



## RESIDENTIAL INSPECTION

1234 Main St. Newnan Georgia 30263

Buyer Name

04/21/2021 9:00AM



Inspector

**Ryan Grubbs**

Internachi CPI

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Agent

**Agent Name**

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Thank you for choosing [HomeFirst Inspections](#) to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the Standards of Practice of Georgia as well as the International Association of Home Inspectors. These Standards of Practice define the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/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.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

**1) Upgrades and/or Minor Maintenance Recommendations** - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

**2) Moderate Recommendations** - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or

replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended could result in further degradation of the home and/or create a significant safety concern.

**3) Significant and/or Safety Concerns** - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report is copyrighted and may not be used in whole or in part without our express written permission.

*This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.*

*Please reach out if you have any questions or need further explanation on anything identified in this report.*

# 1: INSPECTION DETAILS

## Information

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**Invoice, Warranty, Contractors:**  
Link Below

A copy of your invoice can be found below.

[Invoice](#)

**General: Home Set-Up and Maintenance**

[Click Here for Your Home Set-Up and Maintenance Guide](#)

**General: In Attendance**  
None

**General: Weather Conditions**  
Cloudy

**General: Type of Building**  
Detached, Single Family

**General: Occupancy**  
Occupied

**General: Utilities On**

**Invoice, Warranty, Contractors: InterNACHI Buyback Guarantee**

Thank you for choosing HomeFirst Inspections. All of our inspections are backed by a buyback guarantee for 90 days from date of closing. If we missed something we shouldn't have, we will buy your house back at the price you paid! More information can be obtained below

[Buyback Guarantee](#)

[Buyback Legal Terms](#)

**General: Temperature (Approximate)**

67 Fahrenheit (F)

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C.

**General: Orientation and Location References**

Orientation:

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

Location References:

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

## Recommendations

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1.2.1 General

**OBTAIN INFORMATION**

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

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1.2.2 General

**EVIDENCE OF INSECTS, BIRDS OR RODENTS PRESENT**

Moderate Item

We observed evidence that the home appears to be infested with insects, birds and/or rodents. We recommend having the home treated for insects and/or rodents prior to occupation.

Recommendation

Contact a qualified professional.



Carpenter bees. Detached building

## 2: EXTERIOR

### Information

**Mailbox Picture**



**Siding, Flashing & Trim: Siding Material**  
Wood

**Driveways & Walkways: Driveway Material**  
Gravel

**Patios, Decks, Balconies, Appurtenances: Appurtenances Pictures & Videos**

**Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material**  
N/A



### Inspection Method

#### Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Note: The General Home Inspection does not include inspection of detached structures, landscaping, landscape irrigation and drainage systems, fencing, ponds, fountains, decorative items, well & septic systems, or swimming pools/spas unless pre-arranged as ancillary inspections.

Comment on any nearby water courses is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

Environmental issues are outside the scope of a home inspection. This includes issues such as mold, lead-based paint, radon, asbestos, meth, rot, pests, and wood-destroying organisms.

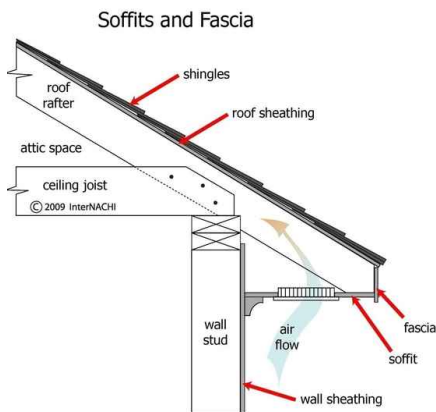
### Exterior Photos





### Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



## Limitations

General

### INSPECTION LIMITED/PREVENTED BY:

New Finishes/Paint/Trim

## Recommendations



## 2.2.1 Window Exteriors

**SCREENS - DAMAGED AND/OR MISSING.** Moderate Item

One or more screens were damaged and/or missing at the time of the inspection.

## Recommendation

Contact a qualified window repair/installation contractor.



No screens present

2.3.1 Siding, Flashing & Trim

Moderate Item

**WOOD ROT**

There is wood rot that should be repaired to prevent further damage and deterioration.

Recommendation

Contact a qualified siding specialist.



Right front



Right rear



Rear



Left around kitchen bay window.  
Multiple locations

2.3.2 Siding, Flashing & Trim

Moderate Item

**GAP NEEDS FILLED**

Recommend sealing or filling gaps to prevent moisture, rodent, or insect damage.



All penetrations

2.3.3 Siding, Flashing & Trim

Moderate Item

**SIDING ROOF CLEARANCE**

Siding on the home did not have the recommended clearance of 1.5" to the roof. Running siding close to asphalt shingles results in moisture damage and premature failure. Recommend trimming or replacing the siding for proper clearance.

Recommendation

Contact a qualified professional.



Right front and back

2.6.1 Patios, Decks, Balconies, Appurtenances

 Moderate Item

**DECK/BALCONY UNSTABLE SUPPORT**

One of more areas of the deck or balcony support appears unstable. This could cause a safety hazard and further deterioration of the deck or balcony



Warped post

2.6.2 Patios, Decks, Balconies, Appurtenances

 Moderate Item

**JOIST HANGERS**

Joist hanger(s) are missing or improperly installed. This could cause the deck structure to fail.



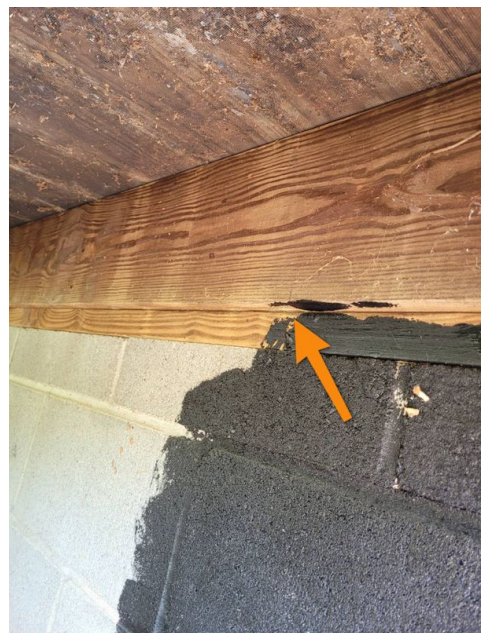
Throughout deck

2.6.3 Patios, Decks, Balconies, Appurtenances

 Moderate Item

**LEDGER BOARD IMPROPERLY INSTALLED**

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse.



Rear deck

2.6.4 Patios, Decks, Balconies, Appurtenances

**WOOD TO GROUND CONTACT**

 Moderate Item

One or more parts of the structure were in direct contact with the ground. This can cause premature deterioration and should be fixed to prevent further damage.

Recommendation

Contact a qualified professional.



Front & Rear Porches

2.6.5 Patios, Decks, Balconies, Appurtenances

**INACCESSIBLE**

 Moderate Item

One or more portions of the exterior decks were inaccessible and unable to be inspected.

Recommendation

Contact a qualified professional.



Underneath front porch

2.6.6 Patios, Decks, Balconies, Appurtenances

 Significant and/or Safety Concern

**LIVING SPACE BUILT OVER PORCH**

One or more additions to the home were added above an existing porch. In addition to plumbing, wiring, and ductwork being exposed to the elements, this may also be of structural or safety concerns. Recommend further evaluation by a qualified contractor in addition to asking for permits in reference to the additions.

Recommendation

Contact a qualified professional.



