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## STARBOARD HOME INSPECTION TEMPLATE

JANUARY 21, 2021



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How to read this report:

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. **Health and safety concerns will be in the Moderate Concern or Major Concern, depending on how the perceived danger but these should be addressed ASAP.** All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

**Minor Concern:** Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

**Moderate Concern:** Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

**Major Concern:** Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the Inspector's professional judgment and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

**Limitations:** In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

**Photographs:** Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

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# SUMMARY

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- 🔧 3.3.1 Roof Coverings & Gutter System - Flashings & Seals: Drip Edge - Installed Wrong at Eaves
- ⊖ 3.3.2 Roof Coverings & Gutter System - Flashings & Seals: Kick-Out Flashing - Missing
- 🔧 3.3.3 Roof Coverings & Gutter System - Flashings & Seals: Missing Caulk
- ⊖ 3.4.1 Roof Coverings & Gutter System - Gutters: Downspout - Missing
- 🔧 4.1.1 Exterior - Vinyl Siding: Damaged/Missing Caulk
- ⊖ 4.1.2 Exterior - Vinyl Siding: Vinyl Siding - Lifting/Unsecured
- ⊖ 4.1.3 Exterior - Vinyl Siding: Vinyl Siding - Missing Pieces
- 🔧 4.2.1 Exterior - Brick/Stone Veneer: Brick Veneer - Tuck Point
- ⊖ 4.2.2 Exterior - Brick/Stone Veneer: Bricks - Damaged
- ⊖ 4.3.1 Exterior - Siding, Flashing & Trim: Flashing - Missing
- 🔧 4.3.2 Exterior - Siding, Flashing & Trim: Paint & Caulking - In Need of Repairs
- ⊖ 4.3.3 Exterior - Siding, Flashing & Trim: Trim - Damaged
- ⊖ 4.4.1 Exterior - Soffits & Fascia: Soffit/Fascia - In Need of Repair
- 🔧 4.5.1 Exterior - Exterior Doors: Repair/Replace Weatherstripping
- ⊖ 4.6.1 Exterior - Windows: Window - In Need of Repairs
- ⊖ 4.7.1 Exterior - Sidewalks, Patios, Porches, & Driveways : Asphalt - Settlement
- ⚠️ 4.7.2 Exterior - Sidewalks, Patios, Porches, & Driveways : Railings/Balusters - Missing
- ⊖ 4.8.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Improper Grading
- ⊖ 4.8.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation - Overhanging The Roof
- ⊖ 5.2.1 Garage - Floor: Crack - Repair
- ⊖ 5.5.1 Garage - Garage Door: Manually Operated Door - No Lock
- ⚠️ 5.5.2 Garage - Garage Door: Poor Condition
- 🔧 5.5.3 Garage - Garage Door: Repair Weatherstripping/Seal
- ⊖ 6.1.1 Heating - Boiler with Radiators: Clean, Service, and Certify
- ⊖ 6.1.2 Heating - Boiler with Radiators: Rust
- ⊖ 6.1.3 Heating - Boiler with Radiators: Radiator - No Heat
- ⚠️ 7.1.1 Plumbing - Drain, Waste, & Vent Systems: Active Leak
- ⊖ 7.2.1 Plumbing - Water Supply: Active Leak
- ⊖ 7.2.2 Plumbing - Water Supply: Corrosion
- ⚠️ 7.2.3 Plumbing - Water Supply: Pipe Wrap - Possible Asbestos
- ⊖ 7.4.1 Plumbing - Atmospheric Water Heater: Rust
- 🔧 7.5.1 Plumbing - Fixtures: Exterior Faucet - Not Frost Free
- ⊖ 7.5.2 Plumbing - Fixtures: Tile Shower - Horizontal Surfaces Not Sloped Toward Drain
- ⊖ 7.5.3 Plumbing - Fixtures: Toilet - Loose
- 🔧 7.5.4 Plumbing - Fixtures: Toilet - Not Flushing Properly
- 🔧 7.5.5 Plumbing - Fixtures: Tub/Shower - Failing Caulking/Grout
- ⚠️ 7.5.6 Plumbing - Fixtures: Shower Tile - Active Moisture
- ⊖ 7.5.7 Plumbing - Fixtures: Sink - No Water Right Side

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- 🔧 7.5.8 Plumbing - Fixtures: Tub/Shower - No Hot Water
  - 🔧 7.5.9 Plumbing - Fixtures: Drain Stopper - Inoperable
  - 🔧 7.5.10 Plumbing - Fixtures: Probable Mold
  - 🔧 7.6.1 Plumbing - Sump Pump: Discharge Pipe - Discharges Near Foundation
  - 🔧 7.6.2 Plumbing - Sump Pump: Sump Pit - Unable to Remove Lid
  - 🔧 8.2.1 Electrical - Service Panel: Dead Front Cover - Pointed Screws
  - 🔧 8.2.2 Electrical - Service Panel: Rust
  - 🔧 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Conduit - Improperly Supported
  - 🔧 8.4.1 Electrical - Fixtures, Fans, Switches & Receptacles: Doorbell - Inoperable
  - 🔧 8.4.2 Electrical - Fixtures, Fans, Switches & Receptacles: Light Fixture - Inoperable
  - 🔧 8.4.3 Electrical - Fixtures, Fans, Switches & Receptacles: Light Switch - Not Functioning Properly
  - 🔧 8.4.4 Electrical - Fixtures, Fans, Switches & Receptacles: Receptacle - Open Ground
  - 🔧 8.4.5 Electrical - Fixtures, Fans, Switches & Receptacles: Receptacle - Reverse Polarity
  - ⚠️ 8.5.1 Electrical - GFCI & AFCI: GFCI Receptacle - Not Functioning Properly
  - ⚠️ 8.6.1 Electrical - Smoke & Carbon Monoxide Alarms: CO Alarm - Missing Near Bedroom
  - 🔧 9.2.1 Built-In Appliances - Refrigerator: Handle - Damage
  - 🔧 9.2.2 Built-In Appliances - Refrigerator: Light - Inoperable
  - 🔧 9.4.1 Built-In Appliances - Range/Oven Combination: Range - Irregular Flame
  - 🔧 9.5.1 Built-In Appliances - Range Hood: Exhaust Fan - Inoperable
  - 🔧 10.1.1 Doors, Windows & Interior - Doors: Doesn't Latch
  - 🔧 10.1.2 Doors, Windows & Interior - Doors: Repair/Replace Hardware
  - ⚠️ 10.2.1 Doors, Windows & Interior - Windows: Broken Pane
  - ⚠️ 10.2.2 Doors, Windows & Interior - Windows: Window - Doesn't Close Properly
  - 🔧 10.2.3 Doors, Windows & Interior - Windows: Windows - Unable to Open
  - 🔧 10.2.4 Doors, Windows & Interior - Windows: Failed Seal
  - 🔧 10.3.1 Doors, Windows & Interior - Floors: Improper Slope
  - ⚠️ 10.4.1 Doors, Windows & Interior - Walls: Active Moisture - Confirmed with a Moisture Detector
  - 🔧 10.4.2 Doors, Windows & Interior - Walls: Drywall - Bowing
  - 🔧 10.4.3 Doors, Windows & Interior - Walls: Plaster - In Need of Repair
  - 🔧 10.4.4 Doors, Windows & Interior - Walls: Settlement Crack
  - 🔧 10.5.1 Doors, Windows & Interior - Ceilings: Evidence of a Past Leak
  - 🔧 10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet - Drawer in Need of Repair
  - ⚠️ 11.1.1 Fireplace & Chimney - Masonry Chimney: Leaning
  - ⚠️ 11.1.2 Fireplace & Chimney - Masonry Chimney: Masonry Crown - Cracking/Deteriorating
  - 🔧 11.1.3 Fireplace & Chimney - Masonry Chimney: Recommend Chimney Sweep
  - 🔧 11.1.4 Fireplace & Chimney - Masonry Chimney: Spark Arrestor / Rain Cap - Missing
  - 🔧 11.1.5 Fireplace & Chimney - Masonry Chimney: Tuckpoint
  - ⚠️ 11.1.6 Fireplace & Chimney - Masonry Chimney: Efflorescence
  - 🔧 12.1.1 Insulation & Ventilation - Crawlspace / Basement Wall Insulation: Crawlspace - No Insulation
  - 🔧 12.1.2 Insulation & Ventilation - Crawlspace / Basement Wall Insulation: Damaged/Missing
  - 🔧 12.4.1 Insulation & Ventilation - Ventilation & Exhaust : Dryer Vent - Does Not Vent to Exterior
  - 🔧 12.4.2 Insulation & Ventilation - Ventilation & Exhaust : Dryer Vent - Flex Material

