COOK'S HOME INSPECTIONS
8706823211
christopher@cookshomeinspections.com
https://cookshomeinspections.com/



HOME INSPECTION REPORT

1234 Main Street
Jonesboro, AR 72404

Buyer Name
09/16/2026 9:00AM



Inspector
Christopher Cook
AR LICENSE 2504 / TN LICENSE 3105
Certified Master Inspector
5015192665
christopher@cookshomeinspections.com



Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details 6
2: Roof 9
3: Exterior 16
4: Attic 22
5: Foundation & Structure 28
6: Insulation, Ventilation & Exhaust 30
7: Heating & Cooling 32
8: Plumbing 37
9: Electrical 41
10: Interior, Doors, Windows 48
11: Built-in Appliances 50
Standards of Practice 52

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items, and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on ‘opinion only’ basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

2.1.1 Roof - Coverings: Soft Roof Decking – Multiple Areas
2.1.2 Roof - Coverings: Damaged and Improperly Patched Roof Shingles
2.3.1 Roof - Flashings: Improper Roof-Penetration Flashing
2.3.2 Roof - Flashings: Roof Drip Edge Missing
3.1.1 Exterior - Siding, Flashing & Trim: Siding Gaps
3.1.2 Exterior - Siding, Flashing & Trim: Open Exterior Corner – Front Left
3.1.3 Exterior - Siding, Flashing & Trim: Incomplete Paint Coverage at Exterior Shutters
3.1.4 Exterior - Siding, Flashing & Trim: Cracking and Openings in Brick Veneer
3.1.5 Exterior - Siding, Flashing & Trim: Unsealed Exterior Faucet Penetration
3.1.6 Exterior - Siding, Flashing & Trim: Displaced and Deteriorated Brick Veneer
3.2.1 Exterior - Eaves, Soffits & Fascia: Fascia Gaps
3.2.2 Exterior - Eaves, Soffits & Fascia: Damaged and Separated Fascia at Roof Transition
3.3.1 Exterior - Exterior Doors: Door Gap
3.4.1 Exterior - Walkways, Patios & Driveways: Cracked Concrete Porch/Patio
4.1.1 Attic - Attic Structure & Sheathing: Dry Stains
4.1.2 Attic - Attic Structure & Sheathing: Damaged/Soft Roof Decking
4.1.3 Attic - Attic Structure & Sheathing: Prior Roof Decking Repair
4.1.4 Attic - Attic Structure & Sheathing: Damaged Roof Truss Connections
4.1.5 Attic - Attic Structure & Sheathing: Cut Roof Truss
4.1.6 Attic - Attic Structure & Sheathing: Utility Closet Open to Attic
4.3.1 Attic - Insulation in Attic: Additional Insulation Recommended
5.1.1 Foundation & Structure - Foundation: Foundation Cracking – Multiple Areas
6.1.1 Insulation, Ventilation & Exhaust - Exhaust Systems: Bathroom Fan Inoperable
6.1.2 Insulation, Ventilation & Exhaust - Exhaust Systems: B vent touching wood
6.2.1 Insulation, Ventilation & Exhaust - Insulation: Insufficient Insulation
7.1.1 Heating & Cooling - General: Mixed-Age HVAC Components
7.2.1 Heating & Cooling - HVAC Equipment: Missing Drip Leg (Sediment Trap)
7.4.1 Heating & Cooling - Distribution System: Damaged Air Duct/Contact with B-Vent
7.5.1 Heating & Cooling - Heating & Cooling Source: Dirty/Painted HVAC Register
8.2.1 Plumbing - Drain, Waste, & Vent Systems: Open and Damaged Exterior Cleanout
8.3.1 Plumbing - Fixtures & Faucets: Leaking Tub Faucet
8.5.1 Plumbing - Hot Water Systems: Missing Sediment Trap (Drip Leg) at Water Heater Gas Line
8.5.2 Plumbing - Hot Water Systems: Water Heater Not Level
9.1.1 Electrical - Service Entrance Conductors: Service Mast Roof Penetration Improperly Sealed
9.3.1 Electrical - Subpanels: Interior Subpanel Limited to 100-Amp Capacity
9.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Exposed Exterior Electrical Junction Box
9.4.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Former Electrical Panel Used as Junction Box
9.6.1 Electrical - Receptacles (All Accessible): Cover Plate Missing - Higher Location
9.6.2 Electrical - Receptacles (All Accessible): Receptacle Not Operable
9.6.3 Electrical - Receptacles (All Accessible): No GFCIs in Bathroom and Kitchen

9.6.4 Electrical - Receptacles (All Accessible): Open Ground
9.6.5 Electrical - Receptacles (All Accessible): Hot/Neutral Reversed – Receptacle
9.6.6 Electrical - Receptacles (All Accessible): Painted Electrical Receptacles
9.7.1 Electrical - Smoke Detectors: Defective
9.7.2 Electrical - Smoke Detectors: CO2 Detectors
9.7.3 Electrical - Smoke Detectors: Not Enough Smoke Detectors
10.1.1 Interior, Doors, Windows - Walls / Ceilings: Widespread Interior Wall and Ceiling Cracking

1: INSPECTION DETAILS

Information

In Attendance
Inspector

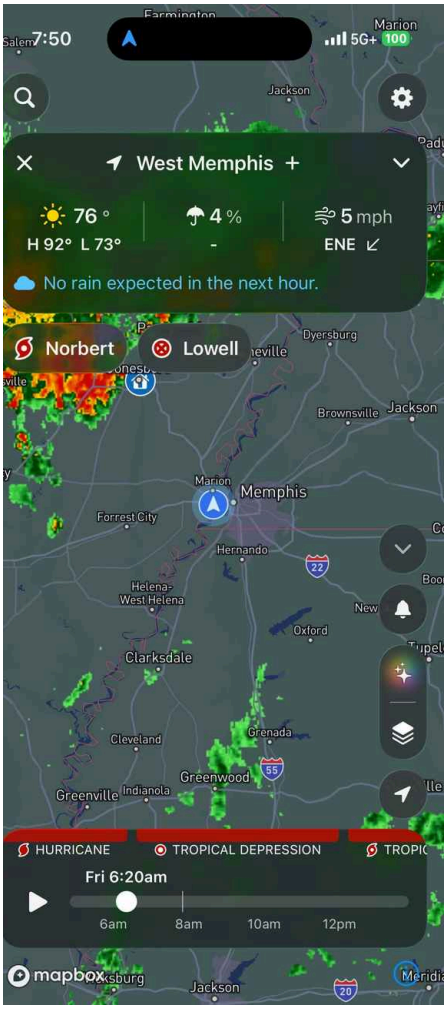
Occupancy
Vacant

Style
Single Family

Temperature (approximate)
76 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Dry, Hot, Humid



Orientation: Left



Orientation: Rear



Orientation: Right



Orientation: Front



Water Shut Off

Front yard



Electric Shut Off

Exterior left



Gas Shut Off

Rear exterior



Inspection Categories: Inspection Categories

Explanation of Ratings (How to Read Report)

I= Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

L = Limitations. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended. Observations are color-coded to indicate the importance of the observation.

MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

PRIORITIZED OBSERVATIONS

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE CONCERN

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

2: ROOF

		IN	L	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X	X		
2.3	Flashings	X			
2.4	Vents	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method
Roof Walked

Roof Type/Style
Hip

Coverings: Estimated Age
First 1/3

Coverings: Material
Asphalt

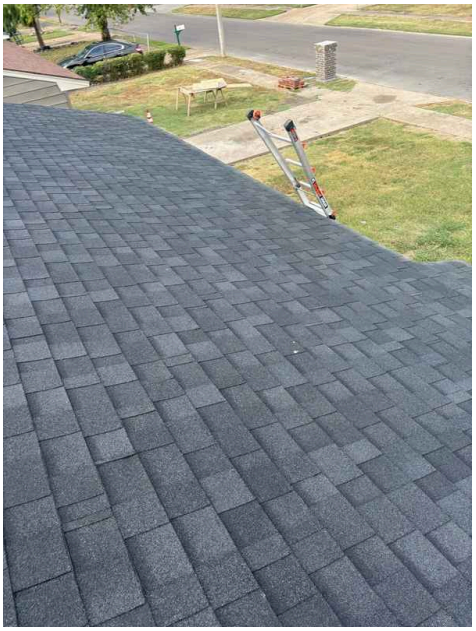
Coverings: Number of Layers
1 layer

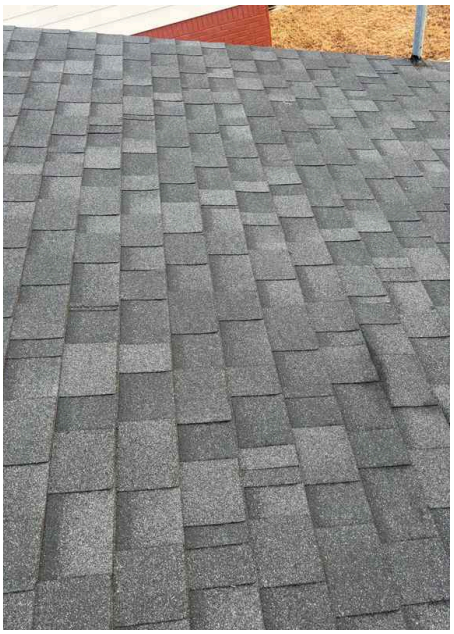
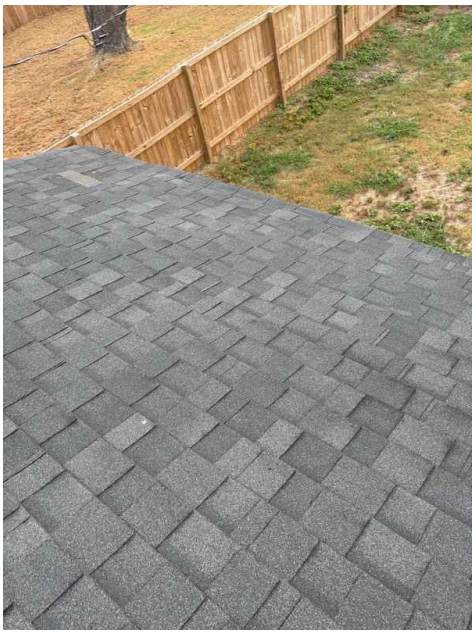
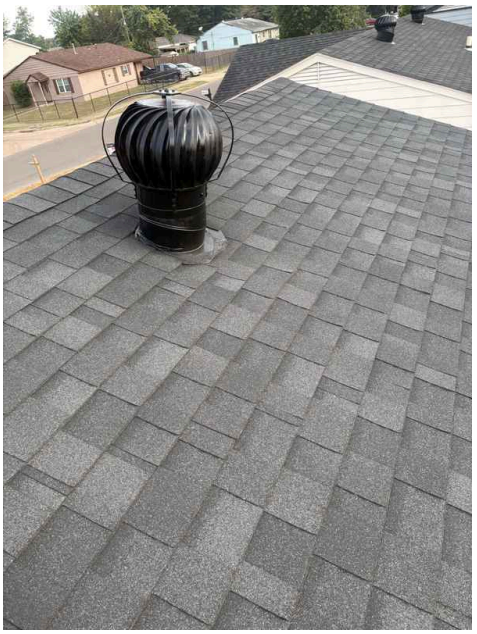
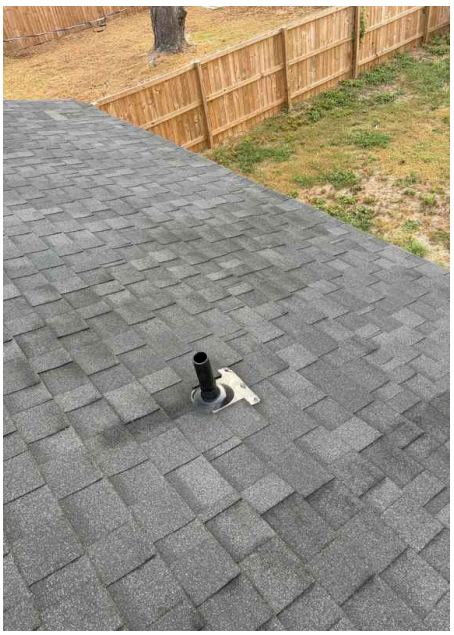
Roof Drainage Systems: Gutter Material
None

