



NEW BEGINNINGS PROPERTY INSPECTION, LLC

(765) 469-4881

Jason@NewBeginningsPropertyInspection.com

<https://www.NewBeginningsPropertyInspection.com>



NEW BEGINNINGS PROPERTY INSPECTION REPORT

Inspection Property Address
Anywhere, IN Zip Code

Sample Report

NOVEMBER 12, 2020



Inspector

Jason Carter, LPI & CPI

InterNACHI® Certified Home Inspector

#NACHI21013106, HomeSpection® Training

Institute Certified #1763, IN-Licensed Home

Inspector #HI02100044, IN-Licensed Radon Tester

#RTP01080, Certified Mold Tester #1711

(765) 469-4881

newbeginningsinspection@gmail.com

The inspection is essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items, and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

(UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION) THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third-party liability is assumed.

ALL INFORMATION CONTAINED HEREIN REFLECT THE CONDITION AS OF TODAY'S DATE.

SUMMARY

Summary Text (enter here)

- ⊖ 2.2.1 Roof - Gutters & Downspouts: Gutter Fastening Defect
- ⊖ 2.2.2 Roof - Gutters & Downspouts: Gutter Improperly Sloped
- ⚠ 2.4.1 Roof - Plumbing Vent Pipes: Plumbing Vent Termination
- ⊖ 3.2.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Fascia
- ⊖ 3.2.2 Exterior - Eaves, Soffits & Fascia: Damage Observed at Soffit
- ⊖ 3.2.3 Exterior - Eaves, Soffits & Fascia: Paint Surface in Poor Condition
- ⊖ 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
- ⊖ 3.3.2 Exterior - Wall-Covering, Flashing & Trim: Missing siding
- ⊖ 3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Negative Grading
- ⊖ 3.5.1 Exterior - Porches, Patios, Decks, Balconies : Deck - Loose Board
- 🔧 3.5.2 Exterior - Porches, Patios, Decks, Balconies : Deck wood not sealed or treated
- ⚠ 3.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Improper deck steps and missing handrails.
- ⚠ 3.7.2 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Step settlement
- ⚠ 3.8.1 Exterior - Railings, Guards & Handrails: Missing Handrail
- ⚠ 3.8.2 Exterior - Railings, Guards & Handrails: Loose Railing Component
- ⊖ 3.10.1 Exterior - Windows: Improper or incomplete window wrap materials.
- ⊖ 3.10.2 Exterior - Windows: Peeling paint
- ⊖ 3.10.3 Exterior - Windows: Poor or No Caulk Present at Window
- ⊖ 3.11.1 Exterior - Exterior Doors: Doorbell does not ring.
- ⊖ 3.11.2 Exterior - Exterior Doors: Fogged window pane at door.
- ⊖ 3.11.3 Exterior - Exterior Doors: Peeling paint
- ⊖ 3.14.1 Exterior - Foundation: Cracked spalling
- ⊖ 4.1.1 Cooling - Cooling System Information: Air Flow Restricted by Dirt
- 🔧 5.1.1 Heating - Heating System Information: Filter Dirty
- ⊖ 5.1.2 Heating - Heating System Information: Delayed Maintenance
- ⚠ 5.1.3 Heating - Heating System Information: Flue Pipe Defect
- ⚠ 5.1.4 Heating - Heating System Information: Furnace Safety Switch Defect
- ⊖ 5.1.5 Heating - Heating System Information: Corrosion & Rust
- ⚠ 5.1.6 Heating - Heating System Information: Defect at Heating System
- ⚠ 6.2.1 Electrical - Service-Entrance Conductors: Service Drop Clearance Too Low
- ⚠ 6.4.1 Electrical - Electrical Wiring: Open Ground
- ⚠ 6.4.2 Electrical - Electrical Wiring: Open wire splice

