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RESIDENTIAL REPORT

597 Old Mill Rd
Crestline, CA 92325

OCTOBER 12, 2023

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1: INSPECTION DETAILS

Information

In Attendance
Client

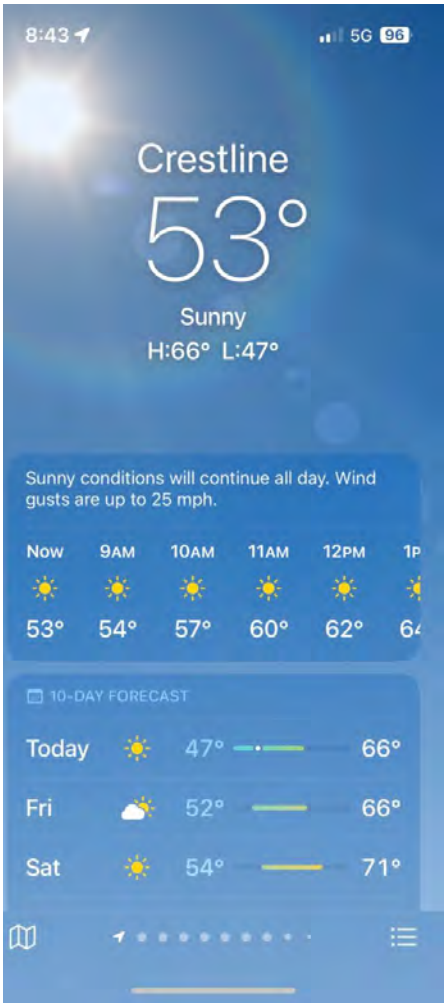
Occupancy
Vacant

Style
Cabin

Temperature (approximate)
53 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Dry



Utilities: all utilities on

Gas, Water and Electric were on at the time of the inspection.

General: Important Information / Limitations

Thank you for allowing us to be part of your journey.

THANK YOU! Thank you for choosing us to perform this General Home Inspection. We always endeavor to do our best to ensure that both the home and your investment in it are safe!

INSPECTION LIMITATIONS

The Inspection is Visual

The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify potential safety hazards and defects in home systems and their major, readily visible components.

SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the International Association of Certified Home Inspectors. The following conditions lie beyond the scope of the General Home inspection:

• Identification of building regulation violations;

• Conditions not readily observable;

• Failure to follow manufacturer's installation recommendations, or

• Any condition requiring research.

NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a huge variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones.

To have the same level of expertise, library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those systems is not possible for a home inspector.

The General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits, compliance with structure setback regulations, or other issues requiring special research.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at https://www.nachi.org/sop.htm.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Not Pass/fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

DO A FINAL WALKTHROUGH! Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

NOTICE TO THIRD PARTIES This report is the joint property of the Inspection company that created it and the Client for whom it was prepared. Unauthorized transfer of this report to any third parties or subsequent buyers is not permitted and may place those in violation, or those who improperly depend on the information contained herein in jeopardy. This report and supporting inspection were performed according to a written agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely on the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

THIS REPORT DIVIDES DEFICIENCIES INTO THREE CATEGORIES:

Major Defects or Safety Hazard= In Red
Marginal Defects = In Orange
Minor Defects or Maintenance Issues = In Blue

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

2: ROOF

Information

Inspection Method
Drone with camera

Roof Type/Style
Gable

Coverings: Material
Asphalt Shingle

Roof Drainage Systems: Gutter Material
None

Flashings: Material
Aluminum

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations such as vents;
- Electrical masts;
- Chimneys;
- Mechanical equipment;
- Patio cover attachment points;
- Around skylights;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

Limitations

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.

Deficiencies

2.1.1 Coverings

Safety Hazard

END OF USEFUL LIFE

Asphalt shingles covering this roof were severely deteriorated and at the ends of their useful lives. Consult with a qualified roofing contractor to gain an idea of options and costs for replacement.

Recommendation

Contact a qualified roofing professional.








2.1.2 Coverings

NO UNERLAIMENET

Recommendation

Contact a qualified professional.

Recommendation

2.3.1 Flashings

MISSING DRIP EDGE

ENTIRE ROOF

Drip edge flashing was missing.

Recommendation

Contact a qualified roofing professional.

Recommendation

3: EXTERIOR

Information

Siding, Flashing, Trim, Facia & Eaves: Siding Material
Wood

Siding, Flashing, Trim, Facia & Eaves: Siding Style
Shiplap, Panels

Exterior Doors: Exterior Entry Door
Fiberglass, Wood

Walkways & Driveways: Driveway Material
Asphalt

Walkways & Driveways: Walkway Materials
Wood

Decks, Balconies, Porches & Steps: Appurtenance
Deck

Decks, Balconies, Porches & Steps: Deck Floor Material
Nailed, Wood board

Decks, Balconies, Porches & Steps: Deck Location
Attached, Right side, Front of home

Decks, Balconies, Porches & Steps: Finish Coating Type
Solid body stain

Decks, Balconies, Porches & Steps: Foundation Type
Concrete pads

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material
Treated timber, Mortared stone

Limitations

Siding, Flashing, Trim, Facia & Eaves

WINDOW FLASHINGS.

We are unable to tell if window flashings are present without removing trim boards which is beyond a home inspectors standard of practice.

Deficiencies

3.1.1 Siding, Flashing, Trim, Facia & Eaves

Recommendation

DAMAGE OBSERVED AT EAVES

I observed indications that one or more areas of the eaves were damaged.

Recommendation

Contact a qualified general contractor.


North


North

3.1.2 Siding, Flashing, Trim, Facia & Eaves

Recommendation

DAMAGE OBSERVED AT FASCIA

I observed indications that one or more areas of the fascia were damaged.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

3.1.3 Siding, Flashing, Trim, Facia & Eaves

Recommendation

EAVES PRIOR WATER PENETRATION

Prior water penetration observed. Moisture content low at the time of inspection

Recommendation

Recommend monitoring.


Left front corner

3.1.4 Siding, Flashing, Trim, Facia & Eaves

Recommendation

PAINT SURFACE IN POOR CONDITION

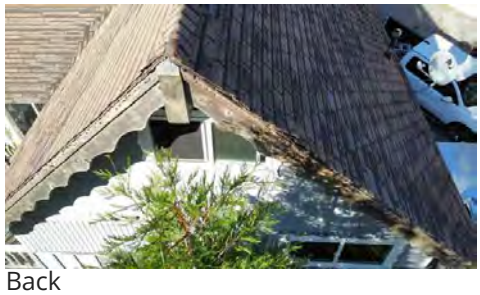
I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas. Paint should be maintained in good condition to help prevent damage to wood siding from sun and moisture. Correction is recommended.

Recommendation

Contact a qualified painting contractor.


