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RESIDENTIAL REPORT



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1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Un-Occupied

Style

Multi-level

Temperature (approximate)

95 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Hot, Clear, Humid

Limitations

General

THE UTILITIES ARE OFF.

All of the utilities were turned off to the structure at the time of this inspection. I will not be able to check the operation of the electrical or plumbing system at this time. A limited visual survey of the general condition of accessible components will be performed and if any deficiencies are found they will be listed within their related section.

2: ROOF

Information

Inspection Method Ladder	Roof Type/Style Gable	Coverings: Material Asphalt
Roof Drainage Systems: Gutter Material No Gutters Present	Flashings: Material Aluminum	Skylights, Chimneys & Other Roof Penetrations: No Further Roof Penetrations There is no fireplace, chimney, or skylight present.

Coverings:

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Flashings: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Deficiencies

2.1.1 Coverings

LIFTING SHINGLES

SOUTH

One or more shingles were observed to be lifting.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.1.2 Coverings

DAMAGED SHINGLES

NORTH GARAGE

One or more shingles were observed to be damaged.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.2.1 Roof Drainage Systems

— Recommendation

MISSING GUTTERS

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

3: EXTERIOR

Information

Inspection Method

Attic Access, Visual

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Panels

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Asphalt

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch

Decks, Balconies, Porches & Steps: Material

Concrete, Wood

Walkways, Patios & Driveways: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Eaves, Soffits & Fascia: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Deficiencies

3.1.1 Siding, Flashing & Trim

DAMAGED SIDING OBSERVED



Recommendation

Damaged siding observed in one or more locations along the bottom of the exterior walls. Possibly due to contact with lawn care equipment.

Recommendation

Contact a qualified siding specialist.





3.1.2 Siding, Flashing & Trim

MISSING SIDING

A large section of siding is missing on the back side of the garage. The siding should be replaced as soon as possible to prevent further moisture intrusion.

Recommendation

Contact a qualified siding specialist.



3.2.1 Exterior Doors

WEATHER-STRIPPING IMPROVEMENTS.

BACK DOOR

Weather-stripping improvements are recommended. There is a visible separation between the floor and the bottom of the door. This could allow moisture or insects to enter the property.



3.4.1 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION IN CONTACT WITH SIDING.



Vegetation observed to be in contact with the exterior siding in one or more locations. Recommend trees and bushes be cut down or trimmed back so they are not in contact with the siding. This may cause moisture or insect intrusion.

Recommendation

Contact a qualified landscaping contractor



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Pier and Beam

Floor Structure:

Basement/Crawlspace Floor

Dirt

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Inaccessible

Foundation: Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Foundation: First Impression

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Floor Structure: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Wall Structure: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Ceiling Structure: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Limitations

Basements & Crawlspace

UNABLE TO ENTER CRAWL SPACE

The inspector was not able to enter the crawl space due to inadequate access.

5: HEATING

Information

Equipment: Brand

Unable to determine

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Insulated

AFUE Rating

Unable to determine

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Normal Operating Controls: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Limitations

Equipment

GAS SERVICE TURNED OFF

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

Deficiencies

5.3.1 Distribution Systems

SUPPLY DUCT LAYING ON FLOOR

The duct work in the attic area does not appear to be properly suspended and separated to help prevent condensation from developing. It is recommended to separate and suspend the duct work with supports in minimum intervals of 4-feet that have a minimum width of 1.5-inches.

Recommendation

Contact a qualified heating and cooling contractor

 Recommendation



6: COOLING

Information

Cooling Equipment: Brand

Bryant

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior North

Distribution System: Configuration

Central

Cooling Equipment: SEER Rating

Unable to determine SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).**Normal Operating Controls: Performing In Satisfactory Condition**

All components were found to be performing and in satisfactory condition on the day of the inspection.

Limitations

Cooling Equipment

UTILITIES OFF

Note: The electrical service was turned off to the structure at the time of this inspection. I was unable to check the operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

7: PLUMBING

Information

Filters None	Water Source Public	Main Water Shut-off Device: Location Unable to determine
Drain, Waste, & Vent Systems: Drain Size 2"	Drain, Waste, & Vent Systems: Material PVC	Water Supply, Distribution Systems & Fixtures: Distribution Material PVC, Galvanized
Water Supply, Distribution Systems & Fixtures: Water Supply Material PVC	Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	Hot Water Systems, Controls, Flues & Vents: Location Attic
Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas	Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Meter	Sump Pump: Location No present

Water Supply, Distribution Systems & Fixtures: Limited Nature Of Home Inspection

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Water Supply, Distribution Systems & Fixtures: Galvanized Water Lines

