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### RESIDENTIAL REPORT

1234 Main Street Mukilteo, WA 98275

> Buyer Name 10/04/2024 9:00AM



Inspector
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#### Thank you for choosing Visionary Inspection Services LLC

This report provides a detailed overview of the condition of your property based on our inspection. Our focus is on delivering clear, accurate, and actionable information to help you understand your home's current state. Even after the initial service, we remain available to address any questions or concerns you may have about the findings in this report. Do not hesitate to reach out with the simplest of questions I am here for you.

- Trevor Rippon

**Call or Text me anytime @** (509)690-6307

**Email me @** VisionaryInspectionServices@outlook.com

#### **Inspection Scope**

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This inspection complies with Washington State Legislature's Standards of Practice (SOP)

**Full SOP Link** 

#### **Exclusions & Limitations**

<u>List of exclusions and limitations per SOP</u>

### **Concern Categories**

#### MINOR CONCERN

This category includes <u>Minor defects</u>, <u>Maintenance</u> & <u>Cosmetic defects</u> - Systems or Components in a condition that renders them non-working, non-performing, or nonfunctioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner themselves. <u>Example</u>: broken or missing GFCI receptacle. Also in this category included as a courtesy at times would be Cosmetic defects such as a superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality. <u>Example</u>: Carpet stain

#### **MODERATE CONCERN**

This category includes <u>Moderate defects</u> - Systems or Components in a condition that renders them non-working, non-performing, or non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace. <u>Example</u>: Missing roof shingles. Missing hand-rail at steps of 3 or more risers.

#### **MAJOR CONCERN**

This category is reserved for <u>Material Defects</u> - Specific issues with a system or component that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. <u>Example</u>: Ledger board of deck visibly pulling away from house with imminent collapse of deck.

# **SUMMARY**





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- 4.1.1 Roof Coverings: Damaged (General)
- 4.2.1 Roof Roof Drainage Systems: Debris
- 4.2.2 Roof Roof Drainage Systems: Downspouts Drain Near House

Θ

- 4.2.3 Roof Roof Drainage Systems: Missing drain pipe from Gutter down Spout to in ground drain system
- 4.3.1 Roof Flashings: Missing: Drip Edge Flashing
- 4.4.1 Roof Skylights, Chimneys & Other Roof Penetrations: Metal Chimney Rust
- 4.4.3 Roof Skylights, Chimneys & Other Roof Penetrations: Rusted Plumbing Vent Flashing(s)
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- 5.5.1 Exterior Eaves, Soffits & Fascia: Fascia Rotted
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- 6.2.1 Garage/Carport Garage Door/Garage Door Opener: Panel Damage
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- 28.4.1 Doors, Windows & Interior Countertops & Cabinets: Countertop Cracked/Chipped
- 29.1.1 Attic, Insulation & Ventilation Attic Insulation: Rodent Traps
- 9.2.1 Attic, Insulation & Ventilation Ventilation: Attic Fan Inoperable
- 9.2.2 Attic, Insulation & Ventilation Ventilation: Fungal Staining Attic
- 9.3.1 Attic, Insulation & Ventilation Exhaust Systems: Dryer Exhaust Vent Dirty
- 🥙 10.1.1 Basement, Foundation, Crawlspace & Structure Foundation: Foundation Cracks Minor
- 10.2.1 Basement, Foundation, Crawlspace & Structure Basements & Crawlspaces: Standing Water

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- 10.2.3 Basement, Foundation, Crawlspace & Structure Basements & Crawlspaces: Displaced Vapor Barrier
- 10.2.4 Basement, Foundation, Crawlspace & Structure Basements & Crawlspaces: New Vapor Barrier
- 2 10.4.1 Basement, Foundation, Crawlspace & Structure Floor Structure: No Floor Insulation
- 🙆 10.4.2 Basement, Foundation, Crawlspace & Structure Floor Structure: Rodent Traps

10.6.1 Basement, Foundation, Crawlspace & Structure - Crawlspace Vents: Crawlspace Vents at or Below **Grade Level** 

- 2 10.7.1 Basement, Foundation, Crawlspace & Structure Roof and Attic Structure: Penetration

10.7.2 Basement, Foundation, Crawlspace & Structure - Roof and Attic Structure: Stains Around Chimney -No Moisture

- 11.2.1 Plumbing Drain, Waste, & Vent Systems: Suspected Repairs
- 11.2.2 Plumbing Drain, Waste, & Vent Systems: Septic System not Inspected
- 11.3.1 Plumbing Water Supply, Distribution Systems & Fixtures: Galvanized Supply Line
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- 11.8.1 Plumbing Shower(s) & Tub(s): Caulking Missing/Damaged
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- 12.3.1 Heating Distribution Systems: Restricted/Impinged Duct
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- Θ
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- 13.2.2 Electrical Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Fastener
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- 13.4.1 Electrical Lighting Fixtures, Switches & Receptacles: Cover Plate(s) Missing
- 13.4.2 Electrical Lighting Fixtures, Switches & Receptacles: Damaged Receptacle(s)
- 13.4.3 Electrical Lighting Fixtures, Switches & Receptacles: Missing Junction Box
- 13.4.4 Electrical Lighting Fixtures, Switches & Receptacles: No Exterior Receptacles
- 13.5.1 Electrical GFCI & AFCI: Add GFCI Receptacles
- 14.1.2 Fireplace Fireplace: Gas Fireplace Non-Operable
- 14.5.1 Fireplace Cleanout Doors & Frames: Clean out Cover Missing