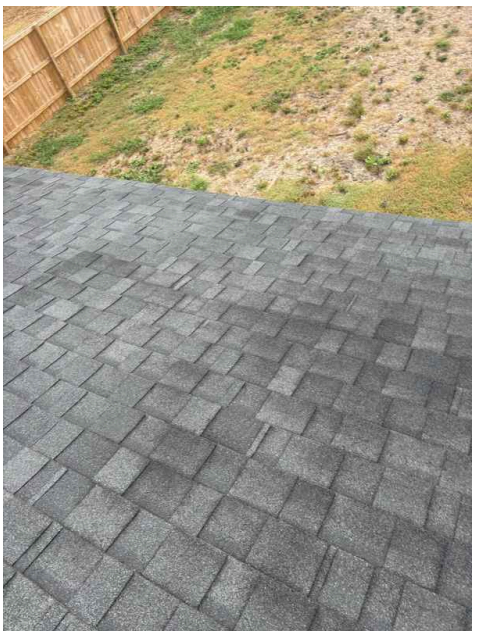
Roof Drainage Systems: Downspout Material
None

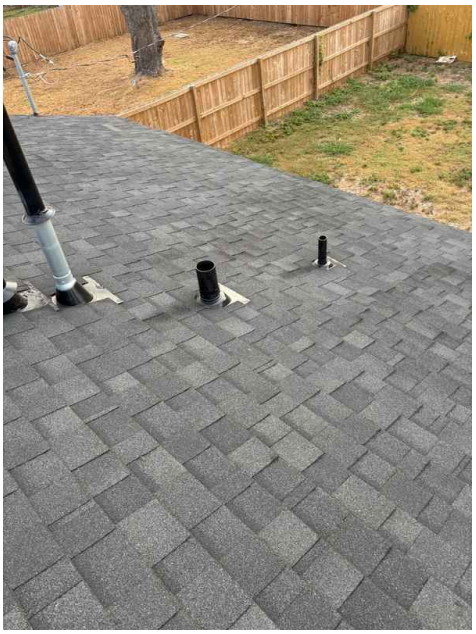
Vents: Number of Vents
Two

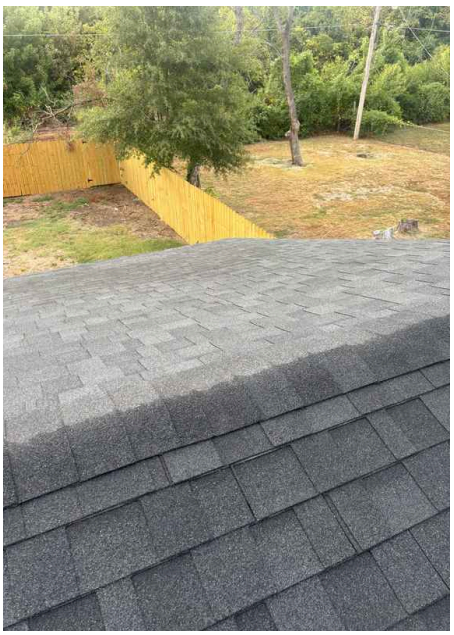
Roof Photos

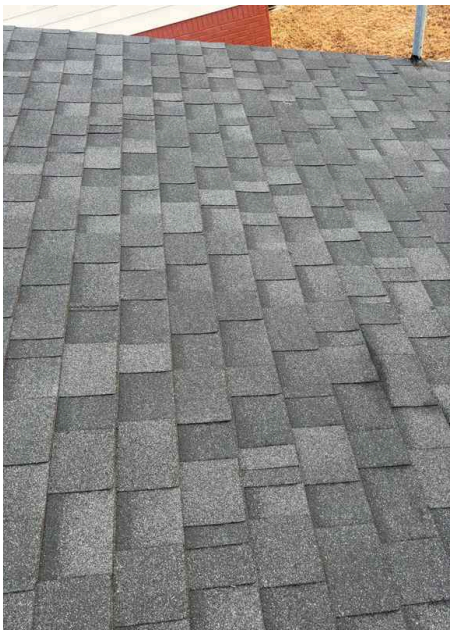
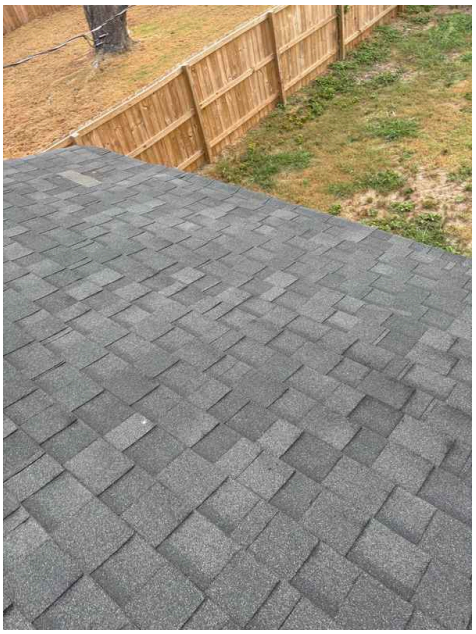
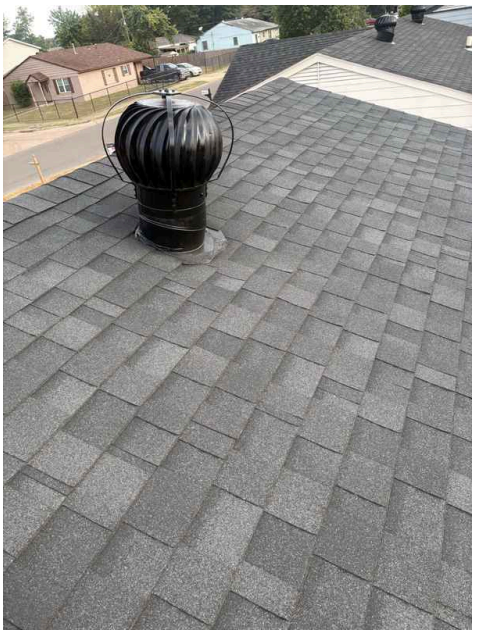
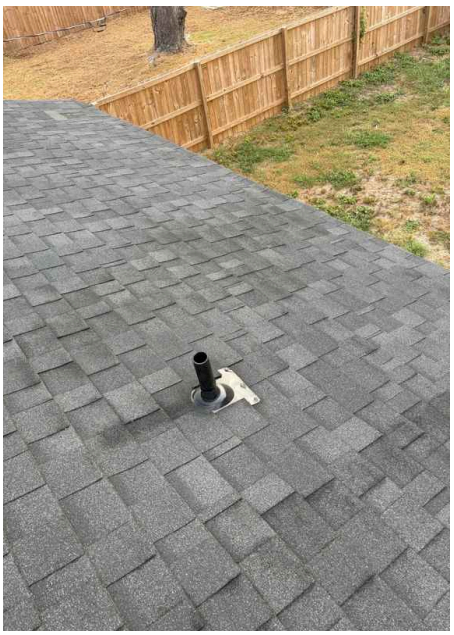
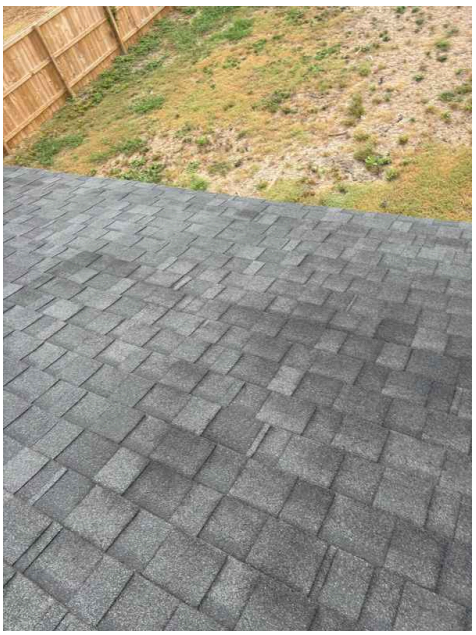
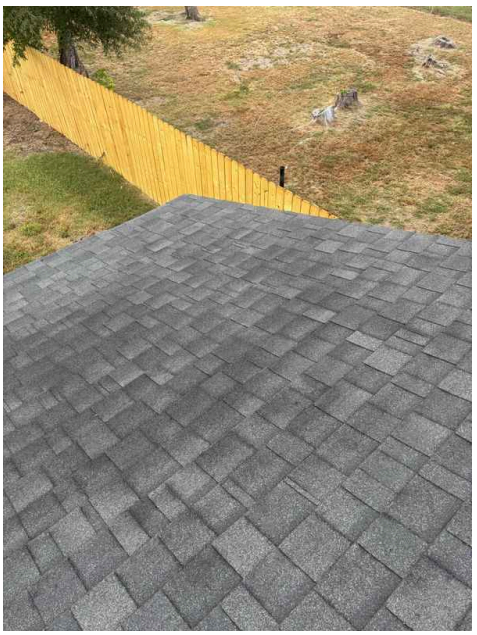


