FERGUSON GENERAL HOME SERVICES LLC



5735133110

BenFerguson@FergusonGHS.com https://www.FergusonGHS.com



INSPECTION REPORT BY FERGUSON GHS

You Property, Anywhere Perryville MO 63775

Your Property JANUARY 22, 2021



Inspector

Benjamin Ferguson NACHI20102206 5735133110 BenFerguson@FergusonGHS.com

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SUMMARY









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- 15.4.1 Attached Garage Electric in Garage: Missing GFCI-Protection in Garage
- 15.5.1 Attached Garage Ceiling, Walls & Firewalls in Garage: Door Was Not Self-Closing
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1: INSPECTION DETAIL

Information

General Inspection Info: General Inspection Info: Weather General Inspection Info: Type of

Occupancy Conditions Building

Occupied, Furnished Cold Single Family

General Inspection Info: In Attendance

Home Owner

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

- 1. major defects, such as a structural failure;
- 2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
- 3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
- 4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Draft: What Really Matters

Watch later

Share



Your Job As a Homeowner: Read Your Book





I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

Draft: Read Your Book





Watch later

Share



Your Property You Property, Anywhere

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Draft: Home Maintenance Inspection







We'll Buy Your Home Back



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy B...





Watch later





We'll Buy Your Home Guarantee







For more information, please visit www.nachi.org/buy.

Details



InterNACHI is so certain of the integrity of our members that we back them up with our \$10,000 Honor Guarantee.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

Limitations

General Inspection Info

THE CLIENT DID NOT ATTEND

Draft: Client Did Not Attend





atch later Share



We invited the client to attend their home inspection. Unfortunately, my client did not attend the home inspection. The client did not learn what the home inspector desired to teach the client about the house. The client was unable to follow the home inspector through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the home inspection.

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

Ground

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was 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. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

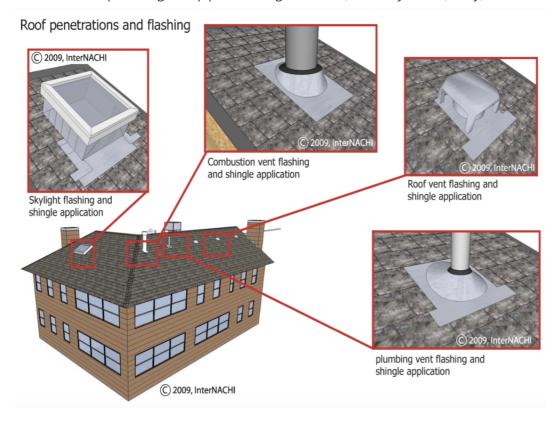
Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

3: CHIMNEY, FIREPLACE, OR STOVE

Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

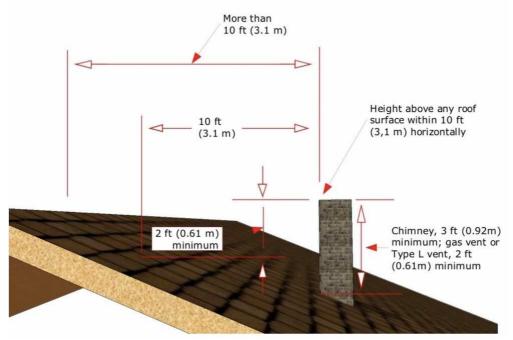
Recommendations

3.1.1 Masonry Chimney

CHIMNEY CLEARANCE DEFECT 3-2-10



I observed indications of inadequate clearances for the masonry chimney stack. The 3-2-10 Rule for masonry chimneys states that a masonry chimney should extend at least 3 feet above the highest point where the chimney passes through the roof, and 2 feet above any portion of a building that is within a 10-foot distance horizontally.



Recommendation

Contact a qualified chimney contractor.

4: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Exterior Doors: Exterior Doors

Inspected

I inspected the exterior doors.

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Various Materials

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.



Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs & Electrical

UNABLE TO TEST GFCI

I was unable to test the GFCI at the exterior. Inspection restriction.







Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

4.2.1 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT EAVES

I observed indications that one or more areas of the eaves were damaged.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.





4.2.2 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT SOFFIT



I observed indications that one or more areas of the soffit were damaged.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.

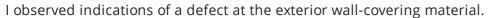






4.3.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL



Correction and further evaluation is recommended.

