4THRIGHT PROPERTY INSPECTIONS
(720) 814-7932
william@4thrightinspections.com
http://www.4thrightinspections.com

RESIDENTIAL INSPECTION

1234 Main St. Lakewood CO 80226

Buyer Name
05/08/2022 9:00AM

Inspector
William Ericson
ASHI Certified Inspector #263481
(720) 814-7932
william@4thrightinspections.com

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details 5
2: Exterior 9
3: Electrical 21
4: Roofing 25
5: Attic 29
6: Garage 31
7: Built-in Appliances 36
8: Building Structural Components 38
9: Fireplace 42
10: Plumbing 44
11: Heating & Cooling 50
12: Interior Spaces 57
13: Final Checklist 64
Standard of Practice 65

SUMMARY

2.1.1 Exterior - Grading & Landscaping: Fencing Old
2.1.2 Exterior - Grading & Landscaping: Level to Negative Drainage
2.2.1 Exterior - Driveways & Walkways: Driveway Deterioration
2.2.2 Exterior - Driveways & Walkways: Normal Wear And Tear
2.2.3 Exterior - Driveways & Walkways: Walkway Settlement
2.3.1 Exterior - Porches, Decks, & Patios: Settlement at Front Porch
2.3.2 Exterior - Porches, Decks, & Patios: Seal Gaps
2.5.1 Exterior - Exterior Covering: Brickwork Damaged
2.5.2 Exterior - Exterior Covering: Loose Boards
2.5.3 Exterior - Exterior Covering: Typical Stairstep Cracking
2.6.1 Exterior - Exterior Foundation Wall: Corner Cracks
2.7.1 Exterior - Lighting: Fixture Inoperative
2.8.1 Exterior - Window Exterior: Caulk and Seal Windows (Gaps)
2.9.1 Exterior - Window Wells: Significant Rust
3.3.1 Electrical - Main Distribution Panel: NM Wire in Exterior Conduit
3.4.1 Electrical - Branch Circuit Wiring/Receptacles: Receptacle(s) Loose
3.5.1 Electrical - Electrical Grounding: Secondary Ground/Ufer Concealed
4.1.1 Roofing - Coverings: Discoloration
4.2.1 Roofing - Roof Drainage Systems: Debris
4.3.1 Roofing - Flashings: Boot(s) Recessed
4.3.2 Roofing - Flashings: Seal nail heads
5.3.1 Attic - Sheathing: Missing "H" Clips
5.4.1 Attic - Insulation: Uneven Insulation
6.1.1 Garage - Vehicle Door(s): Gasket Damaged
6.2.1 Garage - Floor: Garage Floor Settlement
6.2.2 Garage - Floor: Significant Cracking and Heaving
6.2.3 Garage - Floor: Concrete Deterioration
6.3.1 Garage - Walls: Damaged Drywall
6.3.2 Garage - Walls: Mildew/Mold Stains
8.2.1 Building Structural Components - Interior Foundation Wall: Foundation Cracks - Minor
8.2.2 Building Structural Components - Interior Foundation Wall: Spalling
8.5.1 Building Structural Components - Posts: Corroded Posts
9.2.1 Fireplace - Chimney & Vent Systems: Recommend Regular Maintenance
10.4.1 Plumbing - Hose Bibbs: Bibb Leaks at Handle
10.4.2 Plumbing - Hose Bibbs: Bibb Unsecured
10.7.1 Plumbing - Water Heater: Annual Maintenance Flush Recommended
10.8.1 Plumbing - Sump Pumps : Discharge Pipe Too Long
10.10.1 Plumbing - Showers: Caulk is Moldy

10.10.2 Plumbing - Showers: Caulk Needed
11.2.1 Heating & Cooling - Furnace: Filter Dirty
11.2.2 Heating & Cooling - Furnace: Furnace Needs Service (Older Furnace)
11.4.1 Heating & Cooling - Air Conditioning: Condensing Unit Dirty
11.4.2 Heating & Cooling - Air Conditioning: Condensing Unit Not Level
11.4.3 Heating & Cooling - Air Conditioning: Insufficient Insulation on Refrigerant Line
11.4.4 Heating & Cooling - Air Conditioning: Missing Locks
11.4.5 Heating & Cooling - Air Conditioning: Raised Pad Concealed
12.3.1 Interior Spaces - Walls: Drywall Damage
12.3.2 Interior Spaces - Walls: Seam Cracks
12.5.1 Interior Spaces - Exterior Doors: Paint/Refinish Needed
12.5.2 Interior Spaces - Exterior Doors: Weatherstripping Damaged
12.9.1 Interior Spaces - Windows: Failed Thermal Seals
12.9.2 Interior Spaces - Windows: Wood Window Maintenance
12.9.3 Interior Spaces - Windows: Wood Windows Swollen
12.9.4 Interior Spaces - Windows: Wood Frame Deterioration

1: INSPECTION DETAILS

Information

In Attendance
Buyer, Buyer's Agent

Occupancy
Vacant

Reported Year of Construction
1999

Temperature (High)
65 ° Fahrenheit

Type of Building
Detached, Single Family, Ranch

Weather Conditions
Clear, Dry

Orientation
East

For the sake of this inspection the front of the property will be considered as the portion pictured in the cover photo. References to the right or left of the structure should be construed as standing in the front yard, viewing the front of the property.

Check for Permits

Consult the property owner as to whether permits were obtained for any remodeling work. Consult city and homeowner insurance company as to issues that may be the result of work performed without necessary permits.

Recommend obtaining any permits taken out for work done on this property. Generally, a permit (issued, inspected and properly closed out by the municipal building department) is required to construct, enlarge, alter, repair, move, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, convert, or replace any electrical, natural gas, mechanical, or plumbing system.

Silver Inspection Package

Silver inspection package.

Inspection completed utilizing the ASHI standards of practice for a residential home inspection as per the Visual Inspection Agreement. NO thermal imaging devices were employed during this course of this inspection.

Curriculum Vitae (Ericson)

About the Inspector: William Ericson, ACI

Areas of Expertise:
• Residential Property Inspections
• Water Quality Testing
• Radon Gas Testing

Certifications:
ASHI Certified Inspector (American Society of Home Inspectors)
Master Gardener (Washtenaw County Michigan Extension Service)
2015 AHIT (American Home Inspectors Training)
2017 Passed National Home Inspection Exam (NHIE)

Experience:
Inspected over 5,000 residential properties.
Over 25 years of background in property and residential building management, maintenance, and repair.
Current owner and manager of multiple rental properties.

Education:
1994 Eastern Michigan University, Bachelor of Science, Geology
2017 Pillar To Post Professional Home Inspector Training Program
2018 ASHI Seminar on Boilers & HVAC systems

Earned over 100 CE (Continuing Education) Credits

Professional Affiliations:

American Society of Home Inspectors (ASHI)
Aurora Association of Realtors (AAR)
AHIT (American Home Inspectors Training)
Denver/Boulder Better Business Bureau (BBB)

Inspection Overview

4thRight Property Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the American Society of Home Inspectors (ASHI). As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive nor quantitative.

There may be comments made in this report that exceed the required reporting of the ASHI Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgment, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified licensed tradespeople within the client's contingency period**, to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire after the inspection. The limit of liability of The Roetz Team and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the ASHI Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Property Disclosure and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Notice to Third Parties

Notice to Third Parties: This report is the property of 4thRight Property Inspections and is **Copyrighted as of 2022**. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. **This document is non-transferrable, in whole or in part, to any third-parties, including; subsequent buyers, sellers, and listing agents**. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected & Other Limitations

ITEMS NOT INSPECTED - Some items are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, storm doors and storm windows, screens, window A/C units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, underground or otherwise concealed piping or systems, septic tanks, irrigation systems, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't know why a component may be shut down, and cannot be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb

insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly, a home inspection does not address environmental concerns such as, but not limited to asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that qualified licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Additional Important Information

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.**

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A good residential life-expectancy chart can be found here: https://www.nachi.org/life-expectancy.htm

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by the ASHI Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before dissemination, however typographical errors may be present. If any such errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Comment Key - Definitions

This report divides deficiencies into three categories; Significant/Major Defects (**in red**), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or Concerns will be listed in the **Red** or **Orange** categories depending on their perceived danger, but should always be addressed ASAP.

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

2: EXTERIOR

Information

Driveways & Walkways: Driveway Material
Concrete

Driveways & Walkways: Walkway Material
Concrete

Porches, Decks, & Patios: Appurtenance
Front Porch, Covered Porch, Patio

Porches, Decks, & Patios: Material
Concrete, Flagstone

Soffits & Fascia: Material
Metal

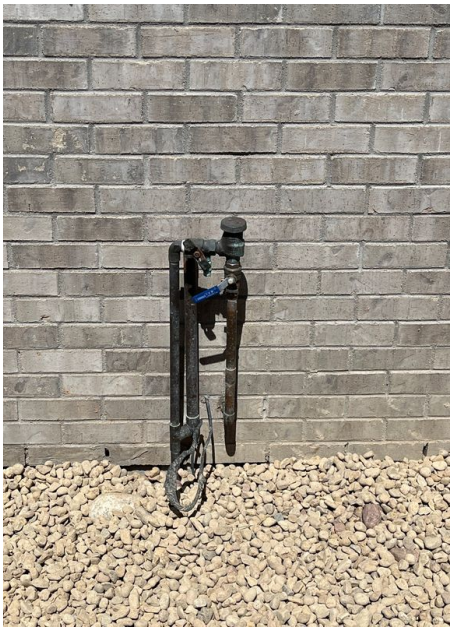
Exterior Foundation Wall: Material
Poured Concrete

Grading & Landscaping: Improper Winterization

Irrigation system does not appear to have been properly winterized. Recommend having a qualified irrigation system technician fully evaluate and repair the irrigation system.