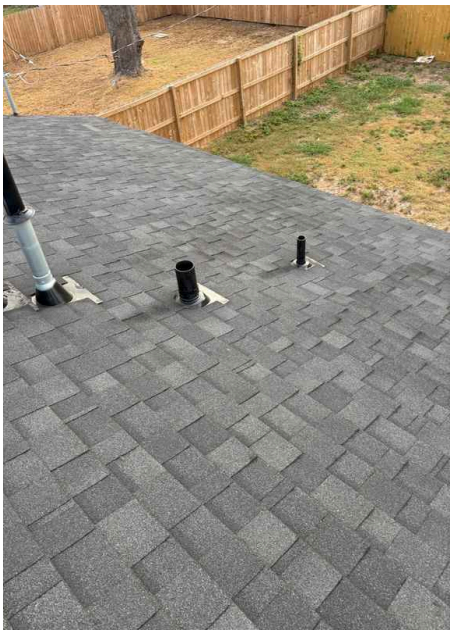



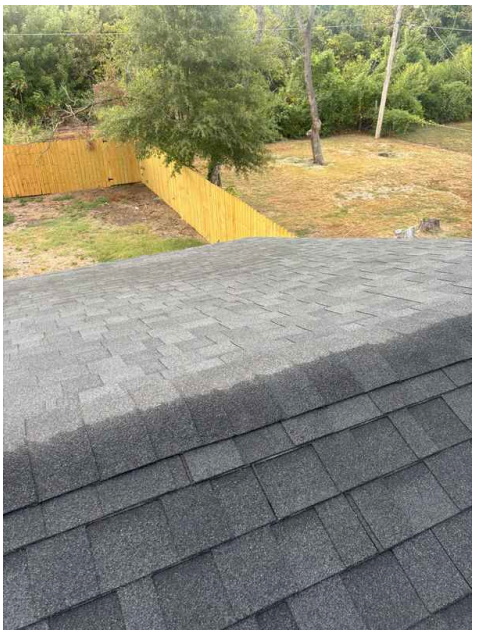



Coverings: Roof photos








Vents: **Boots - Satisfactory**

Vents had proper flashing and the gaskets were in good condition. Only a few up close pictures for perspective on flashing/gaskets condition. Any deficiences will be noted in the report.

Limitations

Roof Drainage Systems

LACK OF GUTTERS

The home is not equipped with a gutter and downspout system. Gutters play an important role in managing roof runoff by collecting and directing water away from the foundation. Without gutters, a significant volume of water is discharged directly at the base of the home during rainfall.

This condition can contribute to soil erosion, foundation settlement, moisture intrusion into crawlspaces or basements, and premature deterioration of siding, fascia, and exterior components. Concentrated water runoff may also create uneven drainage patterns and increase the risk of standing water near the structure.

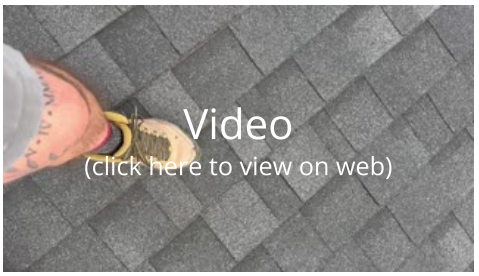
Recommendation: It is recommended that a properly designed gutter and downspout system be installed. Downspouts should discharge water a sufficient distance away from the foundation to help protect the structure and improve overall drainage.

Observation

2.1.1 Coverings

SOFT ROOF DECKING – MULTIPLE AREAS

Prioritized Observation



The roof decking felt soft and exhibited noticeable deflection underfoot in multiple areas. This may indicate deteriorated sheathing, moisture-related damage, inadequate fastening, or insufficient structural support. The full extent and underlying cause could not be determined because the decking was concealed by the roofing materials.

Recommendation: Have a qualified roofing contractor further evaluate the roof decking and supporting structure. Repair or replace damaged or inadequately supported materials as necessary to provide a firm, structurally sound roof surface.

Recommendation

Contact a qualified professional.

2.1.2 Coverings

DAMAGED AND IMPROPERLY PATCHED ROOF SHINGLES

Prioritized Observation



Damaged shingles and an improper patch were observed. The repair appears to rely on an exposed shingle piece and roofing cement, with portions of the underlying shingle material exposed. This installation may not provide a reliable, watertight repair and is susceptible to continued deterioration and leakage.

Recommendation: Have a qualified roofing contractor remove the improper patch, evaluate the underlying roof decking for moisture damage, and replace the affected shingles using manufacturer-approved installation methods.

Recommendation

Contact a qualified professional.

2.3.1 Flashings

IMPROPER ROOF-PENETRATION FLASHING

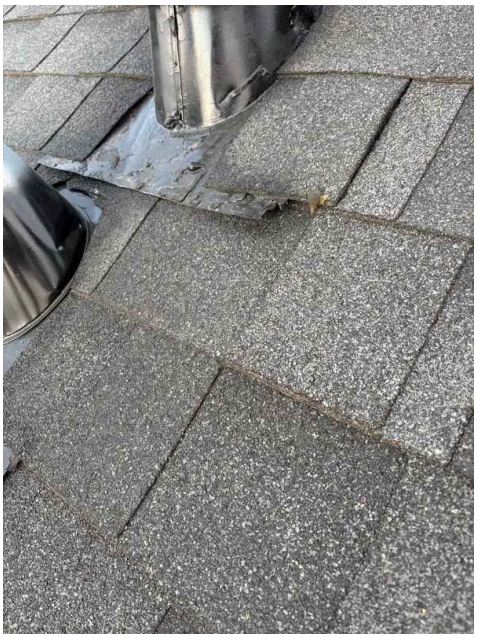
Prioritized Observation

The metal flashing around the roof penetration was improperly installed and does not appear correctly integrated with the surrounding shingles. The flashing is uneven, has exposed fasteners, and relies heavily on sealant. These conditions increase the risk of water intrusion and deterioration of the underlying roof decking.

Recommendation: Have a qualified roofing contractor remove and properly reinstall the flashing using an approved flashing assembly woven correctly with the shingles. Evaluate the surrounding shingles and decking for concealed moisture damage and repair as needed.

Recommendation

Contact a qualified professional.



2.3.2 Flashings

Prioritized Observation

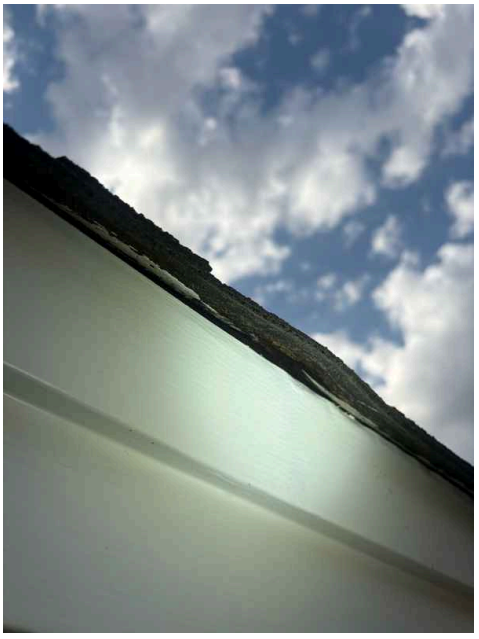
ROOF DRIP EDGE MISSING

Metal drip-edge flashing was missing along portions of the roof perimeter, leaving the edge of the roof decking exposed. Without proper flashing, runoff and wind-driven rain may contact the decking and fascia, contributing to moisture damage and premature deterioration.

Recommendation: Have a qualified roofing contractor install properly integrated drip-edge flashing along all affected roof edges and repair any deteriorated decking or fascia discovered during the work.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	L	NP	O
3.1	Siding, Flashing & Trim	X	X		
3.2	Eaves, Soffits & Fascia	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building)	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Siding, Flashing & Trim: Siding Material

Brick Veneer, Engineered Wood

Eaves, Soffits & Fascia: Vinyl/Metal eaves and soffits

Exterior Doors: New Doors Installed

New exterior doors were installed to include jam.

Decks, Balconies, Porches & Steps: Appurtenance

Not present

Walkways, Patios & Driveways: Cracks in Concrete/Asphalt

Cracks in concrete and/or asphalt are a very common occurrence and are seen in just about all installed concrete and/or asphalt surfaces. Inspector will only make elaborating comments about cracks if more nefarious items are noted like heaving, trip hazards, heavy settling, poor drainage and so on.

Limitations

Siding, Flashing & Trim

PAINTED BRICK

Because the brick is painted, it makes it hard to see deficiencies in the mortar and the brick.

Observation

3.1.1 Siding, Flashing & Trim

Prioritized Observation

SIDING GAPS

Siding had a gap in noted areas which could allow for moisture penetration to wall structure. Recommend either sliding panel to cover gap or sealed.



3.1.2 Siding, Flashing & Trim

Prioritized Observation

OPEN EXTERIOR CORNER – FRONT LEFT



An open gap was present at the front-left exterior corner where the siding and corner trim meet. The opening exposes underlying materials and may allow moisture, insects, and other pests to enter the wall assembly.

Recommendation: Have a qualified exterior contractor evaluate the area, repair any concealed deterioration, and properly close and weather-seal the corner while maintaining appropriate drainage provisions.

Recommendation

Contact a qualified professional.

3.1.3 Siding, Flashing & Trim

Prioritized Observation

INCOMPLETE PAINT COVERAGE AT EXTERIOR SHUTTERS



Portions of the wooden shutters, including cut edges and joints, were not completely painted or sealed. The exposed wood is susceptible to moisture absorption, swelling, decay, and premature deterioration.

Recommendation: Properly prepare, prime, and paint or seal all exposed shutter surfaces and edges with an exterior-grade coating. Repair any moisture-damaged wood discovered during preparation.

Recommendation

Contact a qualified professional.

3.1.4 Siding, Flashing & Trim

Prioritized Observation

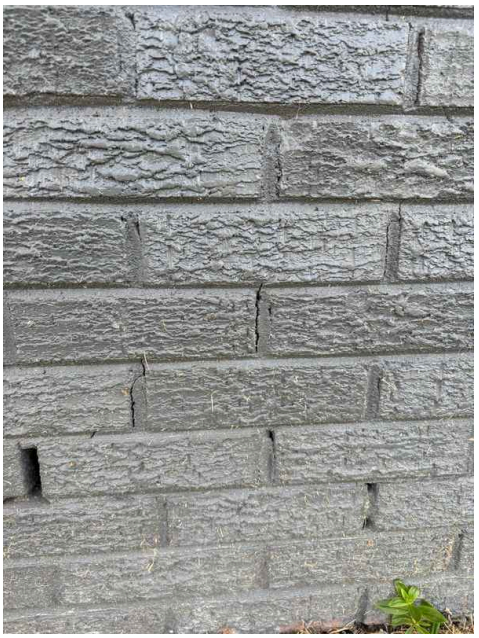
CRACKING AND OPENINGS IN BRICK VENEER

Multiple vertical cracks were present through the brick veneer and mortar joints, with localized open or missing mortar. These conditions may result from movement of the veneer or supporting structure and can allow moisture and pests to enter behind the masonry.