Front right


Front right


Back


South


South


Back


North


North


North

3.1.5 Siding, Flashing, Trim, Facia & Eaves

Recommendation

SIDING DAMAGE

Siding had damage in the form of bowing, warping, splitting, or other general damage. Recommend repairs.

Recommendation

Contact a qualified professional.


South


Back


Back


Back left corner


Back


Back


North


North


North


North

3.1.6 Siding, Flashing, Trim, Facia & Eaves

Maintenance Item

SIDING GROUND CLEARANCE

Inadequate clearance between the siding and ground surface. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a concern because that condition can provide direct access for wood destroying insects and allow moisture damage to the siding.


Front/ West


South


Back


North

3.1.7 Siding, Flashing, Trim, Facia & Eaves

Recommendation

WASPS NEST

BACK

Wasp nests may be in the back wall. Wasp were going in and out of a whole in the siding. . Recommend a qualified exterminator evaluate and remove.


Back left

3.1.8 Siding, Flashing, Trim, Facia & Eaves

Maintenance Item

WOODPECKER

Woodpecker holes were visible at the time of inspection. Recommend repairs to avoid moisture intrusion.

Recommendation

Contact a qualified professional.


Front


Back

3.2.1 Exterior Doors

Maintenance Item

WEATHER STRIPPING GAP

1ST FLOOR

Noticeable gap in the weather stripping. Recommend re-sealing or adjusting the seal to prevent energy leaks.

Recommendation

Contact a handyman or DIY project

3.2.2 Exterior Doors

Recommendation

WEATHERSTRIPPING NOT PRESENT

CRAWLSPACE

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

3.2.3 Exterior Doors

Maintenance Item

LOOSE KNOB

FRONT DOOR

Doorknob was loose.

Recommendation

Contact a qualified professional.

3.2.4 Exterior Doors

Recommendation

SLIDING GLASS DOOR TRIM

The trim piece at the bottom of the sliding glass door on the top back patio is warped

Recommendation

Contact a qualified professional.

3.3.1 Walkways & Driveways

Recommendation

DRIVEWAY CRACKS

Cracks noted in driveway surface.

Recommendation

Contact a qualified professional.









3.3.2 Walkways & Driveways

Recommendation

DRIVEWAY SURFACE IMPROPERLY SLOPED

I observed that the driveway has a negative slope and drains towards the house. This condition is prone to water penetration into the house structure.

Correction and further evaluation is recommended.


Front

3.4.1 Decks, Balconies, Porches & Steps

Safety Hazard

DECK FAILURE

This deck is severely deteriorated and appeared to be at or near the end of its useful life. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for repair or replacement. Safety hazard.

Recommendation

Contact a qualified professional.


Front right


South

3.4.2 Decks, Balconies, Porches & Steps

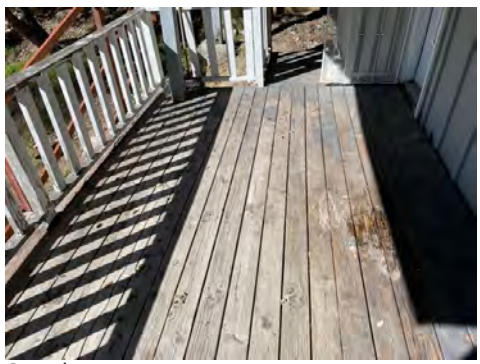
Maintenance Item

DECK - FINISH COATING DETERIORATION

Finish coating designed to protect the deck exhibited deterioration. Failure of the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. Maintenance performed on an appropriate schedule can significantly extend the lifespan of wood deck components.


West


Front


South


Top right

3.4.3 Decks, Balconies, Porches & Steps

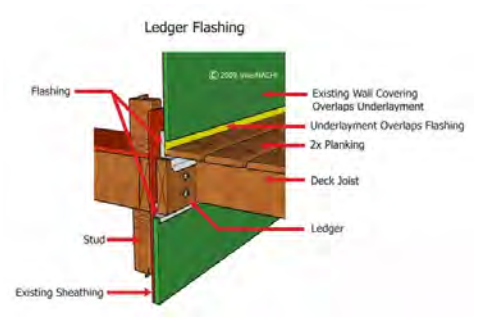
Recommendation

DECK - FLASHING DEFECT

I observed indications of a flashing defect. Missing Flashing. This flashing problem may allow water to enter into the wall cavity or building components.

Recommendation

Contact a qualified deck contractor.



South

South top deck

Front

3.4.4 Decks, Balconies, Porches & Steps

Safety Hazard

DECK - FLOOR NAILS PROTRUDING

Nails used to fasten deck planking were protruding from the deck surface and are a trip hazard. These nails should be driven flush with or below the surface. Protruding nails are a sign of aging and will re-emerge over time. The Inspector recommends re-fastening as needed.

Recommendation

Contact a qualified carpenter.

Front right

3.4.5 Decks, Balconies, Porches & Steps

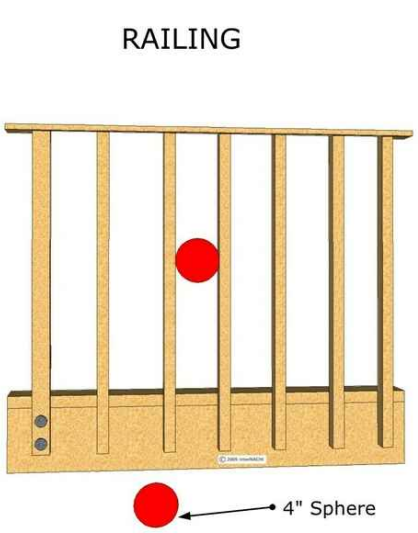
Safety Hazard

DECK GUARDRAILS: BALUSTERS EXCESSIVE SPACING

Spaces between deck guardrails balusters, beneath the guardrails or at the sides of the guardrails were too wide. Widely-accepted modern safety standards mandate that a 4-inch sphere may not pass through the handrail at any point. This condition is hazardous to small children.

Recommendation

Contact a qualified carpenter.




Front


South


Top right deck


Top right deck

3.4.6 Decks, Balconies, Porches & Steps

Safety Hazard

DECK GUARDRAILS TO LOW

The deck guardrails were too low. Widely -accepted modern safety standards mandate a standard guardrail shall consist of top rail, midrail or equivalent protection, and posts, and shall have a vertical height within the range of 42 inches to 45 inches from the upper surface of the top rail to the floor, platform, runway, or ramp level

This condition is a safety concern.

Recommendation

Contact a qualified carpenter.


South top deck


South lower


Front

3.4.7 Decks, Balconies, Porches & Steps

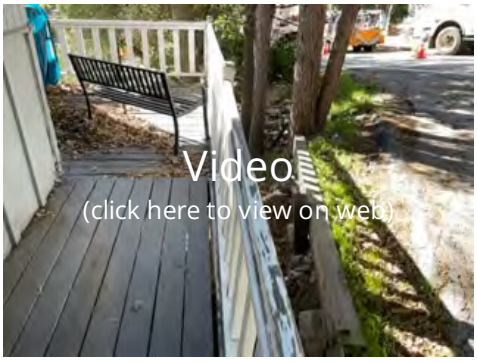
Safety Hazard

DECK HANDRAIL ASSEMBLY: LOOSE

The deck or staircase handrail assembly was loose and needed to be secured.