Grading & Landscaping: Irrigation System Winterized

The irrigation system was depressurized and winterized upon arrival at the subject property and the valve remained shut throughout the course of this inspection. The system was neither operated or inspected, and the valve lineup remained unchanged during this inspection.



Grading & Landscaping: Grading Maintenance

For all homes, poor site drainage is the primary cause of foundation water intrusion and/or structural movement/settlement. Such damage is usually the result of incremental changes and impacts to a structure. It is vital that site grading adequately remove water from the site. It should typically drop 6 inches within the first 10 feet and then drain off the lot. Visual inspection of the site cannot determine adequacy. Monitor and maintain positive drainage around home.

Exterior Covering: Exterior Material
Brick Veneer

Ensure proper caulking and weather seal at all required locations and junctions such as windows, doors, dissimilar materials junctions, etc.

Window Wells: Material
Metal

Window well covers are recommended for safety. They do need to be removable for proper egress from below. Ladder installation also required for windows that are for use for basement egress for bedrooms. Ensure proper installation of both for safety as may be required.

Limitations

General

LIMITATIONS

Clearance

Exterior Foundation Wall

PARTIALLY CONCEALED

Recommendations

2.1.1 Grading & Landscaping

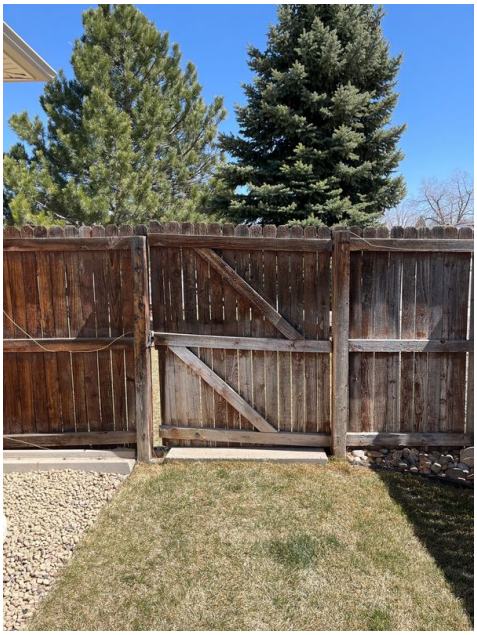
Recommendations

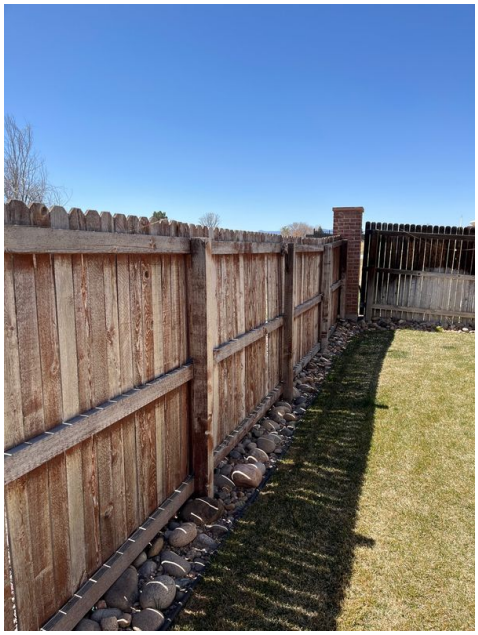
FENCING OLD

Fence is at the end of its anticipated life expectancy. Some areas are damaged and/or leaning. Recommend having a qualified contractor inspect fence system, advise and repair or replace as necessary for proper function and improved longevity.

Recommendation

Contact a qualified fencing contractor





2.1.2 Grading & Landscaping

Recommendations

LEVEL TO NEGATIVE DRAINAGE

Monitor drainage around structure, landscape is level to negative in areas, potential for water entry to foundation and structure. Regrade as needed to move water away.

Recommendation

Contact a qualified grading contractor.

2.2.1 Driveways & Walkways

Recommendations

DRIVEWAY DETERIORATION

Notable deterioration, settlement, spalling and cracking noted in driveway/ garage concrete. Seal cracks and / or patch to prevent further movement and water intrusion. Recommend having a qualified contractor inspect concrete flatwork system, advise and correct or replace as necessary.

Recommendation

Contact a qualified concrete contractor.

2.2.2 Driveways & Walkways

Maintenance Items

NORMAL WEAR AND TEAR

Typical cracks, spalling and age-related deterioration noted in walkway and driveway. A sealer is recommended in the cracks to help prolong its useful life expectancy and reduce further movement/settlement.

Recommendation

Contact a qualified concrete contractor.

2.2.3 Driveways & Walkways

Recommendations

WALKWAY SETTLEMENT

Front walkway/stairway has settled. Monitor and divert water away to prevent further settlement. Future repairs may be necessary if settlement continues.

Recommendation

Contact a qualified concrete contractor.

2.3.1 Porches, Decks, & Patios

Recommendations

SETTLEMENT AT FRONT PORCH

Significant settlement evident at the front porch system. Large cracking and column movement noted as well. Recommend having a qualified contractor inspect concrete flatwork system, advise and repair or replace as necessary for proper function and improved longevity.

Recommendation

Contact a qualified general contractor.

2.3.2 Porches, Decks, & Patios

Recommendations

SEAL GAPS

Recommend seal any gaps or penetrations at concrete junctions to prevent moisture intrusion and subsequent damage or settlement.

Recommendation

Contact a qualified professional.

2.5.1 Exterior Covering

Recommendations

BRICKWORK DAMAGED

NORTH

Damaged/missing brickwork evident at exterior of home. Recommend further evaluation and repair or replacement of damaged brickwork as necessary to prevent moisture intrusion.

Recommendation

Contact a qualified masonry professional.

2.5.2 Exterior Covering

LOOSE BOARDS

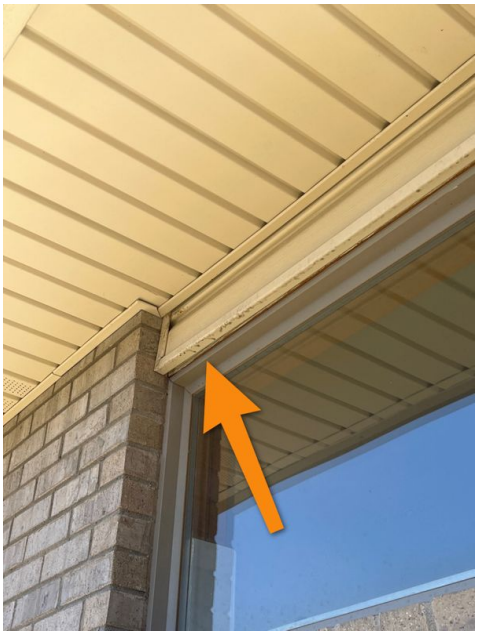
Recommendations

SOUTH

Siding board(s) loose, which could result in moisture intrusion. Recommend further evaluation and repair by a qualified siding contractor.

Recommendation

Contact a qualified siding specialist.



2.5.3 Exterior Covering

TYPICAL STAIRSTEP CRACKING

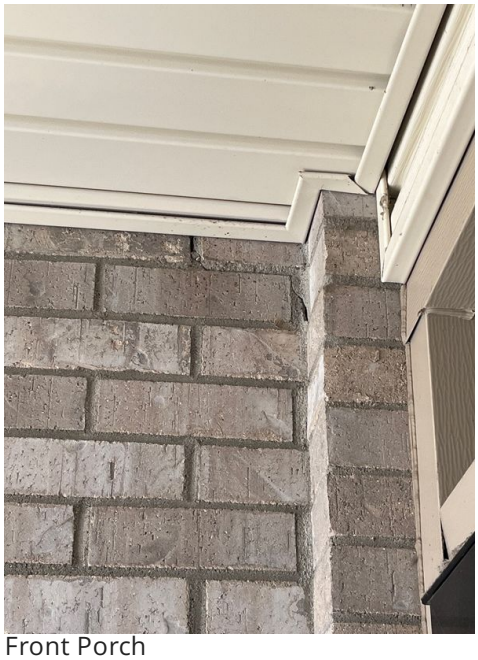
Recommendations

Typical stairstep cracking noted in brickwork, associated with normal settlement. Have a mason repair/repoint as needed to prevent moisture entry and further damage.

Recommendation

Contact a qualified masonry professional.

Garage East



Front Porch

2.6.1 Exterior Foundation Wall

Recommendations

CORNER CRACKS

Some cracks noted at the corners of foundation wall. This is typical of a brick home. Have a contractor patch cracks as needed to secure and help prevent moisture entry.

Recommendation

Contact a qualified professional.

2.7.1 Lighting

Recommendations

FIXTURE INOPERATIVE

Some exterior lights do not appear to be operational. Likely from burned out bulb(s). Replace bulb(s) and retest.

2.8.1 Window Exterior

Recommendations

CAULK AND SEAL WINDOWS (GAPS)

Caulk and seal the windows and trim as needed to prevent moisture and air entry. Visible gaps in caulking throughout.

Recommendation

Contact a qualified professional.





2.9.1 Window Wells

Recommendations

SIGNIFICANT RUST

WEST

Significant rust/deterioration noted on window well(s). Recommend having a qualified contractor inspect window well system, advise and replace as necessary for proper function.

Recommendation

Contact a qualified general contractor.

