FLOOR TO CEILING REAL ESTATE INSPECTIONS LLC

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RESIDENTIAL INSPECTION

1234 Main St. Paragould AR 72450

Buyer Name
03/09/2022 9:00AM

Inspector
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1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Occupied, Furnished

General Inspection Info: Weather Conditions
Sunny, Cold

General Inspection Info: Type of Building
Single Family, Detached

General Inspection Info: In Attendance
Client

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.

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

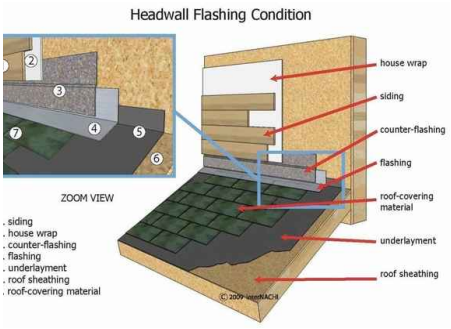
Roof

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

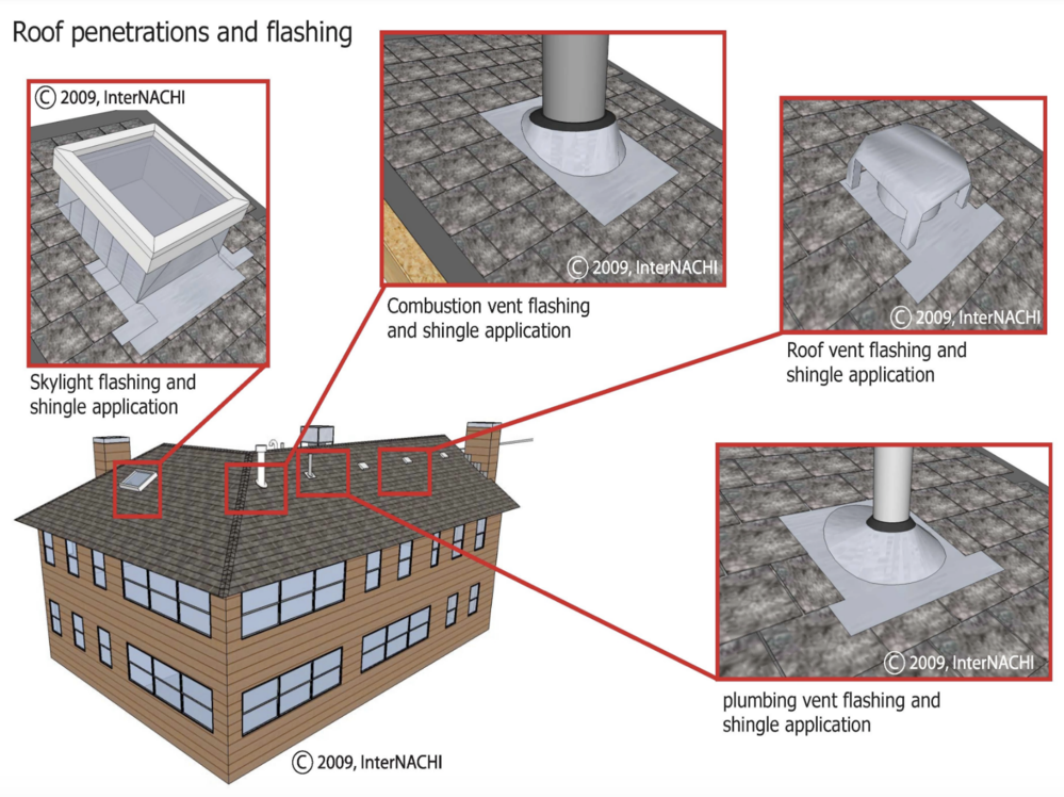
Flashing: Eaves and Gables

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.

Recommendations

2.1.1 Roof Covering

Major Defect

EXPOSED FASTENERS

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Recommendation

Contact a qualified roofing professional.

2.1.2 Roof Covering

Major Defect

FASTENING DEFECT AT ROOF COVERING

I observed improper fastening at the roof-covering materials. Prone to leaking. Correction and further evaluation is recommended.

Recommendation

Contact a qualified roofing professional.