Master Bath & middle rear room bumpout



2.7.1 Exterior Steps & Stairs

 Moderate Item

**HANDRAIL(S) - MODERN REQUIREMENTS**

Although it may have met with generally-accepted standards during the time period in which it was built, this exterior staircase handrail did not meet generally-accepted current standards. Standards change over time. Homes are not required to be constantly upgraded to meet newly-enacted building codes or standards. Some generally-accepted current standards regarding handrails are as follows:

1. A 4 3/8 inch sphere may not pass through the handrail at any point.
2. The handrail should not be climbable (especially by children).
3. Handrail height should be between 34 and 38 inches from tread nosing.
4. The handrail should protect the entire staircase and be continuous.
5. The handrail should be graspable.

All corrections should be made by a qualified contractor.

Recommendation

Contact a qualified professional.



Front porch

2.7.2 Exterior Steps & Stairs

**EXTERIOR STAIRS (MODERATE DETERIORATION)**

At the time of the inspection, these exterior stairs exhibited moderate general deterioration. Good maintenance practices will maximize the lifespan of this staircase.

Recommendation

Contact a qualified professional.

Moderate Item



Rear steps

2.8.1 Vegetation, Grading, Drainage & Retaining Walls

**TREES AT FOUNDATION**

Trees are growing too close to the foundation.

Moderate Item



Rear

3: ROOF

Information

Inspection Method

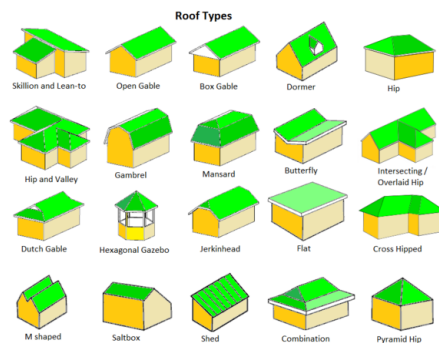
Walked the Roof

Roof Type/Style

Gable

Roof Age

Unknown



**Roof Age Determined By**

Not Determined

**Coverings: Material**

Asphalt,  
Architectural/Dimensional

**Coverings: Number Of Layers**

1 Layers

**Underlayment: Underlayment Material**

Mostly Hidden

**Roof Drainage Systems: Gutter Material**

Aluminum

**Flashings: Material**

Galvanized Metal

**Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Material**

N/A

**Skylights, Chimneys & Other Roof Penetrations: Chimney Liner Material**

N/A

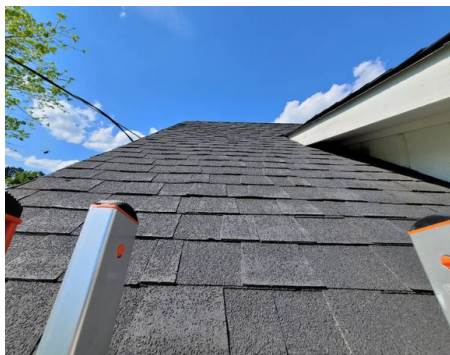
**General Introduction**

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

**Roof Photos**







### Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

## Limitations

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Underlayment

### UNDERLAYMENT DISCLAIMER

The underlayment was hidden beneath the roof-covering material. Some edges may have been visible. It was not fully inspected, and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

## Recommendations

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3.1.1 Coverings

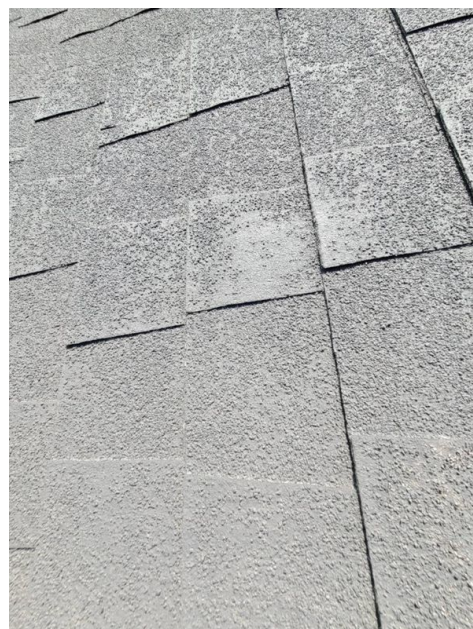
### SUBSTANDARD ROOF INSTALLATION

 Moderate Item

The roof appeared to be modified, installed, and/or added on to in a manner that is inconsistent with modern building practices. The roof covering may have been installed incorrectly which could lead to moisture intrusion or structural issues. Further evaluation by a licensed roofing contractor is recommended.

Recommendation

Contact a qualified professional.



Roof appears to have been painted

3.1.2 Coverings

**AGING ROOF**

Moderate Item

Though fully functional at the time of the inspection the roof shows signs of aging. These signs include accumulated granular loss, fading, and wear. The roof is near the end of its life span.

Recommendation

Contact a qualified professional.

3.3.1 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR HOUSE**

Moderate Item

One or more downspouts drain too close to the home's foundation. [Adjust downspout extensions to drain at least 4-6 feet from the foundation.](#)

Recommendation

Contact a qualified gutter contractor



Multiple locations

3.3.2 Roof Drainage Systems

**GUTTER DAMAGED**

Moderate Item

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.



Left rear

3.4.1 Flashings

**MISSING KICKOUT FLASHING**

 Moderate Item

Kick-out flashing was missing where walls extended past roof edges.



Right front and back



Left rear

3.4.2 Flashings

**ROOF EDGE FLASHING MISSING**

 Moderate Item

Areas of the roof were missing roof edge flashing. Lack of roof edge flashing leaves the edges of roof sheathing and underlayment exposed to potential moisture damage from wood decay and/or delamination. The inspector recommends replacement of roof edge flashing in areas where it is missing. All work should be performed by a qualified contractor.

It is worth noting this was not a requirement in the state of GA until January 2014.

Recommendation

Contact a qualified roofing professional.



3.4.3 Flashings

Moderate Item

**PLUMBING VENT - DAMAGED BOOT**

One or more plumbing vents were damaged. Recommend repair.

Recommendation

Contact a qualified professional.



Painted over. Separated



Boot from inside



Separation of another boot (multiple locations)

## 4: ATTIC, INSULATION & VENTILATION

### Information

**Roof Structure & Attic: Material**

2" by 6" Rafters/Roof Joists

**Attic Insulation: Insulation Type**

Blown, Fiberglass

**Attic Ventilation: Ventilation Type**

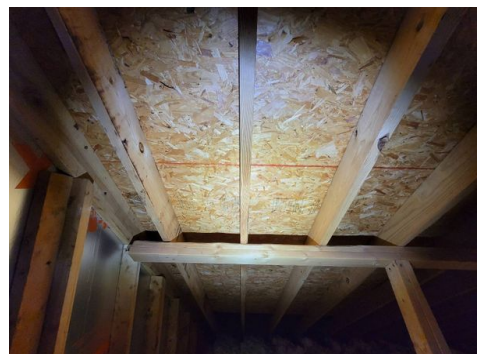
Gable Vents, Soffit Vents

**Exhaust Systems: Bathroom**

**Exhaust Present**

Fan Only, Fan with Light, None

**Attic Photos**





### Attic Insulation: R - Value

Unknown

#### R-VALUE BY TYPE

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

Any estimates of insulation R values or depths are rough average values. Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

### Attic Ventilation: Attic Ventilation Disclaimer

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

## Limitations

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General

### PORTIONS OF ATTIC NOT INSPECTED

Due to safety, obstacles, or design, parts of the attic were not inspected.