3: ELECTRICAL

Information

Main Disconnect: Disconnect Rating
200 amps

Main Disconnect: Main Disconnect Location
Main Panelboard, Exterior Panelboard

Main Disconnect: Type
Breaker

Service Entrance Cables: Electrical Service Conductors
120/240V, Below Ground, Concealed

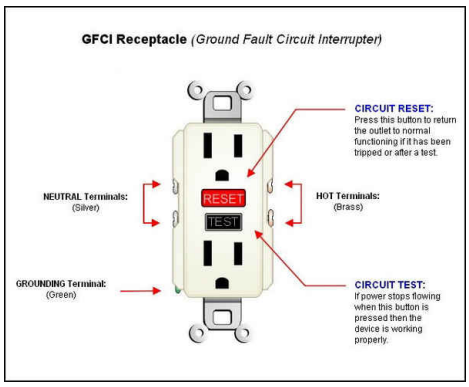
Service Entrance Cables: Service Conductor Gauge
Concealed

Service Entrance Cables: Service Conductor Rating
Unknown/Concealed

Main Distribution Panel: Panel Location
Exterior Rear of House

Main Distribution Panel: Panel Manufacture Rating
Unknown/Concealed

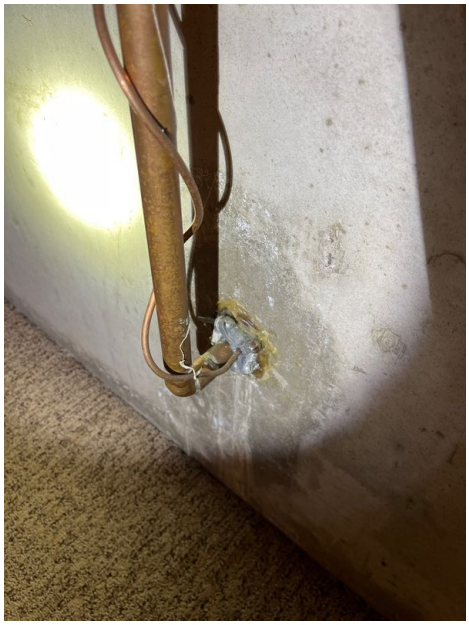
Branch Circuit Wiring/Receptacles: GFCI Protection
Exterior, Garage, Bathrooms, Kitchen, Laundry



Branch Circuit Wiring/Receptacles: Predominant Branch Circuit Wiring
NM (Non-Metallic Sheathed)

Branch Circuit Wiring/Receptacles: Wire Material
Copper

Electrical Grounding: Grounding Method
Concealed, Water Main



Main Distribution Panel: Overcurrent Protection Devices (OCPDs)
Breakers

Overcurrent protection devices are meant to protect against the potentially dangerous effects of overcurrents, such as an overload current or a short-circuit current, which creates a fault current. Equipment damage, personal injury, and even death can result from the improper application of a device's voltage rating, current rating, or interrupting rating. Something as simple as a circuit breaker can protect against this damage, but if a fuse or circuit breaker doesn't have an adequate voltage rating, it can rupture or explode while attempting to stop fault currents beyond their interrupting ratings. Grounding helps to protect against inadequate overcurrent protection or OCPD failure. The two processes are designed to work together to protect equipment, property, and people.

Main Distribution Panel: Solar System Present

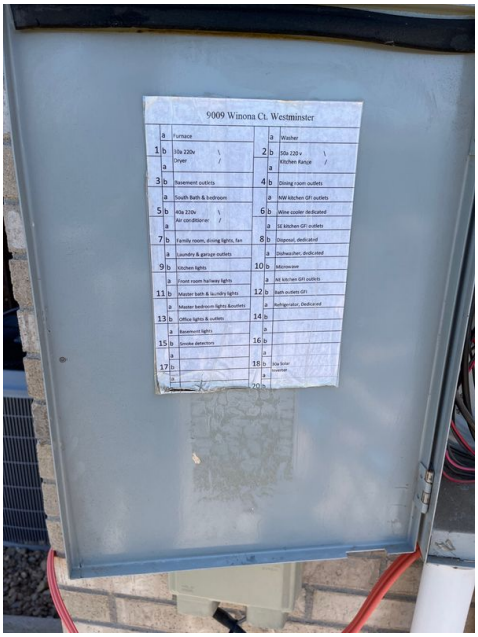
Photovoltaic solar system present. Inspection and testing of the PV solar system is beyond the scope of this or any home inspection. Client is strongly encouraged to consult the homeowner and solar system provider for additional information, past operation, permitting issues and/or outstanding issues with regards to this system.

Limitations

Main Distribution Panel

LABEL REMOVED/ILLEGIBLE

Manufacture label for the electrical panel is missing or otherwise illegible. Unable to determine panel capacity or rating.



Branch Circuit Wiring/Receptacles

REPRESENTATIVE RECEPTACLES INSPECTED/TESTED

As per ASHI Standards of Practice, a representative number of installed lighting fixtures, switches, and receptacles will be inspected/tested as part of this inspection service.

Every attempt will be made to check all electrical receptacles and switches. We will not unplug anything during the course of the inspection nor will we move furniture or personal belongings to gain access to receptacles or switches. As a result, some receptacles and switches may not be tested for operation.

Recommendations

3.3.1 Main Distribution Panel

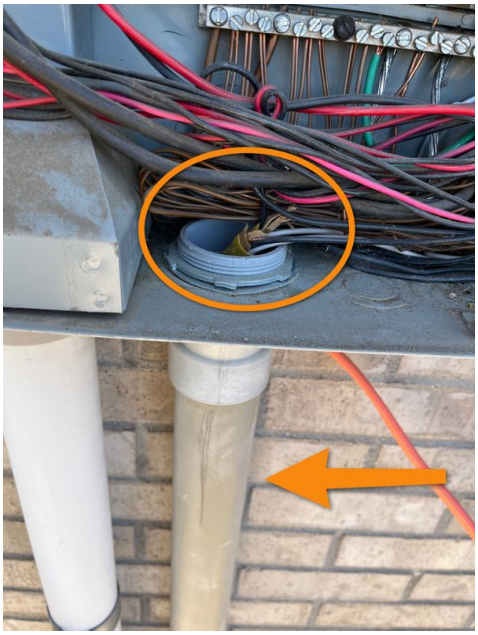
Recommendations

NM WIRE IN EXTERIOR CONDUIT

Conduit installation at the main electrical cabinet is improper. NM (non-metallic sheathed) wire is not rated for use in exterior conduit or wet locations. Should have been UF/THWN or other wire rated for wet locations. Indicative of non-standard circuit wiring. Recommend further evaluation and repair or modification by a licensed electrician for safety and compliance.

Recommendation

Contact a qualified electrical contractor.



3.4.1 Branch Circuit Wiring/Receptacles

Health/Safety Hazards

RECEPTACLE(S) LOOSE

Receptacle is very loose. Recommend further evaluation and repair by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.

3.5.1 Electrical Grounding

Health/Safety Hazards

SECONDARY GROUND/UFER CONCEALED

Ufer or exterior ground rod installation is concealed. Recommend having a licensed electrician gain access for inspection as required for compliance and safe operation of the electrical system. GES (Ground Electrode System) elements are required to be accessible for inspection.

Recommendation

Contact a qualified electrical contractor.

4: ROOFING

Information

Inspection Method
Walked On

Roof Pitch
5:12

Roof Type/Style
Hip

Coverings: Estimated Covering Age
2016

Coverings: Layers
1

Coverings: Life Expectancy
Typical, Middle

Coverings: Material
Laminated Asphalt

Roof Drainage Systems: Discharge
Below Ground

Roof Drainage Systems: Gutter Material
Aluminum, Plastic

Flashings: Material
Galvanized, Aluminum, TPO/PVC

Flashings: Type
Drip Edge, Stack

Skylights, Chimneys & Roof Penetrations: Chimney/Vent
PVC, Furnace/Water Heater, Metal

Skylights, Chimneys & Roof Penetrations: Visible Flue Liner
Metal

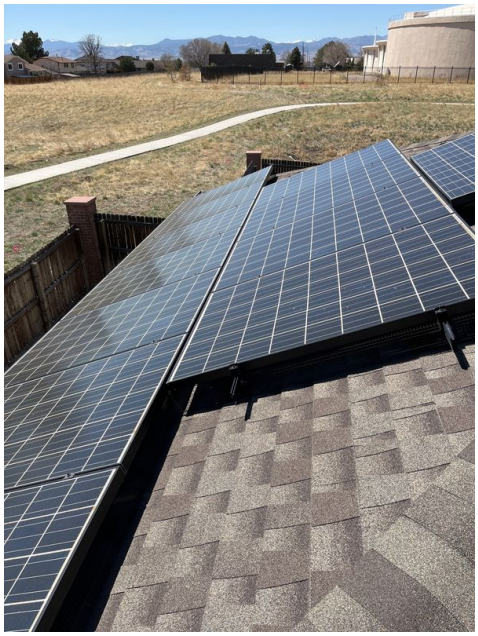
Skylights, Chimneys & Roof Penetrations: Chimney Cap
Metal

Limitations

General

SOLAR PANELS

Roof system partially concealed with solar panels. Unable to inspect thoroughly.



Roof Drainage Systems

UNDERGROUND DISCHARGE CONCEALED

Underground pipe discharge location concealed and not tested. Ensure that gutters remain clean for proper function.

Recommendations

4.1.1 Coverings

Recommendations

DISCOLORATION

Discoloration noted on roof system, which can be caused by moisture, rust or soot. Recommend having a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Here is a helpful article on common roof stains.

Recommendation

Contact a qualified roofing professional.

4.2.1 Roof Drainage Systems

Recommendations

DEBRIS

EAST

Leaves/debris noted in some of these gutter troughs. Have a contractor clean gutters as needed to facilitate water drainage towards downspouts for proper roof drainage.

