PARADIGM INSPECTION GROUP
+15623504637
steven@paradigminspectiongroup.com
https://www.paradigminspectiongroup.com/

PARADIGM INSPECTION GROUP RESIDENTIAL HOME INSPECTION

1397 Ximeno Ave
Long Beach, CA 90804

Kara Biagiotti
MARCH 11, 2025

Inspector
Steven Hong
Certified Professional Inspector
NACHI123010323
+15623504637
steven@paradigminspectiongroup.com

Agent
Sarom Hong
Circle Real Estate
310-699-9910
sarom@oleagroup.co

TABLE OF CONTENTS

SUMMARY

21
MAINTENANCE ITEM

15
REPAIR RECOMMENDED

14.7.1 Bathroom(s) - Cabinetry, Ceiling, Walls & Floor: Caulk & Seal

14.7.2 Bathroom(s) - Cabinetry, Ceiling, Walls & Floor: Cracked Flooring Tiles

15.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Discoloration

15.1.2 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Exposed and Unsecured Electrical Wiring in Attic

16.2.1 Detached Garage - Roof Flashing: Deteriorated/Loose Roof Pipe Boot Flashing

16.3.1 Detached Garage - Gutters & Downspouts: Gutters Missing

16.3.2 Detached Garage - Gutters & Downspouts: Downspout Missing

16.11.1 Detached Garage - Garage Vehicle Door Opener: Defect at Warning Label

16.13.1 Detached Garage - Moisture Intrusion in Garage: Water Marks Observed

1: INSPECTION DETAILS

Information

General Inspection Info: Occupancy
Occupied

General Inspection Info: Weather Conditions
Light Rain

General Inspection Info: Type of Building
Single Family

General Inspection Info: In Attendance
Home Owner, Listing Agent

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Download Your E-Book On Home Maintenance

Thank you for hiring us for your Inspection needs. I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. To download this please make sure you are inside the portal view and not the pdf view. Please write my contact information within the book's inside cover, so that you can always contact me!

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

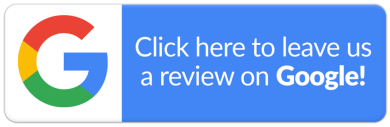
Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Your Job As a Homeowner: How did we do?

Thank you so much for choosing Paradigm! It was a pleasure working with you. If you have any questions with your report please don't hesitate to reach out to me!

I strive to offer the best customer service possible and your experience helps me reach potential customers who could benefit from my service. It would mean the world to me if you could spend a little bit of your time to leave me a review on these platforms. It goes a long way!



Limitations

General Inspection Info

LIMITED INSPECTION: FURNISHINGS AND OR STAGING

This inspection was limited in scope due to the presence of furnishings, personal belongings, or staging items. The presence of these items may have restricted access to certain areas and components of the home, including but not limited to walls, floors, outlets, windows, and cabinetry.

The following limitations apply:

•Areas behind or under furniture and large personal belongings were not inspected.
•Floors and walls obstructed by furniture or staging were not fully visible.
•Built-in systems (such as outlets or HVAC registers) may not have been accessible due to furniture placement.
•The presence of heavy items may have prevented thorough inspection of cabinetry interiors or closets.

Please note that any defects, damage, or concerns in these areas are excluded from this report.

2: ROOF

Information

General: Inspection Method
Roof

General: Roof Type/Style
Gambrel

Flashings: Material
Aluminum

Coverings: Homeowner's Responsibility

Your job as the homeowner is to 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.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Coverings: 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.

Coverings: Roof Was Inspected
Roof

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

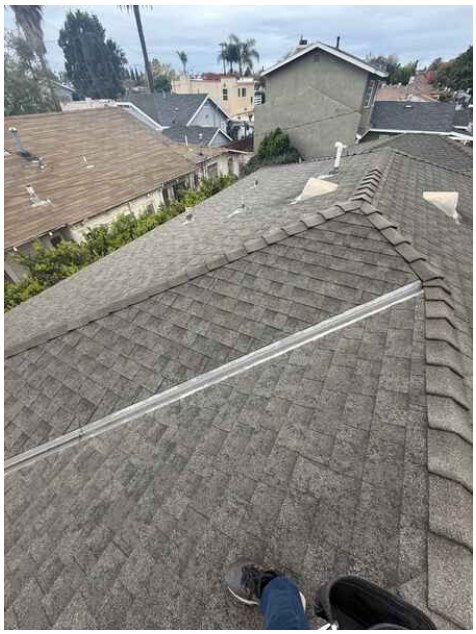
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. 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.

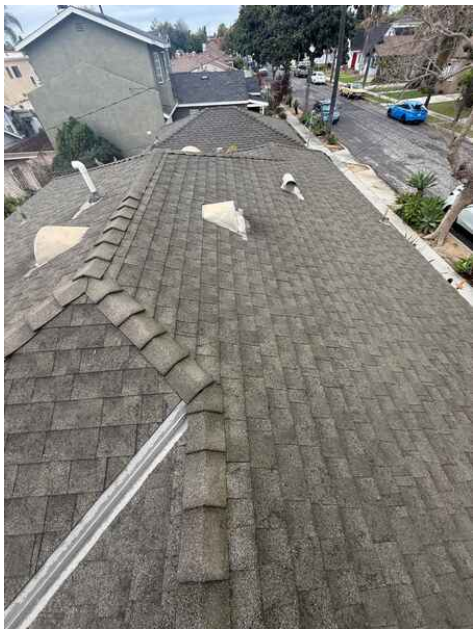
Coverings: **Roof Was inspected**

We attempted to inspect the roof from various locations and methods.



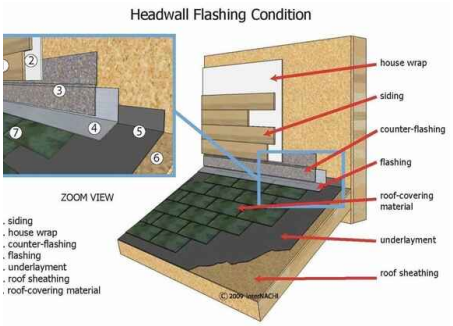





Flashings: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

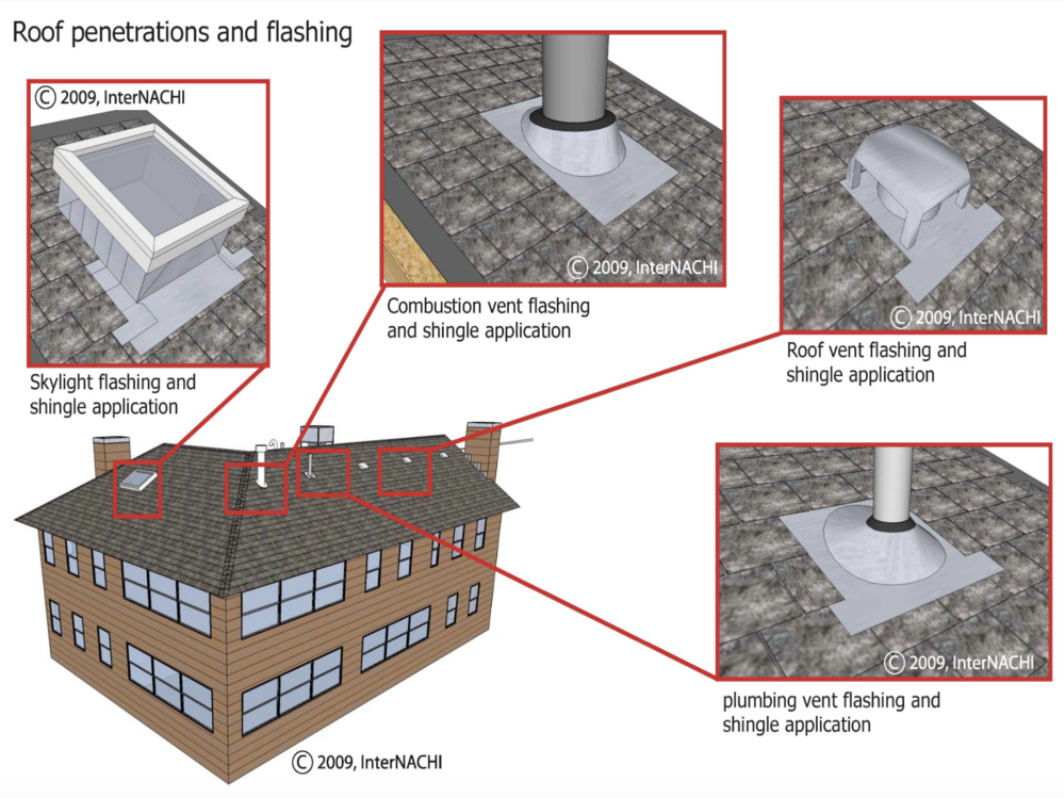
Flashings: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Limitations

Coverings

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.

Flashings

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.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Observations

2.2.1 Coverings

Repair Recommended

HOLE(S) ON ROOF COVERING

BACK- MID EDGE

I observe a slight hole on the roof covering.

Further evaluation and repair and or replacement is recommended to prevent further deterioration.

Recommendation

Contact a qualified professional.

2.4.1 Plumbing Vent Pipes

Maintenance Item

EXPOSED FASTENERS

I observed one of more exposed fasteners on the vent flashings. Proper installation and sealing fasteners help keep the roof and its system free from corrosion and damages. Recommend sealing fasteners to prevent moisture intrusion.

Recommendation

Contact a qualified professional.








2.6.1 Gutters & Downspouts

Maintenance Item

MISSING GUTTERS & DOWNSPOUT

The home is missing gutters and downspouts.

Why This Is Important:
Gutters and downspouts are critical for managing roof runoff and directing water away from the foundation, siding, and landscaping. Without them, water can pool near the foundation, potentially causing structural damage, soil erosion, and basement or crawl space moisture issues. Over time, this can lead to costly repairs.

Recommendation:
I recommend hiring a qualified professional to install a properly designed gutter and downspout system. Ensure the system includes appropriate downspout extensions or splash blocks to direct water at least 4-6 feet away from the foundation. This improvement will help protect the home from water damage and maintain its structural integrity.

Recommendation

Contact a qualified gutter contractor

3: EXTERIOR

Information

Foundation: Material

Raised , Pier & Posts

Homeowner's Responsibility

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 buildings exterior for its condition and weathertightness.

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

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Exterior Was Inspected

I inspected the exterior of the house.





Eaves, Soffits & Fascia: **Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

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

Stucco, Wood

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.

GFCIs & Electrical: **Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Walkways & Driveways: **Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

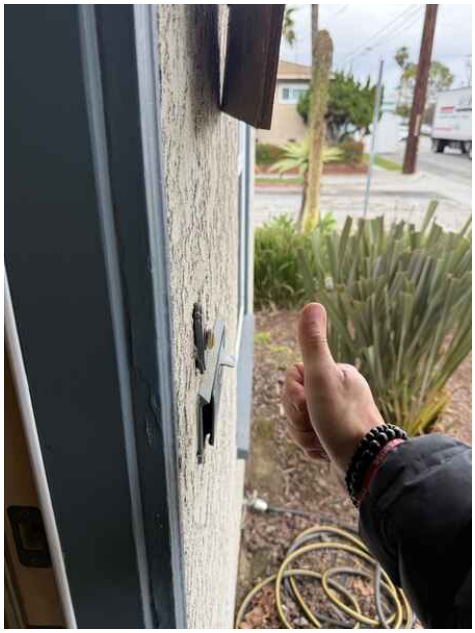
Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors. If there was a doorbell, I tested it.





Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. 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.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. 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 exterior wall-covering.

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.

Observations

3.2.1 Wall-Covering, Flashing & Trim

Maintenance Item

DAMAGED WALL-COVERING MATERIAL

I observed indications of damages and deterioration at the exterior wall-covering material(s).

Correction and further evaluation is recommended to prevent moisture intrusion and further deterioration.

Recommendation

Contact a qualified professional.



3.3.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

DENSE VEGETATION

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Recommended DIY Project

3.3.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

FENCE DEFECT

I observed that the condition of the fence is poor.

Recommendation

Contact a qualified fencing contractor

3.5.1 Walkways & Driveways

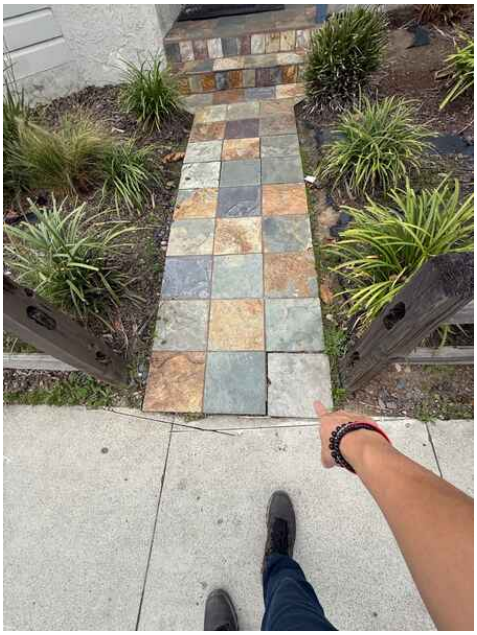
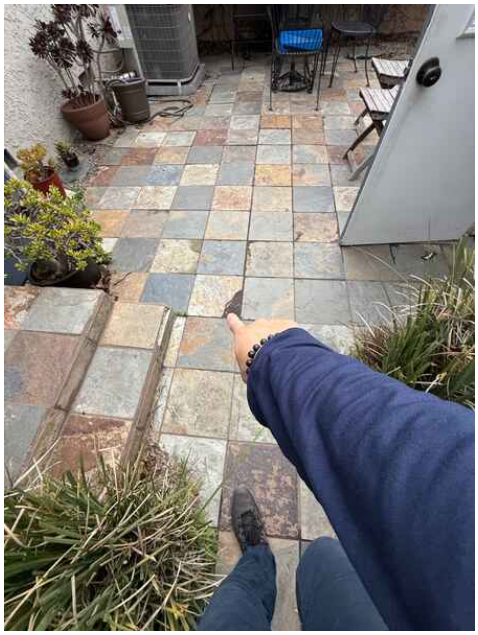
Maintenance Item

DAMAGE TILES

I observed damaged tiles on the exterior walking way. Repair is recommended.