## Recommendations

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4.1.1 Roof Structure & Attic

Moderate Item

**MOISTURE STAINS**

Stains were visible in one or more areas. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



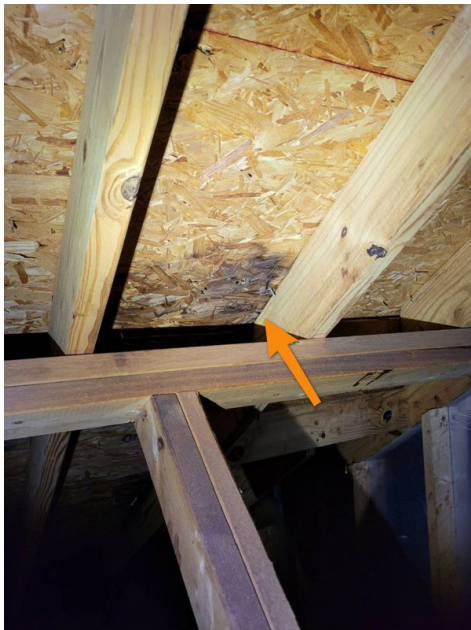
Front porch



Front porch



Left front



Left front



Rear

4.1.2 Roof Structure & Attic

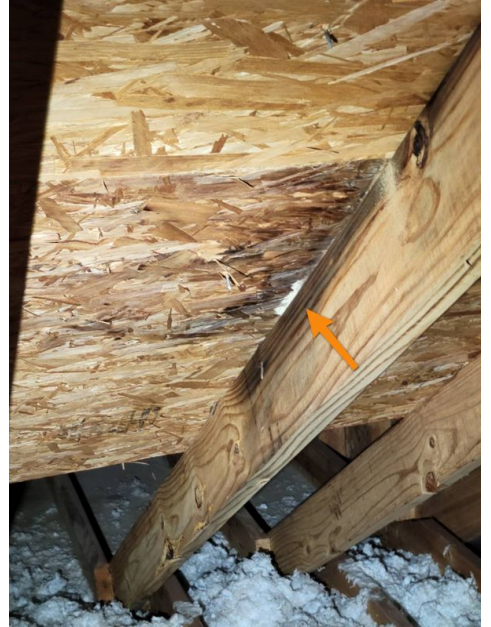
**POSSIBLE MOLD AND/OR MILDEW**

Moderate Item

A possible source of moisture is the bathroom exhaust venting into the attic.

Recommendation

Contact a qualified professional.



Multiple locations

4.1.3 Roof Structure & Attic

**NO H-CLIPS**

Upgrade/Maintenance Item

There were no h-clips installed between the edges of the roof sheathing. The lack of h-clips decrease the stiffness and the ability of the roof sheathing to withstand vertical forces at or near the edges of abutting roof sheathing.

Recommendation

Contact a qualified roofing professional.



4.2.1 Attic Ladder & Attic Access

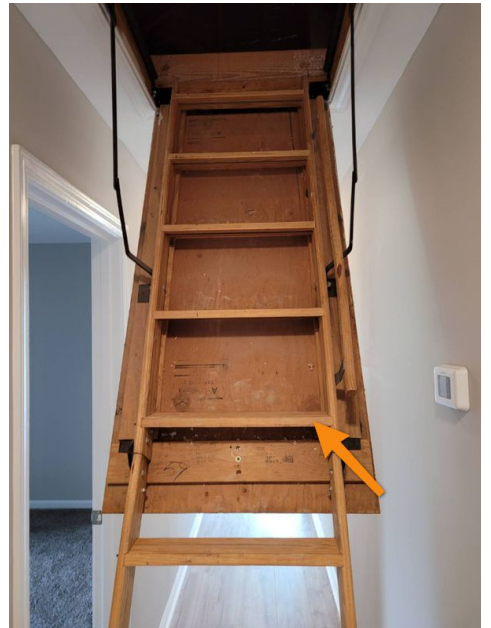
**ATTIC DOOR NOT INSULATED**

Moderate Item

The attic door was not insulated. This leads to increased heat transfer and lower energy efficiency.

Recommendation

Contact a qualified professional.

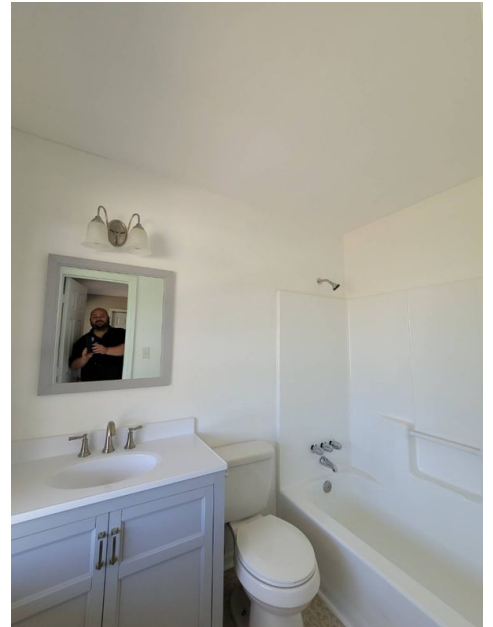


4.5.1 Exhaust Systems

 Upgrade/Maintenance Item

**NO VENTILATION IN BATHROOM**

There is no ventilation in the bathroom other than a window. Install an exhaust fan or ventilation system that discharges to the exterior.



Front center bedroom attached bathroom

4.6.1 Vapor Retarders (Crawlspace or Basement)

 Moderate Item

**IMPROPER INSTALLATION**

Vapor barrier is improperly installed. This can result in unwanted moisture. The inspector recommends having a qualified insulation contractor evaluate and repair.



Multiple locations

## 5: DOORS, WINDOWS & INTERIOR

### Information

**Environmental: Environmental & Odors**  
None

**Windows: Window Type**  
Single-hung, Wood, Aluminum

**Floors: Floor Coverings**  
Carpet, Tile, LVT

**Walls: Wall Material**

**Ceilings: Ceiling Material**



Drywall

Drywall

**Laundry Facilities: Dryer Power Source**

220 Electric

**Laundry Facilities: Dryer Vent Material**

Metal

**Laundry Facilities: Dryer Exhaust Vented to Exterior**

**Interior Photos**





## Recommendations

### 5.2.1 Doors

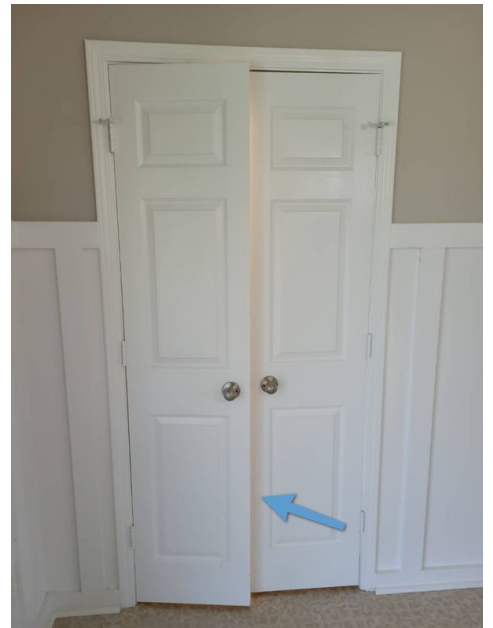
#### **DOOR DOESN'T LATCH**

Door doesn't latch properly.