Recommendation: Have a qualified masonry contractor evaluate and repair the affected brick and mortar. Monitor the area for continued movement; if the cracks widen, displacement is present, or related interior movement is observed, further evaluation by a structural engineer is recommended.

Recommendation

Contact a qualified professional.



3.1.5 Siding, Flashing & Trim

Prioritized Observation

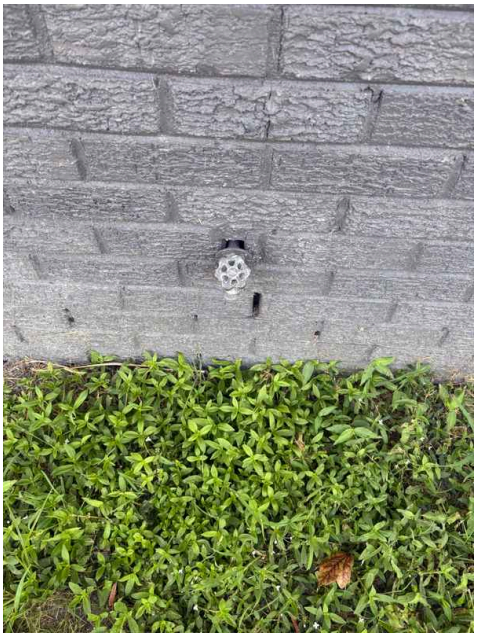
UNSEALED EXTERIOR FAUCET PENETRATION

Open gaps were present around the exterior faucet where it passes through the brick veneer. The penetration was not properly sealed, allowing potential moisture, insect, and pest entry into the wall assembly.

Recommendation: Have the faucet and supply piping checked for secure attachment and leakage, then properly seal the wall penetration with a durable exterior-grade material compatible with masonry. Repair the surrounding masonry as needed.

Recommendation

Contact a qualified professional.



3.1.6 Siding, Flashing & Trim

Prioritized Observation

DISPLACED AND DETERIORATED BRICK VENEER

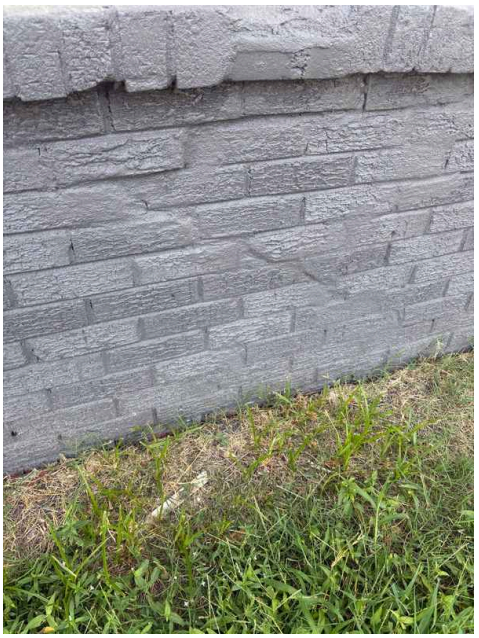
FRONT RIGHT CORNER

Portions of the brick veneer were displaced and uneven, with open and deteriorated mortar joints along the upper courses. The condition may result from movement, poor installation, or deterioration and can permit moisture and pest entry behind the veneer.

Recommendation: Have a qualified masonry contractor evaluate the affected wall, determine the cause of the displacement, and reset or replace damaged masonry with properly tooled mortar joints. Further structural evaluation is recommended if ongoing movement or concealed support deficiencies are identified.

Recommendation

Contact a qualified professional.



3.2.1 Eaves, Soffits & Fascia

Prioritized Observation

FASCIA GAPS

One or more sections of the fascia are loose or missing which is allowing for moisture intrusion to underlying surface. Recommend qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



3.2.2 Eaves, Soffits & Fascia

Prioritized Observation

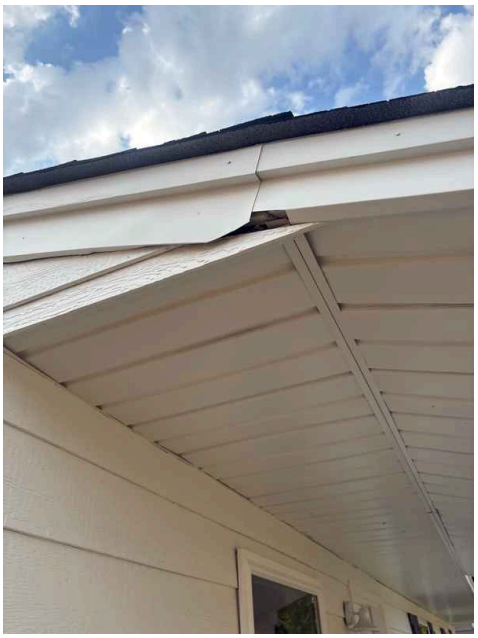
DAMAGED AND SEPARATED FASCIA AT ROOF TRANSITION

The metal fascia covering was bent and separated at the roof transition, leaving an open gap with underlying wood exposed. The visible wood appeared deteriorated. This condition can permit continued moisture intrusion and pest entry.

Recommendation: Have a qualified exterior or roofing contractor remove the affected covering, evaluate the concealed fascia and framing, replace deteriorated wood, and properly reinstall and weather-seal the fascia materials.

Recommendation

Contact a qualified professional.



3.3.1 Exterior Doors

Maintenance Item

DOOR GAP

A gap was noted caused by degraded or missing weatherstripping which reduces the energy efficiency of the home. Recommend repair or install weather stripping.



3.4.1 Walkways, Patios & Driveways

Prioritized Observation

CRACKED CONCRETE PORCH/PATIO

A pronounced crack extended across the concrete slab adjacent to the exterior wall. Vegetation was growing within the opening, indicating the crack has remained open for some time. The condition is consistent with movement or settlement and may permit moisture to enter beneath the slab and contribute to further displacement.

Recommendation: Have a qualified concrete contractor evaluate and repair the crack, address any underlying settlement or drainage concerns, and seal the repaired area to help limit moisture intrusion. Monitor for continued movement or widening.

Recommendation

Contact a qualified professional.



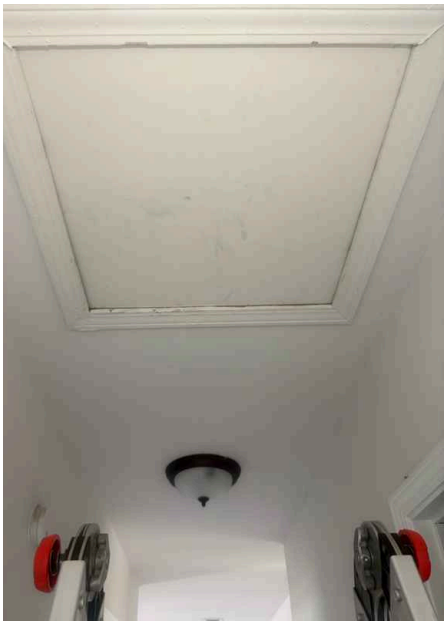
4: ATTIC

		IN	L	NP	O
4.1	Attic Structure & Sheathing	X			
4.2	Exhaust Systems	X			
4.3	Insulation in Attic	X			
4.4	Ventilation in Attic	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Attic Structure & Sheathing: Access Type
Ceiling hatch



Attic Structure & Sheathing: Attic Inspection
Inspection by direct entry

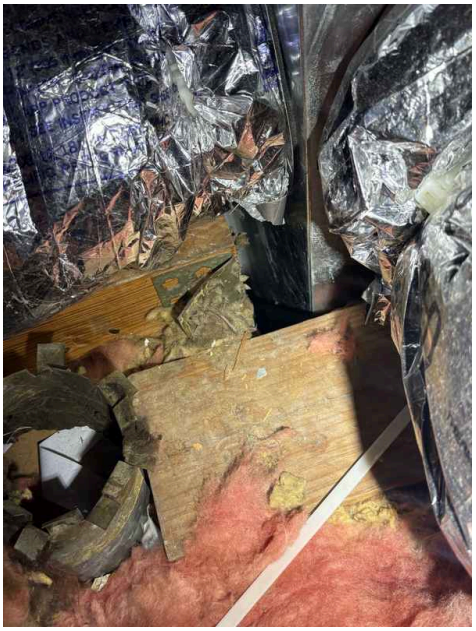
Attic Structure & Sheathing: Sheathing Material
Plywood

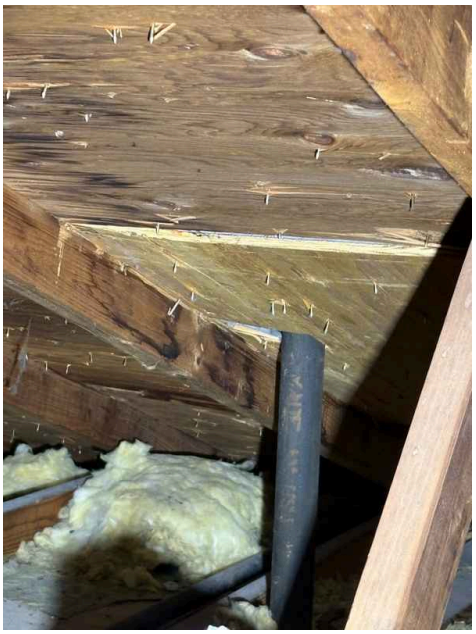
Attic Structure & Sheathing: Structure Type
Trusses

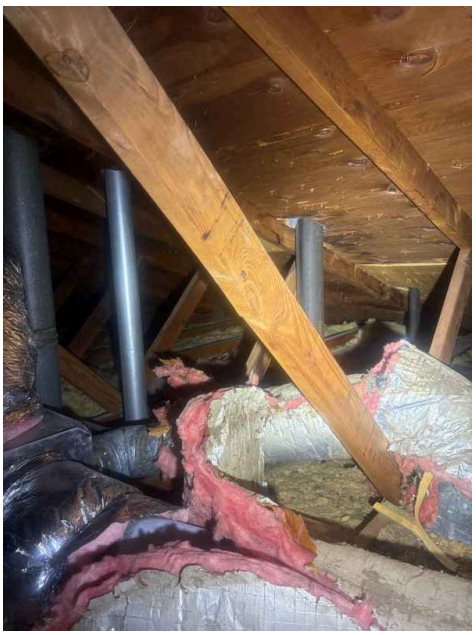
Exhaust Systems: Exhaust Fan/Flue
Bathroom Fan, Dryer Vent, Gas Appliance Flue, Vent Pipe

Insulation in Attic: Type of Insulation Observed
Fiberglass

Attic Structure & Sheathing: Attic Photos


Attic Structure & Sheathing: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

Insulation in Attic: Approximate Average Depth of Insulation

1-3 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes. It is not uncommon in this area to have a minimum of 10-14 inches of insulation depending on it's type.