Recommendation

Contact a qualified professional.


3.9.1 Windows

Maintenance Item

DAMAGED WINDOW SCREEN

I observed one or more damaged window screen. Replacement is recommended.

Recommendation

Contact a qualified handyman.

3.9.2 Windows

Maintenance Item

DAMAGE WINDOW TRIM

I observe damage around the window trim. Recommend repair or replace to prevent further deterioration.

Recommendation

Contact a qualified professional.







3.10.1 Exhaust Hoods

Maintenance Item

LOOSE EXHAUST HOOD

I observed an exhaust hood that was loose.

Recommendation

Recommended DIY Project

3.11.1 Foundation

Repair Recommended

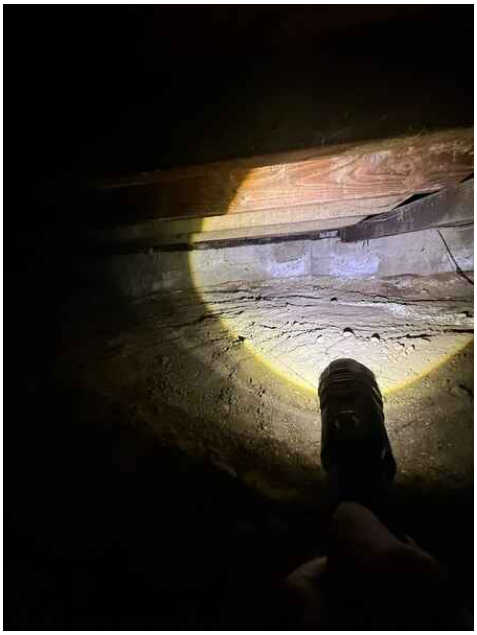
EFFLORESCENCE ON FOUNDATION WALLS AND CRAWLSPACE

Possible Efflorescence (white mineral deposits) is present on the foundation walls in the crawl space. This condition is typically caused by moisture intrusion through the concrete, which brings dissolved minerals to the surface as the water evaporates.

Recommendation:
Further evaluation is and correction is recommended to determine the source of moisture and if any drainage or ventilation improvements are needed.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described
Concrete

Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described
Pier & Posts

Under-Floor Crawlspace: Under-Floor Crawl Access Location
Basement

Insulation in Crawlspace: Type of Insulation Observed
None

Basement: Foundation Was Inspected

The foundation was inspected according to the Home Inspection Standards of Practice.

Basement: Structural Components Were Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Ventilation in Foundation/Basement Area: Ventilation Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

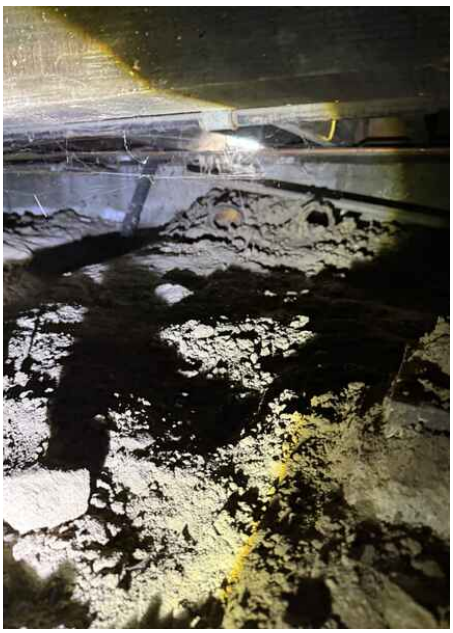
I report as in need of correction the general absence of ventilation in unfinished spaces.

Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components to the best of my ability while remaining safe.

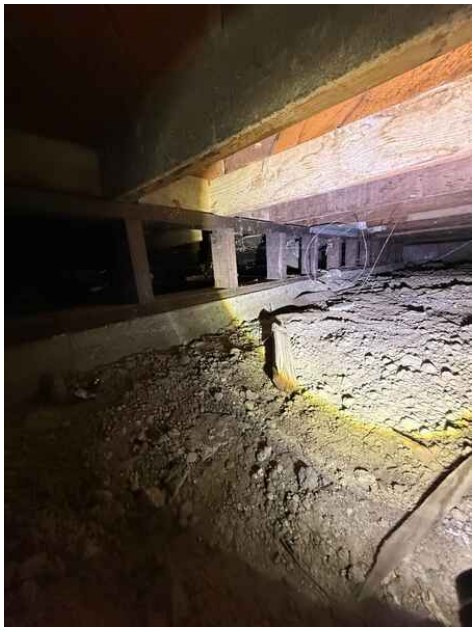
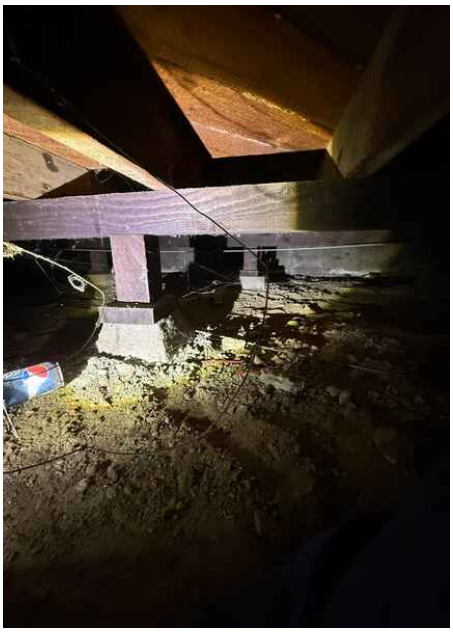


Under-Floor Crawlspace: Structural Components Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.



Insulation in Crawlspace: Approximate Average Depth of Insulation

missing insulation

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Ventilation in Crawlspace: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Observations

4.3.1 Under-Floor Crawlspace

Maintenance Item

WATER STAINS OBSERVED

I observed water stains around the plumbing areas above the floor boards. No active leak at the time of inspection.

Recommendation

Contact a qualified professional.

4.4.1 Insulation in Crawlspace

Repair Recommended

GENERAL ABSENCE OF INSULATION

I observed indications of the general absence of insulation in the unfinished crawlspace area.

Recommendation

Contact a qualified insulation contractor.

5: PLUMBING

Information

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

Outside of House

Water Supply : Water Pressure Reading

YES

Hot Water Source: Hot Water Tank Approximate Age

Unable to determine. Sleeve obstruction.

Gas : Type of Fuel

Natural Gas

Gas : Gas Meter

Gas meter was observed.

Main Water Shut-Off Valve: Homeowner's Responsibility

Exterior Rear

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.

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

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). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: **Hot Water Source, TPR Valve , Seismic Brace Venting Connections**

I inspected the hot water source, TPR valve, venting connections, and seismic brace.







Drain, Waste, & Vent Systems: Plumbing Pipes Observed

Copper, ABS, PVC

During the inspection I observed these plumbing pipes in the home. Note not all pipes are visible.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Sprinkler System : Sprinkler System

Observed a sprinkler system. System is set on auto. Please verify with seller for overall and past performance.

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.

Observations

5.2.1 Water Supply

Repair Recommended

MISSING WATER PRESSURE REGULATOR

I observe missing water pressure regulator that helps keep your pressure within range.

Recommendation

Contact a qualified professional.

5.2.2 Water Supply

Repair Recommended

WATER PRESSURE ABOVE NORMAL

The reading of the water pressure is above normal standards. For residential homes, the ideal water pressure should be between 40 and 60 psi (pounds per square inch). Pressures above 60 psi can cause excessive wear and tear on plumbing fixtures and appliances, while pressures below 40 psi may not provide sufficient water flow. Most homeowners aim for a water pressure reading of around 50 psi for optimal performance.

Recommendation

Contact a qualified professional.

5.3.1 Hot Water Source

Repair Recommended

WATER HEATER - MISSING SEDIMENT TRAP

The sediment trap, required by current plumbing standards, is absent at the gas line serving the water heater. Sediment traps are designed to collect debris or sediment in the gas supply line to prevent damage to the gas control valve and ensure safe operation.

This could result in debris entering the gas valve, potentially causing operational issues or hazards.

Recommendation:
Have a licensed plumber install a sediment trap at the gas line to meet manufacturer requirements and current plumbing modern standards and added safety.

Recommendation

Contact a qualified plumbing contractor.

6: ELECTRICAL

Information

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

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.

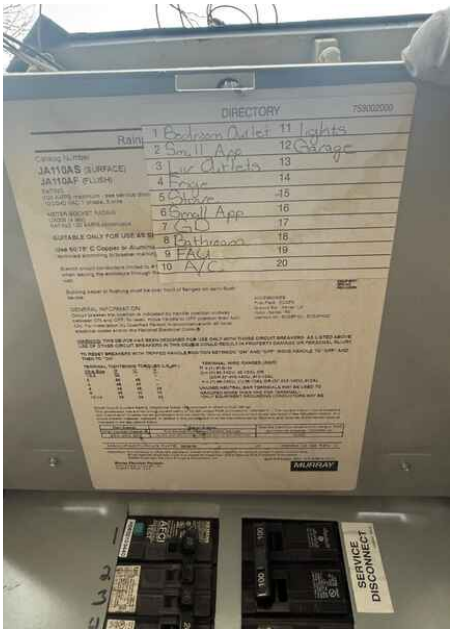
Main Service Disconnect: Main Disconnect Rating, If Labeled

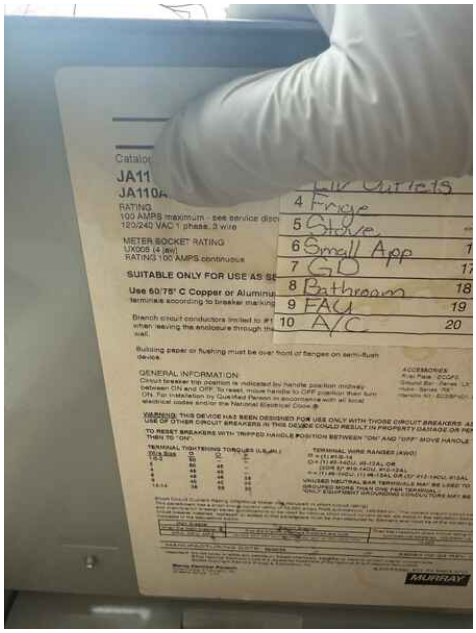
100

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

Panelboards & Breakers: Max Amp

100 amp max

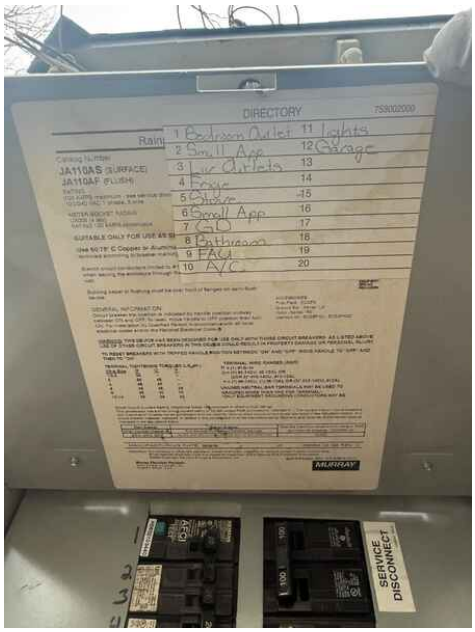




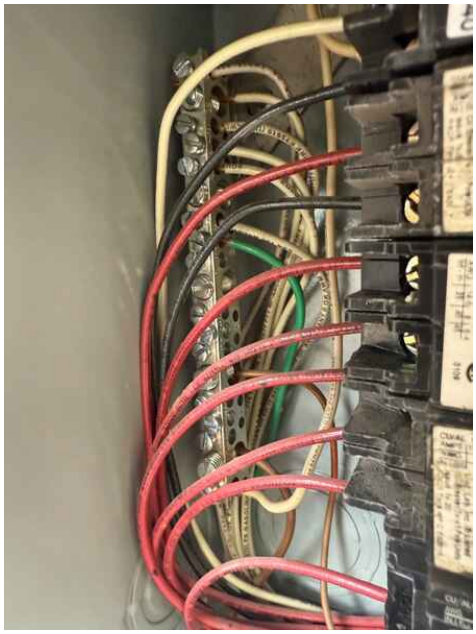
Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



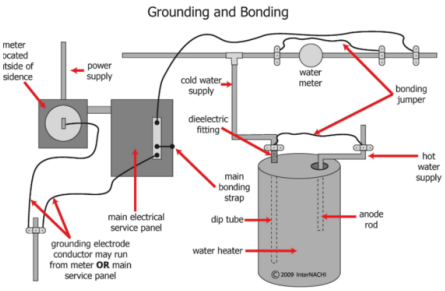




Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

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.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI 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.