- ⚠ 6.5.1 Electrical - Panelboards & Breakers: Knockouts Missing
- ⚠ 9.2.1 Bathrooms - Sinks, Tubs & Showers: Improper Tub/Shower Surround Material
- ⚠ 9.4.1 Bathrooms - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
- ⚠ 9.6.1 Bathrooms - Cabinetry, Ceiling, Walls & Floor: Vanity top not secured
- ⚠ 10.2.1 Doors, Windows & Interior - Windows: Damaged Window Screen
- ⚠ 10.2.2 Doors, Windows & Interior - Windows: Window Will Not Lock
- ⚠ 10.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Power Not Present at Receptacle
- ⚠ 10.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Loose Wood Planks
- ⚠ 10.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Wood Flooring Separation
- ⚠ 10.5.1 Doors, Windows & Interior - Stairs, Steps, Stoops, Stairways & Ramps: Missing or Broken Balusters on Stairway
- ⚠ 10.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing Smoke Detector
- ⚠ 10.7.2 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing CO Detector
- ⚠ 11.3.1 Plumbing - Hot Water Source: Missing TPR valve discharge pipe
- ⚠ 11.3.2 Plumbing - Hot Water Source: Plastic pipes next to vent pipe
- ⚠ 11.3.3 Plumbing - Hot Water Source: Flexible Gas Pipe
- ⚠ 11.5.1 Plumbing - Water Supply & Distribution Systems: Improper Installation of Water Pipes
- ⚠ 12.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Efflorescence Observed
- ⚠ 12.1.2 Basement, Foundation, Crawlspace & Structure - Basement: Insufficient Staircase Leading to Basement
- 🔧 12.3.1 Basement, Foundation, Crawlspace & Structure - Floor Framing: Absence of Insulation Within Floor Framing
- ⚠ 12.3.2 Basement, Foundation, Crawlspace & Structure - Floor Framing: Too Much Supporting Wall Material Removed
- ⚠ 13.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Possible Pest Infestation
- ⚠ 14.3.1 Garage - Garage Vehicle Door Opener: Extension Cord Used at Garage Door Opener Defect
- ⚠ 14.4.1 Garage - Electric in Garage: Missing GFCI-Protection in Garage
- ⚠ 14.4.2 Garage - Electric in Garage: Power Not Present at Receptacle
- ⚠ 14.8.1 Garage - Garage Man Door: Damaged Door
- ⚠ 14.9.1 Garage - Garage exterior: Damaged Wood Exterior
- ⚠ 14.9.2 Garage - Garage exterior: Damage to wood trim
- ⚠ 14.11.1 Garage - Garage roof: Missing gutters
- 🔧 14.11.2 Garage - Garage roof: Shingle Replacement/Patch
- ⚠ 14.11.3 Garage - Garage roof: Missing Shingles
- ⚠ 14.12.1 Garage - Garage windows: Broken window

1: INSPECTION DETAIL

		IN	NI	NP	D	M
1.1	General Inspection Info	X				
1.2	Your Job As a Homeowner	X				

IN = Inspected NI = Not Inspected NP = Not Present D = Defective M = Marginal

Information

General Inspection Info:
Occupancy
Occupied

General Inspection Info: Weather Conditions
Sunny, Very Cold

General Inspection Info: Temperature
28 degrees Fahrenheit

General Inspection Info: Type of Building
Detached, Single Family

General Inspection Info: Year Built
Pre 1900

General Inspection Info: In Attendance
Just the Inspector
I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

2: ROOF

		IN	NI	NP	D	M
2.1	Roof Covering	X				
2.2	Gutters & Downspouts	X			X	
2.3	Flashing	X				
2.4	Plumbing Vent Pipes	X			X	
2.5	Chimney			X		

IN = Inspected NI = Not Inspected NP = Not Present D = Defective M = Marginal

Information

Gutters & Downspouts: Gutter type
Aluminum

Chimney: Chimney Material
None

Roof Covering: Type of Roof-Covering Described
Asphalt
I observed the roof-covering material and attempted to identify its type.
This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

Ground

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.



Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Recommendations

2.2.1 Gutters & Downspouts

GUTTER FASTENING DEFECT

RIGHT SIDE OF HOME

I observed indications of a defect at the gutter fastening. This will allow for water penetration to the foundation. Recommend a reputable contractor.

Recommendation

Contact a qualified gutter contractor



Recommendation



Gutter Hanger



Rust

2.2.2 Gutters & Downspouts

GUTTER IMPROPERLY SLOPED

RIGHT SIDE OF HOME

Gutters show indications of improper slope. Gutters are supposed to be sloped down toward the downspout of the gutter. That would be proper drainage of the gutter. This gutter sags in the middle in between the upper windows. This will allow for water penetration to the foundation. Recommend a reputable contractor.

Recommendation

Contact a qualified gutter contractor



Recommendation



Sloped to Center

2.4.1 Plumbing Vent Pipes

PLUMBING VENT TERMINATION

LEFT REAR OF HOME

The plumbing vent termination point has to adhere to certain criteria. Termination point needs to be 6 inches above nearest roof surface, 12 inches from nearest vertical surface, and 10 foot horizontally from or 2 foot vertically above nearest opening back into the home; for example a window or a door of a home. This will allow methane gas to enter the home. Recommend a reputable licensed plumbing contractor.



Safety Hazard



Plumbing vent too close to window.

Recommendation
Contact a qualified professional.

3: EXTERIOR

Information

Porches, Patios, Decks, Balconies	Porches, Patios, Decks, Balconies	Walkways & Driveways: Driveway
: Porch Material	: Deck and Patio Material	and Walkway Material
Concrete	Wood	Concrete

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described
Vinyl

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Recommendations

3.2.1 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT FASCIA

REAR LEFT OF HOME

I observed indications that one or more areas of the fascia were damaged. This will allow for water or pest infestation.

Recommend a reputable contractor.

Recommendation

Contact a qualified general contractor.



