



QUALITY ASSURANCE INSPECTIONS LLC.

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<http://www.QAIhome.com>



QAI RESIDENTIAL REPORT

203 Porter Ave
Hampton, VA 23669

Blue Box Auction Gallery
MAY 19, 2022



Inspector

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Standard of Practice	

Standard Residential Inspection

SUMMARY

206

ITEMS INSPECTED

22

MAINTENANCE /
IMPROVEMENTS

32

DEFICIENCIES

26

MAJOR CONCERNS / SAFETY
HAZARDS

-  2.2.1 Grounds - Driveway: Driveway Cracking - Minor
-  2.5.1 Grounds - Hose Bibs: No anti-siphon
-  2.6.1 Grounds - Landscaping affecting the foundation: Vegetation in contact with structure
-  3.1.1 Roof - Coverings: Tiles cracked/broken
-  3.1.2 Roof - Coverings: Roof is nearing the end of its useful life.
-  3.2.1 Roof - Roof Drainage Systems: Gutters full of debris
-  3.3.1 Roof - Flashings: Loose/Separated
-  3.6.1 Roof - Chimneys: Chimney pulling away from the home
-  3.7.1 Roof - Chimneys 2: Chimney Rain Cap Missing
-  3.7.2 Roof - Chimneys 2: Chimney concrete cap is damaged or unsealed
-  4.1.1 Exterior - Siding / Flashing: Brick veneer cracking / minor
-  4.4.1 Exterior - Caulking: Deteriorated caulking at windows, doors, exterior penetrations
-  4.5.1 Exterior - Window and Screens: Window has failed insulated seal, and has lost its thermal integrity
-  4.5.2 Exterior - Window and Screens: Screens missing
-  4.6.1 Exterior - Electrical: Damaged/missing covers
-  4.10.1 Exterior - Lintels: Lintels rusted / minor
-  5.5.1 Detached Garage - Coverings: Tiles cracked/broken
-  5.6.1 Detached Garage - Roof Drainage Systems: Gutters full of debris
-  5.7.1 Detached Garage - Soffits & Fascia: Soffit- Damaged
-  5.9.1 Detached Garage - Caulking: Deteriorated caulking at windows, doors, exterior penetrations
-  5.14.1 Detached Garage - Window and Screens: Wood windows are painted shut
-  5.17.1 Detached Garage - Electrical Outlets: Outlets indicate open grounds
-  5.18.1 Detached Garage - Garage Service Door: Door damaged/ rusted
-  6.6.1 Kitchen - Electrical: Ungrounded receptacles
-  6.6.2 Kitchen - Electrical: GFCI failed to reset
-  6.8.1 Kitchen - Range/Oven/Cooktop: Oven display not operating
-  6.11.1 Kitchen - Windows: Window fogged
-  7.4.1 Dining Room - Electrical: Ungrounded receptacles

- 🔧 8.2.1 Living Room - Walls and Ceilings: Wall and or ceiling cracking (Minor)
- ⚠️ 8.4.1 Living Room - Electrical: Ungrounded receptacles
- 🔧 9.4.1 Family Room - Electrical: Missing / broken cover plates
- ⚠️ 9.4.2 Family Room - Electrical: Ungrounded receptacles
- 🚫 9.6.1 Family Room - Ceiling fan: Ceiling fan inoperable
- 🔧 10.2.1 Laundry Room - Walls and Ceilings: Ceiling moisture stains present (Dry)
- 🚫 10.8.1 Laundry Room - Windows: Window fogged
- 🚫 11.4.1 Bathroom 1 - Sink: Sink faucet valve leaking
- 🚫 11.4.2 Bathroom 1 - Sink: Corroded drain pipe
- ⚠️ 11.6.1 Bathroom 1 - Electrical: No GFCI
- 🚫 11.7.1 Bathroom 1 - Tubs/showers: Shower/Tub diverter not functioning
- 🔧 11.8.1 Bathroom 1 - Exhaust Fan: Lights on exhaust vent inoperable
- 🔧 12.4.1 Bathroom 2 - Vanity and Cabinetry: Gap present between countertop and backsplash
- 🚫 12.5.1 Bathroom 2 - Sink: Sink faucet is leaking
- 🔧 12.8.1 Bathroom 2 - Tubs/showers: Tub stopper is missing
- 🔧 12.9.1 Bathroom 2 - Exhaust Fan: Exhaust vent noisy
- 🚫 12.10.1 Bathroom 2 - Windows: Window fogged
- 🔧 12.11.1 Bathroom 2 - Doors: Door does not latch shut
- ⚠️ 13.4.1 Bedroom 1 - Electrical: Ungrounded receptacles
- ⚠️ 14.4.1 Bedroom 2 - Electrical: Ungrounded receptacles
- 🚫 14.7.1 Bedroom 2 - Windows: Window fogged
- ⚠️ 15.4.1 Bedroom 3 - Electrical: Ungrounded receptacles
- 🚫 15.7.1 Bedroom 3 - Windows: Window fogged
- 🔧 16.2.1 Bedroom 4 - Walls and Ceilings: Wall and or ceiling cracking (Minor)
- ⚠️ 16.4.1 Bedroom 4 - Electrical: Ungrounded receptacles
- ⚠️ 17.3.1 Heating - Gas Pack: Gas Pack not working
- ⚠️ 17.3.2 Heating - Gas Pack: Gas Pack nearing end of useful life
- ⚠️ 18.3.1 Heating 2 - Heat Pump: Heat pump not producing heat
- ⚠️ 18.3.2 Heating 2 - Heat Pump: Heat Pump nearing the end of it's useful life
- 🔧 20.2.1 Cooling - Evaporator / Air Handler Unit: R-22 Refrigerant disclaimer
- ⚠️ 20.2.2 Cooling - Evaporator / Air Handler Unit: Evaporator / Air Handler unit nearing end of useful life
- 🚫 21.1.1 Cooling 2 - General: Cooling insufficient
- 🔧 21.2.1 Cooling 2 - Evaporator / Air Handler Unit: R-22 Refrigerant disclaimer
- ⚠️ 21.2.2 Cooling 2 - Evaporator / Air Handler Unit: Evaporator / Air Handler unit nearing end of useful life
- 🚫 21.2.3 Cooling 2 - Evaporator / Air Handler Unit: Insufficient Cooling
- 🔧 22.4.1 Plumbing - Visible Supply Distribution Piping: Polybutylene distribution piping
- ⚠️ 22.5.1 Plumbing - Distribution Piping Insulation and Support: Possible asbestos pipe insulation
- 🔧 22.6.1 Plumbing - Visible Drain Plumbing: Cast iron drain observed
- 🔧 23.2.1 Electrical - Main Panel: Panel is full
- ⚠️ 23.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Multiple neutrals installed under one lug.

-
- ⚠ 23.4.1 Electrical - Smoke Detector / Carbon Monoxide detector: Recommend smoke detector in each sleeping space
 - ⚠ 23.4.2 Electrical - Smoke Detector / Carbon Monoxide detector: No Carbon Monoxide detector noted
 - ⊖ 24.3.1 Fireplace - Damper Doors: Rusted damper
 - ⊖ 25.1.1 Attic, Insulation & Ventilation - Attic Insulation: Attic insulation is installed backwards
 - ⊖ 26.1.1 Crawlspace - Distribution System: Ducts not secure in crawl
 - ⊖ 26.1.2 Crawlspace - Distribution System: Damaged ductwork
 - ⚠ 26.6.1 Crawlspace - Electrical: Open junction boxes in the crawl space
 - ⊖ 26.7.1 Crawlspace - Girder / beams / columns : Non professional floor support
 - ⊖ 26.7.2 Crawlspace - Girder / beams / columns : Plumbing penetrating threw foundation support
 - ⚠ 26.8.1 Crawlspace - Joists: Evidence of wood destroying insects on Joists
 - ⊖ 26.8.2 Crawlspace - Joists: Improper sistering of joist
 - ⚠ 26.8.3 Crawlspace - Joists: Moisture and microbial growth present in crawl

1: INSPECTION DETAILS

Information

In Attendance

Listing Agent

Occupancy

Furnished, Vacant

Style

Multi-level

Type of Building

Single Family

Weather Conditions

Sunny

Temperature (approximate)

80 Fahrenheit (F)

Approximate age of home

1951

Termite and Moisture Inspection

Recommend a termite and moisture inspection for this property.

Indoor Air Quality / Mold Sampling Not Performed

Client was offered and did not request Indoor Air Quality or mold sampling.

Lead Paint Sampling Not Performed

Client was offered and did not request Lead Paint sampling.

Asbestos Sampling Not Performed

Client was offered and did not request Asbestos sampling.

Main Sewer Line Scope not Performed

Client was offered and did not request a main sewer line scope.

Scope of the Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put our client in a better position by understanding the visual discrepancies observed and noted. Not all discrepancies will be identified and noted during the inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a warranty or guarantee of any kind. Please refer to the pre-inspection agreement for a full explanation of the scope of the contract.

Inspectors Responsibility

The inspectors responsibility is a visual inspection of accessible areas / components, and a functionality check using normal controls. When a system or component requires repair or replacement, often city code requires the system or component to conform to current code regulations. Code compliance and or violations are the local City or County code enforcement officials responsibility and authority. Home Inspectors do not ensure code compliance. Upgrades may incur additional costs not expected by the homeowner and not covered by the warranty or insurance companies.

Start and Stop Time (approximate) on-site

0830, 1145

Inspector start and stop time while on site. Does not include travel time, report formatting, review or publishing.

Direction the house faces (approximate)

East

The direction the house faces is used to determine locations of items or deficiencies within the home.

Repairs and further evaluations

Repairs and further evaluations of systems or components should be performed by a licensed or qualified person within that field. Repairs and further evaluations should be performed prior to closing and receipts retained.

Fireplace and Chimney Inspection

Recommend a level 2 fireplace and chimney inspection as recommended by the National Fire Protection Association upon the sale or transfer of a property.

90 Day Warranty

A 90 day warranty has been purchased for this property from Residential Warranty Services. Not all items are covered under this warranty. Check the terms and conditions for specific coverages. Validate your warranty within 15 days of the home inspection at <http://90daywarrantyvalidation.com>

Home Warranty

Due to the age of appliances and or systems in the home, we recommend maintaining a home warranty. Warranty companies differ greatly in coverages, read specific coverages before selection of a policy that meets your future needs.

Older / Improved Property

The house is an older / improved property from its original construction. Recommend verification of proper permitting before purchase. Most cities require permitting electrical, mechanical, plumbing, structural, and exterior upgrades.

Limitations

General

ITEMS BLOCKING VIEW

There were several areas of the home in which occupants belongings blocked the view. Recommend a thorough walk thru prior to closing to identify defects or deficiencies.

2: GROUNDS

		IN	NI	NP	D
2.1	Service Walks	X			
2.2	Driveway	X			X
2.3	Porch	X			
2.4	Patio	X			
2.5	Hose Bibs	X			X
2.6	Landscaping affecting the foundation	X			X
2.7	Stoops / Steps	X			
2.8	Stoops / Steps 2	X			
2.9	Fences	X			

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

Information

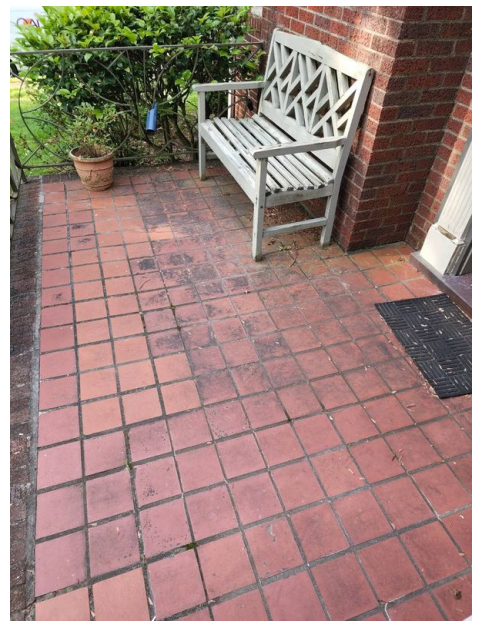
Service Walks: Walkway Material
Concrete



Driveway: Driveway Material
Concrete



Porch: Porch/Patio Material
Concrete



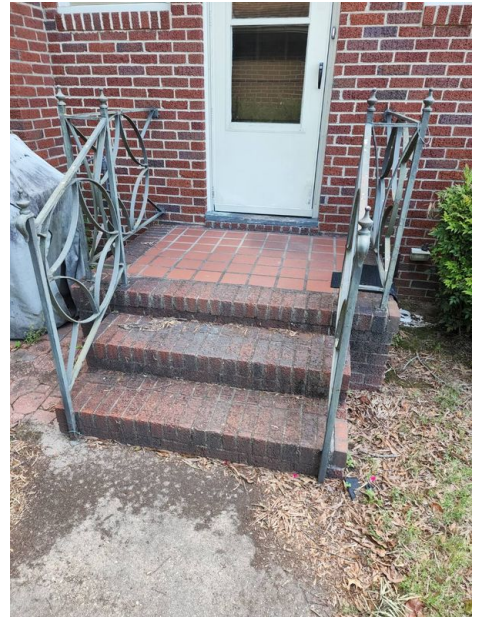
Patio: Patio Material
Pavers



Stoops / Steps: Stoops / Steps
Material
Brick



Stoops / Steps 2: Stoops / Steps
Material
Concrete



Fences: Material
Chain Link, Wood

Limitations

Fences

FENCING NOT PART OF A HOME INSPECTION

The fencing comments and deficiencies are for informational purposes only and do not constitute an inspection. Fencing is not part of a home inspection.