Recommendation

Contact a handyman or DIY project

 Upgrade/Maintenance Item



Laundry

5.2.2 Doors

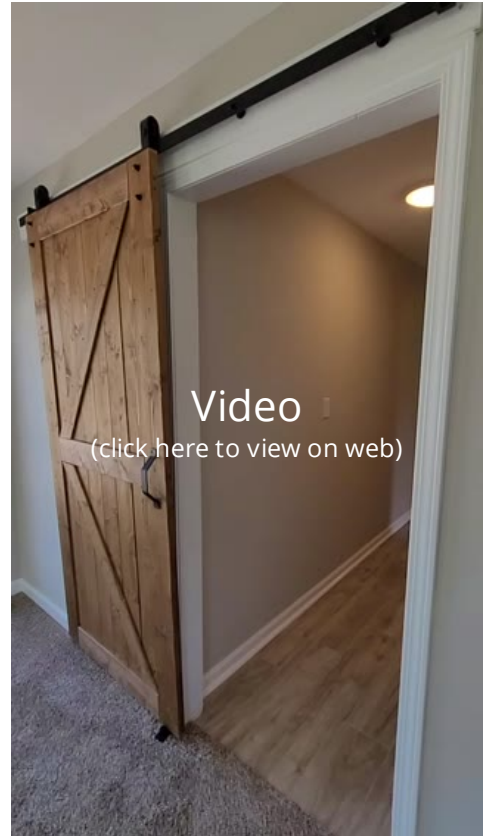
**NON-PROFESSIONAL INSTALLATION**

 Moderate Item

Multiple doors appeared to have been installed by persons lacking adequate skills.

Recommendation

Contact a qualified professional.



Video  
(click here to view on web)

5.3.1 Windows

**OPERATION DIFFICULT**

 Upgrade/Maintenance Item

One or more windows throughout the home were difficult to operate. Adjust/repair as needed.



Multiple locations

5.4.1 Floors

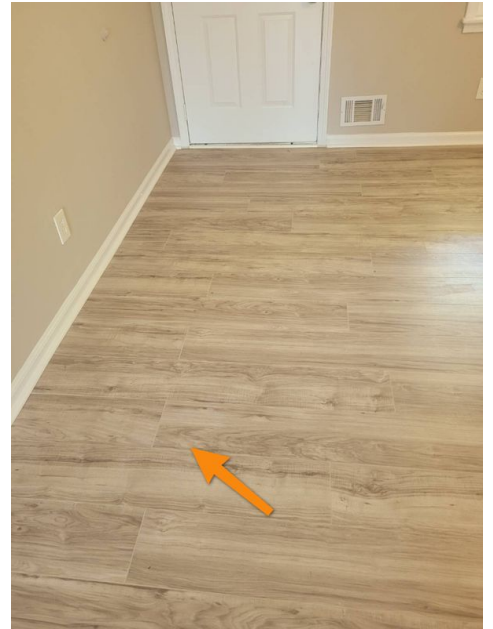
Moderate Item

**FLOORING - SOFT AND/OR EXCESSIVE MOVEMENT**

Flooring was soft and/or moved excessively when pressure was applied. This could be the result of deteriorated floor sheathing/structure, fastener failure, or foundation degradation.

Recommendation

Contact a qualified professional.



Lifted flooring

5.5.1 Walls

Moderate Item

**POOR INSTALLATION PRACTICES**

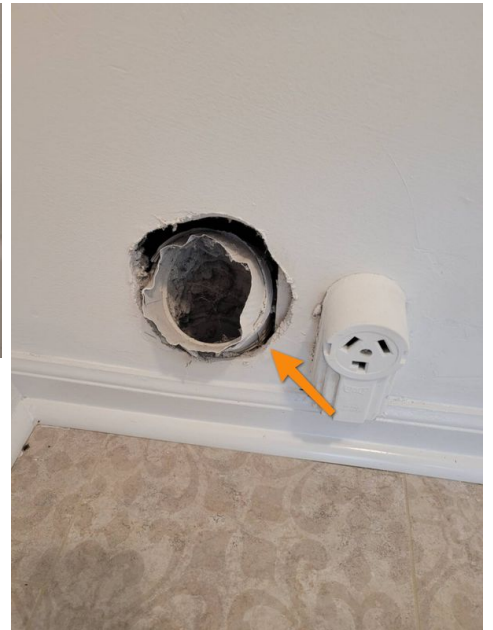
Wall covering exhibited signs of poor installation practices.



Multiple locations



Abandoned old pipe system



Dryer vent recessed and not sealed off to crawl

5.5.2 Walls

**MOISTURE DAMAGE- ACTIVE LEAKS**

Stains on the walls were visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair.

 Moderate Item



Detached building

5.6.1 Ceilings

**CEILING DAMAGE**

General damage to the ceilings was visible at the time of the inspection.

 Upgrade/Maintenance Item



Master Closet

5.9.1 Countertops & Cabinets

**COUNTERTOP NOT SECURE**

Countertop was not completely fastened to the cabinets.

 Moderate Item



Front center bedroom attached bathroom

5.10.1 Tiled Areas- Kitchen, Bath & Laundry

 Upgrade/Maintenance Item

### SEALANT MAINTENANCE

Sealant maintenance is recommended around tubs, showers and sinks to prevent moisture intrusion.

Recommendation

Recommended DIY Project

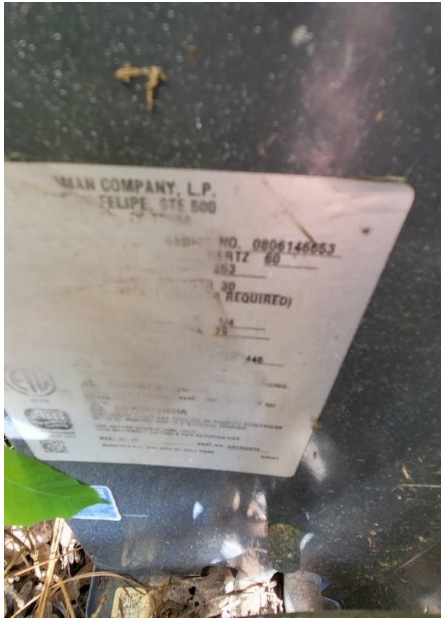


Multiple locations

## 6: HEATING & COOLING

### Information

**Cooling Equipment: Data Plate Photo(s)**



**Cooling Equipment: Brand**  
Amana

**Cooling Equipment: Energy Source/Type**  
Electric

**Cooling Equipment: Age**  
13

Typical Life Expectancy: 12-15 Years

**Cooling Equipment: Cooling Capacity/Tonage**  
Unknown/No Label/Label Not Legible

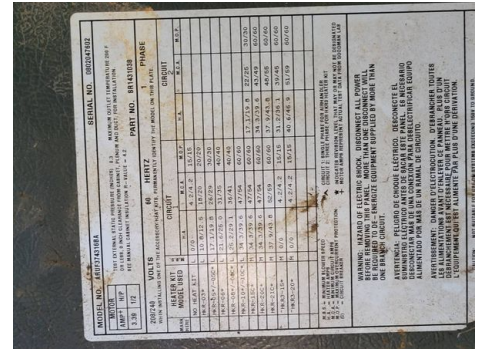
**Cooling Equipment: Refrigerant Type**  
Unable to Determine/No Label/Label not Legible

Cooling Equipment: Temperature Differential

Indicates Performance Issues



Heating Equipment: Data Plate Photo(s)



Heating Equipment: Brand & Location

Amana

Heating Equipment: Energy Source

Electric

Heating Equipment: Heat Type

Heat Pump

Heating Equipment: Efficiency

High

Heating Equipment: Temperature Differential

30

Distribution Systems: Ductwork

Insulated

Wood-Burning Fireplace, Insert, or Stove: Type

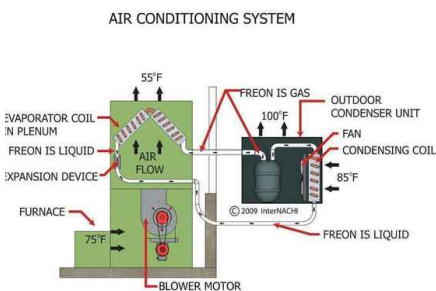
Woodstove

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment: Split System

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



Split A/C System

Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed

indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat
- proper location
- proper system configuration
- component condition
- exterior cabinet condition
- fuel supply configuration and condition
- combustion exhaust venting
- air distribution components
- proper condensation discharge
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration

### Furnace Photos



### Heating Equipment: Equipment Inspection

Inspection of the furnace typically includes examination/operation of the following:

- cabinet exterior
- fuel supply and shut-off (not tested)
- electrical shut-off
- adequate combustion air
- proper ignition
- burn chamber conditions (when visible)
- exhaust venting
- air filter and blower
- plenum and ducts
- response to the thermostat
- return air system
- condensate drain components (where applicable)

### Heating Equipment: Age

13

Typical Life Expectancy:



Conventional/Mid Efficiency: 18-25 Years

High Efficiency: 10-15 Years

## Recommendations

### 6.1.1 Cooling Equipment

#### **INSULATION MISSING OR DAMAGED**

 Upgrade/Maintenance Item

Refrigerant line insulation is missing and/or damaged. Missing or damaged insulation on refrigerant lines can cause energy loss and condensation buildup - leading to moisture intrusion. Recommend repair area of concern by owner or hvac contractor.

Recommendation

Contact a qualified HVAC professional.



### 6.1.2 Cooling Equipment

#### **NOT COOLING EFFECTIVELY**

 Moderate Item

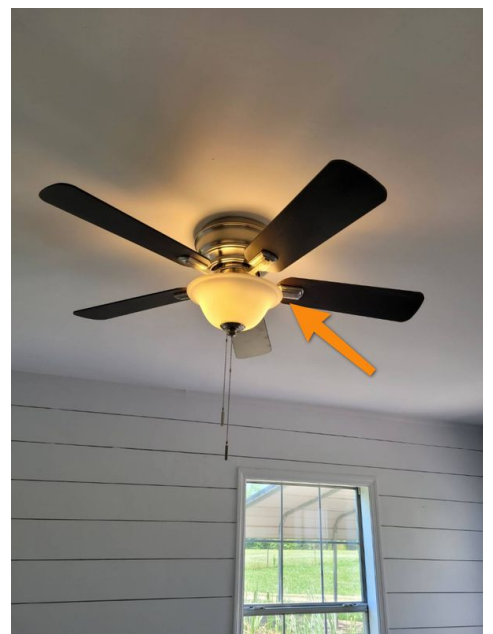
Air conditioning system is not cooling effectively. The inspector recommends evaluation, service, and repair by a licensed HVAC professional.

### 6.2.1 Ceiling Fans

#### **INOPERABLE**

 Moderate Item

The ceiling fan was inoperable at the time of the inspection. It might be operated by a remote control which was not found during the inspection.



Master

6.3.1 Heating Equipment

Moderate Item

**NEEDS SERVICING/CLEANING**

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

[Here is a resource](#) on the importance of furnace maintenance.

6.3.2 Heating Equipment

Moderate Item

**NO SECONDARY CONDENSATE LINE**

It is recommended that a secondary condensate line such as a float disconnect switch be installed to prevent condensate from leaking into habitable areas. Have a qualified professional repair/replace as needed.

Recommendation

Contact a qualified professional.

6.7.1 Wood-Burning Fireplace, Insert, or Stove

Moderate Item

**NFPA RECOMMENDATION**

The wood-burning fireplace should be inspected and cleaned prior to burning solid fuel initially and annually. The National Fire Protection Association (NFPA) recommends that chimneys burning solid fuelwood, coal, or pellets be inspected yearly and cleaned as often as needed. Such upkeep helps to ensure structural integrity, identify defects that might allow deadly combustion gases to vent into living spaces, and prevent chimney fires caused by the buildup of creosote, a natural byproduct of burning wood.

6.7.2 Wood-Burning Fireplace, Insert, or Stove

Significant and/or Safety Concern

**VENTED INTO ATTIC**

The wood burning stove was vented directly into the attic. This is a fire hazard and should be remedied immediately.

Recommendation

Contact a qualified professional.



# 7: PLUMBING

## Information

### Water Source

Well

### Water Flow and Pressure

Average

### Main Water Shut-off Device:

#### Location

Crawlspace, Well Pressure Tank

### Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type

Septic

### Sewage & Drain, Waste, & Vent (DWV) Systems: Drain, Waste, and Venting Material

PVC

### Sewage & Drain, Waste, & Vent (DWV) Systems: Plumbing Clean-Out Location

Crawlspace

### Fixtures, Water Supply, & Distribution Systems: Water Supply Material

Pex

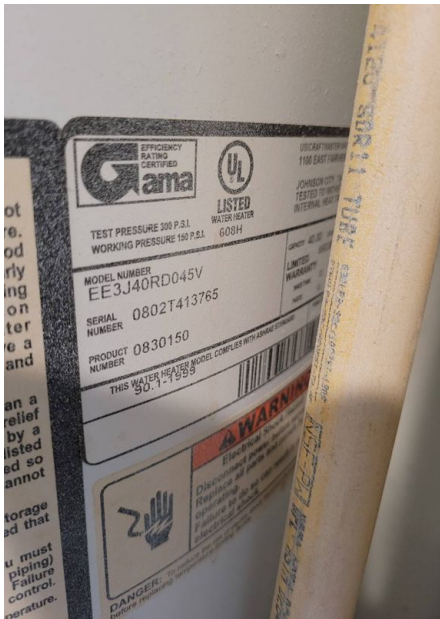
### Fixtures, Water Supply, & Distribution Systems: Distribution Material

Pex, CPVC

### Fixtures, Water Supply, & Distribution Systems: Water Filter

None

### Hot Water Systems, Controls, Flues & Vents: Data Plate Photo(s)



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

Electric

### Hot Water Systems, Controls, Flues & Vents: Capacity (Gallons)

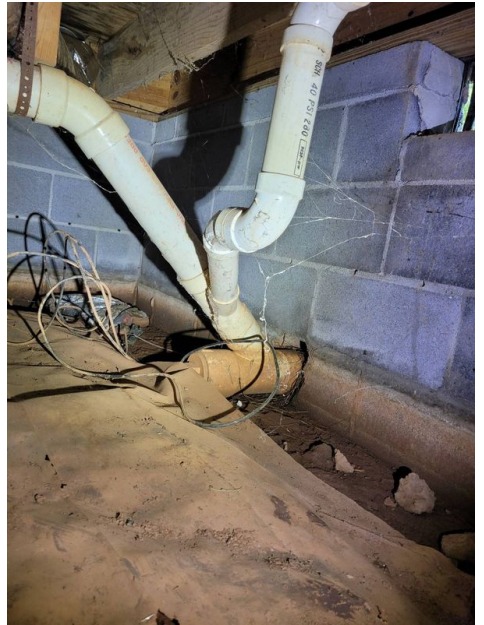
40

## General

Inspection of the plumbing system typically includes visual examination of:

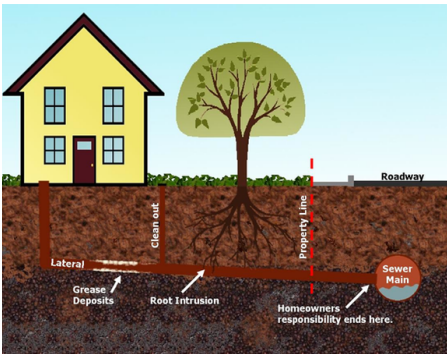
- water supply pipes
- drain, waste and vent (DWV) system
- water heater (type, condition and operation)
- sewage disposal system (designation as public or private)
- gas system
- sump pump (confirmation of installation/operation)