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.

Observations

6.7.1 AFCIs

Maintenance Item

MISSING AFCI & GFCI BREAKERS

The electrical panel is missing Arc-Fault Circuit Interrupter (AFCI) breakers and Ground-Fault Circuit Interrupter (GFCI) breakers where they are typically required by modern electrical safety standards.

Recommendation:

For improved electrical safety, it is recommended to have a qualified electrician evaluate the panel and install AFCI and GFCI protection where required. These breakers enhance fire and shock protection by detecting electrical faults and preventing hazardous conditions. Upgrading to current safety standards is advised, especially in areas such as bedrooms (AFCI), kitchens, bathrooms, garages, outdoor areas, and basements (GFCI), per modern electrical standards.

Recommendation

Contact a qualified professional.

7: COOLING

Information

Cooling System Information: Service Disconnect Inspected

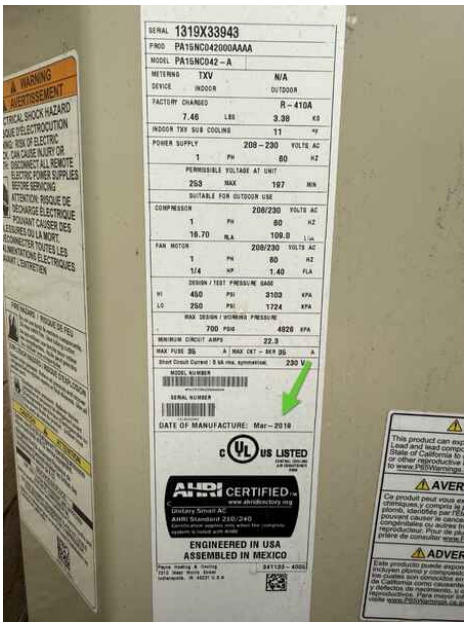
I observed a service disconnect within sight of the cooling system.

Cooling System Information: Cooling System Approximate Age

6 years old. Manufactured Date labeled: 2019

Thermostat and Normal Operating Controls: Thermostat Location

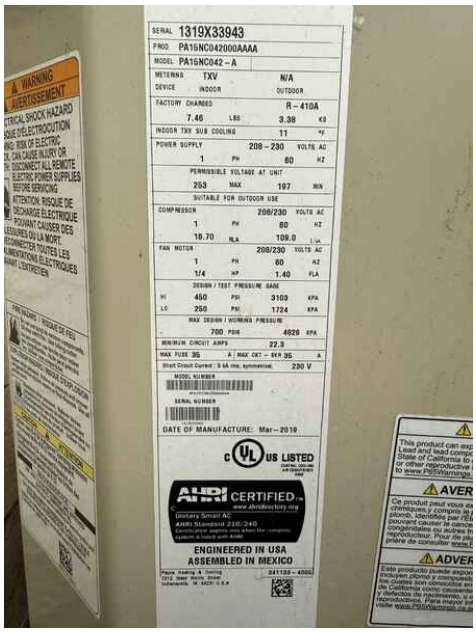
Hallway



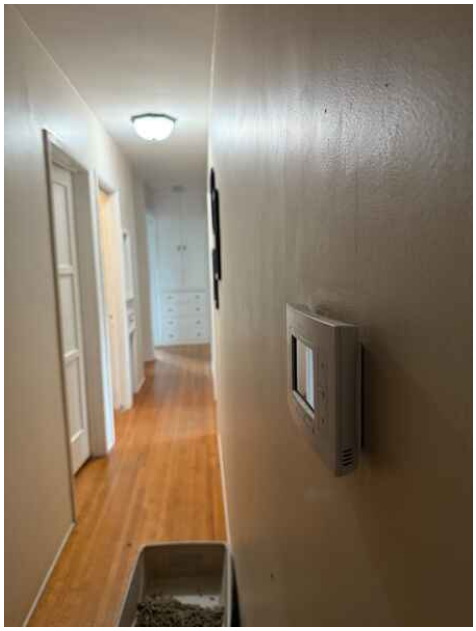
Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

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



Thermostat and Normal Operating Controls: Thermostat



Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

Observations

7.1.1 Cooling System Information

Repair Recommended

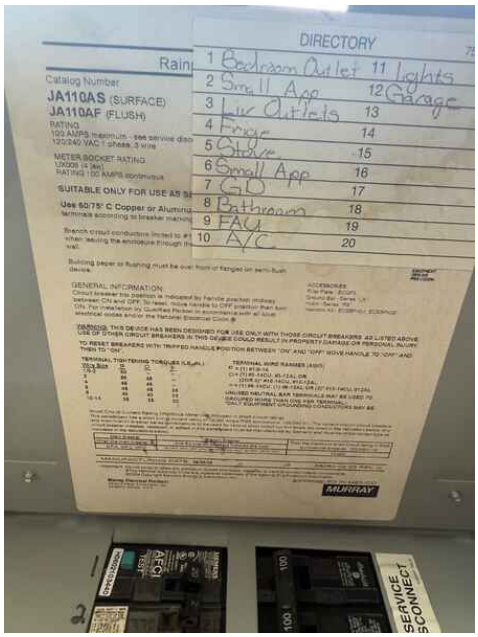
OVERSIZED BREAKER FOR A/C UNIT

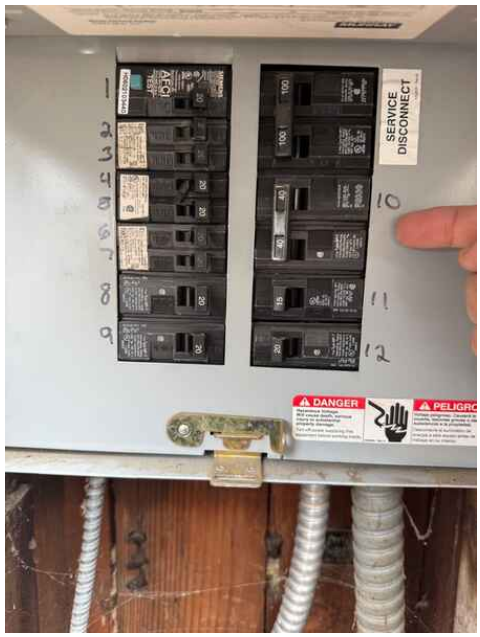
The air conditioning unit is connected to a 40-amp breaker, which exceeds the manufacturer's maximum rating of 35 amps.

Recommendation:
A qualified electrician should evaluate and install the appropriately sized breaker as needed.

Recommendation

Contact a qualified professional.





8: HEATING

Information

Heating System Information: Energy Source
Gas

Heating System Information: Heating Method
Forced Air - Gas

Thermostat and Normal Operating Controls: Thermostat Location
Hallway

Heating System Information: Homeowner's Responsibility

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

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







Heating System Information: Heating System Approximate Age

The serial number of the furnace is W0E9836716. Most HVAC manufacturers use the first four digits of the serial number to indicate the manufacturing date.

For ICP (International Comfort Products), which produces brands like Tempstar, Heil, and Comfortmaker, the serial number format typically follows:
•First letter: Indicates the factory code.
•Second letter (or digit): Represents the year.
•Next two digits: Represent the week of the year.

In W0E9836716, the second character is 0, which likely indicates the year 2020, and 98 is the production batch or unit number.

This furnace was manufactured in 2020, making it approximately 4 to 5 years old as of 2025.

Observations

8.1.1 Heating System Information

GAS LINE OBSERVATION: MISSING SEDIMENT TRAP

Repair Recommended

The gas line serving the furnace does not have a sediment trap installed. A sediment trap is designed to capture debris and moisture from the gas supply, preventing potential damage to the furnace's components.
Requirement: Modern building codes (e.g., IRC G2419) and manufacturer guidelines typically require a sediment trap to be installed on gas appliances.
Implication: Without a sediment trap, contaminants in the gas line could enter the furnace, potentially leading to operational issues or premature wear.
Recommendation: Consult a licensed plumber or HVAC technician to install a sediment trap in accordance with current standards and manufacturer requirements.

Let me know if you need further adjustments!

Recommendation

Contact a qualified professional.

8.1.2 Heating System Information

Repair Recommended

MISSING CONDENSATION DRAIN PAN

Furnace Observation:
The furnace is installed without a catch pan (condensate drain pan) beneath it. The absence of a catch pan is a defect, particularly given the furnace's location in an attic space where any leaks could cause significant water damage to the structure below.

Recommendation:
It is recommended to have a licensed HVAC technician install a catch pan with a proper drain line beneath the furnace to prevent potential water damage. This is especially important in attic installations where leaks can lead to costly repairs.

Recommendation

Contact a qualified professional.

9: KITCHEN

Information

Kitchen Sink: **Ran Water at Kitchen Sink**

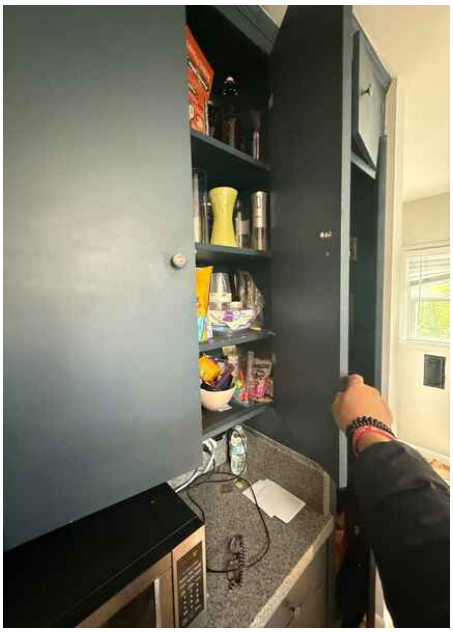
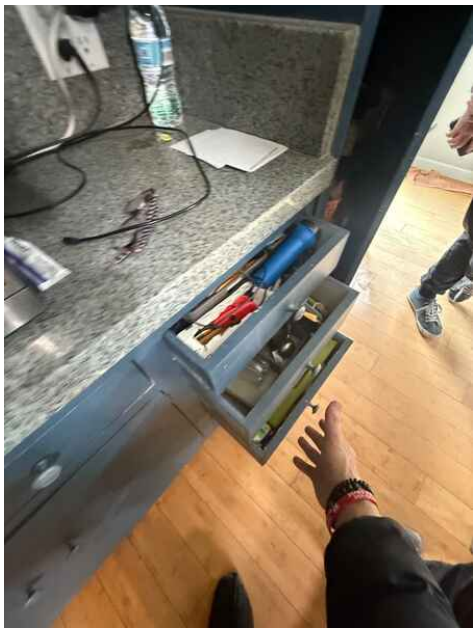
I ran water at the kitchen sink.

Windows : **Window**

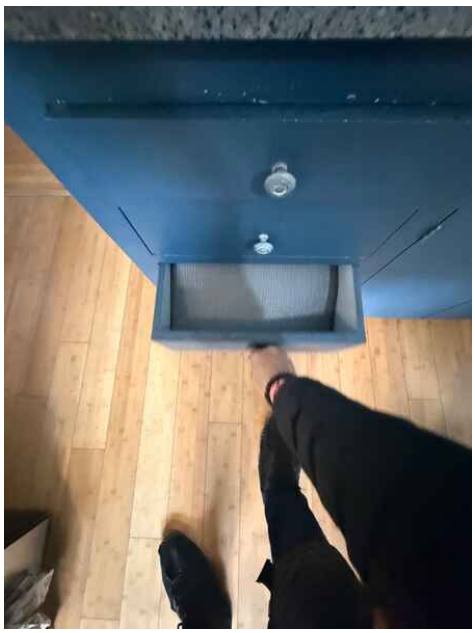
I inspected the windows.

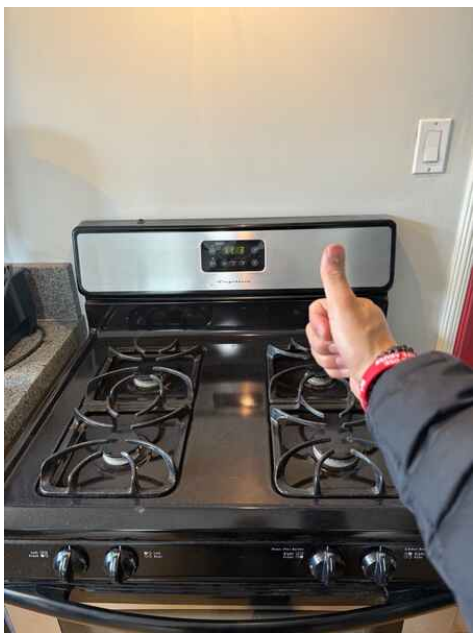
Kitchen : Kitchen

Kitchen was inspected.

