SALTY HOME INSPECTIONS
3863027766
info@saltyhi.com

RESIDENTIAL REPORT

1234 Main Street
Palm Coast, FL 32137

Buyer Name
02/18/2024 9:00AM

Inspector
Steve Shevchenko
HI 16334
info@saltyhi.com

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

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1: INSPECTION DETAILS.

Information

In Attendance
Client, Client's Agent

Occupancy
Vacant

Style
Single Family, Manufactured

Age Of Building
14

Weather Conditions
Clear

Outside Temperature (approximate)
60 Fahrenheit (F)

Brief Explanation of Inspection Limitations

All items noted in the inspection report are a reflection of the condition of the home at the time of the inspection and not a warranty or guarantee of how long they will continue to work or of future damage. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection report should not be considered a guarantee or warranty of any kind. **The inspection is not a code inspection**, any previous permits for the property will not be examined nor does it qualify as a city occupancy inspection. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection report. Reading and reviewing the entire inspection report is recommended as items can be missed when being moved to the summary page. We may have been unable to fully view the foundation walls, structural components, floors, slabs, crawl spaces, attics and etc. In all locations due to the following - finish materials, storage items, and personal belongings. These items prevent the inspector from viewing, testing, or having access to every area or component. In brief, it prevents the inspector from viewing, accessing, and checking all items. Concealed defects are NOT within the scope of our inspections. There may be deferred maintenance or items needing further evaluation, services, or repairs. We recommend that you do a careful check and final walk-through of the home prior to the closing.

The inspection report is not a pass or fail report.

The inspection is not a code inspection and is not to be used as a code inspection.

This report is for the exclusive use of our Client and is not intended for any other purpose. The report is based on the information available to us at the time of the inspection. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted.

We can make no representations regarding conditions that may be present but concealed or inaccessible during the scope. Additional reportable conditions may be discovered with further access and an opportunity for inspection. **Inspection of the inaccessible areas will be performed at an additional cost after access is provided**.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs.

Blue Box: **Maintenance Items**

These items generally are maintenance items, DIY items, or recommended upgrades that will fall into this category. Neglecting maintenance items can result into major repairs or expenses i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

Orange Box: **Marginal Defect**

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems. These typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Red Box: **Significant Defect**

These items cover any potential safety issues small or large, immediate or items that have the potential to become safety-related defects if not repaired. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor

Defect pictures

When there are multiple items with the same or similar defects in the same room or different rooms a representative number of pictures will be put in the inspection report not every defective item picture may show in the inspection report.

Inspection Standards

All inspections are done to or greater than the InterNACHI standards of practice not the local city requirements. The inspection is not a pass/fail inspection and is based on the condition of the home during the inspection. Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. A copy of the standards of practice used during the inspection is available upon request.

Limitations

General

CLIENTS REPORT

This report is for the person(s) named in the Client section only. Unauthorized use is prohibited without said Client(s) permission. Liability under this report is limited to the party identified on the cover page of this report.

2: ROOF

Information

Inspection Method
Roof

Roof Type/Style
Gable

Estimate Roof Age
14

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

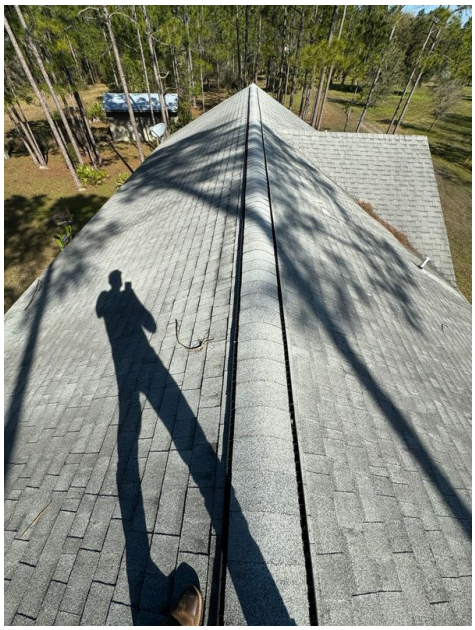
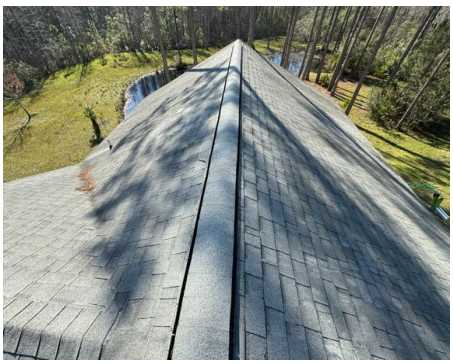
Roof/Ceiling Structure: Roof/Ceiling Structure
Trusses

Roof

This inspection is not a guarantee that a current roof leak or a future leak will not happen. Even a roof that appears to be in good, functional condition can have hidden leaks and can leak under certain circumstances. Salty Home Inspections is not responsible for any roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Coverings: Material
Architectural Asphalt



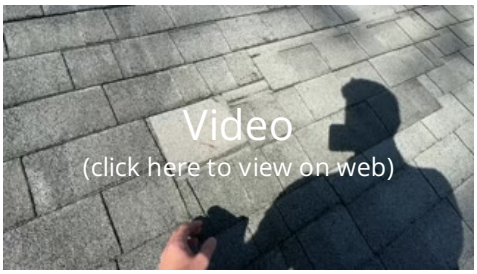
Deficiencies

2.1.1 Coverings

DAMAGED SHINGLES

Marginal Defect

Some of the shingles are damaged. The damages can range from one or more items such as cracks in the shingles, missing granules, broken shingles, hail damage, blistering, and more. It is recommended to have a qualified roofer evaluate the roof and repair it as necessary.



