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RESIDENTIAL REPORT

1234 Main St. Oak Park, MI 48237

Buyer Name 02/20/2020 9:00AM



Inspector Tiffany Grant 248-820-4750 Imperativehomesolutions@gmail.com



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- 😑 6.1.1 Attic, Insulation & Ventilation Attic Insulation: Insufficient Insulation
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- 😑 10.2.1 Electrical Main & Subpanels, Service & Grounding, Main Overcurrent Device: No Ground Wire

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10.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Improper wiring techniques

10.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Improper panel grounding

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- O 10.5.1 Electrical GFCI & AFCI: Improper Installation
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- O 11.2.1 Plumbing Drain, Waste, & Vent Systems: Improper Connection
- O 11.2.2 Plumbing Drain, Waste, & Vent Systems: Behind a wall

1: INSPECTION DETAILS

Information

Owner Vacant, Water off

Type of Building Single Family **Style** Colonial

Weather Conditions Clear, Cold **Temperature (approximate)** 25 Fahrenheit (F)

In Attendance

Client

2: ROOF

		IN	NI	NP	D
2.1	Coverings	Х			
2.2	Roof Drainage Systems	Х			Х
2.3	Flashings	Х			
2.4	Skylights, Chimneys & Other Roof Penetrations	Х			Х
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D	= Defici	encies

Information

Ground

Inspection Method

Roof Type/Style Gable Flashings: Material Aluminum

Coverings: Missing shingles Asphalt



Roof Drainage Systems: Gutter Material

Aluminum

Missing downspout. Gutter not properly secured. Downspouts not draining away from house probably.

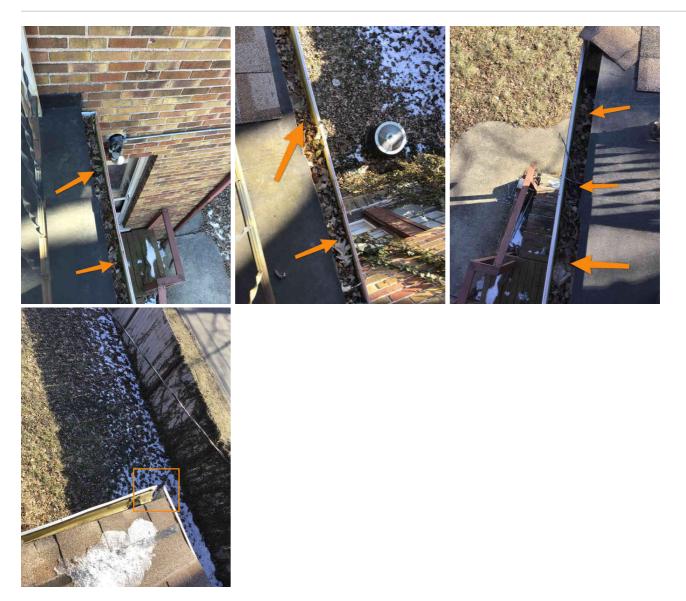
Deficiencies

2.2.1 Roof Drainage Systems

DEBRIS



Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow. Here is a DIY resource for cleaning your gutters.



2.2.2 Roof Drainage Systems **DOWNSPOUTS DRAIN NEAR HOUSE**



One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

2.2.3 Roof Drainage Systems

GUTTER DAMAGED



Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.



2.2.4 Roof Drainage Systems **GUTTER LEAKAGE**

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.



2.2.5 Roof Drainage Systems



GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.



2.2.6 Roof Drainage Systems **DOWNSPOUT DETACHED Downspout is not connected to gutter.**

Recommendation Contact a qualified professional.





2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY FLUE DIRTY

Chimney flue was excessively dirty, which can pose a serious fire hazard. Recommend a qualified chimney contractor clean the build up in the flue.

2.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY DOORS

Damper doors broken recommend replacing pull chain.

Recommendation

Contact a qualified chimney contractor.