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- ⚠ 14.1.1 Foundation & Structure - Foundation: Efflorescence
  - ⊖ 14.1.2 Foundation & Structure - Foundation: Foundation Crack - Foundation Contractor
  - ⊖ 14.1.3 Foundation & Structure - Foundation: Past Structural Repairs
  - ⚠ 14.1.4 Foundation & Structure - Foundation: Possible Foundation Movement
  - ⚠ 14.2.1 Foundation & Structure - Floor Structure: Active Moisture
  - ⚠ 14.2.2 Foundation & Structure - Floor Structure: Moisture Damage
  - ⚠ 14.2.3 Foundation & Structure - Floor Structure: Probable Mold
  - 🔧 14.2.4 Foundation & Structure - Floor Structure: Steel Post - Rust
  - ⊖ 15.1.1 Pests/Rodents - General: Evidence of Mice/Rodents - Droppings
  - ⚠ 15.1.2 Pests/Rodents - General: Evidence of Termites - Mud Tubes/Damage

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# 1: INSPECTION DETAILS

## Information

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**Disclaimer**

All information contained herein reflect the condition as of today's date.

**Type of Inspection**

Pre-Purchase

**In Attendance**

Client, Buyer Agent

**Style of Home**

Colonial

**Occupancy**

Unfurnished

**Weather**

Clear, Recent snow

**Approximate Year Built**

1920

**Lead Paint Disclaimer**

The home was built prior to 1978. Probable lead paint.

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## 2: FOR YOUR INFORMATION

### Information

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#### Orientation: Pictures of the Exterior

The following pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the inspector states that there was a defect with a window on the left exterior, this section can be used to view a picture of the left exterior wall.

**Orientation: Front Exterior**



**Orientation: Left Exterior**



**Orientation: Back Exterior**



**Orientation: Right Exterior**



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## Electrical - Main Disconnect: Location

Basement

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



## Gas - Main Shut Off Valve: Location

Basement

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, I recommend contacting the local utility company and evacuating the home until they evaluate the smell.



Main gas shut off and gas meter

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## Water - Main Shut Off Valve: Location

Basement

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



Main water shut off and water meter

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# 3: ROOF COVERINGS & GUTTER SYSTEM

## Information

---

### General: Descriptions:

*The materials, styles and components present and observable are described as follows:*

**General: Inspection Method**  
Ground, Drone

**General: Roof Type / Style**  
Gable, Flat, Combination

### Coverings: Pictures of the Roof



Garage

**Coverings: Material**  
Asphalt Architectural Shingles

**Coverings: Roofing Layers**  
Unknown

**Coverings: Roof Age**  
Appears new condition

## Limitations

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General

### **LIMITED VISIBILITY - DUE TO SNOW/FROST**

Not all areas of the roof and garage roof were visible, therefore it could not be fully inspected.

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General

### **UNABLE TO WALK ON ROOF - DUE TO HEIGHT**

Due to the height of some of the roof surfaces, these areas were not walked on. For their safety, the inspector used other methods which are listed under Inspection Method.

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General

### **UNABLE TO WALK ON ROOF - DUE TO SNOW**

Snow was present on areas of the roof during the inspection, therefore the roof was not walked on and not all areas were visible. For their safety, the inspector used other methods which are listed under Inspection Method.

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General

### **UNABLE TO WALK ON ROOF - DUE TO THE PITCH**

Due to steepness/pitch of the roof, the roof was not walked on. For their safety, the inspector used other methods which are listed under Inspection Method.

## **Recommendations**

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3.3.1 Flashings & Seals

### **DRIP EDGE - INSTALLED WRONG AT EAVES**

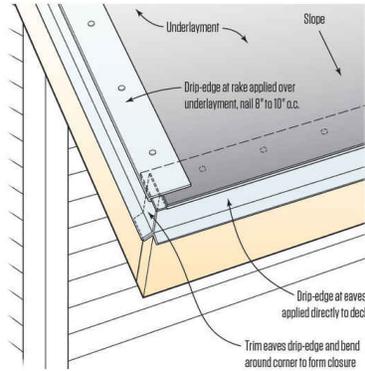
VARIOUS

The drip edge flashing is not installed correctly at the eave on areas of the roof. At the eaves, the underlayment does not overlap the drip edge, it instead goes underneath drip edge which can lead to moisture intrusion/damage to the fascia, soffit, decking, etc. I recommend having the drip edge evaluated and corrected by a licensed roofing contractor.



Recommendation

Contact a qualified roofing professional.



Back

Drip-Edge Installation

Here's an image that shows proper installation of drip edge.



Front



Right



Back

3.3.2 Flashings & Seals

**KICK-OUT FLASHING - MISSING**

VARIOUS

Moderate Concern

Kick-out flashing is missing on areas of the roof. Kick-out flashing prevents moisture intrusion by directing rain water into the gutter and preventing it from getting behind the siding. I recommend having these areas evaluated and kick-out flashing installed by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



Here is an image of a proper kick-out flashing from a different home.



Right



Front



Front

### 3.3.3 Flashings & Seals

#### **MISSING CAULK**

VARIOUS

The caulking on the exterior flashing fasteners is in need of repairs. In order to prevent moisture intrusion, I recommend having all flashing fasteners properly sealed. I recommend having the exterior evaluated and addressed as necessary by a licensed roofing contractor.

Recommendation

Contact a qualified professional.

 Minor Concern



Missing caulk

### 3.4.1 Gutters

#### **DOWNSPOUT - MISSING**

GARAGE BACK

A gutter on the back of the garage was missing a downspout. In order to prevent moisture at the foundation, I recommend having downspouts installed by a licensed gutter contractor.

Recommendation

Contact a qualified gutter contractor

 Moderate Concern



Missing downspout

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## 4: EXTERIOR

### Information

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#### Descriptions:

*The materials, styles and components present and observable are described as follows:*

**Inspection Method**  
Ground

**Vinyl Siding: Siding Material**  
Vinyl

**Brick/Stone Veneer: Veneer Type**  
Brick

#### Sidewalks, Patios, Porches, & Driveways : Photos of Concrete Surfaces



### Limitations

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**UNABLE TO INSPECT ENTIRELY - DUE TO SNOW**

During the inspection, snow limited my ability to due a thorough inspection of the sidewalks, patios, porches, and driveways.



**Recommendations**

4.1.1 Vinyl Siding

**DAMAGED/MISSING CAULK**

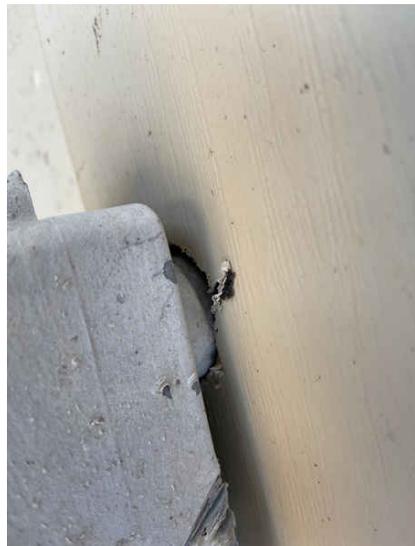
 Minor Concern

LEFT

Damaged/missing caulk was observed on the exterior. In order to prevent moisture intrusion and to extend the life of the siding and trim, I recommend having the gaps, holes, pipes, conduit, etc. properly sealed around. I recommend having the exterior evaluated and addressed as necessary by a licensed painting contractor.

