



KINCAID SERVICES RESIDENTIAL REPORT COPY

1234 Main St. OXFORD NY 13830

Buyer Name
05/27/2021 9:00AM



Inspector
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Thank you for choosing Kincaid Services for your Home Inspection. We really do appreciate the opportunity to provide this important consultation for what is likely the biggest investment of your life!

The inspection performed was non-invasive and visual in nature. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

A property does not "Pass" or "Fail" a General Home inspection. Please feel free to contact me with any questions about either the report or the property. The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report contains important information.

The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete.

As your inspector, we assume that all repairs, corrections, or specialist evaluations will be performed by qualified contractors or licensed professionals. Even though we may include DIY in some recommendations, we believe it's always best to go with the pros.

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

We're Here to Help!

If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.



Preston W. Kincaid
Licensed & Certified Home Inspector
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InterNACHI #21030164

SUMMARY

- ⊖ 2.1.1 Exterior - Grading & Drainage: Negative Grading
- ⊖ 2.2.1 Exterior - Vegetation: Vegetation Observed Close to Home
- ⊖ 2.5.1 Exterior - Decks, Balconies, Porches & Steps: Steps - Loose Planks
- ⊖ 2.5.2 Exterior - Decks, Balconies, Porches & Steps: Steps - Railing Unsatisfactory
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- ⊖ 3.1.1 Foundation - Foundation: Foundation Cracks
- ⊖ 3.1.2 Foundation - Foundation: Foundation Cracks - Minor
- ⊖ 3.1.3 Foundation - Foundation: Water Intrusion
- ⊖ 4.2.1 Interior - Light Fixtures, Switches & Receptacles (outlets): Unsatisfactory Receptacles
- ⊖ 4.4.1 Interior - Ceilings: Moisture Staining Observed - Not Active
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- ⊖ 4.6.2 Interior - Bathroom Fixtures: Vanity Not Secured
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- ⊖ 4.8.2 Interior - Countertops & Cabinets: Countertop Unsatisfactory
- ⊖ 4.9.1 Interior - Range/Oven/Cooktop: Oven and Stove Not Functional
- ⊖ 5.1.1 Doors & Windows - Doors: Door Not Present
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- ⊖ 8.5.1 Plumbing - Fuel Storage & Distribution Systems: Gas Odor
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- ⊖ 10.4.1 Garage - Garage Cladding/Siding: Garage Siding
- ⊖ 10.5.1 Garage - Garage Foundation: Garage Foundation
- ⊖ 12.2.1 Attic, Insulation & Ventilation - Ventilation: Inadequate Attic Venting
- ⊖ 13.1.1 Roof - Coverings: Roof Covering in Poor Condition
- ⊖ 13.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 13.2.2 Roof - Roof Drainage Systems: Rain Gutters Rusted and Not Securely Attached
- ⊖ 13.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Skylight & Chimney Condition

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Type of Building

Single Family

Weather Conditions

Clear

Areas of Special Concern (Client)

Foundation

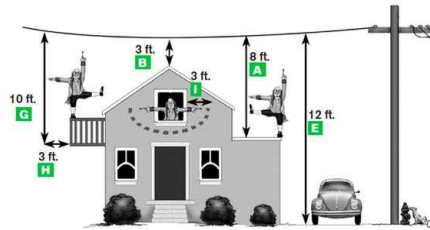
2: EXTERIOR

Information

Driveways: Driveway Material
Asphalt

Service Entrance Conductors: Service Entrance Overhead Clearance
Overhead, Overhead Clearance Satisfactory

Decks, Balconies, Porches & Steps: Type of Structure
Street/Front Side Wood Steps/Stoop, Rear Deck



Decks, Balconies, Porches & Steps: Material
Wood

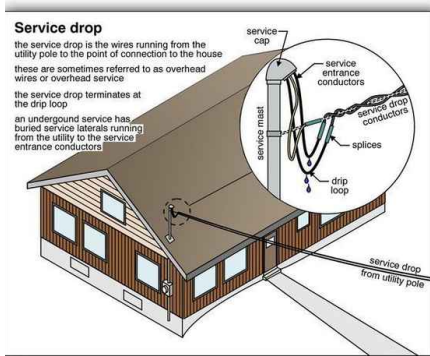
Walkways: Material
None - City Sidewalk

Cladding, Flashing & Trim: Siding Material
Vinyl

Cladding, Flashing & Trim: Siding Style
Clapboard

Exterior Doors: Exterior Entry Door
Generally Appeared Satisfactory

Service Entrance Conductors: Electrical Service Conductors
240v



Decks, Balconies, Porches & Steps: Rear Deck

Generally, the back deck was observed to be in poor condition. There were numerous deck planks unsecured or not fastened, railings are not secured or stout, and there are areas of wood rot and/or deterioration. Soil to wood contact for support posts was observed which can lead to wood rot. NOTE: Soil to wood contact is in a moisture problem area. Lack of deck ledger flashing was observed and the concern is how securely the deck is fastened to the ledger board. The underside of the deck was not readily accessible, so inspection was performed visually from the perimeter through the lattice holes with a flashlight with limited visibility. The entire deck should be evaluated by a qualified deck contractor.

Cladding, Flashing & Trim: Cladding & Trim

Overall the vinyl siding was observed to be in excellent condition and appeared to be installed properly.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The home has vinyl soffits and metal fascia (either galvanized or aluminum). Overall, the fascia and soffits appeared to be in satisfactory condition. There were one more areas where the fascia had small gaps where moisture intrusion is a risk factor, and was not secured properly but these will be reported separately as individual deficiencies.