# 1: INSPECTION DETAILS

#### **Information**

**Approxiate Age of Building** 

~ 58 yrs

**Type of Building** 

Single Family

**In Attendance** 

Client, Client's Agent

**Weather Conditions** 

Cloudy

Occupancy

Vacant

**Approximate Outside Temp (F)** 

50-60

#### **Limitations**

General

#### **OLDER HOMES (PRE 1990)**

This home was constructed prior to 1990 and, as such, may not adhere to the building codes, safety standards, or energy efficiency guidelines in place today. Homes of this era often feature materials, systems, and construction techniques that, while acceptable at the time, may now be considered outdated or less efficient. Buyers should be aware that this inspection is limited to a visual and non-invasive evaluation of accessible areas only.

Older homes often have electrical systems that may no longer meet modern safety standards and could pose potential hazards, including outdated wiring methods like knob-and-tube wiring or insufficient grounding. Similarly, plumbing systems may feature older materials, such as galvanized steel or polybutylene, which are prone to corrosion, leaks, or other forms of deterioration over time.

The HVAC systems in homes of this age may be nearing the end of their life cycle and operate inefficiently compared to newer models. Additionally, insufficient insulation and outdated ventilation methods may impact comfort and increase energy costs. Structural elements, including foundations, framing, and roofing, may have experienced settling, wear, or other age-related issues that may not be visible during the general inspection.

Due to these factors, we strongly recommend further evaluation by licensed specialists, particularly for the electrical, plumbing, HVAC, and structural systems. These areas may require upgrades, repairs, or modifications to align with current safety and efficiency standards.

This inspection is a snapshot in time and cannot guarantee future performance or uncover hidden defects in non-accessible areas, such as behind walls, under flooring, or in crawl spaces and attics. As with any older home, you should be prepared for potential surprises during renovations or repairs.

We encourage buyers to factor in the age of the home and plan accordingly for maintenance, repairs, or renovations to ensure the home meets your long-term expectations and safety requirements.

# 2: POSITIVE ATTRIBUTES OF THE HOME

### Information

**Feature & Description**Copper Plumbing

**Feature & Description 2** 

Newer Water Heater that is less than 5 years old

# 3: DIRECTIONAL ORIENTATION OF HOME

### **Information**

Front



**Left Side** 



Rear



**Right Side** 



# 4: ROOF

### **Information**

**Inspection Method**Walking Roof

**General Photos** 

Roof Type/Style
Gable



**Coverings: Material**Asphalt

Roof Drainage Systems: Gutter Material Aluminum

**Flashings: Material** Aluminum

#### **Deficiencies**

#### 4.1.1 Coverings



#### **DAMAGED (GENERAL)**

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

**As seen in following images**: Lifted shingles, broken edges, general cracking, bio growth around edges of shingles, and debris covering roof.

Recommendation

Contact a qualified roofing professional.



4.1.2 Coverings

#### TREE OVERHANGING ROOF



Trees overhanging roofing material can lead to debris accumulation, sap damage, moisture retention, animal access, storm hazards and more. Recommending trimming sections overhanging roof

Recommendation

Contact a qualified tree service company.



4.2.1 Roof Drainage Systems



Recommendation

#### **DEBRIS**

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

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified gutter contractor



4.2.2 Roof Drainage Systems

#### **DOWNSPOUTS DRAIN NEAR HOUSE**



One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor





4.2.3 Roof Drainage Systems



# MISSING DRAIN PIPE FROM GUTTER DOWN SPOUT TO IN GROUND DRAIN SYSTEM

Recommendation

Contact a qualified gutter contractor

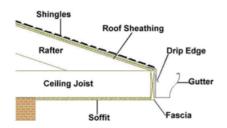


#### 4.3.1 Flashings

#### MISSING: DRIP EDGE FLASHING



Roof flashing drip edges are critical to protecting the roof deck, fascia and roof coverings from water damage by directing it off and away from the roof or into the gutters below.





Recommendation

Contact a qualified roofing professional.

4.4.1 Skylights, Chimneys & Other Roof Penetrations

#### **METAL CHIMNEY RUST**



The metal chimney(s) shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

Recommendation

Contact a qualified HVAC professional.





4.4.2 Skylights, Chimneys & Other Roof Penetrations





Recommendation

Contact a qualified roofing professional.



4.4.3 Skylights, Chimneys & Other Roof Penetrations



#### **RUSTED PLUMBING VENT FLASHING(S)**

Recommendation

Contact a qualified roofing professional.



4.4.4 Skylights, Chimneys & Other Roof Penetrations



#### SATELLITE OVER LIVING SPACE

I like to see satellites mounted on the side of the wall or chimney to ensure a longer lasting roof.

Satellites mounted on the roofing system make the roof more prone to leaks and damage due to improper install, flashings and coverings around the satellite. Satellites also are like a big sail catching wind on your roof creating more potential for a storm hazard and roof damage.