Recommendation

Contact a qualified professional.

4.3.1 Flashings

Recommendations

BOOT(S) RECESSED

NORTH

Plumbing vent stack boots have recessed slightly. Some of the neoprene collars have popped back into the attic structure. Recommend further evaluation and repair to prevent moisture intrusion into promote longevity.

Recommendation

Contact the seller for more info

4.3.2 Flashings

Recommendations

SEAL NAIL HEADS

Exposed nail heads on flashing elements throughout this roof system. Recommend having a licensed roofer seal all exposed nail heads to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.



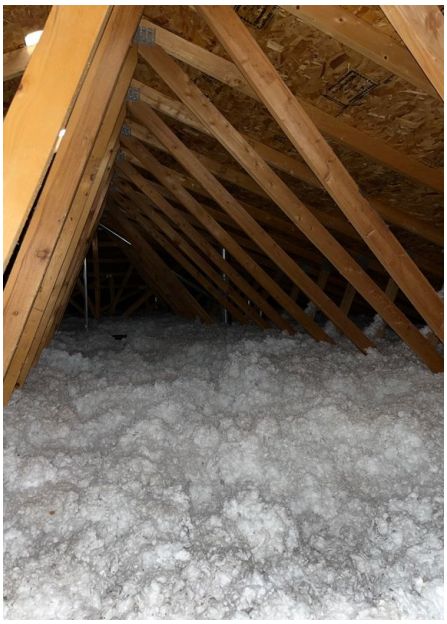

5: ATTIC

Information

General: Inspection Method
Inspected from Opening

General: Opening Type
Hatch

Structure: Type
Truss



Sheathing: Material
Plywood/OSB

Insulation: Approximate Insulation Depth
15 Inches

Insulation: Material
Fiberglass, Loose Fill

Exhaust Duct: Type
Metal, Plastic

Ventilation: Attic Venting
Soffit, Baffle

Recommendations

5.3.1 Sheathing

Recommendations

MISSING "H" CLIPS

OSB/plywood sheathing clips missing throughout this sheathing system and the panels are butted tight against each other which is not typically allowed. "H" clips are typically required by the local building department to ensure proper separation/gap between sheathing panels. Recommend having a qualified contractor inspect sheathing system, advise and correct as needed.

Recommendation

Contact a qualified general contractor.

5.4.1 Insulation

Maintenance Items

UNEVEN INSULATION

Insulation is uneven. Void appears to have been walked through. Have a contractor redistribute insulation for best function.

Recommendation

Contact a qualified insulation contractor.

6: GARAGE

Information

Type
Attached, 3 Car

Floor: Floor Type
Concrete

Walls: Material
Drywall/Plaster, Wood, Unfinished

Ceiling: Material
Wood, Unfinished

Garage Man Door(s): Door Type
Auto-Close, Wood

Vehicle Door(s): Type of Door
Automatic, Metal, Manual

Ensure proper garage door seal at the base of the door to reduce rodent entry/damage.

Limitations

Vehicle Door(s)

TEST DOOR REGULARLY

Garage door openers should be tested for auto-reverse monthly. This test should be conducted with a 2"x4" lying flat on the ground, and allowing the door to close on the 2"x4". If the door does not reverse, it should be adjusted or replaced to prevent a child or animal from getting trapped beneath it. Be advised, however, that testing this safety feature may result in damage to the door, opener, or both, *which is why this test is not conducted at the time of the inspection.*

For a short video showing how this test is performed, follow this link: **How To Do a Garage Door Safety Test**

Recommendations

6.1.1 Vehicle Door(s)

Recommendations

GASKET DAMAGED

Exterior garage vehicle door gasket is damaged. Recommend replace to prevent moisture intrusion.

Recommendation

Contact a qualified garage door contractor.

6.2.1 Floor

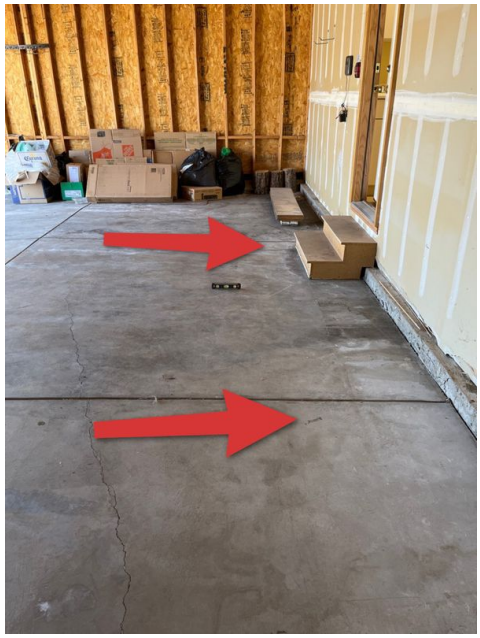
Health/Safety Hazards

GARAGE FLOOR SETTLEMENT

Remarkable settlement noted throughout garage floor system. Improper drainage noted throughout can make this condition worse. Recommend having a qualified contractor inspect the garage floor system, advise and repair or replace as necessary for proper function and improved drainage.

Recommendation

Contact a qualified concrete contractor.



6.2.2 Floor

Health/Safety Hazards

SIGNIFICANT CRACKING AND HEAVING

Significant cracking and heaving evident in the garage floor slab. Monitor for proper drainage away from the structure/foundation. May be advisable to replace the garage floor if condition gets worse.

Recommendation

Contact a qualified concrete contractor.






6.2.3 Floor

CONCRETE DETERIORATION

Health/Safety Hazards

Remarkable spalling in deterioration noted at concrete sill/foundation. Deterioration consistent with water intrusion from improperly sloped garage floor slab. Recommend a qualified contractor inspect concrete system advising repair or replace as necessary to prevent further deterioration.

Recommendation

Contact a qualified professional.



6.3.1 Walls

DAMAGED DRYWALL

Recommendations

Repair or replace damaged drywall in garage.

Recommendation

Contact a qualified drywall contractor.


6.3.2 Walls

Health/Safety Hazards

MILDEW/MOLD STAINS

Heavy mildew/mold staining on garage drywall. Recommend further evaluation and removal of damage material by a qualified contractor. Also recommend locate and correct the source of moisture.

Recommendation

Contact a qualified drywall contractor.

7: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Samsung

Refrigerator: Brand
Samsung

Range/Oven/Cooktop: Range/Oven Brand
Samsung

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Range/Oven Type
Single Unit

Garbage Disposal: Brand
Insinkerator

Microwave: Brand
Samsung

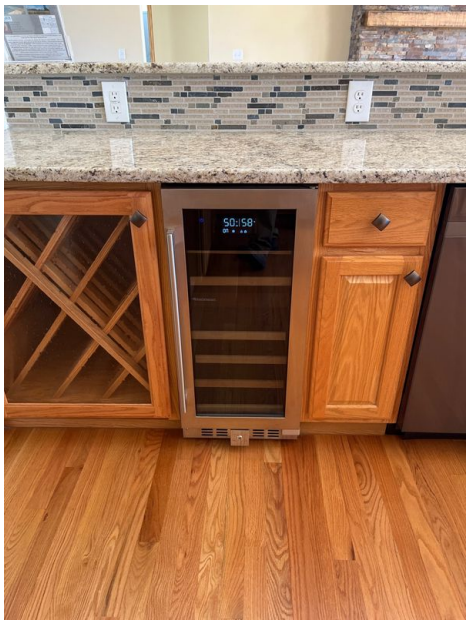
Range Hood: Exhaust Hood Type
Re-circulate

Washing Machine: Brand
None Installed

Dryer: Brand
None Installed

Dryer: Energy Source
Electric

Beverage Refrigerator: Operational



Regular Operation

Installed appliances were energized using regular operating controls if they are connected and/or not shut down. All functions and different systems were not tested. Our test simply constitutes turning on the appliance to verify some basic functionality.

Dryer: Dryer Vent
Metal

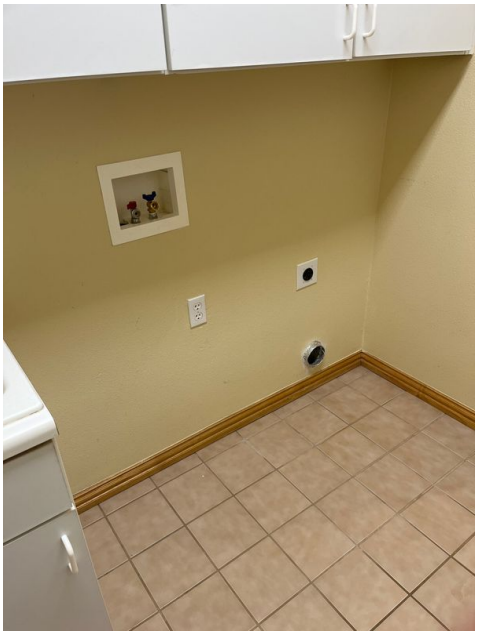
Entirety of dryer venting concealed and not inspected. Dryer vent cleaning is recommended for safety.