2.1.2 Coverings

EXPOSED NAILS

Marginal Defect

There is exposed nail(s) heads on the roof(s). It is recommended to have a qualified roofer evaluate and repair as necessary.

2.2.1 Roof Drainage Systems

Maintenance Items

DOWNSPOUTS EXTENSIONS

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. It is recommended to drain the water a minimum of 6 feet away from the foundation.

2.4.1 Plumbing Vents/Boots

Maintenance Items

EXPOSED NAILS IN THE PLUMBING VENT BOOT

The exposed nails in the plumbing vent boots should be sealed with roofing cement.

Recommendation

Contact a qualified professional.

3: EXTERIOR

Information

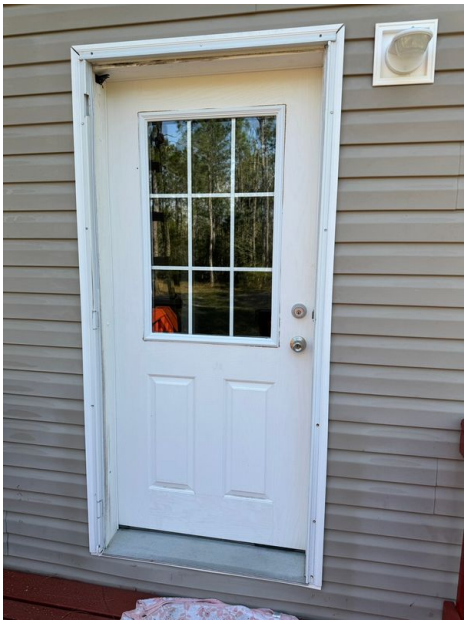
Walkways : Sidewalk Materials
None

Driveway: Driveway Material
Dirt

Exterior Doors: Main Entry Door
Vinyl Clad

Exterior Doors: East Door
N/A

Exterior Doors: Patio Door
Vinyl Clad



Porch/Stoop: Materials
Wood

Siding : Siding Material
Plastic

Trim: Material
Fiber Cement

Soffits: Material
Aluminum/Steel

Fascia: Material
Fiber Cement

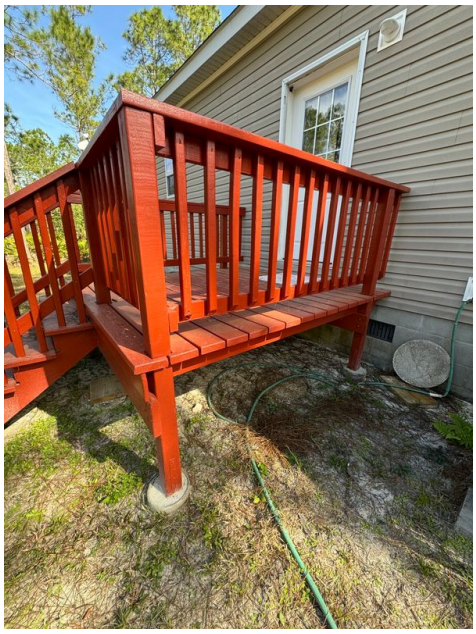
Fence: Fence Style
None

Wall Structure: Materials
Not visible

Flashing: Materials
NA

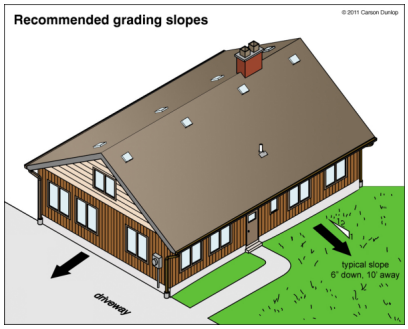
Exterior Fixtures and Receptacles: Receptacles
GFCI Present

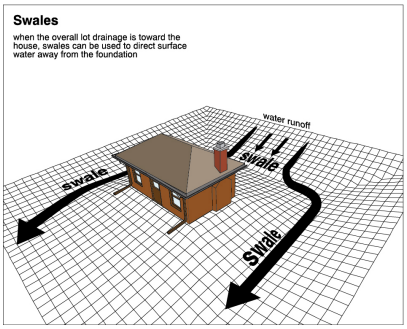
Patio: Material
Wood



Vegetation, Grading, Drainage : Grading / Drainage Overview

The grounds in contact with the home were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.





Limitations

Wall Structure

NOT VISIBLE

Building structure not visible due to siding, not evaluated.

Deficiencies

3.3.1 Exterior Doors

DAMAGED PAINT/FINISH

Maintenance Items

The damaged trim should be repaired.

Recommendation

Contact a qualified professional.

3.3.2 Exterior Doors

MOISTURE STAINS

Marginal Defect

There is a high moisture content on the door trim.

Recommendation

Contact a qualified professional.

3.5.1 Windows

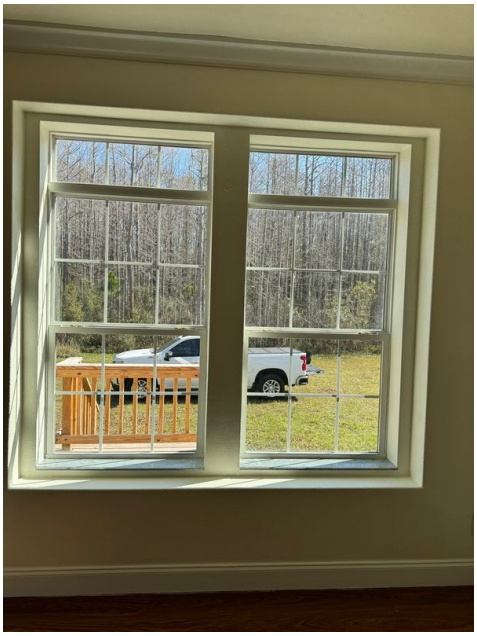
MISSING SCREENS

Maintenance Items

Missing window screens should be replaced or installed.