# 5: EXTERIOR

#### **Information**

Siding, Flashing & Trim: Siding

**Material** 

Wood, Wood Trim

**Exterior Doors: Exterior Entry Door** 

Wood, Glass, Sliding Door

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Deck with Steps, Patio

Decks, Balconies, Porches &

Steps: Material

Wood

Walkways, Patios & Driveways:

**Driveway Material**Concrete, Dirt

### **Deficiencies**

5.3.1 Exterior Doors

#### WEATHERSTRIPPING NOT PRESENT



installation of standard weatherstripping. Here is a DIY guide on weatherstripping.

Recommendation

Contact a handyman or DIY project





5.4.1 Decks, Balconies, Porches & Steps

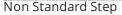
#### **MULTIPLE DECK CONCERNS**

Multiple Construction concerns some of which safety related. Refer to following picture captions.



Contact a qualified deck contractor.







Benches w/out Backs



Deteriorated Deck Boards Multiple Locations(1)



Deteriorated Deck Boards Multiple Locations(2)



Deteriorated Deck Boards Multiple Locations(3)



Ledger Board Flashing Missing



Aged and Worn w/ Repairs



Deteriorated Deck Girder Boards

5.4.2 Decks, Balconies, Porches & Steps

#### **PATIO SETTLING**

Patio settling creating uneven sections small trip hazard recommend Concrete contractor evaluate, repair or replace.

Recommendation

Contact a qualified concrete contractor.



5.4.3 Decks, Balconies, Porches & Steps

#### PORCH DAMAGE/DETERIORATION





5.5.1 Eaves, Soffits & Fascia

**FASCIA - ROTTED** 



One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified carpenter.



5.6.1 Vegetation, Grading, Drainage & Retaining Walls

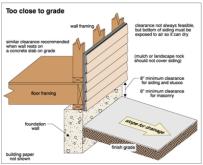


#### **NEGATIVE GRADING**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.





Recommendation

Contact a qualified landscaping contractor

5.6.2 Vegetation, Grading, Drainage & Retaining Walls

# Maintenance Item

#### **VEGETATION TO CLOSE TO HOME**

Recommend min 6 inch gap between vegetation and home to protect home from wood destroying organisms, rodent entry and excess moisture on siding and in soul near home. Additionally a moisture barrier can be added such as concrete, mulch, gravel, pavers, landscape fabric etc.

Short Video about the importance of Vegetation Seperation from the Home

Recommendation

Contact a qualified landscaping contractor



5.7.1 Walkways, Patios & Driveways



### **DRIVEWAY CRACKING - MINOR**

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

Recommendation

Contact a qualified concrete contractor.



# 6: GARAGE/CARPORT

#### **Information**

#### **Garage Space**



Floor, Walls and Ceiling: Wall
Covering Material(s)
Mixture of Materials

Garage Door/Garage Door
Opener: Type of Door Operation
Manual

Garage Door/Garage Door
Opener: Door Material
Non-insulated, Wood, Wood
Composite

#### **Deficiencies**

6.1.1 Floor, Walls and Ceiling

#### **CRACKING FLOOR**



Cracking visible in the garage floor. Recommend sealing the cracks to prevent any further damage. For further inquiry beyond maintenance I Recommend a qualified concrete contractor.

Recommendation

Contact a qualified concrete contractor.



6.1.2 Floor, Walls and Ceiling



# INSUFFICIENT FIREWALL SEPERATION BETWEEN GARAGE AND LIVING SPACE

Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Recommend a qualified contractor evaluate and bring firewall up to standards.

Link for more info.

Recommendation

Contact a qualified drywall contractor.



6.2.1 Garage Door/Garage Door Opener



#### **PANEL DAMAGE**

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation

Contact a qualified garage door contractor.



6.2.2 Garage Door/Garage Door Opener

#### **RUSTED TENSION SPRINGS**

Garage Door Tension Spring(s) Rusted - Recommend Replace for increased safety.

Recommendation

Contact a qualified garage door contractor.







6.2.3 Garage Door/Garage Door Opener

# DMG/MISSING GARAGE DOOR WEATHER STRIPPING

Recommendation

Contact a handyman or DIY project





6.3.1 Occupant Door (From garage to inside of home)



#### **DOOR DOES NOT MEET SEPARATION REQUIREMENTS**

Door separating garage and home does not meet modern firewall separation standards. A proper firewall door is just part of the overall **Fire Separation system -** Which purpose is to keep a garage fire contained and separate from the house for as long as possible this also includes walls on ceilings separating living spaces from the garage. I Recommend that the door be upgraded/replaced to increase fire safety due to one or multiple of the following: door too thin, dog/cat door in door, Hollow door, bad/missing weatherstripping, not self closing.

Recommendation

Contact a qualified door repair/installation contractor.



# 7: BUILT-IN APPLIANCES

#### **Deficiencies**

7.1.1 Dishwasher

#### **DISHWASHER LOOSE**



Typically the unit is secured to the underside of the countertop and/or the sides if the cabinet opening. I recommend evaluation and repair by a qualified contractor

Recommendation

Contact a qualified appliance repair professional.





7.3.1 Range/Oven/Cooktop

#### **EXHAUST FAN INOPERABLE**



Exhaust fan was inoperable. Recommend a qualified contractor repair.