Deficiencies

2.1.1 Grading & Drainage

NEGATIVE GRADING



Areas of the grade are not adequately directing water away from home and in one or more areas is directing water at the home, or into the foundation or basement areas. This moisture intrusion is causing soil movement, lateral soil pressure and foundation cracks.

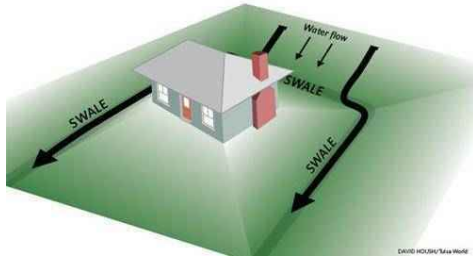
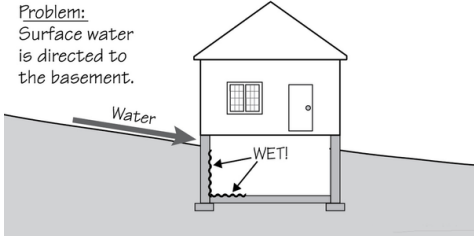
The home has some semblance of a swale directing water towards the back yard perimeter, it is the recommendation of the inspector that the swale should be extended along the north side of the house, and downspouts and drains should direct water into the swale. Recommend grading the soil around the home to adequately direct water at least 6' away from home.

Recommendation

Contact a qualified landscaping contractor



Problem:
Surface water is directed to the basement.



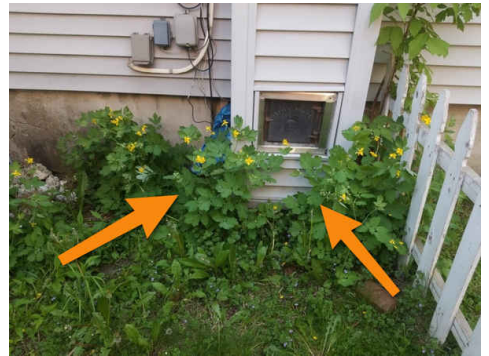
Negative grade can lead to significant issues with foundation, crawlspace or basement from moisture intrusion, deterioration, mold, etc.

2.2.1 Vegetation

VEGETATION OBSERVED CLOSE TO HOME

Recommendations

Some vegetation was observed close to or touching the home. Vegetation (trees, bushes and shrubs) against the home can cause moisture retention against the siding and/or foundation which can cause the exterior siding of the home to discolor, deteriorate or grow moss. Moisture retention can also cause the foundation to deteriorate in some cases. Furthermore, moisture can attract insects, including termites.



Recommend trimming the vegetation back so there is a minimum of 2 feet distance from home, although 4-5 feet is ideal.

Recommendation

Contact a qualified landscaping contractor

2.5.1 Decks, Balconies, Porches & Steps

STEPS - LOOSE PLANKS

Recommendations

One or more boards were observed to be loose and unfastened. Recommend all boards be secured properly by a qualified handyman or deck contractor.

Recommendation

Contact a qualified deck contractor.



2.5.2 Decks, Balconies, Porches & Steps

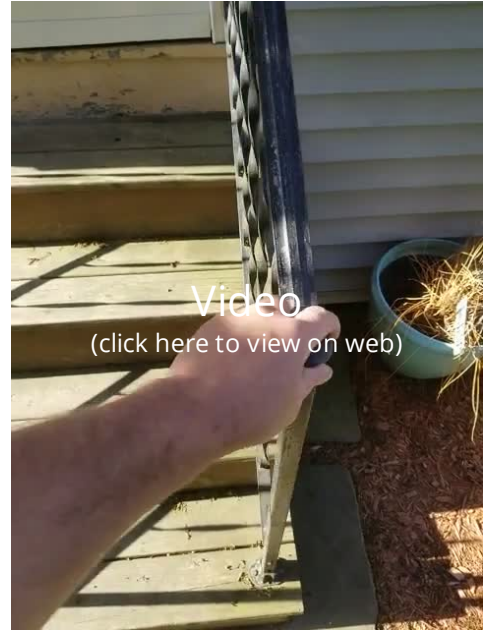
STEPS - RAILING UNSATISFACTORY

 Recommendations

The railing is not secure and provides no support. Recommend railing be secured by a qualified handyman or deck contractor.

Recommendation

Contact a qualified deck contractor.



2.5.3 Decks, Balconies, Porches & Steps

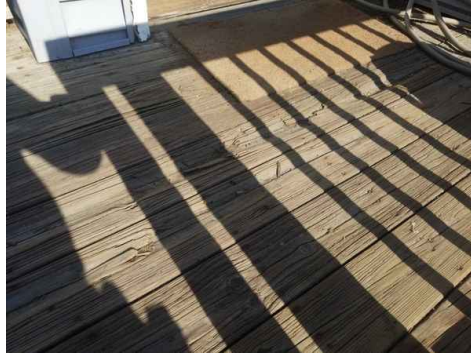
DECK - ROTTED LUMBER

 Recommendations

One or more deck boards are showing signs of rot or deterioration near the back door entrance. Recommend a qualified deck contractor evaluate and replace rotted lumber with pressure treated lumber, and keeping bare wood primed and painted or stained to protect it from the elements.

Recommendation

Contact a qualified deck contractor.



