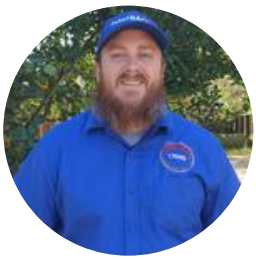
BENDER'S INSPECTION SERVICES
951-675-1951
brent@bendersinspections.com
https://www.bendersinspections.com



RESIDENTIAL HOME INSPECTION

36676 Lynwood Ave
Murrieta, CA 92563

Mike Barban
04/10/2026



Inspector
Brent Bender
NACHI-19121835; IAC2-94319; Home & Pool/Spa Inspections; Indoor Air Quality Surveys (IAQ); Draw Inspections
951-675-1951
brent@bendersinspections.com



Agent
Victoria Coronado
Berkshire Hathaway
714-615-6175
victoria.maciel@bhhscaproperties.com

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Complete Home Inspection Report

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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished

Temperature (approximate)
79 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Partly Cloudy, Dry

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: 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.

Details



InterNACHI is so certain of the integrity of our members that we back them up with our **$25,000 Honor Guarantee.**

InterNACHI® will pay up to $25,000 (USD; maximum collective aggregate) for the cost of replacement of personal property lost (and not recovered, restituted or insured) during an inspection and stolen by an InterNACHI®-certified member who was convicted of or pleaded guilty (or no contest) to any criminal charge resulting from the member's taking of the client's personal property. Claimant agrees that the exclusive venue for any action against InterNACHI® arising out of this Honor Guarantee is the District Court in Boulder County, Colorado. InterNACHI's Honor Guarantee is valid throughout the U.S. and Canada. For details, please

visit www.nachi.org/honor.

2: ROOF

		IN	NI	NP	D
2.1	Roof Covering	X			X
2.2	Flashing	X			
2.3	Plumbing Vent Pipes	X			X
2.4	Flue Gas Vent Pipes	X			
2.5	Exhaust Hoods	X			
2.6	Gutters & Downspouts			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

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.

Roof Was Inspected

Roof, Ground, Ladder

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 Covering: Type of Roof-Covering Described

Concrete, Tile

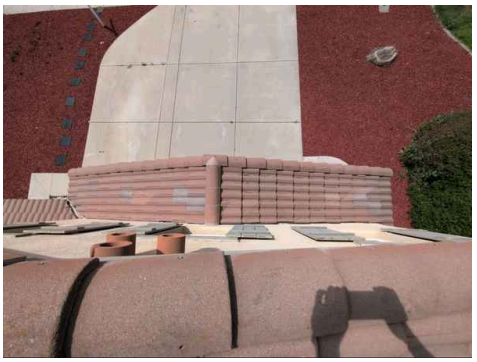
I observed the roof-covering material and attempted to identify its type.

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.



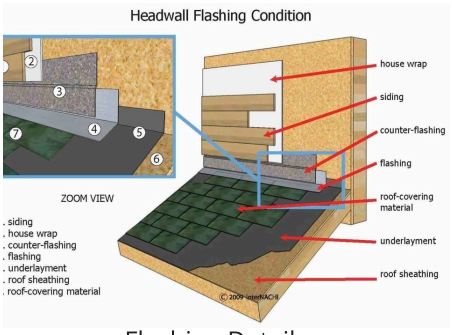







Flashing: Wall Intersections

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.