Recommendation

Contact a qualified professional.



3.5.2 Windows

COMPROMISED WINDOW PANE SEALS

Maintenance Items

The windows have a haze in between the panes due to failed seals. The windows should be evaluated and repaired or replaced by a qualified contractor.

Recommendation

Contact a qualified professional.



3.6.1 Siding

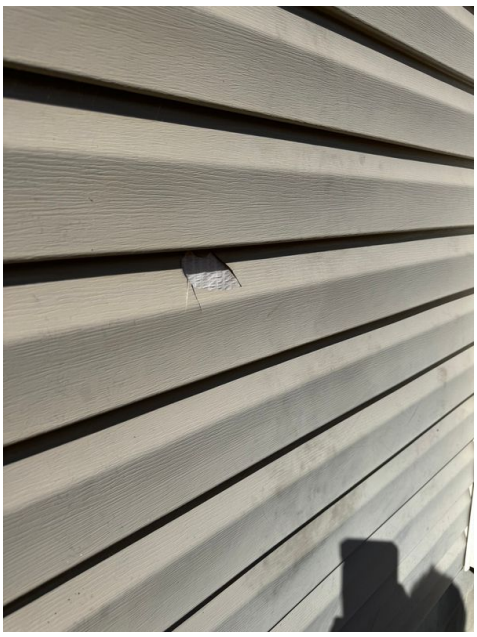
Maintenance Items

HOLES IN SIDING

The holes in the siding should be sealed to prevent moisture intrusion.

Recommendation

Contact a qualified professional.




3.6.2 Siding

Maintenance Items

GAPS

There are larger than typical gaps in the siding that should be repaired by a qualified contractor.

Recommendation

Contact a qualified professional.

3.8.1 Soffits

Maintenance Items

GAP

There is an opening, gap or hole in or near the soffit which should be sealed. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

3.9.1 Fascia

Maintenance Items

GAP

There is an opening, gap or hole on or near the fascia which should be repaired. This can allow water intrusion and pest infestation as well as deterioration of the surrounding material.

3.14.1 Patio

Maintenance Items

INOPERABLE LIGHT FIXTURES

The light fixtures are damaged and inoperable and should be repaired or replaced.

Recommendation

Contact a qualified professional.

3.14.2 Patio

Maintenance Items

PATIO SCREEN DOOR DAMAGED/MISSING

The door is damaged/missing and should be repaired or replaced.

Recommendation

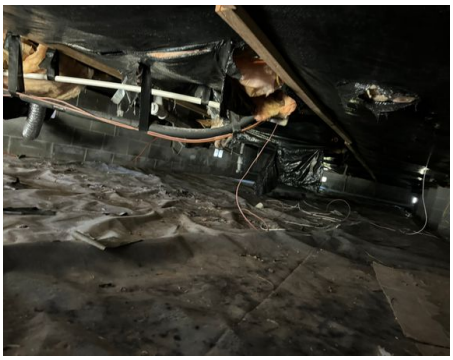
Contact a qualified professional.

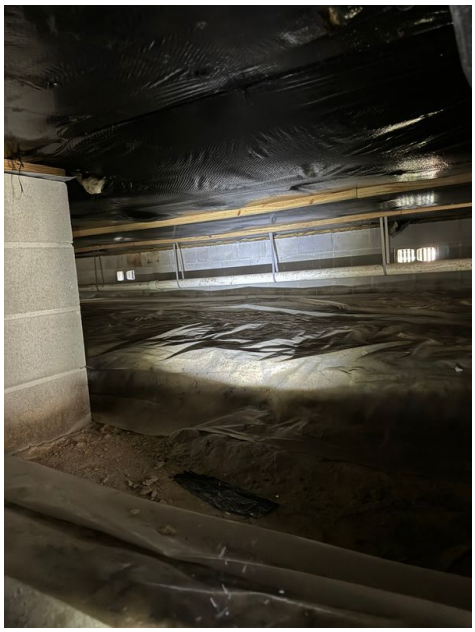
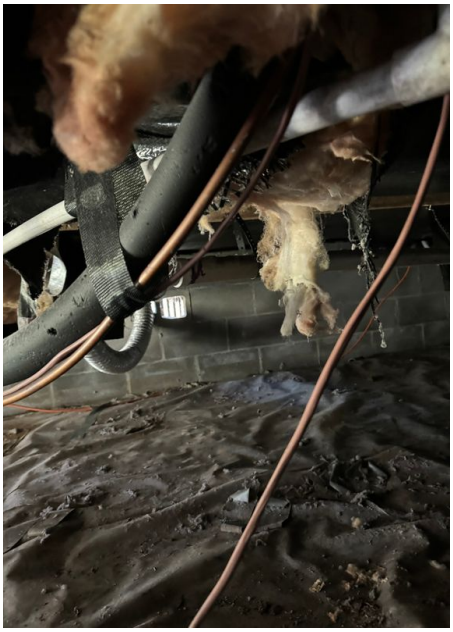
4: FOUNDATION/STEM WALL AND SLAB

