EAGLE EYE HOME INSPECTION
3019284311
eagleeye.bobby@gmail.com
http://www.eagle-eye-homeinspection.com

RESIDENTIAL REPORT

[redacted]

North Myrtle Beach SC 29582

[redacted]

JUNE 23, 2021

Inspector
Bobby Bush
Bobby Bush
Lic# RBI.49598
301-928-4311
eagleeye.bobby@gmail.com

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Eagle Eye Home Inspection

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Inspector - Bobby Bush

Lic# RBI.49598

eagleeye.bobby@gmail.com

SUMMARY

76	2	42	4
ITEMS INSPECTED	MAINTENANCE ITEM	RECOMMENDATION	SAFETY HAZARD

6.3.2 HVAC - Air Handler (attic): Drain pan for air handler - Debris will block drain

7.1.1 Plumbing - Bathrooms: Bathtub: stopper inoperable

7.1.2 Plumbing - Bathrooms: Sinks: stopper, 1 inoperable- QC

7.1.3 Plumbing - Bathrooms: Plumbing lines to sink are not sealed at wall

7.3.1 Plumbing - Water Heater: TPR discharge pipe: termination > 6" above floor- QC

7.5.1 Plumbing - Kitchen Plumbing: Kitchen sink showed signs of leaking inside the cabinet

8.3.1 Electrical Service - Electric Meter: Main disconnect panel at meter will not close properly - allows moisture intrusion

8.5.1 Electrical Service - Branch Circuits: AFCI: none installed (BR)- QC

8.5.2 Electrical Service - Branch Circuits: GFCI: none installed- QC (short)

8.5.3 Electrical Service - Branch Circuits: Exposed wiring in garage wall

9.3.1 Attic - Attic/Roof Structure Ventilation: Soffit vents blocked, some- QC

9.3.2 Attic - Attic/Roof Structure Ventilation: Ventilation insufficient- QC

9.4.1 Attic - Thermal Insulation: Access hatch lid, no insulation

9.4.2 Attic - Thermal Insulation: Depth: 8-10" - add

10.1.1 Doors, Windows & Interior - Main Living Area: AFCI receptacles: none installed (BR)

10.1.2 Doors, Windows & Interior - Main Living Area: Floors: wood floors, moderate wear

10.2.1 Doors, Windows & Interior - Bedrooms: AFCI receptacles: none installed (BRs)

10.2.2 Doors, Windows & Interior - Bedrooms: Floors: carpet, stains and discoloration- QC

10.2.3 Doors, Windows & Interior - Bedrooms: Windows: dbl hung - would not open

10.3.1 Doors, Windows & Interior - Smoke Detectors: One Smoke Detector for entire floor

1: INSPECTION SITE DETAILS

		IN	NI	NP	D
1.1	Attendees	X			
1.2	Occupancy	X			
1.3	Inspection Conditions	X			
1.4	Utilities on/off	X			

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

Information

Attendees: **Attendees**
Client, Additional Inspector - Jamie Meeks

Occupancy: **State of Occupancy**
Empty- long term

Inspection Conditions: **Weather-related Property Condition**
Dry

Inspection Conditions: **Property Elevation**
10

Utilities on/off: **UTILITIES - WERE ON**

2: ROOF

		IN	NI	NP	D
2.1	Inspection Method	X			
2.2	Roof Configuration	X			
2.3	Roof Structure	X			X
2.4	Roof Drainage System	X			X
2.5	Underlayment	X			
2.6	Flashing	X			X
2.7	Vents	X			X
2.8	Asphalt Shingles	X			X
2.9	Chimney	X			X
2.10	Roof Observations	X			X

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

Information

Roof Configuration: **Roof Configuration**
Gable and hip

Roof Configuration: **Roof pitch**
The roof pitch (angle of slope) was approximately 4/12.

Flashing : **Flashing Material**
Some areas of flashing were not able to be observed due to shingle covering

Asphalt Shingles: **Type of Shingle**
3-Tab

Asphalt Shingles: **Type of Fastening**
Unable to determine

Asphalt Shingles: **Substrate**
Unable to view due to shingle covering

Asphalt Shingles: **Type of Valley**
Closed valley

Inspection Method: **Roof inspection method**
walked and viewed from ladder

Inspection of the roof was done by the inspector using this method. This was a non-invasive, observation type of inspection, which does not allow for and or include the removal of shingles or any roofing materials

Roof Structure: Pics of Roof Taken at the time of inspection









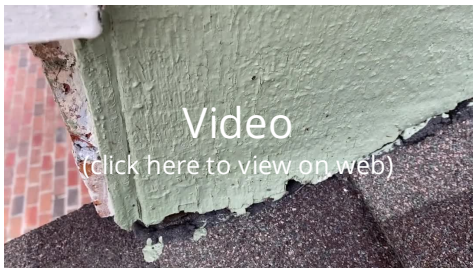












Video
(click here to view on web)

Roof Drainage System: **Drainage system materials**

galvanized steel

[redacted]

Underlayment: **Type of Underlayment**

Uaccessible / Unviewable

The type of underlayment checked above was unable to be observed at the time of inspection due to it being covered up by the shingle layer.

Flashing : **General description**

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes an observed inspection for visible condition and proper installation of flashing, without the removal of shingles and other roofing materials, in the following locations:

- Roof penetrations such as vents;
- Electrical masts;
- Chimneys;
- Mechanical equipment;
- Patio cover attachment points;
- Around skylights;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

Asphalt Shingles: Shingle Warranties - What You Need to Know

CHECK WITH THE SELLER:

Shingle condition indicated that the shingle warranty may not yet have expired, at the time of inspection. Confirmation would require documentation. Shingles may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Time limits for notifying the shingle manufacture of the sale of the home may exist. You should read the terms of any warranty carefully to determine whether any action is necessary by you, or by the seller, for the warranty to remain in effect.

WARRANTY LENGTH:

The length of the warranty is not an accurate reflection of the actual long-term expected service life or of the remaining service life of the shingles. Manufacturer's warranties are a sales tool.