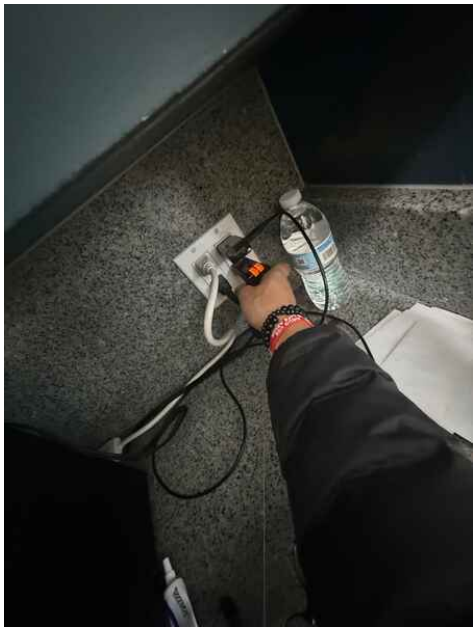



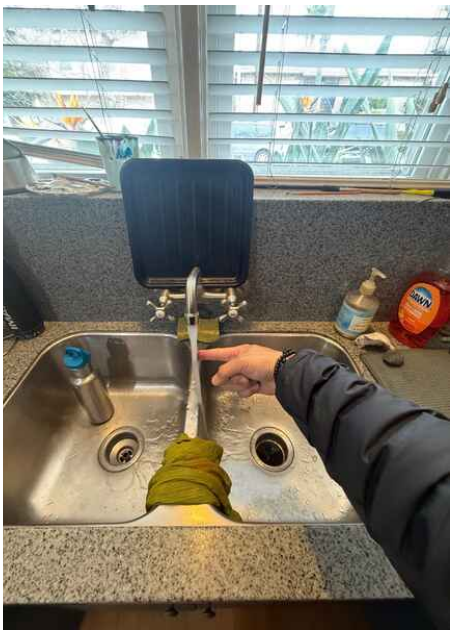


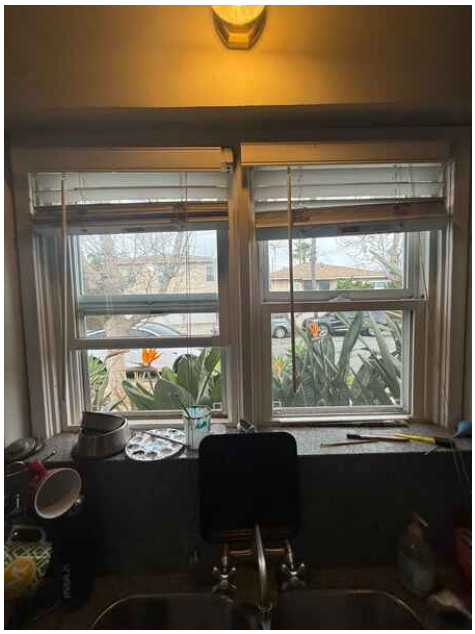


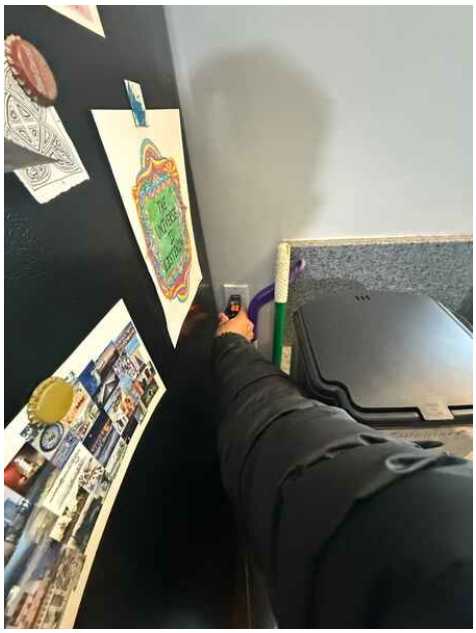
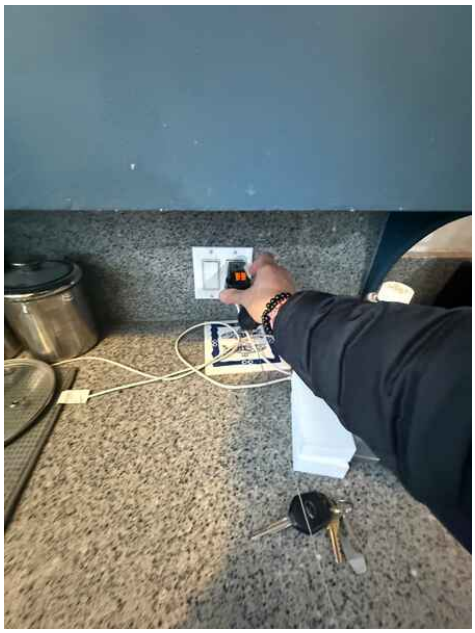






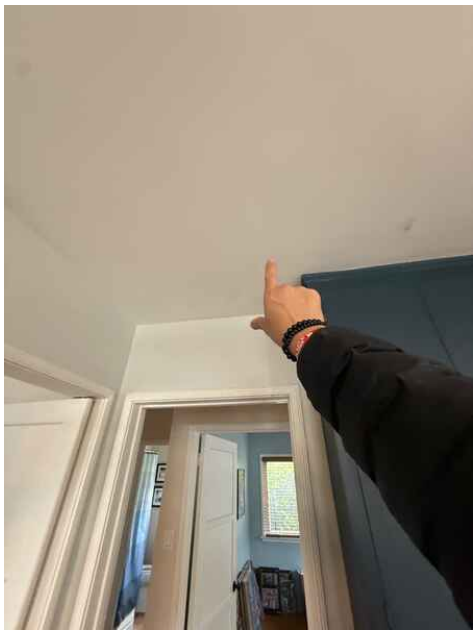


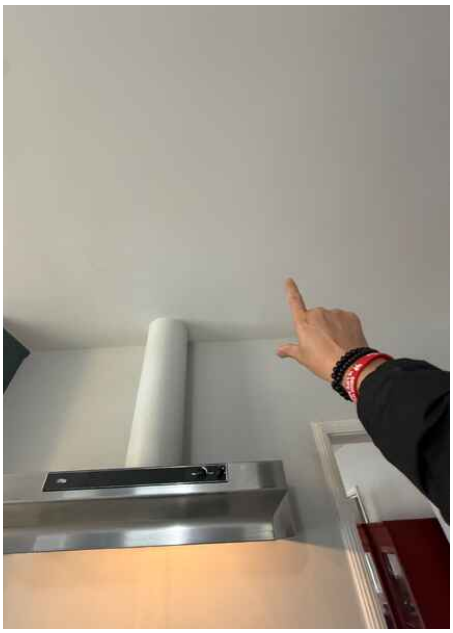


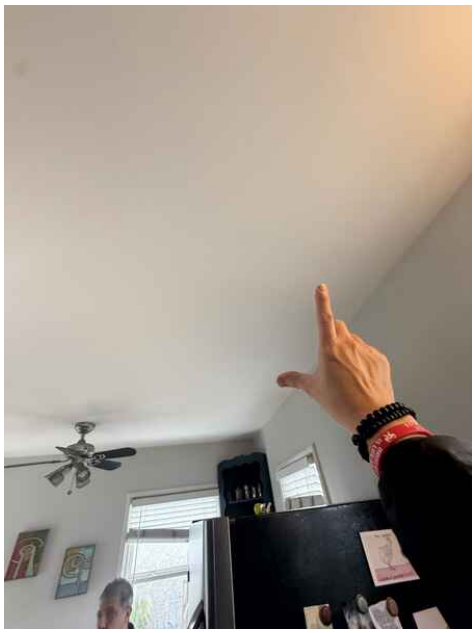



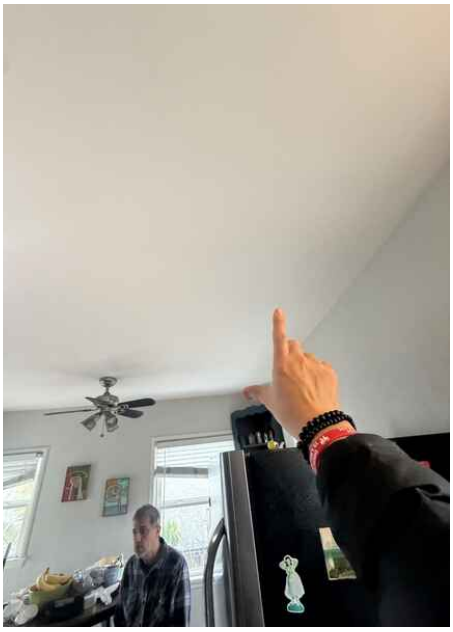
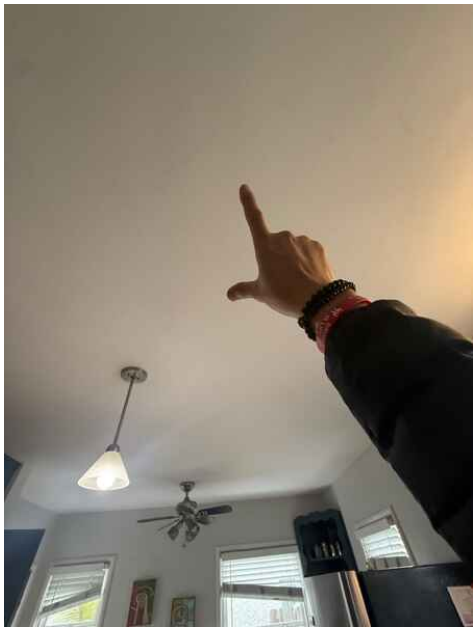
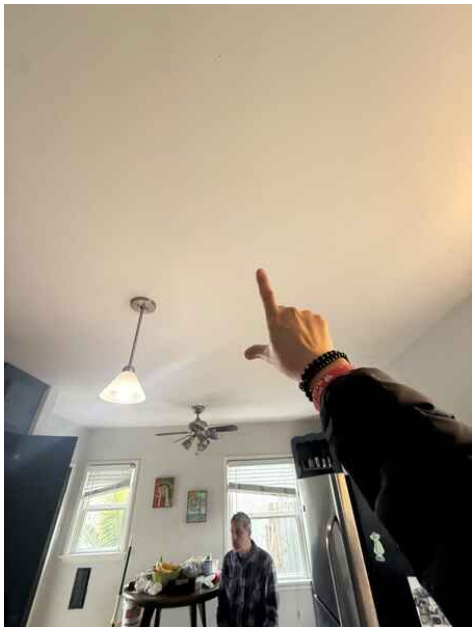










GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Appliances : Appliances Inspected

I inspected all readily available appliances such as microwave, garbage disposal, refrigerator, oven and venting systems. The inspection consists of testing them for power and basic function.