Recommendation



3.2.2 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT SOFFIT

FRONT GABLE END OF HOME

I observed indications that one or more areas of the soffit were damaged. This will allow for water or pest infestation.

Recommend a reputable contractor.

Recommendation

Contact a qualified roofing professional.



Recommendation



3.2.3 Eaves, Soffits & Fascia

PAINT SURFACE IN POOR CONDITION

FRONT HOME AT EAVES

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas. Recommend a reputable contractor.

Recommendation

Contact a qualified painting contractor.



Recommendation



3.3.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL

LEFT SIDE OF HOME

One or more areas of damaged wall-covering material. This will allow for water and pest infestation. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Recommendation



3.3.2 Wall-Covering, Flashing & Trim

MISSING SIDING

Section of siding is missing. This will allow for water and pest infestation. Recommend a reputable contractor.



Recommendation

Recommendation
Contact a qualified professional.



Right Side of Home



Left Side of Home

3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

NEGATIVE GRADING

LEFT SIDE, RIGHT SIDE, AND FRONT OF HOME

Grading is sloping towards the home in some areas. The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter.

This will allow for water penetration to the foundation. Recommend a reputable contractor.

Recommendation
Contact a qualified landscaping contractor

 Recommendation



Left Side of Home



Right Side of Home



Front of Home

3.5.1 Porches, Patios, Decks, Balconies

DECK - LOOSE BOARD

REAR OF HOME, CENTER OF DECK

I observed a loose board component at the deck. Recommend a reputable contractor.

Recommendation

Contact a qualified deck contractor.



Recommendation



3.5.2 Porches, Patios, Decks, Balconies

DECK WOOD NOT SEALED OR TREATED

REAR OF HOME

Deck boards and railings have not been sealed or stained.

Recommend application of a sealer or stain to prevent weathering and water damage. Continue to monitor.

Recommendation

Recommended DIY Project



Maintenance



3.7.1 Stairs, Steps, Stoops, Stairways & Ramps

IMPROPER DECK STEPS AND MISSING HANDRAILS.

REAR OF HOME

Noticed improper deck steps and missing handrails and balusters leading to deck. This will allow for a fall or worse. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Safety Hazard



3.7.2 Stairs, Steps, Stoops, Stairways & Ramps

STEP SETTLEMENT

FRONT PORCH

Front cement steps have settled. This is a trip hazard. This will allow for a fall or worse. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Safety Hazard



3.8.1 Railings, Guards & Handrails

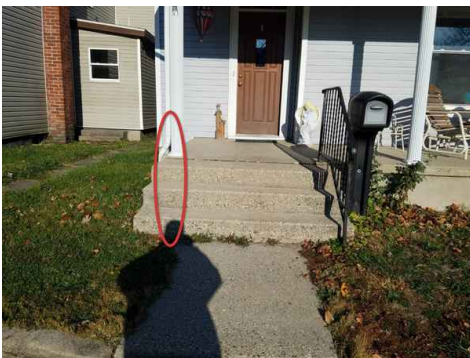
MISSING HANDRAIL

FRONT OF HOME, GARAGE

I observed a missing handrail and balusters at the steps of porch and garage. Fall hazard. This will allow for a fall or worse. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.

**Safety Hazard**

3.8.2 Railings, Guards & Handrails

LOOSE RAILING COMPONENT

FRONT OF HOME

I observed a loose railing component on the right side of the porch steps. Fall hazard. This will allow for a fall or worse. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.

**Safety Hazard**

3.10.1 Windows

IMPROPER OR INCOMPLETE WINDOW WRAP MATERIALS.

FRONT, LEFT, AND RIGHT SIDE OF HOME

Noticed one or more windows with improper or incomplete window wrap materials. This will allow for water and pest infestation. Recommend a reputable contractor.

**Recommendation**

Recommendation
Contact a qualified professional.



3.10.2 Windows
PEELING PAINT
LEFT SIDE OF HOME

Exterior wood window trim and sash has peeling paint. This will allow for water and pest infestation. Recommend a reputable contractor.

Recommendation
Contact a qualified painting contractor.

 Recommendation



3.10.3 Windows
POOR OR NO CAULK PRESENT AT WINDOW
RIGHT SIDE OF HOME

Noticed one or more windows with either poor or no caulk present. This will allow for water and pest infestation. Recommend a reputable contractor.

Recommendation
Contact a qualified professional.

 Recommendation



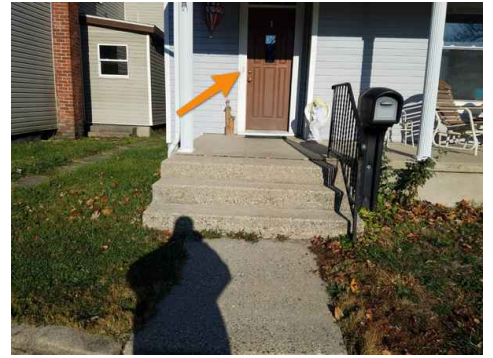
3.11.1 Exterior Doors
DOORBELL DOES NOT RING.
FRONT DOOR

 Recommendation

Doorbell does not ring. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



3.11.2 Exterior Doors

FOGGED WINDOW PANE AT DOOR.