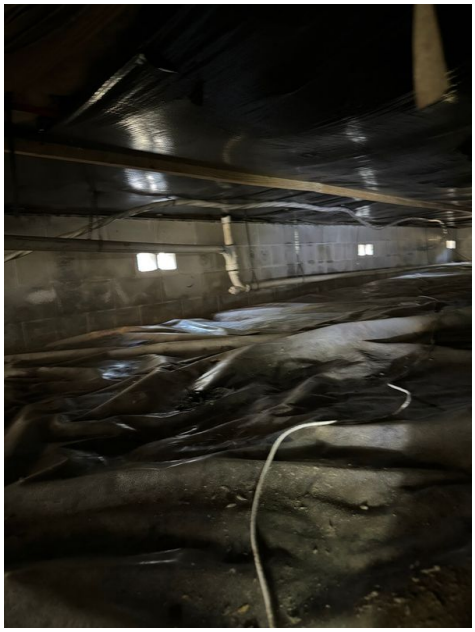
Information

General: **Inspection Method**
Visual

Foundation: **Material**
Crawl Space





5: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 200 Amp Svc

Main Panel: Main Panel Location
Utility room

Main Panel: Panel Manufacturer
Siemens

Main Panel: Panel Type
Circuit Breaker

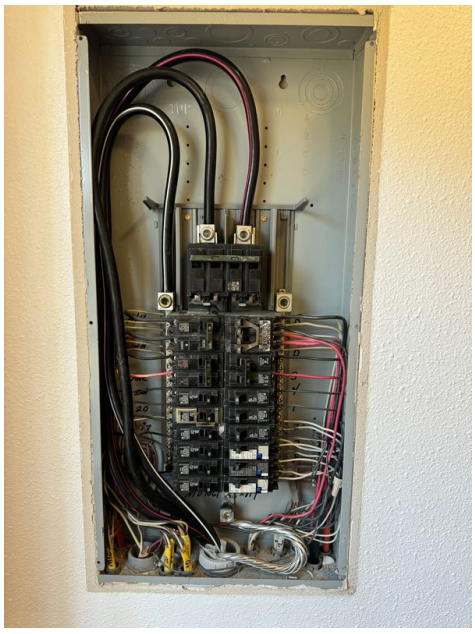
Branch Wiring Circuits, Breakers & Fuses: Branch Wire Type 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Smoke Detectors: Smoke Detectors
Present

Main Panel: Panel Capacity

200 AMP



Smoke Detectors: Replace smoke detectors

Salty Home Inspections recommends replacing all smoke detectors upon taking possession of the home

Smoke Detectors: Replace smoke detectors every 10 years

The National Fire Protection Association (NFPA) recommends replacing all smoke detectors **at least every 10 years**. There is no way for the inspector to know the age of the smoke detector(s) and recommends that the client replace them upon getting possession of the home and continue to replace them as recommended.

Carbon Monoxide Detectors: Recommended to replace carbon monoxide detectors

Salty Home Inspections recommends replacing all carbon detectors upon taking possession of the home

Carbon Monoxide Detectors: Replace carbon monoxide detectors every 7 years

The National Fire Protection Association (NFPA) recommends replacing carbon monoxide detectors **every 7 years**. There is no way for the inspector to know the age of the carbon monoxide detector(s) and recommends that the client replace them upon getting possession of the home and continue to replace them as recommended.

Deficiencies

5.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance Items

LIGHT INOPERABLE

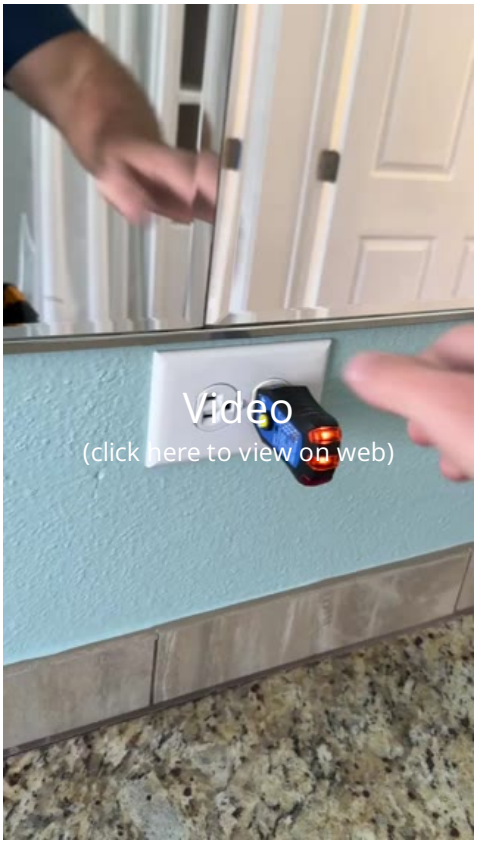
One or more lights are not operating. New light bulb possibly needed.

5.5.1 GFCI receptacles

Significant Defect

GFCI FOR BATHROOMS

The National Building Standards require **ALL** receptacles in a bathroom are required to have GFCI protection on them.



5.5.2 GFCI receptacles

Significant Defect

GFCI FOR LAUNDRY ROOM

The National Building Standards require **ALL** receptacles in a laundry room are required to have GFCI protection on them.

5.7.1 Carbon Monoxide Detectors

Significant Defect

CARBON MONOXIDE DETECTOR NEEDED

The fire marshal requires one carbon monoxide detector per floor and one within 15 feet of all bedroom doors. It is recommended to add additional carbon monoxide detector(s).