Recommendation

Contact a qualified painting contractor.



Missing caulk

4.1.2 Vinyl Siding

**VINYL SIDING - LIFTING/UNSECURED**

 Moderate Concern

VARIOUS

The vinyls siding is unsecured and lifting in areas. In order to prevent any moisture intrusion I recommend having this evaluated and repaired as necessary by a licensed siding contractor.

Recommendation  
Contact a qualified professional.



Back



Right

#### 4.1.3 Vinyl Siding

### VINYL SIDING - MISSING PIECES

BACK RIGHT

The vinyl siding is missing pieces. In order to prevent any moisture intrusion, I recommend having the siding evaluated and the pieces replaced by a licensed siding contractor.

Recommendation

Contact a qualified siding specialist.

 Moderate Concern



Missing vinyl siding

#### 4.2.1 Brick/Stone Veneer

### BRICK VENEER - TUCK POINT

VARIOUS

Areas of the brick veneer mortar joints are in need of tuck pointing in order to repair the cracking and/or missing mortar. I recommend having the brick evaluated and repaired/replaced as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.

 Minor Concern



Back



Left

#### 4.2.2 Brick/Stone Veneer

### BRICKS - DAMAGED

LEFT

Areas of the brick veneer were observed to be damaged. In order to prevent moisture intrusion, I recommend having the veneer evaluated and repaired as necessary by a licensed masonry contractor.

Recommendation

Contact a qualified masonry professional.

 Moderate Concern



Left



Left

#### 4.3.1 Siding, Flashing & Trim

### FLASHING - MISSING

BACK RIGHT

 Moderate Concern

Areas of the siding do not have proper flashing present. In order to prevent moisture intrusion, I recommend having the siding evaluated and flashing installed by a licensed siding contractor.

Recommendation

Contact a qualified siding specialist.



Missing flashing

#### 4.3.2 Siding, Flashing & Trim

### **PAINT & CAULKING - IN NEED OF REPAIRS**

VARIOUS

The paint and caulking on the exterior is in need of repairs. In order to prevent moisture intrusion and to extend the life of the siding and trim, I recommend having the gaps, holes, pipes, conduit, etc. properly sealed around. I recommend having the exterior evaluated and addressed as necessary by a licensed painting contractor.

Recommendation

Contact a qualified painting contractor.



Front



Right



Right



Back



Garage

#### 4.3.3 Siding, Flashing & Trim

### TRIM - DAMAGED

RIGHT

Areas of the trim is damaged on the right side of the home. I recommend having the trim evaluated and repaired/replaced as necessary by a licensed siding contractor.

Recommendation

Contact a qualified siding specialist.

 Moderate Concern



Right

#### 4.4.1 Soffits & Fascia

### SOFFIT/FASCIA - IN NEED OF REPAIR

VARIOUS

Areas of the soffit/fascia appeared to be in need of repair. I recommend having it evaluated and repaired as necessary by a licensed contractor.

Recommendation

Contact a qualified siding specialist.

 Moderate Concern



Back



Back

#### 4.5.1 Exterior Doors

### REPAIR/REPLACE WEATHERSTRIPPING

 Minor Concern

VARIOUS

The weatherstripping on the exterior door(s) is in need of repair. In order to prevent energy loss, I recommend having it evaluated and repaired or replaced as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.



Left side door

#### 4.6.1 Windows

### WINDOW - IN NEED OF REPAIRS

 Moderate Concern

VARIOUS

The window(s) are in need of repair. I recommend having this evaluated and repaired/addressed as necessary by a qualified and licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Back



Back



Left

4.7.1 Sidewalks, Patios, Porches, & Driveways

 Moderate Concern

**ASPHALT - SETTLEMENT**

RIGHT

Areas of asphalt appear to have settled by evidence of ponding/standing water. This is often due to poor soil compaction before the asphalt is poured. I recommend having the asphalt evaluated and repaired/addressed as necessary by a qualified asphalt contractor.

Recommendation

Contact a qualified concrete contractor.



Ponding

4.7.2 Sidewalks, Patios, Porches, & Driveways

 Major Concern

**RAILINGS/BALUSTERS - MISSING**

VARIOUS

Areas on the exterior are missing railings and balusters. Areas higher than 30 inches from the ground are recommended to have railings and balusters in order to prevent accidents/injuries. I recommend having railings and balusters added by a licensed contractor.

Recommendation

Contact a qualified professional.



Front



Front



Left



Left

4.8.1 Vegetation, Grading, Drainage & Retaining Walls

**IMPROPER GRADING**

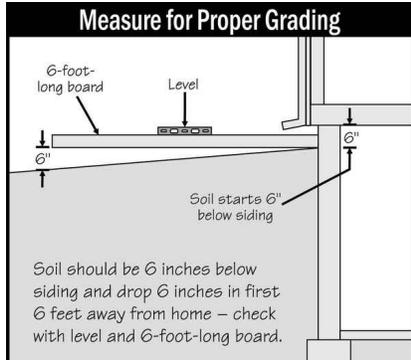
VARIOUS

Areas of the grading are not properly sloped away from the home. In order to promote good drainage of rainwater away from the foundation, I recommend having the grading improved by a qualified landscaping contractor prior to closing.

Recommendation

Contact a qualified landscaping contractor

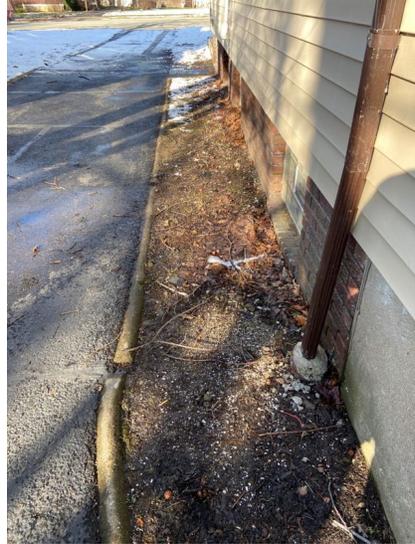
 Moderate Concern



This image shows proper grading and how to measure it.



Back



Right



Front



Front



Left



Left

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4.8.2 Vegetation, Grading, Drainage & Retaining Walls

 Moderate Concern

**VEGETATION - OVERHANGING THE ROOF**

VARIOUS

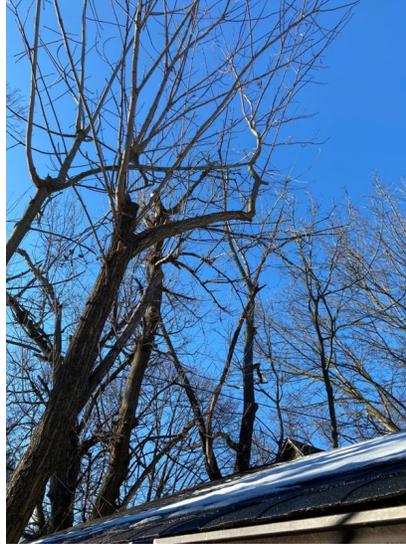
Tree branches were overhanging the roof in various areas. Branches overhanging the roof can cause leaves to clog gutters, branches could fall and cause damage, and critters can use branches to get onto the home. I recommend having the overhanging trees evaluated and addressed as necessary.

Recommendation

Contact a qualified tree service company.



Right



Garage back

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# 5: GARAGE

## Information

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### General: Descriptions:

*The materials, styles and components present and observable are described as follows:*

**Floor: Material**

Concrete

**Garage Door: Material**

Aluminum

**Garage Door: Insulation**

Non-Insulated

**Garage Door: Method of Operation**

Manually Operated

## Recommendations

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### 5.2.1 Floor

#### **CRACK - REPAIR**

GARAGE

Cracking was observed in the garage floor. I recommend having it evaluated and repaired as necessary by a qualified concrete contractor.

Recommendation

Contact a qualified concrete contractor.