3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	Х			Х
3.2	Exterior Doors	Х			Х
3.3	Walkways, Patios & Driveways	Х			
3.4	Decks, Balconies, Porches & Steps	Х			Х
3.5	Eaves, Soffits & Fascia	Х			Х
3.6	Vegetation, Grading, Drainage & Retaining Walls	Х			
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Information

Inspection Method Visual No access to attic. Door painted shut.	Siding, Flashing & Trim: Siding Material Brick	Siding, Flashing & Trim: Siding Style None
Exterior Doors: Exterior Entry Door	Walkways, Patios & Driveways: Driveway Material	Decks, Balconies, Porches & Steps: Material
Wood	Concrete	Concrete, Brick, Wood

Decks, Balconies, Porches & Steps: Appurtenance

Back steps, Front Porch, Balcony

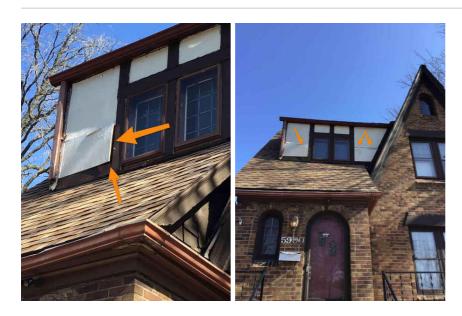
Missing rails on front porch, possible safety hazard. No steps to side entrance. Currently bricks in place of steps. Consult professional.

Deficiencies

3.1.1 Siding, Flashing & Trim LOOSE BOARDS



One or more siding boards appear to have been loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

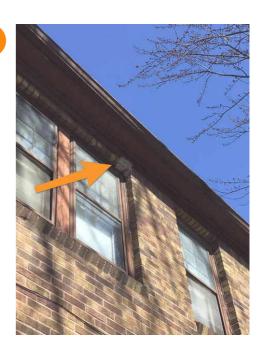


3.1.2 Siding, Flashing & Trim IMPROPER CONSTRUCTION TECHNIQUES

- Recommendation

Improper construction techniques on masonry.

Recommendation Contact a qualified professional.



3.2.1 Exterior Doors

DOOR SILL/TRIM



Door sill and/or trim is loose, deteriorated, missing or worn and repair or replacement should be considered.



3.2.2 Exterior Doors INACCESSIBLE DOOR

Inaccessible back door? Unable to open back door.

Recommendation Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

IMPROPER CONSTRUCTION PRACTICES

Balcony was observed to have general poor construction for handrails. Recommend qualified deck contractor evaluate.





3.4.2 Decks, Balconies, Porches & Steps

DETERIORATED MATERIALS

Deteriorated materials, masonry in need of repair.

Recommendation Contact a qualified professional.





3.5.1 Eaves, Soffits & Fascia

FASCIA - ROTTED

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.



3.5.2 Eaves, Soffits & Fascia

- Recommendation

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the araes be properly prepared and painted / finished.

4: FIREPLACE

		IN	NI	NP	D
4.1	Vents, Flues & Chimneys	Х			Х
4.2	Lintels	Х			
4.3	Damper Doors	Х			Х
4.4	Cleanout Doors & Frames	Х			Х
	IN = Inspected NI = Net Inspected NI = Net Inspected NI = Net Pro-	cont	D -	- Dofici	oncioc

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

Information

Chimney vent

Masonry

Appears to be in working condition. Consult professional and arrange regular maintenance.

Deficiencies

4.1.1 Vents, Flues & Chimneys

CHIMNEY LINER DIRTY

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

4.3.1 Damper Doors

DAMPER INOPERABLE

Damper would not stay closed once pull chain was released. Recommend a qualified fireplace contractor repair.

4.4.1 Cleanout Doors & Frames

CREOSOTE BUILDUP

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.