MANUFACTURER WARRANTIES:

The manufacturer's warranty is limited to shingle defects that are caused by the manufacturing process. It covers defects that cause shingles to fail before the term of the warranty has expired. This is called premature failure. Manufacturers' warranties are not negotiable, so a homeowner can't negotiate with a contractor or salesperson for a better manufacturer's warranty. Shingles may be warranted for 20, 30, 40 or 50 years, although the 50-year warranty may also be called a lifetime warranty. When a home is sold, the manufacturer's warranty may not transfer to the new owner at all, or it may transfer one time, or it may transfer with limited coverage, or it may transfer fully. It all depends on how the warranty was written.

Some manufacturers' warranties cover installation errors, but they require installation by manufacturer-certified installers using the manufacturers' products exclusively, from the underlayment on up.

Manufacturers' warranties may cover only the cost of new shingles, or a portion of their costs, but not the cost of labor for installation, especially further along in the warranty period. Labor costs for installation are affected by the roof pitch. There's typically an extra charge for steeper pitches, which may not be included in the original warranty. Roof replacement may require removal and disposal of the existing shingles, and that may not be covered, either.

The second type of warranty is the contractor's warranty. It covers proper installation methods and workmanship. The terms of a contractor's warranty may be negotiable, so they also vary. Jurisdictional requirements may influence the terms. Jurisdictional requirements include those instituted by a city, county, state or provincial government. Although manufacturers' and contractors' warranties are technically separate, improper installation or damage caused by workers may shorten the service life of a roof, in which case the manufacturer would deny the claim and refer the homeowner to the contractor. There often is no single cause of shingle failure. The forces that have the greatest effect on shingles are different in different climate zones, and will be further influenced by many other conditions. If a leak occurs within the first few years of roofing installation, the leak is probably installation-related. If a new roof lasts for a few years but fails prematurely, the cause is usually manufacturing-related, although an older roof may also fail prematurely because of poor design or maintenance. The real cause of failure is not always obvious and may involve a combination of factors. You should ask about any roof warranties that may transfer with the sale of the home and read the terms carefully. If the roof is not covered by a warranty, you may want to purchase an insurance policy that will pay for roof damage.

WARRANTY PRORATING:

Warranties, especially longer ones, often prorate to zero at the end of the warranty period. This would mean that, if, in the 30th year of its life, a roof with shingles warranted for 40 years failed, the warranty may cover only 25% of the roof's total replacement cost, since the shingles were already 75% of the way through their warranty period. Even less than that time period might be covered, if that's how the warranty was written. A lifetime warranty does not mean that the roof will be covered for replacement cost as long as the homeowner lives in or owns the home.

WIND WARRANTY:

The wind warranty is almost always a separate section within the overall manufacturer's warranty, and the time period covered is generally shorter than that of the overall warranty. The average wind warranty for 20- to 40-year shingles is five years. For 50-year shingles, it's 10 years. This is because shingles become less wind-resistant as they age.

Put simply, the terms and conditions of manufacturers' warranties can vary widely. If the seller claims that a warranty is a selling point, you should review the warranty terms carefully.

Roof Observations: Inspector's Observations of Roof

The Inspector's Opinion:

The overall condition of the roof (at the time of inspection) indicates at the very least, the need for flashing replacement on all roofing penetrations, including the chimney. The shingles show significant granule loss. There are several spots with cracking, with some shingles showing a brittle condition. Budgeting for a new roof (shingles, felt and flashing) would be a good idea. Although this roof appears to be approaching the end of its useful life, flashing replacement and reseal may possibly extend it.

Of more concern is the condition of the chimney, it's masonry and flashing. The brick shows severe deterioration and a loss of mortar inside the chimney above the flue liner, with pitting and a need for pointing being obvious. This is mostly due to moisture intrusion from rain going directly into the chimney. There may also be structural issues with the chimney (at the top), which will require a thorough evaluation by a chimney contractor.

Limitations

Flashing

OBSERVABLE FLASHING

Only the flashing openly visible was observed at the time of inspection. The inspector disclaims any responsibility for the condition of any flashing not openly visible at the time of inspection.

Deficiencies

2.4.1 Roof Drainage System

Recommendation

DOWNSPOUTS: DISCHARGE TO FOUNDATION- QC

One or more downspouts discharged roof drainage next to the foundation at the time of inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can affect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor



2.4.2 Roof Drainage System

Recommendation

GUTTERS: DEBRIS

Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

Recommendation

Contact a qualified professional.

2.6.1 Flashing

Recommendation

CORROSION: MODERATE

Metal flashing protecting the roof was generally old and exhibited moderate to severe corrosion at the time of the inspection. Flashing should be inspected annually and replaced before it begins to leak. All work should be performed by a qualified roofing contractor. Inspector recommends the roof be thoroughly examined by a roofing professional, with flashing replaced as necessary.

Recommendation

Contact a qualified roofing professional.










2.6.2 Flashing

NO FLASHING, SEALANT ONLY

Recommendation

No roof flashing was installed. Roof sealant was used to seal areas that normally would be protected by metal flashing, Unless they are diligently maintained, these areas will allow roof leakage sooner than if they were properly protected by metal flashing. Sealant will need to be examined annually and re-applied as needed. Proper flashing should be installed by a qualified roofing contractor at the first opportunity.

Recommendation

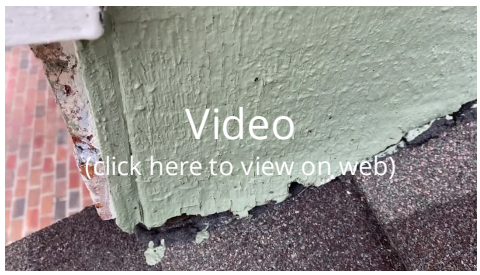
Contact a qualified roofing professional.



2.6.3 Flashing

Recommendation

SIDEWALL: NO FLASHING OR COUNTER-FLASHING PRESENT



Sidewall flashing and counter-flashing was missing at one or more areas of the roof at the time of inspection. The sidewall was protected against moisture entry by sealant only. The video below shows moisture intrusion damage to the sidewall due to a lack of flashing and proper sealant.

The inspector recommends a thorough evaluation by a roofing professional asap.