Limitations

Washing Machine

NO WASHER PRESENT

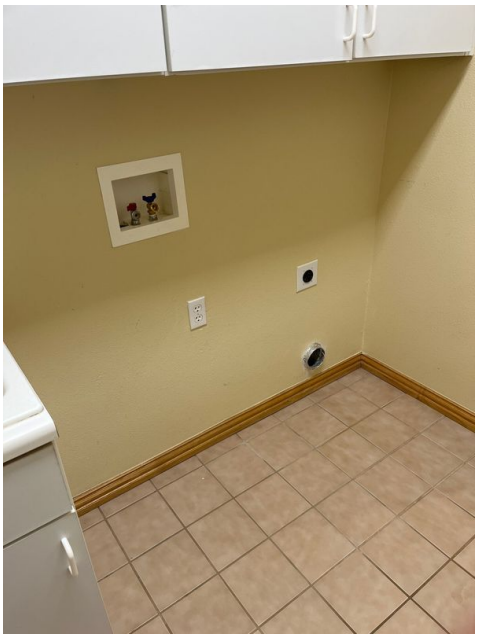
No washing machine present, subsequently washer receptacle and/or gas supply line along with the water supply and drain lines were not tested.



Dryer

NO DRYER PRESENT

No dryer present. Subsequently neither the dryer receptacle, gas line or dryer exhaust ducting were tested.



Dryer

VENT PIPING CONCEALED

Dryer vent pipes are largely concealed and subsequently not part of this inspection as only a small portion of the vent pipe is visible. Over time, dryer vent lines will clog with lint/debris which poses a significant fire hazard. Recommend thoroughly clean the dryer vent lines before use and annually thereafter for safety.

Interior of dryer vent condition concealed - unable to inspect. For a brief video about how to clean your owner dryer vent, please follow **THIS LINK**.

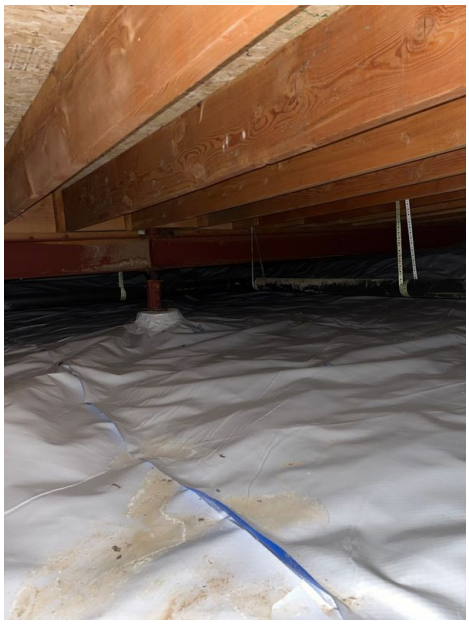
8: BUILDING STRUCTURAL COMPONENTS

Information

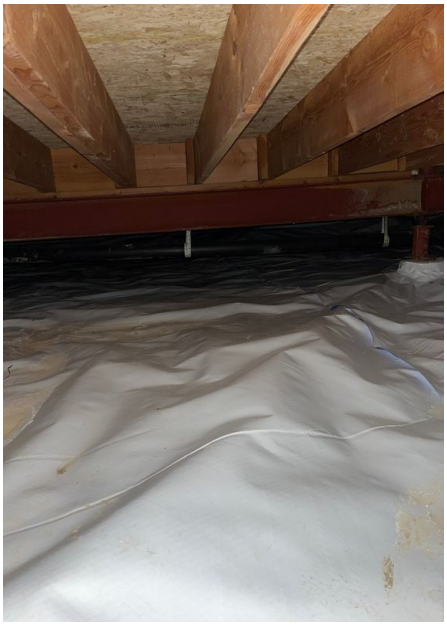
Foundation Type
Unfinished Basement, Subfloor Crawlspace

Wall Structure Type
Concrete

Crawlspace: Inspection Method
Entered



Crawlspace: Vapor Barrier



Crawlspace: Ventilation
Mechanical

Interior Foundation Wall: Material
Concrete

Beam: Material
Metal

Posts: Material
Metal

Floor Joists: Material
Engineered Joists

Bridging: Type
Continuous

Basement Floor: Type
Structural Wood

Limitations

Sill Plate
PARTIALLY CONCEALED

Recommendations

8.2.1 Interior Foundation Wall
FOUNDATION CRACKS - MINOR

Recommendations

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Keep positive landscape grading around house and keep gutters functioning properly to help prevent cracks from growing. Monitor for additional movement.

Here is an informational article on foundation cracks.

8.2.2 Interior Foundation Wall

Recommendations

SPALLING

Visible spalling and efflorescence noted on interior foundation walls in multiple areas. May be related to prior moisture intrusion from exterior. Recommend patch seal foundation walls and monitor for further deterioration or moisture intrusion.

Recommendation

Contact a qualified professional.




8.5.1 Posts

Health/Safety Hazards

CORRODED POSTS

Evidence of rust/corrosion at the bottom of metal post. Post plates appear to be inadequately secured and concrete piers deteriorating as well.Have a contractor treat/repair as needed to prevent further deterioration or possible failure.




9: FIREPLACE

Information

Type
Built-in, Gas, Metal Liner

Fireplaces, Stoves & Inserts:
Tested for Carbon Monoxide
Typical

Tested <3 ppm of CO at front of unit which is typical.

Limitations

Fireplaces, Stoves & Inserts

CONTROLS CONCEALED

Gas fireplace controls are largely concealed and were not accessible without dismantling the unit. System was functionally checked only.

Chimney & Vent Systems

CHIMNEY SYSTEM CONCEALED

Chimney system is largely concealed and inaccessible the time of this inspection. Recommend having a qualified contractor inspect chimney system and service/clean regularly for proper function.

Recommendations

9.2.1 Chimney & Vent Systems

Recommendations

RECOMMEND REGULAR MAINTENANCE

Annual maintenance is recommended for all fireplaces for best performance. Recommend having a qualified fireplace specialist inspect fireplace system, advise and service as necessary before first operation for safety.

Recommendation

Contact a qualified fireplace contractor.

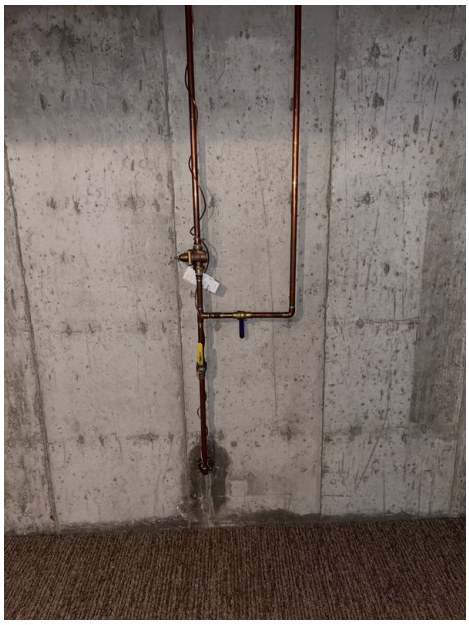
10: PLUMBING

Information

Water Pressure: Water Pressure
78 PSI

General: Water Source
Public

Water Main Supply: Main Water Shut-Off Device (Location)
Basement



Water Main Supply: Material - Water Supply
Copper

Hose Bibbs: Type
Anti-Siphon, Frost Free

Distribution Plumbing: House Distribution Material
Copper

Waste Drainage: Floor Drain Location
Basement

Waste Drainage: Main Cleanout Location
Basement

Waste Drainage: Material
ABS

Water Heater: Total Estimated Capacity
1 Unit, 50 Gallons

Water Heater: Estimated Manufacture Year
2014

Water Heater: Water Heater Fuel Shut-Off Location
Base of Tank

Water Heater: Life Expectancy
Typical, Middle

Water Heater: Manufacturer
Bradford White

Water Heater: Power Source
Natural Gas

Water Heater: Venting
Atmospheric System

Sump Pumps : Sump Pit
Discharge to Exterior, Operational

Sinks: Type
Steel, Solid/Ceramic, Plastic

Showers: Material
Solid Surface

Tubs: Tubs
Fiberglass, Solid Surface

Water Pressure: Water Pressure Advisory

Plumbing system distribution/water pressure can vary significantly throughout the year and is ultimately controlled by the municipal water department. Therefore, the water department should be contacted first before making any adjustments to your own distribution system pressure.

Waste Drainage: Scope Performed

Sewer scope was performed by subcontracted company at the time of this inspection. Report will be distributed as soon as available.

Water Heater: Temperature Settings

Hot water heater(s) should be set at an acceptable temperature to reduce scalding risk to children. On most water heaters that is at the lowest "A" setting or at the thicker red bar on the dial. Consult the specific water heater as needed for specific recommendations as there are numerous different setting levels for different manufacturers and styles.

For additional DIY information on how to adjust this setting, please visit **THIS LINK**.

Sump Pumps : Standing Water, Pump Tested

About 4 inches of standing water in the sump pit at the time of this inspection. Sump pump was manually actuated by lifting the float assembly. System energized and discharged water as expected. Monitor pump for future operation.

Limitations

Water Main Supply

SHUT OFF VALVE NOT TESTED

Main shutoff valve was not tested. Moving a valve that has been in one position for a long time can cause minor leaks at the valve.

Recommendations

10.4.1 Hose Bibbs

Recommendations

BIBB LEAKS AT HANDLE

Hose bibb leaks at valve packing/handle. Recommend further evaluation and repair or replacement fixture by a qualified licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

10.4.2 Hose Bibbs

Recommendations

BIBB UNSECURED

Exterior hose bibb is not well secured at the house. Recommend further evaluation and repair by qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

10.7.1 Water Heater

Maintenance Items

ANNUAL MAINTENANCE FLUSH RECOMMENDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

Here is a DIY link to help.

Recommendation

Recommended DIY Project

10.8.1 Sump Pumps

Recommendations

DISCHARGE PIPE TOO LONG

Discharge pipe for the sump pump is too long. Standing water can freeze and cause the pump to not function properly. Recommend further evaluation and modification by a qualified contractor to ensure pump operability and longevity.