Insulation in Attic: Insulation Was Inspected

Attic

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

Ventilation in Attic: Ventilation Inspected

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

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

Limitations

Attic Structure & Sheathing

PARTIALLY TRAVERSED

ATTIC

The attic was only able to be partially traversed due to height, framing configuration, insulation levels, ductwork, or a combination of any of the afore-mentioned. The inspector makes every attempt to traverse the entire attic, except in instances where the inspector feels personal harm or and damage to HVAC components/ceiling surfaces/wiring, etc may occur.

Observation

4.1.1 Attic Structure & Sheathing

Maintenance Item

DRY STAINS

One or more dry stains were observed in the attic. These areas did not test as being actively moist at time of inspection. This may be an old leak area, or in the absence of moisture/rainfall may not be testing as an ongoing leak. Client should monitor moving forward and checking during periods of active heavy rain, or consult with a licensed roofing contractor for evaluation during these weather periods. In the absence of pouring rain, the inspector cannot guarantee the water tightness of the roof.

Recommendation

Recommend monitoring.



4.1.2 Attic Structure & Sheathing

DAMAGED/SOFT ROOF DECKING

Prioritized Observation

Multiple areas of the roof decking were visibly damaged and deteriorated from within the attic. These areas correspond with the soft spots previously noted during the exterior roof inspection.

Recommendation: Have a qualified roofing contractor evaluate and replace all damaged or weakened roof decking as necessary.

Recommendation

Contact a qualified professional.



4.1.3 Attic Structure & Sheathing

PRIOR ROOF DECKING REPAIR

Prioritized Observation

A section of roof decking within the attic had been previously repaired or replaced with OSB sheathing. The repair appeared irregular, and portions may not be adequately supported along the adjoining edges. Staining on the nearby framing indicates possible previous moisture intrusion.

Recommendation: Have a qualified roofing contractor evaluate the repaired area and provide proper fastening, edge support, and any additional repairs needed to ensure the roof decking is structurally sound.

Recommendation

Contact a qualified professional.



4.1.4 Attic Structure & Sheathing

Prioritized Observation

DAMAGED ROOF TRUSS CONNECTIONS

Multiple metal truss connector plates near the roof ridge were bent, displaced, or not fully embedded into the wood framing. Damage and splitting were also visible at portions of the adjoining wood members. These conditions may compromise the intended connection between the truss components.

Recommendation: Have a qualified structural engineer or licensed contractor evaluate the roof-truss connections and complete repairs according to the engineer's specifications.

Recommendation

Contact a qualified professional.



4.1.5 Attic Structure & Sheathing

Prioritized Observation

CUT ROOF TRUSS

A roof truss component appeared to have been cut or altered to provide clearance for the HVAC air plenum. Field modification of an engineered truss can reduce its structural capacity and may adversely affect the roof-framing system.

Recommendation: Have a qualified structural engineer evaluate the altered truss and provide a specified repair design. Repairs should be completed by a qualified contractor in accordance with the engineer's specifications.

Recommendation

Contact a qualified professional.



4.1.6 Attic Structure & Sheathing

Prioritized Observation

UTILITY CLOSET OPEN TO ATTIC

The utility closet containing the air handler and water heater was open directly to the attic. This compromises the home's air and thermal barriers and can allow attic air, insulation, dust, moisture, and pests to enter the closet or living environment.

Recommendation: Have a qualified contractor properly enclose and air-seal the closet from the attic while maintaining all required combustion-air provisions and clearances for the water heater.

Recommendation

Contact a qualified professional.



4.3.1 Insulation in Attic

Prioritized Observation

ADDITIONAL INSULATION RECOMMENDED

I recommend air sealing and adding insulation to the areas that need more insulation. Further evaluation is recommended.

Recommendation

Contact a qualified insulation contractor.

5: FOUNDATION & STRUCTURE

		IN	L	NP	O
5.1	Foundation	X			
5.2	Floor Structure	X			
5.3	Wall Structure	X	X		
5.4	Ceiling Structure	X	X		
5.5	Crawlspaces	X		X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method
Visual

Foundation: Material
Slab on Grade

Floor Structure: Material
Concrete

Floor Structure: Sub-floor
None

Floor Structure: Basement/Crawlspace Floor
None

Wall Structure: Material
Wood

Ceiling Structure: Material
Wood

Crawlspaces: Crawlspace Access
Slab on Grade

Crawlspaces: Crawlspace Inspection
Slab on Grade

Inspection typically includes evaluation of crawlspace floor; framed floor structure; foundation walls; plumbing (water, sewer, gas and any sump pumps); electrical; and HVAC (ducts and any equipment); insulation, vapor barrier.

Limitations

Wall Structure

LIMITED ACCESS

Due to wall coverings such as drywall many wall areas could not be visibly inspected.

Ceiling Structure

LIMITED ACCESS

Due to ceiling coverings such as drywall and insulation in the attic many ceiling areas could not be visibly inspected.

Observation

5.1.1 Foundation

FOUNDATION CRACKING – MULTIPLE AREAS

Prioritized Observation

Vertical cracks were observed in the exposed concrete foundation at multiple locations. One area also contained an open penetration within the cracked section. When considered with the cracking and displacement observed in the exterior masonry, these conditions indicate movement that warrants further evaluation. Openings may also permit moisture and pest entry.

Recommendation: Have a qualified foundation specialist or structural engineer evaluate the foundation and determine whether stabilization or structural repairs are necessary. Properly repair and seal the cracks and open penetration after the cause of movement has been addressed.

Recommendation

Contact a qualified professional.






6: INSULATION, VENTILATION & EXHAUST

		IN	L	NP	O
6.1	Exhaust Systems	X			
6.2	Insulation	X			
6.3	Ventilation	X			
6.4	Vapor Retarders (Crawlspace or Basement)	X		X	
6.5	Fire place	X		X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Exhaust Systems: Exhaust Fan/Flue
Bathroom Fan, Dryer Vent, Gas Appliance Flue

Exhaust Systems: Dryer Exhaust
To Wall

Insulation: Attic Insulation Type
Fiberglass

Insulation: Flooring Insulation
None

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Observation

6.1.1 Exhaust Systems

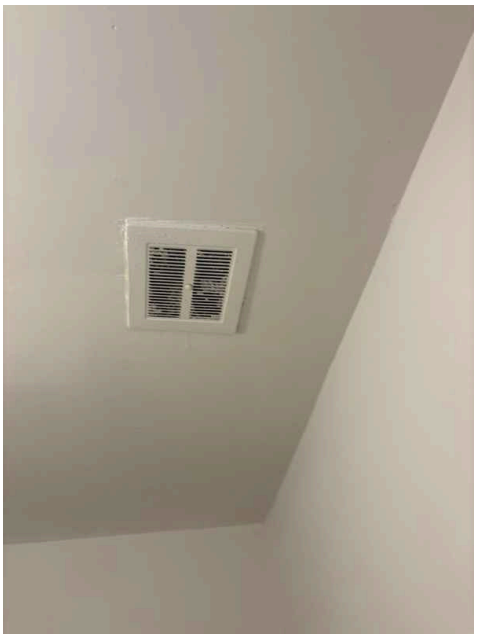
Maintenance Item

BATHROOM FAN INOPERABLE

Bathroom fan was noted as not operating in a location where humidity needs to be removed. Recommend correction by repairing or replacing fan.

Recommendation

Contact a handyman or DIY project



6.1.2 Exhaust Systems

Prioritized Observation

B VENT TOUCHING WOOD

A B-vent must not touch roof sheathing because it requires a 1-inch minimum clearance to combustibles. Roof decking is a combustible material, and direct contact can allow heat from the vent to transfer into the wood, increasing the risk of overheating, scorching, or ignition. Maintaining proper clearance ensures the vent can dissipate heat safely and operate according to manufacturer and code requirements.

Recommendation

Contact a qualified professional.





6.2.1 Insulation

Prioritized Observation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend additional insulation.

Recommendation

Contact a qualified insulation contractor.



7: HEATING & COOLING

		IN	L	NP	O
7.1	General	X			
7.2	HVAC Equipment	X			
7.3	Normal Operating Controls	X			
7.4	Distribution System	X			
7.5	Heating & Cooling Source	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

HVAC Equipment: Condenser Age

18 years

Unknown age of condenser unit as the data plate had deteriorated.

HVAC Equipment: Air Handler / Evaporator age

1 year

Standard industry recognized 12-15 years lifespan.

HVAC Equipment: Air Handler / Evaporator Brand

Goodman

HVAC Equipment: Energy Source/Type

Electric, Central Air Conditioner, Heat Pump

Normal Operating Controls: Thermostat Brand

Pro



Distribution System: Configuration

Central

Heating & Cooling Source: Heating/Cooling Source

Ceiling Vent

General: HVAC Split System - A/C & Furnace

This home employs an air conditioner unit to cool the home and a furnace (electric or gas fired) to heat the home. It's a split system that utilizes an outdoor condenser unit and inside furnace/air handler/evaporator unit.

HVAC Equipment: Condenser Unit Brand

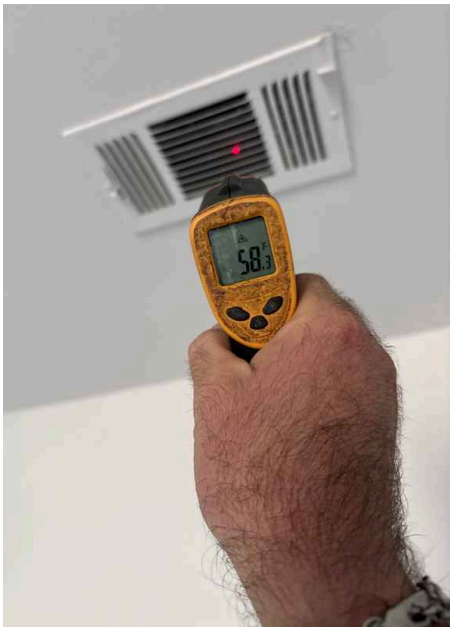
Tempstar





Normal Operating Controls: Cooling Temperature - Satisfactory

The temperature was taken from noted source using an IR thermometer; both register and ambient temps are measured. Temps differentials are within norms. Temps from register should be within at least 15 degrees or lower from ambient room temps. Also measured is the condensation on the refrigerant line, heat transfer emitting from the condenser, and condensation moisture from the line. All factors are used to determine operating efficiency.