Observations

9.6.1 Floors, Walls, Ceilings

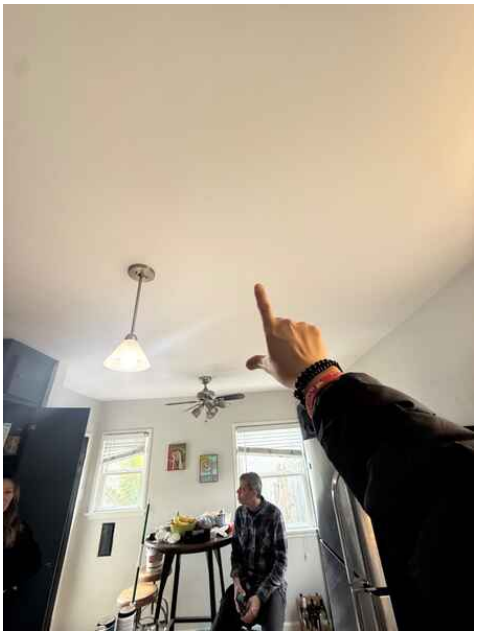
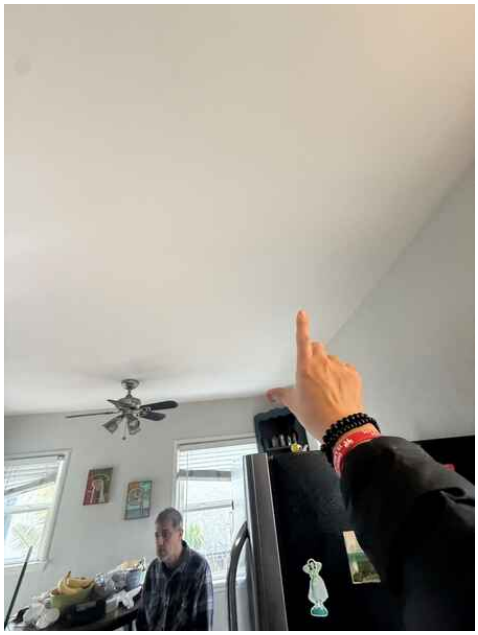
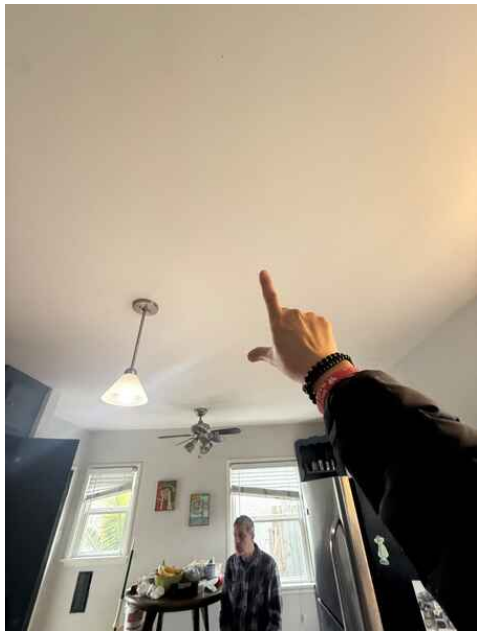
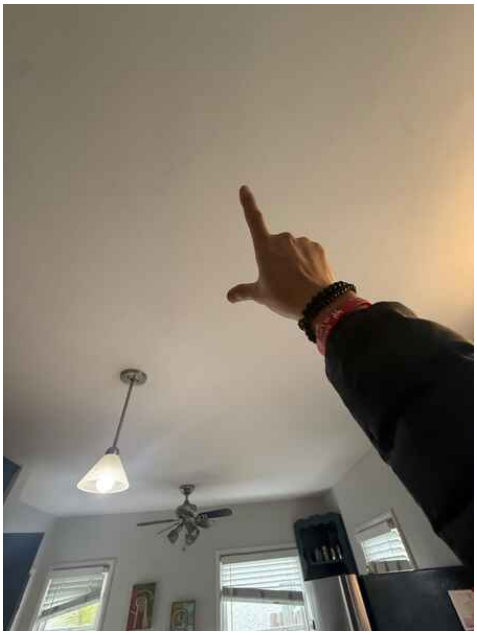
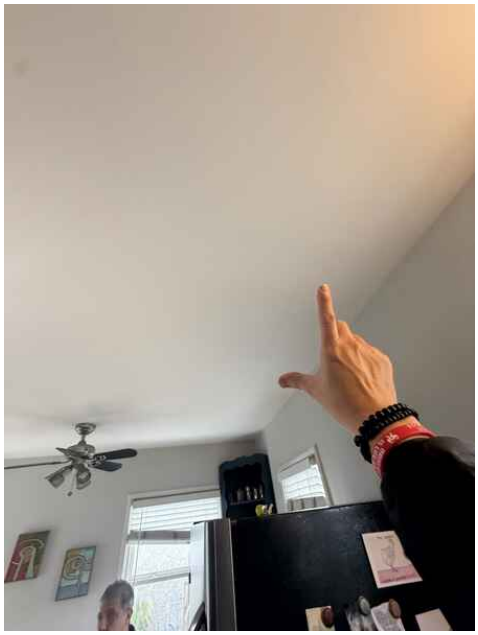
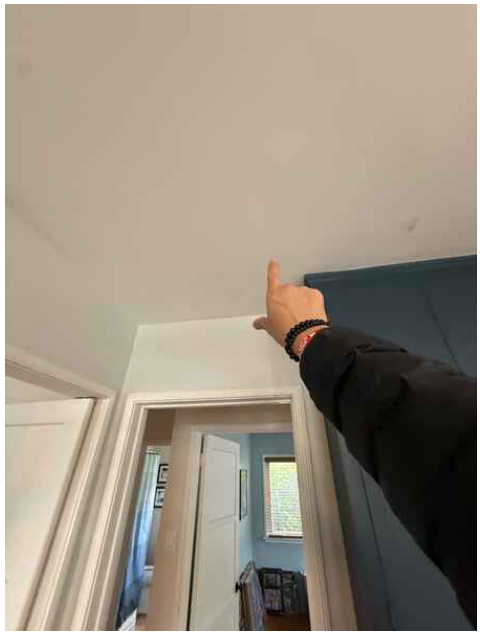
Maintenance Item

HAIRLINE CRACKS - CEILING

Observed hairline cracks on the ceilings. Recommend sealing cracks to prevent further deterioration.

Recommendation

Contact a qualified professional.

9.7.1 Appliances

Repair Recommended

MISSING ANTI-TIP BRACKET ON OVEN

The oven/range is not equipped with an anti-tip bracket, which is a standard safety device designed to prevent the appliance from tipping forward.

Implication:
Without an anti-tip bracket, the oven/range could tip if downward force is applied, such as a child climbing on the door, potentially causing serious injury.

Recommendation:
I recommend installation of an anti-tip bracket in accordance with the manufacturer's instructions by a qualified professional to enhance safety and comply with modern safety standards.

Recommendation

Contact a qualified professional.

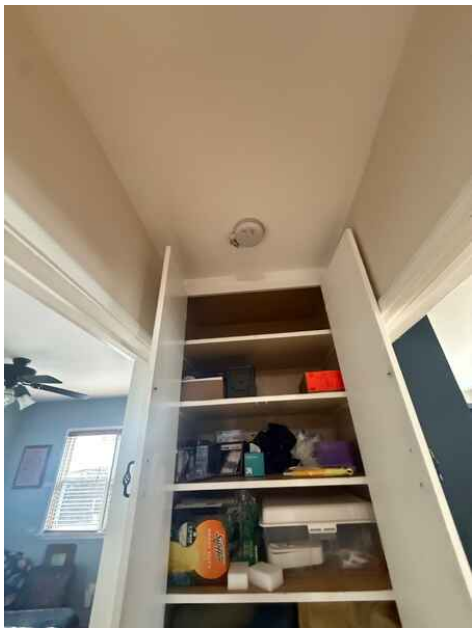
10: DOORS, WINDOWS & INTERIOR

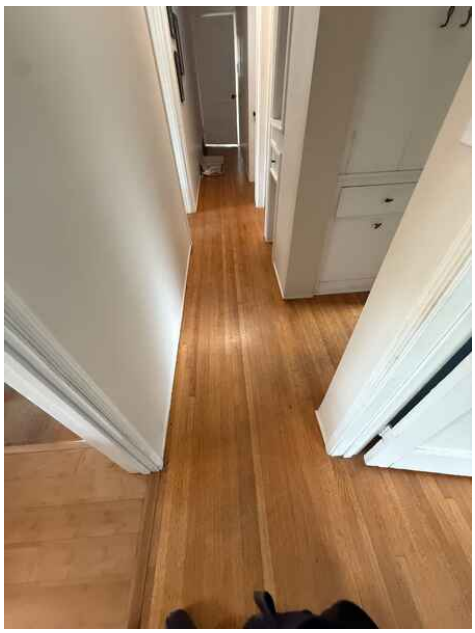
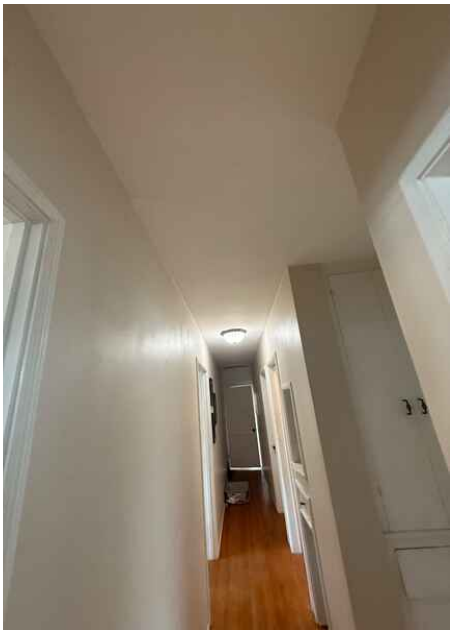
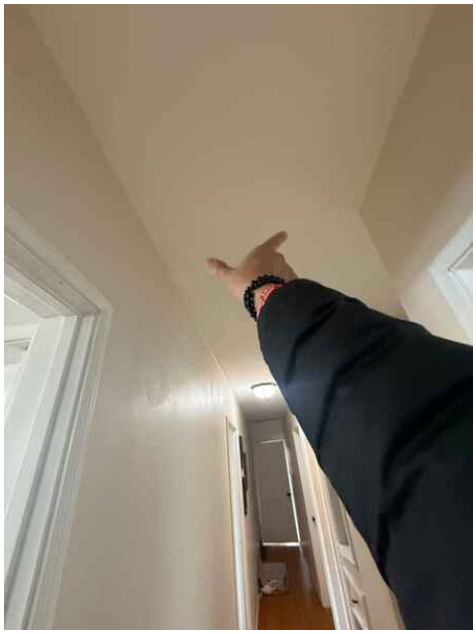
Information

Interior Space : Interior Space

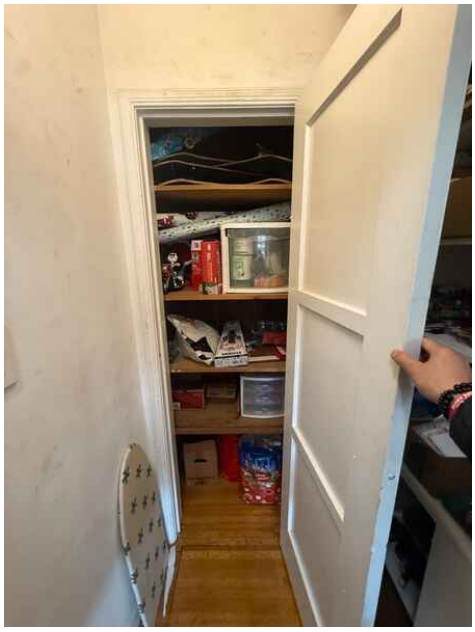
Interior space inspected.







Doors: Doors Inspected

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

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.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Observations

10.5.1 Floors, Walls, Ceilings

Maintenance Item

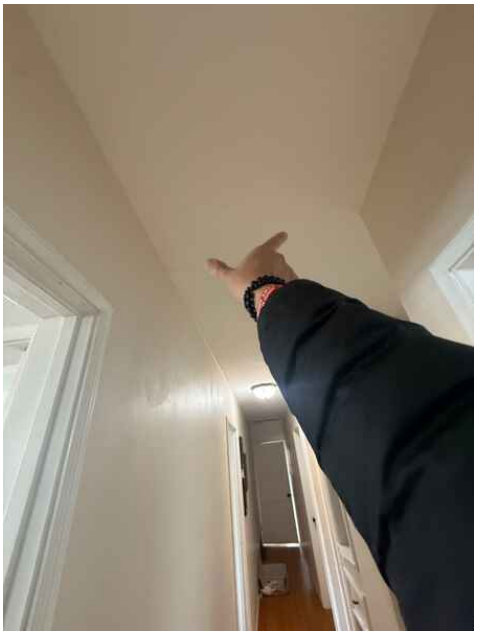
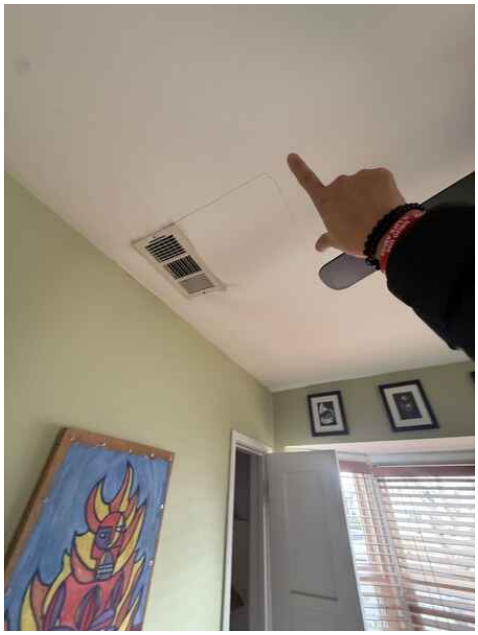
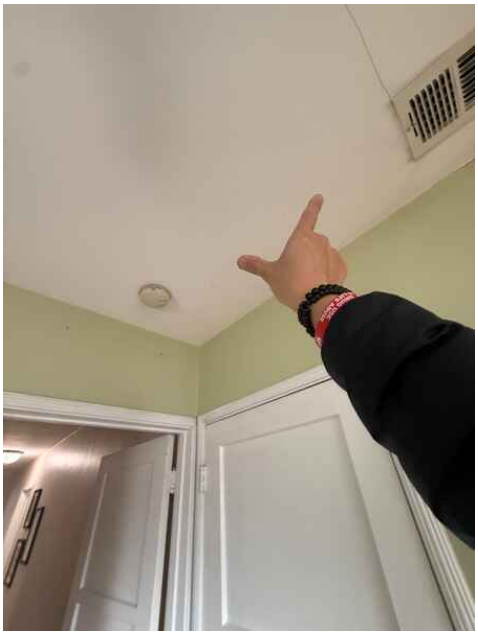
HAIRLINE CRACKS - CEILING 2

HALLWAY + BEDROOM CLOSEST TO FRONT DOOR + 2ND BEDROOM

Observed hairline cracks on the ceilings. Recommend sealing cracks to prevent further deterioration.

Recommendation

Contact a qualified professional.

10.6.1 Presence of Smoke and CO Detectors

Repair Recommended

MISSING CO DETECTOR

I observed indications of a missing carbon monoxide detector. I recommend installing a CO detector in each side of the hallway.

Recommendation

Contact a qualified professional.

11: LAUNDRY

Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Observations

11.1.1 Laundry Room, Electric, and Tub

Repair Recommended

MISSING GFCI PROTECTION

I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A)(10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.