FRENCH DOOR AT REAR OF HOME

I observed a fogged windowpane (a lost seal) at a door.

If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has failed, and condensation has formed in between the two panes of glass. Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure.

Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation does not usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Recommendation



3.11.3 Exterior Doors

PEELING PAINT

FRENCH DOOR AT REAR OF HOME

Exterior door has peeling paint. Recommend scraping and repainting as needed. Recommend a reputable contractor.

Recommendation

Contact a qualified painting contractor.



Recommendation



3.14.1 Foundation

CRACKED SPALLING

LEFT REAR AND RIGHT FRONT OF HOME

Noticed settlement cracks and/or spalling at the foundation. This will allow for water and pest infestation. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Recommendation



4: COOLING

		IN	NI	NP	D	M
4.1	Cooling System Information	X			X	
4.2	Condensate	X				

IN = Inspected NI = Not Inspected NP = Not Present D = Defective M = Marginal

Information

Cooling System Information: AC
Manufacturer
Left Rear of Home
York



Cooling System Information: AC
Manufacturer Age
20 Years Old



Limitations

Cooling System Information

COOL TEMPERATURE RESTRICTIONS

Unable to evaluate air conditioning system due to the outdoor air temperature being below 60 degrees. Operating below this temperature can damage air conditioning compressor.

Recommendations

4.1.1 Cooling System Information

AIR FLOW RESTRICTED BY DIRT

LEFT SIDE OF HOME

I observed that the air flow to the air conditioner unit was restricted because of dirt and debris. This will ruin the compressor.
Recommend a reputable licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Recommendation



5: HEATING

		IN	NI	NP	D	M
5.1	Heating System Information	X			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Defective M = Marginal

Information

Heating System Information:
Heating Source Manufacturer
Basement
York



Heating System Information:
Heating Age
24 years old

Heating System Information:
Heating Method
Warm-Air Heating System

Heating System Information:
Energy Source
Gas

Heating System Information:**Location of Main Shut-Off Valve**

Left Side by AC Unit

Left Side of Home

**Recommendations**

5.1.1 Heating System Information



Maintenance

FILTER DIRTY

DINING ROOM

I observed a dirty air filter at the furnace filter. Furnace filters should be checked every 3 months for needed replacement. This will allow for your furnace to be overworked and its efficiency to lower. Recommend replacing the old dirty filter with a new clean filter.

Recommendation

Recommended DIY Project



5.1.2 Heating System Information



Recommendation

DELAYED MAINTENANCE

BASEMENT

I observed indications of delayed maintenance at the heating system. The system should be cleaned and inspected by an HVAC professional every year. Recommend a reputable licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



5.1.3 Heating System Information



Safety Hazard

FLUE PIPE DEFECT

BASEMENT

Noticed a defect in the flue exhaust pipe. Corrosion and rust in flue pipe will allow carbon monoxide to escape back into the home. This will allow for injury or worse. Recommend a reputable licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



5.1.4 Heating System Information

FURNACE SAFETY SWITCH DEFECT

BASEMENT

On inspection of the furnace safety switch, it was noticed that the safety switch was not working properly. Safety hazard. Recommend a reputable licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Safety Hazard



5.1.5 Heating System Information

CORROSION & RUST

BASEMENT

I observed areas of corrosion and rust at the heating system. Recommend a reputable licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Recommendation



5.1.6 Heating System Information

DEFECT AT HEATING SYSTEM

BASEMENT

I observed several deficiencies at the heating system. The flexible gas line should be in black pipe and is a safety hazard. No drip leg present. Electrical should be ran in conduit. Recommend a reputable licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Safety Hazard



6: ELECTRICAL

		IN	NI	NP	D	M
6.1	Electric Meter & Base	X				
6.2	Service-Entrance Conductors	X			X	
6.3	Main Service Disconnect	X				
6.4	Electrical Wiring	X			X	
6.5	Panelboards & Breakers	X			X	
6.6	Service Grounding & Bonding	X				
6.7	GFCIs	X				

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Defective

M = Marginal

Information

Electric Meter & Base: Meter Location

Rear of Home

**Electrical Wiring: Type of Wiring, If Visible**

NM-B (Romex), Knob & Tube

Panelboards & Breakers: Service panel

Laundry Room

**Main Service Disconnect: Homeowner's Responsibility**

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

100

I observed indications of the main service disconnect's amperage rating. It was labeled.