Recommendation

Contact a qualified carpenter.



3.4.8 Decks, Balconies, Porches & Steps

Recommendation

DECK - ROTTED BOARDS

I observed wood rot at the deck. This condition is a structural defect.

Correction and further evaluation of the deck is recommended.


Right front


Front


Front


Front right


South


South

3.4.9 Decks, Balconies, Porches & Steps

Recommendation

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. The top and lower deck on the South side were not constructed properly and there was a room built on top of the top deck. Recommend qualified deck contractor and engineer evaluate.


Cant see under the sheeting under the room addition


South ledger board not secured to home correctly


South Small Hangers


South


South/ Spliced post, Not properly bracketed.

3.4.10 Decks, Balconies, Porches & Steps

Recommendation

LEDGER BOARD DEFECT

I observed indications of a defect at the ledger board of the deck.

The ledger board is not properly attached to the building. Incorrect fasteners were used. This can cause the deck to pull away from the building and possibly collapse. Modern code calls for "ledgerlok" type fastener to be used.

There is no ledger board installed on the top deck.

Recommendation

Contact a qualified deck contractor.


South


South


South

3.4.11 Decks, Balconies, Porches & Steps

Maintenance Item

STRUCTURE: POSTS CONTACT SOIL

One or more posts or/and structural framing which support this deck and stairway had contact with soil at the time of the inspection. Wood in contact with soil will eventually decay. The decayed area will crush under the weight of the load it supports. This condition may eventually result in damage to the stairway or the development of unsafe structural conditions. The Inspector recommends that all posts and structural components supporting the stairway and deck be protected from contact with soil.

Recommendation

Contact a qualified carpenter.


West


West


Front steps


Right side

3.4.12 Decks, Balconies, Porches & Steps

Maintenance Item

PIER UNDERMINED

Foundation pier footing was undermined. Recommend repairs to eliminate settling / further damage.

Recommendation

Contact a qualified professional.


West

3.5.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

Here is a helpful article discussing negative grading.

Back

3.5.2 Vegetation, Grading, Drainage & Retaining Walls

Safety Hazard

RETAINING WALLS: LEANING, ADVANCED FAILURE

WEST

A retaining wall showed signs of advanced failure and will be expensive to repair or replace. Contact a foundation repair or landscape contractor to discuss options and costs for correction or replacement.

Recommendation

Contact a qualified landscaping contractor








4: FOUNDATION, CRAWLSPACE, BASEMENT & STRUCTURE

Information

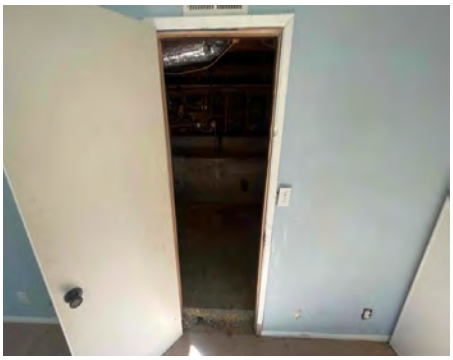
Inspection Method
Crawlspace Access

Foundation: Material
Concrete

Crawlspace: Crawlspace Floor Material
Dirt, Concrete slab

Crawlspace: Main Floor Insulation Type
Fiberglass batt, None installed

Crawlspace: Access Hatch Location
Home exterior, Bedroom closet



Deficiencies

4.1.1 Foundation

Recommendation

FOUNDATION CRACKS - MAJOR

LEFT SIDE

Foundation had major cracking. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

Here is an informational article on foundation cracks.

Recommendation

Contact a qualified professional engineer


4.1.2 Foundation

Recommendation

FOUNDATION CRACKS - MODERATE/MAJOR

RIGHT BACK CORNER

Foundation had moderate to major cracking. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

Here is an informational article on foundation cracks.

Recommendation

Contact a qualified professional engineer


North


North


Back left corner


South


Stem wall

4.1.3 Foundation

Recommendation

SLAB: HEAVING/SETTLING

The floor slab shows movement/settling due to soil movement.

4.2.1 Crawlspace

Recommendation

ACTIVE WATER PENETRATION OBSERVED

LEFT SIDE

I observed indications of active water penetration into the crawlspace.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

4.2.2 Crawlspace

Recommendation

CRAWLSPACE WALLS - EFFLORESCENCE

In the crawlspace, efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected.

Recommendation

Contact a qualified professional.

4.2.3 Crawlspace

Recommendation

INSULATION: LOOSE, MISSING INSULATION

Thermal insulation was loose or missing in the crawlspace. There should be insulation secured the underside of the floor of the living space to help reduce heating costs and increase home comfort. Insulation should be secured or replaced.

Recommendation

Contact a qualified professional.

Back side

4.2.4 Crawlspace

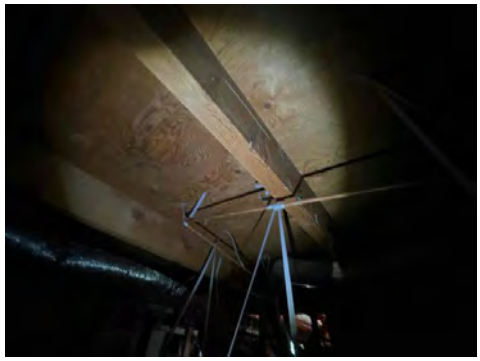
Recommendation

INSULATION: NONE INSTALLED

No insulation was installed in the unheated crawlspace. This condition will draw heat from the living space, increasing heating costs and reducing comfort levels. The Inspector recommends installation of thermal insulation in the main floor.

Recommendation

Contact a qualified insulation contractor.



4.2.5 Crawlspace

Recommendation

MICROBIAL GROWTH

We found evidence of microbial growth in the crawlspace. Recommended a mold inspection to further evaluate as well as remediation if necessary. We can provide a mold inspection if needed.

Recommendation

Contact a qualified professional.

Crawlspace

4.2.6 Crawlspace

Maintenance Item

PEST EVIDENCE

Evidence of rodent infestation was found in the form of feces and/or damaged insulation. Consult with a qualified person about sealing the openings in the structure, setting traps, and cleaning rodent waste as necessary.

Recommendation

Contact a qualified professional.