Distribution System: Return Air Filter

Return air filters trap larger particle, dust and debris from moving within your air system. Recommend changing air filters monthly during heavy use months and every three months during lower usage periods.

Limitations

Normal Operating Controls

HEATING FUNCTION NOT TESTED - HIGH TEMP

The heating function was **not tested** due to high outdoor temperature, more than 65 degree. Testing could have caused damage to the unit. Recommend unit is tested and serviced before the warmer season.

Observation

7.1.1 General

MIXED-AGE HVAC COMPONENTS

Prioritized Observation

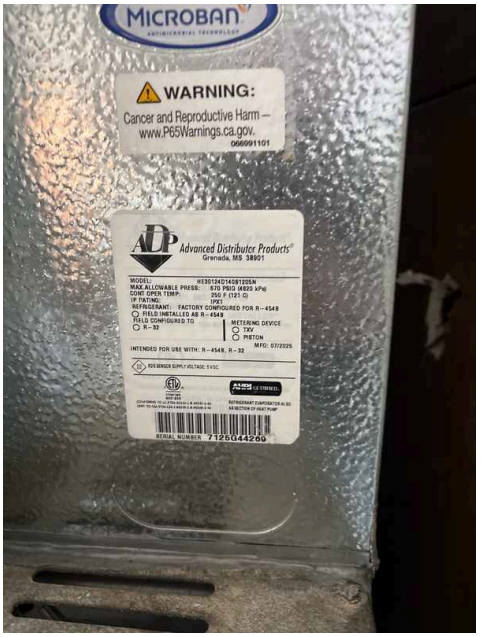
The furnace and exterior condenser were manufactured in 2008; however, the evaporator coil and associated cooling components appeared to have been replaced in 2025. The system therefore consists of components of significantly different ages, and compatibility, installation details, and overall performance could not be fully determined during the inspection.

Recommendation: Have a qualified HVAC contractor verify that all components are properly matched, installed, and operating as intended. Budget for eventual replacement of the remaining 2008 equipment due to its age.

Recommendation

Contact a qualified professional.





7.2.1 HVAC Equipment

MISSING DRIP LEG (SEDIMENT TRAP)

Prioritized Observation

A drip leg (sediment trap) was not observed at the gas supply connection to the appliance. Drip legs are recommended to help capture debris and moisture within the gas line before it enters the appliance, which can help protect internal components and improve long-term performance.

Recommend installation of a proper drip leg by a qualified contractor to enhance system reliability and align with current installation standards.

Recommendation

Contact a qualified professional.



7.4.1 Distribution System

Prioritized Observation

DAMAGED AIR DUCT/CONTACT WITH B-VENT

An insulated HVAC air duct was sharply bent and compressed, which may restrict airflow. The duct was also in direct contact with the gas-appliance B-vent, potentially exposing the duct and its insulation to excessive heat and failing to maintain the vent manufacturer's required clearance.

Recommendation: Have a qualified HVAC contractor properly reroute or replace the damaged duct and establish the required clearance from the B-vent.

Recommendation

Contact a qualified professional.



7.5.1 Heating & Cooling Source

Prioritized Observation

DIRTY/PAINTED HVAC REGISTER

The HVAC register was heavily coated with paint and contained visible dust and debris buildup. The paint and accumulated debris may restrict airflow and indicate that the associated ductwork requires cleaning.

Recommendation: Have the register cleaned or replaced and the associated ductwork evaluated and cleaned as needed by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.



8: PLUMBING

		IN	L	NP	O
8.1	Water Supply, Distribution Systems	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Fixtures & Faucets	X			
8.4	Shower, Tubs & Sinks	X			
8.5	Hot Water Systems	X	X		
8.6	Fuel Storage & Distribution Systems	X			
8.7	Washer Connections / Drain Pipe	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems: Water Source
Public

Water Supply, Distribution Systems: Main Shut Off Valve
Meter

Hot Water Systems: Capacity
30 gallons

Water Supply, Distribution Systems: Water Supply Material
Unknown

Drain, Waste, & Vent Systems: DWV Material
PVC

Hot Water Systems: Power Source/Type
Natural Gas

Water Supply, Distribution Systems: Distribution Material
Copper

Hot Water Systems: Estimated Water Heater Age
11 years

Fuel Storage & Distribution Systems: Natural gas, public utility

The building was fueled by natural gas supplied by a public utility.

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Water Supply, Distribution Systems: Filters
None

Filter and filtration systems are not tested during the inspection. Recommend qualified plumber further evaluate proper function if needed.

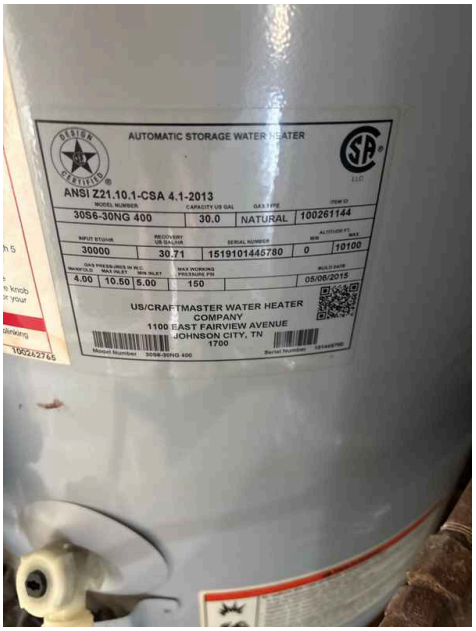
Hot Water Systems: Manufacturer
Whirlpool

I recommend flushing & servicing your water heater tank annually for optimal performance. 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 maintenance guide.

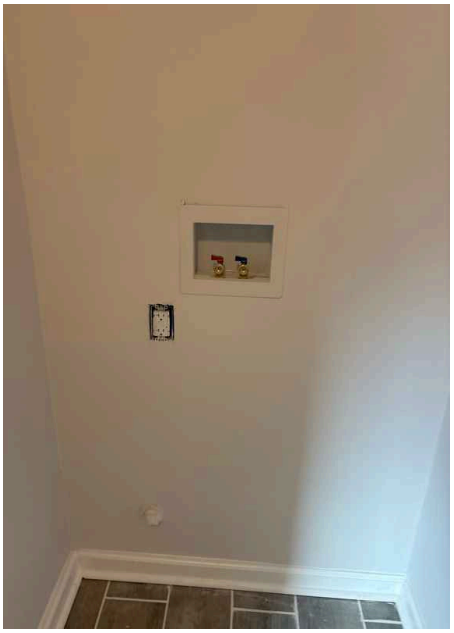
Hot Water Systems: Water Heater Photos





Washer Connections / Drain Pipe: Washer Connections - Satisfactory

Water input nozzles and drain pipe appeared functional at time of inspection. This does **not guarantee future use** as neither was tested. Recommend using hoses with seals and properly looped drain line from washer. **Always monitor both items for both leaks and proper draining when using a washer.**



Limitations

Hot Water Systems

WATER HEATER NOT TESTED - GAS

The water heater could not be operated or tested because the gas supply was turned off at the time of the inspection. Its functionality, ignition, burner operation, venting performance, and ability to produce hot water could not be determined.

Recommendation: Have the gas service restored and the water heater fully evaluated by a qualified plumber or HVAC contractor before closing.



Observation

8.2.1 Drain, Waste, & Vent Systems

Prioritized Observation

OPEN AND DAMAGED EXTERIOR CLEANOUT

The exterior plumbing cleanout riser was damaged and left uncapped. The open pipe can allow debris, surface water, insects, and other materials to enter the drainage system and may permit sewer gases to escape.

Recommendation: Have a licensed plumber identify the pipe, repair the damaged riser, and install a secure, approved cleanout cap. Evaluate the drain line for debris or blockage as necessary.

Recommendation

Contact a qualified professional.



8.3.1 Fixtures & Faucets

Prioritized Observation

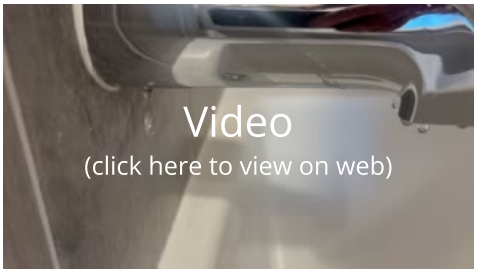
LEAKING TUB FAUCET

Water leaked from around the tub faucet assembly during operation rather than discharging solely through the spout. This may allow moisture to enter the wall cavity and cause concealed deterioration.

Recommendation: Have a qualified plumber repair or replace the faucet assembly and evaluate the surrounding area for moisture-related damage.

Recommendation

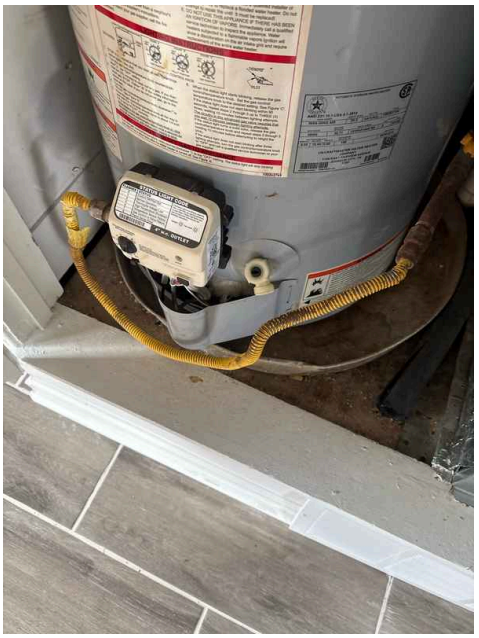
Contact a qualified professional.



8.5.1 Hot Water Systems

Prioritized Observation

MISSING SEDIMENT TRAP (DRIP LEG) AT WATER HEATER GAS LINE



A sediment trap (commonly referred to as a drip leg) was not observed at the gas supply connection serving the water heater. Sediment traps are intended to help capture moisture, debris, and contaminants within the gas line before they enter the appliance controls and burners.

The absence of a sediment trap may increase the potential for premature wear or operational issues within the gas control components over time. Current standards commonly recommend installation of a sediment trap at gas-fired appliances where applicable.

Recommend evaluation and installation by a qualified licensed plumber or HVAC contractor as needed.

Recommendation

Contact a qualified professional.

8.5.2 Hot Water Systems

Prioritized Observation

WATER HEATER NOT LEVEL



The water heater was not installed level. This condition may place stress on the tank and plumbing connections and can affect proper drainage and operation.

Recommendation: Have a qualified plumber evaluate the installation and properly level and secure the water heater.

Recommendation

Contact a qualified professional.