2.1.3 Roof Covering

Major Defect

INSTALLATION DEFECT AT ROOF COVERING

I observed indications of improperly installed roof-covering materials. This is not according to best practices or common standards. Defect. Prone to water intrusion and roof leaks. Further evaluation and correction by a roofer is recommended.

Recommendation

Contact a qualified roofing professional.

2.1.4 Roof Covering

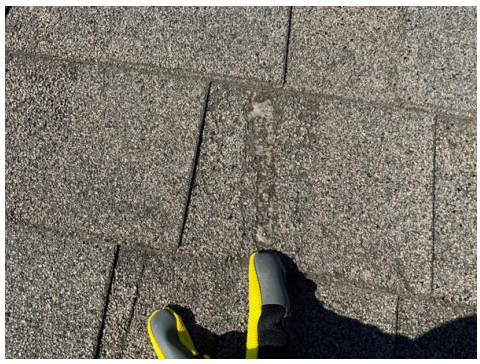
Major Defect

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.1.5 Roof Covering

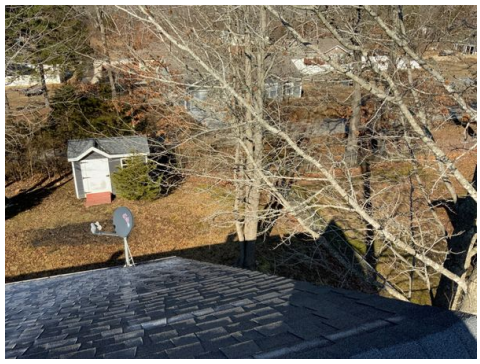
Minor Defect

TREE TOO CLOSE

I observed indications that a tree and or tree branch where overhanging the roof and maybe in contact with it.

Recommendation

Contact a qualified tree service company.



2.1.6 Roof Covering

Major Defect

DAMAGED SHINGLE(S)

I observed damaged shingles. Recommend repair by a licensed roofer.

Recommendation

Contact a qualified roofing professional.

2.1.7 Roof Covering

Minor Defect

MISSING GRANULES CONSISTANT

I observed missing granules across the roof consistent with even wear. It is beyond the scope or expertise of the inspector to establish age or remaining life. Recommend having the roof coverings certified by a licensed roofing contractor. Recommend monitoring their condition as part of a regular home maintenance schedule.

Recommendation

Contact a qualified roofing professional.

2.4.1 Gutters & Downspouts

Minor Defect

GUTTER LEAKAGE

I observed a water leak from a gutter, which could result in water not being properly collected and drained away. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor

3: EXTERIOR

Information

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**

Vinyl

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**

Due to the potential for sensitive equipment within the home exterior GFCI's were not tested.

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

Vegetation, Surface Drainage, Retaining Walls & Grading

UNDERGROUND DRAINAGE

Underground drainage pipes are beyond the scope of a home inspection. Recommend having pipes cleaned and serviced regularly to prevent damage from water backing up. i.e. gutters can back up and cause damage to fascia or roof decking.

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.

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

3.2.1 Eaves, Soffits & Fascia

Minor Defect

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 handyman.

3.3.1 Wall-Covering, Flashing & Trim

Minor Defect

DAMAGED WALL-COVERING MATERIAL

I observed considerable damage to the exterior wall-covering material in one or more areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



3.3.2 Wall-Covering, Flashing & Trim

Material Defect

CRACKING - MAJOR AT MASONRY EXTERIOR

I observed indications of major structural cracking at the time of my inspection of the exterior. Cracking was observed at one or more areas.

Monitoring the masonry walls of the house is needed. Although masonry can deform elastically over long periods of time to accommodate small amounts of movement, large movements normally cause cracking. Cracking can result from a variety of problems: differential settlement of the foundation; drying shrinkage; expansion and contraction due to ambient thermal and moisture variations; improper support over openings; the effects of freeze-thaw cycles; the corrosion of iron and steel wall reinforcement; differential movement between building materials; expansion of salts; and the bulging or leaning of walls.

Further evaluation is recommended by a licensed structural professional.

Recommendation

Contact a qualified structural engineer.

3.3.3 Wall-Covering, Flashing & Trim

Minor Defect

LOOSE WALL-COVERING MATERIAL

I observed indications of loose areas of the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.