 Moderate Concern



Cracks



Cracks

5.5.1 Garage Door

Moderate Concern

**MANUALLY OPERATED DOOR - NO LOCK**

GARAGE

The manually operated garage door lock does not latch to secure the door. I recommend having the lock repaired/replaced by a qualified garage door contractor.

Recommendation

Contact a qualified professional.



Lock does not latch

5.5.2 Garage Door

Major Concern

**POOR CONDITION**

GARAGE

The garage doors are in poor overall condition. I recommend having this evaluated and repaired/replaced as necessary by a qualified garage door contractor.

Recommendation

Contact a qualified garage door contractor.



Not plumb



Gap



Gap

5.5.3 Garage Door

Minor Concern

**REPAIR WEATHERSTRIPPING/SEAL**

GARAGE

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The rubber seal around the garage doors and at the bottom of the garage doors are in need of repair. In order to prevent energy loss or moisture intrusion, I recommend having the seals repaired or replaced by a qualified contractor.

Recommendation

Contact a qualified handyman.



Damaged/missing weatherstripping

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## 6: HEATING

### Information

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#### Thermostat

Hallway by kitchen



Thermostat

#### Boiler with Radiators: Boiler w/ Radiators

*The boiler system(s) were visually inspected and was tested by operating the thermostat(s). Any defects are noted below.*

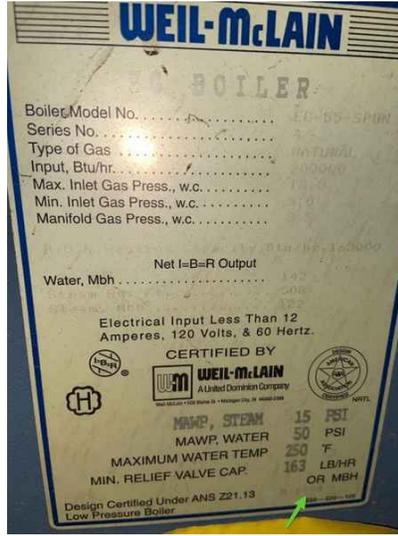


Blue flame

**Boiler with Radiators: Boiler Manufacturer**  
Weil-McLain



**Boiler with Radiators: Boiler's Approximate Age**  
27 Years Old



**Boiler with Radiators: Energy Source**  
Natural Gas

Boiler manufacturing label

## Limitations

Boiler with Radiators  
**RADIATOR NOT ACCESSIBLE**  
2ND FLOOR LANDING



Radiator not accessible

## Recommendations

6.1.1 Boiler with Radiators  
**CLEAN, SERVICE, AND CERTIFY**  
BASEMENT

 Moderate Concern

I recommend having the boiler cleaned, serviced, and certified by a licensed HVAC contractor.

Recommendation  
Contact a qualified HVAC professional.



Boiler

6.1.2 Boiler with Radiators

 Moderate Concern

**RUST**

BASEMENT

Rust was observed on the interior of the boiler and throughout the distribution lines. I recommend having this evaluated and repaired as necessary by a licensed and qualified HVAC technician prior to closing.

Recommendation

Contact a qualified HVAC professional.



Rust



Rust

6.1.3 Boiler with Radiators

 Moderate Concern

**RADIATOR - NO HEAT**

VARIOUS

Various radiator(s) were not heating properly at the time of the inspection. I recommend having this evaluated and repaired/replaced as necessary by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Dining room



Dining room



Next to front door



Owners suit front



Owners suit bathroom



Left attic bedroom

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# 7: PLUMBING

## Information

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### Descriptions:

*The materials, styles and components present and observable are described as follows:*

**Source of Water Supply**

Public

**Drain, Waste, & Vent Systems:**

**Material**

PVC, Galvanized

**Water Supply: Water Supply**

**Material**

Copper, CPVC

**Water Supply: Distribution**

**Material**

Copper, Galvanized, Hose,  
Unknown

**Water Supply: Water Pressure**

*I recommend the water pressure  
be between 40 psi and 80 psi.*

**Atmospheric Water Heater: Water Heater**

*The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries.*

*Any defects are noted below.*

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



**Atmospheric Water Heater:**

**Manufacturer**

Rheem

**Atmospheric Water Heater:**

**Location**

Basement

**Atmospheric Water Heater:**

**Capacity**

50 Gallon

**Atmospheric Water Heater:**  
**Approximate Age**  
19 Years Old

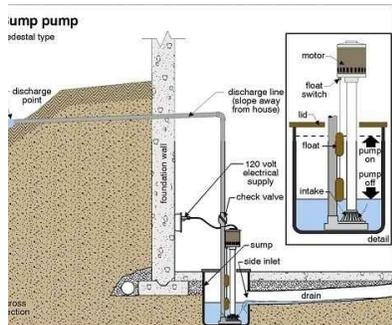
**Atmospheric Water Heater:**  
**Power Source/Type**  
Gas



Water heater manufacturing label

### Sump Pump: Sump Pump

*The sump pump installation was inspected and the pump was tested to ensure function (unless limitations are listed). The discharge pipe outside the home was inspected to ensure that water is getting properly discharged away from the home. Any defects are noted below.*



**Sump Pump: Location**  
Basement

## Recommendations

### 7.1.1 Drain, Waste, & Vent Systems

#### **ACTIVE LEAK**

BASEMENT

The DWV pipe(s) was actively leaking. I recommend having this evaluated and repaired as necessary by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.





Water on the basement floor

### 7.2.1 Water Supply

#### **ACTIVE LEAK**

VARIOUS

Active leaks were observed on the water pipe(s) in the basement. In order to prevent moisture damage, mold, etc., I recommend having this evaluated and repaired/replaced as necessary by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Concern



Basement above laundry



Basement behind laundry sink

### 7.2.2 Water Supply

#### **CORROSION**

BASEMENT

 Moderate Concern

Corrosion was observed on areas of the water supply pipes. Corrosion may be an indication that these areas have been leaking, or may leak in the future. I recommend having this evaluated and repaired/replaced as necessary by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Corrosion



Corrosion

### 7.2.3 Water Supply

#### **PIPE WRAP - POSSIBLE ASBESTOS**

BASEMENT

The water supply lines have a pipe wrap present which may contain asbestos. I recommend having it tested and addressed as necessary by a licensed asbestos professional.

Recommendation

Contact a qualified professional.

 Major Concern



Possible asbestos

### 7.4.1 Atmospheric Water Heater

#### **RUST**

BASEMENT

Rust was observed on the water heater. In order to maintain the water heater, I recommend having the water heater evaluated and repaired/replaced as necessary by a licensed plumbing contractor.

 Moderate Concern

Recommendation  
Contact a qualified plumbing contractor.



Rust



Interior rust

#### 7.5.1 Fixtures

### EXTERIOR FAUCET - NOT FROST FREE

 Minor Concern

BACK

The exterior faucet is not a frost free design. In order to prevent them from freezing, I recommend having this evaluated and repaired/replaced as necessary by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Not frost free

#### 7.5.2 Fixtures

### TILE SHOWER - HORIZONTAL SURFACES NOT SLOPED TOWARD DRAIN

 Moderate Concern

ATTIC

Areas in the attic tile shower were not sloped properly. All horizontal surfaces inside a shower should be sloped toward the drain in order to prevent pooling/moisture intrusion. I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation  
Contact a qualified tile contractor



Pooling

#### 7.5.3 Fixtures

### TOILET - LOOSE

1ST FLOOR BATHROOM

The toilet in the 1st floor bathroom was not tightly secured to the floor, which can result in leaks. I recommend having the toilet evaluated and repaired as necessary by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Concern



Loose toilet

#### 7.5.4 Fixtures

### TOILET - NOT FLUSHING PROPERLY

2ND FLOOR BATHROOM

A toilet in the 2nd floor bathroom did not flush properly. I recommend having this evaluated and repaired/replaced as necessary by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

 Minor Concern



Toilet does not flush properly

7.5.5 Fixtures

**TUB/SHOWER - FAILING CAULKING/GROUT**

2ND FLOOR BATHROOM

Areas of the caulking/grout in the tub/shower(s) are in need of repair. In order to prevent water intrusion, I recommend having this evaluated and repaired as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.