3: FOUNDATION

Information

Foundation: Inspection Method
Visual

Foundation: Material
Masonry Block, Stacked Stone

Deficiencies

3.1.1 Foundation

 Recommendations

FOUNDATION CRACKS

Moderate to severe cracking observed at the exterior foundation, as well as mirrored cracks in the basement interior foundation. This is typically consistent with soil movement due to moisture intrusion or saturation. It is the opinion of the inspector that the foundation cracks are being caused by water being directed at the foundation and/or into the basement by lack of an effective roof drainage system. Recommend a qualified foundation contractor evaluate and provide a report on course of action and remedy.

Recommendation

Contact a foundation contractor.



3.1.2 Foundation

 Recommendations

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. Recommend implementing positive grade to the landscape around the home, an effective roof drainage system, and then patching/sealing and monitoring for shifting/displacement.

Recommendation

Recommend monitoring.



3.1.3 Foundation

WATER INTRUSION

 Recommendations

Water intrusion was evident on the surface of the basement floor. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified landscaping contractor

4: INTERIOR

Information

Walls: Wall Material

Gypsum Board, Paneling

Floors: Floor Coverings

Carpet, Hardwood, Vinyl

Ceilings: Ceiling Material

Gypsum Board, Suspended Ceiling Panels

Bathroom Fixtures: Water Temperature

Satisfactory

Kitchen Fixtures: Water Temperature

Satisfactory

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Laminate

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Oven Heat Test: Temperature Test

Not Functional

Walls: Walls Overall

Overall the walls showed the normal wear and tear for a home of this age. While the walls were not perfect, there were some defects and areas where patching and repairs have been implemented over the years. Walls generally were satisfactory.

Floors: Floors Overall

Overall the floors in the home were level and in satisfactory condition structurally. The floor coverings had wear and tear, and deficiencies typical for a home of this age.

Deficiencies

4.2.1 Light Fixtures, Switches & Receptacles (outlets)



Recommendations

UNSATISFACTORY RECEPTACLES

One or more receptacles in the home are ungrounded and/or their electrical box is unsecured and pulls away from the wall.

The home as built had "two prong" electrical outlets, and some outlets have been replaced by three prong. Visually this indicates the third prong is a ground, however it is not. To eliminate safety hazards, all receptacles should be grounded.

Recommendation

Contact a qualified electrical contractor.



4.4.1 Ceilings

MOISTURE STAINING OBSERVED - NOT ACTIVE

One or more moisture stains observed on ceiling. Moisture meter test indicates it is **not active** moisture (it is dry). Recommend a qualified ceiling contractor or painting contractor repair, and monitor the area to ensure moisture stains don't re-appear.

Recommendation

Contact a qualified handyman.



Recommendations



4.4.2 Ceilings

MOISTURE STAINING OBSERVED - ACTIVE

One or more moisture stains observed on ceiling. Moisture meter test indicates it **is active** moisture (it is wet). Upon further inspection, it is the opinion of the inspector that the source of the moisture is likely the upstairs bathroom sink which showed evidence of significant leaking, efflorescence, and moisture damage.

Recommend a qualified contractor evaluate the source of the moisture and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Recommendations



4.5.1 Steps, Stairways & Railings

BALUSTER SPACES TOO WIDE

 Recommendations

There are unsafe openings in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified carpenter.



4.5.2 Steps, Stairways & Railings

UNSATISFACTORY / UNSAFE HANDRAILS

 Recommendations

Main staircase has handrails that are open at the top and bottom which can catch purse straps or clothing and poses a safety hazard.

Basement handrail is not secured to the wall in a satisfactory manner.

Recommend repair by a qualified handyman.

Recommendation

Contact a qualified handyman.



Basement handrail is extremely flexible and is only fastened in the center. It does not provide adequate support.

4.6.1 Bathroom Fixtures

TOILET NOT SECURED



Toilet is not secured to the floor. Recommend replacement of the wax gasket and fastening the toilet properly by a qualified handyman or plumber.

Recommendation

Contact a qualified handyman.



4.6.2 Bathroom Fixtures

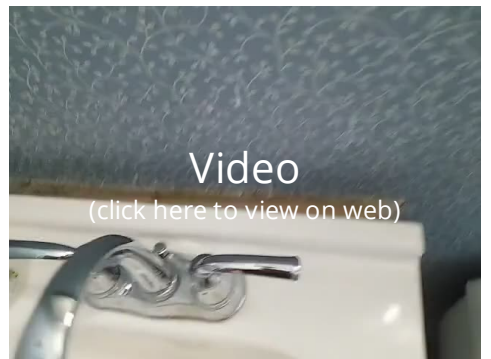
VANITY NOT SECURED



Bathroom vanity is not secured. Recommend repair by a qualified handyman.

Recommendation

Contact a qualified handyman.



4.8.1 Countertops & Cabinets

CABINET DOOR/ DRAWER FRONT MISSING



One or more cabinet doors or drawer fronts were missing. Recommend replacement by a qualified cabinet contractor.

Recommendation

Contact a qualified cabinet contractor.



4.8.2 Countertops & Cabinets

COUNTERTOP UNSATISFACTORY

Countertop has damage, de-lamination, or other defects. Recommend repair or replacement by a qualified countertop contractor.

Recommendation

Contact a qualified countertop contractor.

 Recommendations



4.9.1 Range/Oven/Cooktop

OVEN AND STOVE NOT FUNCTIONAL

Oven and stove burners did not heat-up at time of inspection. Recommend a qualified appliance repair professional evaluate and repair.