4.2.7 Crawlspace

Recommendation

PEST: RACCOONS FECES

Raccoon feces was visible in the crawlspace. Raccoons can transmit serious or fatal diseases to humans, such as raccoon roundworm encephalitis and Leptospirosis. They can also transmit serious or fatal diseases to pets, such as distemper, rabies, and parvovirus. The Inspector recommends that you contact a qualified wildlife control contactor to discuss methods for discouraging raccoon presence near the home. After ensuring that any animals have been removed from the crawlspace, all possible points of animal entry should be blocked.

Recommendation

Contact a qualified pest control specialist.

4.2.8 Crawlspace

Recommendation

PRIOR WATER PENETRATION OBSERVED

I observed indications that sometime in the past, there was water penetration or intrusion into the crawlspace.

Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.

Back side

4.2.9 Crawlspace

Maintenance Item

WOOD IN CONTACT WITH OR CLOSE TO SOIL

I observed indications of wooden structural components in contact with soil or in close proximity with soil. This condition is prone to water penetration into the structural materials resulting in water damage.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

5: HEATING

Information

Equipment: Air Filter Location
None

Equipment: Energy Source
Natural Gas

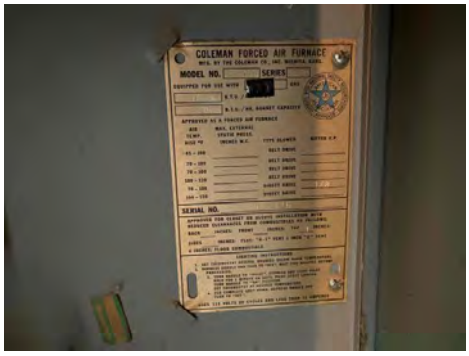
Equipment: Furnace Brand
Coleman

Equipment: Furnace Location
Crawlspace

Equipment: Heat Type
Forced Air

Data plate: photo

The photo shows the furnace data pate or manufacturer's label.



Normal Operating Controls:
Thermostat Location
Living room

AFUE Rating
Unknown

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Temperature Difference Noted

Temperature was taken at the supply and return air registers. The photos show the difference between the cooler air going into the furnace and the heated air exiting the unit at the air register.


Supply


Return

Distribution Systems: Ductwork

Insulated, Non-insulated

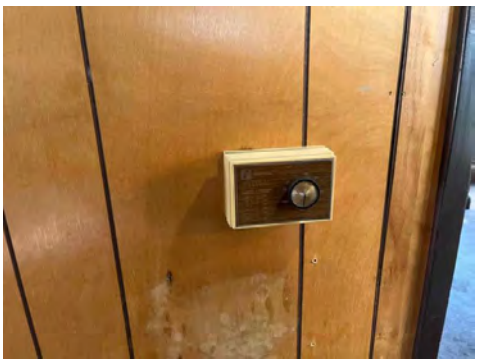
I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.

Limitations

Humidifier

DID NOT INSPECT

Whole house Humidifiers are outside of the interNACHI home inspectors standards of practice.



Deficiencies

5.1.1 Equipment

Recommendation

BLOWER PANEL SAFETY SWITCH DID NOT WORK

The safety switch located at the panel of the circulating blower fan for the furnace did not operate or function when I inspected it. Safety issue. Correction and further evaluation is recommended.

Recommendation

Contact a qualified heating and cooling contractor

5.1.2 Equipment

Recommendation

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

5.1.3 Equipment

Maintenance Item

FILTER MISSING

The furnace filter was missing. Recommend replacement.

5.1.4 Equipment

Maintenance Item

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation

Recommend monitoring.

5.1.5 Equipment

Recommendation

B VENT CORROSION

B vent for furnace was corroded. This can lead to further damage if not repaired or replaced.

Recommendation

Contact a qualified professional.

5.3.1 Distribution Systems

Maintenance Item

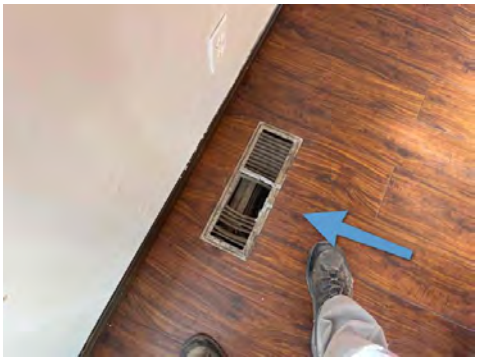
DAMAGED REGISTER

DINING ROOM

Supply register was damaged. Recommend repair by qualified professional

Recommendation

Contact a qualified professional.



5.3.2 Distribution Systems

Recommendation

DAMAGED DUCT

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.

5.3.3 Distribution Systems

Recommendation

DUCT TO OUTSIDE

EXTERIOR RIGHT

Heater duct goes directly to the outside. Major efficiency loss.

Recommendation

Contact a qualified professional.

6: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Crawlspace

Water Distribution Systems & Fixtures: Distribution Material
Copper, Galvanized

Drain, Waste, & Vent Systems: Drain Size
Unknown, 2"

Drain, Waste, & Vent Systems: Material
Unknown, ABS

Hot Water Heater: Capacity
50 gallons

Hot Water Heater: Location
Crawlspace

Hot Water Heater: Power Source/Type
Gas

Photos: Data plate: photo

The photo shows the data plate of this water heater.

Photos: Strapping Photo

This photo shows earthquake straps on the water heater.

Photos: TPR Photo

This photo shows the TPR valve and discharge pipe.

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

Main Water Shut-off Device: Water meter - location/pictures

Your water meter was located in the front right of the property.

Hot Water Heater: Age

Manufactured february 2000

We looked up the serial number of your water and found it to be approximately 13-14 years old.

Hot Water Heater: Manufacturer

American water heater

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

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

Limitations

Main Water Shut-off Device

WATER SUPPLY PIPES: MOST NOT VISIBLE

Most water distribution pipes were not visible due to insulation and being inside walls and ceilings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Water Distribution Systems & Fixtures

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.

Drain, Waste, & Vent Systems

MOST DWV NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Deficiencies

6.2.1 Water Distribution Systems & Fixtures

HIGH WATER PRESSURE

Recommendation

Your water pressure was observed to be above 80 PSI. We found your water pressure to be 102 PSI.

Recommendation

Contact a qualified professional.

6.2.2 Water Distribution Systems & Fixtures

Maintenance Item

ELECTROCHEMICAL REACTION - GALVANIZED PIPE

You should not connect a brass fitting directly to a galvanized steel pipe because electrochemical reactions between the two metals will cause corrosion. We recommend you use instead an insulating fitting to connect them.

Recommendation

Contact a qualified professional.