Deficiencies

2.2.1 Driveway

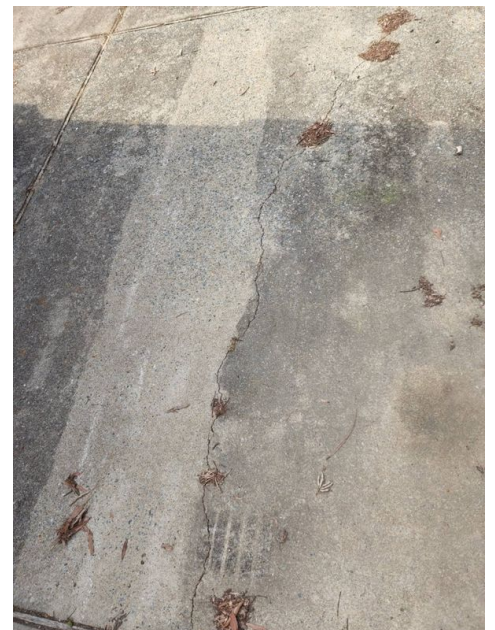
DRIVEWAY CRACKING - MINOR



Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



2.5.1 Hose Bibs



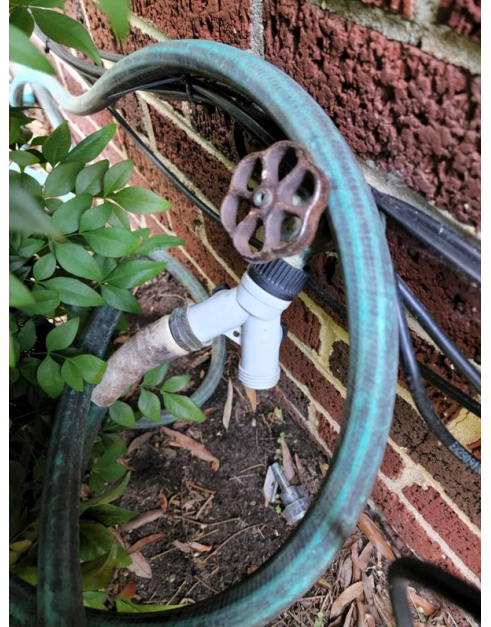
Maintenance / Improvements

NO ANTI-SIPHON

The hose bib is not equipped with an anti siphon device, possible cross connection can occur allowing non potable water into the house water supply system. Recommend installation. Although this is a safety concern this can be completed by homeowner for a small cost.

Recommendation

Contact a handyman or DIY project



2.6.1 Landscaping affecting the foundation



Deficiencies

VEGETATION IN CONTACT WITH STRUCTURE

There was vegetation in contact with the structure. Recommend trimming away from structure.

Recommendation

Contact a qualified landscaping contractor



3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			X
3.2	Roof Drainage Systems	X			X
3.3	Flashings	X			X
3.4	Roof Penetrations	X			
3.5	Ventilation	X			
3.6	Chimneys	X			X
3.7	Chimneys 2	X			X
3.8	Valleys	X			

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

Information

Inspection method

Walked Roof

Roof visibility

All

Roof Type/Style

Gable

Roof approximate age

20-25 years

Coverings: Material

Asphalt, Architectural Shingle

Roof Drainage Systems: Gutter Material

Aluminum

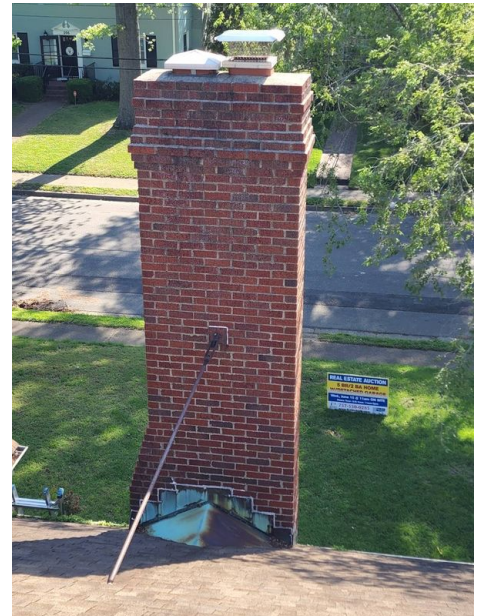
Flashings: Material

Metal

Ventilation: Ventilation

Soffit

Chimneys: Location



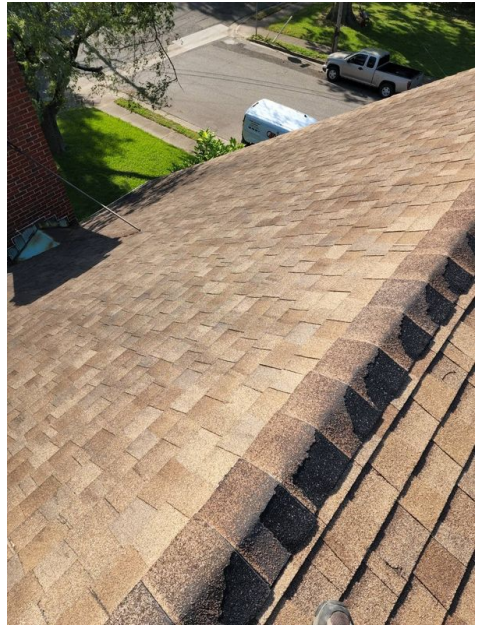
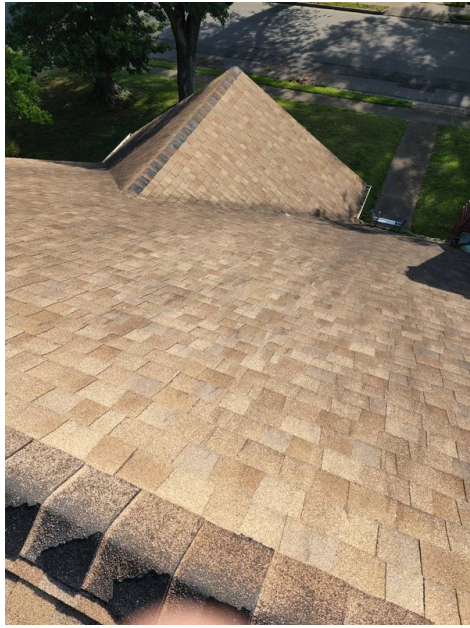
Chimneys 2: Location



Valleys: Material

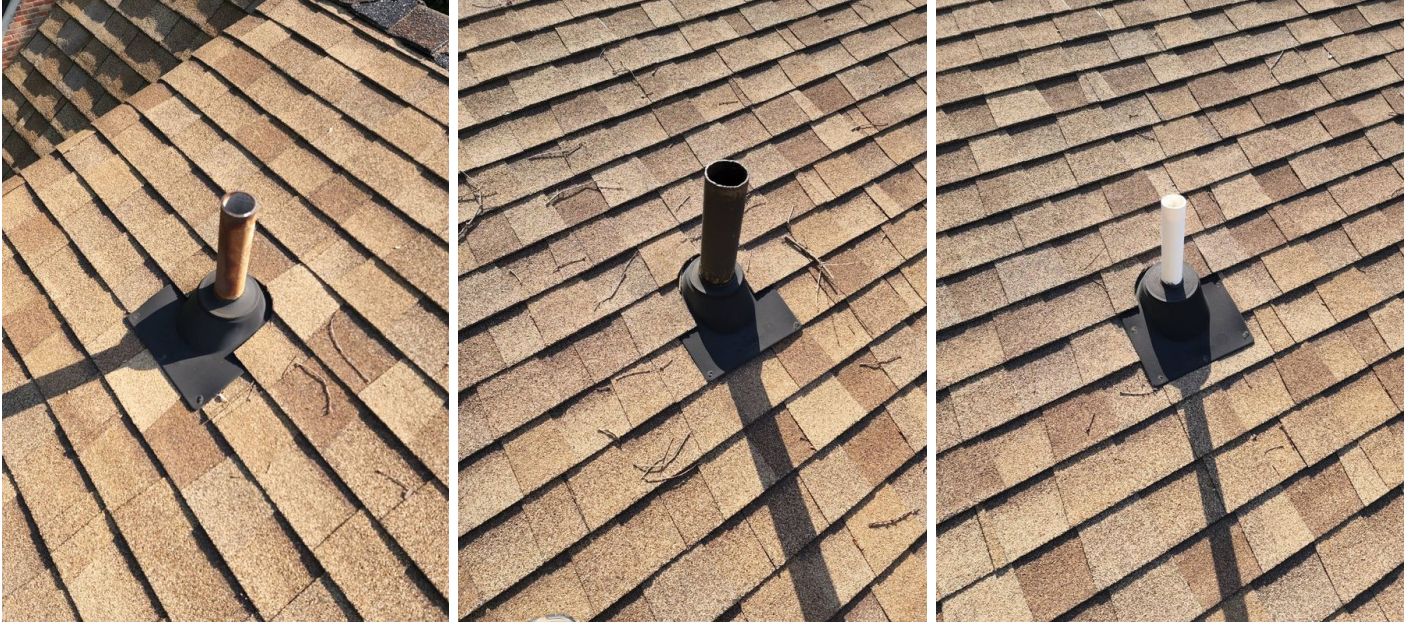
Not visible

Coverings: Photos / Videos



Roof Penetrations: Material

Metal, PVC



Limitations

Flashings

FLASHING DETAILS CONCEALED

Most flashing details are concealed. There may be moisture intrusion that is not visible and there may be hidden problems that are not visible to the inspector.

Valleys

VALLEYS ARE COVERED

Valleys are covered with roof covering material and are not visible.

Deficiencies

3.1.1 Coverings

TILES CRACKED/BROKEN

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.





3.1.2 Coverings

ROOF IS NEARING THE END OF ITS USEFUL LIFE.

 Major Concerns / Safety Hazards


The roof appeared to be nearing the end of its useful life, budget to replace soon.

Recommendation

Contact a qualified roofing professional.

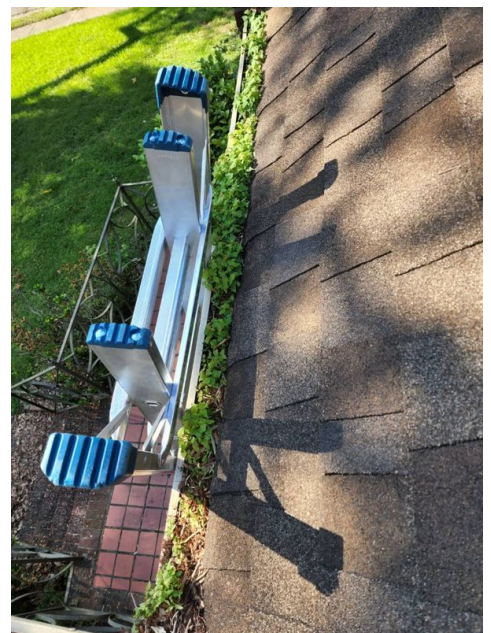
3.2.1 Roof Drainage Systems

GUTTERS FULL OF DEBRIS

 Maintenance / Improvements

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



3.3.1 Flashings

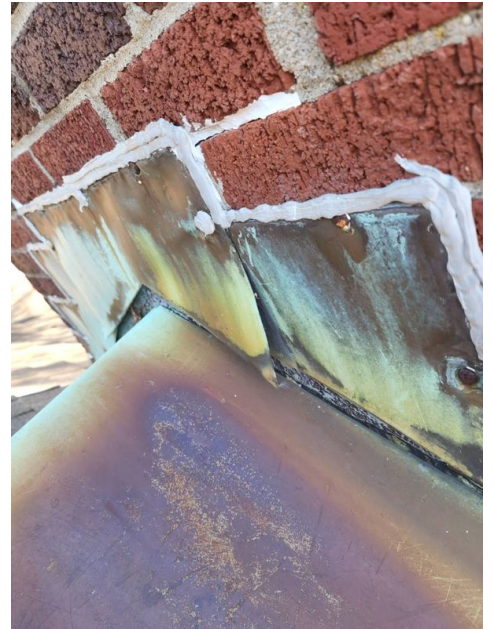
LOOSE/SEPARATED

 Deficiencies

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



3.6.1 Chimneys



Major Concerns / Safety Hazards

CHIMNEY PULLING AWAY FROM THE HOME

The Chimney shows signs of gaps at the joint against the home. The chimney appears to be pulling away from the home, recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.



3.7.1 Chimneys 2



Deficiencies

CHIMNEY RAIN CAP MISSING

No chimney rain cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified contractor install.

Recommendation

Contact a qualified chimney contractor.



3.7.2 Chimneys 2

CHIMNEY CONCRETE CAP IS DAMAGED OR UNSEALED



The chimney concrete cap is damaged or unsealed. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.