Front Porch under window

3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Material Defect

EROSSION CAUSING DAMAGE

Runoff from the property appeared causing damage and erosion on the neighbor's property. Appeared to be actively damaging neighbor's fence. Recommend repair to prevent potential litigation.

Recommendation

Contact a qualified professional.


3.6.1 Walkways & Driveways

Minor Defect

IMPROPERLY SLOPED DRIVEWAY SURFACE

I observed that the driveway has a negative slope and drains towards the house. This condition is prone to water penetration into the house structure.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified driveway contractor.

3.8.1 Porches, Patios, Decks, Balconies & Carports

Minor Defect

DECK COMPONENTS DIRECT GROUND CONTACT

Deck components had direct ground contact. Recommend monitoring against deterioration and repairs as needed.

Recommendation

Contact a qualified carpenter.

3.10.1 Windows

Major Defect

CRACKED WINDOWPANE

I observed a cracked glass windowpane.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified window repair/installation contractor.

3.12.1 Exhaust Hoods

Minor Defect

CLOGGED DRYER EXHAUST HOOD

I observed an exhaust hood that seemed to be connected to the clothes dryer, and it was clogged. Fire hazard.

Recommendation

Contact a qualified appliance repair professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Sump Pump: No Sump Pump Installed

No Sump Pump was observed.

Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described

Masonry Block

Under-Floor Crawlspace: Under-Floor Crawl Access Location

Exterior

Insulation in Crawlspace: Type of Insulation Observed

Foam-board

Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water 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.

Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, 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.

Under-Floor Crawlspace: Structural Components Inspected

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

Insulation in Crawlspace: Approximate Average Depth of Insulation

1-3 inches

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

Crawlspace was conditioned

Ventilation in Crawlspace: Ventilation Inspected

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

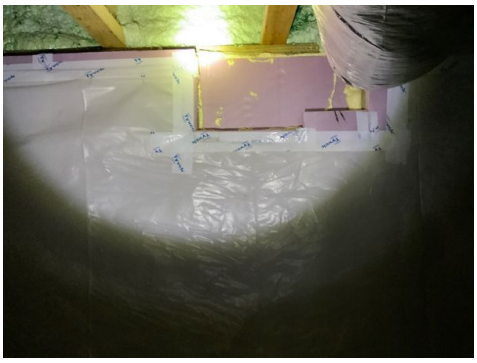
I report as in need of correction the general absence of ventilation in unfinished spaces.

Limitations

Under-Floor Crawlspace

ENCAPSULATION RESTRICTION

Crawlspace was encapsulated making visual inspection restricted. Encapsulation prevents the visual inspection of most Crawlspace components including but not limited too; foundation walls, columns, Crawlspace floor, rim joist and sill plates. Recommend the encapsulation work be evaluated by a qualified professional and monitor structural components of the home.



Ventilation in Crawlspace

ENCAPSULATED CRAWLSPACE

Crawlspace was encapsulated and no passive venting was present. Recommend monitoring condition of the encapsulation.

Recommendations

4.2.1 Under-Floor Crawlspace

Major Defect

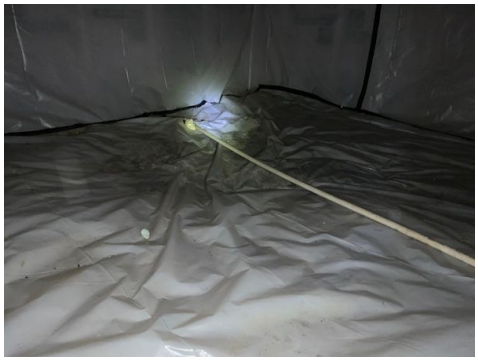
ACTIVE WATER PENETRATION OBSERVED

I observed indications of active water penetration into the crawlspace. The crawlspace floor was soft on the south 3rd of the crawlspace.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



Crawlspace floor was soft indicating moisture intrusion.

4.2.2 Under-Floor Crawlspace

Material Defect

FOUNDATION CRACK - MAJOR

I observed a major crack at the structural wall of the house foundation.

I am not a structural engineer. I recommend a structural engineer further evaluate and make recommendations related to this observation.