There are galvanized water lines in use at the time of this inspection. This is an older obsolete water supply system that is prone to water leaks. Full evaluation of all of the galvanized water line components and the integrity of those components are beyond the scope of this inspection. You are strongly encouraged to have the integrity of all of the galvanized water line components further evaluated by a qualified plumber prior to the expiration of any time limitations such as option or warranty periods. All plumber recommended repairs should be made. It would be wise to budget for replacement of all the older galvanized water supply system and to make a conversion over to a newer type of water supply system as soon as it is financially feasible.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

UTILITIES OFF

Note: The water service was turned off to the structure at the time of this inspection. I was unable to check the operation of the plumbing system at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

Main Water Shut-off Device

UNABLE TO LOCATE

The inspector was unable to determine the location of the main water shutoff.

Water Supply, Distribution Systems & Fixtures

UTILITIES OFF

The water was turned off to the structure at the time of this inspection. I will not be able to check the operation of the water fixtures and associated components that use water due this limitation. A limited visual survey of the general condition of accessible components will be performed and if any deficiencies are found they will be listed within their related section.

Hot Water Systems, Controls, Flues & Vents

GAS SERVICE OFF

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.



Fuel Storage & Distribution Systems

GAS SHUT OFF

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.

**Deficiencies**

7.2.1 Drain, Waste, & Vent Systems

CLEANOUT COVER IS MISSING.

The exterior wall cleanout cover is missing. Recommend replacing the cover.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 240 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Exterior North

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
No Sub Panel Observed

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Service Entrance Conductors: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.



GFCI & AFCI: GFCI Devices

GFCI devices observed in the kitchen and bathrooms



Limitations

General

ELECTRICAL SERVICE OFF

The electrical service was turned off to the structure at the time of this inspection. I will not be able to check the operation of the branch circuits, outlets, fixtures and associated components at this time. A limited visual survey of the general condition of accessible components will be performed and if any deficiencies are found they will be listed within their related section.

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

OPEN ELECTRICAL JUNCTION BOX



Safety Hazard

Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed.

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

NO AFCI



Safety Hazard

None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

Recommendation

Contact a qualified electrical contractor.

8.6.1 Smoke Detectors

MISSING SMOKE DETECTOR COVER



Recommendation

One or more smoke detector covers are missing. Recommend replacing cover.



8.6.2 Smoke Detectors

PAINTED SMOKE DETECTOR

One or more smoke detectors have been painted.



8.7.1 Carbon Monoxide Detectors

UNABLE TO LOCATE CARBON MONOXIDE ALARM

The inspector was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.



9: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

Batt

Attic Insulation: Insulation Type

Batt

Attic Insulation: R-value

Unable to Determine

Vapor Retarders (Crawlspace or Basement): Unable to determine

Ventilation: Ventilation Type

Ridge Vents

Exhaust Systems: Exhaust Fans

Fan Only

Ventilation: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Limitations

Exhaust Systems

UNABLE TO DETERMINE

Due to the electrical service being turned off, the inspector was unable to test the exhaust vents.

Deficiencies

9.1.1 Attic Insulation

IMPROPER INSTALLATION

Attic insulation was improperly installed. Recommend a qualified insulation contractor evaluate and correct.

Recommendation

Contact a qualified insulation contractor.



Recommendation



10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer Unknown	Windows: Window Type Single-hung	Floors: Floor Coverings Hardwood, Laminate, Tile
Walls: Wall Material Paneling	Ceilings: Ceiling Material Popcorn	Countertops & Cabinets: Cabinetry Wood

Countertops & Cabinets:
Countertop Material
Granite

Doors: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Steps, Stairways & Railings: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Countertops & Cabinets: Performing In Satisfactory Condition

All components were found to be performing and in satisfactory condition on the day of the inspection.

Deficiencies

10.2.1 Windows

MISSING SCREEN

All windows are missing screens. Recommend replacement.

 Recommendation

10.3.1 Floors

DAMAGED TRANSITION

A damaged transition piece between the kitchen and living room was observed. This could create a tripping hazard. Recommend repairing or replacing as soon as possible.

Recommendation

Contact a qualified flooring contractor

 Safety Hazard



10.3.2 Floors

CAULKING NEEDED

Caulking or sealant needed along floor baseboard in one or more locations.

Recommendation

Contact a qualified flooring contractor

 Recommendation



10.4.1 Walls

PAINT CRACKING

 Recommendation

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



10.4.2 Walls

DAMAGE

 Recommendation

Wall damage observed in one or more locations

Recommendation

Contact a qualified professional.



10.5.1 Ceilings

REPAIR

BATHROOM

Previous signs of repair.