4: EXTERIOR

		IN	NI	NP	D
4.1	Siding / Flashing	X			X
4.2	Soffits & Fascia	X			
4.3	Exterior Doors	X			
4.4	Caulking	X			X
4.5	Window and Screens	X			X
4.6	Electrical	X			X
4.7	Slab on Grade / Foundation Wall	X			
4.8	Condenser Unit	X			
4.9	Condenser Unit 2	X			
4.10	Lintels	X			X
4.11	Trim	X			
4.12	Building Exterior Wall Construction	X			

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

Information

Siding / Flashing: Siding Material
Brick Veneer

Soffits & Fascia: Soffit / Fascia type
Aluminum/ steel

Exterior Doors: Exterior Entry Door
Wood, Glass

Exterior Doors: Exterior Door Style
Entry, Rear Entry

Window and Screens: Window style
Vinyl

Slab on Grade / Foundation Wall: Foundation type or style
Crawl

Slab on Grade / Foundation Wall: Evaluated / Not evaluated
Crawlspace

Condenser Unit: Condenser Location

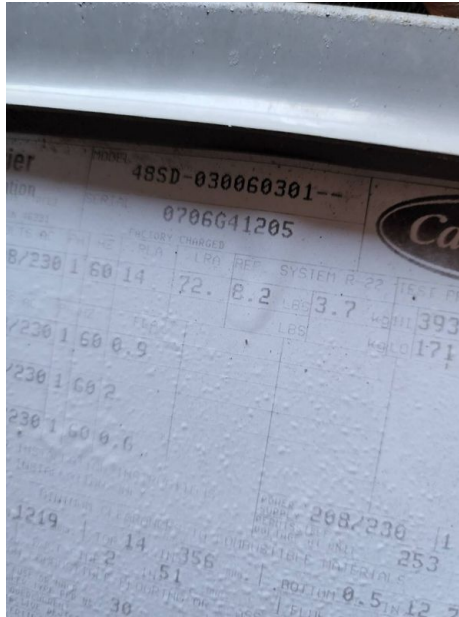
Condenser Unit: Brand
Carrier



Condenser Unit: Approximate Age

15-20
2006

Condenser Unit: Model and Serial # photos if visible



Condenser Unit: Refrigerant Type
R22

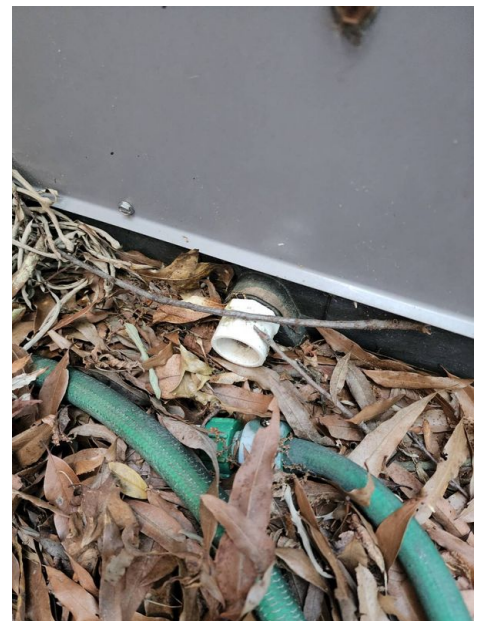
Condenser Unit: Breaker size installed

30

Condenser Unit: Breaker size recommended by manufacturer

Unknown

Condenser Unit: Primary Condensate Drain Visible



Condenser Unit 2: Condenser Location



Condenser Unit 2: Brand
Not labeled

Condenser Unit 2: Approximate Age
30+
89

Condenser Unit 2: Model and Serial # photos if visible



Condenser Unit 2: Refrigerant Type
R22

Condenser Unit 2: Breaker size installed
20

Condenser Unit 2: Breaker size recommended by manufacturer
30

Condenser Unit 2: Primary Condensate Drain Visible



Trim: Trim type
Aluminum/ steel

Condenser Unit 2: Secondary Condensate Drain Visible



**Building Exterior Wall
Construction: Type and visibility**
Not Visible

Inspection method

Exterior inspection was conducted by a visual inspection of all readily accessible areas.

Limitations

Siding / Flashing

FLASHING DETAILS CONCEALED

Most flashing details are concealed. There may be moisture intrusion that is not visible and there may be hidden problems that are not visible to the inspector.

Soffits & Fascia

FASCIA MATERIALS NOT VISIBLE

Underlying soffit, fascia and eave framing materials not visible due to installed wrap, gutters or other finishes.

Exterior Doors

SECURITY LOCKS, DEVICES OR SYSTEMS NOT INSPECTED

The operation of associated security locks and systems was not inspected and not part of the standards of practice for home inspections in Virginia.

Building Exterior Wall Construction

BUILDING STRUCTURE NOT VISIBLE

The building structure was not visible due to installed siding. Not inspected.

Deficiencies

4.1.1 Siding / Flashing

Deficiencies

BRICK VENEER CRACKING / MINOR

Minor cracking noted on brick veneer. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified masonry professional.



4.4.1 Caulking

Maintenance / Improvements

DETERIORATED CAULKING AT WINDOWS, DOORS, EXTERIOR PENETRATIONS

Recommend caulking around windows, corners, doors and exterior penetrations

Recommendation

Contact a handyman or DIY project

4.5.1 Window and Screens

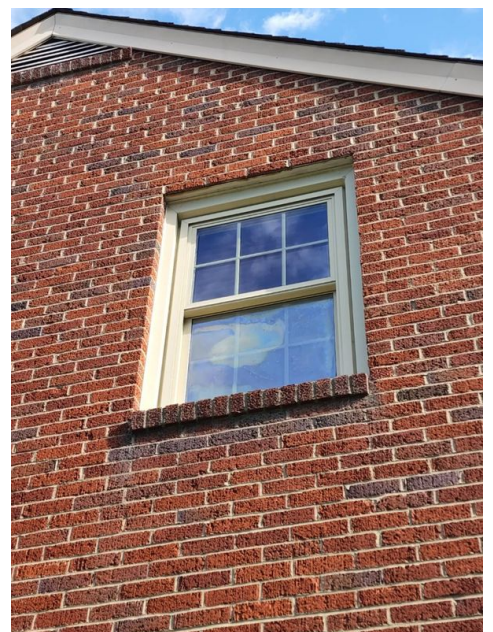
Deficiencies

WINDOW HAS FAILED INSULATED SEAL, AND HAS LOST ITS THERMAL INTEGRITY

Window or windows has a failed insulated seal and has lost its thermal integrity. Recommend repair by a qualified professional.


Recommendation

Contact a qualified window repair/installation contractor.



4.5.2 Window and Screens

SCREENS MISSING

 Maintenance / Improvements

Window or windows have missing screens. Recommend installing.


Recommendation

Contact a qualified professional.



4.6.1 Electrical

DAMAGED/MISSING COVERS

 Maintenance / Improvements

Exterior electrical devices have damaged or missing covers. Recommend repair.

Recommendation

Contact a qualified electrical contractor.



4.10.1 Lintels

LINTELS RUSTED / MINOR

 Deficiencies

Lintels above openings have minor rusting. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified masonry professional.



5: DETACHED GARAGE

		IN	NI	NP	D
5.1	General	X			
5.2	Ceiling	X			
5.3	Siding / Flashing	X			
5.4	Floor	X			
5.5	Coverings	X			X
5.6	Roof Drainage Systems	X			X
5.7	Soffits & Fascia	X			X
5.8	Walls	X			
5.9	Caulking	X			X
5.10	Trim	X			X
5.11	Flashings	X			
5.12	Garage Door	X			
5.13	Garage Door Opener	X			
5.14	Window and Screens	X			X
5.15	Slab on Grade / Foundation Wall	X			
5.16	Sill Plates	X			
5.17	Electrical Outlets	X			X
5.18	Garage Service Door	X			X

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

Information

General: Garage 1 car/ 2 car / 3 car
2 car

Siding / Flashing: Siding Material
Brick Veneer

Coverings: Material
Architectural Shingle, Asphalt



Roof Drainage Systems: Gutter**Material**

Aluminum

Soffits & Fascia: Soffit / Facia**type**

Wood

Trim: Trim type

Wood, Aluminum/ steel

Flashings: Material

Aluminum

Garage Door: Material

Metal, Glass

Garage Door: Type

Automatic, Overhead

Garage Door: All garage doors have automatic openers

YES

Window and Screens: Window style

Wood

Slab on Grade / Foundation Wall: Foundation type or style

Slab

Slab on Grade / Foundation Wall: Evaluated / Not evaluated

Slab was evaluated

Sill Plates: Raised / level with grade

Raised

Electrical Outlets: Outlets Operable / Inoperable

Operable

Limitations

General

GARAGE INSPECTION LIMITED

Garage inspection limited due to large amount of owners contents restricting access and visibility.

Siding / Flashing

FLASHING DETAILS CONCEALED

Most flashing details are concealed. There may be moisture intrusion that is not visible and there may be hidden problems that are not visible to the inspector.

Flashings

FLASHING DETAILS CONCEALED

Most flashing details are concealed. There may be moisture intrusion that is not visible and there may be hidden problems that are not visible to the inspector.

Deficiencies

5.5.1 Coverings

TILES CRACKED/BROKEN

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.



5.6.1 Roof Drainage Systems

GUTTERS FULL OF DEBRIS

 Maintenance / Improvements

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

5.7.1 Soffits & Fascia

SOFFIT- DAMAGED

 Deficiencies

One or more sections of the soffit is damaged. Recommend evaluate & repair.

Recommendation

Contact a qualified roofing professional.



5.9.1 Caulking

DETERIORATED CAULKING AT WINDOWS, DOORS, EXTERIOR PENETRATIONS

 Maintenance / Improvements

Recommend caulking around windows, corners, doors and exterior penetrations

Recommendation

Contact a handyman or DIY project

5.14.1 Window and Screens

WOOD WINDOWS ARE PAINTED SHUT

Major Concerns / Safety Hazards

Some wooden windows are painted shut and will not open, this is an egress hazard. Recommend repair by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



5.17.1 Electrical Outlets

OUTLETS INDICATE OPEN GROUNDS

Major Concerns / Safety Hazards

Outlets tested in garage indicate open grounds. Recommend an electrical contractor provide ground protection for garage outlets.

Recommendation

Contact a qualified electrical contractor.

5.18.1 Garage Service Door

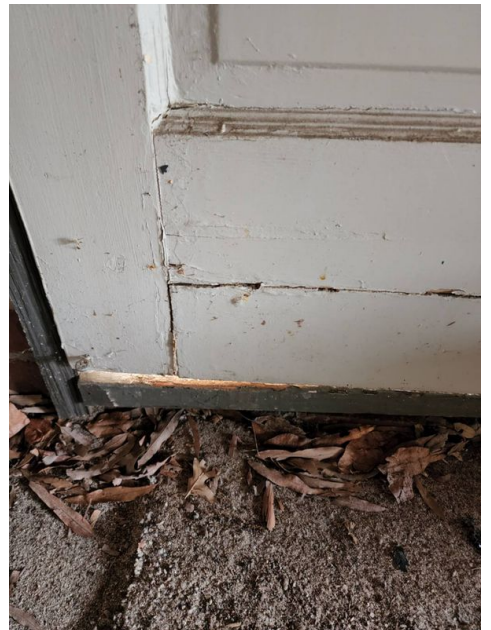
DOOR DAMAGED/ RUSTED

Deficiencies

Garage service door damaged/ rusted, recommend repair/ replacement

Recommendation

Contact a qualified professional.



6: KITCHEN

		IN	NI	NP	D
6.1	Kitchen Walls and Ceilings	X			
6.2	Countertops & Cabinets	X			
6.3	Kitchen Flooring	X			
6.4	Dishwasher	X			
6.5	Plumbing	X			
6.6	Electrical	X			X
6.7	Refrigerator	X			
6.8	Range/Oven/Cooktop	X			X
6.9	Garbage Disposal	X			
6.10	Heating/Cooling Source	X			
6.11	Windows	X			X

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

Information

General photo



Heat source present

Yes

Plumbing: General photo



Range/Oven/Cooktop: Exhaust Hood Type

Vented to exterior

Range/Oven/Cooktop: Range/Oven Energy Source

Gas



Electrical: Ungrounded receptacles

Ungrounded receptacles present indicates that the home is wired with a two wire ungrounded system and a replacement receptacle with ground lug was installed. The repairs for this issue are usually:

1. Install a GFCI at the specific receptacle
2. Install a GFCI in the first receptacle that feeds the others down stream
3. Install a GFCI in the panel on the circuit that provides electricity to the receptacle
4. Run new wire with ground from the panel to the receptacle

Refrigerator: Temperature

Keep your appliances at the proper temperatures. Keep the refrigerator temperature at or below 40° F (4° C). The freezer temperature should be 0° F (-18° C). Check temperatures periodically. Appliance thermometers are the best way of knowing these temperatures and are generally inexpensive.



Deficiencies

6.6.1 Electrical

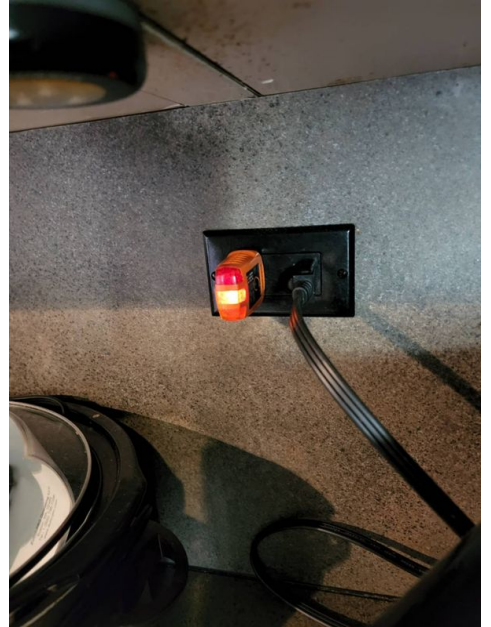
**UNGROUNDED
RECEPTACLES**

Major Concerns / Safety Hazards

Ungrounded receptacles observed in the kitchen. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



6.6.2 Electrical

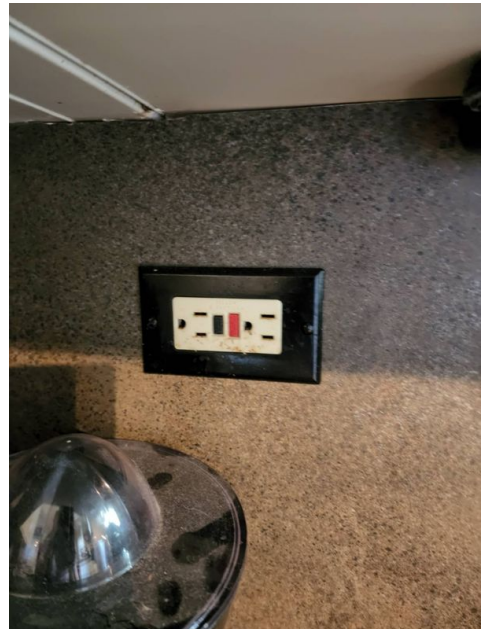
GFCI FAILED TO RESET

Deficiencies

The kitchen GFCI failed to reset after testing. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



6.8.1 Range/Oven/Cooktop

OVEN DISPLAY NOT OPERATING

Deficiencies

The digital display on the oven was not operating properly leaving oven not tested recommend licensed contractor evaluate for repairs

Recommendation

Contact a qualified professional.