Flashing Details

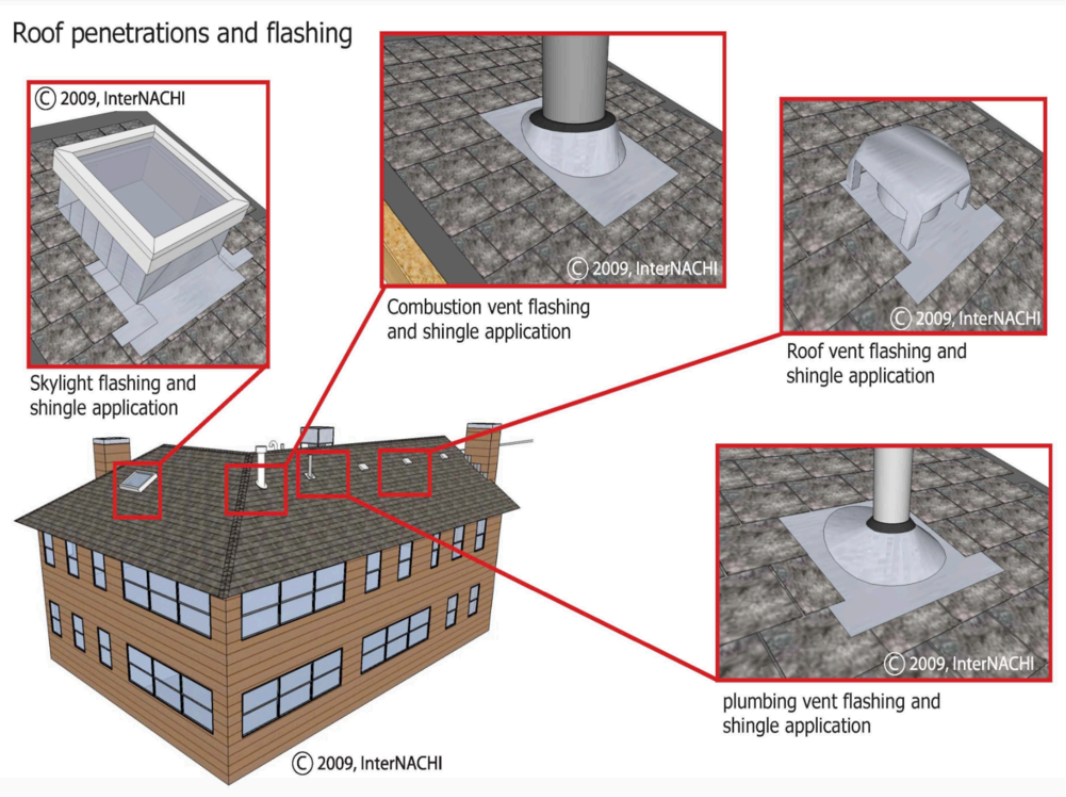
Flashing: Eaves and Gables

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.

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.

Flue Gas Vent Pipes: Homeowner's Responsibility

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

Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.

Exhaust Hoods: Exhaust Hoods Inspected

I inspected the exhaust hoods were they penetrate through the roofing and exterior walls.

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

General

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.

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.

Deficiencies

2.1.1 Roof Covering

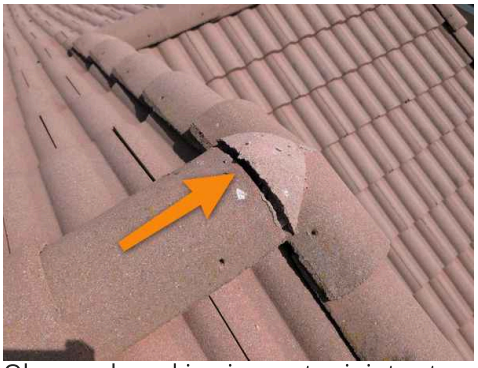
Recommendation

CRACKED AND DAMAGED ROOF COVERING

I observed areas of cracked/splitting and/or damaged roof-covering materials at the time of my inspection. This is a major defect. Prone to water leaking into the house. I recommend that a qualified roofing contractor to further evaluate and make repairs to the roof system,.

Recommendation

Contact a qualified roofing professional.



Observed cracking in mortar joints at peaks



Observed cracked tile by ridgeline at front of home



Observed cracking in mortar joint at ridgeline intersection

2.1.2 Roof Covering

Maintenance Item

DEBRIS ON ROOF

I observed a build up of debris on the roofing material at the time of my inspection. Build up in a particular area of the roof can lead to the deterioration and the roof leaking water. Correction recommended.

Recommendation

Recommended DIY Project



Observed build up of plant matter in roof valley

2.3.1 Plumbing Vent Pipes

Recommendation

VENT PIPE FLASHING MATERIAL WAS CRACKED

The rubber membrane flashing material and/or seal around the vent pipe was cracked and/or damaged at the time of my inspection. This is prone to water penetration. Defect. Resealing is recommended.

Recommendation

Contact a qualified roofing professional.



Observed cracking in sealant around plumbing vent pipes

2.6.1 Gutters & Downspouts

Maintenance Item

GUTTERS MISSING

AROUND ENTIRE HOME

I observed that gutters were missing or not installed at the time of my inspection. Gutters are necessary to properly collect rain water and/or snow melt 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. Gutters recommended

Recommendation

Contact a qualified gutter contractor

3: CHIMNEY & FIREPLACE

		IN	NI	NP	D
3.1	Factory-Built Chimney	X			
3.2	Fireplace	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Factory-Built Chimney: Factory-Built Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.