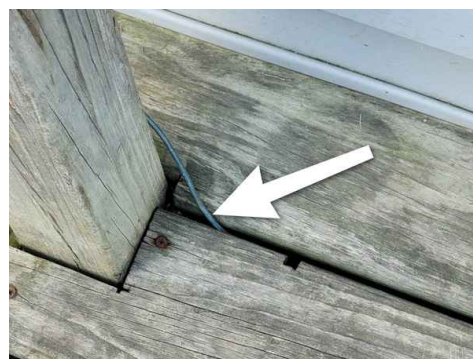
Limitations

Electrical Wiring**UNABLE TO INSPECT ALL OF THE WIRING**

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding**UNABLE TO CONFIRM PROPER GROUNDING AND BONDING**

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.



GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

6.2.1 Service-Entrance Conductors

**Safety Hazard****SERVICE DROP CLEARANCE TOO LOW**

REAR OF HOME

Service drop clearance too low. Service drop clearance should be 10 feet from a walkable surface and minimal 18 inches above roof line.

This will allow for electrical shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



6.4.1 Electrical Wiring

**Safety Hazard****OPEN GROUND**

THROUGHOUT THE HOME ON THE 1ST AND 2ND FLOORS.

Three prong outlets with an open/weak ground means that they are installed on ungrounded wiring, or the ground has come disconnected. This will allow for a shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified professional.



6.4.2 Electrical Wiring

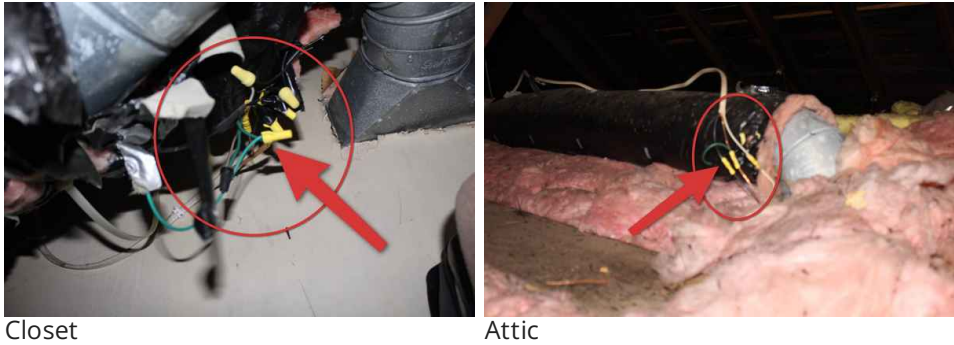
**Safety Hazard****OPEN WIRE SPLICE**

MASTER BEDROOM CLOSET AND ATTIC

Wire splice unprotected by junction box. Wire splices should be contained in a sealed junction box. This will allow for electrical shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



6.5.1 Panelboards & Breakers

KNOCKOUTS MISSING

ELECTRICAL PANEL IN LAUNDRY ROOM

"Knockouts" are missing on the electric panel. This is a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a reputable licensed electrical contractor. This will allow for electrical shock or worse.

Recommendation

Contact a qualified electrical contractor.



7: KITCHEN

		IN	NI	NP	D	M
7.1	Kitchen Sink	X				
7.2	GFCI	X				
7.3	Countertops & Cabinets	X				
7.4	Floors, Walls, Ceilings	X				
7.5	Garbage Disposal	X				
7.6	Dishwasher	X				
7.7	Range/Oven/Cooktop	X				
7.8	Built-in Microwave	X				
7.9	Refrigerator	X				
7.10	Windows			X		

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Defective

M = Marginal

Information

**Garbage Disposal: Turned On
Garbage Disposal**

I turned on the garbage disposal.

**Range/Oven/Cooktop: Range
Gas****Kitchen Sink: Kitchen**

As of today's inspection the kitchen and all of it's components are in good working condition.

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

**Built-in Microwave: Microwave Turned On**

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.



Refrigerator: Refridgerater.



8: LAUNDRY

		IN	NI	NP	D	M
8.1	Laundry Room, Electric, and Sink	X				
8.2	Dryer Service	X				

IN = Inspected NI = Not Inspected NP = Not Present D = Defective M = Marginal

Information

Dryer Service: Dryer power source
Electric

Laundry Room, Electric, and Sink: Laundry
As of today's inspection the laundry and all of it's components are in good working condition.

9: BATHROOMS

		IN	NI	NP	D	M
9.1	Bathroom Toilets	X				
9.2	Sinks, Tubs & Showers	X			X	
9.3	Bathroom Exhaust Fan / Window	X				
9.4	GFCI & Electric in Bathroom	X			X	
9.5	Heat Source in Bathroom	X				
9.6	Cabinetry, Ceiling, Walls & Floor	X			X	
9.7	Door	X				

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Defective

M = Marginal

Recommendations

9.2.1 Sinks, Tubs & Showers

IMPROPER TUB/SHOWER SURROUND MATERIAL

BATHROOM

Improper tub/shower surround material used. Using material not designed to resist moisture will allow for water penetration into material. This is a health hazard as it will allow mold to grow within or behind surround material. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Safety Hazard