6.11.1 Windows

WINDOW FOGGED

The kitchen window shows signs of failed insulated glass.
Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



7: DINING ROOM

		IN	NI	NP	D
7.1	General	X			
7.2	Walls and Ceilings	X			
7.3	Flooring	X			
7.4	Electrical	X			X
7.5	Windows	X			

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

Information

General: Location



General: Heat source present?

Yes

Electrical: Ungrounded receptacles

Ungrounded receptacles present indicates that the home is wired with a two wire ungrounded system and a replacement receptacle with ground lug was installed. The repairs for this issue are usually:

1. Install a GFCI at the specific receptacle
2. Install a GFCI in the first receptacle that feeds the others down stream
3. Install a GFCI in the panel on the circuit that provides electricity to the receptacle
4. Run new wire with ground from the panel to the receptacle

Deficiencies

7.4.1 Electrical

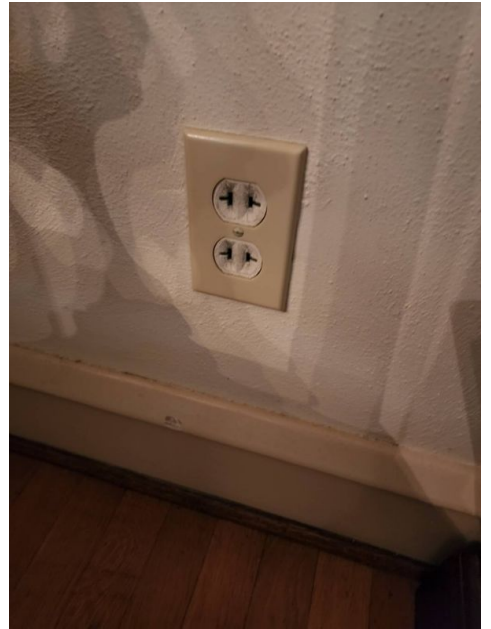
UNGROUND RECEPTACLES

 Major Concerns / Safety Hazards

Ungrounded receptacles observed in the dining room. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



8: LIVING ROOM

		IN	NI	NP	D
8.1	General	X			
8.2	Walls and Ceilings	X			X
8.3	Flooring	X			
8.4	Electrical	X			X
8.5	Windows	X			

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

Information

General: Location



General: Heat source present?

Yes

Electrical: Ungrounded receptacles

Ungrounded receptacles present indicates that the home is wired with a two wire ungrounded system and a replacement receptacle with ground lug was installed. The repairs for this issue are usually:

1. Install a GFCI at the specific receptacle
2. Install a GFCI in the first receptacle that feeds the others down stream
3. Install a GFCI in the panel on the circuit that provides electricity to the receptacle
4. Run new wire with ground from the panel to the receptacle

Deficiencies

8.2.1 Walls and Ceilings

WALL AND OR CEILING CRACKING (MINOR)



Living room walls and or ceilings were observed with typical cracks, patched damage and or other minor defects typical for the age of the home. No visible indications of differential movement or settlement noted. Recommend cosmetic repair if necessary and monitoring.

Recommendation
Recommend monitoring.



8.4.1 Electrical

**UNGROUND
RECEPTACLES**

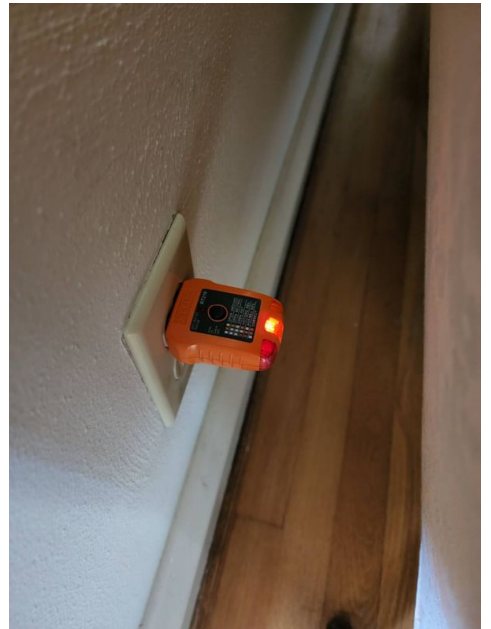


Major Concerns / Safety Hazards

Ungrounded receptacles observed in the living room. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



9: FAMILY ROOM

		IN	NI	NP	D
9.1	General	X			
9.2	Walls and Ceilings	X			
9.3	Flooring	X			
9.4	Electrical	X			X
9.5	Doors	X			
9.6	Ceiling fan	X			X
9.7	Windows	X			

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

Information

General: Location



General: Heat source present?

Yes

Electrical: Ungrounded receptacles

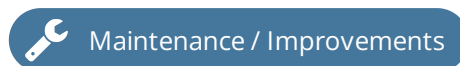
Ungrounded receptacles present indicates that the home is wired with a two wire ungrounded system and a replacement receptacle with ground lug was installed. The repairs for this issue are usually:

1. Install a GFCI at the specific receptacle
2. Install a GFCI in the first receptacle that feeds the others down stream
3. Install a GFCI in the panel on the circuit that provides electricity to the receptacle
4. Run new wire with ground from the panel to the receptacle

Deficiencies

9.4.1 Electrical

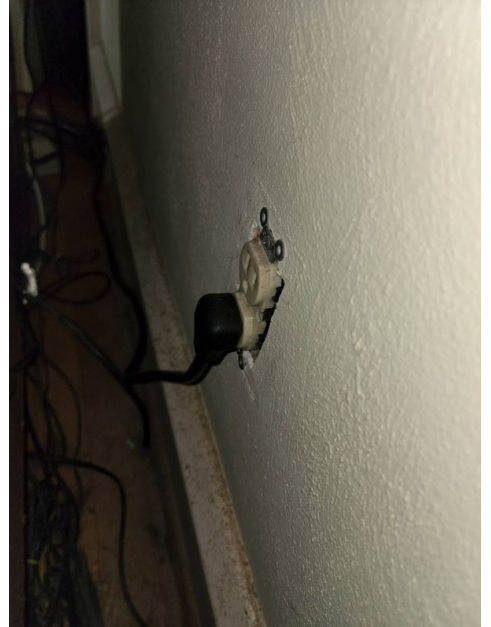
MISSING / BROKEN COVER PLATES



Missing or broken cover plates noted on switches or outlets.
Recommend installing new plates.

Recommendation

Contact a handyman or DIY project



9.4.2 Electrical

UNGROUND RECEPTACLES

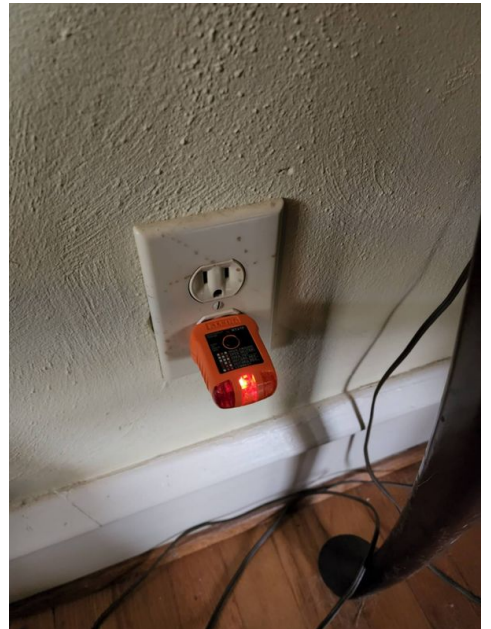


Major Concerns / Safety Hazards

Ungrounded receptacles observed in the family room. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



9.6.1 Ceiling fan

CEILING FAN INOPERABLE



Deficiencies

The ceiling fan in the family room was inoperable. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



10: LAUNDRY ROOM

		IN	NI	NP	D
10.1	Floor	X			
10.2	Walls and Ceilings	X			X
10.3	Washing machine	X			
10.4	Dryer	X			
10.5	Electrical	X			
10.6	Plumbing	X			
10.7	Dryer vent	X			
10.8	Windows	X			X
10.9	Doors	X			

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

Information

Location



Floor: Material
Linoleum

Washing machine: Washing machine present

Washing machine present

Washing machine: Washing machine power source

110 Outlet

Dryer: Dryer Energy Source
110 Volt, Gas

Dryer: Dryer present
Dryer present



Dryer vent: Material
Flexible metal



Limitations

Washing machine

WASHING MACHINE COMMENTS DO NOT CONSTITUTE AN INSPECTION

Washing machine comments are informational and do not constitute an inspection of the appliance itself. Washing machines are not part of a home inspection.

Dryer

DRYER COMMENTS DO NOT CONSTITUTE AN INSPECTION

Dryer comments are informational and do not constitute an inspection of the appliance itself. Washing machines are not part of a home inspection.

Deficiencies

10.2.1 Walls and Ceilings



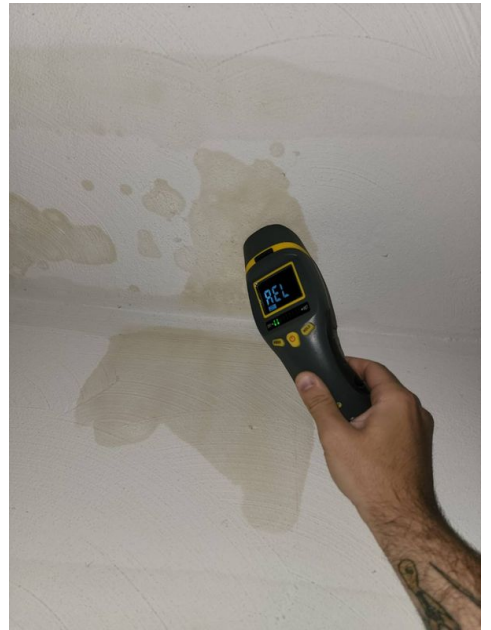
Maintenance / Improvements

CEILING MOISTURE STAINS PRESENT (DRY)

The laundry room ceiling has moisture stains that tested negative for moisture with a meter at the time of inspection. Recommend painting and monitoring.

Recommendation

Recommend monitoring.



10.8.1 Windows



Deficiencies

WINDOW FOGGED

The laundry room window shows signs of failed insulated glass. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



11: BATHROOM 1

		IN	NI	NP	D
11.1	General	X			
11.2	Walls and Ceilings	X			
11.3	Floor	X			
11.4	Sink	X			X
11.5	Toilet	X			
11.6	Electrical	X			X
11.7	Tubs/Showers	X			X
11.8	Exhaust Fan	X			X
11.9	Windows	X			
11.10	Doors	X			

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

Information

General: Location

1st Floor bathroom

General: Heat source present

Yes

Floor: Material

Tile



Sink: General photo



Tubs/Showers: Material

Ceramic

Exhaust Fan: Vent fan type

Fan with light

Deficiencies

11.4.1 Sink

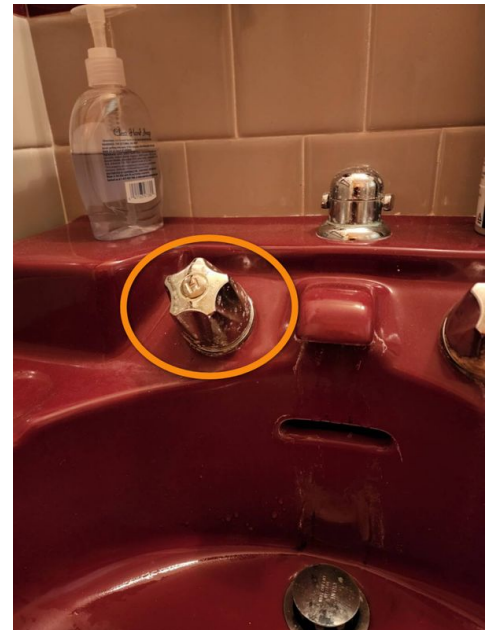
 Deficiencies

SINK FAUCET VALVE LEAKING

The bathroom sink faucet valve is leaking. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



11.4.2 Sink

 Deficiencies

CORRODED DRAIN PIPE

Primary Bathroom right sink drain pipe has some corrosion. No leaking noted at time of inspection, recommend replacing

Recommendation

Contact a qualified professional.



11.6.1 Electrical

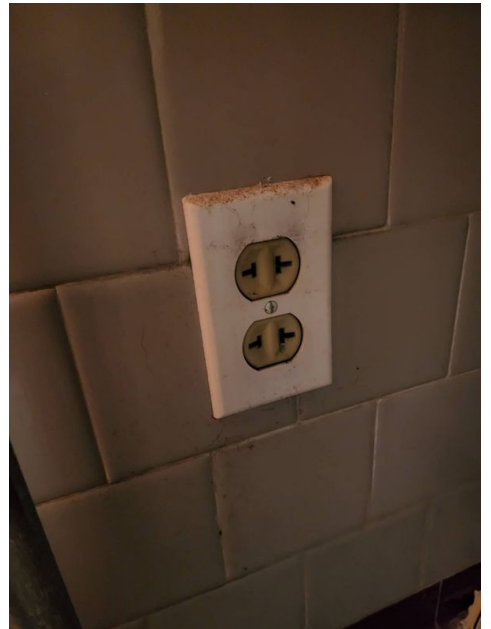
NO GFCI

Major Concerns / Safety Hazards

Bathroom outlets are not GFCI Protected. Recommend the installation of GFCI protected receptacles in the bathroom.

Recommendation

Contact a qualified electrical contractor.