Recommendation

Contact a qualified appliance repair professional.



7.3.2 Range/Oven/Cooktop

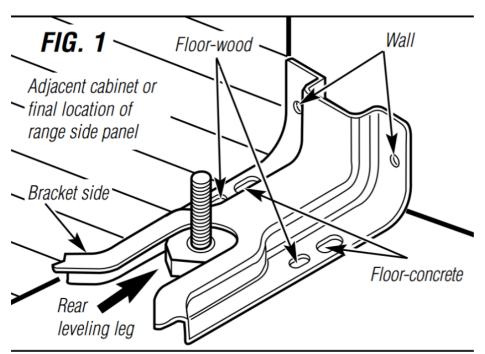
**NO ANTI-TIP BRACKET** 



An anti-tip bracket is a crucial safety feature for stoves and ovens. Here's why it's important:

Prevents Tipping: The primary purpose of an anti-tip bracket is to prevent the appliance from tipping over. If a heavy object, such as a pot or a person, leans on an open oven door, it can cause the stove or oven to tip forward, leading to potential injuries or accidents.

Child Safety: In homes with children, the anti-tip bracket provides an added layer of safety. It helps prevent children from climbing on the oven door or pulling on the stove, which could cause it to tip over.





Recommendation

Contact a qualified appliance repair professional.

# 8: DOORS, WINDOWS & INTERIOR

#### **Information**

**Doors & Windows: Window** 

Manufacturer

N/A

Floors, Walls, Ceiling: Floor Coverings

Mix of Materials

**Doors & Windows: Window Type** 

Sliders

**Doors & Windows: Window** 

**Materials**Metal, Vinyl

Floors, Walls, Ceiling: Wall

Maintenance Item

**Material**Painted

**Doors & Windows: Interior doors** 

Wood

Floors, Walls, Ceiling: Ceiling

**Material**Painted

**Countertops & Cabinets:** 

**Countertop & Cabinet Materials** 

Mix of Materials

#### **Deficiencies**

8.1.1 Doors & Windows

#### **FAILED SEAL**

#### Is it a big deal?

While a failed window seal isn't a major structural concern, it can reduce the energy efficiency of your home, causing heat loss in the winter and heat gain in the summer. Additionally, it may result in a cloudy or fogged window, which is more of an aesthetic issue but can impact visibility and curb appeal.



#### What is a failed window seal?

A failed window seal occurs when the airtight seal between the glass panes of a double- or triple-pane window breaks. This seal is meant to keep out moisture and insulate the window. When it fails, moisture can seep between the panes, causing condensation or a foggy appearance.

#### How is it caused?

Over time, weather conditions like extreme heat or cold, as well as normal expansion and contraction of the window materials, can stress the seal. Other factors, such as poor installation or manufacturing defects, can also contribute to seal failure.

Recommendation

Contact a qualified window repair/installation contractor.

8.1.2 Doors & Windows

#### **DOOR MISSING HARDWARE**



One of more interior doors missing hardware at time of inspection. Recommend repair.

Recommendation

Contact a handyman or DIY project



8.2.1 Floors, Walls, Ceiling

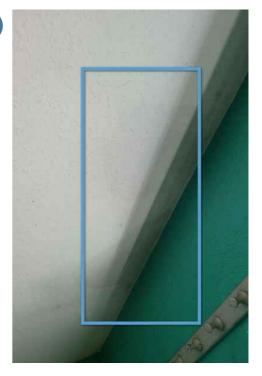
#### STAIN(S) ON CEILING



Water Stain(s) observed on the ceiling. The area was dry at the time of inspection. I am unable to determine if this is an ongoing problem and/or if the damage has occurred inside the framing cavity. I recommend inquiring with the seller regarding the history of leakage if any. If further repairs are needed contact a qualified contractor for review and potential repairs.

Recommendation

Contact a qualified professional.



8.2.2 Floors, Walls, Ceiling

#### **FUNGAL GROWTH**



Residue appears fungal in nature. I did not inspect, test or determine if this growth is or is not a health hazard. this type of testing is beyond the scope of a standard home inspection. The underlying cause is likely moisture or dampness. No obvious elevated moisture at the time of inspection. I recommend a qualified specialist to evaluate and or repair.

Recommendation

Contact a qualified environmental contractor







Bedroom







Bedroom

Normal moisture readings

Normal moisture readings

8.4.1 Countertops & Cabinets

#### **COUNTERTOP CRACKED/CHIPPED**



Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

Here is a helpful article on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.



# 9: ATTIC, INSULATION & VENTILATION

#### **Information**

**Dryer Power Source** 110 Volt, gas available



**Dryer Vent Material** Metal (Flex)

Flooring Insulation None

**Attic Insulation: Insulation Type**Batt, Cellulose





**Ventilation: Ventilation Type**Gable Vents, Soffit Vents, Roof Vents

#### **Deficiencies**

9.1.1 Attic Insulation

#### **RODENT TRAPS**

Rodent traps in the attic. Recommend inquiring with seller on history of rodent intrusion.

Recommendation

Contact the seller for more info

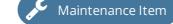






#### 9.2.1 Ventilation

#### ATTIC FAN INOPERABLE



Attic fan was inoperable at time of inspection.