Recommendation

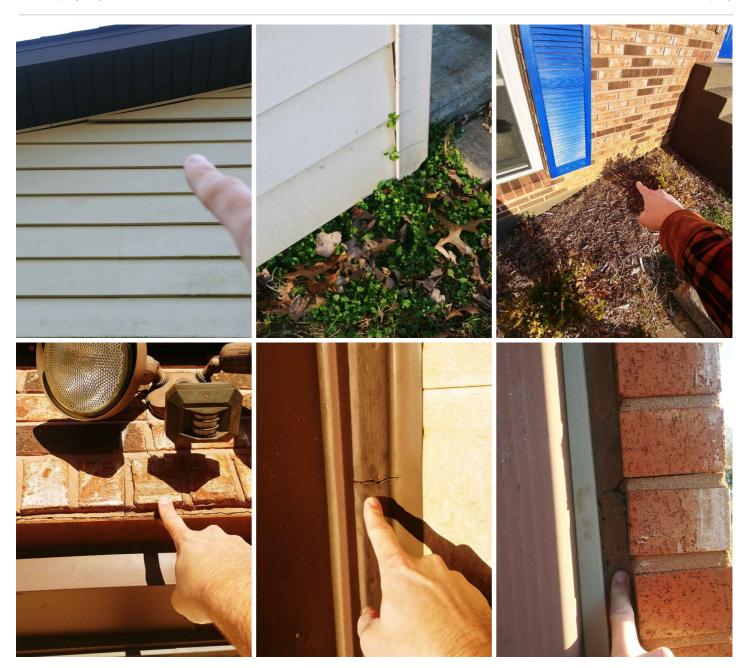
Contact a qualified professional.











4.3.2 Wall-Covering, Flashing & Trim

INADEQUATE GROUND CLEARANCE



I checked the distance between the bottom of wood components and the ground surface (or grade). In locations that have little or no snow, the distance should be no less than 8 inches. In locations with significant lasting snow, the bottom of wood elements should be no less than 8 inches above the average snow depth.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified siding specialist.







4.6.1 Walkways & Driveways

MINOR CRACKING AT WALKWAY

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.

Recommendation

Contact a handyman or DIY project





4.8.1 Porches, Patios, Decks, Balconies & Carports

MISSING HANDRAIL

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.



Minor Defect

Recommendation

Contact a qualified professional.



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement

Foundation Described

Concrete

Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement: Basement Was Inspected

The basement was inspected according to the Home Inspection Standards of Practice.

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Basement: Foundation Was Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.

Basement: Structural Components Were Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Limitations

Basement

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Basement

BASEMENT FINISHED

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.

6: HEATING

Information

Heating System Information: Energy Source

Electric



Heating System Information: Heating Method Heat Pump System Thermostat and Normal
Operating Controls: Thermostat
Location
Hallway

Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Recommendations

6.1.1 Heating System Information

DUCT DEFECT

I am deserved a defect at the ductwork.

Recommendation

Contact a qualified professional.









7: COOLING

Information

Cooling System Information:

Thermostat and Normal **Service Disconnect Inspected Operating Controls: Thermostat**

I observed a service disconnect within sight of the cooling system.

Location Hallway

Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Limitations

Cooling System Information

COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

Recommendations

7.1.1 Cooling System Information

Minor Defect

REFRIGERANT LINE INSULATION MISSING OR DAMAGED

I observed missing or damaged foam insulation at the cooling system's refrigerant line, which can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



8: PLUMBING

Information

Main Water Shut-Off Valve: Location of Main Shut-Off Valve Basement



Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Water Supply: Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

8.3.1 Hot Water Source



DEFECT AT TPR VALVE DISCHARGE

I observed a defect a the TPR (temperature, pressure, and relief) valve. The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Discharge through an air gap located in the same room as the water heater.
- Not be smaller than the diameter of the outlet of the valve.
- Serve a single relief device.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Be installed so as to flow by gravity.
- Terminate no more than 6 inches above the floor or flood level rim of the waste receptor. And not less than 2 times the discharge pipe diameter.
- Not have valves or tee fittings.
- Be constructed of materials listed or rated for such use.
- Be one nominal size larger that the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings.

Recommendation

Contact a qualified plumbing contractor.



8.3.2 Hot Water Source

MISSING CATCH PAN UNDER TANK

I observed that the hot water tank is missing a water leak catch pan.