11.7.1 Tubs/Showers

SHOWER/TUB DIVERTER NOT FUNCTIONING

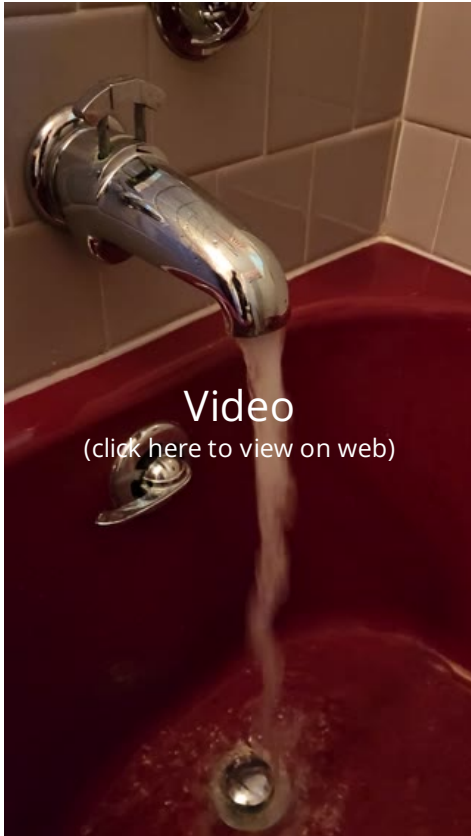
Deficiencies

The tub flow diverter is not functioning properly. When in shower or tub mode, water flows through the non selected position.

Recommend repair by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



11.8.1 Exhaust Fan

LIGHTS ON EXHAUST VENT INOPERABLE



Maintenance / Improvements

Lights on the exhaust vent are inoperable. Recommend replacing bulbs and re-inspection at walk through.

Recommendation

Contact a qualified professional.



12: BATHROOM 2

		IN	NI	NP	D
12.1	General	X			
12.2	Walls and Ceilings	X			
12.3	Floor	X			
12.4	Vanity and Cabinetry	X			X
12.5	Sink	X			X
12.6	Toilet	X			
12.7	Electrical	X			
12.8	Tubs/Showers	X			X
12.9	Exhaust Fan	X			X
12.10	Windows	X			X
12.11	Doors	X			X

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

Information

General: Location



General: Heat source present

Yes

Floor: Material

Tile

Sink: General photo



Electrical: GFCI reset location



Tubs/Showers: Material

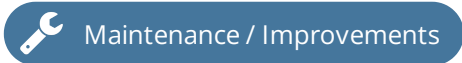
Ceramic

Exhaust Fan: Vent fan type

Fan with light

Deficiencies

12.4.1 Vanity and Cabinetry

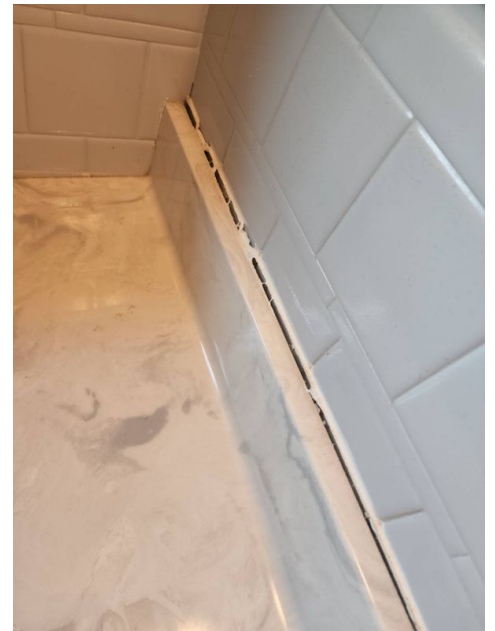


GAP PRESENT BETWEEN COUNTERTOP AND BACKSPLASH

Gap present between countertop and backsplash. Recommend caulk maintenance.

Recommendation

Contact a qualified professional.



12.5.1 Sink

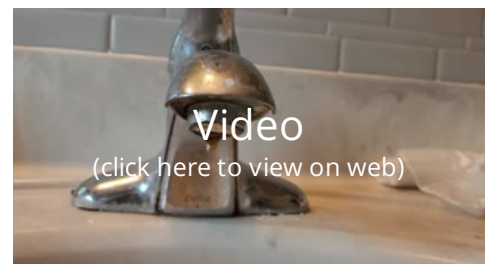


SINK FAUCET IS LEAKING


The bathroom sink faucet is leaking. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



12.8.1 Tubs/showers

 Maintenance / Improvements

TUB STOPPER IS MISSING

Tub stopper is missing. Recommend installation by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



12.9.1 Exhaust Fan

 Maintenance / Improvements

EXHAUST VENT NOISY

Exhaust vent in the bathroom is noisy. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.

12.10.1 Windows

 Deficiencies

WINDOW FOGGED


The bathroom window shows signs of failed insulated glass. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



12.11.1 Doors

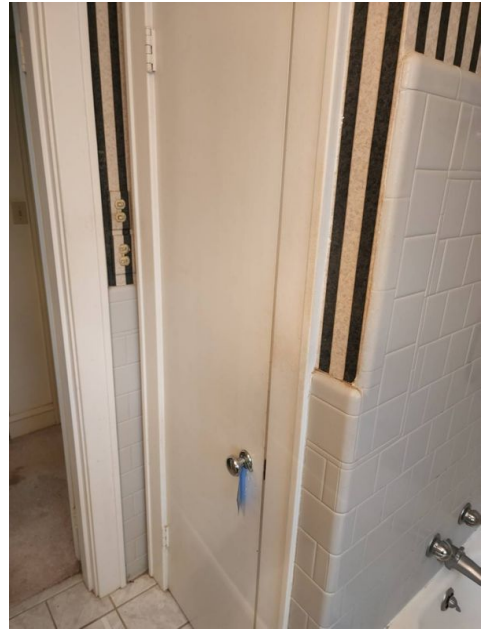
 Maintenance / Improvements

DOOR DOES NOT LATCH SHUT

Door in the bathroom does not properly latch shut. Recommend repair or adjustment by a qualified contractor.

Recommendation

Contact a qualified professional.



13: BEDROOM 1

		IN	NI	NP	D
13.1	General	X			
13.2	Walls and Ceilings	X			
13.3	Flooring	X			
13.4	Electrical	X			X
13.5	Doors	X			
13.6	Ceiling fan	X			
13.7	Windows	X			

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

Information

General: Location

1st Floor Bedroom



General: Heat source present?

Yes

Electrical: Ungrounded receptacles

Ungrounded receptacles present indicates that the home is wired with a two wire ungrounded system and a replacement receptacle with ground lug was installed. The repairs for this issue are usually:

1. Install a GFCI at the specific receptacle
2. Install a GFCI in the first receptacle that feeds the others down stream
3. Install a GFCI in the panel on the circuit that provides electricity to the receptacle
4. Run new wire with ground from the panel to the receptacle

Deficiencies

13.4.1 Electrical

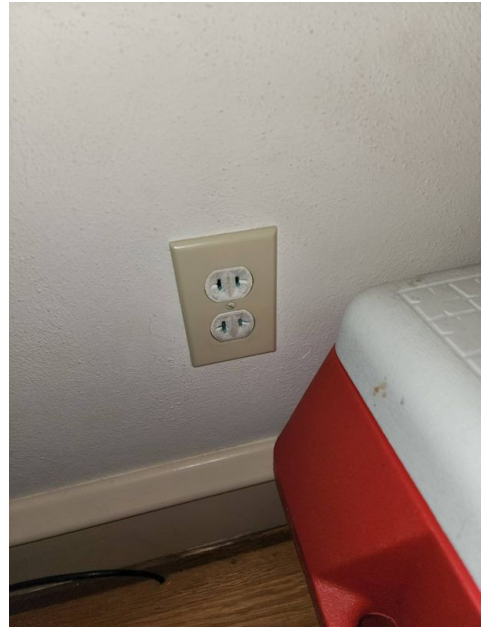
UNGROUND RECEPTACLES

Major Concerns / Safety Hazards

Ungrounded receptacles observed in the room. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



14: BEDROOM 2

		IN	NI	NP	D
14.1	General	X			
14.2	Walls and Ceilings	X			
14.3	Flooring	X			
14.4	Electrical	X			X
14.5	Doors	X			
14.6	Ceiling fan	X			
14.7	Windows	X			X

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

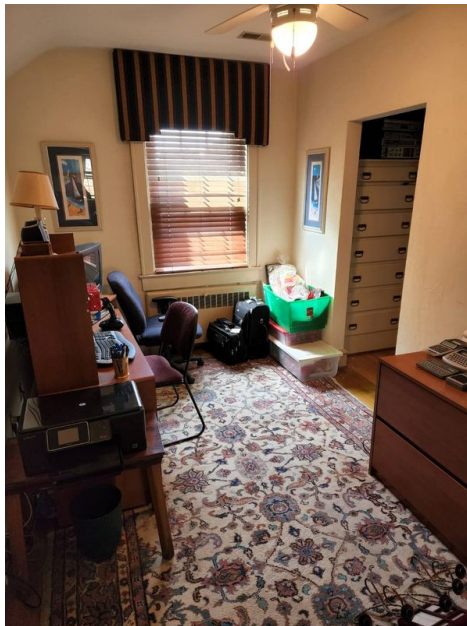
Information

General: Heat source present?

Yes

General: Location

2nd Floor South Bedroom



Electrical: Ungrounded receptacles

Ungrounded receptacles present indicates that the home is wired with a two wire ungrounded system and a replacement receptacle with ground lug was installed. The repairs for this issue are usually:

1. Install a GFCI at the specific receptacle
2. Install a GFCI in the first receptacle that feeds the others down stream
3. Install a GFCI in the panel on the circuit that provides electricity to the receptacle
4. Run new wire with ground from the panel to the receptacle

Deficiencies

14.4.1 Electrical

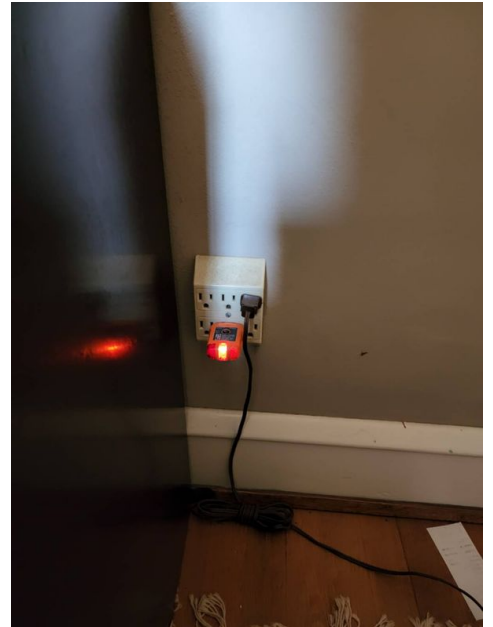
**UNGROUND
RECEPTACLES**

Major Concerns / Safety Hazards

Ungrounded receptacles observed in the room. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



14.7.1 Windows

WINDOW FOGGED

Deficiencies

The room window shows signs of failed insulated glass. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



15: BEDROOM 3

		IN	NI	NP	D
15.1	General	X			
15.2	Walls and Ceilings	X			
15.3	Flooring	X			
15.4	Electrical	X			X
15.5	Doors	X			
15.6	Ceiling fan	X			
15.7	Windows	X			X

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

Information

General: Location

2nd Floor Northwest Bedroom



General: Heat source present?

Yes

Electrical: Ungrounded receptacles

Ungrounded receptacles present indicates that the home is wired with a two wire ungrounded system and a replacement receptacle with ground lug was installed. The repairs for this issue are usually:

1. Install a GFCI at the specific receptacle
2. Install a GFCI in the first receptacle that feeds the others down stream
3. Install a GFCI in the panel on the circuit that provides electricity to the receptacle
4. Run new wire with ground from the panel to the receptacle

Deficiencies

15.4.1 Electrical

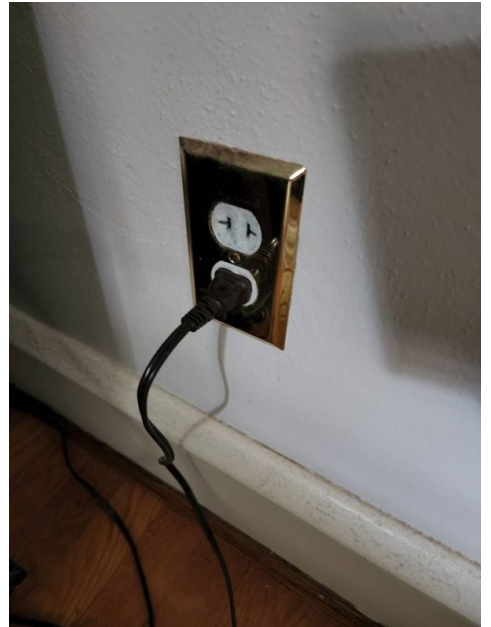
UNGROUND RECEPTACLES

Major Concerns / Safety Hazards

Ungrounded receptacles observed in the room. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



15.7.1 Windows

WINDOW FOGGED

Deficiencies

The room window shows signs of failed insulated glass. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



16: BEDROOM 4

		IN	NI	NP	D
16.1	General	X			
16.2	Walls and Ceilings	X			X
16.3	Flooring	X			
16.4	Electrical	X			X
16.5	Doors	X			
16.6	Ceiling fan	X			
16.7	Windows	X			

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

Information

General: Location

2nd Floor Northeast Bedroom



General: Heat source present?