Recommendation

Contact a qualified professional.



#### 9.2.2 Ventilation

#### **FUNGAL STAINING - ATTIC**



Possible fungal stain. Recommend further inspection and testing. I did not inspect test or determine if this growth is a health hazard as it is out of the scope of a home inspection. I did not find current moisture in this area.

Recommendation

Contact a qualified environmental contractor













normal moisture readings

normal moisture readings





normal moisture readings

9.3.1 Exhaust Systems

#### DRYER EXHAUST VENT DIRTY



Recommend Dryer Vent and duct be cleaned. Judging from the buildup on the vent it is likely there is buildup **inside the duct** as well **an area not visible during a standard home inspection.** This can create a multitude of serious issues such as -

**Fire Hazard**: Lint is highly flammable, and a clogged vent can cause the dryer to overheat. This significantly increases the risk of a house fire. In fact, dryer fires are a common cause of residential fires.

**Reduced Efficiency**: A blocked vent prevents hot, moist air from escaping, making the dryer work harder and longer to dry clothes. This increases energy consumption and raises utility bills.

**Increased Wear on the Dryer**: The added strain on the dryer caused by restricted airflow can shorten the appliance's lifespan, leading to costly repairs or premature replacement.

**Mold and Mildew Growth**: When the dryer vent is clogged, moisture can accumulate inside the duct and the dryer. This creates an environment for mold and mildew to grow, potentially causing health issues and damaging the walls or flooring near the vent.

**Excess Heat and Humidity Indoors**: A clogged vent can push hot air and moisture back into the home, which could increase humidity levels indoors. This can lead to discomfort, especially during warm weather, and potential damage to walls or ceilings.

**Longer Drying Times**: Clothes will take much longer to dry, which wastes time and increases the wear on clothing, as the fabric is exposed to heat for extended periods.

Regular cleaning and maintenance of the dryer vent and duct are crucial to avoid these problems.

Recommendation

Contact a qualified HVAC professional.



# 10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

#### **Information**

#### **Inspection Method**

Visual, Crawlspace Access



**Foundation: Material** Concrete

Floor Structure: **Basement/Crawlspace Floor** Dirt

Wood Joists, Wood Post/Cement Piers

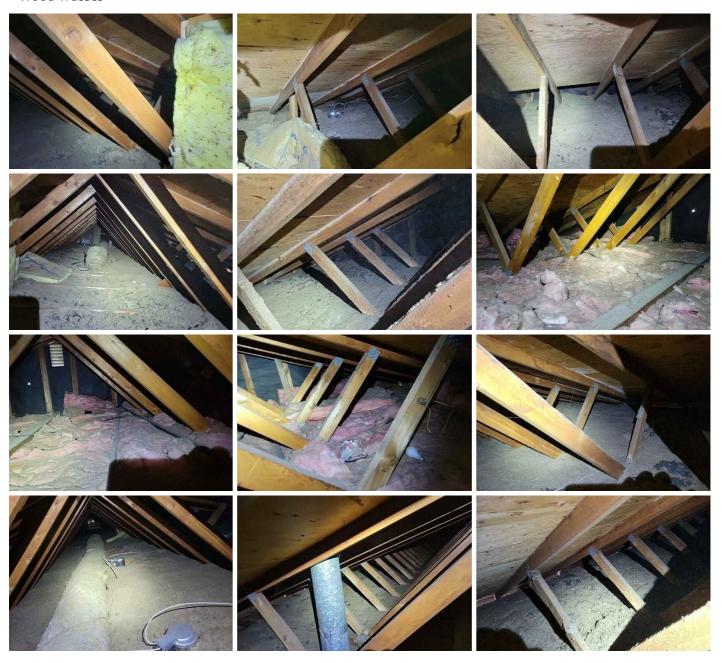
Floor Structure: Material

Floor Structure: Sub-floor

Plank

#### **Roof and Attic Structure: General Attic Structure Photos**

**Wood Trusses** 



#### **Deficiencies**

10.1.1 Foundation

#### **FOUNDATION CRACKS - MINOR**



Minor cracking noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.









10.2.1 Basements & Crawlspaces

#### **STANDING WATER**



Observed signs on basement floor that standing water may have been present. Recommend a qualified contractor evaluate and find potential moisture source.

10.2.2 Basements & Crawlspaces

#### **HISTORY OF STANDING WATER**



Observed signs on basement floor that standing water may have been present at one point. Recommend a qualified contractor evaluate and find potential moisture source. Recommend also inquire with seller for history.

Recommendation

Contact the seller for more info





10.2.3 Basements & Crawlspaces



#### **DISPLACED VAPOR BARRIER**

The Vapor Barrier is displaced in some areas of the crawlspace. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from the ground. Recommend leveling the vapor barrier and ensuring it covers all exposed soil in the crawlspace.

Recommendation

Contact a handyman or DIY project



10.2.4 Basements & Crawlspaces



#### **NEW VAPOR BARRIER**

Inquire with the Seller regarding what appears to be a newly installed vapor barrier.

Recommendation

Contact the seller for more info



10.4.1 Floor Structure



Maintenance Item

#### NO FLOOR INSULATION

FYI, no insulation was present in the floor structure in the crawlspace. This can be common in older homes. For increased energy efficiency I recommend having insulation installed. Also recommend inquiring with seller on utility bills throughout the year.