Fireplace: Type of Fireplace

Factory-Built

I tried to describe the type of fireplace.



Fireplace: Fireplace Fuel Source

Wood

Fireplace: **Lintel**

I observed the lintel above the fireplace opening.

Factory-Built Chimney: **Factory-Built Chimney Flashing Was Inspected**

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

Factory-Built Chimney: **Factory-Built Chimney Hood or Cap Installed**

A hood or cap was installed at the masonry chimney. Good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.

Fireplace: **Damper Door**

I inspected the fireplace damper doors by opening and closing them, if they were readily accessible and manually operable.

Limitations

Factory-Built Chimney

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 STACK INSPECTION LIMITATIONS

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

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation: Inspection Method
Visual

Foundation: Material
Slab on Grade

Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Foundation: Foundation Was Inspected

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

5: ELECTRICAL (POLE TO PANEL)

		IN	NI	NP	D
5.1	Service Drop			X	
5.2	Overhead Service Conductors & Attachment Point			X	
5.3	Service Head, Gooseneck & Drip Loops			X	
5.4	Service Mast, Service Conduit & Raceway		X		
5.5	Electric Meter & Base	X			
5.6	Panelboards & Breakers	X			
5.7	Electrical Wiring	X			
5.8	Service-Entrance Conductors	X			
5.9	Main Service Disconnect	X			
5.10	Service Grounding & Bonding	X			
5.11	AFCIs	X			X
5.12	GFCIs			X	
5.13	Electrical Defects	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Drop: Inspected the Service Drop

I inspected the electrical service drop.

Service Head, Gooseneck & Drip Loops: Inspected the Service Head, Gooseneck & Drip Loops

I inspected the electrical service head, gooseneck and drip loops.

Service Mast, Service Conduit & Raceway: Inspected the Service Mast, Service Conduit & Raceway

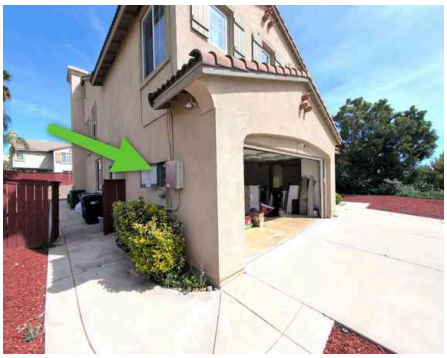
I inspected the electrical service mast, service conduit and raceway.

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Panelboards & Breakers: Panel Manufacturer
Square D

Panelboards & Breakers: Main Panel Location
Left, Front, Exterior



Panelboards & Breakers: Sub Panel Location

No Sub Panel Installed

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex), Stranded Copper



Service-Entrance Conductors: Inspected Service-Entrance Conductors

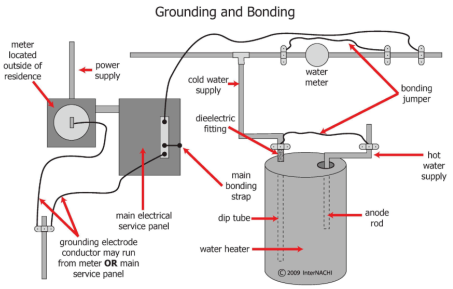
I inspected the electrical service-entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Overhead Service Conductors & Attachment Point: Inspected the Overhead Service Conductors & Attachment Point

I inspected the electrical overhead service conductors and attachment point.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



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

200

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

AFCIs: Inspected AFCIs

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

Deficiencies

5.11.1 AFCIs

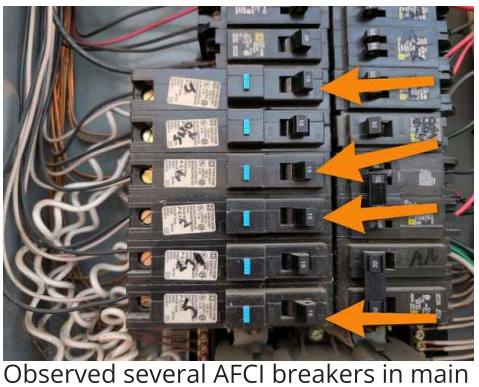
Recommendation

AFCI DEFECT

I observed indications of a defect at an AFCI breaker at the time of my inspection. The AFCI breaker did not function properly when activated. Further evaluation and possible replacement recommended.