Yes

Electrical: Ungrounded receptacles

Ungrounded receptacles present indicates that the home is wired with a two wire ungrounded system and a replacement receptacle with ground lug was installed. The repairs for this issue are usually:

1. Install a GFCI at the specific receptacle
2. Install a GFCI in the first receptacle that feeds the others down stream
3. Install a GFCI in the panel on the circuit that provides electricity to the receptacle
4. Run new wire with ground from the panel to the receptacle

Deficiencies

16.2.1 Walls and Ceilings

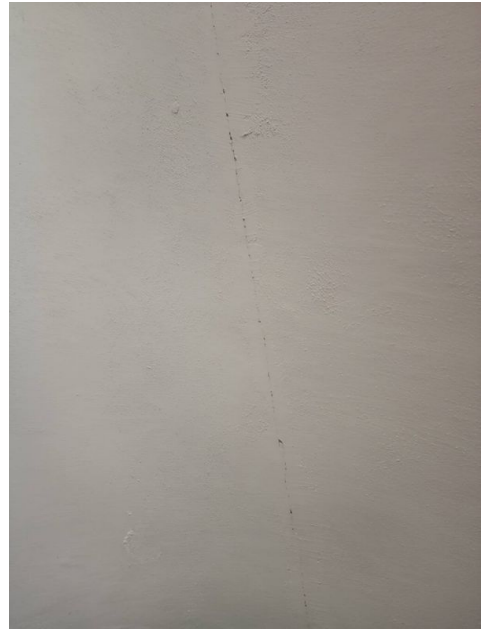
WALL AND OR CEILING CRACKING (MINOR)

 Maintenance / Improvements

Room walls and or ceilings were observed with typical cracks, patched damage and or other minor defects typical for the age of the home. No visible indications of differential movement or settlement noted. Recommend cosmetic repair if necessary and monitoring.

Recommendation

Recommend monitoring.



16.4.1 Electrical

UNGROUND RECEPTACLES

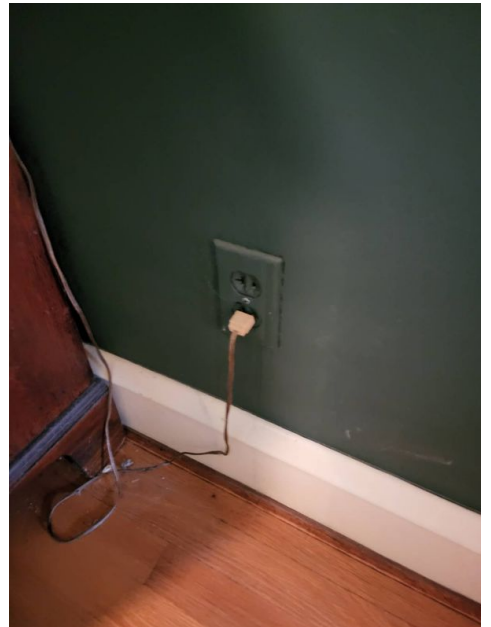


Major Concerns / Safety Hazards

Ungrounded receptacles observed in the room. Recommend a qualified contractor repair.

Recommendation

Contact a qualified electrical contractor.



17: HEATING

		IN	NI	NP	D
17.1	General	X			
17.2	Distribution System	X			
17.3	Gas Pack	X			X

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

Information

General: Heating Type

Gas Pack

General: Brand

Carrier

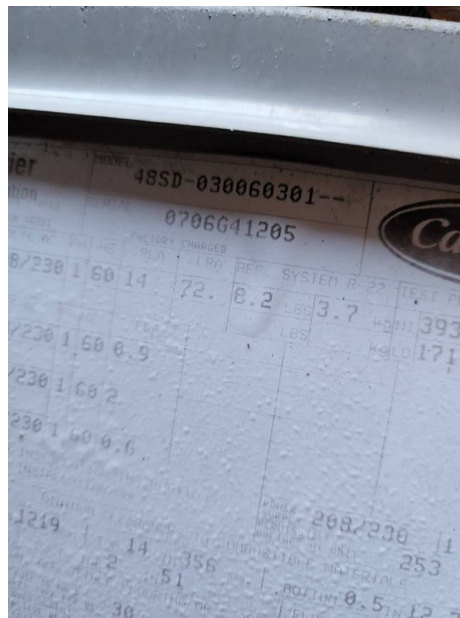
General: Energy Source

Gas

General: Approximate Age

Unknown

General: Model and Serial # photos if visible



General: Approximate temperature produced

0

Distribution System: Type

Metal, Insulated Flex

Gas Pack: Operation using normal controls

Did not fire

Deficiencies

17.3.1 Gas Pack

GAS PACK NOT WORKING

Gas Pack was not in proper working order, recommend evaluation and repair by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor

Major Concerns / Safety Hazards

17.3.2 Gas Pack



Major Concerns / Safety Hazards

GAS PACK NEARING END OF USEFUL LIFE

The Gas Pack is nearing the end of its useful life. Recommend maintaining a home warranty and or budget for replacement.

Recommendation

Contact a qualified HVAC professional.

18: HEATING 2

		IN	NI	NP	D
18.1	General	X			
18.2	Distribution System	X			
18.3	Heat Pump	X			X

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

Information

General: Heating Type
Heat Pump

General: Brand
Heil

General: Energy Source
Electric



General: Approximate Age
30+

General: Model and Serial #
photos if visible

General: Approximate temperature produced
82



Distribution System: Type
Metal, Insulated Flex

Heat Pump: Operation using normal controls
Fired and operated properly

Heat Pump: Supplemental Heat
Electric

Deficiencies

18.3.1 Heat Pump

**HEAT PUMP NOT PRODUCING HEAT**

Heat pump did not produce heat when tested. Recommend evaluation and repair by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

18.3.2 Heat Pump

**HEAT PUMP NEARING THE END OF IT'S USEFUL LIFE**

The heat pump is nearing the end of its useful life. Recommend monitoring and budget to replace soon.

Recommendation

Contact a qualified heating and cooling contractor

19: HEATING 3

		IN	NI	NP	D
19.1	General	X			
19.2	Distribution System	X			
19.3	Boiler	X			

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

Information

General: Heating Type
Boiler

General: Brand
Weil-mcLain

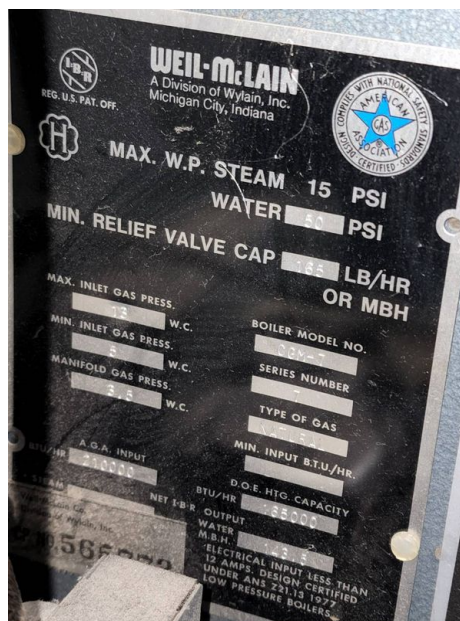
General: Energy Source
Gas



General: Approximate Age
Unknown

General: Model and Serial #
photos if visible

General: Approximate temperature produced
104



Distribution System: Type

Pipe and Radiator

Boiler: Temperature gauge

Present, Operable



Boiler: Distribution

Hot Water

Boiler: Combustion air venting present

Yes

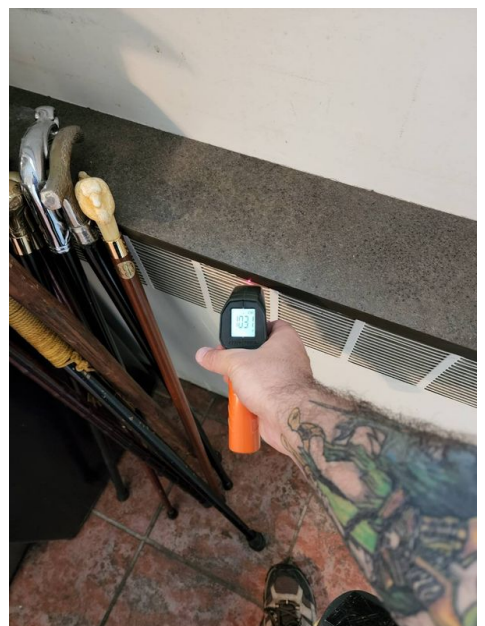
Boiler: Circulator

Pump

Boiler: Relief Valve

Yes

Boiler: Operation using normal controls
Fired and operated properly



20: COOLING

		IN	NI	NP	D
20.1	General	X			
20.2	Evaporator / Air Handler Unit	X			X

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

Information

General: Cooling Type

Air Conditioner

General: Approximate Age

Unknown

General: Operation using normal controls

Cooled properly

Evaporator / Air Handler Unit:

Brand

Carrier

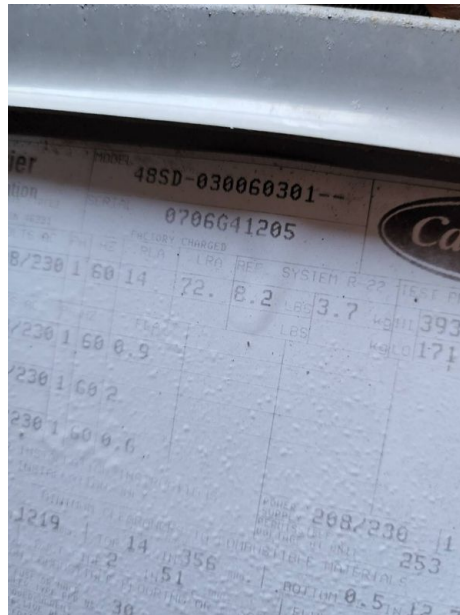
Evaporator / Air Handler Unit:

Model and Serial # photos if visible

Evaporator / Air Handler Unit:

Refrigerant Type

R22



Evaporator / Air Handler Unit:

Location

Exterior

General: Temperature differential

21

**Deficiencies**

20.2.1 Evaporator / Air Handler Unit

R-22 REFRIGERANT DISCLAIMER

Maintenance / Improvements

One of the most commonly used refrigerants over the past several decades in heating and cooling systems in America became illegal to import or manufacture as of January 1, 2020. R22 refrigerant, or R22 Freon, is used in a number of AC systems built before 2010.

It was discovered that the chemicals that make up R22 are detrimental to the ozone layer. The Environmental Protection Agency (EPA) launched a 10-year plan in 2010 to phase out ozone-depleting substances.

For homeowners with HVAC units that were built prior to 2010, it's likely that the equipment relies on R22 for the cooling process. Because R22 refrigerant costs continue to rise, HVAC repairs that require this type of coolant are more expensive than years prior.

Recommendation

Recommend monitoring.

20.2.2 Evaporator / Air Handler Unit

EVAPORATOR / AIR HANDLER UNIT NEARING END OF USEFUL LIFE

Major Concerns / Safety Hazards

HVAC Evaporator / Air Handler unit is nearing end of it's useful life. Recommend maintaining a home warranty and or budget for replacement.

Recommendation

Contact a qualified HVAC professional.

21: COOLING 2

		IN	NI	NP	D
21.1	General	X			X
21.2	Evaporator / Air Handler Unit	X			X

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

Information

General: Cooling Type

Heat Pump

General: Approximate Age

30+
1989

General: Operation using normal controls

Cooling not sufficient

Evaporator / Air Handler Unit:

Brand
Heil

Evaporator / Air Handler Unit: Model and Serial # photos if visible



Evaporator / Air Handler Unit:

Refrigerant Type
R22

Evaporator / Air Handler Unit:

Location
Attic

General: Temperature differential

11



Deficiencies

21.1.1 General



COOLING INSUFFICIENT

Cooling differential was marginal. Recommend having HVAC system serviced by a qualified mechanical contractor.

Recommendation

Contact a qualified professional.

21.2.1 Evaporator / Air Handler Unit



R-22 REFRIGERANT DISCLAIMER

One of the most commonly used refrigerants over the past several decades in heating and cooling systems in America became illegal to import or manufacture as of January 1, 2020. R22 refrigerant, or R22 Freon, is used in a number of AC systems built before 2010.

It was discovered that the chemicals that make up R22 are detrimental to the ozone layer. The Environmental Protection Agency (EPA) launched a 10-year plan in 2010 to phase out ozone-depleting substances.

For homeowners with HVAC units that were built prior to 2010, it's likely that the equipment relies on R22 for the cooling process. Because R22 refrigerant costs continue to rise, HVAC repairs that require this type of coolant are more expensive than years prior.

Recommendation

Recommend monitoring.

21.2.2 Evaporator / Air Handler Unit



EVAPORATOR / AIR HANDLER UNIT NEARING END OF USEFUL LIFE

HVAC Evaporator / Air Handler unit is nearing end of it's useful life. Recommend maintaining a home warranty and or budget for replacement.

Recommendation

Contact a qualified HVAC professional.

21.2.3 Evaporator / Air Handler Unit



INSUFFICIENT COOLING

The air conditioner was functional but did not produce cold enough air. Recommend licensed HVAC contractor evaluate.