9: ELECTRICAL

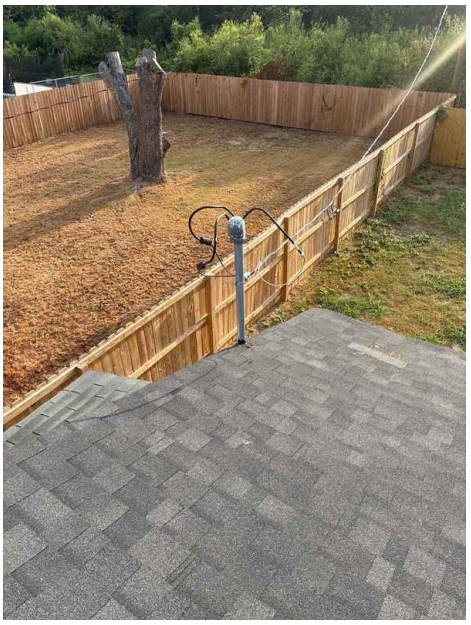
		IN	L	NP	O
9.1	Service Entrance Conductors	X			
9.2	Main Service Panel	X			
9.3	Subpanels	X			
9.4	Branch Wiring Circuits, Breakers & Fuses	X			
9.5	Lighting, Switches & Fans (All Accessible)	X			
9.6	Receptacles (All Accessible)	X			
9.7	Smoke Detectors	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 200 Amp Service

Service Entrance Conductors: Service Conductor Photos



Main Service Panel: Panel Capacity
200 AMP

Main Service Panel: Panel Type
Circuit Breaker

Subpanels: Panel Capacity
100 AMP

Subpanels: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15/20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non-metallic Sheathed Cable

Subpanels: Subpanel Photos





Observation

9.1.1 Service Entrance Conductors

Prioritized Observation

SERVICE MAST ROOF PENETRATION IMPROPERLY SEALED

The electrical service mast penetration lacked a proper flashing boot and relied heavily on deteriorated roofing cement/sealant. This type of repair is prone to failure and may allow water intrusion into the roof system or electrical service equipment.

Recommendation: Have a licensed electrician and qualified roofing contractor coordinate installation of an approved, properly flashed service-mast boot. Evaluate the surrounding shingles and roof decking for moisture-related damage and repair as necessary.

Recommendation

Contact a qualified professional.



9.3.1 Subpanels

Prioritized Observation

INTERIOR SUBPANEL LIMITED TO 100-AMP CAPACITY

Although the exterior service equipment was rated at 200 amps, the breaker supplying the interior distribution panel was rated at only 100 amps. Therefore, the electrical system serving the remainder of the house through that panel is limited to 100 amps. This arrangement is not automatically improper, but it may provide less capacity than expected from a 200-amp service and could be inadequate for the home's present or future electrical demands.

Recommendation: Have a licensed electrician perform a load calculation, confirm the feeder conductors and interior panel are properly rated, and determine whether the 100-amp feeder provides adequate capacity. Upgrade the feeder, panel, and related components if additional capacity is needed.

Recommendation

Contact a qualified professional.



9.4.1 Branch Wiring Circuits, Breakers & Fuses

Prioritized Observation

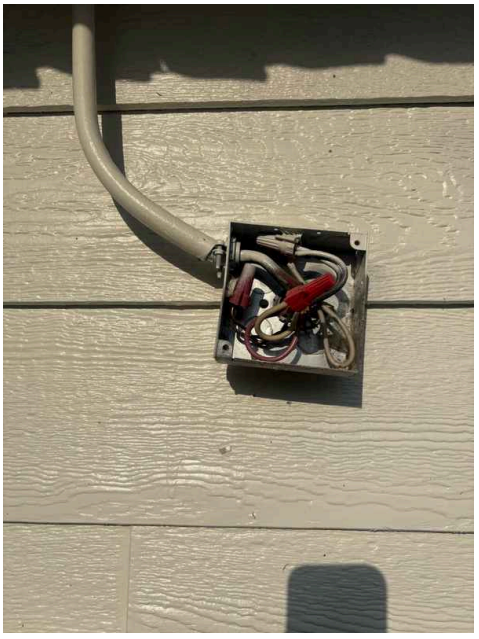
EXPOSED EXTERIOR ELECTRICAL JUNCTION BOX

The exterior junction box was missing its weatherproof cover, leaving electrical wiring and spliced connections exposed. Exposure to moisture and physical contact creates electrical-shock, short-circuit, and fire hazards.

Recommendation: Have a licensed electrician promptly evaluate the wiring, correct any improper connections, and install an approved weatherproof cover or enclosure rated for the exterior location. Keep the circuit de-energized until repaired if safely practical.

Recommendation

Contact a qualified professional.



9.4.2 Branch Wiring Circuits, Breakers & Fuses

Prioritized Observation

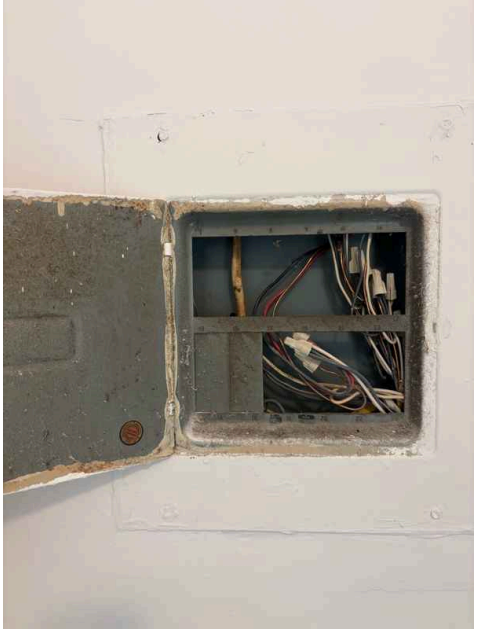
FORMER ELECTRICAL PANEL USED AS JUNCTION BOX

The older interior electrical panel had been converted into a junction box, with the original branch-circuit wiring spliced inside and extended to a newer exterior subpanel. Opening the panel door exposed numerous energized wiring connections because a protective dead-front cover was not installed. The adequacy of the alterations and individual circuit extensions could not be confirmed.

Recommendation: Have a licensed electrician evaluate the entire modification, verify that all splices, conductor sizes, grounding, labeling, and overcurrent protection are appropriate, and install a proper protective cover or approved junction-box enclosure.

Recommendation

Contact a qualified professional.



9.6.1 Receptacles (All Accessible)

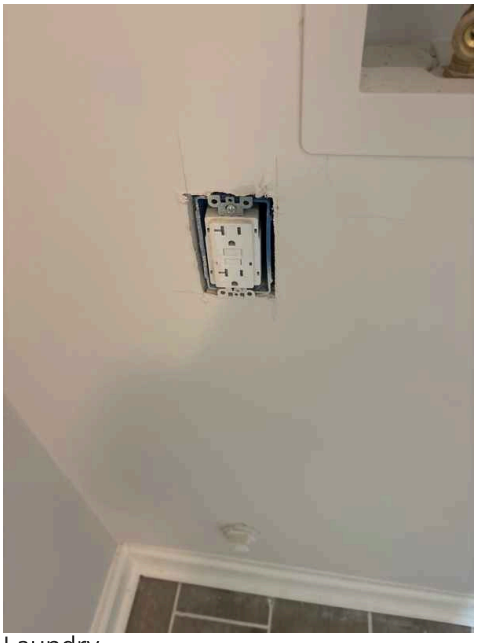
Prioritized Observation

COVER PLATE MISSING - HIGHER LOCATION

Safety One or more receptacles or switches are missing a cover plate which can lead to a short and is a shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



Laundry

9.6.2 Receptacles (All Accessible)

Prioritized Observation

RECEPTACLE NOT OPERABLE

Receptacles (GFCI) in noted locations did not operate when tested. Recommend repair or replacement.

Recommendation

Contact a qualified electrical contractor.



Master bathroom

9.6.3 Receptacles (All Accessible)

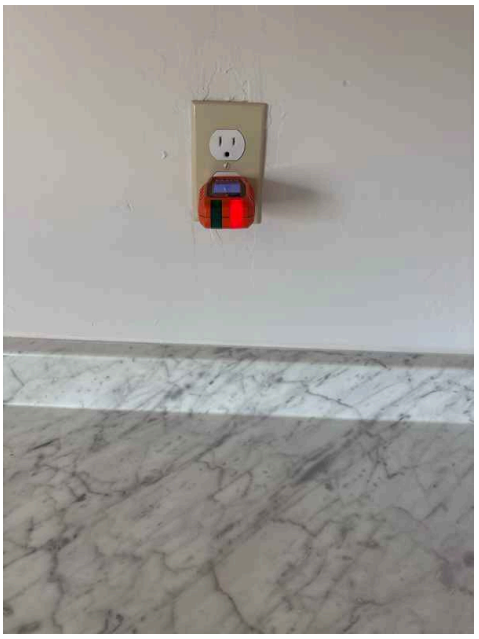
Prioritized Observation

NO GFCIS IN BATHROOM AND KITCHEN

One or more of the interior receptacles was not GFCI protected in the bathrooms and kitchen. Recommend installation in noted areas and can be achieved by any one of the methods below:
1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



9.6.4 Receptacles (All Accessible)

Prioritized Observation

OPEN GROUND

One or more electrical receptacles were found to have an open ground condition. An open ground indicates that the equipment grounding conductor is not properly connected or is absent. This condition can reduce the effectiveness of the electrical system��s safety features and may increase the risk of electrical shock or damage to sensitive electronics.

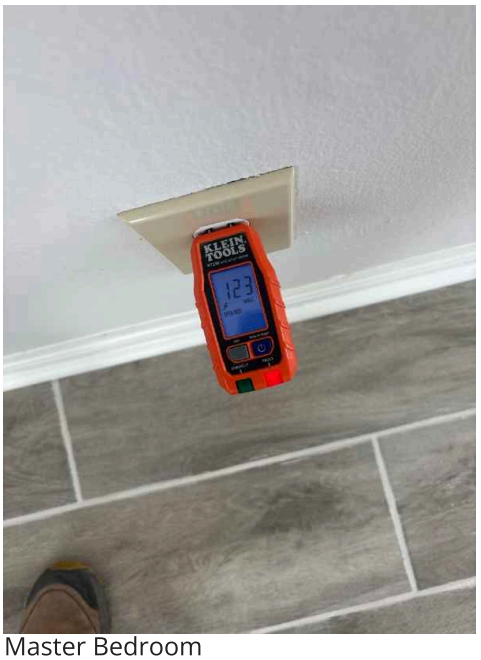
Recommend evaluation and repair by a qualified licensed electrician to ensure proper grounding and improved electrical safety.