Recommendation

Contact a qualified roofing professional.

2.7.1 Vents

Recommendation

VENT CORROSION: MODERATE

Exhaust vent on the roof exhibited moderate corrosion at the time of inspection. Inspector recommends further evaluation, repair or replacement of all roof penetration vents and related flashing.

Recommendation

Contact a qualified roofing professional.


2.8.1 Asphalt Shingles

Recommendation

GRANULES: UNIFORM LOSS, NATURAL AGING

Asphalt shingles were older and suffered noticeable uniform granule loss across the roof. According to shingle manufacturers and insurance companies, this is not necessarily a defective condition, but a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water.

Recommendation

Contact a qualified roofing professional.


2.9.1 Chimney

Recommendation

SEVERE CORROSION OF CHIMNEY FLASHING

The chimney had severely corroded flashing at the time of inspection. The sealant was also old, which will allow moisture intrusion into the attic space. Inspector recommends a thorough evaluation by a roofing contractor asap.

Recommendation

Contact a qualified roofing professional.





2.9.2 Chimney

Safety Hazard

CHIMNEY - SIGNIFICANT SIGNS OF MASONRY DETERIORATION

The chimney masonry showed significant deterioration at the time of inspection. There is no rain cap or pest screen on the top of the chimney above the liner, which allows moisture and pests into the chimney and flue. The inspector recommends a thorough evaluation by a chimney contractor to determine the level of deterioration a required repairs.

Recommendation

Contact a qualified professional.



2.10.1 Roof Observations

Safety Hazard

ROOFING CONDITIONS: CHIMNEY

The chimney top (inside) showed significant signs of deterioration due to moisture intrusion. The inspector recommends further evaluation of the chimney and components by a professional chimney contractor and chimney sweep, BEFORE attempting to use the fireplace.

Recommendation

Contact a qualified chimney contractor.

3: EXTERIOR

		IN	NI	NP	D
3.1	Grounds	X			X
3.2	Driveway & Walkway	X			X
3.3	Door/Window Exteriors	X			X
3.4	Soffit & Fascia	X			X
3.5	Plumbing	X			
3.6	Deck	X			X

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

Information

Grounds: Boundary Wall Material
Not APPLICABLE

Grounds: Retaining Wall Material
Not Applicable

Driveway & Walkway: Driveway Surface
Concrete

Driveway & Walkway: Walkway Materials
Masonry pavers

Plumbing: Water Pressure
50-55 psi

Plumbing: Hose Bib showing water pressure

Deck: Attachment to Home
Bolted ledger

Deck: Deck Location
Rear of home

Deck: Foundation Type
Unable to determine

Deck: Deck Understructure Material
Pressure Treated Wood

Deck: Deck Floor Material
Nailed

Deck: Deck Guardrail Materials
Wood

Deck: Finish Coating Type
paint

Deficiencies

[redacted] [redacted]

3.1.1 Grounds

Recommendation

GRADE AT FOUNDATION NEARLY FLAT - MINIMAL DRAINAGE

The overall grade at the home's foundation was nearly flat at the time of inspection. This condition if left uncorrected, will allow moisture to penetrate the foundation and crawlspace, and the possibility of standing water. Grade should taper away from the foundation at least 6" over 10', grading away from the foundation and crawlspace.

Recommend consulting with a landscape contractor to further evaluate and make corrections.

Recommendation

Contact a qualified landscaping contractor





3.2.1 Driveway & Walkway

Recommendation

SURFACE: VERY ROUGH

The driveway was rough, and in places, non existent, with exposed stones and ruts at the time of inspection. Recommend consulting with a qualified contractor for replacing driveway.

Recommendation

Contact a qualified concrete contractor.

3.2.2 Driveway & Walkway

Recommendation

BRICK WALKWAY AND STEPS - MISSING MORTAR / CRACKING / PITTING

Brick work on thee walkway, steps and porch had missing mortar, cracking and some pitting at the time of inspection. This condition if left untreated could become a trip hazard. Recommend repair by a licensed brick mason.

Recommendation

Contact a qualified masonry professional.

3.3.1 Door/Window Exteriors

Recommendation

MOST WINDOWS WOULD NOT OPEN

Most of the windows would not open at the time of inspection. This is a fire safety hazard. Recommend having a window contractor review the condition of the windows and make necessary corrections / adjustments.

Recommendation

Contact a qualified professional.

3.3.2 Door/Window Exteriors

Recommendation

SLIDER IN MASTER BEDROOM - IS SLOW TO OPEN

Slider in master bedroom was slow to open at the time of inspection. Inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.

3.4.1 Soffit & Fascia

Recommendation

HVAC WIRING / PLUMBING CONNECTIONS THROUGH SOFFIT - NOT SEALED

The outside HVAC condensing unit wiring and plumbing entered the home through the soffit area, which was not sealed against moisture intrusion or pests at the time of inspection. Recommend contacting a handyman to facilitate the sealing of the area in question.

Recommendation

Contact a qualified handyman.

3.4.2 Soffit & Fascia

Recommendation

SOFFIT VENTILATION MINIMAL

Ventilation through the soffits of the home were either non existent or partially blocked at the time of inspection. The soffit vents need to be unblocked in order to assist in proper ventilation of the attic space. The inspector recommends further evaluation of the attic space ventilation by a qualified professional.

Recommendation

Contact a qualified professional.

3.6.1 Deck

Recommendation

FINISH COATING AND OVERALL DECK - MODERATE DETERIORATION

A finish coating designed to protect the deck exhibited moderate deterioration was non-existent on the deck at the time of inspection. The deck covering was painted and showed signs of cupping and fastener movement.

Failure of any finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. Maintenance performed on an appropriate schedule can significantly extend the lifespan of wood deck components.

Recommend consulting with a decking contractor for resetting of decking board fasteners and to install an adequate non-painted finish coating designed to protect the deck from UV radiation deterioration.

Recommendation

Contact a qualified deck contractor.