22: PLUMBING

		IN	NI	NP	D
22.1	Main Water Shut-off	X			
22.2	Sewer Clean Out	X			
22.3	Water Entry Piping	X			
22.4	Visible Supply Distribution Piping	X			X
22.5	Distribution Piping Insulation and Support	X			X
22.6	Visible Drain Plumbing	X			X
22.7	Fuel Storage & Distribution Systems	X			
22.8	Water Heater	X			

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

Information

Main Water Shut-off : Location

Front Exterior



Sewer Clean Out: Location

Crawlspace



Water Entry Piping: Water entry pipe visible

Yes

Water Entry Piping: Water entry pipe material

Galvanized



Visible Supply Distribution Piping: Distribution Piping Insulation and Water supply distribution material

Copper, Polybutylene

No

Distribution Piping Insulation and Support: Insulation Type

Possible Asbestos

Distribution Piping Insulation and Support: Pipe hanger material

Metal Strapping

Visible Drain Plumbing: Drain plumbing material

PVC, Cast Iron

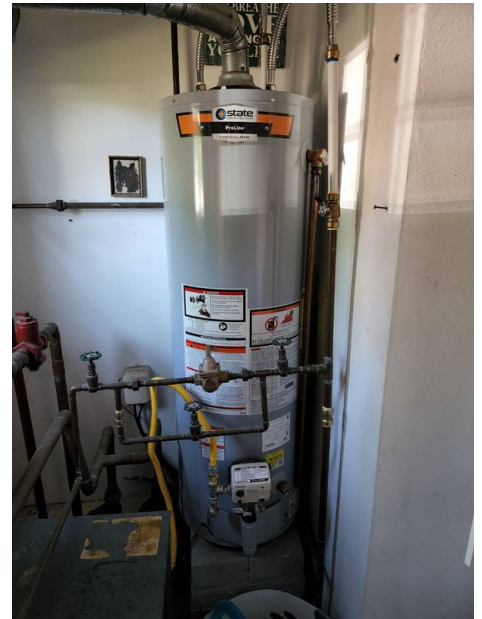
Fuel Storage & Distribution Systems: Main gas shut off location



Fuel Storage & Distribution Systems: Gas plumbing material

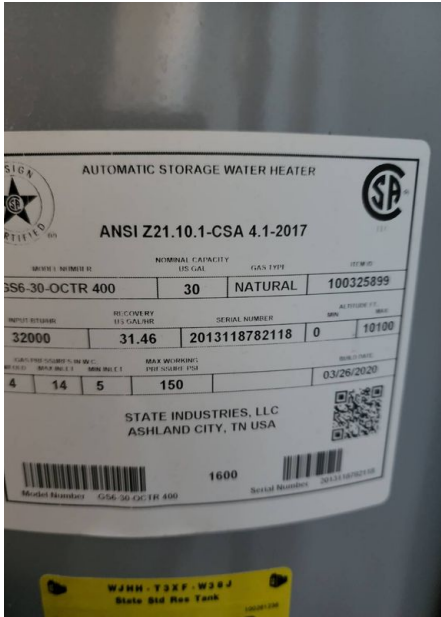
Galvanized

Water Heater: Location

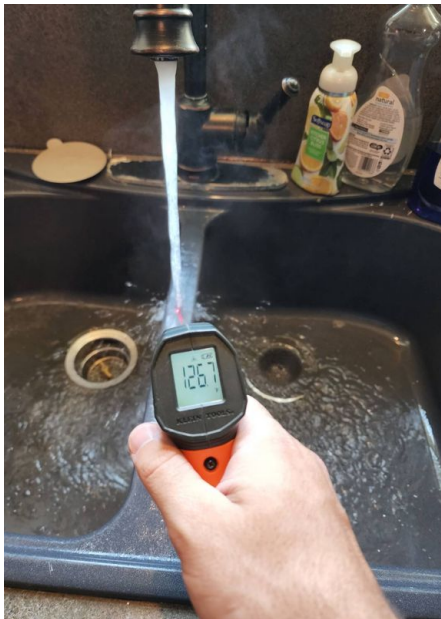


Water Heater: Capacity
30 gallons

Water Heater: Power Source/Type Gas
Water Heater: Approximate Age
1-5 years
2020



Water Heater: Water heater temperature at the kitchen sink
126



Water Heater: 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.](#)

Limitations

General

NON VISIBLE PLUMBING SYSTEMS OR COMPONENTS

Some plumbing components are not visible. Plumbing components that are installed in walls, ceilings, covered with insulation or buried are not visible to the inspector.

Visible Drain Plumbing

SECTIONS OF DRAIN PLUMBING NOT VISIBLE

Sections of sewer or drain pipe are not visible due to being in the slab, or buried, or covered by the vapor barrier in the crawl space. The inspector can not inspect non visible drain plumbing.

Deficiencies

22.4.1 Visible Supply Distribution Piping



Maintenance / Improvements

POLYBUTYLENE DISTRIBUTION PIPING

Water supply pipes were made from polybutylene material. This material can be prone to fail without warning, causing damage to the home structure. Recommend maintaining proper insurance coverage for future failures or recommend a qualified plumber replace pipes and fittings with an approved material like PEX.

You can read more about polybutylene piping [here](#) and [here](#).

Recommendation

Recommend monitoring.



22.5.1 Distribution Piping Insulation and Support



Major Concerns / Safety Hazards

POSSIBLE ASBESTOS PIPE INSULATION

The supply piping insulation appears to be asbestos. Recommend sampling and lab analysis to determine if the insulation needs to be mitigated.

Recommendation

Contact a qualified professional.



22.6.1 Visible Drain Plumbing

**CAST IRON DRAIN
OBSERVED**

Cast iron drains observed in the plumbing system. These pipes may degrade from the inside and fail unexpectedly. The inspector can make no determination as to the condition of the internal pipe wall or buried pipe. Recommend ensuring proper warranty / insurance coverage for failures and the damage associated with the failure.

Recommendation

Recommend monitoring.



23: ELECTRICAL

		IN	NI	NP	D
23.1	Service Entry	X			
23.2	Main Panel	X			X
23.3	Branch Wiring Circuits, Breakers & Fuses	X			X
23.4	Smoke Detector / Carbon Monoxide detector	X			X

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

Information

Main disconnect location

At panel

Service Entry: Electrical Service Conductors

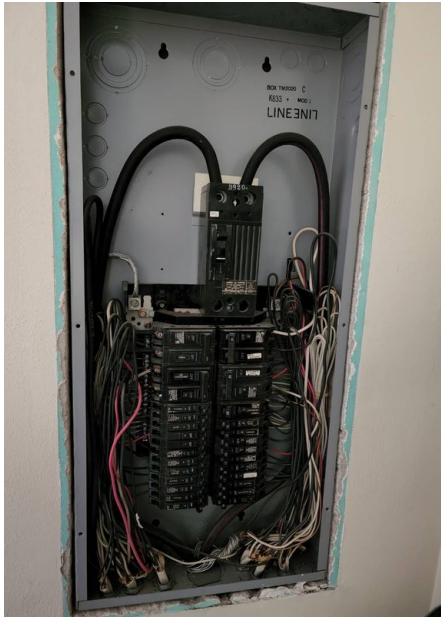
Below Ground, Aluminum



Main Panel: Main Panel Location
Bedroom

Main Panel: Panel Amperage
200 AMP

Main Panel: Panel Manufacturer
General Electric



Main Panel: Panel Type
Circuit Breaker

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non Metallic Shielded

Smoke Detector / Carbon Monoxide detector: Smoke detectors / Carbon Monoxide detectors not tested

Smoke detectors and Carbon Monoxide detectors are not part of a normal home inspection. Any comments made about these items by the inspector are for informational purposes only.

Smoke Detector / Carbon Monoxide detector: Smoke detectors and Carbon Monoxide detectors

Smoke detectors present, Carbon Monoxide detectors not present

Smoke detectors and Carbon Monoxide detectors should be checked semi-annually for audible function and replaced every ten years or in accordance with the manufacturers recommendations.

Deficiencies

23.2.1 Main Panel

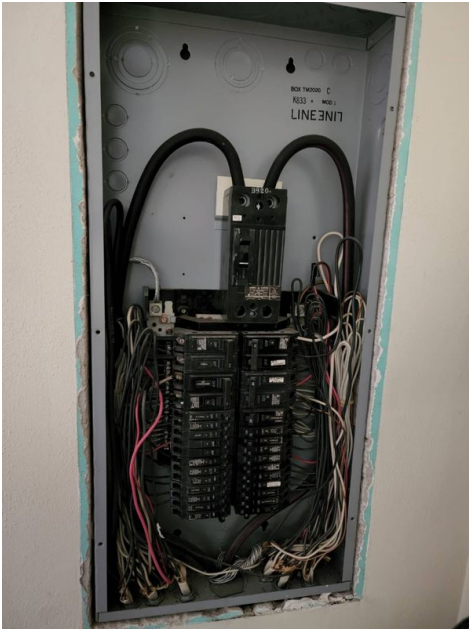
PANEL IS FULL

 Maintenance / Improvements

Panel is full with no more breaker locations and may need to be upgraded for future electrical needs

Recommendation

Contact a qualified electrical contractor.



23.3.1 Branch Wiring Circuits, Breakers & Fuses

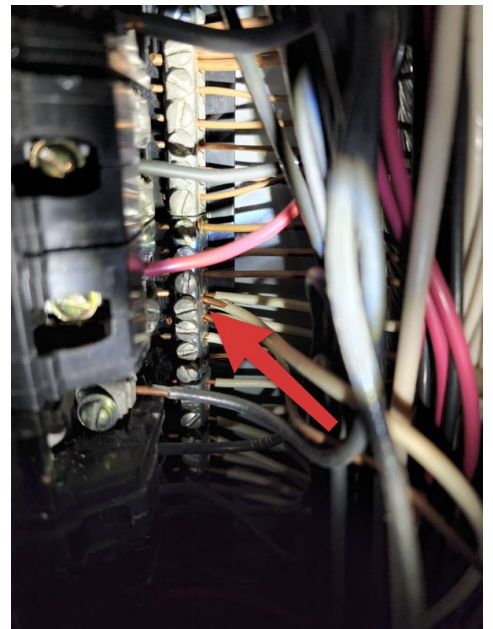
 Major Concerns / Safety Hazards

MULTIPLE NEUTRALS INSTALLED UNDER ONE LUG.

Multiple neutral wires installed on one lug. It is recommended to terminate one neutral wire per lug. Recommend repair by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



23.4.1 Smoke Detector / Carbon Monoxide detector

 Major Concerns / Safety Hazards

RECOMMEND SMOKE DETECTOR IN EACH SLEEPING SPACE

It is recommend to have a smoke detector installed in each sleeping space of the home.

Recommendation

Contact a qualified fire suppression contractor.

23.4.2 Smoke Detector / Carbon Monoxide detector

 Major Concerns / Safety Hazards

NO CARBON MONOXIDE DETECTOR NOTED

No noted CO detector noted in home, and the home is equipped with equipment that can produce Carbon Monoxide. Recommend installing a CO detector.

Recommendation

Contact a qualified professional.

24: FIREPLACE

		IN	NI	NP	D
24.1	Vents, Flues & Chimneys	X			
24.2	Mantel / Hearth / door	X			
24.3	Damper Doors	X			X
24.4	Cleanout Doors & Frames	X			
24.5	Blower			X	
24.6	Fireplace Glass	X			

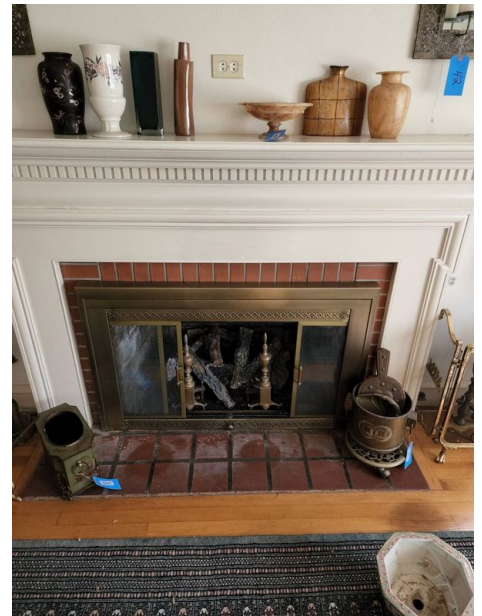
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Construction material
Masonry

Type
Gas

Vents, Flues & Chimneys:
Fireplace location



Limitations

General

GAS FIREPLACE OFF AT TIME OF INSPECTION

Gas fireplace off at time of inspection recommend seller demonstrates on final walk thru

Deficiencies

24.3.1 Damper Doors

RUSTED DAMPER



Fireplace damper is rusted and has deteriorated recommended evaluation and repair by licensed chimney contractor

Recommendation

Contact a qualified professional.



25: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
25.1	Attic Insulation	X			X
25.2	Distribution System	X			
25.3	Vapor Retarders	X			
25.4	Ventilation	X			
25.5	Bathroom / dryer exhaust	X			
25.6	Chimney Chase	X			
25.7	Roof Structure	X			
25.8	Electrical	X			
25.9	Attic access panel	X			

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

Information

Attic access

Walk in, pulldown

Location

2nd Floor Hallway and bedroom

Method

In the attic

Flooring

Yes

Attic Insulation: Insulation Type

Batt

Attic Insulation: Insulation installed in:

Between ceiling joists, Walls

Attic Insulation: Insulation depth

6", 8", Satisfactory

Distribution System: Type

Metal, Insulated Flex

Vapor Retarders : Vapor Barriers

Not visible

Ventilation : Ventilation Type

Gable Vents, Soffit Vents

Bathroom / dryer exhaust : Exhaust fans noted

Not Visible

Chimney Chase: Chimney Chase visible / not visible

Not Visible

Roof Structure: Roof support condition

Satisfactory

Roof Structure: Roof support type

Rafters, Wood, Knee wall

Roof Structure: Sheathing type

Planking

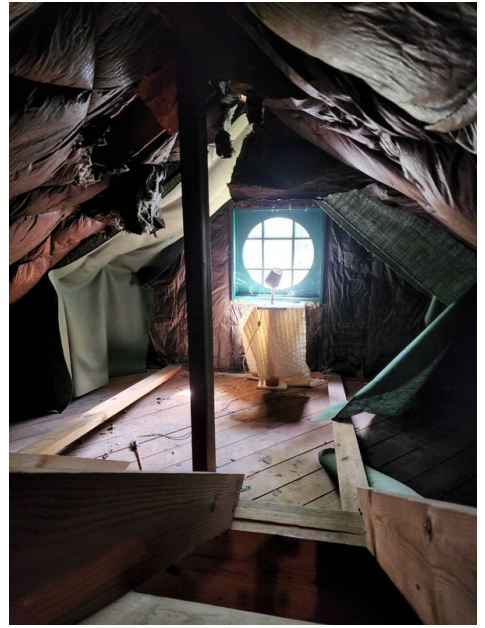
Roof Structure: Sheathing condition

Satisfactory

Electrical: Electrical

No visible defects

Photos / Videos



Deficiencies

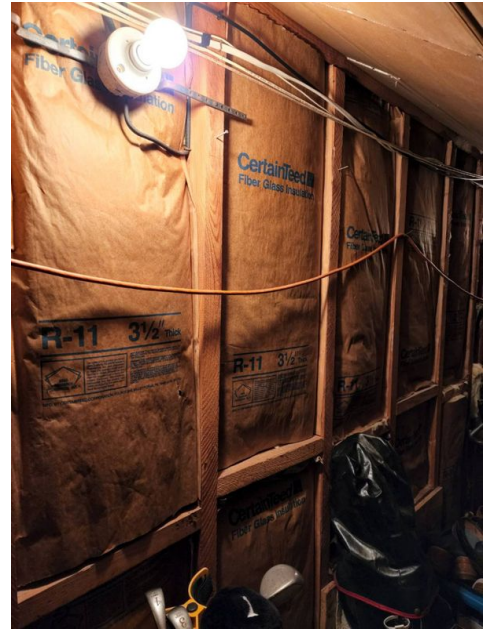
25.1.1 Attic Insulation

ATTIC INSULATION IS INSTALLED BACKWARDS

Attic insulation is installed with the moisture barrier facing upwards. Recommend repair.