 Minor Concern



Missing caulk

7.5.6 Fixtures

**SHOWER TILE - ACTIVE MOISTURE**

OWNERS SUIT SHOWER

Areas of the tile in the shower pan were observed to leak active moisture. In order to prevent water intrusion, I recommend having this evaluated and repaired as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.

 Major Concern



Active moisture

7.5.7 Fixtures

**SINK - NO WATER RIGHT SIDE**

2ND FLOOR BATHROOM

No water was observed when operating the right faucet handles on both faucets in the 2nd floor bathroom sink. I recommend having this evaluated and repaired as necessary by a licensed plumbing contractor.

Recommendation

Contact a qualified professional.

 Moderate Concern



No water

7.5.8 Fixtures

**TUB/SHOWER - NO HOT WATER**

2ND FLOOR BATHROOM

No hot water was observed when operating the shower faucet in the 2nd floor bathroom shower. I recommend having this evaluated and repaired as necessary by a licensed plumbing contractor.

Recommendation

Contact a qualified professional.

 Moderate Concern



No hot water

7.5.9 Fixtures

**DRAIN STOPPER - INOPERABLE**

 Minor Concern

ATTIC BATHROOM

The drain stopper in the attic bathroom sink was observed to be inoperable. I recommend having this evaluated and repaired as necessary by a licensed plumbing contractor.

Recommendation

Contact a qualified professional.



Inoperable drain stopper

7.5.10 Fixtures

**PROBABLE MOLD**

 Moderate Concern

ATTIC BATHROOM

Probable mold was observed in the attic bathroom shower. I recommend having this evaluated by a certified mold tester.

Recommendation

Contact a qualified professional.



Probable mold

7.6.1 Sump Pump

**DISCHARGE PIPE - DISCHARGES NEAR FOUNDATION**

 Moderate Concern

BACK

The sump pump discharge pipe does not discharge water away from the foundation. In order to get water away from the foundation, I recommend having the sump pump evaluated and the discharge pipe addressed by a licensed contractor.

Recommendation

Contact a qualified professional.



Discharge pipe discharges next to foundation

#### 7.6.2 Sump Pump

### **SUMP PIT - UNABLE TO REMOVE LID**

 Moderate Concern

#### BASEMENT

I was unable to remove the lid to the sump pit due to tile installed around the lid. In order to perform maintenance and inspections in the future, I recommend having the lid evaluated and addressed as necessary by a licensed plumber.

#### Recommendation

Contact a qualified professional.



Unable to remove lid

# 8: ELECTRICAL

## Information

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

**Service Entrance Conductors:  
Service Method**  
Overhead

**Service Entrance Conductors:  
Conductor Material**  
Copper

**Service Entrance Conductors:  
Voltage**  
220 Volt

**Service Panel: Picture of Inside  
Service Panel**



**Service Panel: Main Panel  
Location**  
Basement

**Service Panel: Panel Amperage**  
100 AMP

**Service Panel: Equipment in Panel**  
Circuit Breaker

**Branch Wiring Circuits, Breakers  
& Fuses: Branch Wiring**  
Copper

**Branch Wiring Circuits, Breakers  
& Fuses: Type of Sheathing**  
Non Metallic

### Fixtures, Fans, Switches & Receptacles: Exterior Light Fixtures Disclaimer

*Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.*

## Recommendations

### 8.2.1 Service Panel

#### **DEAD FRONT COVER - POINTED SCREWS**

BASEMENT

The bottom screw(s) that secure the dead front cover to the service panel were pointed screws. This presents a safety hazard due to the pointed screws being able to pierce an electrical conductor. I recommend having the cover properly secured with blunt tipped screws by a licensed contractor.

Recommendation

Contact a qualified handyman.





Pointed screws

### 8.2.2 Service Panel

 Moderate Concern

#### **RUST**

##### BASEMENT

Rust was observed on the interior of the main electrical service panel. Rust indicates prior and/or recent water intrusion. I recommend the main electrical service panel be evaluated and repaired by a licensed electrical contractor.

##### Recommendation

Contact a qualified professional.



Rust



Rust

### 8.3.1 Branch Wiring Circuits, Breakers & Fuses

 Moderate Concern

#### **CONDUIT - IMPROPERLY SUPPORTED**

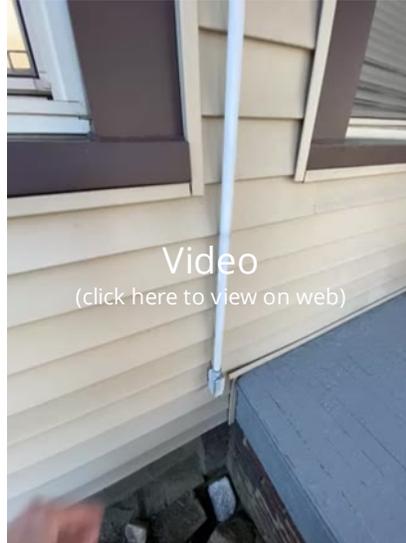
##### LEFT

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Sections of electrical conduit did not appear to have sufficient supports on the left exterior. I recommend having this evaluated and repaired/replaced as necessary by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Conduit unsecure

---

#### 8.4.1 Fixtures, Fans, Switches & Receptacles

### **DOORBELL - INOPERABLE**

VARIOUS

The doorbells were not functioning during the inspection. I recommend having it evaluated and repaired/replaced as needed by a reputable contractor.

Recommendation

Contact a qualified professional.



Back



Front

**LIGHT FIXTURE - INOPERABLE**

VARIOUS

Various light fixture(s) were not functioning at the time of the inspection. I recommend having the light bulbs replaced and then having the circuit addressed if necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



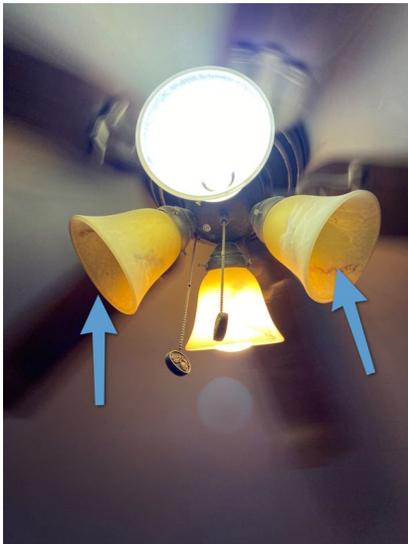
Garage right



Back



Basement behind boiler



Living room



Dining room



2nd floor landing closet



Owners suit sunroom



Owners suit bathroom



Back right bedroom closet



Attic bathroom

#### 8.4.3 Fixtures, Fans, Switches & Receptacles

### **LIGHT SWITCH - NOT FUNCTIONING PROPERLY**

VARIOUS

Various light switch(es) were not functioning properly at the time of the inspection. I recommend having this evaluated and repaired/replaced as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Moderate Concern



Garage



Next to back door



Living room



2nd floor by stairs



Owners suit bathroom

#### 8.4.4 Fixtures, Fans, Switches & Receptacles

 Moderate Concern

### RECEPTACLE - OPEN GROUND

#### OWNERS SUIT

A receptacle has an open ground in the front of the owners suit bedroom. The ground is an important safety feature that minimizes the risk of electric shock, and allows surge protectors to protect your electrical equipment. I recommend having this evaluated and addressed by a licensed electrician.

#### Recommendation

Contact a qualified electrical contractor.