Recommendation

Contact a qualified professional.

10.10.1 Showers

Recommendations

CAULK IS MOLDY

Mildew noted in caulk throughout. Clean out and recaulk at base of tile and in corners to reduce moisture entry/damage.

Recommendation

Contact a qualified professional.

10.10.2 Showers

Recommendations

CAULK NEEDED

Caulk at base of tile and in corners to reduce potential for moisture entry/damage. Visible gaps in caulk throughout.

Recommendation

Contact a qualified professional.

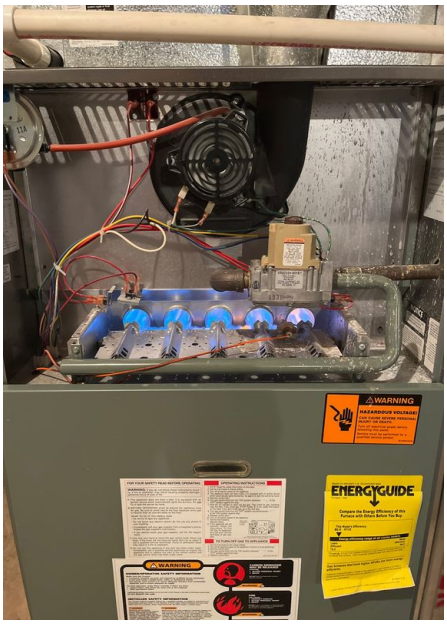
11: HEATING & COOLING

Information

General: **Heating System**
Operational

General: **Heat Type**
Forced Hot Air

General: **Cooling Type**
Central A/C, Split System



General: **Heating Fuel Source**
Natural Gas

Furnace: **Location**
Basement

Furnace: **Make**
Ruud

Furnace: **Model Number**
UGPH-13EARJR

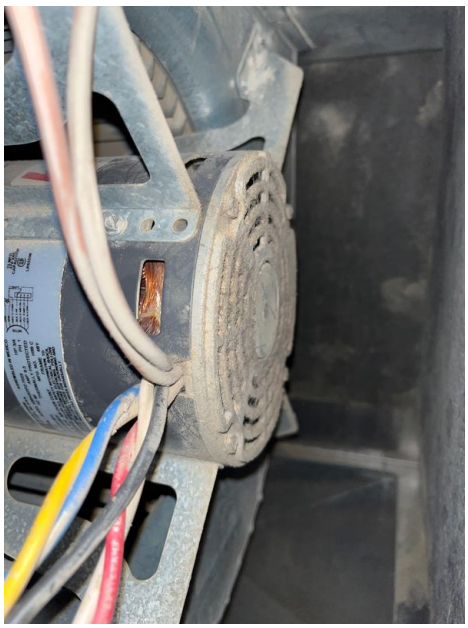
Furnace: **Estimated Manufacture Year**
1999

Furnace: **BTU Input**
125000 BTUs

Furnace: **Efficiency Type**
Mid Efficiency

Furnace: **Blower & Motor**
Operational, Dirty

Furnace: **Combustion Air Supply**
External



Furnace: Filter Type
Disposable

Furnace: Ignition
Electronic

Furnace: Life Expectancy
Typical, End

Furnace: Venting
Metal, Flue

Thermostat(s): Thermostat Type
Programmable

Air Conditioning: Brand
Carrier

Air Conditioning: Model Number
38TUA048

Air Conditioning: Estimated Manufacture Year
2000

Air Conditioning: Size/Rating
4.0 Tons

Air Conditioning: Temperature Differential
66- 52 ° Fahrenheit

Smoke Detectors: Locations
First Floor, Basement

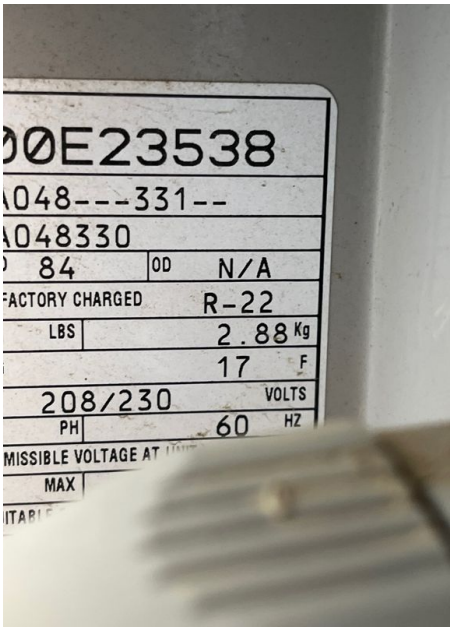
Furnace: Gas Burner
Operational

0 PPM of CO detected in front of the furnace and in the nearest air supply at this time.

Air Conditioning: R-22 Freon

A/C system contains R-22 Freon; this product is being phased out. Expect shortened life of condenser as system becomes obsolete.

For more information please visit **this link about R22.**



Carbon Monoxide Detectors: Locations

Basement, First Floor

CO detectors should be installed within 15' of bedrooms. This is the current standard for occupant safety.

Limitations

General

STANDARD/MID-EFFICIENCY FURNACE

Standard and/or Mid-efficiency Furnace - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

Recommendations

11.2.1 Furnace

Recommendations

FILTER DIRTY

HVAC system filter is dirty. Recommend clean or replace filter for best function and efficiency.

Recommendation

Recommended DIY Project

11.2.2 Furnace

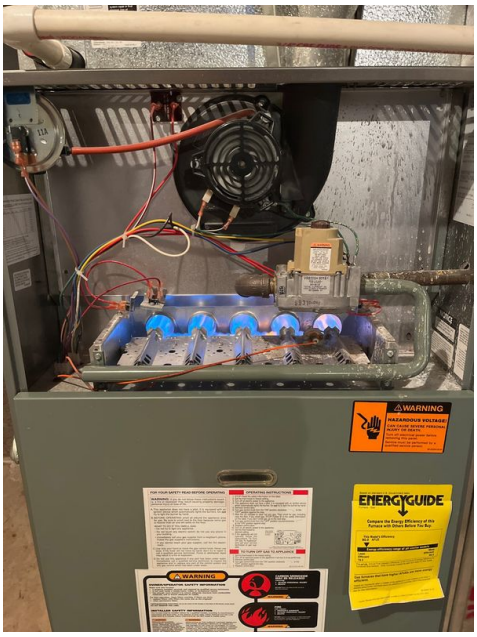
Health/Safety Hazards

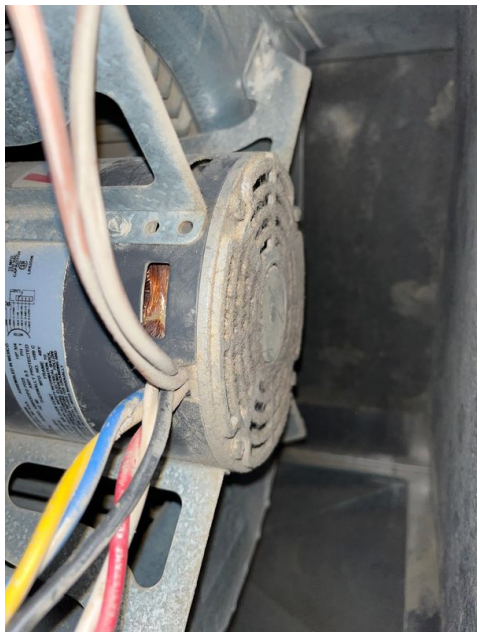
FURNACE NEEDS SERVICE (OLDER FURNACE)

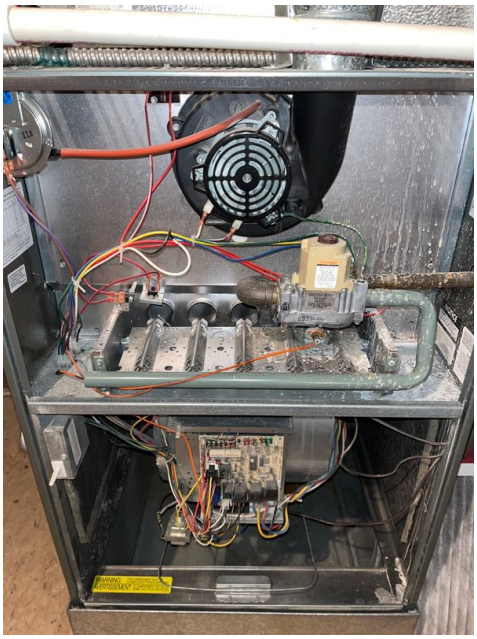
Furnace was operational at inspection. 0 ppm CO detected in air supply throughout the house. Heating system is dirty indicating a lack of preventative maintenance. System is also nearing the end of its reasonable life expectancy. Recommend having a qualified licensed heating contractor inspect HVAC system, clean/service, advise, and correct as necessary for proper function and improved longevity. Budget accordingly to replace this furnace.

Recommendation

Contact a qualified HVAC professional.







11.4.1 Air Conditioning

Recommendations

CONDENSING UNIT DIRTY

Exterior condensing unit dirty. Have an HVAC professional clean system to help prevent compressor damage and promote proper function.

Recommendation

Contact a qualified HVAC professional.