Recommendation

Contact a qualified appliance repair professional.

 Recommendations

5: DOORS & WINDOWS

Information

Doors: Doors Overall

The doors were in generally satisfactory condition.

Windows: Window Manufacturer

Unknown

Windows: Window Type

Casement, Single Pane, Sliders

Deficiencies

5.1.1 Doors

DOOR NOT PRESENT

KITCHEN ENTRANCE FROM REAR DECK

One or more doors missing or not present at the time of inspection. Recommend replacing door by a qualified handyman.

Recommendation

Contact a qualified handyman.



Recommendations



5.2.1 Windows

WINDOW TRIM WEATHERED - EXTERIOR

Exterior window trim and sills are bare, weathered wood, some wood rot observed. Recommend repair by a qualified handyman or painting contractor.

Recommendation

Contact a qualified painting contractor.



Recommendations



6: HEATING

Information

Equipment: Brand
Thermoflo

Equipment: Energy Source
Gas

Equipment: Heat Type
Gas-Fired Heat



Normal Operating Controls:
Operating Controls
Functions Satisfactorily

Distribution Systems: Ductwork
Insulated

Presence of Installed Heat Source in Each Room: Heat Source in Each Room
No

Equipment: Manufacture Date
1968 Milwaukee Thermoflo Unit



Style 2: 7302764

Year of manufacture can be determined using the 1st two numerical digits.

STYLE 2

Williamson® Serial Number Format
Serial #: 7302764

The Date of Manufacture is coded in the 1st two digits of the serial number and represent the year of production.

7302764

How to determine the Date of Manufacture!

This serial number was transcribed from a Williamson "Temp O Tech" brand forced air unit. Williamson confirmed the date of manufacture as 1972, and further recommended that all inquiries concerning the date of manufacture of Williamson or Thermoflo brand units be made with the company at (800) 730-9036.

© 1992 Williamson

7: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Some Cloth Wire
Observed

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Upstairs Bedroom Fuse Panel,
Garage Fuse Panel

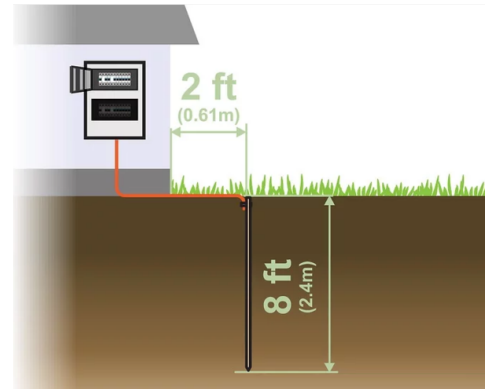
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

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

Deficiencies

7.2.1 Branch Wiring Circuits, Breakers & Fuses
UNGROUNDING ELECTRICAL SYSTEM

 Recommendations



The home was originally built as a "two prong" hot/neutral electrical system with no ground. The buyer should know that in the event they want to upgrade to a grounded system, there are some options with differing respective costs. Recommend further consultation with a qualified electrical contractor to discuss options.

Here's some related information:

Can You Keep Two Prong Outlets?

The National Electrical Code allows you to replace an existing two prong outlet with another one like it when no grounding wire is present in the circuit powering that outlet. This means if you must replace a faulty two prong receptacle, you aren't breaking any codes if you choose not to upgrade.

Where Three Prong Outlets Are a Must

Modern sensitive electronics come with three prongs for a reason. Anywhere you plug in computers, TVs, window air conditioners, vacuum cleaners, and other appliances or electronics with three prongs, you need a three prong outlet. All outlets in your kitchen, for example, should be three prong outlets.

Simply swapping out two prong outlets for three prong versions isn't enough, either. In fact, this creates a shock and appliance hazard.

Getting Your Outlets up to Code

You have four safe options for getting your outlets up to code.

Replace with Another Two Prong Outlet

You can replace an existing two prong outlet with another like it without breaking electrical codes. This is the riskiest option however, since it leaves you unprotected.

Replace with a GFCI

A better, though still not perfect, solution is to upgrade your outlets to a ground fault circuit interrupter, or GFCI. According to the National Electrical Code, the outlet must be tamper-resistant if installed 5.5 feet above the floor or lower and you must label the outlet as "GFCI protected" and "no equipment ground."

A GFCI installed in this way is not grounded, so while this option prevents shock-related issues associated with two prong outlets, it provides no ground protection for sensitive electronics.

Retrofit a Three Prong Receptacle Without Rewiring

Metal boxes often found in most old outlets are attached to an armored cable, which serve the same purpose as a ground wire. You can take advantage of this to ground the receptacle without rewiring.

First, test for a grounded box with a circuit tester. Insert one prong into the shorter hot slot and touch the other prong to a cover plate screw. If the circuit tester lights up, the box is grounded. You now know an electrician can inexpensively ground the receptacle without rewiring it.

Rewire the Panel

If a circuit test reveals that the box is not grounded, hire an electrician to rewire the panel with a three-wire circuit to provide the necessary ground. This is the best way to ensure your family and electronics are protected from stray currents that can cause electrocution and power surges.

Source: <https://mrelectric.com/blog/2-prong-outlets-not-up-to-code>

Recommendation

Contact a qualified electrical contractor.