4: BASEMENT, FOUNDATION & CRAWLSPACE

		IN	NI	NP	D
4.1	Crawlspace	X			X

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

Information

Inspection Method
Crawlspace Access

Crawlspace: Access Hatch Location
Home exterior

Crawlspace: Crawlspace Floor Material
Dirt

Crawlspace: Main Floor Insulation Type
Fiberglass batt

Crawlspace: Crawlspace Pics

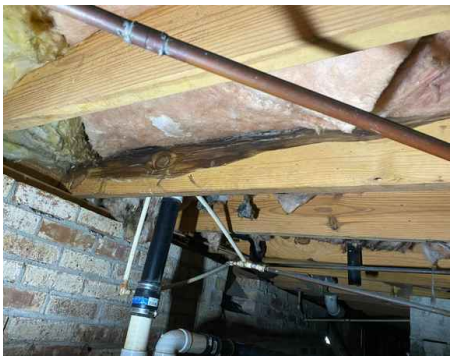











Crawlspace: Crawlspace Vapor Barrier

You don't want moisture to seep into your crawl space because it can cause a ton of problems. The thing is, the moisture doesn't have to come from a leak, because it can come right up through the soil in your crawl space.

This moisture will lead to mold and mildew growth, which on their own are unhealthy. On top of that, if you have fiberglass already in your crawl space without a vapor barrier, then that will retain the moisture.

This can lead to structural damage to your home, including rotting wood and rusted metal.

Two more things to consider – any mechanicals, electrical, or plumbing you might have running through your crawl space.

Without a vapor barrier, the moisture that comes in through the soil can lead to electrical shorts, which is a fire hazard. That water can also cause your plumbing to rust and eventually break over time.

This is why a moisture barrier under the house is so important, as it can help prevent that damage and possible hazards. Installing a vapor barrier in your crawl space will keep the area dry and healthy.

A vapor barrier is part of a moisture control strategy when it comes to the home, and specifically to the crawl space.

When it comes to crawl space vapor barrier installation, a contractor will place a 6-mil polyethylene sheet across the crawl space floor and 6 inches up the walls. The sheet seams will overlap by 12 inches and be sealed with tape, according to the U.S. Department of Energy.

As an added measure, some contractors will recommend also creating an air barrier. For example, open cell spray foam would be sprayed on the walls after the vapor barrier has been put in place.

This method is recommended because around 98 percent of water vapor movement gets into the home through air movement, so it controls the moisture content in the home. The Department of Energy states for an effective crawl space moisture barrier, air sealing gaps must be included.

Limitations

General

CRAWLSPACE - COMPLETE ACCESS TO ALL PORTIONS

The crawlspace had portions that were inaccessible due to debris and other obstructions.

Deficiencies

4.1.1 Crawlspace

Recommendation

INSULATION: LOOSE, MISSING INSULATION

Thermal insulation was loose or missing in the crawlspace. Insulation should be secured or replaced to help reduce heating costs and increase home comfort.

Recommendation

Contact a qualified professional.

4.1.2 Crawlspace

Recommendation

CRAWLSPACE VENTS BLOCKED

Many of the exterior vents to the crawlspace were blocked at the time of inspection. This condition prevents proper ventilation for the crawlspace. Recommend the vents be further evaluated and corrected as needed, by a qualified professional.

Recommendation

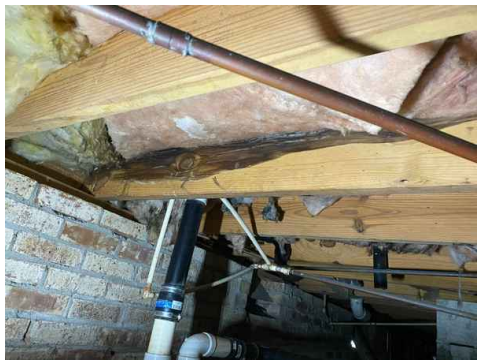
Contact a qualified professional.

4.1.3 Crawlspace

Recommendation

MOISTURE INTRUSION - SUPPORT BEAM

A flooring joist support beam showed signs of moisture intrusion at the time of inspection. An active plumbing leak from the bathroom fixture above that location appears to be where the water is coming from. Inspector recommends consulting a plumbing professional for repairs.



Recommendation

Contact a qualified plumbing contractor.

4.1.4 Crawlspace

Recommendation

ELECTRICAL - OPEN SPLICES AND UNSUPPORTED WIRING

There were open splices wires and non-supported wiring within the crawlspace at the time of inspection. This condition can allow moisture to penetrate wiring creating an electrical and fire safety hazard. The inspector recommends consulting with a an electrical contractor for repairs.

Recommendation

Contact a qualified professional.

4.1.5 Crawlspace

Recommendation

PLUMBING - WATER LINES UNSUPPORTED

Many of the water lines in the crawlspace were not supported at the time of inspection. This condition can cause undue pressure on plumbing line joints and leaking. The inspector recommends consulting with a plumbing contractor for repairs.

Recommendation

Contact a qualified plumbing contractor.

5: GARAGE

		IN	NI	NP	D
5.1	Garage Description	X			
5.2	Overhead Doors	X			
5.3	Automatic Opener	X			
5.4	Floors, Walls, & Ceiling	X			X
5.5	Conventional Doors	X			
5.6	Garage Electrical	X			

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

Information

Garage Description: Garage
Description
Attached, 1-car

Deficiencies

5.4.1 Floors, Walls, & Ceiling

Recommendation

CEILING FIRE BARRIER: DRYWALL NOT FIRE-RATED- OLDER HOME

Garage ceilings adjoining living space were not drywalled with type X fire-rated drywall as is required by generally-accepted current standards. The home was older and type X fire-rated drywall may not have been required when the home was originally built. Homes are not required to be upgraded to meet newly-enacted standards.

5.4.2 Floors, Walls, & Ceiling

Recommendation

WALL FIRE BARRIER: DRYWALL NOT FIRE-RATED

Garage walls adjoining living space were not drywalled with type X fire-rated drywall as is required by generally-accepted current safety standards.

5.4.3 Floors, Walls, & Ceiling

Recommendation

GARAGE WALL - ELECTRICAL WIRING EXPOSED

Electrical wiring was exposed in one of the garage walls at the time of inspection. This condition is an electrical safety hazard and should be corrected by a qualified professional.