6.4.1 Hot Water Heater

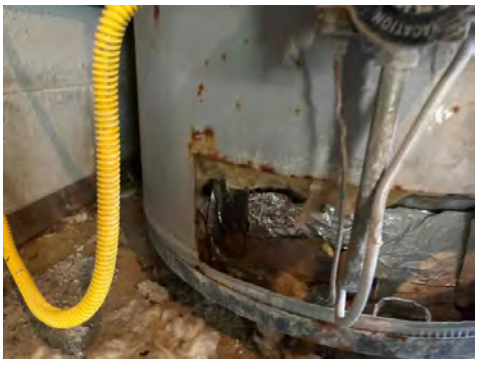
Recommendation

CORROSION

Corrosion was noted at the water heater. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



6.4.2 Hot Water Heater

Recommendation

GAS WATER HEATER: FUEL SUPPLY, NO DRIP LEG

The gas supply pipe had no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with local plumbing contractors concerning the advisability of installing a drip leg in the gas line.

Recommendation

Contact a qualified plumbing contractor.

6.4.3 Hot Water Heater

Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

6.4.4 Hot Water Heater

Recommendation

NO DRIP PAN

I observed that the hot water tank is missing a water leak catch pan.

"Where a storage take-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.0236 inch (0.6010mm) (No. 24 Hague), or other pans approved for such use." 2015 International Plumbing Code (IPC) 504.7

6.4.5 Hot Water Heater

Safety Hazard

TPR DISCHARGE PIPE: NONE INSTALLED

The water heater temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly scalded. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

6.6.1 Fuel Storage & Distribution Systems

Recommendation

CORROSION

Gas pipes were corroded. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.

7: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Main Panel, Service & Grounding,: Main Panel Location
Front

Main Panel, Service & Grounding,: Panel Capacity
100 AMP

Main Panel, Service & Grounding,: Panel Manufacturer
Zinsco, Underwriters Labratories

Main Panel, Service & Grounding,: Panel Type
Circuit Breaker

Main Panel, Service & Grounding,: Sub Panel Location
None

Electrical Wiring: Branch Wire 15 and 20 AMP
Copper

Electrical Wiring: Wiring Method
Romex, Flex conduit

Electric Meter Number

Sometimes the electric company has a hard time locating the address of mountain properties. This is your meter number Incase you need it to switch over your utility.

Limitations

Main Panel, Service & Grounding,

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.

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.

Carbon Monoxide Detectors

C02 DETECTORS NOT TESTED FOR FUNCTIONALITY

Testing C02 detectors for functionality is beyond the scope of an INTERNachi home inspection.

Deficiencies

7.1.1 Service Entrance Conductors

Recommendation

IN CONTACT W/TREE

The overhead electrical line is in contact with the tree. Hazardous.

Recommendation

Contact a qualified electrical contractor.

7.2.1 Main Panel, Service & Grounding,

Safety Hazard

DEAD FRONT COVER: COVER MISSING

The Dead front cover of the service panel was missing and energized electrical components were exposed to touch. This condition is a shock/electrocution hazard and should be corrected immediately.

Recommendation

Contact a qualified electrical contractor.

7.2.2 Main Panel, Service & Grounding,

Safety Hazard

MANUFACTURER: ZINSCO

I observed indications that the panelboard was manufactured by Zinsco. These panels have a reputation for being problematic and further evaluation by a qualified electrician is recommended. Information about defective Zinsco panels is widely available on the internet.

I could not determine the fact that the panel is a Zinsco for absolute positive as the cover and labels are missing. But, the colored breakers indicate the the panel is a Zinco or Sylvania panel.

Recommendation

Contact a qualified electrical contractor.

7.3.1 Electrical Wiring

Safety Hazard

MISSING JUNCTION BOX

CRAWLSPACE

220 wiring was not protected or secured by a junction box. This is a safety hazard and should be corrected.

Recommendation

Contact a qualified professional.

7.3.2 Electrical Wiring

Recommendation

IMPROPER WIRING

Work lights were incorrectly wired and should be removed/replaced in crawlspace.

Recommendation

Contact a qualified professional.

7.3.3 Electrical Wiring

Recommendation

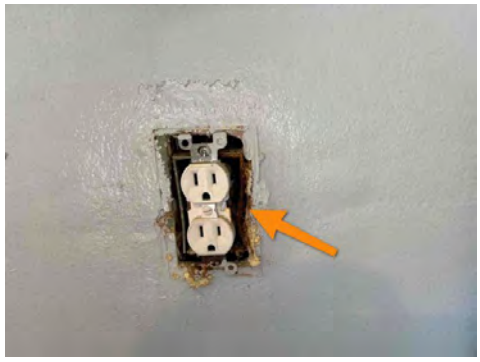
CORROSION IN JUNCTION BOX

1ST FLOOR

Junction box exhibited corrosion which is a condition that should be repaired/replaced.

Recommendation

Contact a qualified professional.



7.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

BURNT BULB

2ND FLOOR HALLWAY

Light bulb was burnt out at time of inspection

Recommendation

Contact a qualified professional.

7.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.


Kitchen

7.4.3 Lighting Fixtures, Switches & Receptacles

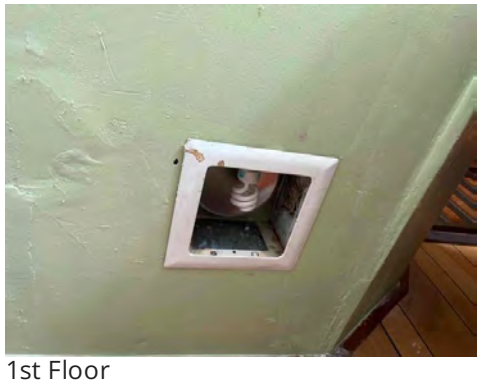
Recommendation

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.


Living Room


1st Floor


1st Floor

7.4.4 Lighting Fixtures, Switches & Receptacles

Recommendation

DAMAGED RECEPTICLE

Damaged electrical receptacle. Fire and electrical shock danger.

Recommendation

Contact a qualified professional.


Crawlspace

7.4.5 Lighting Fixtures, Switches & Receptacles

Recommendation

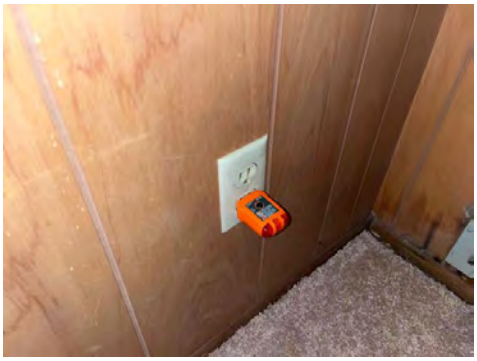
INOPERABLE RECEPTICLE

3RD FLOOR BEDROOM

Power outlet was inoperable at the time of inspection.

Recommendation

Contact a qualified electrical contractor.