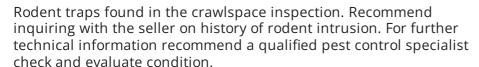
Recommendation

Contact a qualified insulation contractor.



10.4.2 Floor Structure

#### RODENT TRAPS



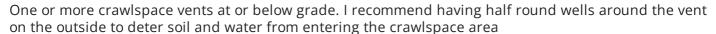
Recommendation

Contact the seller for more info



10.6.1 Crawlspace Vents

#### CRAWLSPACE VENTS AT OR BELOW GRADE LEVEL



Recommendation

Contact a qualified landscaping contractor





10.7.1 Roof and Attic Structure



#### **PENETRATION**

A penetration was found in the gable end wall of the attic. This gives moisture, bees, pests and debris to enter the attic. Recommend the hole be patched.



Recommendation

Contact a handyman or DIY project



10.7.2 Roof and Attic Structure

#### STAINS AROUND CHIMNEY - NO MOISTURE



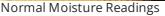
Apparent moisture staining observed on attic sheathing around chimney. Moisture content within normal range at the time of inspection. Without recent heavy rain I am unable to determine if this is a past occurrence or an ongoing issue. I recommend inquiring with the seller regarding known history of moisture intrusion in this location and any repairs made. Recommend monitoring this area during the coming rainy season. If it is found to be an ongoing issue I recommend a qualified roofer evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.











Normal Moisture Readings

### 11: PLUMBING

#### **Information**

**Filters** None **Water Source** 

Public

**Main Water Shut-off Device: Location** 

Crawlspace, KItchen







Crawlspace Shut-off

Drain, Waste, & Vent Systems: Material ABS, Copper, Iron



Water Supply, Distribution
Systems & Fixtures: Distribution
Material
Copper, Galvanized



Water Supply, Distribution
Systems & Fixtures: Water Supply
Material/Source
Galvanized

Hot Water Systems, Controls, Flues & Vents: Water Heater Capacity 50 gallons

Hot Water Systems, Controls, Flues & Vents: Location Utility Room

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**AO Smith

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

Here is a nice maintenance guide from Lowe's to help.

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

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

**Seismic Straps** 



Hot Water Systems, Controls, Flues & Vents: Approximate Age of Water Heater ~ 3 Years Old



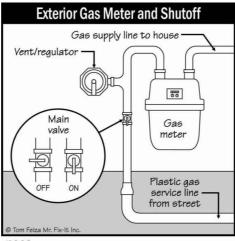


**Sump Pump: Location** 

N/A

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





P002

#### **Deficiencies**

11.2.1 Drain, Waste, & Vent Systems





There appeared to be repairs made to the drain, waste, and/or vent pipes in the home. I recommend inquiring with the seller about the history of the repairs including contractor information, permits, and warranties. If the work was not performed professionally I recommend it atleast be evaluated to ensure proper installation

Recommendation

Contact a qualified plumbing contractor.



11.2.2 Drain, Waste, & Vent Systems

#### **SEPTIC SYSTEM NOT INSPECTED**



A septic system is not part of a standard home inspection. We did not inspect any portion of the septic system; pump, alarm, leach field, tanks, etc. We recommend referring to the sellers most recent septic inspection report or a qualified septic system contractor for evaluation. Most septic contractors recommend that if the tank hasn't been pumped out and inspected in the last 4-5 years, that you should have it done during the inspection process to determine its true condition.

Recommendation

Contact a qualified septic system contractor.

11.3.1 Water Supply, Distribution Systems & Fixtures



#### **GALVANIZED SUPPLY LINE**

Galvanized pipe is common in plumbing from the 60s and prior and is typically made from steel or iron that has been coated with a layer of zinc. The zinc coating helps prevent rust and corrosion, which extends the pipe's life, especially in plumbing and outdoor applications. The galvanization process involves dipping the steel or iron pipe into molten zinc, creating a protective barrier that makes the pipe more durable in various environments. **However**, **galvanized pipes can still corrode internally over time**, **leading to potential plumbing issues**. Replacement of remaining galvanized supply lines may be necessary as time goes on for maintenance and or upgrading and should be factored or budgeted as a future repair/replacement with modern materials like copper or PEX (cross-linked polyethylene) is often recommended. These newer materials are more durable, resist corrosion, and have longer lifespans.



Recommendation

Contact a qualified plumbing contractor.

11.3.2 Water Supply, Distribution Systems & Fixtures



#### UNINSULATED PLUMBING PIPES

Missing insulation on plumbing pipes in one or more areas. Recommend insulating plumbing lines in crawlspace, garage, exterior areas to help lower freeze potential in the winter. Generally a simple update to insulate but can be expensive to replace burst pipe.

Recommendation

Contact a qualified handyman.



11.4.1 Hot Water Systems, Controls, Flues & Vents

#### WATER HEATER FLUE LOOSE



The flue for the water heater was loose at the time of inspection. For increased safety recommend the flue be secured to prevent it from falling apart allowing combustion gases to vent directly into the room.

Recommendation

Contact a qualified HVAC professional.