## Plumbing Photos



**Sewage & Drain, Waste, & Vent (DWV) Systems: Age Of Home 25+ Years Old**

Due to the age of the home and/or plumbing we recommend a full sewer scope inspection of the drain line plumbing system to evaluate its overall condition and ability to properly drain waste water. Determining the condition of sewer lines is beyond the scope of a home inspection and a further invasive drain line inspection can discover undetected issues which later can lead to flood damage, clogged pipes, broken pipes and result in expensive repair work. A sewer inspection camera can efficiently detect blockages, tree roots, separation in pipes and cracks, which might otherwise go undetected in standard home inspection. If interested in this service by our company you can schedule online at [www.WesternGrand.com/schedule](http://www.WesternGrand.com/schedule) or call us at 405-456-9404



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

Whirlpool

Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

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

13 Years

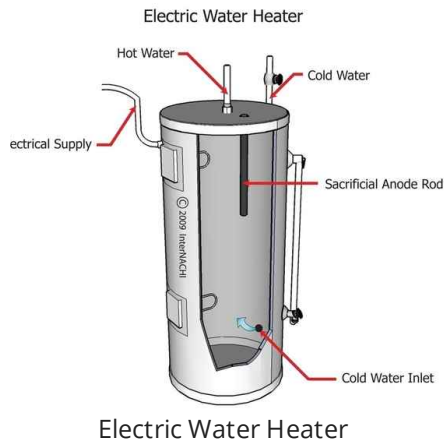
Typical Life Expectancy:

Conventional: 8 to 12 Years

Tankless: 20 Years

**Hot Water Systems, Controls, Flues & Vents: Electric Water Heater**

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.



## Limitations

---

Sewage & Drain, Waste, & Vent (DWV) Systems

### **MOST DWV PIPES NOT VISIBLE**

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

---

Fixtures, Water Supply, & Distribution Systems

### **MOST NOT VISIBLE**

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

## Recommendations

---

7.2.1 Sewage & Drain, Waste, & Vent (DWV) Systems

Moderate Item

**CLOGGED DRAIN**

One or more drain lines were clogged at the the time of inspection. Recommend a licensed plumber for further evaluation.

Recommendation

Contact a qualified plumbing contractor.



As dishwasher drains

7.2.2 Sewage & Drain, Waste, & Vent (DWV) Systems

Moderate Item

**FLEXIBLE DRAIN PIPE**

Ribbed, flexible drain pipe was used at one or more locations of the drain system. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation

Contact a qualified plumbing contractor.



Multiple locations throughout

## 7.2.3 Sewage &amp; Drain, Waste, &amp; Vent (DWV) Systems

 Moderate Item**PLUMBING VENT IN ATTIC**

One or more plumbing vents were routed into the attic instead of through the roof. This allows moisture into the attic and should be extended through the roof by a licensed professional.

## Recommendation

Contact a qualified professional.



## 7.3.1 Fixtures, Water Supply, &amp; Distribution Systems

 Moderate Item**DISTRIBUTION PIPE LEAKING**

Actively leaking water distribution pipes visible and should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.

## Recommendation

Contact a qualified plumbing contractor.



Front center bedroom attached bathroom

## 7.3.2 Fixtures, Water Supply, &amp; Distribution Systems

 Moderate Item**TOILET TANK LOOSE**

One or more toilet tanks are loose where the tank meets the bowl. Secure as needed.

## Recommendation

Contact a qualified professional.



Master bath

7.4.1 Hot Water Systems, Controls, Flues & Vents



**NO DRIP PAN**

No drip pan was present at the water heater.

Recommendation

Contact a qualified plumbing contractor.



Not required, but good idea

# 8: ELECTRICAL

## Information

**Service Entrance Conductors:**

**Location**

Side Of Home

**Service Entrance Conductors:**

**Electrical Service Conductors**

Overhead

**Branch Wiring, Circuits, Breakers**

**& Fuses: Branch Wire Material**

Copper

**Branch Wiring, Circuits, Breakers**

**& Fuses: Wiring Method**

Romex

**Main & Subpanels, Service &**

**Grounding, Main Overcurrent**

**Device: Main Panel Location**

Laundry Room

**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: Panel Service Size**

200 Amps

**Main & Subpanels, Service &**

**Grounding, Main Overcurrent**

**Device: Main Disconnect/Service**

**Box Rating**

200 Amps

**Main & Subpanels, Service &**

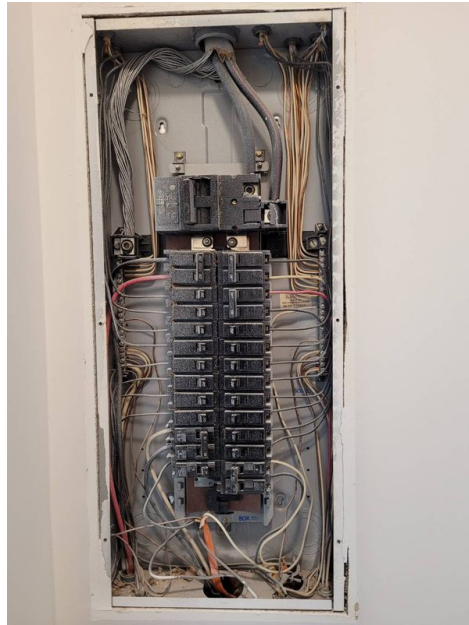
**Grounding, Main Overcurrent**

**Device: Sub Panel Location**

None

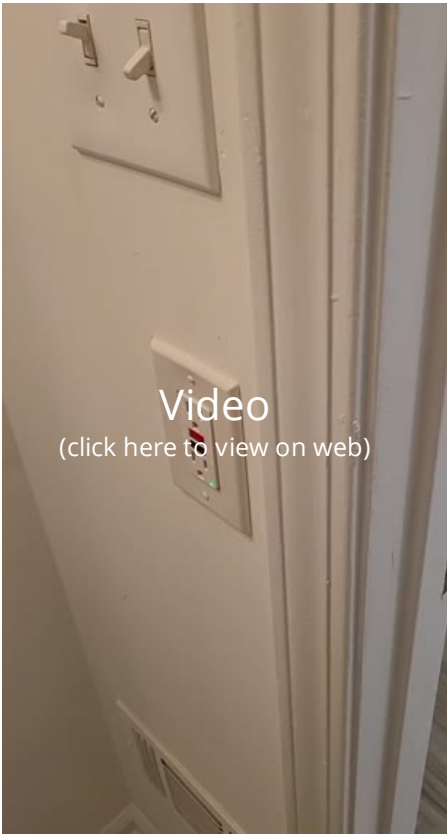
**Electrical Photos**





### **GFCI & AFCI: Multiple Bathrooms on One GFCI**

One or more bathrooms were controlled by a shared GFCI receptacle. Should an outlet fail to work, always check the main GFCI receptacle first.



Video

(click here to view on web)

## **Limitations**

Branch Wiring, Circuits, Breakers & Fuses

## BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Lighting Fixtures, Switches & Receptacles

## DISCLAIMER- SWITCHES

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

## Recommendations

8.2.1 Branch Wiring, Circuits, Breakers & Fuses

### WIRE OUTSIDE OF CONDUIT

One or more sections of wiring were exposed and subject to damage. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.

Recommendation

Contact a qualified electrical contractor.