9.4.1 GFCI & Electric in Bathroom

RECEPTACLE IS NOT GFCI PROTECTED

BATHROOM

Receptacle is not GFCI protected. This will allow for electrical shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



9.6.1 Cabinetry, Ceiling, Walls & Floor

VANITY TOP NOT SECURED

BATHROOM

First floor bath vanity top is not secured. Recommend properly securing to prevent damage. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Recommendation



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D	M
10.1	Doors	X				
10.2	Windows	X			X	
10.3	Switches, Fixtures & Receptacles	X			X	
10.4	Floors, Walls, Ceilings	X			X	
10.5	Stairs, Steps, Stoops, Stairways & Ramps	X			X	
10.6	Railings, Guards & Handrails	X				
10.7	Presence of Smoke and CO Detectors	X			X	
10.8	Fireplace			X		
10.9	Wall Hanging Space Heater			X		
10.10	Wood Burning Stove			X		

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Defective

M = Marginal

Information

Fireplace: Type of Fireplace

Not present

I tried to describe the type of fireplace.

Doors: Probable Lead Paint

Probable lead paint in homes built in 1978 or before which could harm small children if ingested.

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Recommendations

10.2.1 Windows

DAMAGED WINDOW SCREEN

DINING ROOM

I observed a damaged window screen. This will allow for pest. Recommend a reputable contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



10.2.2 Windows

WINDOW WILL NOT LOCK

2ND FLOOR BEDROOM

One or more of the windows will not fully close to allow for locking. This will allow for injury or worse. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Safety Hazard



10.3.1 Switches, Fixtures & Receptacles

POWER NOT PRESENT AT RECEPTACLE

DINING ROOM

I observed indications that power was not present at one or more receptacles. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified professional.



Recommendation



10.4.1 Floors, Walls, Ceilings

LOOSE WOOD PLANKS

2ND FLOOR HALLWAY

Noticed loose wood floor planks. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Recommendation



10.4.2 Floors, Walls, Ceilings

WOOD FLOORING SEPARATION

DINING ROOM AND LIVING ROOM ALONG EAST WALL

Upon inspection I notice an area where the wood flooring is separating. Recommend a reputable contractor.



Recommendation

Recommendation

Contact a qualified professional.



10.5.1 Stairs, Steps, Stoops, Stairways & Ramps

MISSING OR BROKEN BALUSTERS ON STAIRWAY

1ST FLOOR, 2ND FLOOR

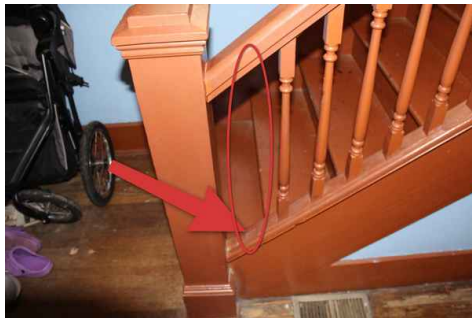
Noticed missing or broken balusters on stairway. This can allow for injury or worse to children. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Safety Hazard



1st Floor



2nd Floor

10.7.1 Presence of Smoke and CO Detectors

MISSING SMOKE DETECTOR

2ND FLOOR HALLWAY AND ATTIC

I observed a lack of smoke detectors. I observed a missing smoke detector in the 2nd floor hallway outside of the bedrooms; and no smoke detector was installed in the attic. There should be a smoke detector on every floor, basement/crawlspace, attic, and outside of bedrooms. This will allow for injury or worse. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Safety Hazard



10.7.2 Presence of Smoke and CO Detectors

MISSING CO DETECTOR

I observed indications of a missing carbon monoxide detector outside of the bedrooms and basement. This will allow for injury or worse. Recommend installing.

Recommendation

Recommended DIY Project



Safety Hazard

11: PLUMBING

		IN	NI	NP	D	M
11.1	Main Water Shut-Off Valve	X				
11.2	Water Supply	X				
11.3	Hot Water Source	X			X	
11.4	Drain, Waste, & Vent Systems	X				
11.5	Water Supply & Distribution Systems	X			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Defective

M = Marginal

Information

Main Water Shut-Off Valve:
Location of Main Shut-Off Valve
 Basement

Water Supply : Water Supply
 Municipal

Hot Water Source: Water Heater
Mfr.
 Whirlpool



Hot Water Source: Water Heater
Age
 20

Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers).

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

11.3.1 Hot Water Source

MISSING TPR VALVE DISCHARGE PIPE

BASEMENT

The TPR valve does not have a discharge pipe installed. This will allow for scalding. Recommend adding discharge pipe.

Recommendation

Recommended DIY Project

**Safety Hazard**

11.3.2 Hot Water Source

PLASTIC PIPES NEXT TO VENT PIPE

BASEMENT

Supply pipes at water heater are plastic and next to the vent pipe. There must be 18 inches of metal pipe before plastic pipes can start. Recommend a reputable licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

**Recommendation**

11.3.3 Hot Water Source

FLEXIBLE GAS PIPE

BASEMENT

There is flexible gas pipe at the water heater. This will allow for injury or worse. Must be in black pipe. Recommend a reputable licensed plumbing contractor.