Recommendation

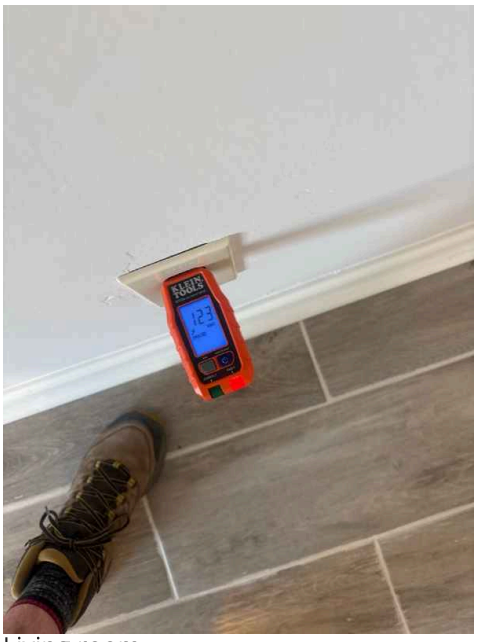
Contact a qualified professional.



Master bedroom



Master Bedroom



Living room

9.6.5 Receptacles (All Accessible)

Prioritized Observation

HOT/NEUTRAL REVERSED – RECEPTACLE

KITCHEN

Testing of the receptacle indicated a hot/neutral reversed polarity condition. This indicates the hot and neutral conductors are connected improperly and can create a potential electrical safety concern.

Recommendation: Recommend correction by a licensed electrician and evaluation of other receptacles on the affected circuit for similar wiring conditions.

Recommendation

Contact a qualified professional.



9.6.6 Receptacles (All Accessible)

Prioritized Observation

PAINTED ELECTRICAL RECEPTACLES

Multiple electrical receptacles were painted over. The paint obstructed the receptacle openings, inhibited normal use, and prevented complete testing during the inspection. Paint within receptacles can also interfere with proper plug contact.

Recommendation: Have a licensed electrician replace the affected receptacles and verify proper wiring and operation.

Recommendation

Contact a qualified professional.



9.7.1 Smoke Detectors

Prioritized Observation

DEFECTIVE

Smoke detector is connected or present (may be not current installed on mount), but not functioning properly. Recommend replacement.

9.7.2 Smoke Detectors

Prioritized Observation

CO2 DETECTORS

Safety Inspector unable to locate CO detectors (possibly combined with smoke detectors). Home is equipped with wood burning appliance/equipment and CO detectors should be installed if they are not already.

Recommendation

Recommended DIY Project

9.7.3 Smoke Detectors

Maintenance Item

NOT ENOUGH SMOKE DETECTORS

Safety Inspector recommends installing additional smoke detectors to provide improved fire protection for home. Generally-accepted current safety standards recommend smoke detectors be installed at the following locations:

- In the immediate vicinity of the bedrooms
- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type.

Recommendation

Recommended DIY Project

10: INTERIOR, DOORS, WINDOWS

		IN	L	NP	O
10.1	Walls / Ceilings	X			
10.2	Floors	X			
10.3	Doors	X			
10.4	Windows	X			
10.5	Countertops & Cabinets	X			
10.6	Ceiling Fan	X		X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Floors: Ceramic tile

Windows: Window Type
Double Pane

Walls / Ceilings: Cracks in Walls & Ceilings

Minor cracks in the walls and ceilings are very common and are normally the result of long-term settling. Some settling is not uncommon especially in homes over 5 years old. Generally minor cracks are not a structural concern, though can be corrected for aesthetic purposes. More serious cracks or large amounts of cracks will be called out in the report.

Observation

10.1.1 Walls / Ceilings

Prioritized Observation

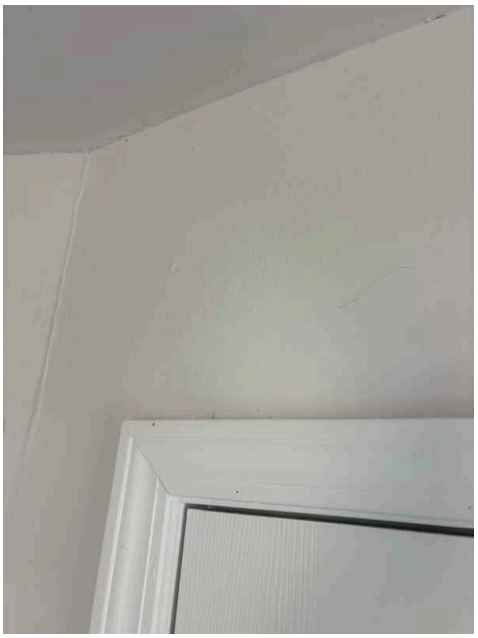
WIDESPREAD INTERIOR WALL AND CEILING CRACKING

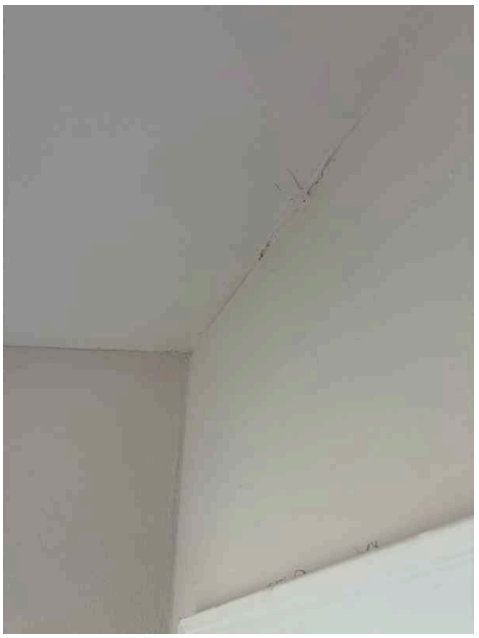
Multiple areas throughout the interior exhibited cracks, separation at wall-to-ceiling joints and above door openings, and poorly finished prior patches. These conditions may result from settlement, framing movement, or inadequate previous repairs. The exact cause could not be determined during the inspection.

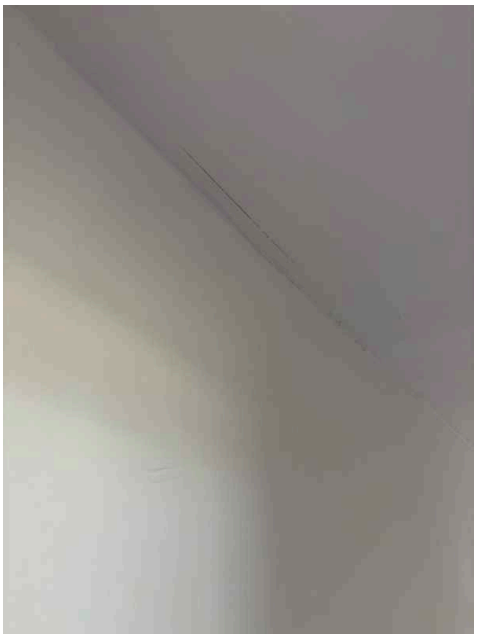
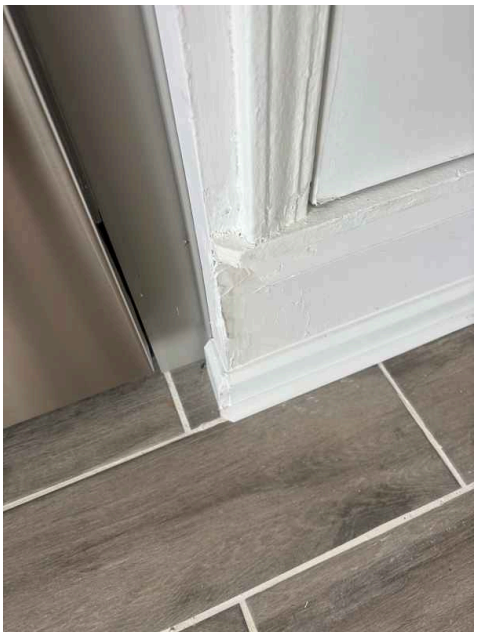
Recommendation: Have a qualified contractor evaluate and properly repair the affected areas. Monitor for continued movement, and consult a structural engineer if the cracks widen, recur, or additional displacement develops.

Recommendation

Contact a qualified professional.





11: BUILT-IN APPLIANCES

		IN	L	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator	X		X	
11.3	Range/Oven/Cooktop	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Dishwasher: Brand
Frigidaire

Dishwasher: Dishwasher Photos



Refrigerator: Brand
Not Present

Range/Oven/Cooktop: Cooktop/Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range Photos/Oven



Dishwasher: Dishwasher Tested

Dishwasher was run through a basic cycle to test for functionality and found to operate. Test does not guarantee cleaning ability.

Limitations

Range/Oven/Cooktop

NOT TESTED - UNPLUGGED

Unit was not plugged in and unable to be tested during inspection. Inspector did not plug in due to potential damage by trying to plug in.



STANDARDS OF PRACTICE

Inspection Details

Roof
What's inspected? Roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations.

What's not inspected? Antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories.

This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection.

Exterior
What's inspected? Exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

What's not inspected? Operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; items that are not visible or readily accessible from the ground, including window and door flashing; geological, geotechnical, hydrological or soil conditions; recreational facilities or playground equipment; seawalls, breakwalls or docks; erosion-control or earth-stabilization measures; safety-type glass; underground utilities; underground items; wells or springs; solar, wind or geothermal systems; swimming pools or spas; wastewater treatment systems, septic systems or cesspools; irrigation or sprinkler systems; drainfields or dry wells; determine the integrity of multiple-pane window glazing or thermal window seals.

Attic
Please refer to the Home Inspection Standards of Practice related to inspecting the house.

Foundation & 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.

Insulation, Ventilation & Exhaust
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.

Heating & Cooling
What's inspected? Open readily openable access panels for both heating and cooling systems; installed heating equipment, vent systems, flues, and chimneys; central and through-wall cooling equipment; distribution systems.

The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heat pump heating function is not tested. Furnace heating will be tested as long as outside temp is not higher than 80 degrees.

What's described? energy source(s); heating and cooling systems.

What's not required? Inspecting interiors of flues or chimneys that are not readily accessible; heat exchangers; humidfiers or dehumidifier; electronic air filters; solar space heating systems; window air conditioning units. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; 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
What's Inspected? Service drop; overhead service conductors and attachment point; service head, gooseneck and drip loops; service mast, service conduit and raceway; electric meter and base; service-entrance conductors; main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; 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; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; smoke and carbon-monoxide detectors.

What's Not Inspected or Required? Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures; operate electrical systems that are shut down; remove panelboard cabinet covers or dead frontsope; rate or re-set over-current protection devices or overload devices; operate or test smoke or carbon-monoxide detectors or alarms; inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems; measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; inspect ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; inspect or test de-icing equipment; conduct voltage-drop calculations; determine the accuracy of labeling; inspect exterior lighting.

Interior, Doors, Windows
What is inspected? A representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.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.

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.