7.4.6 Lighting Fixtures, Switches & Receptacles

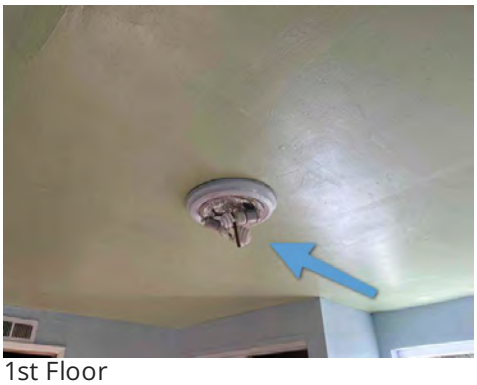
Maintenance Item

LIGHT COVER MISSING

Cover for the light fixture is not installed.

Recommendation

Contact a qualified professional.



1st Floor

2nd Floor hall

7.4.7 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT SWITCH NON-FUNCTIONING

Light switch function was unknown at the time of inspection.

Recommendation

Contact a qualified electrical contractor.

Entry

Kitchen

7.4.8 Lighting Fixtures, Switches & Receptacles

Maintenance Item

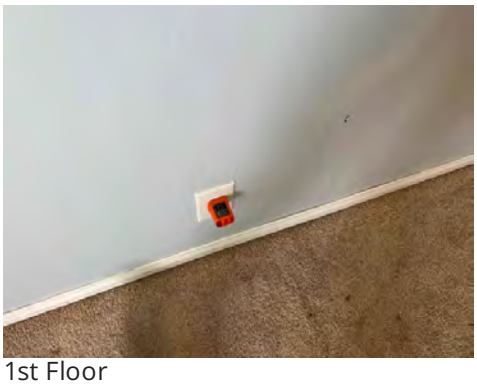
LOOSE OUTLET

Outlet was loose and should be secured properly.


3rd Floor Bedroom


2nd Floor Bedroom


1st Floor


1st Floor

7.4.9 Lighting Fixtures, Switches & Receptacles

Safety Hazard

LOOSE SWITCH

1ST FLOOR

Switch was loose and arced when moved left to right. Safety hazard.

7.4.10 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

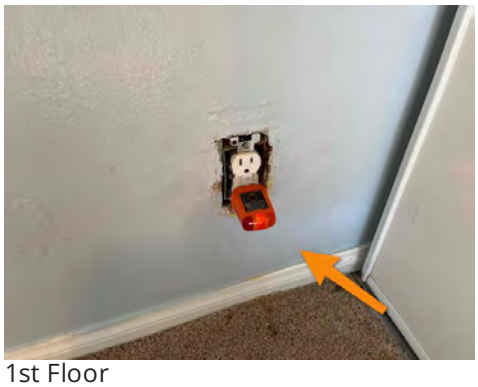
One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.


1st Floor


Right side


1st Floor


Crawlspace


1st Floor


1st Floor


1st Floor

7.4.11 Lighting Fixtures, Switches & Receptacles

Recommendation

EXTERIOR OUTLET COVER DEFECT

Exterior outlet was missing an approved weather proof exterior outlet cover.

Recommendation

Contact a qualified professional.


Right side

7.5.1 GFCI & AFCI

Safety Hazard

GFCI: NONE INSTALLED

Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream). 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle (will protect that receptacle and all those downstream). 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).

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

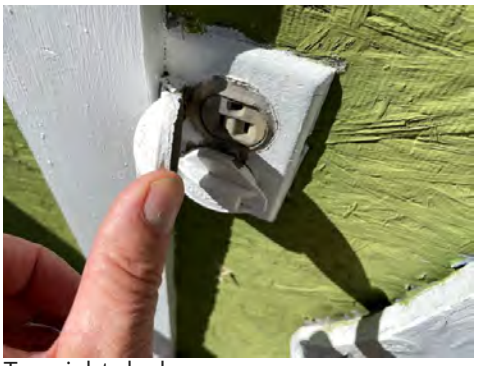
Recommendation

Contact a qualified electrical contractor.

Crawlspace

Right side

Crawlspace



Top right deck

7.6.1 Smoke Detectors

MISSING

Safety Hazard

2ND FLOOR BEDROOM

Smoke detector is missing.

Recommendation

Contact a qualified professional.

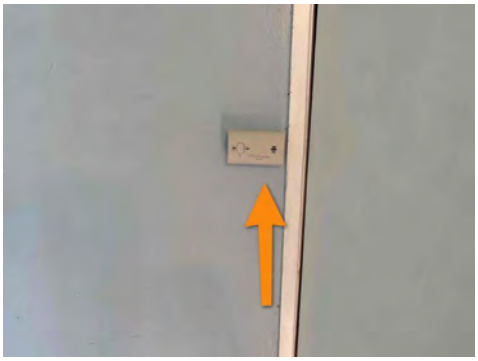
7.7.1 Carbon Monoxide Detectors

DEFECTIVE

Recommendation

1ST FLOOR

Carbon monoxide detector is connected, but not functioning properly. Recommend replacement.



7.7.2 Carbon Monoxide Detectors

Safety Hazard

NOT PRESENT

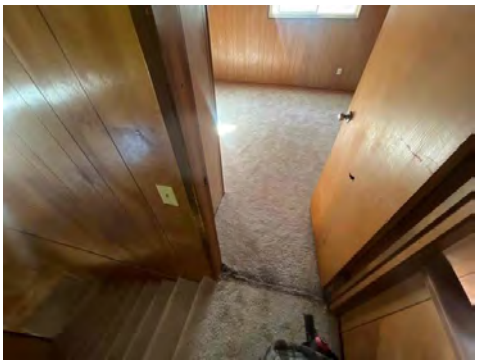
3RD FLOOR

C02 detectors not present in recommended locations.

C02 detectors should be installed 3-5 feet above ground level in every hallway outside of a bedroom, and one on every level.

Recommendation

Contact a qualified professional.



8: FIREPLACE AND CHIMNEY

Information

Damper Door

I inspected the fireplace damper doors by opening and closing them.

Type

Wood, Wood burning Stove

Fireplace: Type of Fireplace

Wood stove

Fireplace: Fireplace Maintinence

Both the NFPA and Spisto recommend getting your chimney cleaned and inspected once a year by a qualified professional. Left uncleaned chimney flues can build up creosote deposits which could lead to dangerous conditions.

Limitations

Fireplace

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND CHIMNEY 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.

Deficiencies

8.1.1 Fireplace

Maintenance Item

HEARTH DAMAGE

I observed indications of damage to the hearth.

Recommendation

Contact a qualified fireplace contractor.

8.1.2 Fireplace

Recommendation

METAL FIREBOX RUST NOTED

The metal firebox shows evidence of rust and/or rusting. Recommend cleaning and monitoring.

Recommendation

Contact a qualified chimney contractor.

9: ATTIC, INSULATION & VENTILATION

Information

Attic Access-Location
Closet

Attic Insulation: Attic Insulation Average Thickness
None- Beamed Ceilings

Attic Insulation: Insulation Type
None

Limitations

General

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.

General

NO ATTIC SPACE

Vaulted or beamed ceilings in the home had no attic space and no access hatch was provided for inspection, The Inspector disclaims any responsibility for identifying any deficiencies that were not readily visible during inspection.