Recommendation

Contact a qualified professional.

6: HVAC

		IN	NI	NP	D
6.1	Thermostat	X			
6.2	Heat Pump	X			X
6.3	Air Handler (attic)	X			

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

Information

Heat Pump: **Heat Pump Brand**

Goodman

Thermostat: **Thermostat Location**

The thermostat was located in the main hallway at the time of inspection. The hvac equipment responded to the thermostat and was found to be operating as was designed.

Heat Pump: Heat Pump Info & Data Plate Photo

The home HVAC system included a heat pump. Heat pumps work in a manner similar to a refrigerator, taking heat from one area and expelling it to another area. For residential applications, the heat pump can be reversed. It can pull heat from outside and discharge it inside the home (heating the home), or it can take heat from inside the home and discharge it outside (cooling the home).

The photo shows the data plate information for the heat pump. Note that the data plate is pitted, with portions of the it being illegible.

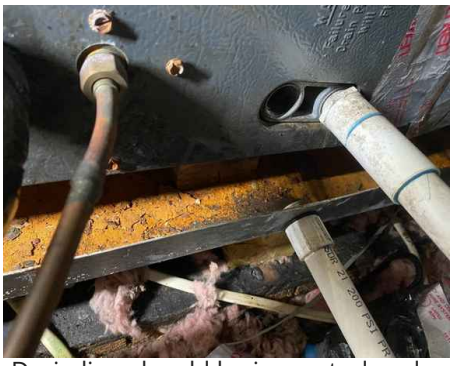
The heat pump was located on the left rear exterior of the home.

Air Handler (attic): Air Handler (Attic) Pics

The air-handler brand is Goodman. It was manufactured in 2004.

The disconnect for the air handler is shown in the pics below.

Brand: Goodman - Yewar: 2004



Drain line should be inspected and kept clean of debris and rust, in order to facilitate proper draining of the pan.

Disconnect for air handler

Deficiencies

6.2.1 Heat Pump

Recommendation

HEAT PUMP - NOTICEABLE SHAKING OF UNIT

The outside condenser (heat pump) exhibited significant vibration and related sounds at the time of inspection. The observed vibration and sounds are not a normal part of its operation. Inspector recommends further evaluation, repair or replacement by a qualified professional.

Recommendation

Contact a qualified professional.

6.3.1 Air Handler (attic)

Recommendation

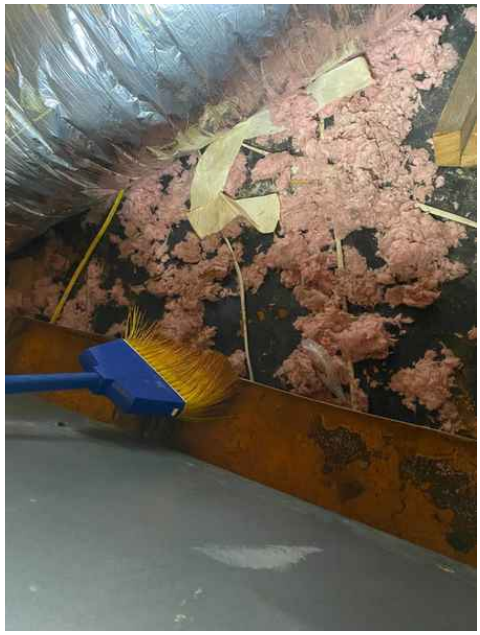
LOOSE UNSECURED WIRING

There was loose unsecured wiring present within the attic at the time of inspection. Wiring should be secured to joists to prevent becoming an electrical hazard. Inspector recommends consulting with an electrical contractor for further evaluation and repair.

Recommendation

Contact a qualified professional.





6.3.2 Air Handler (attic)

Recommendation

DRAIN PAN FOR AIR HANDLER - DEBRIS WILL BLOCK DRAIN

DRain pan for air handler had debris (rust) build up at the time of inspection. This condition if left uncorrected could result in the drain pan being blocked and unable to drain, which could result in the flow switch turning the air handler off. Inspector recommends consulting with an HVAC contractor for cleaning and maintenance.

Recommendation

Contact a qualified professional.


7: PLUMBING

		IN	NI	NP	D
7.1	Bathrooms	X			X
7.2	Water Supply	X			
7.3	Water Heater	X			X
7.4	Drain, Waste and Vent (DWV)			X	
7.5	Kitchen Plumbing	X			X
7.6	Laundry Room	X			

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

Information

Bathrooms: Bathroom Configuration
2 sinks in cabinet/toilet/tub-with-shower

Bathrooms: Room Ventilation
Exhaust fan, Window

Water Supply: Water Source
Public

Water Heater: Water Heater Type
Electric

Water Heater: Water heater location
laundry room

Water Heater: Water Heater Brand
Whirlpool

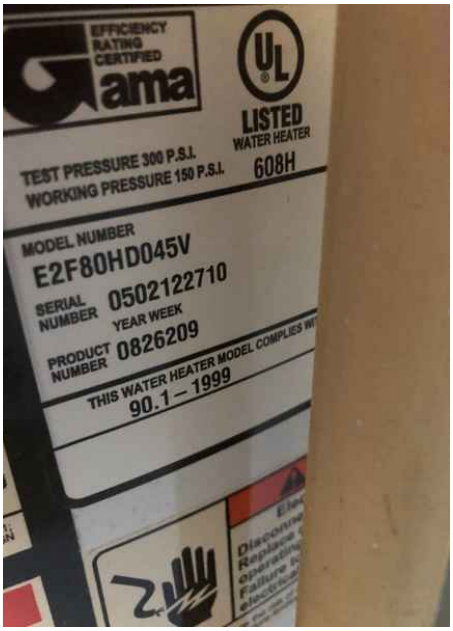
Water Heater: Photo of water heater

Drain, Waste and Vent (DWV) : Sewer System
Pubic

Water Heater: Data plate: photo

The photo shows the data plate of this water heater.

The Brand is WHIRLPOOL. It was manufactured in 2005.