7.3.1 GFCI & AFCI



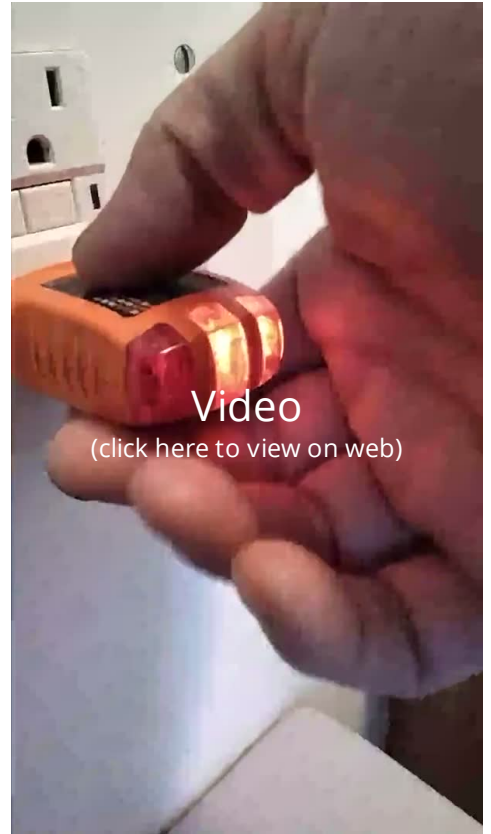
NO GFCI PROTECTION INSTALLED

No GFCI protection present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

NEC requires GFCI protection in many areas of the home: bathrooms, garages, outdoor receptacles, crawl spaces, basements, kitchens and anything within six feet of a sink or water source.

Recommendation

Contact a qualified electrical contractor.



Video
(click here to view on web)

7.4.1 Smoke Detectors



INADEQUATE SMOKE DETECTORS

One or more smoke detectors not present, or not satisfactory.

- Recommend adding interconnected smoke detectors in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces.

Recommendation

Contact a handyman or DIY project

7.5.1 Carbon Monoxide Detectors



INADEQUATE CO DETECTORS

Home has fossil fuel burning appliances or heating and no CO detectors were observed.

- Recommend adding carbon monoxide detectors in every enclosed space, including bedrooms, rooms that shares a common wall, floor, or ceiling with an enclosed space having a fossil fuel burning heater, appliance, or fireplace.

Recommendation

Contact a handyman or DIY project

8: PLUMBING

Information

Filters

Sediment Filter



Water Source

Municipal

Main Water Shut-off Device:

Location

Basement



Drain, Waste, & Vent Systems: Bathroom Drain Pipe

1-1/4"

Drain, Waste, & Vent Systems: Material

Iron, PVC

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

40 gallons

Sump Pumps: Sump Pumps

None present or observed.

Water Supply, Distribution Systems & Fixtures: Functional Flow

Satisfactory

Satisfactory: Functional flow was visually tested and observed to be adequate and/or satisfactory.

Unsatisfactory: Functional flow was visually tested and observed to decrease significantly when several fixtures were opened. Recommend further evaluation by a plumbing contractor.

Drain, Waste, & Vent Systems: Kitchen Drain Pipe

1 1/2"

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Drain, Waste, & Vent Systems: Main Drain Pipe Size

2"

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

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

Gas

Water Supply, Distribution Systems & Fixtures: Water Pressure

Satisfactory

Satisfactory: Water pressure was tested and observed to be within 40-80 PSI.

Unsatisfactory: Water pressure was tested and observed not to be within 40-80 PSI. Recommend further evaluation by a plumbing contractor.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

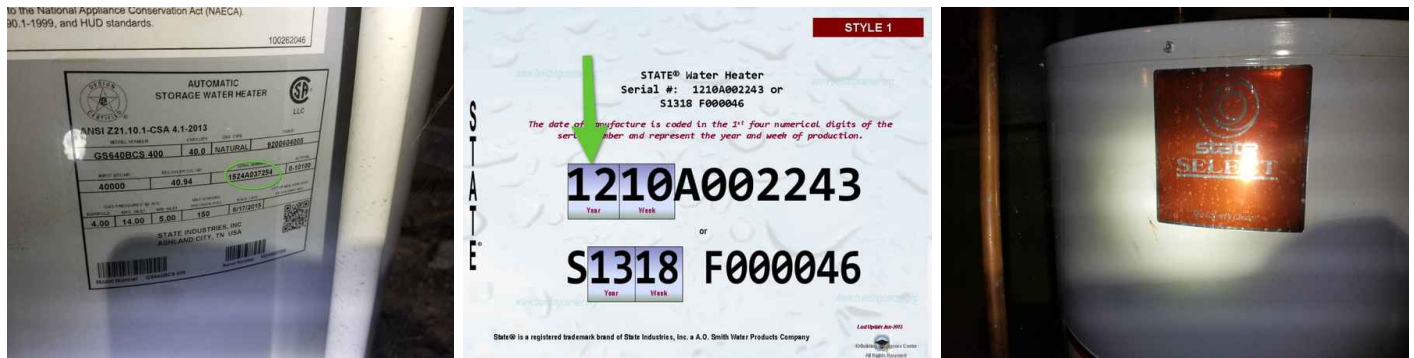
[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Date of Manufacture

2015 (6 years old)

Serial Number: 1524A037254

Service life, **the life expectancy** of a water heater is about **eight to 12 years**.



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

Basement, At Furnace, At Water Heater



Deficiencies

8.5.1 Fuel Storage & Distribution Systems



GAS ODOR

Gas odor was present in basement. Confirmed the presence of gas with electronic combustible gas leak detector. Recommend consulting with local utility company or qualified HVAC Contractor to evaluate for potential leaks.

Recommendation

Contact a qualified HVAC professional.

