Details

1. Definitions and Scope

2. Limitations, Exceptions & Exclusions

3. Standards of Practice

3.1. Roof

3.2. Exterior

3.3. Basement, Foundation, Crawlspace & Structure

3.4. Heating

3.5. Cooling

3.6. Plumbing

3.7. Electrical

3.8. Fireplace

3.9. Attic, Insulation & Ventilation

3.10. Doors, Windows & Interior

4. Glossary of Terms

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- 1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- 2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

- 1. An inspection is not technically exhaustive.
- 2. An inspection will not identify concealed or latent defects.
- 3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
- 4. An inspection will not determine the suitability of the property for any use.
- 5. An inspection does not determine the market value of the property or its marketability.
- 6. An inspection does not determine the insurability of the property.
- 7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- 8. An inspection does not determine the life expectancy of the property or any components or systems therein.
- 9. An inspection does not include items not permanently installed.
- 10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

- 1. property boundary lines or encroachments.
- 2. the condition of any component or system that is not readily accessible.
- 3. the service life expectancy of any component or system.
- 4. the size, capacity, BTU, performance or efficiency of any component or system.
- 5. the cause or reason of any condition.
- 6. the cause for the need of correction, repair or replacement of any system or component.
- 7. future conditions.
- 8. compliance with codes or regulations.
- 9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
- 10. the presence of mold, mildew or fungus.
- 11. the presence of airborne hazards, including radon.
- 12. the air quality.
- 13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
- 14. the existence of electromagnetic fields.
- 15. any hazardous waste conditions.
- 16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- 17. acoustical properties.
- 18. correction, replacement or repair cost estimates.
- 19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

- 1. any system that is shut down.
- 2. any system that does not function properly.
- 3. or evaluate low-voltage electrical systems, such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. satellite dishes;
 - 4. antennae;
 - 5. lights; or
 - 6. remote controls.
- 4. any system that does not turn on with the use of normal operating controls.
- 5. any shut-off valves or manual stop valves.
- 6. any electrical disconnect or over-current protection devices.
- 7. any alarm systems.
- 8. moisture meters, gas detectors or similar equipment.
- III. The inspector is not required to:
 - 1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
 - 2. dismantle, open or uncover any system or component.
 - 3. enter or access any area that may, in the inspector's opinion, be unsafe.
 - 4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
 - 5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
 - 6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
 - 7. inspect decorative items.
 - 8. inspect common elements or areas in multi-unit housing.
 - 9. inspect intercoms, speaker systems or security systems.
 - 10. offer guarantees or warranties.
 - 11. offer or perform any engineering services.
 - 12. offer or perform any trade or professional service other than a home inspection.
 - 13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
 - 14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
 - 15. determine the insurability of a property.
 - 16. perform or offer Phase 1 or environmental audits.
 - 17. inspect any system or component that is not included in these Standards.

3.1. Roof

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:
- A. the type of roof-covering materials.
- III. The inspector shall report as in need of correction:
- A. observed indications of active roof leaks.
- IV. The inspector is not required to:
 - 1. walk on any roof surface.
 - 2. predict the service life expectancy.
 - 3. inspect underground downspout diverter drainage pipes.
 - 4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
 - 5. move insulation.
 - 6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
 - 7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
 - 8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
 - 9. perform a water test.
 - 10. warrant or certify the roof.
 - 11. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

- 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.
- IV. The inspector is not required to:
 - 1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
 - 2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
 - 3. inspect or identify geological, geotechnical, hydrological or soil conditions.
 - 4. inspect recreational facilities or playground equipment.
 - 5. inspect seawalls, breakwalls or docks.
 - 6. inspect erosion-control or earth-stabilization measures.
 - 7. inspect for safety-type glass.
 - 8. inspect underground utilities.
 - 9. inspect underground items.
 - 10. inspect wells or springs.
 - 11. inspect solar, wind or geothermal systems.
 - 12. inspect swimming pools or spas.
 - 13. inspect wastewater treatment systems, septic systems or cesspools.
 - 14. inspect irrigation or sprinkler systems.

15. inspect drainfields or dry wells.

16. determine the integrity of multiple-pane window glazing or thermal window seals.

- 3.3. Basement, Foundation, Crawlspace & Structure
- I. The inspector shall inspect:
 - 1. the foundation;
 - 2. the basement;
 - 3. the crawlspace; and
 - 4. structural components.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

- 1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- 2. move stored items or debris.
- 3. operate sump pumps with inaccessible floats.
- 4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- 5. provide any engineering or architectural service.
- 6. report on the adequacy of any structural system or component.