11.4.2 Air Conditioning

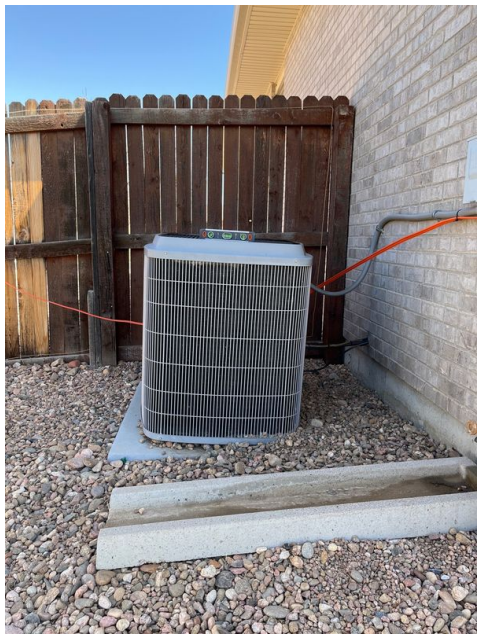
Recommendations

CONDENSING UNIT NOT LEVEL

Outdoor condensing unit is out of level. Recommend further evaluation and repair by a qualified heating contractor to prevent damage to the A/C system and to promote component longevity.

Recommendation

Contact a qualified HVAC professional.



11.4.3 Air Conditioning

Recommendations

INSUFFICIENT INSULATION ON REFRIGERANT LINE

Insufficient insulation noted on refrigerant line. Replace damaged/inadequate insulation on the A/C refrigerant lines as necessary to promote proper function.

Recommendation

Contact a qualified HVAC professional.

11.4.4 Air Conditioning

Recommendations

MISSING LOCKS

Exterior A/C condenser refrigerant locks are missing. Recommend installation the same as has been required for the last few years to deter refrigerant theft.

Recommendation

Contact a qualified HVAC professional.

11.4.5 Air Conditioning

Recommendations

RAISED PAD CONCEALED

Raised support pad for the A/C condenser is partially concealed. Recommend rework landscaping to establish proper 3 inch clearance above grade.

Recommendation

Contact a qualified professional.

12: INTERIOR SPACES

Information

Walls: Construction Type
Wood Framing

Ceilings: Ceiling Fans
Operational

Exterior Doors: Exterior Doors
Deadbolts, Aluminum, Hinged, Storms, Wood

Steps, Stairways & Railings: Material
Wood, Carpet

Steps, Stairways & Railings: Railing
Wood

Interior Doors: Doors
Wood, Sliding, Pocket, Hinged

Windows: Type
Metal Clad Wood

Exhaust Fans & Systems: Exhaust Fans
Functional

Limitations

Interior Doors
LIMITATION
Representative Number Inspected

Windows
LIMITATION
Representative Number Inspected

Lighting
REPRESENTATIVE # INSPECTED/TESTED

Recommendations

12.3.1 Walls

Recommendations

DRYWALL DAMAGE

Drywall damage evident. Recommend repair as desired.

Recommendation

Contact a qualified drywall contractor.

12.3.2 Walls

Maintenance Items

SEAM CRACKS

Vertical seam settlement/shrinkage crack(s) noted in drywall. This is typical. Monitor for further movement. Repair cosmetic damage as desired.

Recommendation

Contact a qualified drywall contractor.

Master Bedroom

12.5.1 Exterior Doors

Recommendations

PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

Here is a DIY article on refinishing a wood door.

12.5.2 Exterior Doors

Recommendations

WEATHERSTRIPPING DAMAGED

Weatherstripping is damaged at the exterior door. Recommend replace damaged weatherstripping as necessary to prevent moisture intrusion and to promote energy efficiency.

Recommendation

Contact a handyman or DIY project

12.9.1 Windows

Recommendations

FAILED THERMAL SEALS

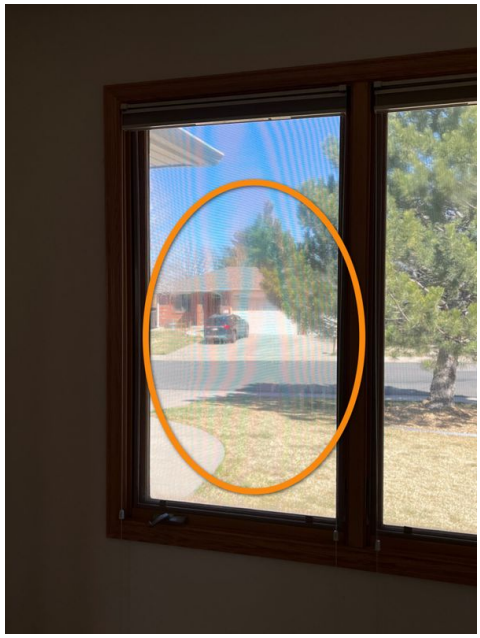
Stains and failed bitumen seals noted between some window panes. Thermal seals are likely broken. Thermal seal failures are typically a cosmetic concern with only a minor impact on energy efficiency, but they can be expensive to replace. Have a window specialist inspect this entire window system to determine all seal failures in the home and repair/replace individual units as necessary for best function.

Recommendation

Contact a qualified window repair/installation contractor.





12.9.2 Windows

Recommendations

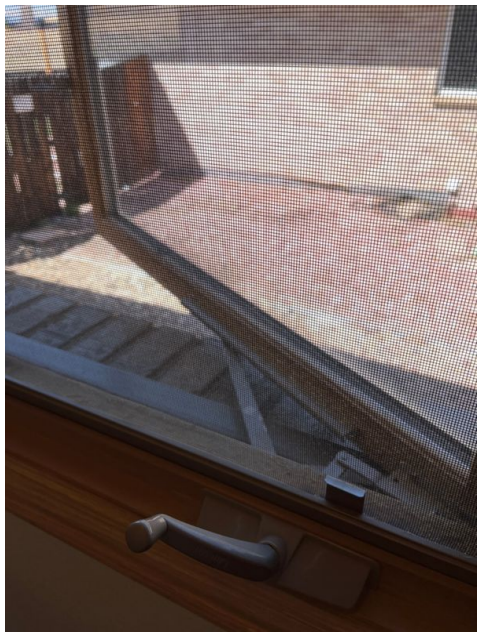
WOOD WINDOW MAINTENANCE

Wood windows are prone to deterioration. Treat/seal wood windows throughout the house to help prolong the life of the window system.

Recommendation

Contact a qualified window repair/installation contractor.





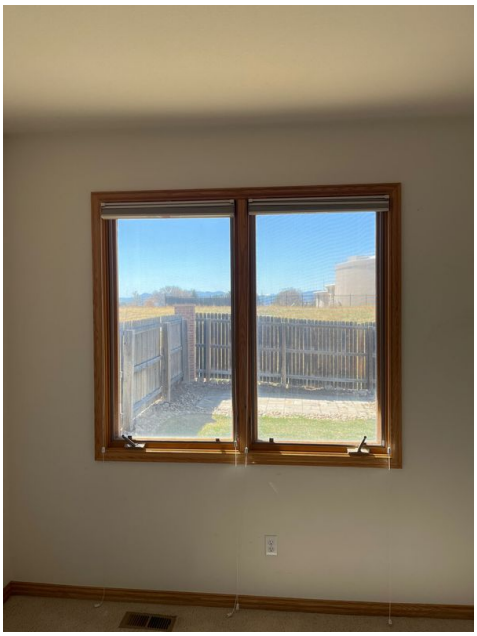
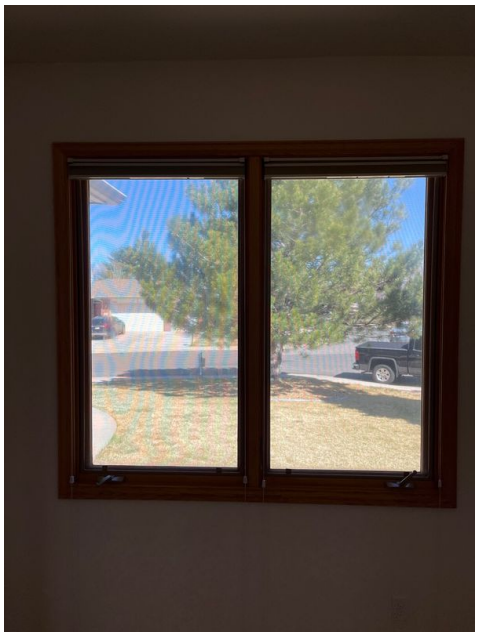
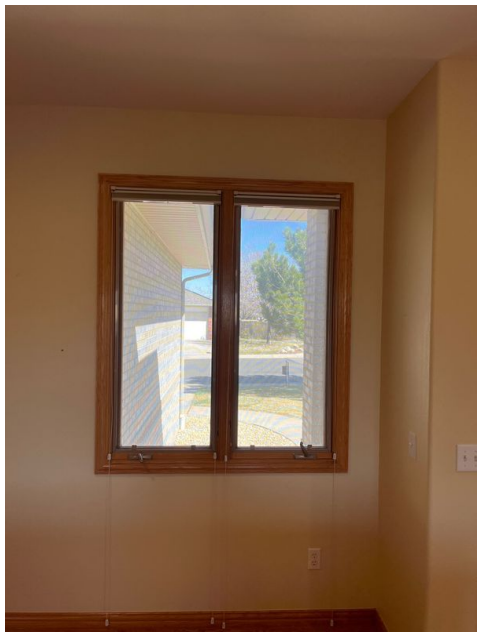

12.9.3 Windows

Recommendations

WOOD WINDOWS SWOLLEN

1ST FLOOR WEST BEDROOM, OFFICE, LIVING ROOM

Wood windows are in a rather worn state and appear to be swollen, preventing full closure and proper function. Some maintenance and repairs on windows recommended at this time by a qualified professional for proper function.