9: BASEMENT / CRAWLSPACE

Information

General: Inspection Method
Basement Access

Foundation (interior): Material
Masonry Block, Stacked Stone

Basements & Crawlspace:
Basement Type
Dirt Floor

Deficiencies

9.3.1 Basements & Crawlspace

 Recommendations

HIGH MOISTURE LEVELS OBSERVED

High moisture levels observed in the basement near the foundation and near one or more support posts. Recommend further evaluation by a foundation contractor to identify the source of the moisture and implement appropriate remediation.

Recommendation

Contact a foundation contractor.



10: GARAGE

Information

Garage

Garage appears to be an old storage shed or barn converted to garage.

Ceiling: Ceiling

Open beam - satisfactory. No defects observed.

Garage Door: Material

Wood

Garage Door: Type

Roll-Up, Automatic

Floor: Floor

Concrete - satisfactory. Minor shrinkage cracks observed in concrete which are typical and normal. No defects observed.

Walls: Walls

Open interior walls with visible studs/posts - satisfactory. No defects observed.

Limitations

Garage Door

AUTOMATIC GARAGE DOOR OPENER

Automatic garage door opener present. Tested and found operation to be satisfactory. Auto-reversing safety operated properly. Electronic sensing eyes were within 6" of the floor and operated satisfactorily. No defects observed.



Deficiencies

10.4.1 Garage Cladding/Siding

GARAGE SIDING

Bare and weathered wood siding was observed on the garage. This will not stand up to the elements and will lead to deterioration of the wood siding. Recommend a qualified handyman repairing the siding, priming and painting.

Recommendation

Contact a qualified handyman.





10.5.1 Garage Foundation

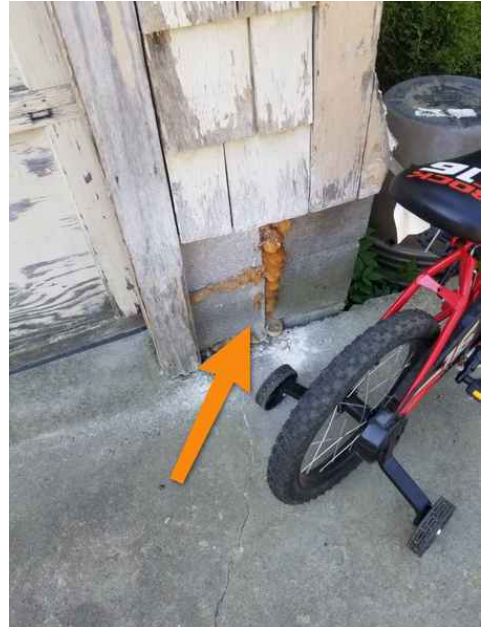
GARAGE FOUNDATION

 Recommendations

Moisture staining/discoloration was observed on the exterior of the garage foundation. One or more cracks were observed in the block masonry foundation from settling caused by moisture intrusion to the foundation areas. Recommend a roof drainage system to remediate the root cause, and a qualified handyman patching the cracks and observing to ensure the cracks don't reappear.

Recommendation

Contact a qualified handyman.



11: STRUCTURE

Information

Inspection Method

Attic Access, Basement Access

Floor Structure: Sub-floor

Inaccessible, Blocked by insulation.

Floor Structure:

Basement/Crawlspace Floor

Dirt

Wall Structure: Construction Type

Wood Stud

Floor Structure: Material

Wood Joists

Ceiling Structure: Ceiling Construction Type

Not readily accessible.

12: ATTIC, INSULATION & VENTILATION

Information

Dryer Vent

Metal, Metal (Flex)

Flooring Insulation

Fiberglass

Attic Insulation: Insulation Type

Loose-fill

Ventilation: Ventilation Type

None

Exhaust Systems: Exhaust Fans

Fan Only

Exhaust Systems: Exhaust Vents

All exhaust vents were observed to satisfactorily vent to the exterior through roof penetrations.

Deficiencies

12.2.1 Ventilation

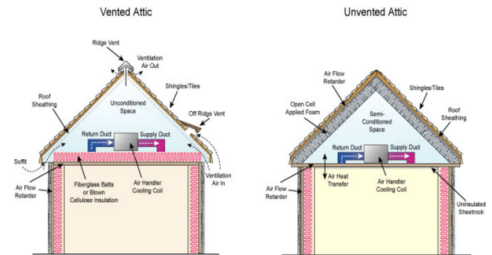
 Recommendations

INADEQUATE ATTIC VENTING

Attic was observed to be hot and humidity levels were high. An attic with proper ventilation will allow hot air and moisture to escape, preventing moisture-related damage. Recommend adding gable vents and roofing ridge vents to prevent moisture retention and mold growth in the attic space.

Recommendation

Contact a qualified roofing professional.