11.4.2 Hot Water Systems, Controls, Flues & Vents



#### WATER TEMP TOO HIGH

Water Temp(F) above 120 degrees which can result in scalding. Recommend turning down the temp via the control on the water heater.

## EXPOSURE TIME AT GIVEN TEMPERATURES THAT CAUSE DEEP SECOND-DEGREE BURN INJURIES IN ADULTS

Temperature	Exposure Time
120° F (49° C)	9 minutes
124° F (51° C)	2-6 minutes
125° F (52° C)	2 minutes
131° F (55° C)	20-30 seconds
140° F (60° C)	5-6 seconds
151° F (66° C)	2 seconds
158° F (70° C)	1 second
160° F (71° C)	Instantaneously

Source: Plumbing Engineering & Design Standard 15: Hot Water Temperature and Control (2011). American Society of Plumbing Engineers.



Recommendation

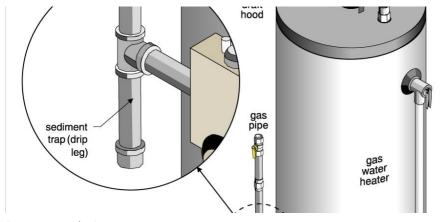
Contact a qualified plumbing contractor.

11.6.1 Fuel Storage & Distribution Systems



### **GAS LINE(NO SEDIMENT TRAP)**

Missing sediment trap in gas line. A trap is installed to catch any debris which can pose a problem in the orifices of the gas burning appliances. Recommend evaluation and repair by a qualified plumbing contractor or HVAC contractor.





Recommendation

Contact a qualified professional.

11.8.1 Shower(s) & Tub(s)



#### **CAULKING MISSING/DAMAGED**

Missing/Damaged caulk in shower/tub. This is a common deferred maintenance item for homeowners. I recommend repair/replace to prevent any moisture intrusion to the underlying wall and floor structures.

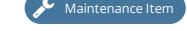
Recommendation

Contact a handyman or DIY project



11.8.2 Shower(s) & Tub(s)

#### SHOWER MISSING HARDWARE



One of more hardware components of the shower appeared to be missing at the time of the inspection

Recommendation

Contact a qualified plumbing contractor.



## 12: HEATING

#### **Information**

#### Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

**Equipment: Energy Source** 

Gas

**Equipment: Approximate Furnace Equipment: Brand** 

**Age** Trane

29 Years Old

**Equipment:** Heat Type

Forced Air





# **Equipment: Filter Location**Above Furnace



#### **Distribution Systems: Ductwork**

Insulated

#### **Deficiencies**

12.1.1 Equipment

#### **FILTER DIRTY**



The furnace filter is dirty and needs to be replaced every 3-6 months.

Recommendation

Contact a handyman or DIY project



12.1.2 Equipment

#### **FURNACE - AGED UNIT**



The furnace appeared to have exceeded its designed life. The standard life expectancy is 15 to 18 years with proper maintenance. The age of the furnace is note in the information section. Due to the age of the furnace I recommend budgeting for replacement. Additionally I recommend evaluation and servicing by a qualified contractor according to the manufacturer's recommended service requirements if not serviced in the past 12 months.

Recommendation

Contact a qualified HVAC professional.





12.3.1 Distribution Systems



#### **RESTRICTED/IMPINGED DUCT**

One or more sections of the HVAC ducting appear to be restricted or impinged at the time of inspection. I recommend a qualified HVAC specialist to evaluate for repair or replacement

Recommendation

Contact a qualified HVAC professional.



### 13: ELECTRICAL

#### **Information**

#### Note to Reader

The terms outlet and receptacle are often used interchangeably but have distinct meanings in electrical terminology:

**Outlet**: An outlet is any point in an electrical wiring system where current is taken to supply electrical devices. It can refer to any point where electricity is drawn, including light fixtures, hardwired appliances, or receptacles. In short, an outlet is a broad term that includes anything providing access to electricity.

**Receptacle**: A receptacle is a specific type of outlet designed for plug-in devices. It is the actual socket or set of sockets mounted in a box where you can plug in appliances, lamps, or other devices. A duplex receptacle, for instance, is the common two-slot wall socket found in most homes.

#### Service Entrance Conductors: Electrical Service Conductors Overhead



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



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



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





Main & Subpanels, Service & Grounding, Main Overcurrent

Device: Panel Type

Circuit Breaker, Split Bus

Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location N/A

Smoke Detectors: Smoke Detectors

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

Carbon Monoxide Detectors:
Carbon Monoxide Detectors



#### **Deficiencies**

13.1.1 Service Entrance Conductors

#### VEGETATION IN CONTACT W/ SERVICE ENTRANCE CONDUCTORS

The electrical **service entrance cables** appeared to be in contact with vegetation. I recommend a qualified tree service to properly remove limbs to prevent any damage to the electrical lines.

Recommendation

Contact a qualified tree service company.



13.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



#### MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations. Labels identify the purpose of each circuit breaker or fuse, such as which breaker controls the kitchen, HVAC, or lighting. Without proper labeling, someone working on or around the panel could accidentally shut off or interact with the wrong circuit, potentially causing electric shock, injury, or damage to appliances.

Recommendation

Contact a qualified electrical contractor.