Open ground

#### 8.4.5 Fixtures, Fans, Switches & Receptacles

### RECEPTACLE - REVERSE POLARITY

1ST FLOOR BATHROOM

A receptacle has been wired with reverse polarity in the 1st floor bathroom. In order to prevent a shock hazard, I recommend having this evaluated and corrected by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Moderate Concern



Reversed polarity

#### 8.5.1 GFCI & AFCI

### GFCI RECEPTACLE - NOT FUNCTIONING PROPERLY

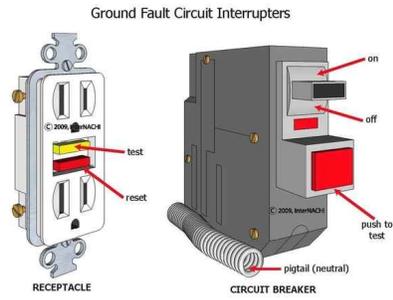
GARAGE

A GFCI receptacle was not functioning properly in the garage. In order to provide protection against electrical shock, I recommend having this evaluated and replaced as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Major Concern



8.6.1 Smoke & Carbon Monoxide Alarms

**CO ALARM - MISSING NEAR BEDROOM**

VARIOUS

A carbon monoxide alarm was not present near each bedroom. I recommend having carbon monoxide alarms installed within 15 feet of each bedroom.

Recommendation

Contact a qualified handyman.



---

## 9: BUILT-IN APPLIANCES

### Information

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#### Dishwasher: Dishwasher

*When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.*



#### Refrigerator: Refrigerator

*The refrigerator was visually inspected. Any ice/water dispensers present were tested. Any defects are noted below.*



---

**Garbage Disposal: Garbage Disposal**

*The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.*



**Range/Oven Combination: Range/Oven Combination**

*The range/oven was visually inspected and each burner/element was checked to ensure they were heating. Any defects are noted below.*



**Range/Oven Combination:  
Range/Oven Energy Source  
Gas**

---

### Range Hood: Range Hood

*The range hood was visually inspected and the exhaust fan and light were tested. Any defects are noted below.*



### Range Hood: Venting Method

Recirculate

---

## Recommendations

### 9.2.1 Refrigerator

#### **HANDLE - DAMAGE**

KITCHEN

The handle on the refrigerator was damaged at the time of the inspection. I recommend having it evaluated and repaired/replaced as necessary by a qualified appliance repair technician.

Recommendation

Contact a qualified appliance repair professional.

 Moderate Concern



Damaged handle

---

### 9.2.2 Refrigerator

#### **LIGHT - INOPERABLE**

KITCHEN

The light inside the refrigerator was not working, which is likely a burned out or missing bulb. I recommend having the bulb replaced.

 Minor Concern



Light inoperable

#### 9.4.1 Range/Oven Combination

### **RANGE - IRREGULAR FLAME**

KITCHEN

The range front left burner has been observed to have an irregular flame. I recommend having this evaluated and repaired/replaced as necessary by a qualified appliance repair contractor.

Recommendation

Contact a qualified professional.

 Moderate Concern



Irregular flame

#### 9.5.1 Range Hood

### **EXHAUST FAN - INOPERABLE**

KITCHEN

The range hood exhaust fan was inoperable. I recommend having it evaluated and repaired or replaced as necessary by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

 Moderate Concern



Exhaust fan inoperable

---

# 10: DOORS, WINDOWS & INTERIOR

## Information

---

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

### Windows: Material

Vinyl

## Limitations

---

Doors

### UNABLE TO OPEN DOOR

LEFT



## Recommendations

---

10.1.1 Doors

### DOESN'T LATCH

VARIOUS

Various interior door(s) did not latch when closed. I recommend having the doors evaluated and repaired/replaced as necessary by a licensed contractor.

Recommendation

Contact a qualified handyman.

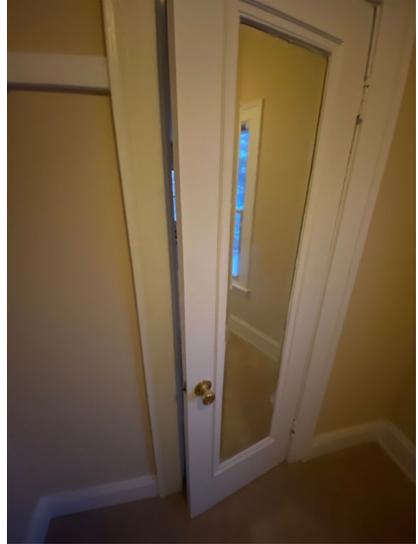




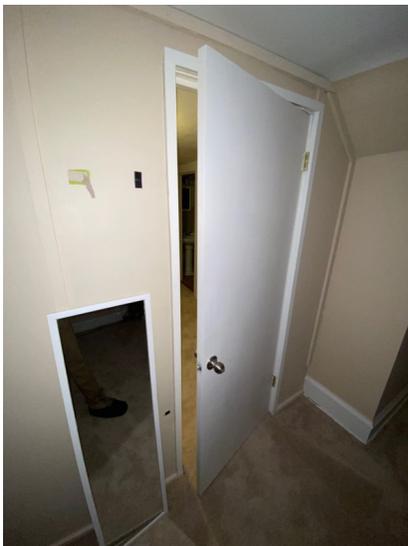
Basement door



Owners suit sunroom



Owners suit closet



Right attic bedroom

### 10.1.2 Doors

#### **REPAIR/REPLACE HARDWARE**

##### BACK RIGHT BEDROOM CLOSET

An interior closet had hardware that is in need of a repair or replacement. I recommend having the doors evaluated and repaired/replaced as necessary by a qualified contractor.

##### Recommendation

Contact a qualified handyman.





Missing hardware

#### 10.2.1 Windows

### **BROKEN PANE**

DINING ROOM

A window pane (glass) was damaged/cracked. I recommend having this evaluated and repaired/addressed as necessary by a licensed window contractor.

Recommendation

Contact a qualified window repair/installation contractor.

 Major Concern



Cracked window

#### 10.2.2 Windows

### **WINDOW - DOESN'T CLOSE PROPERLY**

ADDITION OFF LIVING ROOM

One or more windows did not close properly. I recommend having this evaluated and repaired/replaced as necessary by a licensed window contractor prior to closing.

Recommendation

Contact a qualified window repair/installation contractor.

 Major Concern



Window does not fully close

10.2.3 Windows

**WINDOWS - UNABLE TO OPEN**

 Moderate Concern

ADDITION OFF OF LIVING ROOM

The windows can not be opened due to the windows being on an angle. This could be due to settlement/shifting in the wall. In order to open and close these windows, I recommend having this area evaluated and addressed as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.



Unable to open windows



Not plumb



Not plumb



Not plumb

#### 10.2.4 Windows

 Moderate Concern

### **FAILED SEAL**

#### DINING ROOM

A window appeared to have a failed seal in the dining room. Some windows have two or more sheets of glass separated by a spacer and sealant system creating a sealed airspace. A break in this seal anywhere along the edge can allow moisture between the glass panes, which can then evaporate and leave a fog or haze. I recommend having the windows evaluated and repaired/replaced as necessary by a licensed window contractor.

#### Recommendation

Contact a qualified window repair/installation contractor.



Damaged seal

#### 10.3.1 Floors

 Moderate Concern

### **IMPROPER SLOPE**

#### VARIOUS

The floors were observed to have improper slope in various locations throughout the home. This could be due to settling. I recommend a reputable contractor evaluate further.

#### Recommendation

Contact a qualified professional.



Dining room



Dining room



Kitchen



Kitchen



Owners suit sunroom



Owners suit sunroom

10.4.1 Walls

**ACTIVE MOISTURE - CONFIRMED WITH A MOISTURE DETECTOR**

 Major Concern

1ST FLOOR BACK DOOR

Active moisture was observed above the 1st floor back door. This area was tested with a moisture detector, which indicated that there was elevated levels of moisture present. In order to determine whether mold, wood rot, etc. is present, I recommend having these areas evaluated and addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.



Active moisture

10.4.2 Walls

**DRYWALL - BOWING**

2ND FLOOR LANDING CLOSET

Areas of the drywall appear to be bowing in the 2nd floor landing closet. I recommend having this evaluated and repaired as necessary by a qualified contractor.

Recommendation

Contact a qualified professional.

 Minor Concern



Drywall bowing

10.4.3 Walls

**PLASTER - IN NEED OF REPAIR**

ADDITION NEXT TO LIVING ROOM

Areas of the plaster are in need of repair. I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.