13: ROOF

Information

Inspection Method

Ladder, Binoculars

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Penetrations & Flashings:

Material

Aluminum

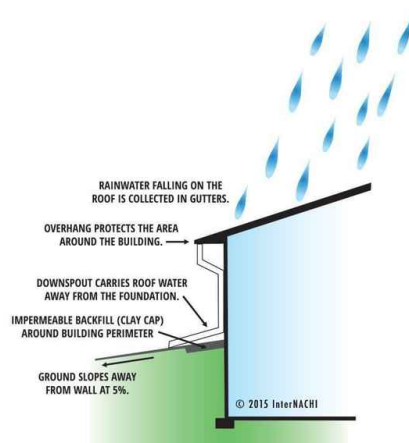
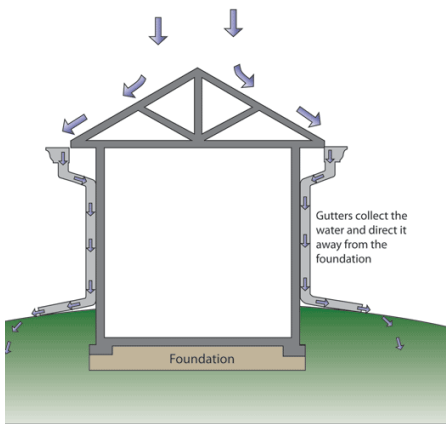


The most common types of roof penetrations are the various types of vents. It might be the evacuation of moist air from a bathroom or laundry room, or it could be the byproducts of combustion from a furnace or water heater. These vents perform different functions and can affect roofs differently.

Roof Drainage Systems: Gutter Material

Aluminum

A few inches of rain falling on the roof of a house can produce several thousand gallons of water runoff. This runoff must be channeled away from the home's foundation. Otherwise, the excess water can quickly saturate the soil surrounding the building and wick through the foundation to the interior. Once inside, this moisture can lead to a variety of problems, including mold and wood rot. Excess moisture can also cause indoor air quality problems.



Deficiencies

13.1.1 Coverings

ROOF COVERING IN POOR CONDITION



Asphalt roofing was observed to have de-lamination, curling, buckling, granule loss, as well as exposed and rusted nails. It is the opinion of the inspector that the roof covering is at or beyond its life expectancy. Recommend replacing roof covering as soon as possible.

Recommendation

Contact a qualified roofing professional.



13.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

 Recommendations

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

Recommend a qualified handyman adjust or repair downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project



13.2.2 Roof Drainage Systems

RAIN GUTTERS RUSTED AND NOT SECURELY ATTACHED

 Recommendations

Rain gutters in general are in poor condition and are not secured to the home firmly. Large gaps were observed where water will not be directed into the gutter. One or more gutters have an inadequate slope and have significant rust and corrosion. Recommend further evaluation by a qualified gutter contractor.

Recommendation

Contact a qualified gutter contractor



13.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendations

SKYLIGHT & CHIMNEY CONDITION

There are signs of possible water penetration at or near the skylight. Skylights, if not properly installed, are prone to leaking. Proper flashing around the skylight is critical. Monitor the condition and if there is sign of leak then have the skylight repaired or replaced.

Chimney has flashing that is poorly installed and lifting. Wind-driven rain is a moisture intrusion risk.

Recommendation

Contact a qualified roofing professional.



STANDARDS OF PRACTICE

Inspection Details

II. Home inspectors are required to observe and report on the following:

Observe and report on:

1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
2. Trees and vegetation that adversely affect the residential building;
3. Walkways, steps, driveways, patios and retaining walls.

Structural Systems

Observe and report on:

1. Any deteriorated and/or damaged structural component including the building foundation and framing;
2. The floor structure;
3. The wall structure;
4. The ceiling structure;
5. The roof structure.

Exterior

Observe and report on:

1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

Roof Systems

Observe and report on:

1. Roofing materials and condition;
2. Roof drainage systems;
3. Flashing;
4. Skylights, chimneys and roof penetrations.

Describe:

1. the methods used to observe the roof and other components
2. the observed condition and type of roofing materials
3. the methods used to observe the roofing

Plumbing System

Observe and report on:

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

Shall operate all readily accessible:

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

Home inspections shall describe:

1. The water supply,
2. Drain,
3. Waste and vent piping materials
4. Water heating equipment including capacity
5. Energy source
6. Location of the main water and main fuel shut-off valves

Home inspectors shall state:

1. whether the water supply and waste disposal systems are:
 1. Public
 2. Private
 3. or unknown

Electrical System

Shall observe and report upon readily accessible and observable portions of:

1. Service drop;
2. Service entrance conductors, cables and raceways;
3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
4. Service grounding;
5. Interior components of service panels and sub-panels;
6. A representative number of installed lighting fixtures, switches and receptacles;
7. A representative number of ground fault circuit interrupters.

Shall describe readily accessible and observable portions of:

1. Amperage and voltage rating of the service;
2. The location of main dis-connects and sub-panels;
3. The presence of aluminum branch circuit wiring;
4. The presence or absence of smoke detectors and carbon monoxide detectors;
5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

Heating System

1. Operate and report on:

1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;

Observe and report on:

1. Condition of normally operated controls and components of the systems;
2. Visible flue pipes, dampers and related components for functional operation;
3. Presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
4. The operation of fixed supplementary heat units;
5. Visible components of vent systems, flues and chimneys;

Air Conditioning Systems

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

Interior

Observe and report on:

1. The material and general condition of walls, ceilings and floors;
2. Steps, stairways and railings;
3. Where visible and readily accessible, The bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
4. Visible signs of water penetration.

Observe, operate and report on

1. Garage doors, garage door safety devices and garage door operators;
2. A representative number of primary windows and interior doors;

Insulation and Ventilation

Observe, describe and report on:

1. Insulation in accessible, visible unfinished spaces;
2. Ventilation of accessible attics and foundation areas;
3. Mechanical ventilation systems in visible accessible areas.

Fireplaces

Observe and report on:

1. Visible and accessible system components;
2. Visible and accessible chimneys and vents;
3. Chimney caps;
4. Fireplaces and solid fuel burning appliances;
5. Chimneys;
6. Observe, operate and report on accessible fireplace dampers.