6: HVAC

Information

General: **A/C Type**
Heat Pump

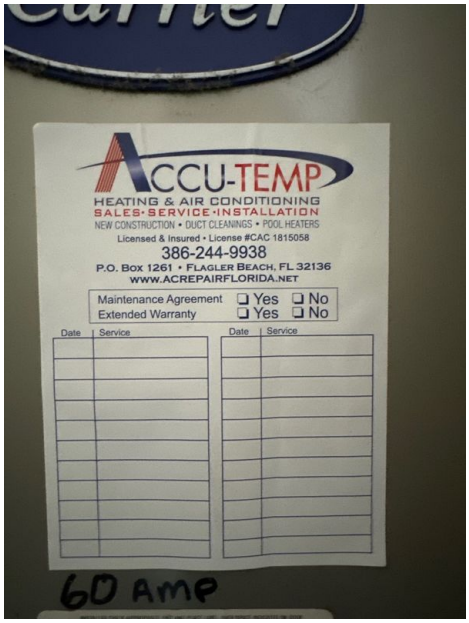
General: **Cooling source**
Electric

General: **Distribution**
Flex Duct

General: **Heat Source**
Electric

General: **Heat Type**
Heat Pump

General: **Last Service Date**
N/a



Condensing Unit: **Condenser Model #**
A4HP4042A1000BA

Condensing Unit: **Condenser Serial #**
22093K3YBF

Condensing Unit: **Estimated Age Condensing Unit**
2 Year(s)

Condensing Unit: **Manufacturer**
Trane

Condensing Unit: **Location**
Rear

Air Handler: **Air Handler Model #**
FX4DNF043

Air Handler: **Air Handler Serial #**
2110A90268

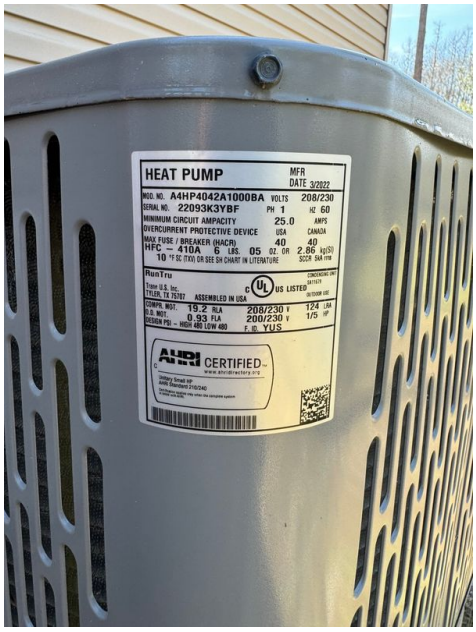
Air Handler: **Estimate Age Air Handler**
3 Year(s)

Air Handler: **Filter Location**
Below unit

Air Handler: **Manufacturer**
Carrier

General: **Filter Advice**
Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season.

Condensing Unit: Pictures of Unit



Air Handler: Pictures of unit

Air Handler: Unit in Good Condition

The air handler appeared in good condition. The unit ran as expected.

Duct Work: Duct work

7: PLUMBING

Information

Water Source
Well

Hose Bib Water Pressure
40

Main Water Shut-off Device: Main Shut Off Location
Well pump

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

Water Supply, Distribution Systems & Fixtures: Incoming water line
PVC

Laundry Room: Location
Utility Room

Sump Pump: Location
None

The water softener is not tested

Water softeners are outside the practice of a standard home inspection and if one is present it was not inspected.

Drain, Waste, & Vent Systems: The home is on septic

The home is on a septic system. It is recommended to have a septic inspection done prior to the closing.

Limitations

Drain, Waste, & Vent Systems

OVERFLOWS NOT TESTED

The overflows on the sinks and bathtubs are outside of a standard home inspection and were not tested.

Water Supply, Distribution Systems & Fixtures

WATER SOFTENER(S) AND WATER FILTRATION SYSTEMS

Water softener(s) and any form of water filtration/purification are not part of the home inspection and were not inspected.

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Maintenance Items

SINK HAS SEDEMENT FROM WELL WATER.

There was sediment in the sinks after running the water.

7.2.2 Drain, Waste, & Vent Systems

Maintenance Items

SINK STOPPER NOT WORKING PROPERLY

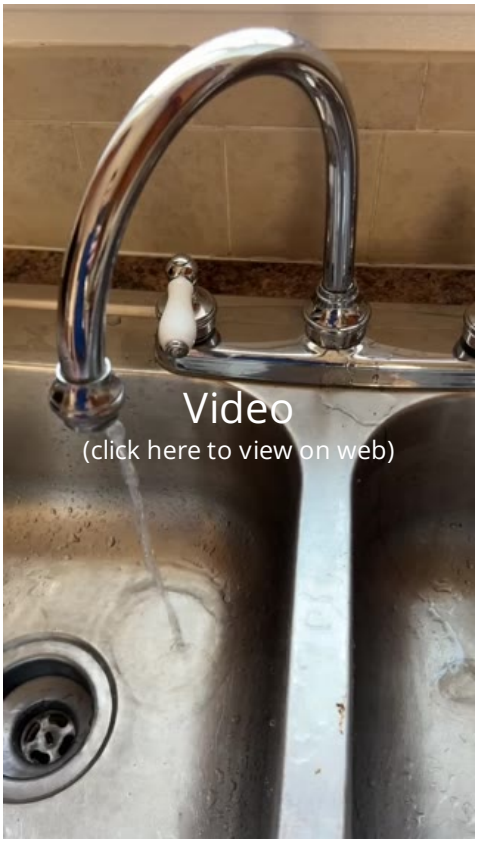
One or more sink stopper is not working properly. They are allowing water to escape the tub when filled and closed. It is recommended to have it repaired.

7.3.1 Water Supply, Distribution Systems & Fixtures

Maintenance Items

FAUCET LEAKING

The faucet leaks when tested. It is recommended to have it repaired.