12.9.4 Windows

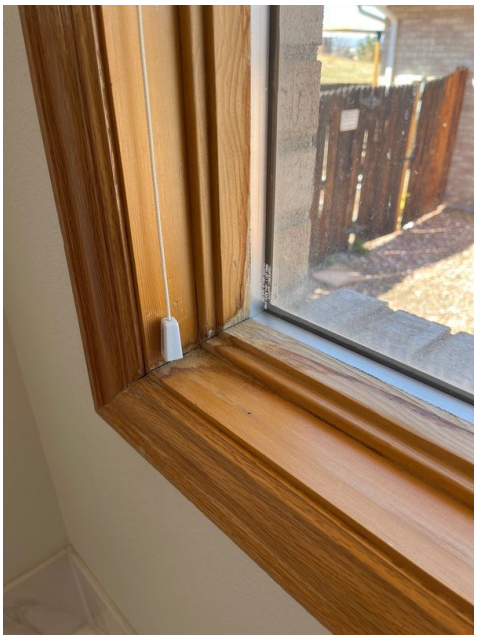
Maintenance Items

WOOD FRAME DETERIORATION

General deterioration noted to interior wood frames. Recommend re-stain/seal as necessary for improve longevity.

Recommendation

Contact a qualified professional.




13: FINAL CHECKLIST

Information

Oven Turned Off
Yes

Refrigerator/Freezer Powered
Yes

All GFCI Receptacles Reset?
Yes

Thermostat Initial Setting
Heat, 65°

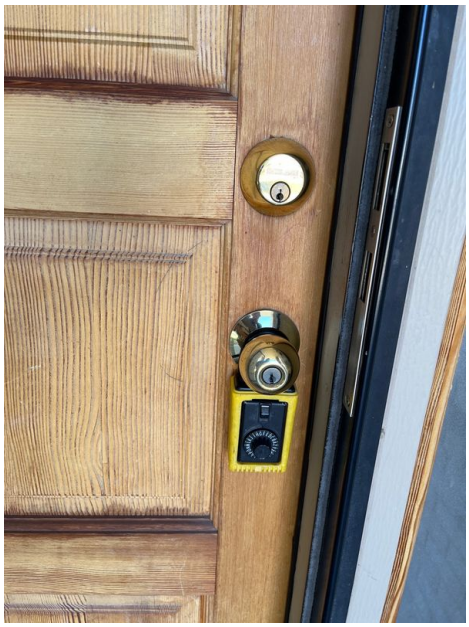
Thermostat Leaving Setting
Heat, 65°

Photo of Thermostat When Leaving

All Lights Turned Off
Yes

All Exterior Doors Locked?
Yes

Photo of Lockbox When Leaving



STANDARDS OF PRACTICE

Inspection Details

1. INTRODUCTION

The American Society of Home Inspectors, Inc. (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHIs objectives include promotion of excellence within the profession and continual improvement of its members inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of this document is to establish a minimum standard (Standard) for home inspections performed by home inspectors who subscribe to this Standard. Home inspections performed using this Standard are intended to provide the client with information about the condition of inspected systems and components at the time of the home inspection.

2.2 The inspector shall:

A. inspect readily accessible, visually observable, installed systems and components listed in this Standard.
B. provide the client with a written report, using a format and medium selected by the inspector, that states:
1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives,
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing further evaluation (Per Exclusion 13.2.A.5 the inspector is NOT required to determine methods, materials, or costs of corrections.),
3. reasoning or explanation as to the nature of the defi- ciencies reported in 2.2.B.1, that are not self-evident,
4. those systems and components designated for inspection in this Standard that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.
C. adhere to the ASHI Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the inspector from:

A. including other services or systems and components in addition to those required in Section 2.2.A.
B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
C. excluding systems and components from the inspection if requested or agreed to by the client.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

A. The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
B. Inspections performed using this Standard:
1. are not technically exhaustive.
2. are not required to identify and to report:
a. concealed conditions, latent defects, consequential damages, and
b. cosmetic imperfections that do not significantly affect a components performance of its intended function.
C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.
E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

13.2 General exclusions

A. The inspector is NOT required to determine:

1. the condition of systems and components that are not readily accessible.
2. the remaining life expectancy of systems and components.
3. the strength, adequacy, effectiveness, and efficiency of systems and components.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for specialized uses.
8. compliance of systems and components with past and present requirements and guidelines (codes, regula- tions, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electro-magnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.

13. the effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of systems and components.
15. acoustical properties of systems and components.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The inspector is NOT required to offer:
1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than home inspection.
4. warranties or guarantees.

C. The inspector is NOT required to operate:
1. systems and components that are shut down or otherwise inoperable.
2. systems and components that do not respond to normal operating controls.
3. shut-off valves and manual stop valves.
4. automatic safety controls.

D. The inspector is NOT required to enter:
1. areas that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems and components.
2. under-floor crawlspaces and attics that are not readily accessible.

E. The inspector is NOT required to inspect:
1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi- unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar components.
8. outdoor cooking appliances.

F. The inspector is NOT required to:
1. perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components.
2. describe or report on systems and components that are not included in this Standard and that were not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. dismantle systems and components, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

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

B. describe wall coverings.

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

Electrical
7. ELECTRICAL
7.1 The inspector shall:

A. inspect:
1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and subpanels.
6. conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters and arc fault circuit interrupters.

B. describe:
1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to:

A. inspect:
1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy systems.

B. measure amperage, voltage, and impedance.
C. determine the age and type of smoke alarms and carbon monoxide alarms.

Roofing
5. ROOFING
5.1 The inspector shall:
A. inspect:
1. roofing materials.
2. roof drainage systems.
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. describe:
1. roofing materials.
2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

A. antennas.
B. interiors of vent systems, flues, and chimneys that are not readily accessible.
C. other installed accessories.

Attic
11. INSULATION AND VENTILATION
11.1 The inspector shall:
A. inspect:
1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust systems.
4. clothes dryer exhaust systems.

B. describe:
1. insulation and vapor retarders in unfinished spaces.

2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

Built-in Appliances
10 Interior Elements
10.1 The inspector shall inspect:
A. walls, ceilings, and floors.
B. steps, stairways, and railings.
C. countertops and a representative number of installed cabinets.
D. a representative number of doors and windows.
E. garage vehicle doors and garage vehicle
door operators.

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

10.2 The inspector is NOT required to inspect:
A. paint, wallpaper, and other finish treatments.
B. floor coverings.
C. window treatments.
D. coatings on and the hermetic seals between panes of window glass.
E. central vacuum systems.
F. recreational facilities.
G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
H. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
I. operate, or confirm the operation of every control and feature of an inspected appliance.

Building Structural Components
3. STRUCTURAL COMPONENTS

3.1 The inspector shall:
A. inspect structural components including the foundation and framing.
B. describe:
1. the methods used to inspect under-floor crawlspaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The inspector is NOT required to:
A. provide engineering or architectural services or analysis.
B. offer an opinion about the adequacy of structural systems and components.
C. enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches.
D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Fireplace
12. FIREPLACES AND FUEL-BURNING APPLIANCES
12.1 The inspector shall:
A. inspect:
1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories installed in fireplaces.
3. chimneys and vent systems.
B. describe systems and components listed in 12.1.A.1 and .2.

12.2 The inspector is NOT required to:
A. inspect:
1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion air components and to determine their adequacy.
7. heat distribution assists (gravity fed and fan assisted).
8. fuel-burning fireplaces and appliances located outside the inspected structures.
B. determine draft characteristics.
C. move fireplace inserts and stoves or firebox contents.

Plumbing
6.0 Plumbing

6.1 The inspector shall:

A. inspect:
1. interior water supply and distribution systems including fixtures and faucets.
2. interior drain, waste, and vent systems including fixtures.
3. water heating equipment and hot water supply systems.
4. vent systems, flues, and chimneys.
5. fuel storage and fuel distribution systems.
6. sewage ejectors, sump pumps, and related piping.

B. describe:
1. interior water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).

3. location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect:
1. clothes washing machine connections.
2. interiors of vent systems, flues, and chimneys that are not readily accessible.
3. wells, well pumps, and water storage related equipment.
4. water conditioning systems.
5. solar, geothermal, and other renewable energy water heating systems.
6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems.
7. septic and other sewage disposal systems.

B. determine:
1. whether water supply and sewage disposal are public or private.
2. water quality.
3. the adequacy of combustion air components.

C. measure water supply flow and pressure, and well water quantity.
D. fill shower pans and fixtures to test for leaks.

Heating & Cooling
8.0 Heating
8.1 The inspector shall:
A. open readily openable access panels.
B. inspect:
1. installed heating equipment.
2. vent systems, flues, and chimneys.
3. distribution systems.
C. describe:
1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:
A. inspect:
1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation systems

B. determine:
1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air components.

9. Air Conditioning
9.1 The inspector shall:
A. open readily openable access panels.
B. inspect:
1. central and permanently installed cooling equipment.
2. distribution systems.
C. describe:
1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:
A. inspect electric air cleaning and sanitizing devices.
B. determine cooling supply adequacy and distribution balance.
C. inspect cooling units that are not permanently installed or that are installed in windows.
D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Interior Spaces
10. Interior Elements
10.1 The inspector shall inspect:
A. walls, ceilings, and floors.
B. steps, stairways, and railings.
C. countertops and a representative number of installed cabinets.
D. a representative number of doors and windows.
E. garage vehicle doors and garage vehicle

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

10.2 The inspector is NOT required to inspect:
A. paint, wallpaper, and other finish treatments.
B. floor coverings.
C. window treatments.
D. coatings on and the hermetic seals between panes of window glass.
E. central vacuum systems.
F. recreational facilities.
G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
H. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
I. operate, or confirm the operation of every control and feature of an inspected appliance.

Final Checklist
Final checklist showing the home was left as it was found, and was locked when complete.