Recommendation

Contact a qualified professional.

**Safety Hazard**

11.5.1 Water Supply & Distribution Systems

IMPROPER INSTALLATION OF WATER PIPES

CRAWLSPACE UNDER BATHROOM FLOOR

**Recommendation**

I observed indications of poor workmanship and improper installation of the water supply pipes. Needing additional support in areas. Recommend a reputable licensed plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.



12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D	M
12.1	Basement	X			X	
12.2	Foundation Walls	X				
12.3	Floor Framing	X			X	
12.4	Sump Pump			X		

IN = Inspected NI = Not Inspected NP = Not Present D = Defective M = Marginal

Information

Foundation Walls: Type of
Basement Foundation Described
Stone

Limitations

Basement
CRAWL SPACE BLOCKED
BASEMENT

The crawl space under the house is either partially for fully blocked from view. Could not fully inspect the crawl space under the house.



Recommendations

12.1.1 Basement

EFFLORESCENCE OBSERVED

BASEMENT

I observed efflorescence.

Efflorescence (mineral salt) is the white chalky powder that you might find on the surface of a concrete or brick wall.

I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture, a condition that also encourages the growth of mold.

Recommend a reputable waterproofing contractor.

Recommendation

Contact a qualified professional.



Recommendation



12.1.2 Basement

INSUFFICIENT STAIRCASE LEADING TO BASEMENT

KITCHEN PANTRY

Noticed an insufficient staircase leading to the basement. This will allow for a fall or worse. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



Safety Hazard



12.3.1 Floor Framing

ABSENCE OF INSULATION WITHIN FLOOR FRAMING

BASEMENT

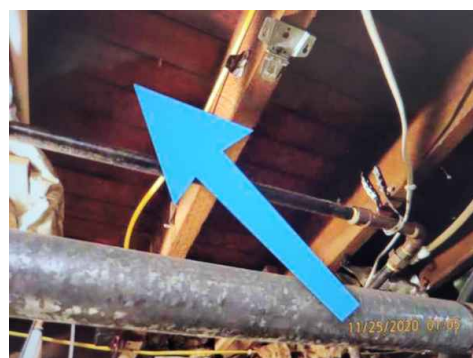
Noticed an absence of insulation within the floor framing during inspection. Uninsulated floors account for 10 to 20% of energy loss from a home. Recommend adding insulation within the floor framing to reduce energy loss through the floor.

Recommendation

Recommended DIY Project



Maintenance



12.3.2 Floor Framing

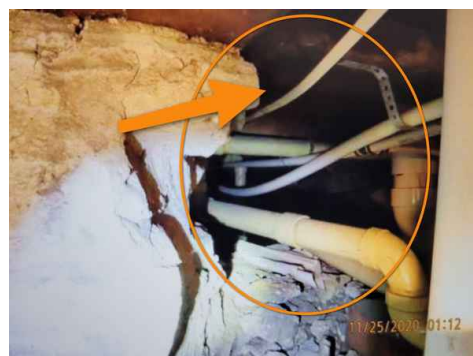
TOO MUCH SUPPORTING WALL MATERIAL REMOVED

BASEMENT

Noticed an area in the basement where too much supporting wall material had been removed. This will cause sagging of the supported floor joist. Recommend a reputable licensed structural engineer.



Recommendation



Recommendation

Contact a qualified structural engineer.

13: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D	M
13.1	Structural Components & Observations in Attic	X			X	
13.2	Insulation in Attic	X				
13.3	Ventilation in Attic	X				

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Defective

M = Marginal

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass

Ventilation in Attic: Ventilation Type

Gable, Pod

Insulation in Attic: Approximate Average Depth of Insulation

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Limitations

Structural Components & Observations in Attic

ATTIC SAFETY

Checked from Ladder

Attics and all related components are inspected visually from an area that does not put either the inspector or the home at risk. The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to, accessibility, clearances, insulation levels, stored items, temperature, etc. Inspectors will access the attic, if possible, but most attics are unfinished and are outside living spaces of the home. Many attics are too dangerous to fully enter or are not accessible due to houses' structures. Hidden attic damage is always possible, and no attic can be fully evaluated at the time of the inspection.

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Recommendations

13.1.1 Structural Components & Observations in Attic

POSSIBLE PEST INFESTATION

ATTIC

Attic shows signs of possible pest infestation. Recommend a reputable contractor.

Recommendation

Contact a qualified pest control specialist.