Drain, Waste and Vent (DWV) : Cleanout definition

A Plumbing system "cleanout" is an access opening in a home drainage/waste/sewer pipe system installed for the purpose of removing a clog, blockage, or other obstruction from the pipes. Cleanouts typically have a removable plug that provides easy access without requiring significant disassembly of the plumbing pipe system. Building standards specify locations for clean outs, although these specified locations have varied over the years, with older homes typically having fewer cleanouts.

Laundry Room: Laundry Pair Connections

Limitations

Drain, Waste and Vent (DWV)

CLEANOUTS NOT VISIBLE

The drain and waste cleanouts were not visible at the time of inspection.

Drain, Waste and Vent (DWV)

MOST DWV NOT VISIBLE

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

Deficiencies

7.1.1 Bathrooms

Maintenance Item

BATHTUB: STOPPER INOPERABLE

The tub in the bathroom had no inoperable stopper at the time of inspection. Recommend further evaluation and the installation of an operable stopper by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

7.1.2 Bathrooms

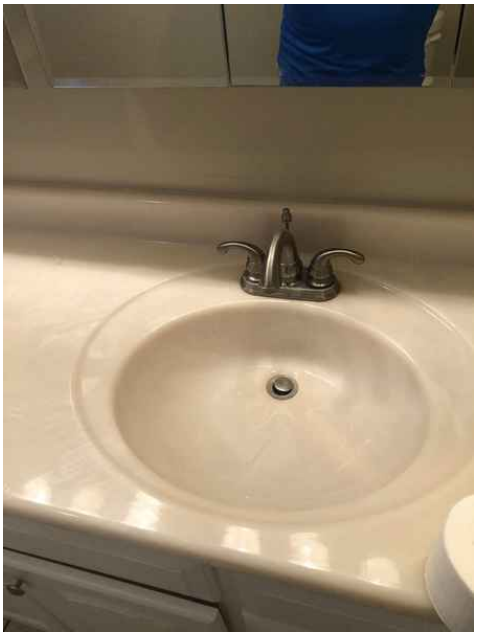
Recommendation

SINKS: STOPPER, 1 INOPERABLE- QC

The right side sink in the bathroom had an inoperable stopper at the time of inspection. The Inspector recommends service by a licensed plumber.

Recommendation

Contact a qualified professional.



7.1.3 Bathrooms

Recommendation

PLUMBING LINES TO SINK ARE NOT SEALED AT WALL

The plumbing vent and water lines coming to the sink through the wall were not sealed at the time of inspection. This condition allows moisture intrusion and pests to enter the bathroom space and potentially beyond. Recommend these lines be sealed by a licensed contractor or plumber.

Recommendation

Contact a qualified professional.

7.3.1 Water Heater

Safety Hazard

TPR DISCHARGE PIPE: TERMINATION > 6" ABOVE FLOOR- QC

The discharge pipe of the water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby.

The Inspector recommends correction by a qualified plumbing or HVAC contractor.

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Kitchen Plumbing

Recommendation

KITCHEN SINK SHOWED SIGNS OF LEAKING INSIDE THE CABINET

Recommendation

Contact a qualified professional.

8: ELECTRICAL SERVICE

		IN	NI	NP	D
8.1	Service Drop	X			
8.2	Service Entrance Cables	X			
8.3	Electric Meter	X			X
8.4	Service Panel	X			
8.5	Branch Circuits	X			X

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

Information

Service Drop: Service Conductors
Umable to determine / sealed & underground

Service Drop: Service Type
Underground

Service Drop: Type of Attachment
Not Applicable

Service Entrance Cables: Service Entrance Cable Ampacity
Unable to determine

Service Entrance Cables: Viewed Service Entrance Conductors at:
Conductors were sealed and unviewable.

Electric Meter: Electric Meter Location
Mounted on pole on street at edge of property

Electric Meter: Electric Meter Type
Solid state (LCD)

Service Panel: Service Panel Location
Garage

Service Panel: Service Panel Type
Surface mount

Service Panel: Service Panel Brand
Square D

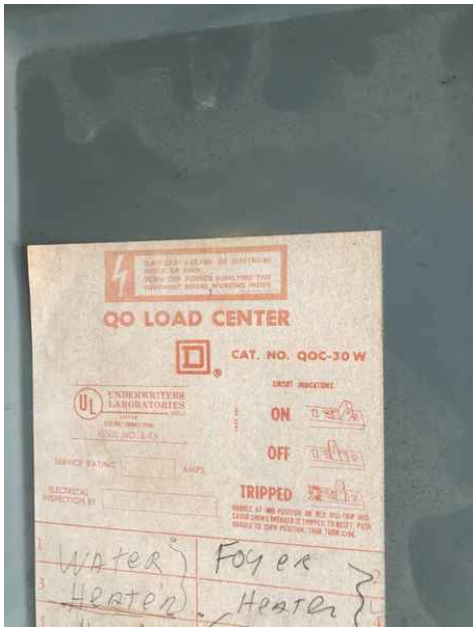
Service Panel: Main Disconnect Type
Main Disconnect located at meter on pole

Branch Circuits: Branch Circuit Conductor Type
Copper

Branch Circuits: Overcurrent Protection Type
Circuit breakers

Service Panel: Panel Data Plate

The manufacturer's label for the service panel is shown in the photo.



Branch Circuits: About AFCI protection

An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.

AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada).

AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

Branch Circuits: About GFCI Protection

The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault.

GFCI protection is required for 125-volt to 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to the ground. GFCI receptacles are required in bathrooms, garages, crawl spaces, basements, laundry rooms and areas where a water source is present.

The NEC mandates GFCI protection in bathrooms, garages, outdoor receptacles, crawl spaces, basements, kitchens and anything within six feet of a sink or water source.

Deficiencies

8.3.1 Electric Meter

Safety Hazard

MAIN DISCONNECT PANEL AT METER WILL NOT CLOSE PROPERLY - ALLOWS MOISTURE INTRUSION

The service disconnect for the home was located at the electric meter and panel located on a pole at the edge of the front of the driveway, at the time of inspection. The panel was damaged and would not close properly, allowing for moisture intrusion to occur. This is an electrical safety hazard. Inspector recommends contacting the utility serving the home for further evaluation and repair.