10: DOORS & WINDOWS & INTERIOR

Information

Windows: **Window Manufacturer**
Unknown

Windows: **Window Type**
Sliders

Floors: **Floor Coverings**
Carpet, Laminate, Hardwood, Tile

Walls: **Wall Material**
Drywall, Paneling

Ceilings: **Ceiling Material**
Wood, Drywall, Popcorn

Countertops & Cabinets: **Cabinetry**
Wood

Countertops & Cabinets: **Countertop Material**
Laminate

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.

Deficiencies

10.1.1 Doors

CLOSET DOOR MISSING

Maintenance Item

3RD FLOOR

I observed that a closet door is missing.

Recommendation

Contact a qualified professional.

10.1.2 Doors

DAMAGED DOOR

Maintenance Item

Observed minor damage at doors.

Recommendation

Contact a qualified professional.


3rd Floor


2nd Floor Bedroom

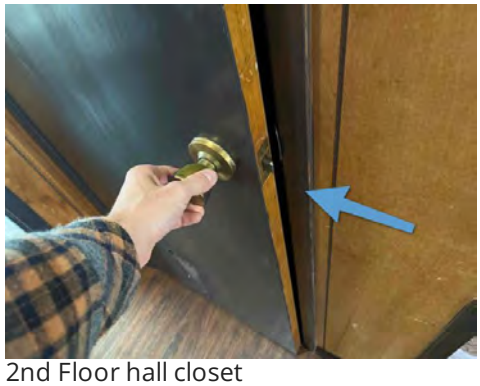

2nd Floor hall closet

10.1.3 Doors

Maintenance Item

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.


2nd Floor hall closet

10.1.4 Doors

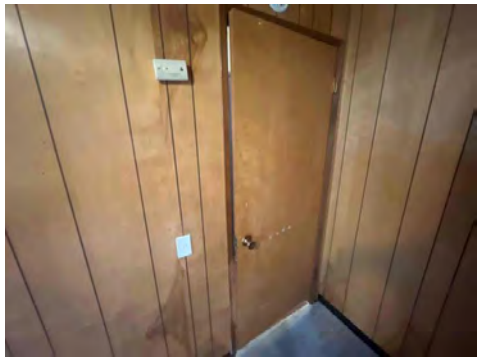
Recommendation

DOOR STICKS

2ND FLOOR BEDROOM

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.



10.1.5 Doors

Recommendation

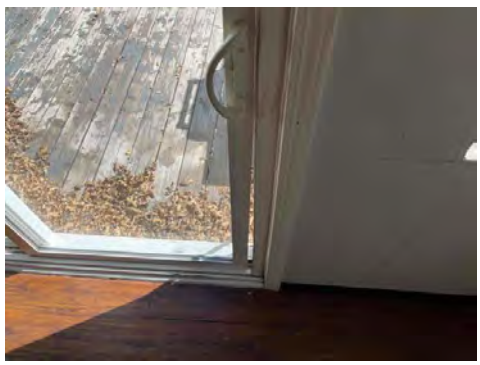
SLIDING DOOR DEFECT

DINING ROOM

Wall settled and door does not function properly.

Recommendation

Contact a qualified professional.



10.1.6 Doors

CLOSET DOOR ALIGNMENT

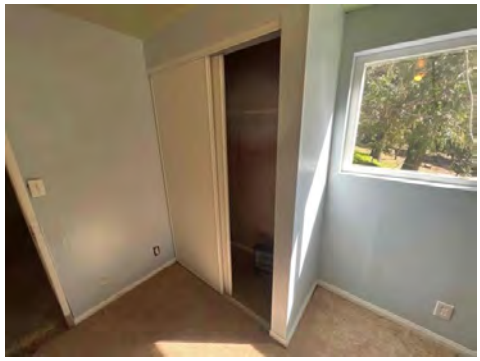
Maintenance Item

1ST FLOOR

Closet door needs adjusting to function properly.

Recommendation

Contact a qualified professional.



10.2.1 Windows

DAMAGED SCREEN

Maintenance Item

3RD FLOOR

Deteriorated window screen.

Recommendation

Contact a qualified professional.

10.2.2 Windows

WATER DAMAGE

Recommendation

1ST FLOOR

Water damage visible at window.

Recommendation

Contact a qualified professional.

10.3.1 Floors

DAMAGED (GENERAL)

Recommendation

The home had general moderate damage visible at the time of the inspection.

Stairway

Dining Room

Dining Room

10.3.2 Floors

Recommendation

UNEVEN FLOORING

DINING ROOM

Flooring was observed to be uneven in portions of the house. Recommend further evaluation and repairs by qualified professional

Recommendation

Contact a qualified professional.

10.4.1 Walls

Recommendation

DRYWALL CRACKING

DINING ROOM

Minor to Moderate cracking was found. Appeared to be the result of long-term settling.

Recommendation

Contact a qualified professional.

10.4.2 Walls

Recommendation

DAMAGED PANNELING

Wall paneling had missing/damaged sections.

Recommendation

Contact a qualified professional.

By stairway

2nd Floor Bedroom

2nd Floor Bedroom


2nd Floor hall closet


Kitchen


Living Room

10.5.1 Ceilings

Recommendation

PRIOR WATER INTRUSION

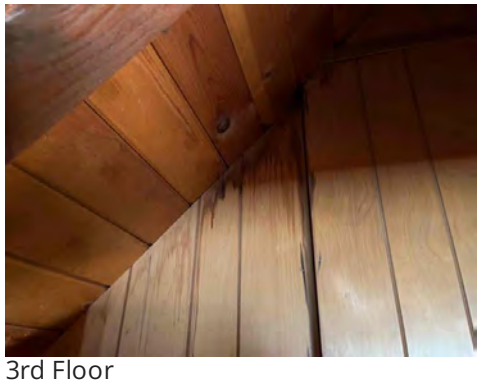
Ceiling was observed to have stains from prior water intrusion. Correction and further evaluation is recommended

Recommendation

Contact a qualified professional.

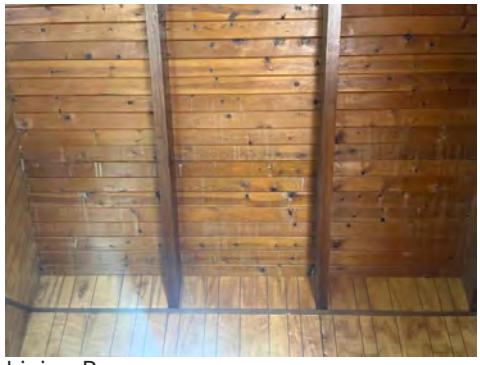

3rd Floor


3rd Floor


3rd Floor


3rd Floor


Living Room


Living Room

10.6.1 Steps, Stairways & Railings

Safety Hazard

GUARDRAIL ASSEMBLY: TOO LOW, OLDER HOME

The horizontal guardrails protecting this stairwell were less than 42 inches in height. Although this condition is now considered a potential fall hazard, it is not uncommon in older homes such as this one, built during a time period during which safety standards were different from generally-accepted current safety standards. Homes are not required to be updated to comply with newly enacted safety standards. Because this is a safety issue, the Inspector recommends having the guardrails altered or replaced with guardrails at least 42 inches in height to comply with modern safety standards.