5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
5.1	Doors	Х			Х
5.2	Windows	Х			Х
5.3	Floors	Х			Х
5.4	Walls	Х			Х
5.5	Ceilings	Х			
5.6	Steps, Stairways & Railings	Х			
5.7	Countertops & Cabinets	Х			Х
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D =	Defici	encies

Information

Maintenance Consult professional to discuss maintenance and/or repairs.	Windows: Window Manufactu Unknown	r er Windows: Window Type Sliders
Walls: Wall Material Plaster	Ceilings: Ceiling Material Plaster	Countertops & Cabinets: Cabinetry Wood
		Noticeable gap in cabinet door. Recommend professional consultation.
Countertons & Cabinets		

Countertops & Cabinets:

Countertop Material Laminate

Floors: Floor Coverings

Hardwood

Molding near floor vent missing in kitchen. Gap between flooring and molding.

Deficiencies

5.1.1 Doors

KNOBS

Door knob missing/broken on upstairs bedroom closet.

Recommendation Contact a qualified professional.



5.2.1 Windows

FAILED SEAL

Observed a failed window seal with vines growing inside of windows. Recommend qualified window contractor evaluate & replace. Cold air coming from outside.

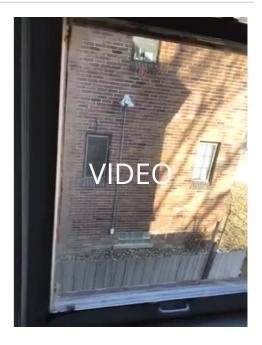


5.2.2 Windows

IMPROPER INSTALLATION



Windows appear to not be operating properly due to substandard installation. Recommend window specialist evaluate.



5.2.3 Windows

BROKEN

Broken windows, recommend professional consultation.

Recommendation

Contact a qualified professional.



5.2.4 Windows

OUTDATED



Some windows are outdated and require maintenance or replacement.

Recommendation Contact a qualified professional.





5.3.1 Floors **MOISTURE DAMAGE**

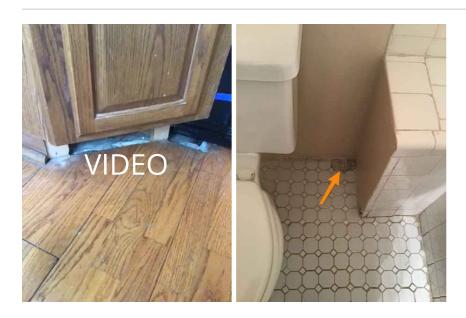
Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.



5.3.2 Floors TILES MISSING



One or more floor tiles were missing. Recommend installing/replacing missing tiles.



5.4.1 Walls

MOISTURE DAMAGE

- Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.



5.4.2 Walls

IMPROPER BUILDING TECHNIQUES



Improper building techniques. Cut and broken wood beams and observed in walls.

Recommendation Contact a qualified professional.



5.7.1 Countertops & Cabinets CABINET HANDLE MISSING/LOOSE

One or more cabinet handles were missing and or loose.



No handle

5.7.2 Countertops & Cabinets

CABINETS DAMAGED



Bathroom cabinet had visible damage at time of inspection Hole in wall in lower kitchen cabinet Missing electrical faceplate. Recommend a qualified cabinets contractor evaluate and repair.





5.7.3 Countertops & Cabinets

COUNTERTOP NOT SECURED

- Recommendation

Kitchen countertop appeared insecure. Recommend qualified countertop contractor evaluate and secure countertop properly.



5.7.4 Countertops & Cabinets



GROUT DETERIORATING

Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.



5.7.5 Countertops & Cabinets
CABINET DOOR WON'T CLOSE
Cabinet door won't fully close.
Recommendation

Contact a qualified professional.