Recommendation

Contact a qualified professional.



26: CRAWLSPACE

		IN	NI	NP	D
26.1	Distribution System	X			X
26.2	Foundation walls	X			
26.3	Crawl floor / drainage	X			
26.4	Subfloor	X			
26.5	Ventilation	X			
26.6	Electrical	X			X
26.7	Girder / beams / columns	X			X
26.8	Joists	X			X

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

Information

Type

Full Crawlspace

Conditioned

Yes

Inspection Method

Inside Crawlspace

Crawl Door Location

Exterior

Distribution System: Type

Metal, Insulated Flex

Foundation walls: Material

Brick

Crawl floor / drainage:

Crawlspace Floor

Dirt, Vapor Barrier Installed

Crawl floor / drainage: Sump

Pump

No

Crawl floor / drainage:

Dehumidifier Present

No

Subfloor: Sub-floor

Plank

Ventilation: Vent Location

Wall Vents

Girder / beams / columns :

Material type

Brick, Wood

Joists: Structural Member

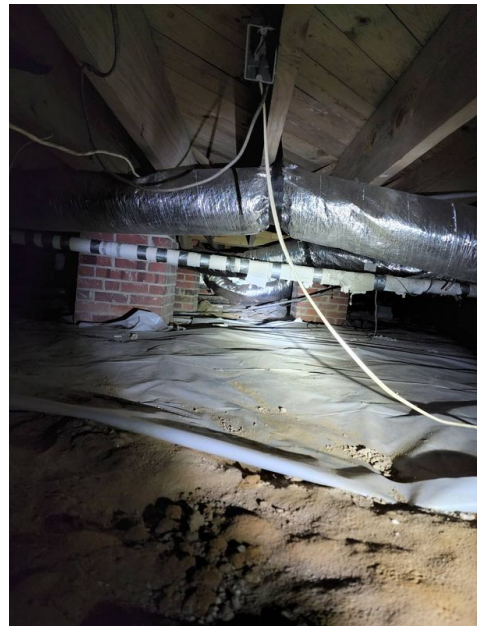
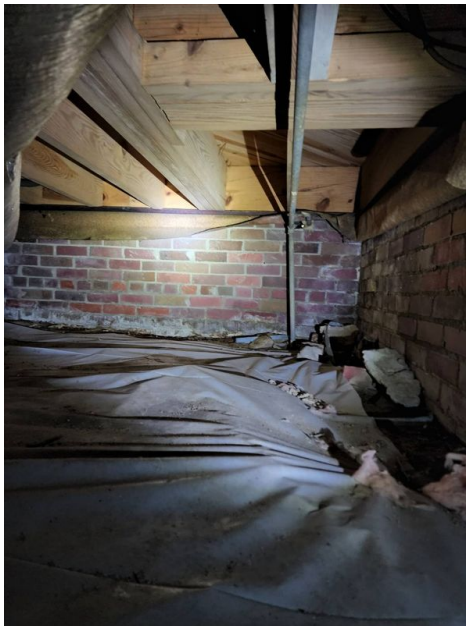
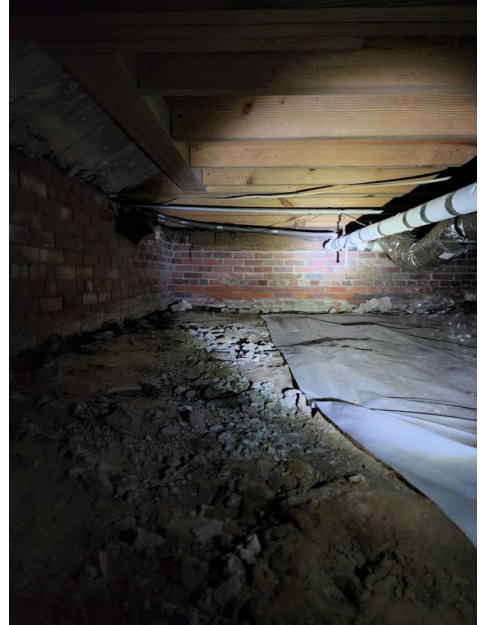
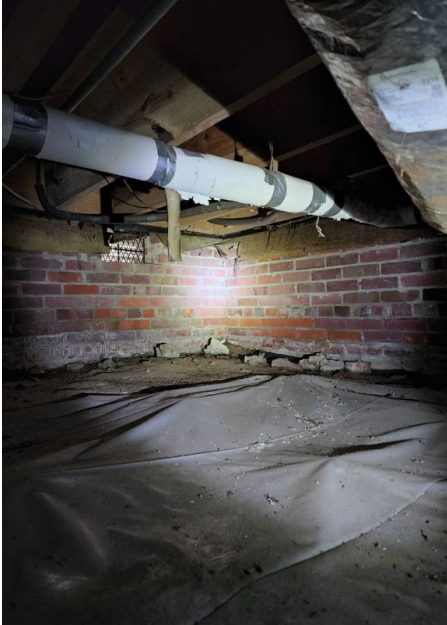
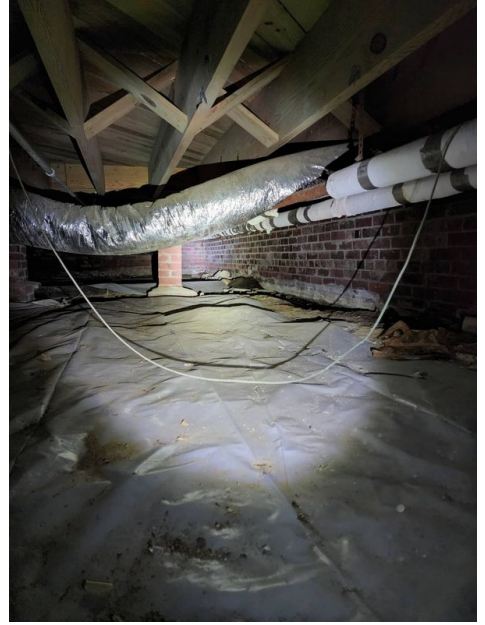
Material

Wood joists

Joists: Joist Size

2x12

Photos / Videos





Deficiencies

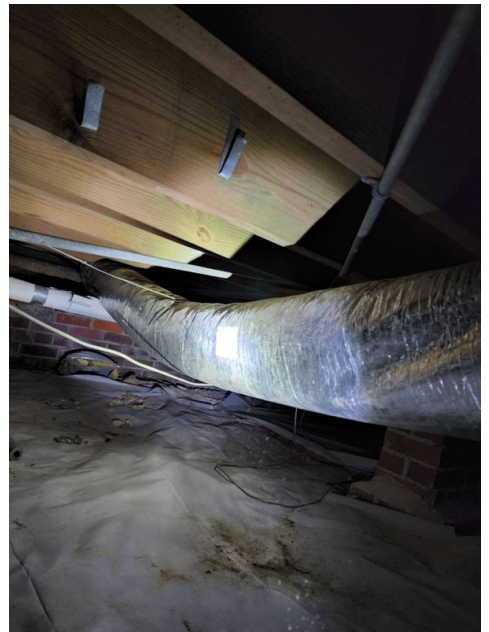
26.1.1 Distribution System

DUCTS NOT SECURE IN CRAWL

The ducts are not secure in the crawlspace. Recommend a qualified contractor repair.

Recommendation

Contact a qualified HVAC professional.



26.1.2 Distribution System

DAMAGED DUCTWORK

HVAC ductwork is damaged and leaking recommend evaluation and repair by licensed contractor

Recommendation

Contact a qualified professional.





26.6.1 Electrical

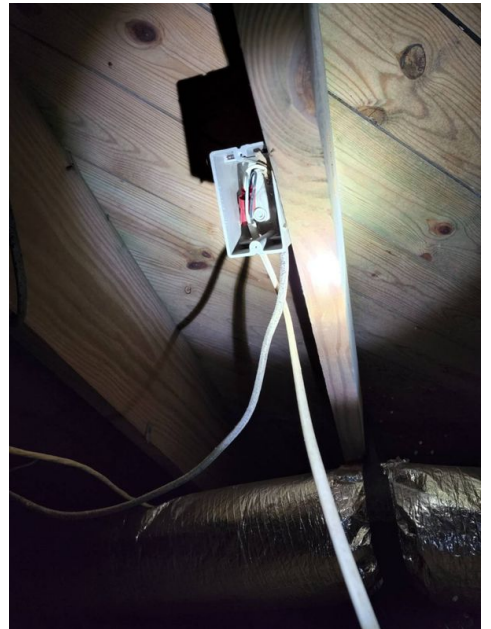
OPEN JUNCTION BOXES IN THE CRAWL SPACE

Major Concerns / Safety Hazards

Open junction boxes in the crawl space. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



26.7.1 Girder / beams / columns

NON PROFESSIONAL FLOOR SUPPORT

Deficiencies

Non professional floor supports observed in the crawlspace. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified professional.



26.7.2 Girder / beams / columns

Deficiencies

PLUMBING PENETRATING THREW FOUNDATION SUPPORT

The main plumbing line penetrates threwh the buildings foundation support recommend licensed contractor evaluate for repairs

Recommendation

Contact a qualified professional.



26.8.1 Joists

Major Concerns / Safety Hazards

EVIDENCE OF WOOD DESTROYING INSECTS ON JOISTS

Evidence of wood destroying insect activity noted on joists in crawlspace. Recommend a pest control specialist treat and damage be repaired.

Recommendation

Contact a qualified pest control specialist.



26.8.2 Joists

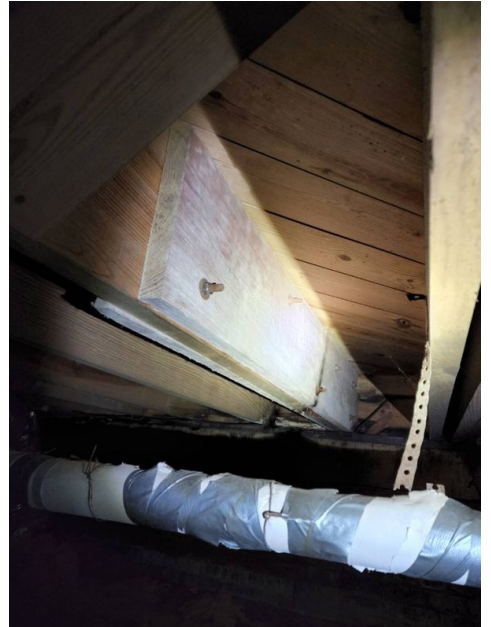
IMPROPER SISTERING OF JOIST

Deficiencies

Some joist not fully sistered. Recommend evaluation and repair by licensed contractor.

Recommendation

Contact a qualified professional.



26.8.3 Joists

MOISTURE AND MICROBIAL GROWTH PRESENT IN CRAWL

Major Concerns / Safety Hazards

Moisture and microbial growth present in crawl. Recommend evaluation and repair, treatment by a qualified moisture termite contractor.

Recommendation

Contact a qualified professional.



27: STAIRWAYS / STEPS / BALCONIES

		IN	NI	NP	D
27.1	Handrail	X			
27.2	Risers and Treads	X			
27.3	Electrical	X			

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

Information

Locations



STANDARDS OF PRACTICE

Roof

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

Exterior

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

Detached Garage

4.1 The inspector shall:

Inspect: Wall coverings, flashing, and trim. Exterior doors. Attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. Eaves, soffits, and fascias accessible from the ground level. Vegetation, grading, surface drainage, and retaining walls that are likely to affect the building adversely. Adjacent and entryway walkways, patios, and driveways.

Describe wall coverings.

4.2 The inspector is NOT required to inspect: Screening, shutters, awnings, and similar seasonal accessories. Fences, boundary walls, and similar structures. Geological and soil conditions. Recreational facilities. Outbuildings other than garages and carports. Seawalls, break-walls, and docks. Erosion control and earth stabilization measures.

Kitchen

10.1 The inspector shall inspect:

Walls, ceilings, and floors.

Steps, stairways, and railings.

Countertops and a representative number of installed cabinets.

A representative number of doors and windows.

Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

Paint, wallpaper, and other finish treatments.

Floor coverings.

Window treatments.

Coatings on and the hermetic seals between panes of window glass.

Central vacuum systems.

Installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.

Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.

Operate, or confirm the operation of every control and feature of installed appliances.

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.

Heating 2

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.

Heating 3

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.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Cooling 2

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

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.

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 service-entrance 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.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

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.

Crawlspace

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