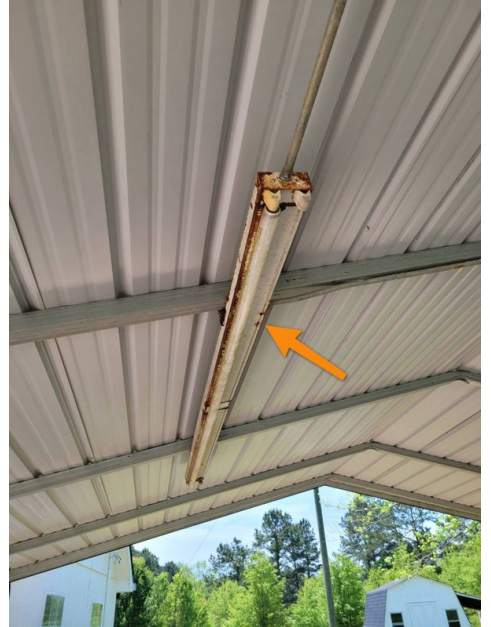
Back porch. Hot!

8.3.1 Lighting Fixtures, Switches & Receptacles

 Moderate Item

**LIGHT INOPERABLE**

Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.



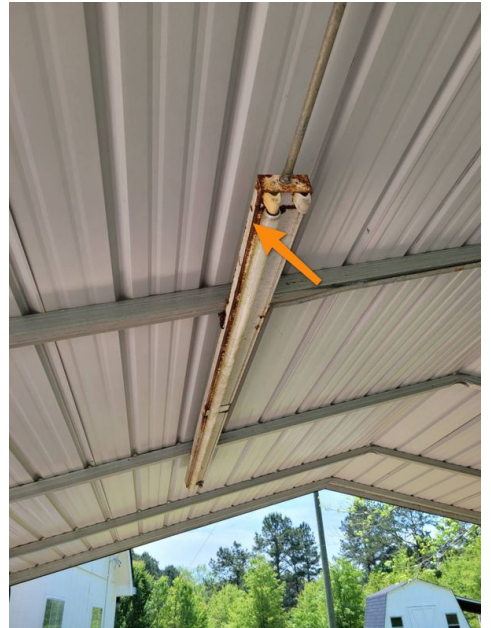
Both carport lights

8.3.2 Lighting Fixtures, Switches & Receptacles

 Moderate Item

**DAMAGED/LOOSE LIGHT FIXTURE**

A light fixture showed visible damage or was not secure at time of inspection.



Rust on carport fixtures

8.3.3 Lighting Fixtures, Switches & Receptacles

**INOPERABLE RECEPTACLE(S)**

 Moderate Item

An electrical receptacle was inoperable at the time of the inspection.

Recommendation

Contact a qualified electrical contractor.



Carport



Center rear bedroom bump out

8.3.4 Lighting Fixtures, Switches & Receptacles

**NO POWER TO DETACHED BUILDING**

 Moderate Item

The detached building did not have power at time of inspection.

Recommendation

Contact a qualified professional.



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

 Moderate Item

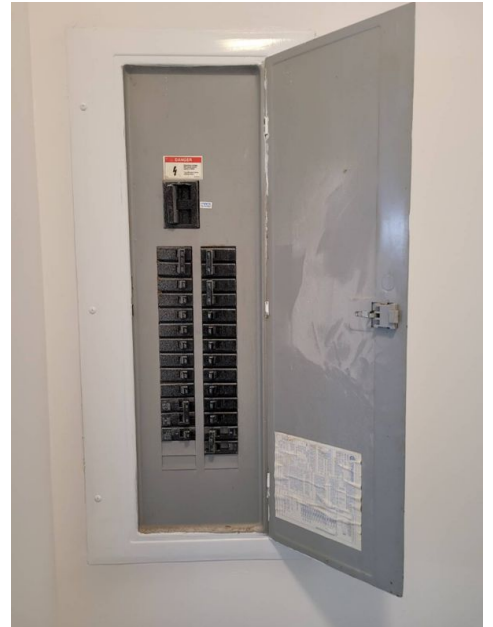
### FEDERAL PACIFIC, SYLVANIA, OR CHALLENGER PANEL

While it appears to be in good condition, the electrical panels would be an item to consider upgrading and/or having a licensed electrician evaluate to ensure all components are in safe, working order.

These panels have been recalled due to fire hazard issues and may require replacement before the home can be insured. Refer to your insurance agency for further details.

Recommendation

Contact a qualified electrical contractor.



Challenger

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

### NO GROUND WIRE

Missing ground wire. Recommend qualified electrician evaluate and install.

 Moderate Item

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

 Moderate Item

### MISSING BUSHING

Missing bushings should be repaired by a licensed electrician.



Multiple locations

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

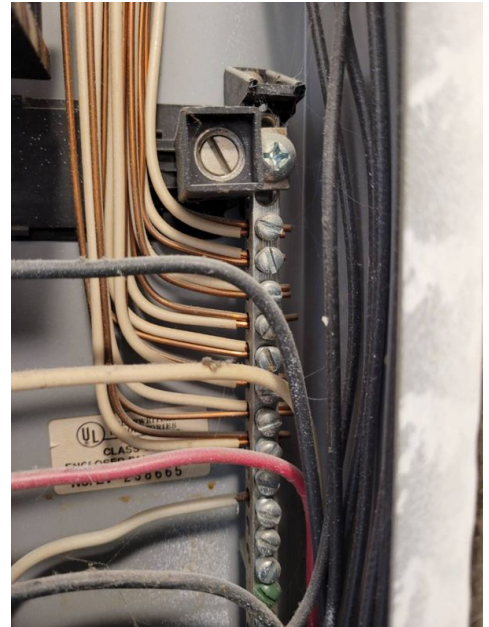
 Moderate Item

### DOUBLE TAPPED NEUTRALS

There were lug(s) on the neutral/ground bus bar that have more than one neutral wire connected to them. Each neutral wire should be attached to a separate lug to ensure a proper physical connection and to make sure that each circuit can be worked on independently. Recommend to have this corrected.

Recommendation

Contact a qualified electrical contractor.



Multiple locations. Neutrals with ground under same lug

8.5.1 GFCI & AFCI

### NO AFCI PROTECTION

 Upgrade/Maintenance Item

There is no AFCI protection installed at one or more places in the electrical panel. This feature is commonly added to homes newer than 2001 and required in homes built in 2014 or newer.

8.6.1 Smoke Detectors & Carbon Monoxide Detectors

### CARBON MONOXIDE DETECTORS

 Upgrade/Maintenance Item

We recommend carbon monoxide detectors are installed in the home and maintained according to manufacturer's instructions.

8.6.2 Smoke Detectors & Carbon Monoxide Detectors

### SMOKE DETECTORS

 Upgrade/Maintenance Item

We recommend having smoke detectors in the home: (1) In all sleeping rooms, (2) Hallways outside of sleeping areas in immediate vicinity of the sleeping rooms. (3) On each level of the dwelling unit including basements. (4) If separated by a door, we also recommend having smoke detectors in the dining room, furnace room, utility room, and hallways not protected by the required Smoke Alarms. The installation of Smoke Alarms in kitchens, unfinished attics, or garages is not normally recommended, as these locations occasionally experience conditions that can result in improper operation. We recommend installing smoke detectors according to the manufacturers instructions as well as regularly testing and monitoring smoke detectors as their batteries need to be replaced and/or the smoke detectors expire and should be replaced periodically per the manufacturer's instructions.