12: LIVING ROOM

Information

Windows: **Window Type**
Single-hung

Windows: **Window Manufacturer**
Unknown

Floors: **Floor Coverings**
Hardwood

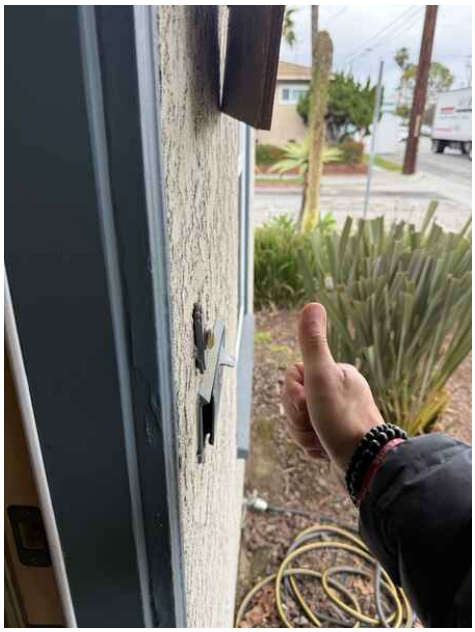
Walls: **Wall Material**
Drywall

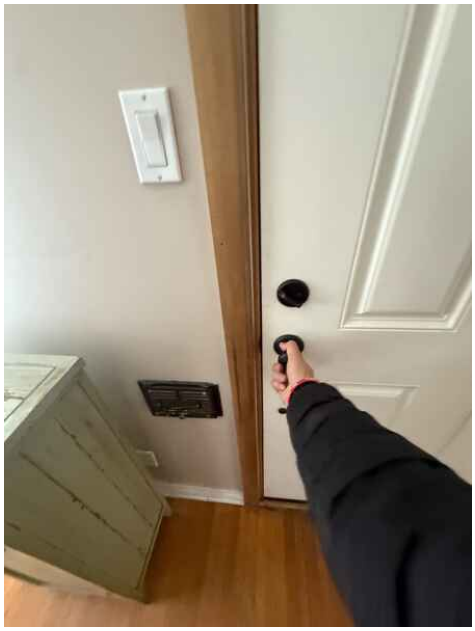
Ceilings: **Ceiling Material**
Plaster

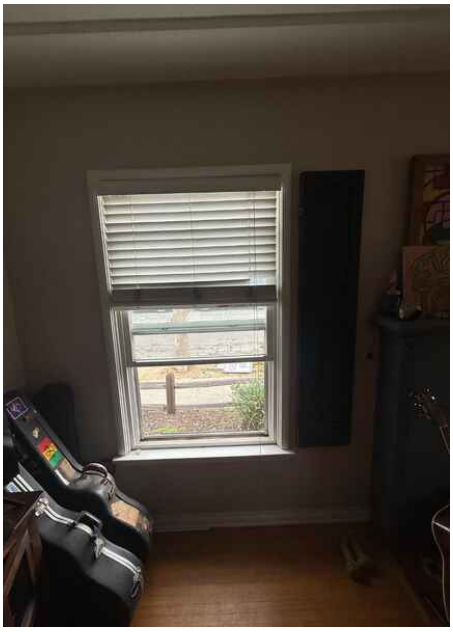
General: Living Room

Living room was inspected.

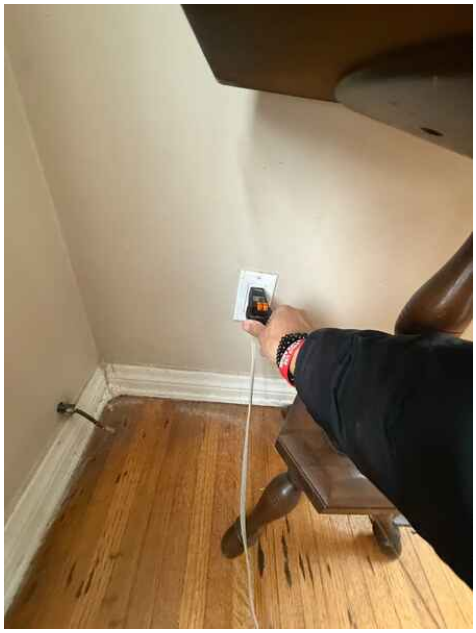
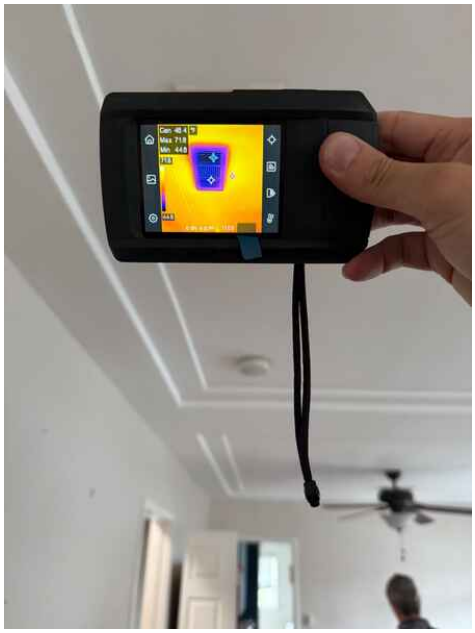


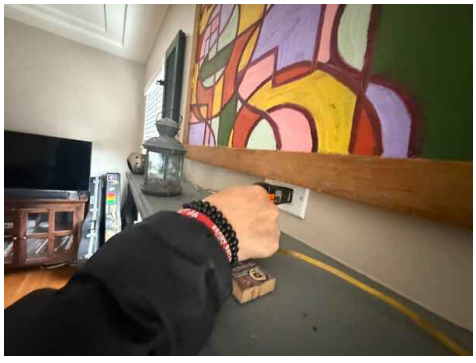







13: BEDROOM(S)

Information

Windows: **Window Type**
Casement, Single-hung

Windows: **Window Manufacturer**
Unknown

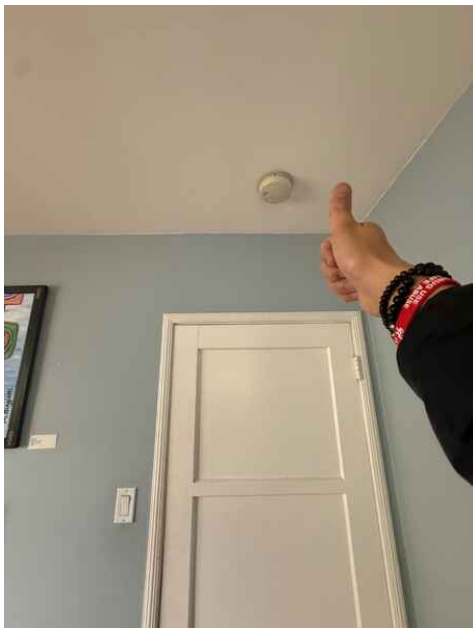
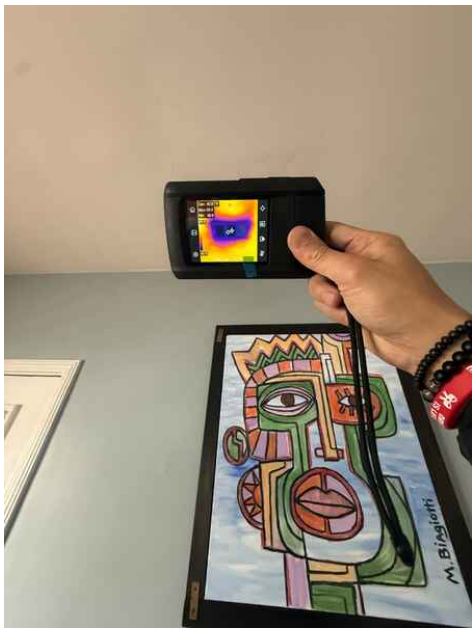
Floors: **Floor Coverings**
Hardwood

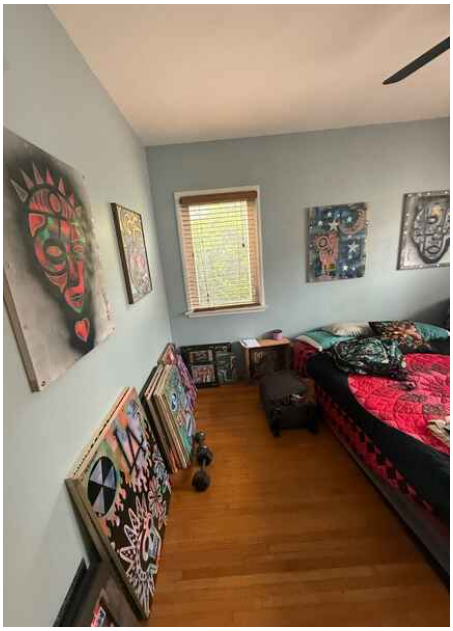
Walls: **Wall Material**
Drywall

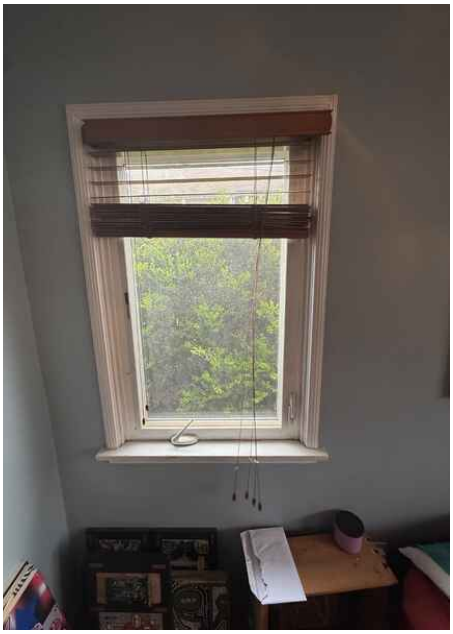
Ceilings: **Ceiling Material**
Plaster

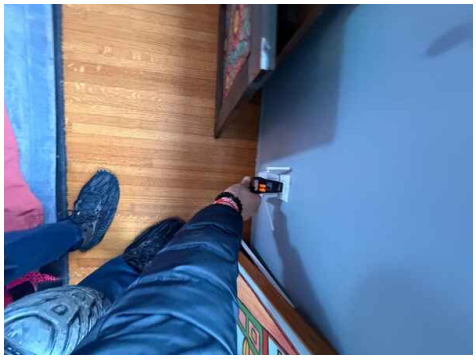
General: Bedroom(s)

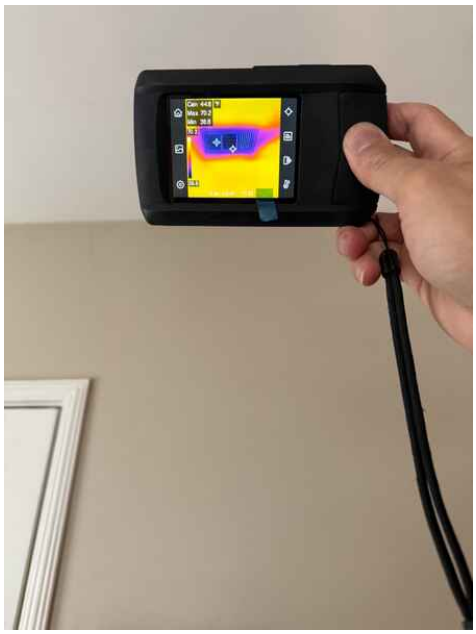
Bedrooms was inspected.

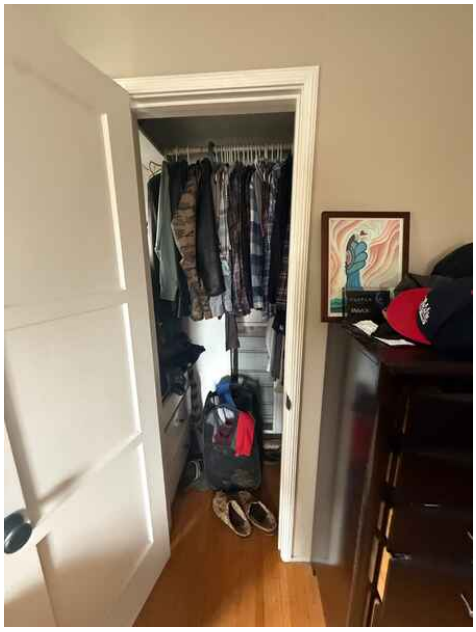
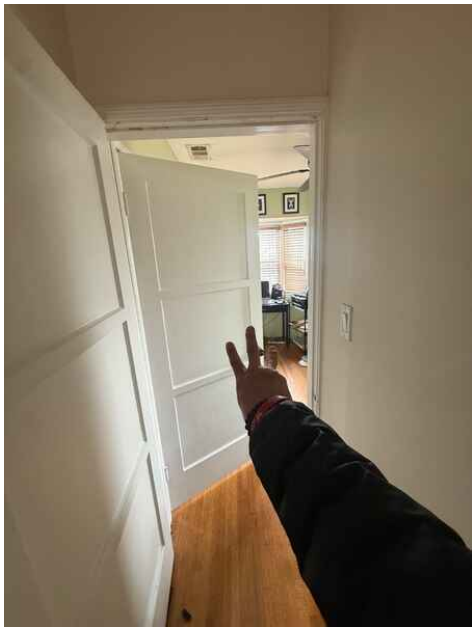
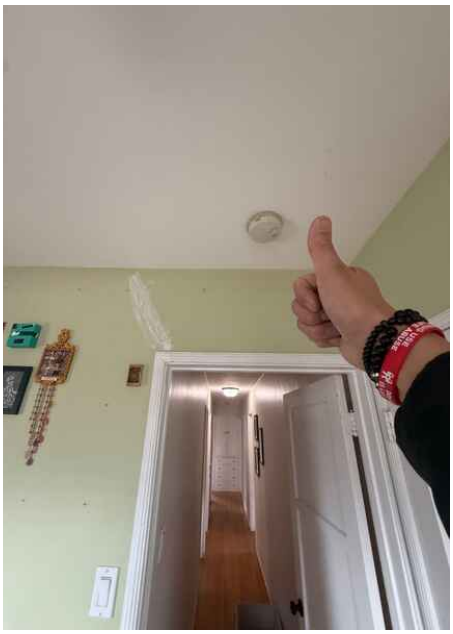