Recommendation

Contact a qualified electrical contractor.



Observed several AFCI breakers in main panel that longer functioned properly

6: COOLING

		IN	NI	NP	D
6.1	Cooling System Information	X			
6.2	Thermostat and Normal Operating Controls	X			
6.3	Condensate	X			
6.4	Ductwork	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling System Information: Energy Source/Type
Electric

Cooling System Information: Service Disconnect Inspected
I observed a service disconnect within sight of the cooling system.

Cooling System Information: Configuration
Central, Split

Cooling System Information: Location
Exterior North

Cooling System Information: Age Of System
2025, 2005

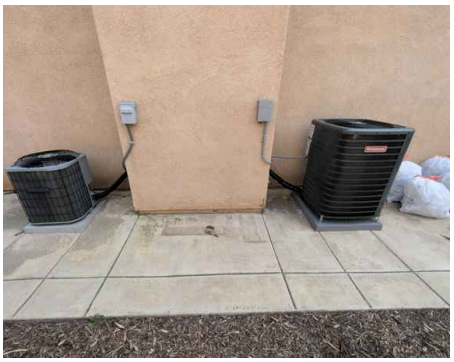
Thermostat and Normal Operating Controls: Thermostat Location
Multiple thermostats, Multiple locations, Hallway, First floor, Second Floor

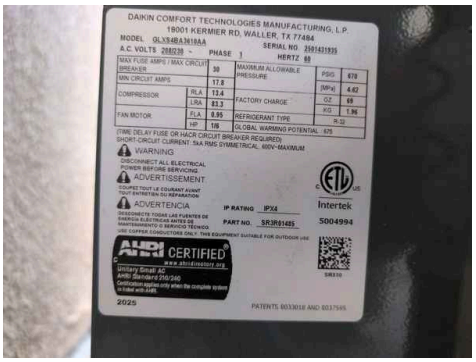
Homeowner's Responsibility

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 has an air filter, be sure to keep that filter cleaned.

Cooling System Information: Brand
Aire-Flo







Thermostat and Normal Operating Controls: Cooling System Operational
Yes

I observed that the cooling system turned on and worked properly blowing out cold air when activated at the time of my inspection.



Condensate: **Condensate Discharge Confirmed**

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



Ductwork: **Ductwork Installed**

Insulated

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.

7: HEATING

		IN	NI	NP	D
7.1	Heating System Information	X			X
7.2	Thermostat and Normal Operating Controls	X			
7.3	Ductwork	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Heating System Information: **Energy Source**

Gas

Heating System Information: **Heat Type**

Gas-Fired Heat, Forced Air

Heating System Information: **Heating Method**

Warm-Air Heating System

Heating System Information: **Location**

Attic

Thermostat and Normal Operating Controls: Thermostat Location

Multiple thermostats, Multiple locations, Hallway, First floor, Second Floor

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 as an air filter, be sure to keep that filter cleaned.

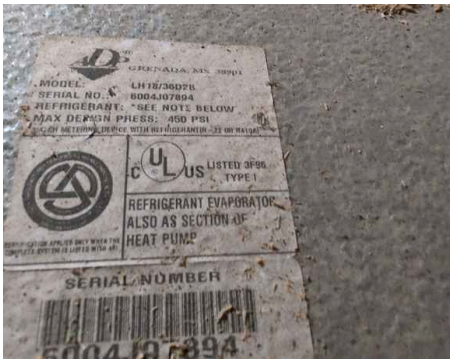
Heating System Information: Brand

Aire-flo









Thermostat and Normal Operating Controls: Heating System Operational

Yes

I observed that the heating system turned on and worked properly blowing out warm air when activated at the time of my inspection.



Ductwork: Ductwork Installed

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.

Deficiencies

7.1.1 Heating System Information

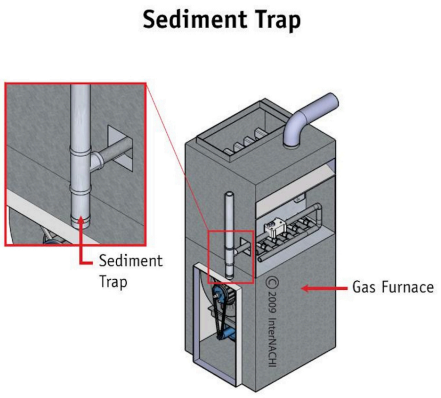
Maintenance Item

MISSING SEDIMENT TRAP

I observed that a sediment trap was not installed at the furnace gas line. Sediment traps are used to prevent damage and keep the gas line components from being damaged. Recommended installing a sediment trap at furnace.