8: WATER HEATER

Information

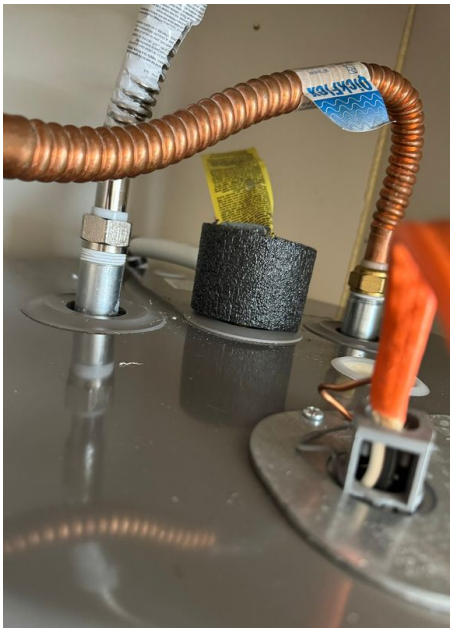
Hot Water Heater, Controls, Flues & Vents: Serial #
M042318252

Hot Water Heater, Controls, Flues & Vents: Age
2023 year manufactured

Hot Water Heater, Controls, Flues & Vents: Location
Main Floor

Hot Water Heater, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Heater, Controls, Flues & Vents: Manufacturer
Rheem



Hot Water Heater, Controls, Flues & Vents: **Capacity**

50 gallons

Tankless water heater will be listed in Gallons per Min as opposed to capacity.

9: DOORS, WINDOWS & INTERIOR

Information

Ceilings: No defects

At the time of the inspection there was no visible defects.

Steps, Stairways & Railings: No defects

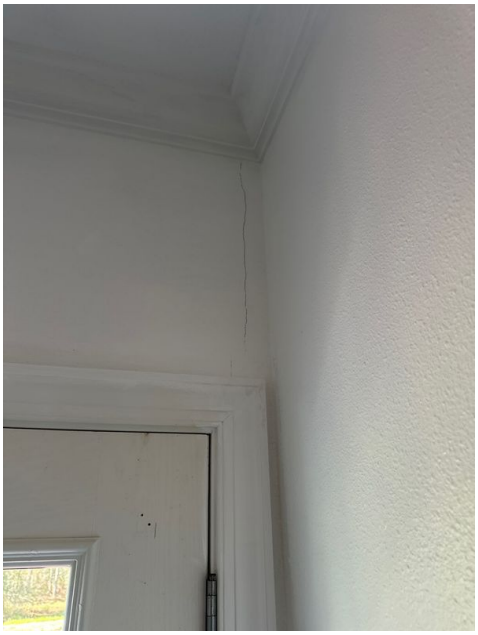
At the time of the inspection there was no visible defects.

Limitations

Walls

TYPICAL CRACKS

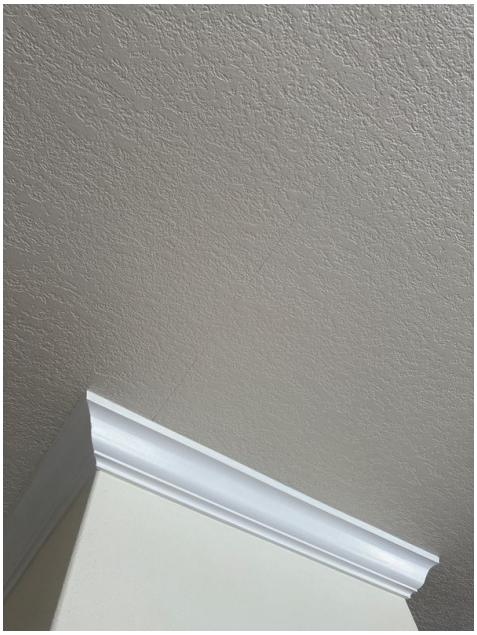
The walls have some typical cracks.



Ceilings

TYPICAL CRACKS

The ceilings have typical cracks



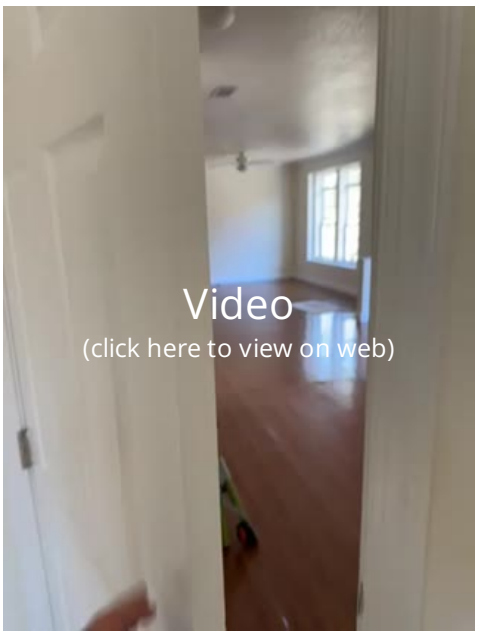
Deficiencies

9.1.1 Doors

DOOR IS DAMAGED

Maintenance Items

One or more doors in the house are damaged. It is recommended to repair/replace the damaged door(s).



9.1.2 Doors

NO DOOR

Maintenance Items

The closet doesn't have a door on it. It is recommended to install a door.

9.1.3 Doors

Maintenance Items

DOOR IS UNPAINTED

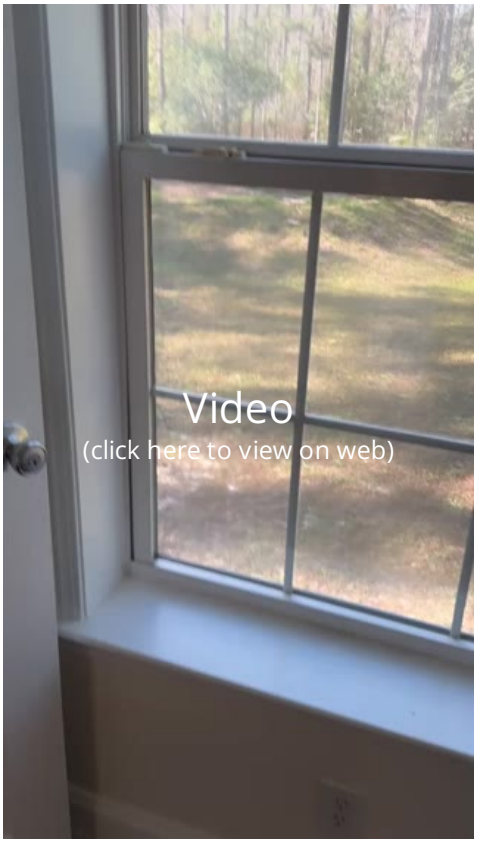
The door does not have paint on it. It will be more likely to absorb moisture especially when installed on a bathroom.