Recommendation

Contact a qualified structural engineer.

4.4.1 Ventilation in Crawlspace

Major Defect

CRAWLSPACE ENCAPSULATED

Crawlspace was encapsulated and no passive venting was present. Recommend monitoring condition of the encapsulation.

Recommendation

Contact a qualified professional.

5: COOLING

Information

Cooling System Information: Age of Unit

10-15 years monitor and budget for repairs

Cooling System Information: Unit Functionality

Recommend Evaluation By A Licensed HVAC Contractor, Not Operated (See Limitations

Thermostat and Normal Operating Controls: Thermostat Location

Living room

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

UNIT NOT OPERATED

The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the AC performance and taking proper precautions such as insurance or home warranty to protect the major appliance in the event the unit does not function properly.

Recommendations

5.1.1 Cooling System Information

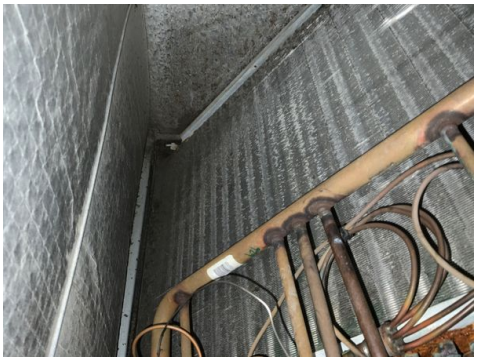
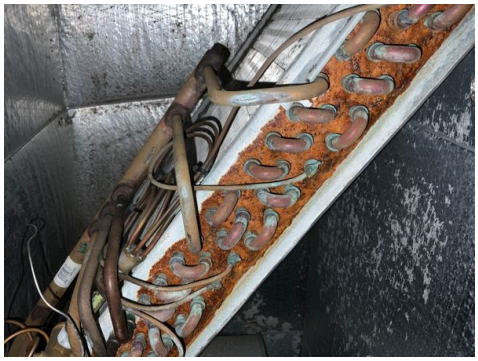
Minor Defect

AIR FLOW RESTRICTED BY DIRT

I observed that the air flow to the air conditioner unit was restricted because of dirt and debris. This may result in inefficient operation. Recommend service and evaluation by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

5.1.2 Cooling System Information

Minor Defect

OLD SYSTEM

I observed during my inspection that the system appeared to be older and nearing end of its expected service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Recommend monitoring.

5.3.1 Condensate

Major Defect

DEFECT AT CONDENSATE

I observed a defect at the air conditioner's condensate drainage. Recommend the condensate line exit the crawlspace as opposed to emptying directly into the waste line which can put undue stress on the septic.

Recommendation

Contact a qualified HVAC professional.

6: HEATING

Information

Heating System Information: Energy Source
Electric

Heating System Information: Heating Method
Heat Pump System

Heating System Information: Age of Unit
10-15 years monitor and budget for repairs

Thermostat and Normal Operating Controls: Thermostat Location
Living room

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.

Heating System Information: Unit Functionality
Unit Appeared to Function

Recommendations

6.1.1 Heating System Information

Minor Defect

MISSING INSULATION

I observed areas of missing insulation on distribution duct. Recommend additional insulation.

Recommendation

Contact a handyman or DIY project

7: PLUMBING

Information

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

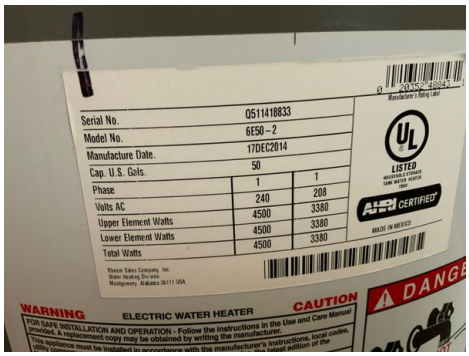
Outside of House

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

Hot Water Source: Age of Unit

5-10 years, unit should be monitored and budget for potential repairs



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.

Hot Water Source: Inspected Seismic Bracing

I inspected the seismic bracing for the hot water tank. Recommend additional bracing.

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.