Recommendation

Contact a qualified professional.

 Recommendation



11: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Limitations

Range/Oven/Cooktop

UTILITIES OFF

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.



Deficiencies

11.1.1 Range/Oven/Cooktop

MISSING CONTROL KNOBS

Range/Oven was missing control knobs. Recommend contacting manufacturer for replacement parts.



Recommendation



11.1.2 Range/Oven/Cooktop

RANGE NOT FASTENED



Safety Hazard

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

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, awnings, 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.

Basement, Foundation, Crawlspace & 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.

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.

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

conductive 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.

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.

Doors, Windows & 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.



2.1.1 Coverings

LIFTING SHINGLES

SOUTH

One or more shingles were observed to be lifting.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

DAMAGED SHINGLES

NORTH GARAGE

One or more shingles were observed to be damaged.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

MISSING GUTTERS

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.



3.1.1 Siding, Flashing & Trim

DAMAGED SIDING OBSERVED

Damaged siding observed in one or more locations along the bottom of the exterior walls. Possibly due to contact with lawn care equipment.

Recommendation

Contact a qualified siding specialist.





3.1.2 Siding, Flashing & Trim **MISSING SIDING**

 Recommendation

A large section of siding is missing on the back side of the garage. The siding should be replaced as soon as possible to prevent further moisture intrusion.

Recommendation
Contact a qualified siding specialist.



3.2.1 Exterior Doors

WEATHER-STRIPPING IMPROVEMENTS.

 Recommendation

BACK DOOR

Weather-stripping improvements are recommended. There is a visible separation between the floor and the bottom of the door. This could allow moisture or insects to enter the property.



3.4.1 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

 Recommendation

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls **VEGETATION IN CONTACT WITH SIDING.**

 Recommendation

Vegetation observed to be in contact with the exterior siding in one or more locations. Recommend trees and bushes be cut down or trimmed back so they are not in contact with the siding. This may cause moisture or insect intrusion.

Recommendation

Contact a qualified landscaping contractor



5.3.1 Distribution Systems **SUPPLY DUCT LAYING ON FLOOR**

 Recommendation

The duct work in the attic area does not appear to be properly suspended and separated to help prevent condensation from developing. It is recommended to separate and suspend the duct work with supports in minimum intervals of 4-feet that have a minimum width of 1.5-inches.

Recommendation

Contact a qualified heating and cooling contractor



7.2.1 Drain, Waste, & Vent Systems **CLEANOUT COVER IS MISSING.**

 Recommendation

The exterior wall cleanout cover is missing. Recommend replacing the cover.

Recommendation
Contact a qualified plumbing contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles **OPEN ELECTRICAL JUNCTION BOX**

 Safety Hazard

Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed.

Recommendation
Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI **NO AFCI**

 Safety Hazard

None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

Recommendation
Contact a qualified electrical contractor.

8.6.1 Smoke Detectors **MISSING SMOKE DETECTOR COVER**

 Recommendation

One or more smoke detector covers are missing. Recommend replacing cover.



8.6.2 Smoke Detectors **PAINTED SMOKE DETECTOR**

 Recommendation

One or more smoke detectors have been painted.



8.7.1 Carbon Monoxide Detectors

UNABLE TO LOCATE CARBON MONOXIDE ALARM



Safety Hazard

The inspector was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

9.1.1 Attic Insulation

IMPROPER INSTALLATION

Attic insulation was improperly installed. Recommend a qualified insulation contractor evaluate and correct.

Recommendation

Contact a qualified insulation contractor.



Recommendation



10.2.1 Windows

MISSING SCREEN

All windows are missing screens. Recommend replacement.



Recommendation

10.3.1 Floors

DAMAGED TRANSITION

A damaged transition piece between the kitchen and living room was observed. This could create a tripping hazard. Recommend repairing or replacing as soon as possible.

Recommendation

Contact a qualified flooring contractor



Safety Hazard



10.3.2 Floors

CAULKING NEEDED

Recommendation

Caulking or sealant needed along floor baseboard in one or more locations.

Recommendation

Contact a qualified flooring contractor



10.4.1 Walls

PAINT CRACKING

Recommendation

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



10.4.2 Walls

DAMAGE

Recommendation

Wall damage observed in one or more locations

Recommendation

Contact a qualified professional.



10.5.1 Ceilings

REPAIR

BATHROOM

Previous signs of repair.

Recommendation

Contact a qualified professional.



11.1.1 Range/Oven/Cooktop

MISSING CONTROL KNOBS

Range/Oven was missing control knobs. Recommend contacting manufacturer for replacement parts.



11.1.2 Range/Oven/Cooktop

RANGE NOT FASTENED

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