6: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
6.1	Attic Insulation	Х			Х
6.2	Vapor Retarders (Crawlspace or Basement)	Х			
6.3	Ventilation	Х			
6.4	Exhaust Systems	Х			Х
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D :	= Defici	encies

Information

Dryer Power Source Unknown	Dryer Vent Metal (Flex) Replace and repaire dryer vent.	Flooring Insulation Unknown
Attic Insulation: Insulation Type Fiberglass	Attic Insulation: R-value 19	Ventilation: Ventilation Type Turbines, Static
Possible asbestos seek professional consultation.	Unknown	
Exhaust Systems: Exhaust Fans Fan Only		
Kitchen exhaust fan does not work. Recommend professional consultation.		

Deficiencies

6.1.1 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.





6.4.1 Exhaust Systems BATHROOM VENTS INTO ATTIC



Bathroom fan vent is not covered. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.



7: COOLING

		IN	NI	NP	D
7.1	Cooling Equipment	Х			Х
7.2	Normal Operating Controls	Х			Х
7.3	Distribution System	Х			Х
7.4	Presence of Installed Cooling Source in Each Room	Х			
	IN = Inspected NI = Net Inspected NI = Net Inspected NI = Net Providence	sant	D .	- Dofici	oncies

IN = Inspected NI = Not Inspected

NP = Not Present D

Cooling Equipment: Location

C side of home

D = Deficiencies

Information

Temperature precautions

Unable to operate due to temperature precautions approximately 29° outside.

Cooling Equipment: Below

recommended temperatures

Below recommended operation outside temperatures.

Cooling Equipment: Brand

Comfortmaker

Distribution System:

Cooling Equipment: Energy

Configuration Central

Source/Type

Electric

<image>

Cooling Equipment: SEER Rating

0 Unknown

Modern standards call for at least 13 SEER rating for new install. Read more on energy efficient air conditioningat Energy.gov.

SEER rating unknown. Recommend professional consultation.

Deficiencies

 7.2.1 Normal Operating Controls

 Coose THERMOSTAT
 Thermostat was loose. Recommend repair or replacement.

 7.2.2 Normal Operating Controls
 BATTERY
 Batteries need replacing.
 Recommendation
 Contact a qualified professional.

 7.3.1 Distribution System
 DUCTS UNINSULATED
 Recommendation

 Recommendation
 Contact a qualified professional.

 Recommendation
 Contact a qualified professional.

Ducts are not insulated, resulting in energy loss. Recommend licensed HVAC contractor insulate ducts.

8: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
8.1	Foundation	Х			
8.2	Basements & Crawlspaces	Х			
8.3	Floor Structure	Х			Х
8.4	Wall Structure	Х			Х
8.5	Ceiling Structure	Х			Х
	IN = Inspected NI = Not Inspected NP = Not	Present	D =	= Defici	encies

Information

Inspection Method Visual

Foundation: Material Concrete, Basement

Floor Structure: Sub-floor Inaccessible

Wall Structure: Improper/incomplete construction practices

Improper/incomplete construction practices throughout basement. **Floor Structure: Basement/Crawlspace Floor** Concrete, Tile

Floor Structure: Material

Concrete

Broken asbestos tile throughout basement. Recommend consulting professional for removal.

Deficiencies

8.3.1 Floor Structure

TILE

Broken and chipped floor tiles throughout basement. Recommend professional consultation, possible asbestos in tiles

Recommendation Contact a qualified professional.