Recommendation

Contact a qualified professional.

3rd Floor

2nd Floor

10.6.2 Steps, Stairways & Railings

Recommendation

HANDRAIL IS LOOSE

LOWER STEPS

Handrail

On the right side when going up the stairs is loose

Recommendation

Contact a qualified professional.

10.6.3 Steps, Stairways & Railings

Recommendation

STAIR BALUSTER SPACES TOO WIDE

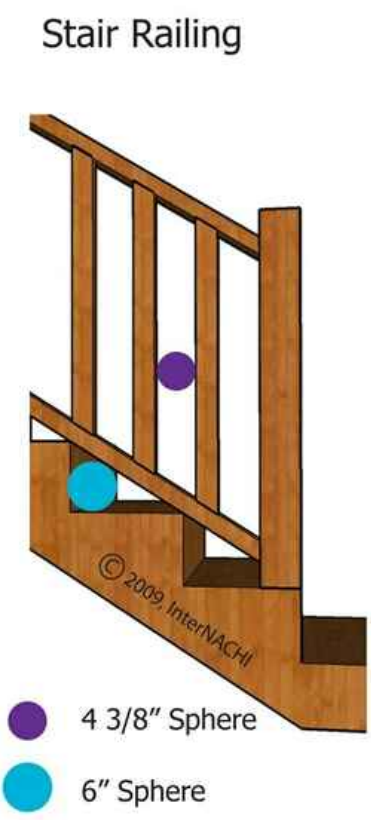
I observed improper spacing between intermediate balusters, spindles and rails. This is a safety hazard, especially for small children.

Guardrails are required on open sides of stairways and should have intermediate rails that do not allow the passage of a sphere 4 3/8 inches in diameter.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



Stair-railing-spacing

10.6.4 Steps, Stairways & Railings

Safety Hazard

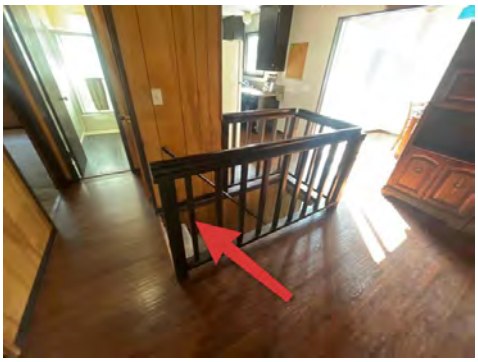
GUARDRAIL LOOSE

2ND FLOOR

Stair guardrail was loose and should be fastened tightly.

Recommendation

Contact a qualified professional.



11: BATHROOMS

Information

Bathroom Toilets: Toilets
Inspected

I flushed all of the toilets.

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.

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.

Deficiencies

11.1.1 Bathroom Toilets

Maintenance Item

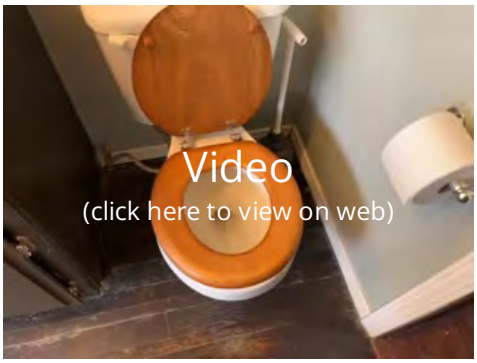
DEFECT AT FLUSHING MECHANISM

BOTH BATHROOMS

I observed indications of a defect at the flushing mechanism in the toilet tank.

Recommendation

Contact a qualified plumbing contractor.



1st Floor

11.2.1 Sinks, Tubs & Showers

Recommendation

BATHTUB: SEALANT, CAULKING MOLDY

2ND FLOOR

Sealant at the tub/shower was old and had visible discoloration consistent with microbial growth such as mold. The Inspector recommends that this sealant be removed and replaced to help prevent the development of unhealthy conditions.

Recommendation

Contact a qualified handyman.

11.2.2 Sinks, Tubs & Showers

Recommendation

SINKS: SLOW TO DRAIN

1ST STORY

The sink in the bathroom was slow to drain.

Recommendation

Contact a qualified plumbing contractor.

11.2.3 Sinks, Tubs & Showers

Recommendation

SINK: STOPPER INOPERABLE

The sink in this bathroom had an inoperable stopper.

Recommendation

Contact a qualified professional.

1st Floor

2nd Floor

11.3.1 Bathroom Exhaust Fan / Window

Maintenance Item

FAN RATTLES

1ST FLOOR

I observed indications that the fan rattles unexpectedly.

Recommendation

Contact a qualified handyman.


Video
(click here to view on web)

12: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

Dishwasher: Brand
None

Dishwasher: No dishwasher
There is no dishwasher on the property

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Exhaust Fan: Exhaust Hood Type
Vented

Exhaust Fan: Inspected Exhaust Fan

Garbage Disposal: Turned On Garbage Disposal

Countertops & Cabinets: Inspected Cabinets & Countertops

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

Range/Oven/Cooktop: Turned On Stove & Oven
I turned on the kitchen's stove and oven.

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.

Deficiencies

12.1.1 Kitchen Sink

Recommendation

DEFECT AT SINK FIXTURE

I observed a defect at the kitchen sink fixture. Fixture is loose.

Recommendation

Recommended DIY Project

12.3.1 GFCI

Safety Hazard

GFCI WOULDN'T RESET

The tested GFCI would not reset and had no power.

Recommendation

Contact a qualified electrical contractor.

12.4.1 Range/Oven/Cooktop

Safety Hazard

MISSING ANTI-TIP

I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation

Contact a qualified professional.

12.5.1 Exhaust Fan

Recommendation

FAN DID NOT TURN ON

I observed that the kitchen exhaust fan did not turn on as expected.

Recommendation

Contact a qualified handyman.

12.7.1 Countertops & Cabinets

Recommendation

DAMAGED CABINET

I observed damage at the kitchen cabinet.

Recommendation

Contact a qualified cabinet contractor.

12.7.2 Countertops & Cabinets

Recommendation

HOLE UNDER SINK

Damaged drywall behind sink cabinet.

Recommendation

Contact a qualified professional.

12.8.1 Floors, Walls, Ceilings

Recommendation

DAMAGED (GENERAL)

The floor had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified cleaning service.

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.

Foundation, Crawlspace, Basement & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the

water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace and Chimney

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors & Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

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.