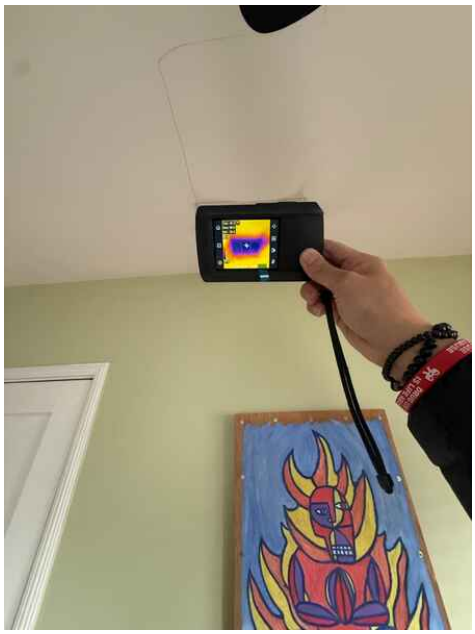
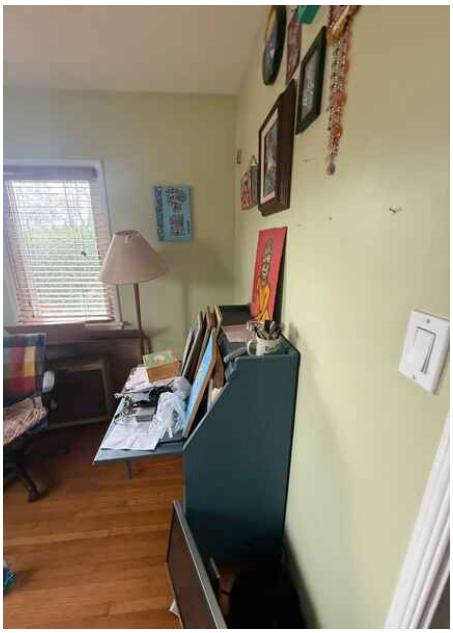
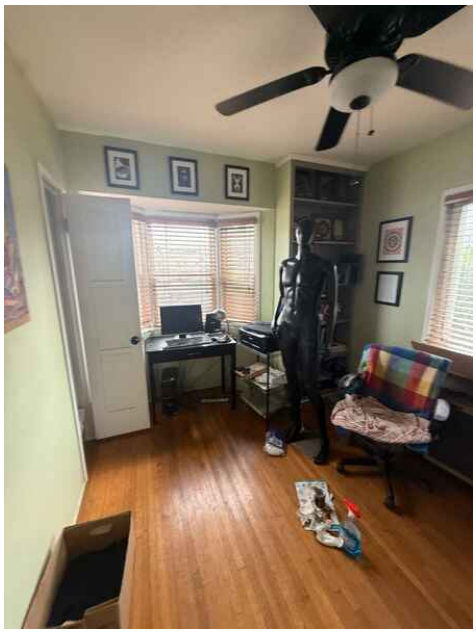



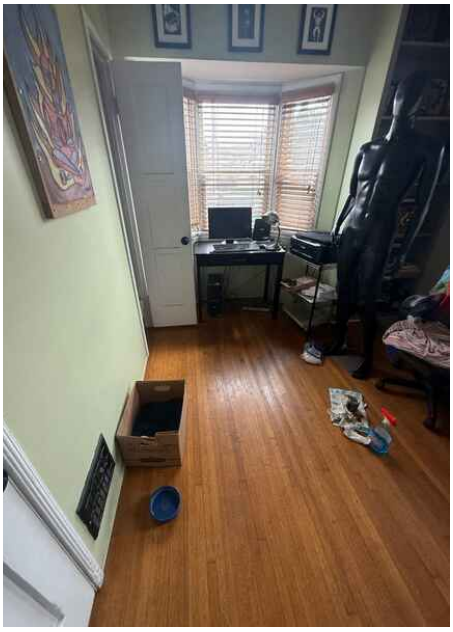



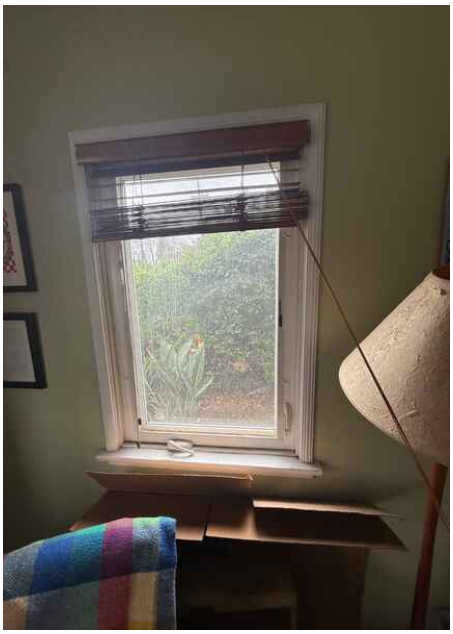


BELLA+CANVAS



14: BATHROOM(S)

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Door: Doors

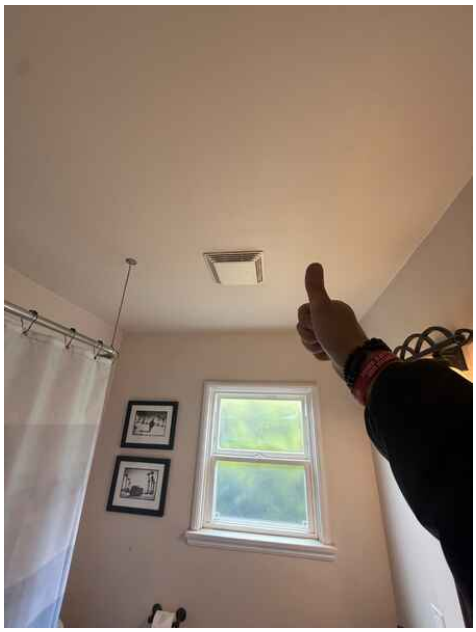
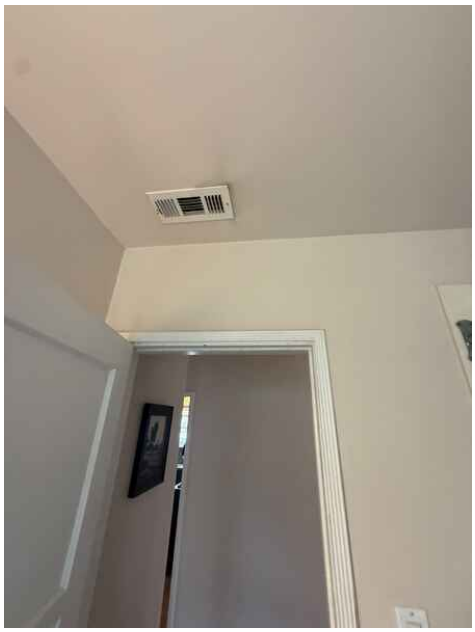
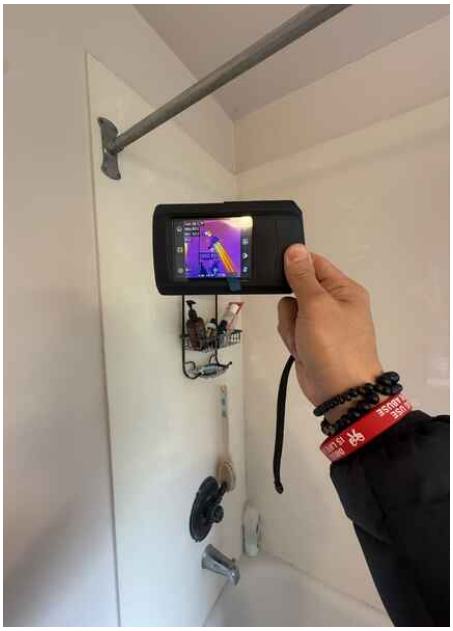
Doors were inspected.

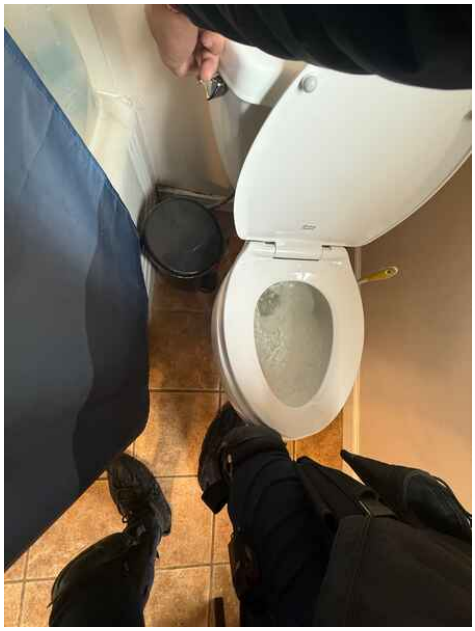
Window: Window

Windows were inspected.

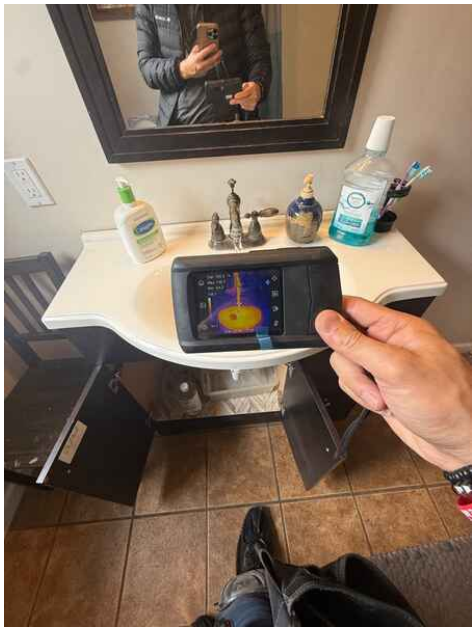
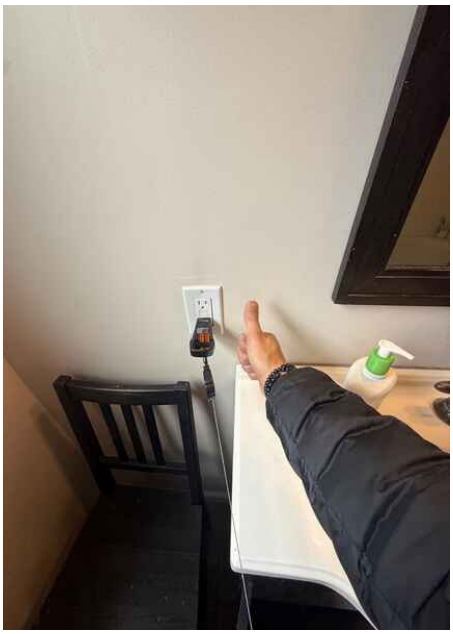
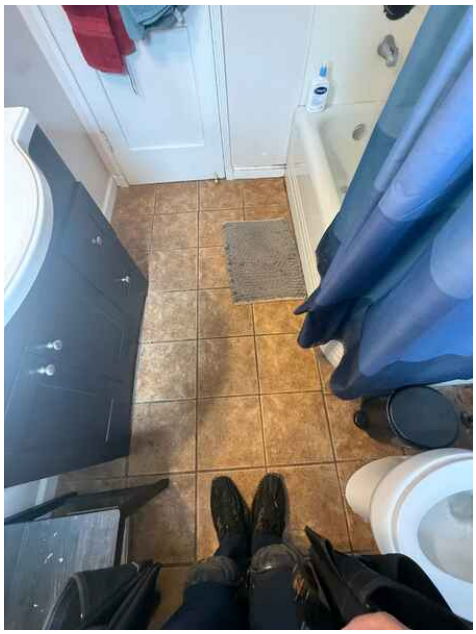
Bathrooms: Bathrooms

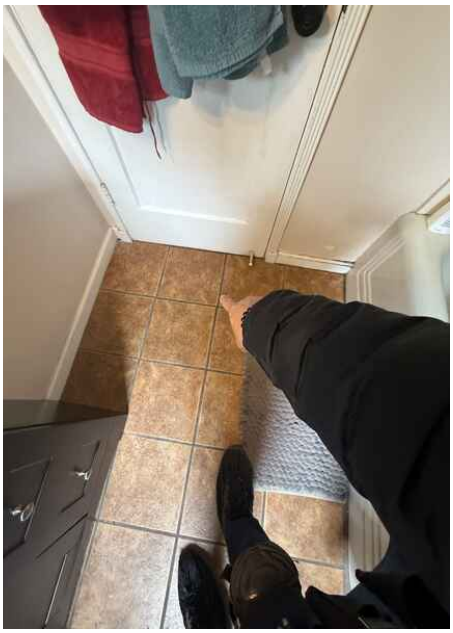
Bathrooms was inspected.