Drain, Waste, & Vent Systems

SEPTIC SYSTEM

Home appeared to be on a septic system. Septic systems are beyond the scope of a home inspection. Recommend having the septic pumped and evaluated by a licensed plumbing contractor.

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

7.3.1 Hot Water Source

Minor Defect

MISSING CATCH PAN UNDER TANK

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

Recommendation

Contact a qualified professional.

7.3.2 Hot Water Source

Minor Defect

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Recommend monitoring.

7.4.1 Drain, Waste, & Vent Systems

Minor Defect

SEPTIC SYSTEM

Septic tanks, underground waste or supply plumbing and sub-concrete plumbing are beyond the scope of inspection, no representation will be made in this inspection on their condition. Recommend having waste lines and septic (if applicable) scoped and evaluated by a licensed plumber to verify condition.

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

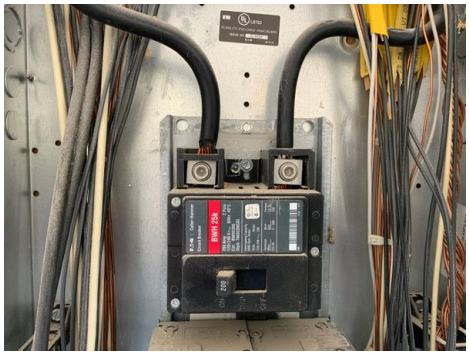
I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

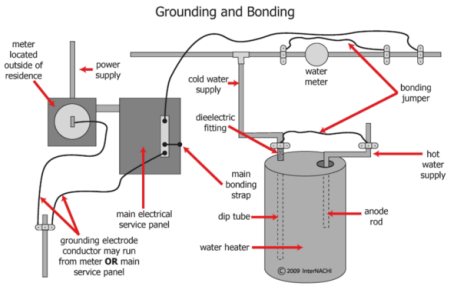


Electrical Wiring: Type of Wiring, If Visible

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).

Limitations

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.

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.

Recommendations

8.5.1 Panelboards & Breakers

Major Defect

INCORRECT TYPE OF SCREWS AT PANEL COVER

I observed the use of incorrect types of screws / fasteners at the electrical panel cover. This could be potentially hazardous if the screws puncture a live electrical wire.

Recommendation

Contact a qualified professional.

8.5.2 Panelboards & Breakers

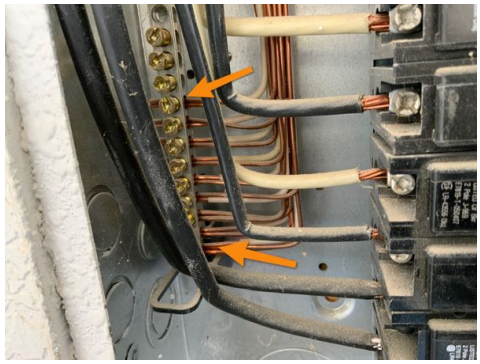
Major Defect

DOUBLED NEUTRALS

I observed doubled neutral wires connected under the same single lug.

Recommendation

Contact a qualified electrical contractor.



8.5.3 Panelboards & Breakers

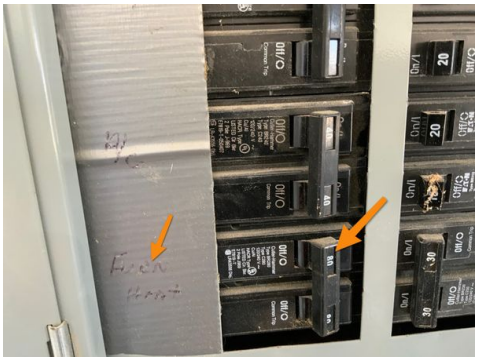
Major Defect

OVERSIZED BREAKER FOR INSTALLED COMPONENT

I observed one or more breakers which appeared to be oversized for the installed component. Recommend further evaluation by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Service Grounding & Bonding

Major Defect

GROUND ROD NOT FLUSH

I observed indications that the grounding rod is not flush with or below grade level.

Recommendation

Contact a qualified electrical contractor.

8.7.1 AFCIs

Major Defect

MISSING AFCI

I observed indications that an AFCI is missing in an area that is required to keep the house safe.

Recommendation

Contact a qualified electrical contractor.