Recommendation

Contact a qualified professional.

8.3.3 Hot Water Source

Minor Defect

MISSING COVERS

Electrical covers on hot water tank need to be reinstalled.

Recommendation

Recommended DIY Project



8.4.1 Drain, Waste, & Vent Systems

CHEMICAL BURN

Drain pipe is damaged and needs to be replaced by a plumbing contractor.

Recommendation

Contact a qualified professional.







9: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

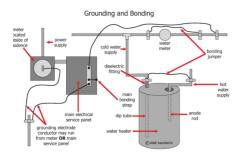
Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible NM-B (Romex)

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Limitations

Service-Entrance Conductors

SERVICE ENTERENCE CABLES NOT INSPECTED

Electrical service-entrance conductors are buried and unobservable.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Panelboards & Breakers

UNABLE TO INSPECT THE PANELBOARDS AND BREAKERS CLOSELY

I was restricted in my visual-only inspection in that I did not inspect closely all of the panelboards, components, connections, and breakers. I am not an electrician, but I will inspect the electrical system according to the Home Inspection Standards of Practice as best as I can during the inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

9.3.1 Main Service Disconnect





I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended.

Recommendation

Contact a qualified electrical contractor.



9.5.1 Panelboards & Breakers

INADEQUATE WORK SPACE AT PANEL



I observed inadequate workspace at the electrical panel. Inspection restriction. This makes accessing the electrical panel disconnects and components difficult.

A clear working space must be provided and maintained for safe access. At least 3 feet deep clear space should be in front of the equipment, 30 inches wide, and 6 feet 6 inches of headroom.

Recommendation

Contact a qualified professional.

9.5.2 Panelboards & Breakers



BREAKER IS TOO HIGH FROM THE FLOOR

I observed that the breaker is too high from the floor. Making this very difficult to access and disconnect if needed. Potentially hazardous. No electrical disconnect or fuse, including the main breaker, should be higher than 6 feet 7 inches from the floor.

Recommendation

Contact a qualified electrical contractor.

9.6.1 Service Grounding & Bonding

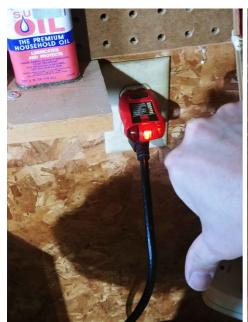


INADEQUATE GROUND

I observed indications that the grounding electrode conductor to the ground rod was inadequate and should be checked by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.







9.7.1 AFCIs

MISSING AFCI PROTECTION IN DINING & LIVING ROOMS

Major Defect

I observed missing AFCI protection for receptacles in the dining and living rooms.

Recommendation

Contact a qualified electrical contractor.

9.7.2 AFCIs

MISSING AFCI PROTECTION AT INTERIOR ROOM



I observed missing AFCI protection for receptacles in the interior room of the house.

Recommendation

Contact a qualified electrical contractor.

9.7.3 AFCIs

MISSING AFCI PROTECTION AT BEDROOMS



I observed missing AFCI protection for receptacles in the bedrooms.

Recommendation

Contact a qualified electrical contractor.

9.8.1 GFCIs

IMPROPER INSTALLATION



I observed indications of improper installation at the GFCI device.

Recommendation

Contact a qualified electrical contractor.

10: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed
Undeterminted

Insulation in Attic: Insulation Was Inspected

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

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

11: BATHROOMS

Information

Bathroom Toilets: Toilets

Inspected

I flushed all of the toilets.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom: GFCI-Protection Tested

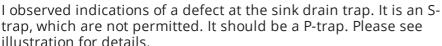
I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Recommendations

11.2.1 Sinks, Tubs & Showers

DEFECT AT S-TRAP



Recommendation

Recommended DIY Project





11.3.1 Bathroom Exhaust Fan / Window

IMPROPERLY EXHAUSTING



I observed that the bathroom fan is improperly exhausting air from the bathroom.

Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.

Recommendation

Contact a qualified general contractor.

11.4.1 GFCI & Electric in Bathroom

GFCI WOULDN'T RESET

The tested GFCI would not reset.

Recommendation

Contact a qualified electrical contractor.





11.6.1 Cabinetry, Ceiling, Walls & Floor

CEILING DAMAGE

I observed damage at the bathroom ceiling.

Recommendation

Contact a qualified handyman.