Recommendation

Contact a qualified professional.



Sediment trap

8: PLUMBING

		IN	NI	NP	D
8.1	Water Supply	X			
8.2	Main Water Shut-Off Valve	X			
8.3	Main Fuel Supply Shut-Off Valve	X			X
8.4	Hot Water Source	X			X
8.5	Drain, Waste, & Vent Systems	X			
8.6	Water Supply & Distribution Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Main Water Shut-Off Valve: Location of Main Shut-Off Valve
Outside of House, Yard by Curb/Street

Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve
Near Electric Meter, Exterior, Side of House

Hot Water Source: Capacity
0 Unknown/Tank Covered





Hot Water Source: Location
Garage

Hot Water Source: Age Of System
Unknown, tank covered

Hot Water Source: Inspected Venting Connections
I inspected the venting connections at the hot water tank.

Hot Water Source: Inspected Seismic Bracing
I inspected for seismic bracing for the hot water tank.

Drain, Waste, & Vent Systems: Sewage
Sewer

Homeowner's Responsibility

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

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.

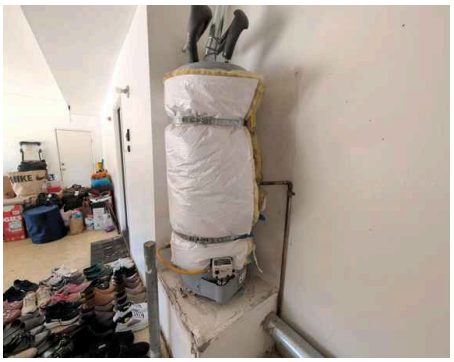
Hot Water Source: Manufacturer
Whirlpool

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.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.



Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve at the hot water tank.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

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.



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.

Deficiencies

8.3.1 Main Fuel Supply Shut-Off Valve

Maintenance Item

MINOR RUST AT METER

I observed some minor surface rust at the gas meter components at the time of my inspection. Recommend painting and monitoring.

Recommendation

Contact a handyman or DIY project

8.4.1 Hot Water Source

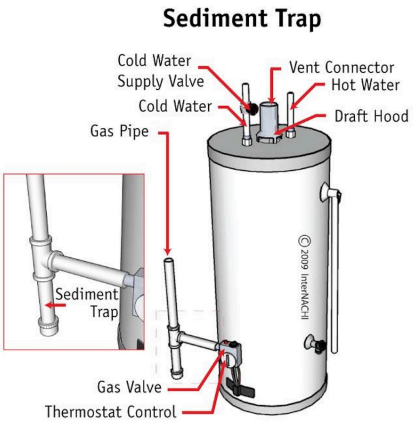
Maintenance Item

MISSING SEDIMENT TRAP

I observed that a sediment trap was not installed at the hot water tank gas line at the time of my inspection. Sediment traps are used to prevent and help keep the gas line components from being damaged. Recommended installing a sediment trap at the hot water tank

Recommendation

Contact a qualified professional.



Sediment trap

8.4.2 Hot Water Source

Maintenance Item

MISSING CATCH PAN UNDER TANK

I observed that the hot water tank is missing a water leak catch pan at the time of my inspection.

Recommendation

Contact a qualified professional.

8.4.3 Hot Water Source

Recommendation

CORROSION

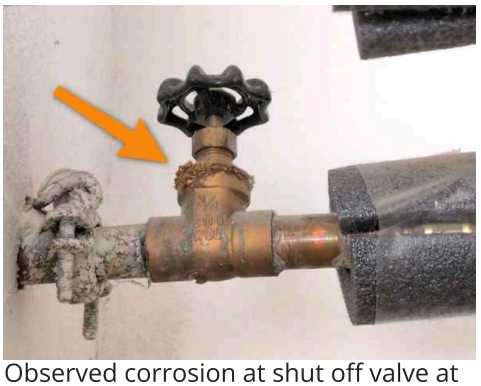
I observed corrosion at the hot water source at the time of my inspection. Further evaluation recommended.

Recommendation

Contact a qualified plumbing contractor.