8.8.1 GFCIs

Major Defect

MISSING GFCI

I observed indications that a GFCI is missing in an area that is required to keep people safe.

Recommendation

Contact a qualified electrical contractor.

9: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Loose Fill

Structural Components & Observations in Attic: Structural Components Were Inspected

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

Insulation in Attic: Approximate Average Depth of Insulation

9-12 inches, greater than 12 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

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

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

Limitations

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.

Insulation in Attic

PRESENCE OF INSULATION

Due to the nature of having insulation in the attic there are items that I can not visually see to inspect. Should any evidence damage or defect appear in the ceiling or other components which can not be foreseen, a repair may become needed.

Recommendations

9.1.1 Structural Components & Observations in Attic

Major Defect

STRUCTURAL DEFECT IN ATTIC

I observed a major structural defect in the attic.

Recommendation

Contact a qualified carpenter.

Trusses had been modified for storage. Recommend evaluation by a qualified professional.

Bent truss stabilizers

Bent truss stabilizers

9.1.2 Structural Components & Observations in Attic

Major Defect

IMPROPER CONSTRUCTION PRACTICES

I observed from the attic indications of poor workmanship and poor construction techniques. There are structural concerns because of this poor construction and building practice at this area. Major defect.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

9.1.3 Structural Components & Observations in Attic

Major Defect

MISSING LIGHTING FOR ATTIC STORAGE

I observed improper lighting for the attic storage area.

Areas used for storage require a switched lighting outlet.

Recommendation

Contact a qualified electrical contractor.

10: BATHROOMS

Information

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Bathroom Toilets: Toilets Inspected

All toilets unless otherwise stated were flushed several times and examined for evidence of leaks.

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. Waste drainage was inspected for leaks by partially filling the sinks and tubs, then releasing water and examine waste lines.

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

10.4.1 GFCI & Electric in Bathroom

Major Defect

GFCI IMPROPERLY WIRED

I observed a defect at the GFCI in the bathroom. It was not properly wired.

Recommendation

Contact a qualified electrical contractor.

10.7.1 Door

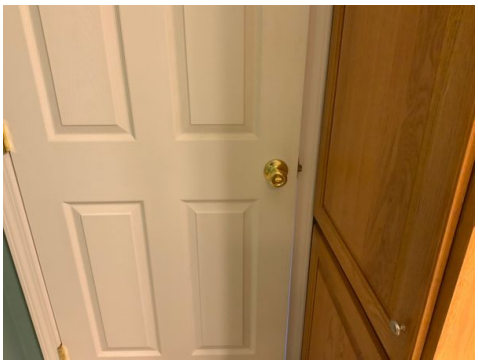
Minor Defect

DOOR DOESN'T LATCH

I observed that a door does not latch and close properly.

Recommendation

Contact a qualified handyman.



11: BATHROOMS

Information

Hydromassage Bathtub: Tub Filled and Turned On

I filled the tub and turned on, jets were tested for functionality.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Bathroom Toilets: Toilets Inspected

All toilets unless otherwise stated were flushed several times and examined for evidence of leaks.

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

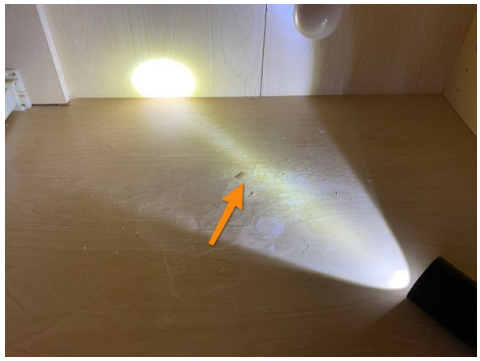
Major Defect

ACTIVE WATER LEAK

I observed indications of an active water leak.

Recommendation

Contact a qualified plumbing contractor.



11.2.2 Sinks, Tubs & Showers

Major Defect

INADEQUATE WATER FLOW AT FIXTURE

I observed indications of a defect in the water supply by viewing the functional flow in two fixtures operated simultaneously. The flow was not as strong as expected.

Recommendation

Contact a qualified plumbing contractor.

11.3.1 Hydromassage Bathtub

Major Defect

ACTIVE WATER LEAK

I observed indications of an active water leak at the tub.