12: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

12.2.1 Windows

DAMAGED HARDWARE AT WINDOW

I observed damage to the hardware at a window.

Recommendation

Contact a qualified window repair/installation contractor.







12.2.2 Windows

FOGGED / BROKEN SEAL

I observed a fogged window and broken seal that caused condensation between the window panes.

Recommendation

Contact a qualified window repair/installation contractor.





12.3.1 Switches, Fixtures & Receptacles

MORE THAN 6' APART

I observed a lack of wall receptacles.

A receptacle should be no more than 6 feet apart along the wall.

Recommendation

Contact a qualified electrical contractor.



12.4.1 Floors, Walls, Ceilings

MINOR CORNER CRACKS



Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



12.4.2 Floors, Walls, Ceilings

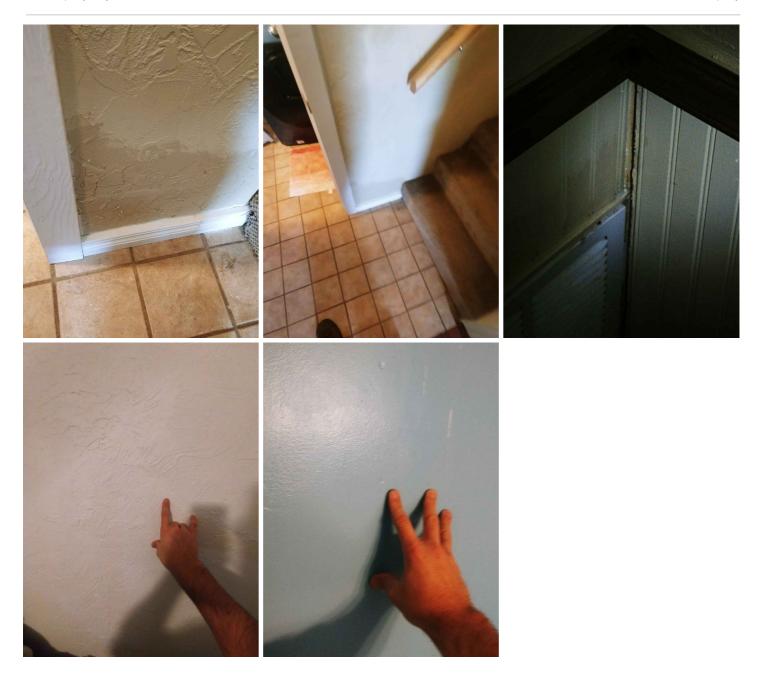
POOR PATCHING



Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



12.5.1 Stairs, Steps, Stoops, Stairways & Ramps

PROBLEM WITH 3-WAY SWITCH AT STAIRS

I observed indications of a problem with the 3-way lighting switch at the stairs.

Recommendation

Contact a qualified professional.



13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

14: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Recommendations

14.1.1 Clothes Washer



MISSING GFCI PROTECTION IN LAUNDRY

I observed missing GFCI protection for all receptacle outlets in the laundry, as it is required by standards.

Recommendation

Contact a qualified electrical contractor.

14.3.1 Laundry Room, Electric, and Tub



MISSING GFCI PROTECTION

I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A) (10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.

15: ATTACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Vehicle Door: Type of Door Operation Opener

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Vehicle Door Opener: Wall Control Button Label Was Inspected

I observed a warning label near the wall control button. Good.

Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

Garage Vehicle Door Opener: General Warning Label Was Inspected

I observed a general warning label attached to the back of the door panel. Good.

Garage Vehicle Door Opener: Bottom Bracket Label Was Inspected

I observed two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Recommendations

15.1.1 Garage Floor

CRACKED CONCRETE AT GARAGE FLOOR

I observed indications of cracks in the garage concrete floor.

Recommendation

Recommend monitoring.









15.3.1 Garage Vehicle Door Opener

NON-CONTACT AUTO-REVERSE FAILED



I observed that the garage door did not automatically reverse after a non-contact auto-reverse test. This is a safety defect.

Recommendation

Contact a qualified garage door contractor.

15.4.1 Electric in Garage

Major Defect

MISSING GFCI-PROTECTION IN GARAGE

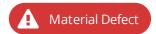
I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Recommendation

Contact a qualified electrical contractor.

15.5.1 Ceiling, Walls & Firewalls in Garage



DOOR WAS NOT SELF-CLOSING

I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard.