 Minor Concern



Drywall damage

10.4.4 Walls

**SETTLEMENT CRACK**

VARIOUS

Cracking was observed on areas of the interior walls/ceilings. The cracking may be typical settlement, however I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.

 Minor Concern



Next to 1st floor bathroom



Back of addition next to living room

10.5.1 Ceilings

**EVIDENCE OF A PAST LEAK**

DINING ROOM

 Minor Concern

Stains/damage was observed on areas of the ceiling, which may have been a past leak. When tested with a moisture meter, there were not elevated levels of moisture. I recommend asking the sellers about the history of these areas and monitoring.

Recommendation

Contact the seller for more info



Ceiling patch

#### 10.7.1 Countertops & Cabinets

### **CABINET - DRAWER IN NEED OF REPAIR**

KITCHEN

The cabinet drawer(s) are in need of repair next to the stove. I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified handyman.



Cabinet drawer hits oven



Cabinet door hits oven

---

# 11: FIREPLACE & CHIMNEY

## Information

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### Masonry Chimney: Recommend Level 2 Inspection

The inspection of the chimney is limited to a visual inspection of the accessible portions. The National Fire Protection Association recommends having a Level 2 Inspection upon a sale or transfer of a property. This is a thorough inspection that includes visually inspecting the accessible portions of the chimney/fireplace, as well as using a camera to inspect the internal surfaces, joints, and the flu liner. Some of the common defects found during Level 2 Inspections are listed below:

- Animal nesting
- Creosote build-up
- Internal flue damage
- Gaps between flue liners
- Internal cracking (mortar or flue tiles)
- Damaged masonry chimney
- Disconnected and sometimes missing chimney components
- Poorly installed prefabricated chimneys (gas appliances or wood burning) and fireplaces.

[\*Click here to find a Chimney Safety Institute of America certified inspector.\*](#)



Wood fireplace

## Masonry Chimney: Photo of Chimney(s)



## Recommendations

### 11.1.1 Masonry Chimney

#### **LEANING**

##### LEFT CHIMNEY

The left chimney appears to be leaning. I recommend having the chimney evaluated and addressed as necessary by a qualified chimney contractor.

##### Recommendation

Contact a qualified chimney contractor.



Chimney lean

### 11.1.2 Masonry Chimney

#### **MASONRY CROWN - CRACKING/DETERIORATING**

##### VARIOUS

The masonry crown on top of the chimney(s) are cracking and/or deteriorated. In order to prevent moisture intrusion into the chimney, which can mix with creosote and cause a fire hazard, I recommend having the chimney crown evaluated and repaired/replaced as necessary by a qualified chimney contractor.

##### Recommendation

Contact a qualified chimney contractor.





Left chimney



Right chimney

11.1.3 Masonry Chimney

**RECOMMEND CHIMNEY SWEEP**

VARIOUS

Visibility was limited inside the chimney. In order to ensure the chimney is safe for use, I recommend having the chimney inspected and swept by a qualified chimney sweep contractor.

[Click here](#) to find a Chimney Safety Institute of America certified Chimney Sweep Contractor.

Recommendation

Contact a qualified chimney sweep.

 Moderate Concern



Left chimney



Right chimney

11.1.4 Masonry Chimney

**SPARK ARRESTOR / RAIN CAP - MISSING**

VARIOUS

The chimney(s) were missing a proper cap. A cap is recommended to prevent snow and rain water from entering the chimney, to prevent pests from entering the chimney, and to extinguish floating embers from exiting the top of the chimney. I recommend having a proper cap installed by a qualified chimney contractor.

Recommendation

Contact a qualified chimney contractor.

 Moderate Concern



Left chimney



Right chimney

11.1.5 Masonry Chimney

 Moderate Concern

**TUCKPOINT**

RIGHT CHIMNEY

The mortar joints on the right chimney are in need of repair in areas. I recommend having a licensed masonry contractor evaluate the chimney and tuckpoint as needed.

Recommendation

Contact a qualified chimney contractor.



Cracked mortar

11.1.6 Masonry Chimney

 Major Concern

**EFFLORESCENCE**

BASEMENT CHIMNEY

Efflorescence was observed on the chimney in the basement. Efflorescence is the chalky residue left on concrete, stone, and block when moisture passes through it. I recommend having it evaluated and addressed as necessary.

Recommendation

Contact a qualified professional.



Efflorescence

# 12: INSULATION & VENTILATION

## Information

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

**Crawlspace / Basement Wall Insulation: Insulation Type**  
Fiberglass Blanket

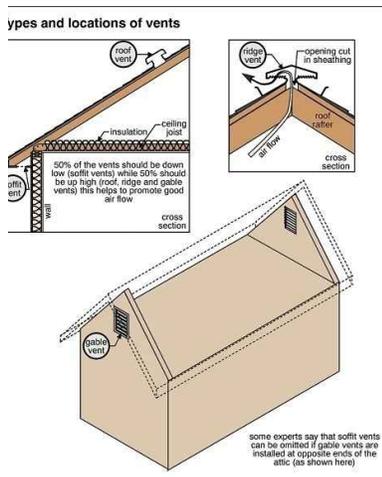
**Flooring Insulation: Insulation Type**  
None

**Attic Insulation: Insulation Type**  
Unobservable

**Attic Insulation: Average Depth of Insulation**  
Unobservable

**Ventilation & Exhaust :  
Ventilation Type**  
Ridge Vents

**Ventilation & Exhaust : Bathroom  
Ventilation**  
Exhaust Fan



**Ventilation & Exhaust : Dryer Vent Termination**  
On the Exterior Wall

The photo(s) noted here show where the dryer vent exhausts, which can be helpful for cleaning and maintenance.

## Limitations

Ventilation & Exhaust

### UNABLE TO VERIFY BATHROOM VENT TERMINATION

Bathroom ventilation was unable to be verified that it terminates to the exterior due to a finished attic. Ventilation that does not terminate to the exterior can cause moisture to become trapped in the home causing mold/mildew growth as well as water damage. Recommend a reputable contractor evaluate further.

## Recommendations

12.1.1 Crawlspace / Basement Wall Insulation

 Moderate Concern

**CRAWLSPACE - NO INSULATION**

CRAWLSPACE

Insulation was not present on the foundation walls in the crawlspace. In order to prevent moisture issues in the crawlspace, I recommend having the area evaluated and addressed as necessary.

Recommendation

Contact a qualified insulation contractor.



Missing insulation

12.1.2 Crawlspace / Basement Wall Insulation

 Moderate Concern

**DAMAGED/MISSING**

BASEMENT

The foundation wall insulation is damaged/missing in areas. I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified insulation contractor.



Basement front



Basement back

12.4.1 Ventilation & Exhaust

 Moderate Concern

**DRYER VENT - DOES NOT VENT TO EXTERIOR**

BASEMENT

The dryer vent does not exhaust to the exterior. Clothes dryers exhaust excessive moisture, which can lead to mold. I recommend having this evaluated and repaired/replaced as necessary by a licensed HVAC technician.

Recommendation

Contact a qualified HVAC professional.



dryer vent does not vent outside

#### 12.4.2 Ventilation & Exhaust

### **DRYER VENT - FLEX MATERIAL**

#### BASEMENT

The dryer vent is constructed of a thin and flexible material that can cause lint build-up and increases the risk of fires. This material is only intended to go from the back of the dryer to the start of the dryer vent. In order to reduce the risk of fires from the clothes dryer, I recommend having the dryer vent evaluated and replaced with snap-lock sheet metal duct material by a licensed contractor.

#### Recommendation

Contact a qualified HVAC professional.

 Moderate Concern



Flexible dryer vent

---

# 13: ROOF STRUCTURE & ATTIC

## Information

---

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

**Roof Structure & Attic: Pictures of Roof Structure & Attic: Decking**

**Attic**

**Material**

Not accessible

## Limitations

---

Roof Structure & Attic

### **UNABLE TO INSPECT - VAULTED CEILING**

Areas of the ceilings were vaulted and the internal framework of roof structure was inaccessible.