13.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device



#### MISSING FASTENER

Missing fastener on dead front cover of electrical panel. A missing fastener on the deadfront of an electrical panel can be a significant safety hazard. The deadfront serves as a protective cover that separates users from live electrical components inside the panel. Replacing the missing fastener restores the protective barrier, reduces risk, and ensures the panel operates as intended.



Contact a qualified electrical contractor.



13.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device



#### **SPLIT BUS PANEL**

A **split bus panel** is an older type of electrical panel used primarily in the **1960s and 1970s**. It divides power into two sections: one for major appliances and another for smaller circuits. Unlike modern panels, **it lacks a single main breaker, requiring multiple breakers to shut off power.** While functional, split bus panels are less common today due to their age and limited capacity for modern electrical demands. **They generally work well but may need upgrading over time for larger homes or higher power usage.** 

Recommendation

Contact a qualified professional.



13.4.1 Lighting Fixtures, Switches & Receptacles



#### **COVER PLATE(S) MISSING**

One or more receptacles/switches and or outlets are missing a cover plate. This can lead to shorts and shock risk. Recommend installation of plates for increased safety.

Recommendation

Contact a handyman or DIY project

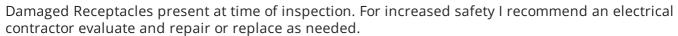






13.4.2 Lighting Fixtures, Switches & Receptacles

#### **DAMAGED RECEPTACLE(S)**



Recommendation

Contact a qualified electrical contractor.







13.4.3 Lighting Fixtures, Switches & Receptacles





Electrical junction boxes are essential because they protect electrical connections, keeping wiring secure and contained. By housing wire splices and terminations inside a fire-resistant enclosure, they prevent accidental contact with live wires, reduce the risk of electrical shock, and minimize fire hazards. Junction boxes also help prevent wear and tear on connections, ensuring the long-term reliability of the electrical system. Furthermore, they make it easier to troubleshoot and maintain wiring by providing access points to key junctions.



Recommendation

Contact a qualified electrical contractor.

13.4.4 Lighting Fixtures, Switches & Receptacles



#### **NO EXTERIOR RECEPTACLES**

Exterior receptacles are highly useful for several reasons. They provide convenient, safe access to power for outdoor activities and devices such as holiday lights, lawn equipment, power tools, and outdoor entertainment systems, reducing the need to run extension cords through windows or doors. This helps prevent tripping hazards and keeps cords away from weather exposure. Additionally, they enhance the functionality of your outdoor spaces by making it easy to use powered equipment in the garden, patio, or garage. Modern exterior receptacles also come with GFCI protection to safeguard against electrical shock, especially in wet or damp conditions.



Recommendation

Contact a qualified electrical contractor.

13.5.1 GFCI & AFCI

#### **ADD GFCI RECEPTACLES**



While GFCI (Ground Fault Circuit Interrupter) receptacles may not have been required when the home was built, adding them is a smart safety upgrade. GFCIs are designed to protect against electrical shock by cutting power when they detect a ground fault, typically in wet areas like kitchens, bathrooms, and outdoor spaces. Even though your home predates this code requirement, installing GFCIs significantly reduces the risk of electrical shock and enhances the overall safety of the home, especially in areas exposed to moisture.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.





### 14: FIREPLACE

#### **Information**

Fireplace: Type

Gas



#### **Deficiencies**

14.1.1 Fireplace





Inquire with seller on history of servicing of the gas fireplace We recommend tegular service as per manufacturer's specifications. Unable to determine when most recent service was performed

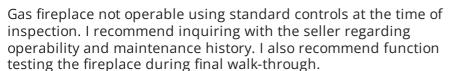
Recommendation

Contact a qualified professional.



14.1.2 Fireplace

#### **GAS FIREPLACE NON-OPERABLE**



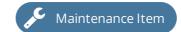
Recommendation

Contact a qualified fireplace contractor.



14.2.1 Vents, Flues & Chimneys

#### **CHIMNEY CAP DAMAGE**



Some light damage/cracking to the chimney cap. This could lead to moisture intrusion and or a safety hazard due to falling brick/mortar. I recommend further evaluation on chimney and cap.

Recommendation

Contact a qualified chimney contractor.



14.5.1 Cleanout Doors & Frames

## Maintenance Item

#### **CLEAN OUT COVER MISSING**

Clean out cover missing at time of inspection. I recommend repair/replacement to prevent moisture and pest intrusion.

Recommendation

Contact a qualified chimney contractor.



15: COOLING

## 16: FINAL CHECKLIST

#### **Information**

Range Top and Oven Turned Off

(if used)

Yes

Dishwasher Off

Yes

Thermostat put to original

setting

57

**Attic access closed** 

Yes

**Crawlspace access closed** 

Yes

**Electrical Dead Front Panel Re-**

**Installed (if removed)** 

Yes

Furnace covers Re-Installed (if

removed)

Yes

Furnace Switch on (if on prior and present @ or around furnace)

Yes

### 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: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

#### 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.

#### 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.

#### 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.

#### **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.

#### Heating

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

light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

#### **Electrical**

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

- II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.
- III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the 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.

#### 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.

**Final Checklist**Final checklist showing the home was left as it was found