Attics

Report on:

1. The method of observation used; and
2. Conditions observed.

IV. Home inspectors are not required to observe and report on the following site conditions:

1. Fences and privacy walls;
2. The health and condition of trees, shrubs and other vegetation.
3. Screening, shutters, awnings and other seasonal accessories;
4. Fences;
5. Geological and/or soil conditions;
6. Recreational facilities;
7. Out-buildings other than garages and carports;
8. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
9. Erosion control and earth stabilization measures;
10. The operation of security locks, devices or systems;
11. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.
12. Antennas, lightning arresters or similar attachments;
13. Flue or chimney interior that is not readily accessible;
14. Other installed accessories.

15. Operate powered roof ventilators.
16. Determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.
17. Walk on or access a roof where to do so could result in damage to the roof or roofing material or endanger the health and safety of the home inspector.
18. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
19. Systems that are shut down or secured;
20. Plumbing component that is not readily accessible;
21. Exterior plumbing component or system or any underground drainage system;
22. Fire sprinkler systems;
23. Evaluate the potability of any water supply;
24. Observe and report on water conditioning equipment including softener and filter systems;
25. Operate freestanding or built in appliances;
26. Private water supply systems;
27. Test shower pans, tub and shower surrounds or enclosures for leakage;
28. Gas supply system for materials, installation or leakage;
29. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
30. Remote control devices;
31. Alarm systems and components;
32. Low voltage wiring systems and components such as doorbells and intercoms;
33. Ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
34. Insert any tool, probe or testing device into the main or sub-panels;
35. Activate electrical systems or branch circuits which are not energized;
36. Operate overload protection devices;
37. Low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
38. Move any object, furniture or appliance to gain access to any electrical component;
39. Test every switch, receptacle and fixture;
40. Remove switch and outlet cover plates;
41. Electrical equipment not readily accessible;
42. Dismantle any electrical device or control;
43. Measure amperage, voltage or impedance;
44. Solar powered electrical component or
45. Standby emergency generators or components.
46. Fixtures and faucets if the flow end of the faucet is connected to an appliance;
47. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
48. Spas, saunas, hot-tubs or jetted tubs;
49. Solar water heating systems.
50. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
51. Heat exchangers;
52. Equipment or remove covers or panels that are not readily accessible;
53. Dismantle any equipment, controls or gauges;
54. Interior of chimney flues;
55. Heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
56. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
57. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
58. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
59. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
60. Determine clearance to combustibles or adequacy of combustion air;
61. Test for gas leaks or carbon monoxide;
62. In-floor and in-ceiling radiant heating systems.
63. Activate or operate air conditioning systems that have been shut down;
64. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
65. Check the pressure of the system coolant or determine the presence of leakage;
66. Evaluate the capacity, efficiency or adequacy of the system;
67. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
68. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
69. Dismantle any equipment, controls or gauges;
70. Check the electrical current drawn by the unit;
71. Electronic air filters.
72. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
73. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
74. Determine clearance to combustibles in concealed areas;

- 75. Paint, wallpaper or other finish treatments;
- 76. Window treatments;
- 77. Central vacuum systems;
- 78. Household appliances;
- 79. Recreational facilities;
- 80. Lifts, elevators, dumbwaiters or similar devices.
- 81. Disturb insulation;
- 82. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.
- 83. Interiors of flues or chimneys;
- 84. Fire screens and doors;
- 85. Automatic fuel feed devices;
- 86. Mantles and fireplace surrounds;
- 87. Combustion make-up air devices;
- 88. Heat distribution assists;
- 89. Ignite or extinguish fires;
- 90. Determine draft characteristics;
- 91. Move fireplace inserts and stoves or firebox contents.
- 92. Enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

Section 197-5.16 Limitations and Exclusions

- (a). Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.
- (b). Home inspectors are not required to observe appliances, recreational facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.
- (c). Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.
- (d). Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.
- (e). Home inspectors are not required to report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.
- (f). Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.
- (g). Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.
- (h). Home inspectors shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.
- (i). Home inspectors shall not be required to observe any system or component that is not included in this Standards of Practice.
- (j). Home inspections performed in accordance with these Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.
- (k). Home inspectors are not required to determine:
 - 1. Conditions of systems or components that are not readily accessible;
 - 2. The remaining life expectancy of any system or component;
 - 3. The strength, adequacy, effectiveness or efficiency of any system or component;
 - 4. The causes of any condition or deficiency;
 - 5. The methods, materials or costs of corrections;
 - 6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;

7. The suitability of the property for any specialized use;
8. The advisability of purchase of the property;
9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;
11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
12. Operating costs of systems or components;
13. Acoustical properties of any system or component;
14. Soil conditions related to geo-technical or hydrologic specialties.

(l). Home inspectors are not required to offer:

1. perform work in any trade or profession other than home inspection;
2. Warranties or guarantees of any kind.

(m). Home inspectors are not required to operate:

1. Any system or component that is shut down or otherwise inoperable;
2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these Standards of Practice;
3. Shut off valves or manual stop valves;
4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.

(n). Home inspectors are not required to observe:

1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;
2. Items that have not been installed;
3. Installed decorative items;
4. Items that are not entered in accordance with subdivision 15 of this section;
5. Detached structures other than garages and carports.

(o). Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.

(p). Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.

(q). These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.

Interior

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

Doors & Windows

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe:

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. 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. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that

did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Attic, Insulation & Ventilation

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

Roof

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