# 14: FOUNDATION & STRUCTURE

## Information

### Descriptions:

*The materials, styles and components present and observable are described as follows:*

### Finished Basement Walls Disclaimer

Areas of the basement were finished at the time of the inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.



**Foundation: Style**  
Basement



**Foundation: Material**  
Concrete



**Foundation: Location of Crawl Space Entrance**  
NA

**Floor Structure: Joist/Support Material**  
Wood Joists

**Floor Structure: Post Material**  
Steel Post, Wood Post

**Floor Structure: Sub-floor**  
Plank

---

**Floor Structure:**  
**Basement/Crawlspace Floor**  
Not visible



Tiled basement slab

---

## Recommendations

14.1.1 Foundation

 Major Concern

### **EFFLORESCENCE**

BASEMENT WINDOWS

Efflorescence was observed in the basement windows. Efflorescence is the chalky residue left on concrete, stone, and block when moisture passes through it. I recommend having it evaluated and addressed as necessary.

Recommendation

Contact a foundation contractor.



Efflorescence

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14.1.2 Foundation

 Moderate Concern

### **FOUNDATION CRACK - FOUNDATION CONTRACTOR**

GARAGE

Cracking was observed on the garage foundation. I recommend having the cracks evaluated and repaired as necessary by a licensed foundation contractor.

Recommendation

Contact a foundation contractor.



Garage left



Garage back



Garage right

14.1.3 Foundation

**PAST STRUCTURAL REPAIRS**

BACK

 Moderate Concern

Evidence that structural repairs have been made was observed. I recommend consulting with the seller to ensure that these repairs were made by qualified structural professionals and to obtain any warranties or other documents related to the repairs.

Recommendation

Contact the seller for more info



Structural patch/repair



Not plumb



Not plumb



Structural patch/repair

14.1.4 Foundation

**POSSIBLE FOUNDATION MOVEMENT**

 Major Concern

BACK

One or more areas indicating possible foundation movement were observed. I recommend having a licensed structural engineer evaluate the foundation and make any repairs as necessary.

Recommendation

Contact a qualified structural engineer.



Not plumb



Not plumb



Settling to the right

14.2.1 Floor Structure

**ACTIVE MOISTURE**

 Major Concern

BASEMENT BELOW LANDING

Active Moisture was present in the floor structure and subfloor. Moisture in wood can lead to mold, wood rot/decay, wood destroying insects, etc. I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.



Active moisture

#### 14.2.2 Floor Structure

### MOISTURE DAMAGE

BASEMENT

Moisture damage was observed on areas of the subfloor and floor structure. I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.



Below landing



Basement front

#### 14.2.3 Floor Structure

### PROBABLE MOLD

BASEMENT



A mold like substance was observed on areas of the floor structure. I recommend having the areas tested and remediated as necessary by a certified mold tester.

Recommendation

Contact a qualified mold inspection professional.



Probable mold

14.2.4 Floor Structure

### **STEEL POST - RUST**

BASEMENT

The steel post(s) in the basement were rusted in various areas. I recommend having the rust evaluated and the post addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.

 Minor Concern



Rust

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# 15: PESTS/RODENTS

## Recommendations

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15.1.1 General

### **EVIDENCE OF MICE/RODENTS - DROPPINGS**

KITCHEN SINK

Mice or rodent droppings were observed under the kitchen sink. I recommend having a qualified pest control contractor evaluate and address as necessary.

Recommendation

Contact a qualified pest control specialist.

 Moderate Concern



Mice/rodent droppings

15.1.2 General

### **EVIDENCE OF TERMITES - MUD TUBES/DAMAGE**

BASEMENT

Mud tubes/damage was observed in the basement floor and wall framing, which are an indication of termite activity. I recommend a reputable licensed pest exterminator evaluate further.

Recommendation

Contact a qualified pest control specialist.

 Major Concern



Mud tubes



Damage



Mud tubes



Mud tubes



Damage



Damage



Damage



Damage

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# 16: CHECKLIST

## Information

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### General: Final Checklist

*It is our goal to treat every home with respect and leave them in the same condition as when we arrived. The following are steps that were taken as part of our final checklist in order to ensure that everything was reset to it's original position/condition.*

**General: All Accessible GFCI Receptacles Were Reset**

**General: All Gates Were Closed on The Fence**

**General: Dishwasher Was Finished and Checked for Leaks**

**General: Oven/Range/Cooktops Turned Off**

**General: Thermostat Was Reset to Original Position**

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# STANDARDS OF PRACTICE

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## Inspection Details

1. Definitions and Scope
2. Limitations, Exceptions & Exclusions
3. Standards of Practice
  - 3.1. Roof
  - 3.2. Exterior
  - 3.3. Basement, Foundation, Crawlspace & Structure
  - 3.4. Heating
  - 3.5. Cooling
  - 3.6. Plumbing
  - 3.7. Electrical
  - 3.8. Fireplace
  - 3.9. Attic, Insulation & Ventilation
  - 3.10. Doors, Windows & Interior
4. Glossary of Terms

### 1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

### 2. Limitations, Exceptions & Exclusions

#### 2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

#### 2.2. Exclusions:

I. The inspector is not required to determine:

- 
1. property boundary lines or encroachments.
  2. the condition of any component or system that is not readily accessible.
  3. the service life expectancy of any component or system.
  4. the size, capacity, BTU, performance or efficiency of any component or system.
  5. the cause or reason of any condition.
  6. the cause for the need of correction, repair or replacement of any system or component.
  7. future conditions.
  8. compliance with codes or regulations.
  9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
  10. the presence of mold, mildew or fungus.
  11. the presence of airborne hazards, including radon.
  12. the air quality.
  13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
  14. the existence of electromagnetic fields.
  15. any hazardous waste conditions.
  16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
  17. acoustical properties.
  18. correction, replacement or repair cost estimates.
  19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
  1. phone lines;
  2. cable lines;
  3. satellite dishes;
  4. antennae;
  5. lights; or
  6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

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I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

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:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

### 3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

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### 3.3. Basement, Foundation, Crawlspace & Structure

#### I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

#### II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

#### III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

### 3.4. Heating

#### I. The inspector shall inspect:

1. the heating system, using normal operating controls.

#### II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

#### III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

#### IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

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### 3.5. Cooling

#### I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

#### II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

#### III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

#### IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. 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.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

### 3.6. Plumbing

#### I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

#### II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

#### III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

#### IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.

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10. 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.
  11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
  12. determine whether there are sufficient cleanouts for effective cleaning of drains.
  13. evaluate fuel storage tanks or supply systems.
  14. inspect wastewater treatment systems.
  15. inspect water treatment systems or water filters.
  16. inspect water storage tanks, pressure pumps, or bladder tanks.
  17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
  18. evaluate or determine the adequacy of combustion air.
  19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
  20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
  21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
  
  22. inspect or test for gas or fuel leaks, or indications thereof.

### 3.7. Electrical

#### I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon monoxide detectors.

#### II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

#### III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

#### IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.

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15. conduct voltage-drop calculations.
  16. determine the accuracy of labeling.
  17. inspect exterior lighting.

### 3.8. Fireplace

#### I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

#### II. The inspector shall describe:

1. the type of fireplace.

#### III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

#### IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

### 3.9. Attic, Insulation & Ventilation

#### I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

#### II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

#### IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.

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3. move, touch or disturb vapor retarders.
  4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
  5. identify the composition or R-value of insulation material.
  6. activate thermostatically operated fans.
  7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
  8. determine the adequacy of ventilation.

### 3.10. Doors, Windows & Interior

#### I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

#### II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

#### III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

#### IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

### 4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.  
activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

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adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

component: A permanently installed or attached fixture, element or part of a system.

condition: The visible and conspicuous state of being of an object.

correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

decorative: Ornamental; not required for the operation of essential systems or components of a home.

describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

determine: To arrive at an opinion or conclusion pursuant to examination.

dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

enter: To go into an area to observe visible components.

evaluate: To assess the systems, structures and/or components of a property.

evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

examine: To visually look (see inspect).

foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: See "home inspection."

home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

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structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.