9.2.1 Windows

Significant Defect

WINDOW FALLS OUT

One or more windows fall out of its track when opened. It is recommended to have a qualified contractor evaluate and repair as necessary.

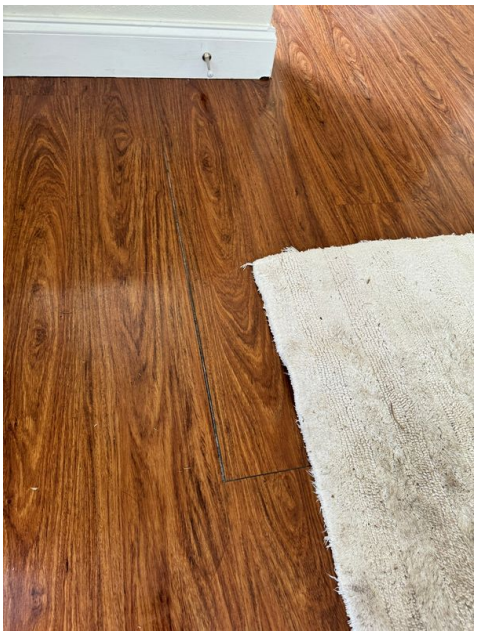


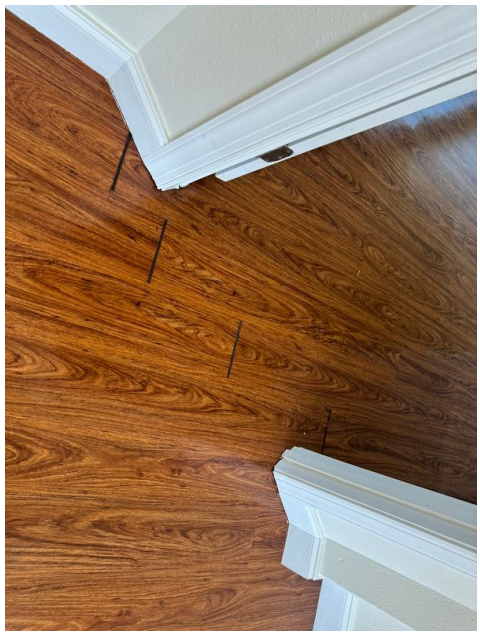
9.3.1 Floors

Marginal Defect

GAPS IN FLOORING

There is gaps in the flooring. It is recommended to have a qualified contractor evaluate and repair as necessary.



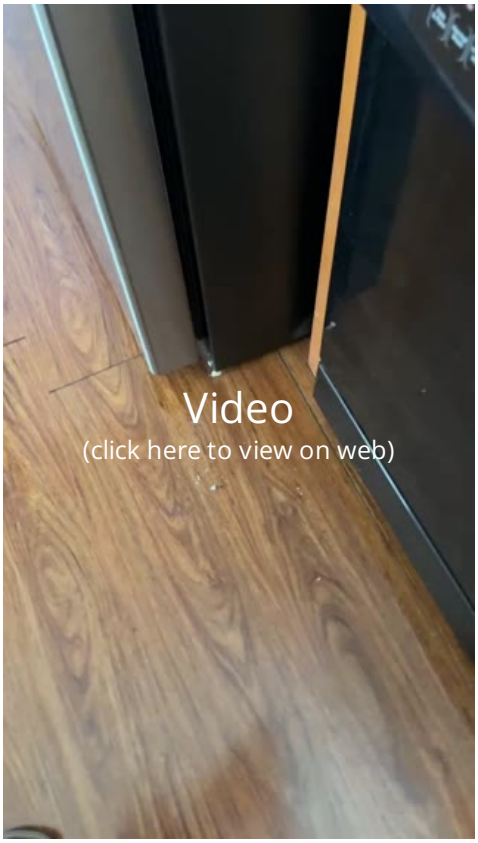


9.3.2 Floors

Marginal Defect

SOFT SPOT ON FLOOR

The floor is soft. It is recommended to have a qualified contractor evaluate and repair as necessary.



9.3.3 Floors

Marginal Defect

SOFT SPOT ON FLOOR

The floor is soft. It is recommended to have a qualified contractor evaluate and repair as necessary.

9.7.1 Countertops & Cabinets

Maintenance Items

DAMAGED COUNTER TOP

The countertop is damaged. It is recommended to have it repaired/replaced.

10: BUILT-IN APPLIANCES

Information

Vent hood: **Exhaust Hood Type**
None

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

Limitations

Garbage Disposal
NO GARBAGE DISPOSAL
There was no garbage disposal present.

Built-in Microwave
NO MICROWAVE
There was no microwave present to inspect.