3.4. 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.
- IV. The inspector is not required to:
 - 1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
 - 2. inspect fuel tanks or underground or concealed fuel supply systems.
 - 3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
 - 4. light or ignite pilot flames.
 - 5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
 - 6. override electronic thermostats.
 - 7. evaluate fuel quality.
 - 8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. 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.
- IV. The inspector is not required to:
 - 1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
 - 2. inspect portable window units, through-wall units, or electronic air filters.
 - 3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
 - 4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
 - 5. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. 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.
- IV. The inspector is not required to:
 - 1. light or ignite pilot flames.
 - 2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
 - 3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
 - 4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
 - 5. determine the water quality, potability or reliability of the water supply or source.

- 6. open sealed plumbing access panels.
- 7. inspect clothes washing machines or their connections.
- 8. operate any valve.
- 9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
- 10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- 11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- 12. determine whether there are sufficient cleanouts for effective cleaning of drains.
- 13. evaluate fuel storage tanks or supply systems.
- 14. inspect wastewater treatment systems.
- 15. inspect water treatment systems or water filters.
- 16. inspect water storage tanks, pressure pumps, or bladder tanks.
- 17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- 18. evaluate or determine the adequacy of combustion air.
- 19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- 20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- 21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
- 22. inspect or test for gas or fuel leaks, or indications thereof.

3.7. 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.

IV. The inspector is not required to:

- 1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- 2. operate electrical systems that are shut down.
- 3. remove panelboard cabinet covers or dead fronts.
- 4. operate or re-set over-current protection devices or overload devices.
- 5. operate or test smoke or carbon monoxide detectors or alarms.
- 6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- 7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- 8. inspect ancillary wiring or remote-control devices.
- 9. activate any electrical systems or branch circuits that are not energized.
- 10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- 11. verify the service ground.

- 12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- 13. inspect spark or lightning arrestors.
- 14. inspect or test de-icing equipment.
- 15. conduct voltage-drop calculations.
- 16. determine the accuracy of labeling.
- 17. inspect exterior lighting.

3.8. Fireplace

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.

IV. The inspector is not required to:

- 1. inspect the flue or vent system.
- 2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- 3. determine the need for a chimney sweep.
- 4. operate gas fireplace inserts.
- 5. light pilot flames.
- 6. determine the appropriateness of any installation.
- 7. inspect automatic fuel-fed devices.
- 8. inspect combustion and/or make-up air devices.
- 9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- 10. ignite or extinguish fires.
- 11. determine the adequacy of drafts or draft characteristics.
- 12. move fireplace inserts, stoves or firebox contents.
- 13. perform a smoke test.
- 14. dismantle or remove any component.
- 15. perform a National Fire Protection Association (NFPA)-style inspection.
- 16. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

- 1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- 2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- 3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.
- II. The inspector shall describe:
 - 1. the type of insulation observed; and
 - 2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.
- III. The inspector shall report as in need of correction:
 - 1. the general absence of insulation or ventilation in unfinished spaces.
- IV. The inspector is not required to:

- 1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- 2. move, touch or disturb insulation.
- 3. move, touch or disturb vapor retarders.
- 4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- 5. identify the composition or R-value of insulation material.
- 6. activate thermostatically operated fans.
- 7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- 8. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

II. The inspector shall describe:

- 1. a garage vehicle door as manually-operated or installed with a garage door opener.
- III. The inspector shall report as in need of correction:
 - 1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
 - 2. photo-electric safety sensors that did not operate properly; and
 - 3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

- 1. inspect paint, wallpaper, window treatments or finish treatments.
- 2. inspect floor coverings or carpeting.
- 3. inspect central vacuum systems.
- 4. inspect for safety glazing.
- 5. inspect security systems or components.
- 6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- 7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- 8. move suspended-ceiling tiles.
- 9. inspect or move any household appliances.
- 10. inspect or operate equipment housed in the garage, except as otherwise noted.
- 11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- 12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- 13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- 14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- 15. inspect microwave ovens or test leakage from microwave ovens.
- 16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- 17. inspect elevators.
- 18. inspect remote controls.
- 19. inspect appliances.
- 20. inspect items not permanently installed.
- 21. discover firewall compromises.
- 22. inspect pools, spas or fountains.
- 23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- 24. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

component: A permanently installed or attached fixture, element or part of a system.

condition: The visible and conspicuous state of being of an object.

correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

decorative: Ornamental; not required for the operation of essential systems or components of a home.

describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

determine: To arrive at an opinion or conclusion pursuant to examination.

dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

enter: To go into an area to observe visible components.

evaluate: To assess the systems, structures and/or components of a property.

evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

examine: To visually look (see inspect).

foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: See "home inspection."

home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected. residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.