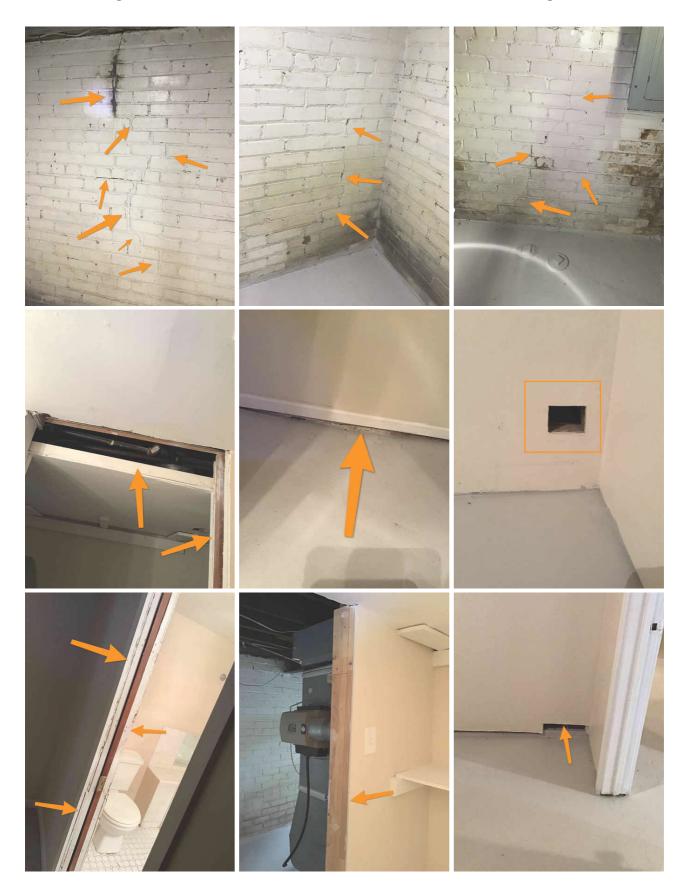




8.4.1 Wall Structure **CRACKS - MINOR**



Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.





8.5.1 Ceiling Structure EVIDENCE OF WATER INTRUSION



Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.



Equipment: Energy Source

Natural Gas

9: HEATING

		IN	NI	NP	D
9.1	Equipment	Х			Х
9.2	Normal Operating Controls	Х			Х
9.3	Distribution Systems	Х			Х
9.4	Presence of Installed Heat Source in Each Room	Х			
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Information

Furnace cleaning

Recommend regular service by professional

Equipment: Brand

Non-insulated

Unknown Second furnace not installed.

Distribution Systems: Ductwork

Equipment: Heat Type

Forced Air

Heating vents not properly attached. Recommend professional consultation.

AFUE

Unknown

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.



Deficiencies

9.1.1 Equipment **FILTER DIRTY**



The furnace filter is dirty and needs to be replaced every 6 months.



9.1.2 Equipment **NEEDS SERVICING/CLEANING**

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

Here is a resource on the importance of furnace maintenance.

9.2.1 Normal Operating Controls LOOSE THERMOSTAT

Thermostat was loose on the wall. Recommend repair or replacement.



9.3.1 Distribution Systems

DUCTS NOT SEALED

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.





10: ELECTRICAL

		IN	NI	NP	D
10.1	Service Entrance Conductors	Х			Х
10.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				Х
10.3	Branch Wiring Circuits, Breakers & Fuses				
10.4	Lighting Fixtures, Switches & Receptacles				Х
10.5	GFCI & AFCI	Х			Х
10.6	Smoke Detectors			Х	
10.7	Carbon Monoxide Detectors			Х	
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Information

Bad ground

Bad ground detected.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Challenger

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Basement Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

Service Entrance Conductors: Electrical Service Conductors

Overhead

Bird nest and vegetation covering service entrance cables.



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

Missing knockouts. Breakers not properly labeled.



Limitations

Deficiencies

10.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



NO GROUND WIRE

Missing ground wire. Recommend qualified electrician evaluate and install.



10.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

IMPROPER WIRING TECHNIQUES

Improper wiring techniques. Electrical ground wire connected to gas line, unclear if wire is bonded.

Recommendation Contact a qualified professional. Safety Hazard



10.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

IMPROPER PANEL GROUNDING

Electrical panel is grounded to a gas line. Safety hazard, consult qualified professional.

Recommendation Contact a qualified professional.