Recommendation

Contact a qualified professional.

8.5.1 Branch Circuits

Recommendation

AFCI: NONE INSTALLED (BR)- QC

No arc-fault circuit interrupter (AFCI) protection were installed to protect electrical circuits in the bedrooms at the time of inspection. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. Arc-fault protection can be provided using either of two methods: 1. Arc Fault Circuit Interrupters (AFCI's) electrical receptacles that have this capability built in. 2. AFCI circuit breakers installed at the main electrical panel that provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

8.5.2 Branch Circuits

Recommendation

GFCI: NONE INSTALLED- QC (SHORT)

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the home. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that the home electrical system be upgraded to meet modern safety standards. All work should be performed by a qualified electrical contractor. Check with the contractor for GFCI location requirements.

Recommendation

Contact a qualified electrical contractor.

8.5.3 Branch Circuits

Recommendation

EXPOSED WIRING IN GARAGE WALL

Wiring coming into the electrical panel was exposed at the time of inspection. This is an electrical safety hazard. Inspector recommends this condition be corrected by an electrical contractor.

Recommendation

Contact a qualified electrical contractor.

9: ATTIC

		IN	NI	NP	D
9.1	Roof Structure Reference	X			
9.2	Attic Access	X			
9.3	Attic/Roof Structure Ventilation	X			X
9.4	Thermal Insulation	X			X

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

Information

Roof Structure Reference: Roof Framing Method
Roof trusses/conventional combination

Roof Structure Reference: Roof Sheathing Material
Unable to determine due to shingle covering

Attic/Roof Structure Ventilation: Roof Structure Ventilation
Soffit vents, Gable vents

Thermal Insulation: Application Type
Attic inside the thermal envelope

Thermal Insulation: Insulation Average Depth
7-10 inches

Attic Access: Access to Attic

Attic access was provided via a set of pull down stairs in the garage.

Attic/Roof Structure Ventilation: Gable, Soffit Vent and Roof Vents



Attic/Roof Structure Ventilation: Roof Sheathing Moisture Readings

All moisture readings for the roof sheathing were normal at the time of inspection.

Thermal Insulation: Attic Insulation Pics





Deficiencies

9.3.1 Attic/Roof Structure Ventilation

Recommendation

SOFFIT VENTS BLOCKED, SOME- QC

Some soffit vents were blocked by thermal insulation. This condition will reduce the amount of air flowing through the roof structure to exhaust excessive heat and moisture to the exterior. The Inspector recommends that thermal insulation be pulled back from any blocked vents to allow proper airflow and improve roof structure ventilation. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.

9.3.2 Attic/Roof Structure Ventilation

Recommendation

VENTILATION INSUFFICIENT- QC

Attic venting appeared to be insufficient at the time of the inspection. The approximate rule of thumb is 1.5 sq. ft. of vent area for every 300 sq. feet of attic floor. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for improving attic ventilation.

Recommendation

Contact a qualified professional.

9.4.1 Thermal Insulation

Maintenance Item

ACCESS HATCH LID, NO INSULATION

The attic access hatch cover was not insulated. The Inspector recommends insulating the attic access hatch cover to reduce unwanted heat loss/gain.

9.4.2 Thermal Insulation

Recommendation

DEPTH: 8-10" - ADD

Attic floor insulation depth averaged 6 to 8 inches at the time of inspection. The Inspector recommends installing additional insulation to comply with local energy codes.

Recommendation

Contact a qualified insulation contractor.

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Main Living Area	X			X
10.2	Bedrooms	X			X
10.3	Smoke Detectors	X			X

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

Information

Main Living Area: Floor Materials
Carpet, Engineered wood, Ceramic tile

Main Living Area: Fireplace Type
Wood-burning

Bedrooms: Bedroom Floor Materials
Carpet

Main Living Area: Chimney and Fireplace Disclaimer

Inspection of the chimney interior, liner, smoke chamber, firebrick, cleanout and damper lies beyond the scope of a home inspection. The inspector recommends consulting with a professional chimney sweep for a thorough inspection of the chimney and related components before using the fireplace.

Smoke Detectors: Smoke Detector Locations

Smoke alarms should be installed in every bedroom, outside each sleeping area and on every level of the home. In the basement, they should be installed on the ceiling at the bottom of the stairs. On levels without bedrooms, they should be installed in the common room or near the stairway.

Deficiencies

10.1.1 Main Living Area

AFCI RECEPTACLES: NONE INSTALLED (BR)

Recommendation

Electrical receptacles in the bedrooms were not protected by an arc-fault circuit interrupter (AFCI) device. Although AFCI protection may not have been required when the home was originally constructed, and homes are not required to be updated to comply with newly-enacted building safety standards.to reduce the the potential danger of electrical fire, the Inspector recommends that AFCI protection be installed that will comply with modern electrical safety standards. All work should be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

10.1.2 Main Living Area

Recommendation

FLOORS: WOOD FLOORS, MODERATE WEAR

Wood floors in the home exhibited light to moderate surface wear along major paths of travel at the time of inspection. Recommend consulting with a flooring professional for possible resurfacing or replacement.

Recommendation

Contact a qualified professional.

10.2.1 Bedrooms

Recommendation

AFCI RECEPTACLES: NONE INSTALLED (BRS)

Electrical receptacles bedrooms in this home had no arc-fault circuit interrupter (AFCI) protection. Although AFCI protection may not have been required when the home was originally constructed, and homes are not required to be updated to comply with newly-enacted building safety standards.to reduce the the potential danger of electrical fire, the Inspector recommends that AFCI protection be installed that will comply with modern electrical safety standards. All work should be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

10.2.2 Bedrooms

Recommendation

FLOORS: CARPET, STAINS AND DISCOLORATION- QC

Carpet in the bedrooms had areas of staining or discoloration and showed signs of being at the end of their useful life, at the time of inspection.

Recommend consulting with a flooring contractor for their replacement.