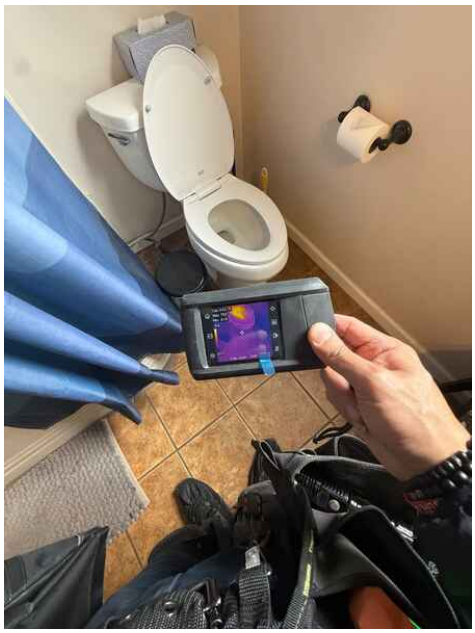













Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Observations

14.3.1 Sinks, Tubs & Showers

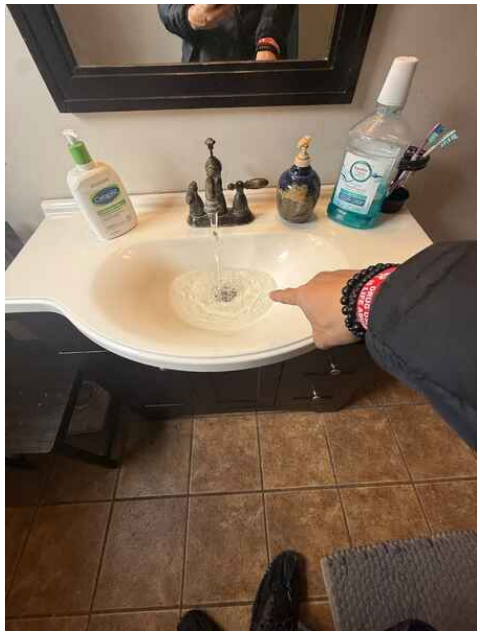
Repair Recommended

SLOW DRAIN

I observed slow drainage at the bathroom sink. Recommend further evaluation and correction.

Recommendation

Contact a qualified professional.



14.3.2 Sinks, Tubs & Showers

Repair Recommended

FLEXIBLE DRAIN TRAP INSTALLED

The sink drain assembly includes a flexible accordion-style drain trap, which is not a standard plumbing component. These types of pipes can be prone to clogging and may not allow proper drainage.

Recommendation: A qualified plumbing professional should evaluate and address as needed.

Recommendation

Contact a qualified professional.

14.7.1 Cabinetry, Ceiling, Walls & Floor

CAULK & SEAL

Maintenance Item

Caulk and seal is recommend behind sink and toilet connections to prevent moisture or rodent intrusion.

Recommendation

Contact a qualified professional.

14.7.2 Cabinetry, Ceiling, Walls & Floor

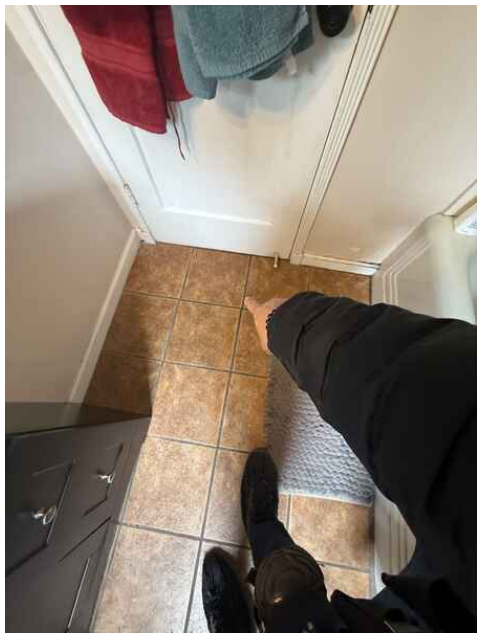
CRACKED FLOORING TILES

Maintenance Item

Observed cracks on the tile. Repair recommended.

Recommendation

Contact a qualified professional.



15: ATTIC, INSULATION & VENTILATION

Information

Insulation in Attic: Type of Insulation Observed

Fiberglass

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.




Insulation in Attic: Approximate Average Depth of Insulation

9-12 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.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

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

Observations

15.1.1 Structural Components & Observations in Attic

Maintenance Item

DISCOLORATION

Observed discoloration on the wood. Possibly related to moisture. No current leak observed. Please also ask seller for overall and past performance.

Recommendation

Contact a qualified professional.

15.1.2 Structural Components & Observations in Attic

Maintenance Item

EXPOSED AND UNSECURED ELECTRICAL WIRING IN ATTIC

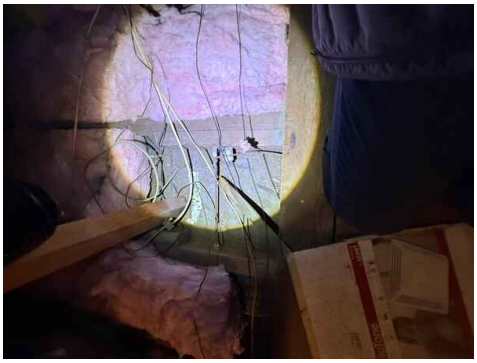
Observation: Electrical wiring is exposed and loosely secured throughout the attic. Some wires appear to be unsupported, improperly terminated, or lacking protective conduit.

Recommendation: A qualified electrician should evaluate and address as needed.

Recommendation

Contact a qualified professional.



16: DETACHED GARAGE

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Vehicle Door: Type of Door Operation

Opener

Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

Garage Vehicle Door Opener: Wall Control Button Label Was Inspected

I observed a warning label near the wall control button. Good.

Exterior Door: Exterior Doors Inspected

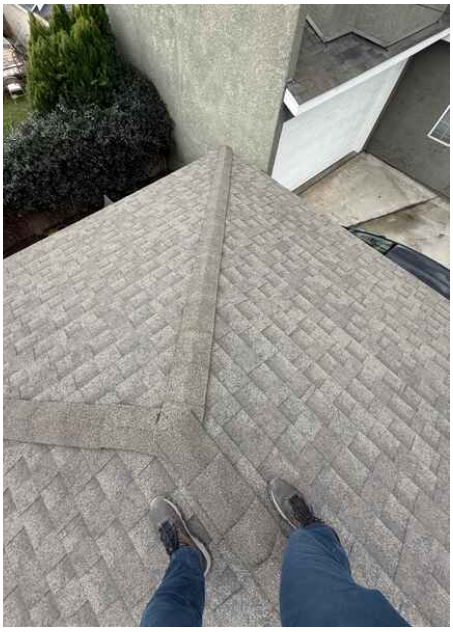
I inspected the exterior doors of the detached garage.

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to 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.



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**

Roof

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.

Roof Flashing: **Wall Intersections**

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

Roof Flashing: **Eaves and Gables**

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Gutters & Downspouts: **Homeowner's Responsibility**

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Eaves, Soffits & Fascia: **Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Vegetation, Surface Drainage, Retaining Walls & Grading: **Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

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

Stucco

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.

Electric/GFCI Outside Garage: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Ceiling & Walls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the detached garage according to the Home Inspection Standards of Practice.

Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

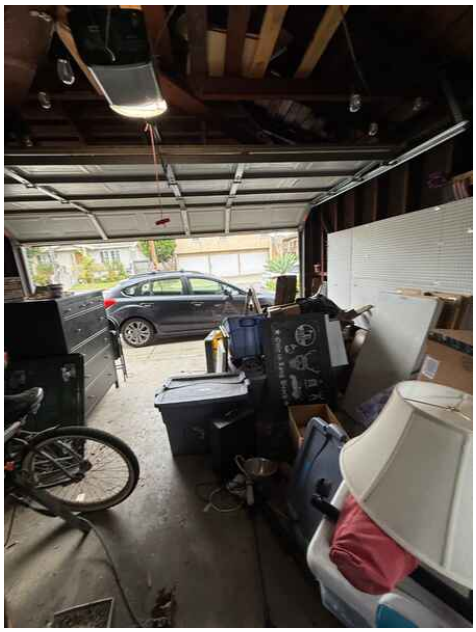
I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

Garage : Garage

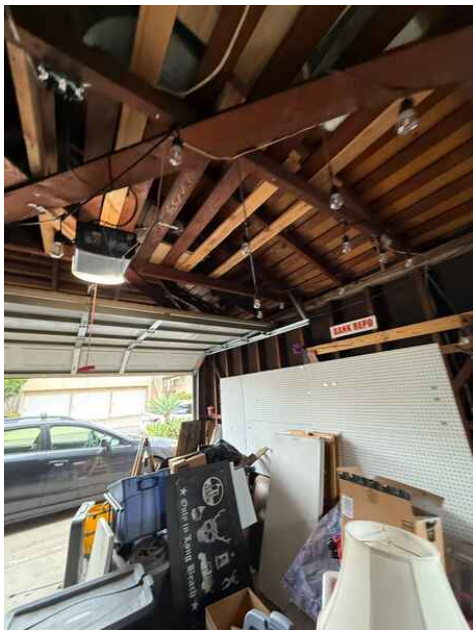
Garage was inspected.









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.

Roof 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.

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and facia. 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.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. 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 exterior wall-covering.

Electric/GFCI Outside Garage

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.

Ceiling & Walls in Garage

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Garage Floor

CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

Observations

16.2.1 Roof Flashing

Repair Recommended

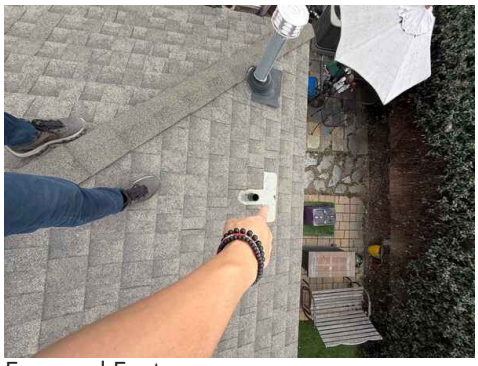
DETERIORATED/LOOSE ROOF PIPE BOOT FLASHING

The rubber boot around the pipe penetration shows signs of deterioration and loose. This can allow water intrusion, potentially leading to roof leaks and damage.

Recommendation: A qualified roofing professional should evaluate and address as needed.

Recommendation

Contact a qualified professional.



Exposed Fasteners

16.3.1 Gutters & Downspouts

Maintenance Item

GUTTERS MISSING

Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor

16.3.2 Gutters & Downspouts

Maintenance Item

DOWNSPOUT MISSING

I observed a missing downspout at the house. This can cause major moisture intrusion into the house and foundation, which could cause settlement of the structure. Recommend a qualified contractor install downspouts where needed. The downspout discharge needs to be extended away from the foundation too.

Recommendation

Contact a qualified roofing professional.

16.11.1 Garage Vehicle Door Opener

Maintenance Item

DEFECT AT WARNING LABEL

There is a defect at a warning label.

The garage door should have the following warning labels:

1. a spring warning label attached to the spring assembly or the back of the door panel;
2. a general warning label attached to the back of the door panel;
3. a warning label near the wall control button; and
4. two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.

Recommendation

Contact a qualified professional.

16.13.1 Moisture Intrusion in Garage

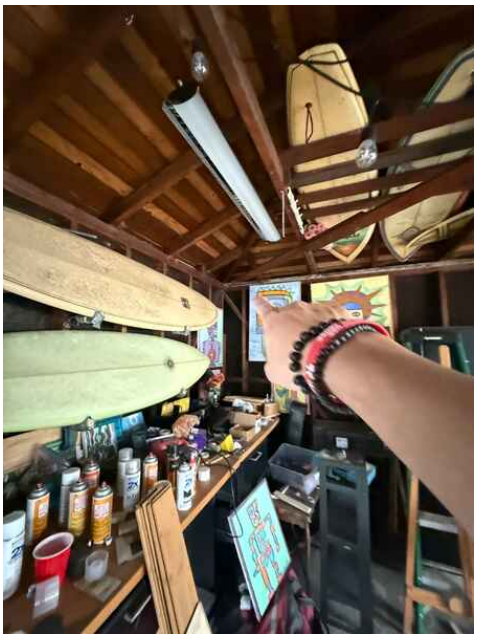
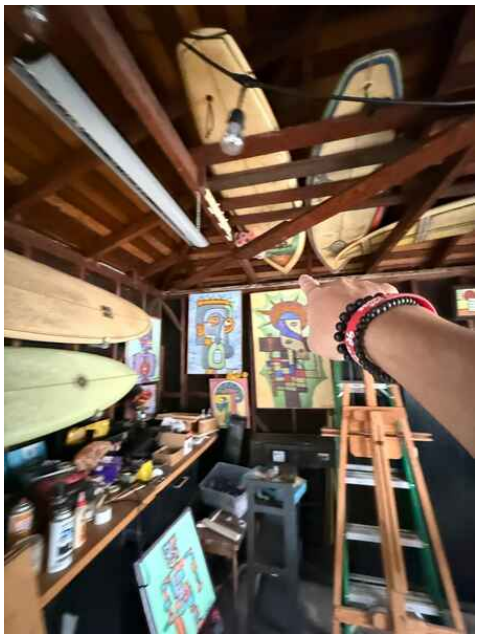
Maintenance Item

WATER MARKS OBSERVED

I observed indications of water intrusion in the garage. Water marks. Further evaluation of the water intrusion problem is recommended. No active leak.

Recommendation

Contact a qualified professional.


STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

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

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.

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.

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.

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.

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.

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.

Laundry
The inspector shall inspect:

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

Bathroom(s)
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.

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.

Detached 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.