10.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

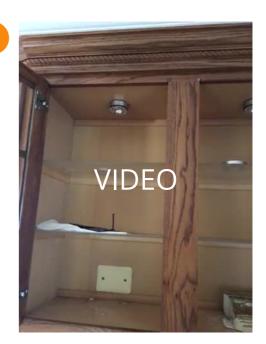




10.4.2 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed. (Dimmable kitchen light)

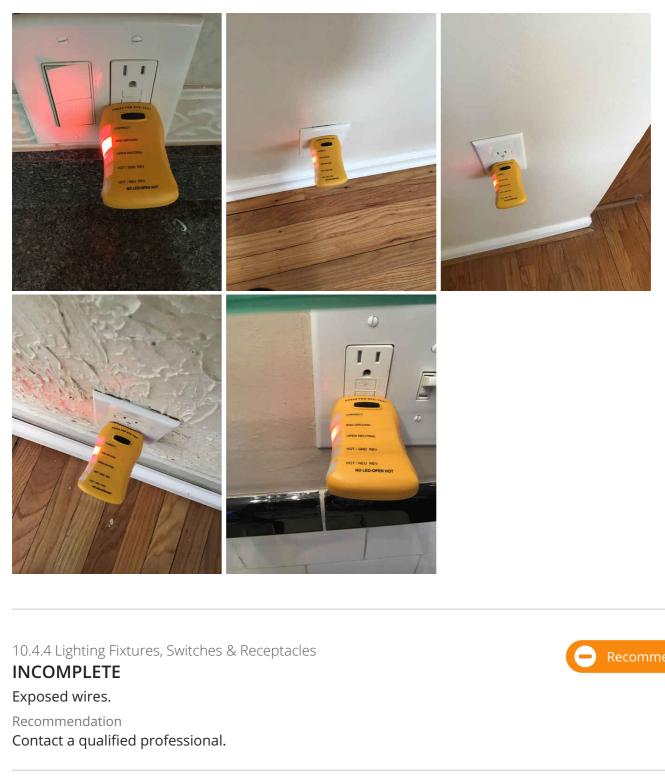


10.4.3 Lighting Fixtures, Switches & Receptacles

bathrooms, garage & exterior should be grounded.

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen,



10.5.1 GFCI & AFCI IMPROPER INSTALLATION

Bad ground electrical sockets. Recommend professional consultation.



11: PLUMBING

		IN	NI	NP	D
11.1	Main Water Shut-off Device	Х			Х
11.2	Drain, Waste, & Vent Systems				Х
11.3	Water Supply, Distribution Systems & Fixtures	Х			
11.4	Hot Water Systems, Controls, Flues & Vents				
11.5	Fuel Storage & Distribution Systems				
11.6	Sump Pump			Х	
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Information

Filters None	Water Source Public	Main Water Shut-off Device: Location Basement							
		Water leak at water meter. Recommend professional consultation.							
Drain, Waste, & Vent Systems: Drain Size 2"	Drain, Waste, & Vent Systems: Material Iron	Water Supply, Distribution Systems & Fixtures: Distribution Material PVC							
Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas	Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Meter								
Water Supply, Distribution Systems & Fixtures: Water Supply Material									

PVC

Multiple different materials used on water supply. Recommend professional consultation.

Limitations

Hot Water Systems, Controls, Flues & Vents

HOT WATER TANK MISSING.

Hot water tank was not present at time of inspection.



Deficiencies

11.1.1 Main Water Shut-off Device

CORROSION

Water main shut-off shows signs of corrosion. Recommend a qualified plumber evaluate.





11.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION



An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.



11.2.2 Drain, Waste, & Vent SystemsBEHIND A WALLGas meter and drain to waste pipe behind a wall. Unable to access.RecommendationContact a qualified professional.



STANDARDS OF PRACTICE

Roof

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

Exterior

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

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

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

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Doors, Windows & Interior

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

Attic, Insulation & Ventilation

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

Cooling

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

Basement, Foundation, Crawlspace & Structure

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

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

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water

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