Recommendation

Contact a qualified plumbing contractor.

11.3.2 Hydromassage Bathtub

Minor Defect

TUB STOPPER DEFECT

Stopper appeared to function at the time of inspection but extra stopper in the tub suggests stopper may not always function properly.

Recommendation

Contact a qualified plumbing contractor.

11.3.3 Hydromassage Bathtub

Major Defect

NON-FUNCTIONAL JETS

I observed one or more jets that did not function properly.
Recommend repair by a licensed plumber

Recommendation

Contact a qualified plumbing contractor.

11.7.1 Cabinetry, Ceiling, Walls & Floor

Minor Defect

LOOSE CABINET DOOR

I observed a loose cabinet door.

Recommendation

Recommended DIY Project

11.9.1 Windows

Major Defect

WINDOW CRACKED GLASS

I observed cracked glass in the bath window. Recommend repair

Recommendation

Contact a qualified professional.

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.

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, but do not test their operation.

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

Recommend replacing all emergency alarms per manufacturer's instructions

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.

Recommendations

12.4.1 Floors, Walls, Ceilings

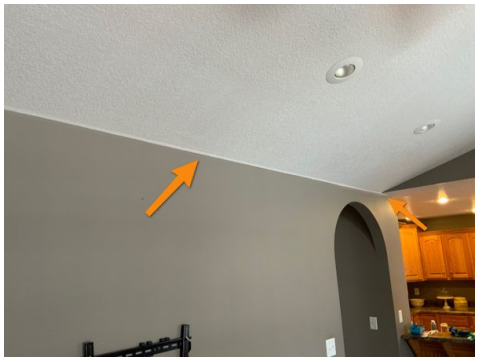
Major Defect

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.



12.7.1 Presence of Smoke and CO Detectors

Major Defect

MISSING CO DETECTOR

I observed indications of a missing carbon monoxide detector which should be present with in 12' of an attached garage. Potential Safety Hazard. Recommend installing carbon monoxide detectors per manufacture's instructions.

Recommendation

Contact a qualified professional.

13: 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: 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: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

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.

Limitations

Garage Floor

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Recommendations

13.1.1 Garage Floor

GARAGE FLOOR SETTLEMENT

Major Defect

Garage floor had evidence of potential settlement. Recommend evaluation by a qualified structural professional and monitoring condition.

Recommendation

Contact a qualified professional.

13.2.1 Garage Vehicle Door

WEATHER STRIPPING AT GARAGE DOOR IN POOR CONDITION

Minor Defect

I observed indications that the weather stripping at the garage door is in poor condition.

Recommendation

Contact a qualified garage door contractor.

13.3.1 Garage Vehicle Door Opener

PHOTO ELECTRIC EYE WAS DAMAGED

Minor Defect

Photo electric eye was damaged but functional. Recommend repair

Recommendation

Contact a qualified garage door contractor.

13.3.2 Garage Vehicle Door Opener

SAFETY REVERSE DID NOT FUNCTION PROPERLY

Major Defect

Safety reverse was tested and did not appear to function properly. Recommend adjustment by a qualified professional.

Recommendation

Contact a qualified garage door contractor.

13.4.1 Electric in Garage

Major Defect

REVERSED POLARITY

Reverse polarity observed in one or more receptacles in the garage. Recommend repair by license electrical contractor.

Recommendation

Contact a qualified electrical contractor.

13.5.1 Ceiling, Walls & Firewalls in Garage

Major Defect

MOISTURE DAMAGE OBSERVED

Moisture damage was observed at the corners of the garage door. Recommend repair by a qualified professional.

Recommendation

Contact a qualified carpenter.

13.5.2 Ceiling, Walls & Firewalls in Garage

Material Defect

LACK OF FIRE SEPARATION

Lack of fire separation is considered a safety concern by inspections standards, however some municipalities do not require separation, allow non fire rated doors and no automatic closure's, and attic accesses in the garage. Fire separation is always recommended but may not be a common building practice in this area. Recommend due diligence and consideration of safety upgrade.

Recommendation

Contact a qualified professional.