## 9: BUILT-IN APPLIANCES

## Information

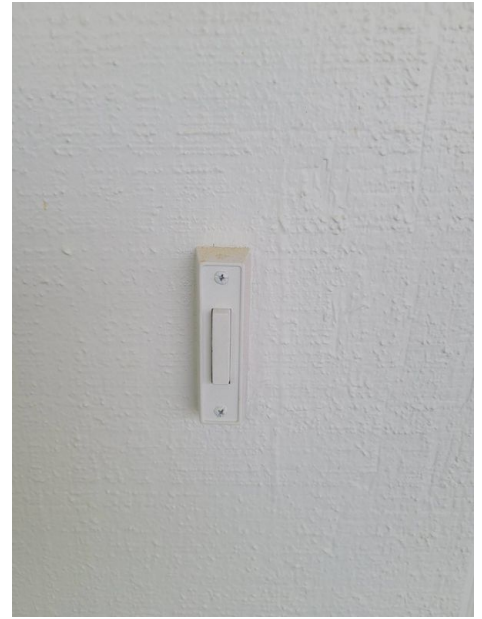
### General Appliance Operation

Note: Appliances are operated at the discretion of the Inspector

### Appliance Pictures & Videos



### Door Bell: Picture



### Range: Range Energy Source

Electric

### Range Hood/Exhaust System:

#### Type

Recirculating, Range Hood

### Good Working Order

All appliances seemed to be functional and working as intended at the time of the inspection.

### Dishwasher: High Loop Present

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.

## Limitations

Range

### LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Wall Oven

### LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

# 10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

### Inspection Method

Visual

### Floor Structure: Sub-floor

Plywood

### Foundation: Material

Masonry Block

### Floor Structure:

Basement/Crawlspace Floor

Dirt

### Floor Structure: Material

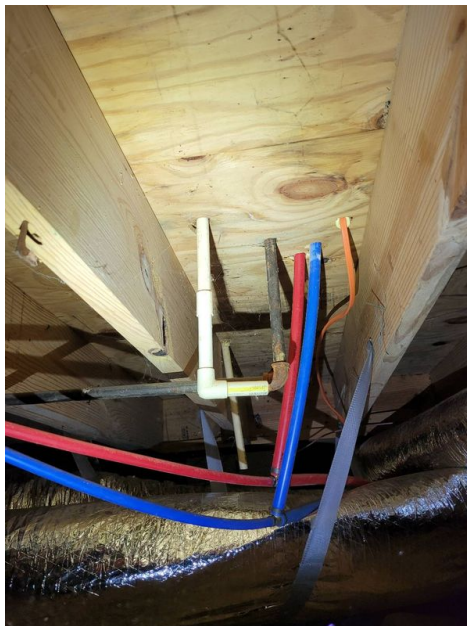
Wood Floor Joist

### Wall Structure: Wood Frame -

Board siding

### Ceiling Structure: Sheetrock

### Photos







## Recommendations

### 10.1.1 Foundation

#### **WATER INTRUSION**

 Moderate Item

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage.



Multiple locations

### 10.2.1 Floor Structure

#### **EVIDENCE OF WATER INTRUSION**

 Moderate Item

There were signs of water intrusion in the underlying floor structure.



Multiple locations. Previous water damage



Multiple locations. Previous water damage

10.2.2 Floor Structure

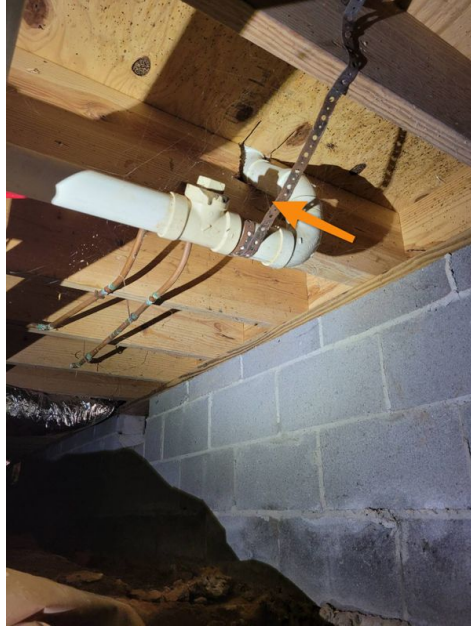
**JOISTS NEED REPAIR**

Moderate Item

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home.



Multiple joists cut for plumbing



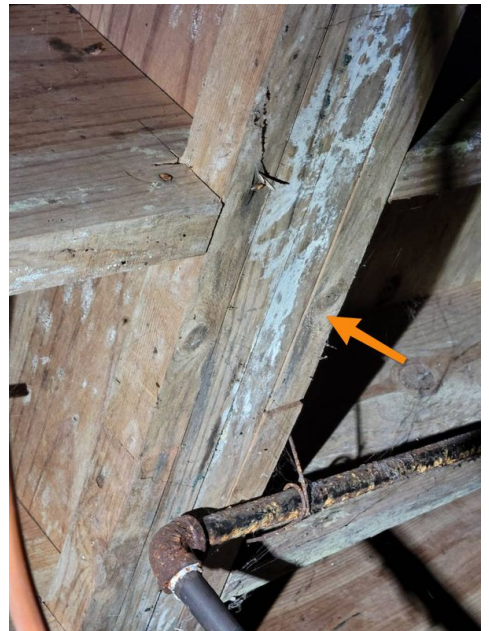
Multiple joist cut for plumbing

10.2.3 Floor Structure

**MOLD/MILDEW**

Moderate Item

Observed signs of mold or mildew in one or more areas of the structure.



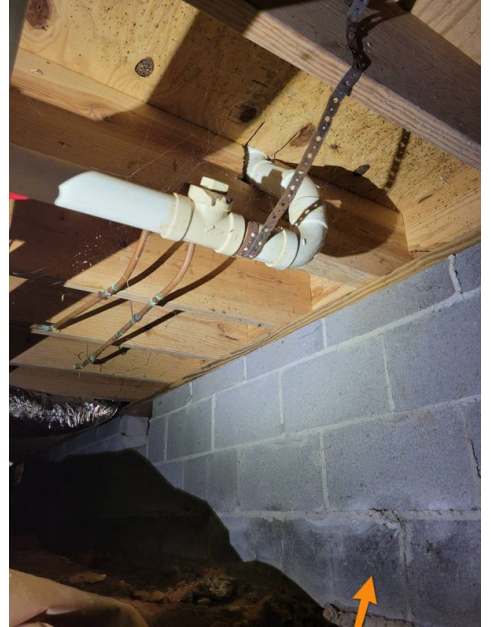
Multiple locations

10.5.1 Basements & Crawl Space

**EFFLORESCENCE**

Efflorescence noted on the basement or crawl space surfaces.

Moderate Item



Multiple locations

10.5.2 Basements & Crawl Space

**DAMAGED OR MISSING INSULATION**

At time of Inspection, one or more areas of insulation were falling, damaged, or missing. Recommend repairing or replacing

Recommendation

Contact a qualified professional.

Moderate Item



None present

# 11: GARAGE

## Information

**Size/Type**  
Carport

**Garage Photos**

**Garage Door & Opener: Type**  
Sectional



### Garage Door & Opener: Material

Metal

### Garage Introduction

Inspection of the garage typically includes examination of the following:

- general structure
- floor, wall and ceiling surfaces
- operation of all accessible conventional doors and door hardware
- overhead door condition and operation including manual and automatic safety component operation and switch placement
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection
- interior and exterior lighting
- stairs and stairways
- proper firewall separation from living space
- proper floor drainage

### Garage Door & Opener: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

## Recommendations

### 11.3.1 Floor

#### SETTLEMENT

Carport exhibits signs of settlement. As it is poured independently of the foundation, this is not a structural concern.

Recommendation

Contact a qualified professional.



Multiple locations

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# STANDARDS OF PRACTICE

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## Exterior

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

## 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 inspector's 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.

## Attic, Insulation & Ventilation

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

## Doors, Windows & Interior

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

U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### Heating & Cooling

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.

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.

### Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not

operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### **Built-in Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

### **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.