Deficiencies

10.1.1 Dishwasher
LEAKING

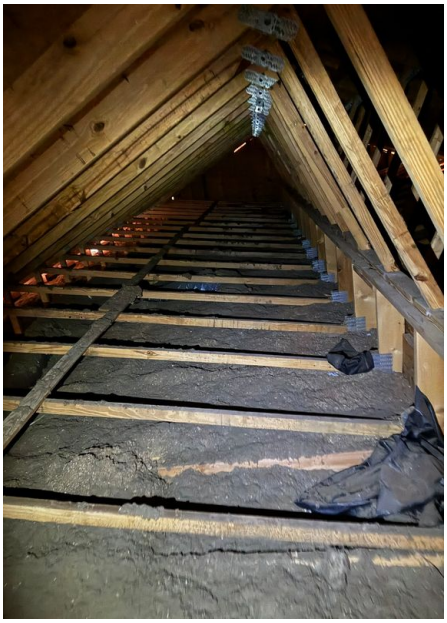
Marginal Defect

The dishwasher leaked when ran. It is recommended to have the dishwasher removed the area under it inspected for damages and repaired as necessary and to have the dishwasher repaired.

11: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation, Access, & Electrical : Insulation Type
Cellulose



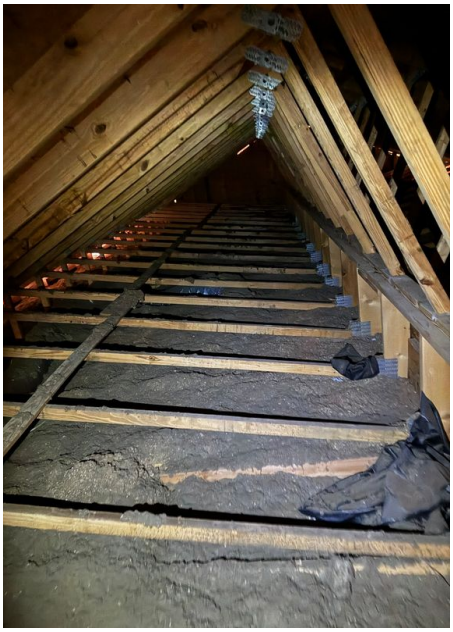
Ventilation: Roof & attic ventilation type
Ridge Vents, Soffit Vents

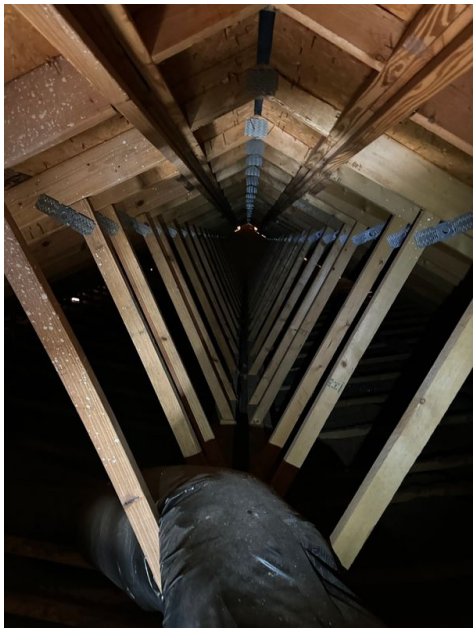
This should be a combination of several vent types.

Exhaust Systems: Exhaust Fans
No

Attic Access
Access panel

Method for accessing attic





Attic inspection limitations

Attic inspections are generally limited to the attic access due to the fact that insulation can obstruct the vision of where the inspector is walking increasing the odds of slipping and breaking the drywall, insulation can hide electrical issues and sharp objects creating safety issues for the inspector ETC. Walking on the insulation and/or moving it around for safe walking will lower the R-value of the insulation making it not as effective. If an attic has walk boards or secured and safe decking, the inspector will then access the attic and inspect it from the walk board/decking.

Limitations

Attic Insulation, Access, & Electrical

ATTIC INSPECTION LIMITATIONS

An attic inspection creates several hazardous conditions for the inspector from insulation that prevents them from being able to see what they are stepping on creating the risk of falling through the ceiling, hidden electrical deffects, hidden sharp objects, ETC. walking on the insulation will compress it lowering its R value making it less efficient. For these reasons the attic inspection is done from the attic access unless there is sold and safe flooring to walk on in the attic space. If the attic has solid and safe flooring the inspector will walk on the flooring to do the inspection.

Attic Insulation, Access, & Electrical

ATTIC INSPECTION LIMITED TO ACCESS

For safety reasons the attic inspection was limited to the attic access. Only the visible portions of the attic were inspected.

12: GARAGE

Information

Garage Door: Material
Metal

General: Type
Detached, Shed




Ceiling: Garage ceiling satisfactory
At the time of the inspection the garage ceiling are in satisfactory condition.

Floor: Garage floor satisfactory

At the time of the inspection the garage floor are in satisfactory condition.

Garage/carport Roof: Material

Metal


Garage Door: Type

Roll-Up


Limitations

General

VISIBILITY

Areas of the garage were not visible for inspection due to items being stored in the garage.

Floor

PARTIALLY VISIBLE

A portion of the garage floor was not visible due to items being stored in the garage at the time of the inspection.

Walls & Firewalls

PERSONAL BELONGINGS OBSTRUCTING VIEW

All or part of the garage walls, floors, interior walls, and floors were obstructed from view by personal belongings. The obstructed areas were visible for inspection.

Deficiencies

12.5.1 Walls & Firewalls

Marginal Defect

ROTTEN SIDING GARAGE

Some of the garage wood/masonite sidings are rotten/water damaged. It is recommended to replace all the damaged siding.

12.5.2 Walls & Firewalls

Maintenance Items

SIDING TOUCHING DIRT

Siding in contact with the soil can lead to possible premature rotting.

12.5.3 Walls & Firewalls

Marginal Defect

WINDOW UNIT NOT TESTED.

The window HVAC unit was not tested and missing proper covers exposing electrical components.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

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

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

Foundation/Stem wall and Slab
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.

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 serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum 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.

HVAC
The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

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. 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, portability, 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; including drainage sump pumps with accessible floats. . I. test shower pans, tub and shower surround 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.

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

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