13.5.3 Ceiling, Walls & Firewalls in Garage

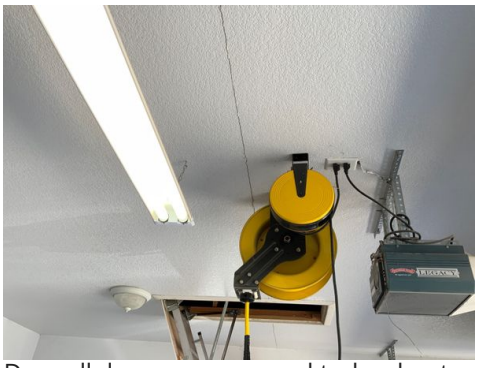
Major Defect

STRUCTURAL DEFECT

I observed evidence of a structural defect in the ceiling of the garage. Recommend repair by a qualified structural professional.

Recommendation

Contact a qualified professional.



Drywall damage appeared to be due to overloading modified trusses in the attic. Recommend further evaluation by a qualified professional.

13.6.1 Moisture Intrusion in Garage

Major Defect

ACTIVE MOISTURE INTRUSION / WATER PENETRATION OBSERVED

I observed indications of active moisture intrusion (water penetration) into the garage.

Recommendation

Contact a qualified waterproofing contractor

13.6.2 Moisture Intrusion in Garage

Major Defect

WATER MARKS OBSERVED

I observed indications of water intrusion in the garage. Water marks. Further evaluation of the water intrusion problem is recommended.

Recommendation

Contact a qualified professional.

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

Minor Defect

VALVE WATER LEAK

I observed a potential water leak at a water shutoff valve at the laundry area. Recommend monitoring and repair if needed.

Recommendation

Contact a qualified plumbing contractor.

14.2.1 Clothes Dryer

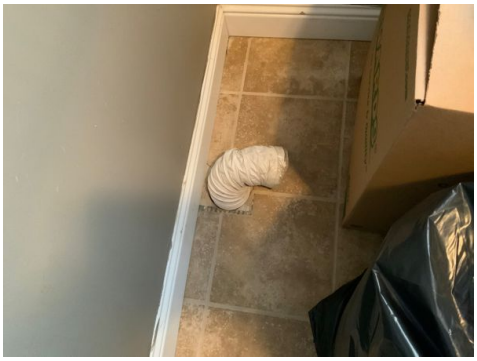
Major Defect

DEFECT AT DRYER EXHAUST PIPE

I observed indications of a defect at the clothes dryer. Plastic hose in use. Fire Hazard. Recommend replacing with acceptable material.

Recommendation

Contact a qualified appliance repair professional.




14.3.1 Laundry Room, Electric, and Tub

Major Defect

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: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

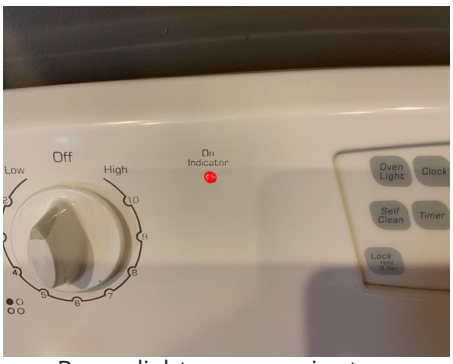
Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

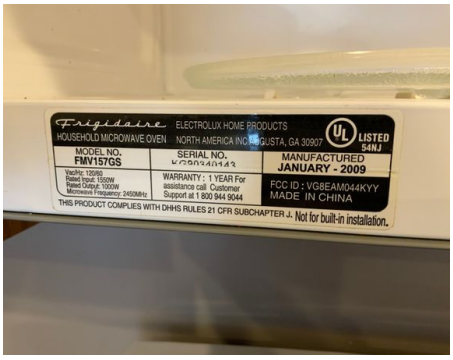


Range light was on prior to inspection. Recommend repair.

Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.



Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

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

15.2.1 Garbage Disposal

Major Defect

ELECTRICAL DEFECT

I observed indications of an electrical defect or improper termination at the garbage disposal.

Recommendation

Contact a qualified electrical contractor.

15.3.1 GFCI

Major Defect

MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical 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.

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.

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.

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.

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.

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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.

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.

Laundry
The inspector shall inspect:

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

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.