Recommendation

Contact a qualified flooring contractor




10.2.3 Bedrooms

Recommendation

WINDOWS: DBL HUNG - WOULD NOT OPEN

The double-hung windows throughout the home would not open at the time of the inspection. The Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Smoke Detectors

Recommendation

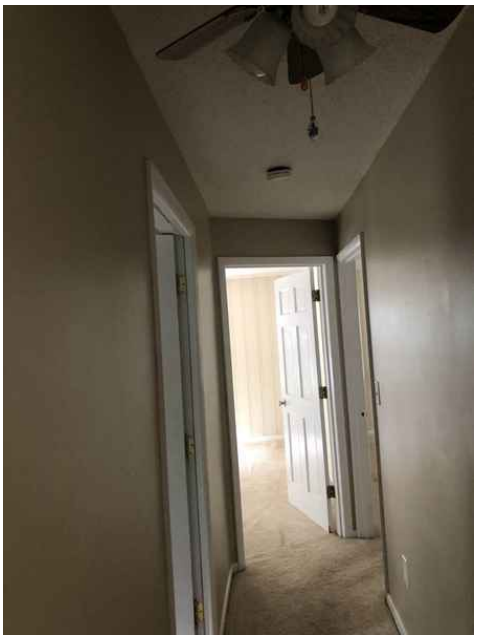
ONE SMOKE DETECTOR FOR ENTIRE FLOOR

There was one smoke detector for the entire first floor, located in the hallways outside the bedrooms, at the time of inspection.

Smoke alarms should be installed in every bedroom, outside each sleeping area and on every level of the home. In the basement, they should be installed on the ceiling at the bottom of the stairs. On levels without bedrooms, they should be installed in the common room or near the stairway.

Recommendation

Contact a qualified professional.




11: BUILT IN APPLIANCES

		IN	NI	NP	D
11.1	Appliances	X			
11.2	Garbage Disposal			X	

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

Information

Appliances: Brand

GE

Appliances: Visual Inspection Only

All of the appliances in the kitchen were on at the time of inspection. A visual inspection of the appliances was performed. Inspector has noted that the appliances are nearing or near the end of their life and recommends they be replaced.






STANDARDS OF PRACTICE

Inspection Site Details

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. I. An inspection is not technically exhaustive.
2. II. An inspection will not identify concealed or latent defects.
3. III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. IV. An inspection will not determine the suitability of the property for any use.
5. V. An inspection does not determine the market value of the property or its marketability.
6. VI. An inspection does not determine the insurability of the property.
7. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. IX. An inspection does not include items not permanently installed.
10. X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. A. property boundary lines or encroachments.
2. B. the condition of any component or system that is not readily accessible.
3. C. the service life expectancy of any component or system.
4. D. the size, capacity, BTU, performance or efficiency of any component or system.
5. E. the cause or reason of any condition.
6. F. the cause for the need of correction, repair or replacement of any system or component.
7. G. future conditions.
8. H. compliance with codes or regulations.
9. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. J. the presence of mold, mildew or fungus.
11. K. the presence of airborne hazards, including radon.
12. L. the air quality.
13. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. N. the existence of electromagnetic fields.
15. O. any hazardous waste conditions.
16. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. Q. acoustical properties.
18. R. correction, replacement or repair cost estimates.

19. S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. A. any system that is shut down.
2. B. any system that does not function properly.
3. C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls.
4. D. any system that does not turn on with the use of normal operating controls.
5. E. any shut-off valves or manual stop valves.
6. F. any electrical disconnect or over-current protection devices.
7. G. any alarm systems.
8. H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. B. dismantle, open or uncover any system or component.
3. C. enter or access any area that may, in the inspector's opinion, be unsafe.
4. D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. G. inspect decorative items.
8. H. inspect common elements or areas in multi-unit housing.
9. I. inspect intercoms, speaker systems or security systems.
10. J. offer guarantees or warranties.
11. K. offer or perform any engineering services.
12. L. offer or perform any trade or professional service other than a home inspection.
13. M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. O. determine the insurability of a property.
16. P. perform or offer Phase 1 or environmental audits.
17. Q. inspect any system or component that is not included in these Standards.

4. Glossary of Terms

• accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
• activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
• adversely affect: To constitute, or potentially constitute, a negative or destructive impact.
• alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
• appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
• architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
• component: A permanently installed or attached fixture, element or part of a system.
• condition: The visible and conspicuous state of being of an object.
• correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
• cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.
• crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
• decorative: Ornamental; not required for the operation of essential systems or components of a home.
• describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
• determine: To arrive at an opinion or conclusion pursuant to examination.

• dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

• engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
• enter: To go into an area to observe visible components.
• evaluate: To assess the systems, structures and/or components of a property.
• evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
• examine: To visually look (see inspect).
• foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
• function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
• functional: Performing, or able to perform, a function.
• functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
• general home inspection: See "home inspection."
• home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
• household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
• identify: To notice and report.
• indication: That which serves to point out, show, or make known the present existence of something under certain conditions.
• inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
• inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.
• inspection report: A written communication (possibly including images) of any material defects observed during the inspection.
• inspector: One who performs a real estate inspection.
• installed: Attached or connected such that the installed item requires a tool for removal.
• material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

• normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
• observe: To visually notice.
• operate: To cause systems to function or turn on with normal operating controls.
• readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
• recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
• report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)
• representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
• residential property: Four or fewer residential units.
• residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
• safety glazing: Tempered glass, laminated glass, or rigid plastic.
• shut down: Turned off, unplugged, inactive, not in service, not operational, etc.
• structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
• system: An assembly of various components which function as a whole.
• technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
• unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper

installation, or a change in accepted residential construction standards.
• verify: To confirm or substantiate.

These terms are found within the Standards of Practice.

Roof
3.1. Roof

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:

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:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Exterior
3.2. Exterior

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.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.

8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation & Crawlspace

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.

Garage

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

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

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.

20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

HVAC

3.4. 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.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. 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.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
3.6. 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.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.inspect or test for gas or fuel leaks, or indications thereof.

Electrical Service
3.7. 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.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Attic
3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.

7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Doors, Windows & Interior
3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

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

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Built In Appliances
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.