Recommendation

Contact a qualified general contractor.





16: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

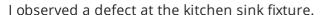
Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Recommendations

16.1.1 Kitchen Sink

DEFECT AT SINK FIXTURE



Recommendation

Recommended DIY Project





16.3.1 AFCI

MISSING AFCI PROTECTION



I observed indications of missing AFCI protection in the kitchen.

All wall kitchen receptacles should be AFCI protected. Kitchen counter receptacles should be GFCI protected.

Recommendation

Contact a qualified electrical contractor.

16.4.1 Countertops & Cabinets

COUNTERTOP NOT SECURED



I observed that the countertop was not stable. Not secure. Loose.

Recommendation

Contact a qualified countertop contractor.





16.5.1 Floors, Walls, Ceilings

MODERATE WEAR



Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor

16.5.2 Floors, Walls, Ceilings

POOR PATCHING



Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

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

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

- 1. the roof-covering materials;
- 2. the gutters;
- 3. the downspouts;
- 4. the vents, flashing, skylights, chimney, and other roof penetrations; and
- 5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

- 1. readily accessible and visible portions of the fireplaces and chimneys;
- 2. lintels above the fireplace openings;
- 3. damper doors by opening and closing them, if readily accessible and manually operable; and
- 4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

- 1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- 2. manually operated dampers that did not open and close;
- 3. the lack of a smoke detector in the same room as the fireplace;
- 4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- 5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior

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

I. The inspector shall inspect:

- 1. the exterior wall-covering materials;
- 2. the eaves, soffits and fascia;
- 3. a representative number of windows;
- 4. all exterior doors;
- 5. flashing and trim;
- 6. adjacent walkways and driveways;
- 7. stairs, steps, stoops, stairways and ramps;
- 8. porches, patios, decks, balconies and carports;
- 9. railings, guards and handrails; and
- 10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

1. any improper spacing between intermediate balusters, spindles and rails.

Basement, Foundation, Crawlspace & Structure I. The inspector shall inspect:

the foundation; the basement; the crawlspace; and structural components.

II. The inspector shall describe:

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

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

observed indications of wood in contact with or near soil;

observed indications of active water penetration;

observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and

any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

- 1. the location of the thermostat for the heating system;
- 2. the energy source; and
- 3. the heating method.

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

- 1. any heating system that did not operate; and
- 2. if the heating system was deemed inaccessible.

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

- 1. the location of the thermostat for the cooling system; and
- 2. the cooling method.

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

- 1. any cooling system that did not operate; and
- 2. if the cooling system was deemed inaccessible.

Plumbing

I. The inspector shall inspect:

- 1. the main water supply shut-off valve;
- 2. the main fuel supply shut-off valve;
- 3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- 4. interior water supply, including all fixtures and faucets, by running the water;
- 5. all toilets for proper operation by flushing;
- 6. all sinks, tubs and showers for functional drainage;
- 7. the drain, waste and vent system; and
- 8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

- 1. whether the water supply is public or private based upon observed evidence;
- 2. the location of the main water supply shut-off valve;
- 3. the location of the main fuel supply shut-off valve;
- 4. the location of any observed fuel-storage system; and
- 5. the capacity of the water heating equipment, if labeled.

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

- 1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- 2. deficiencies in the installation of hot and cold water faucets;
- 3. active plumbing water leaks that were observed during the inspection; and
- 4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical

I. The inspector shall inspect:

- 1. the service drop;
- 2. the overhead service conductors and attachment point;
- 3. the service head, gooseneck and drip loops;
- 4. the service mast, service conduit and raceway;
- 5. the electric meter and base;
- 6. service-entrance conductors;
- 7. the main service disconnect;
- 8. panelboards and over-current protection devices (circuit breakers and fuses);
- 9. service grounding and bonding;
- 10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
- 11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- 12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

- 1. the main service disconnect's amperage rating, if labeled; and
- 2. the type of wiring observed.

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

- 1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
- 2. any unused circuit-breaker panel opening that was not filled;
- 3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
- 4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
- 5. the absence of smoke and/or carbon monoxide detectors.

Attic, Insulation & Ventilation The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas; ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Bathrooms The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; and all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior The inspector shall inspect:

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; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;

photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals.

Laundry The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Attached Garage The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove, oven, microwave, and garbage disposer.