Nest



Mouse Fecal Matter

Recommendation

14: GARAGE

		IN	NI	NP	D	M
14.1	Garage Floor		X			
14.2	Garage Vehicle Door	X				
14.3	Garage Vehicle Door Opener	X			X	
14.4	Electric in Garage	X			X	
14.5	Ceiling, Walls & Firewalls in Garage	X				
14.6	Moisture Intrusion in Garage	X				
14.7	Garage Chimney			X		
14.8	Garage Man Door	X			X	
14.9	Garage exterior	X			X	
14.10	Garage hose bib			X		
14.11	Garage roof	X			X	
14.12	Garage windows	X			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Defective M = Marginal

Information

Garage Vehicle Door: Type of
Door Operation
Opener

Limitations

Garage Floor

UNABLE TO INSPECT GARAGE FLOOR

GARAGE

I was unable to properly inspect all areas of the garage floor. Personal belongings from the homeowner at the time of inspection was a restriction and limited my visual inspection of the garage floor. Recommend a reinspection after personal items have been removed.

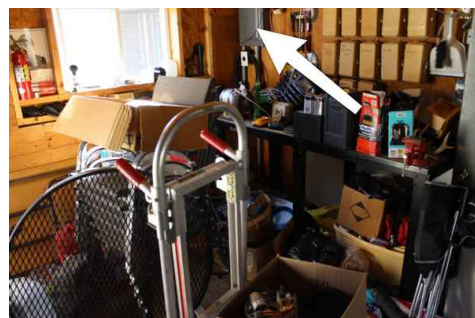


Electric in Garage

ELECTRICAL PANEL NOT ACCESSIBLE

GARAGE

The electrical panel in the garage was not accessible at the time of inspection. Recommend a reputable licensed electrical contractor to evaluate and advise.



Ceiling, Walls & Firewalls in Garage

CAN'T SEE EVERYTHING

I cannot observe everything. Inspection restrictions. My inspection was limited by homeowner's personal items.

Moisture Intrusion in Garage

HOMEOWNER'S PERSONAL ITEMS

Personal items of the homeowner limited my visual inspection of the perimeter of the garage interior. Recommend a reinspection of garage after personal items are removed.

Recommendations

14.3.1 Garage Vehicle Door Opener

EXTENSION CORD USED AT GARAGE DOOR OPENER DEFECT

GARAGE

I observed an extension cord being used at the garage door opener. Must be on it's own dedicated receptical. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified garage door contractor.



14.4.1 Electric in Garage



Safety Hazard

MISSING GFCI-PROTECTION IN GARAGE

GARAGE

I observed one or more receptacles in the attached garage without GFCI (or ground fault circuit interrupter) protection. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



14.4.2 Electric in Garage



Recommendation

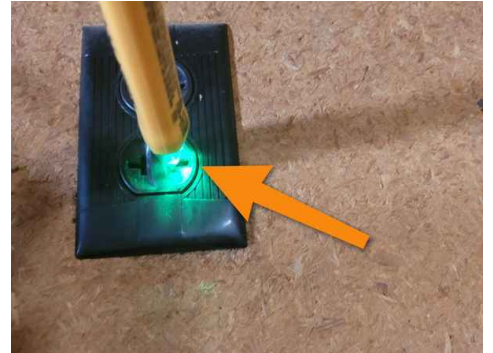
POWER NOT PRESENT AT RECEPTACLE

GARAGE

I observed indications that power was not present at a receptacle outlet in the garage. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified professional.



Light should turn red in presence of electricity.

14.8.1 Garage Man Door



Recommendation

DAMAGED DOOR

GARAGE

Garage man door has damage. Door frame and threshold is broken. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



14.9.1 Garage exterior



Recommendation

DAMAGED WOOD EXTERIOR

GARAGE

Garage exterior missing siding material. Wood OSB board has water damage and rot. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



14.9.2 Garage exterior

DAMAGE TO WOOD TRIM

GARAGE

Facia boards are not sealed or painted. This has allowed moisture to rot the wood. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.

 Recommendation



14.11.1 Garage roof

MISSING GUTTERS

GARAGE

Garage roof does not have gutters installed. This will allow water to garage foundation. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.

 Recommendation



14.11.2 Garage roof

SHINGLE REPLACEMENT/PATCH

GARAGE ROOF, LEFT SIDE

One or more of the shingles have been replaced or patched. Monitor for future issues.

Recommendation

Contact a qualified professional.

 Maintenance



14.11.3 Garage roof

MISSING SHINGLES

GARAGE

 Recommendation

Garage roof is missing one or more shingles on the right side. This will allow for water penetration to the roof. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



14.12.1 Garage windows

BROKEN WINDOW

GARAGE

Garage window has broken glass. Safety. This will allow for injury or worse. Recommend a reputable contractor.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

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:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

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.

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.

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.

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.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Bathrooms**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior**The inspector shall inspect:**

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

The inspector shall describe:

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

The inspector shall report as in need of correction:

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

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.

Basement, Foundation, Crawlspace & Structure**I. The inspector shall inspect:**

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

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

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

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Attic, Insulation & Ventilation**The inspector shall inspect:**

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

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Garage**The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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