Observed corrosion at inlet/outlet lines at water heater tank



Observed corrosion at shut off valve at water heater tank

8.4.4 Hot Water Source

Recommendation

DAMAGED WATER HEATER PEDESTAL

I observed a damaged pedestal underneath the water heater tank at the time of my inspection. Could be an indication of a active/prior water leak and potential to collapse. Hazard. Further evaluation and repair recommended

Recommendation

Contact a qualified professional.



Observed damaged to pedestal under water heater tank

8.6.1 Water Supply & Distribution Systems

Recommendation

ACTIVE WATER LEAK AT WATER SHUT-OFF VALVE

I observed an active water leak at a water shut-off valve at the time of my inspection. Repair recommended

Recommendation

Contact a qualified plumbing contractor.



Observed leak at spigot at back of home when turned on

9: EXTERIOR

Information

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

General: 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.

General: Exterior Was Inspected

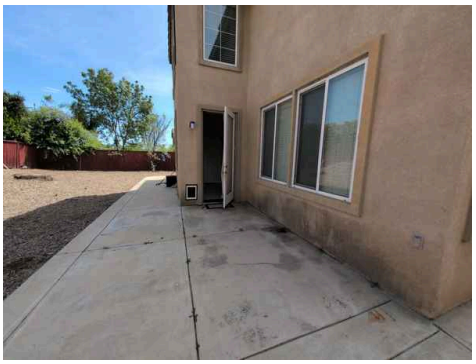
I inspected the exterior of the house.






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.

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

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.

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.

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.

Windows: **Windows Inspected**

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

Limitations

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.

Deficiencies

9.4.1 Wall-Covering, Flashing & Trim

Recommendation

DAMAGED WALL-COVERING MATERIAL

I observed indications of a defect and/or damage at the exterior wall-covering material at the time of my inspection. Repair is recommended.

Recommendation

Contact a qualified professional.



Observed damaged stucco by exterior garage door



Observed door knob hole from back door in trim around back window



Observed damaged trim around bedroom window



Observed damaged stucco at front corner of garage exposing metal point



Observed damage to trim around side window



Observed damaged trim around window and nail popping through stucco at back corner of home

9.4.2 Wall-Covering, Flashing & Trim

Maintenance Item

WORN OUT AREAS OF EXTERIOR WALL-COVERING

I observed indications of worn out areas, delayed maintenance, or aging of the exterior wall covering materials at the time of my inspection.

Recommendation

Contact a qualified professional.



Observed worn areas of stucco along back of home



Observed worn areas of stucco along back of home

9.5.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Maintenance Item

FENCE/WALL AND/OR GATE DEFECT

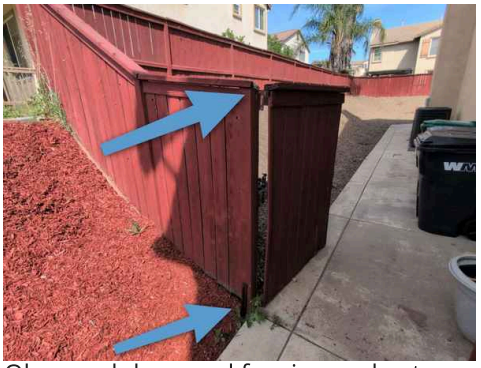
I observed that the condition of the fence/wall and/or gate in many areas was poor or falling down at the time of my inspection. Further evaluation and repair or replacement is recommended.

Recommendation

Contact a qualified fencing contractor



Observed damaged and leaning fencing around backyard



Observed damaged fencing and gate

9.6.1 GFCIs & Electrical

Maintenance Item

MISSING/BROKEN COVER OR COVER PLATE

FRONT PORCH

I observed one or more missing or broken cover/cover plates at the exterior at the time of my inspection. Replacement recommended

Recommendation

Recommended DIY Project

9.7.1 Walkways & Driveways

Maintenance Item

LARGE CRACKS AT WALKWAYS

I observed large cracks in the walkways at the time of my inspection. This condition could be a trip hazard. Monitoring and possible repair is recommended.

Recommendation

Contact a qualified concrete contractor.

9.7.2 Walkways & Driveways

Maintenance Item

LARGE CRACKS AT DRIVEWAY

I observed indications of large cracks and/or damage to the driveway at the time of my inspection. This could be a trip hazard. Monitoring and possible repair is recommended.

Recommendation

Contact a qualified concrete contractor.

9.7.3 Walkways & Driveways

Recommendation

TRIP HAZARD

I observed a trip hazard at the time of my inspection. This condition is a safety concern. Monitoring and possible repair is recommended.

Recommendation

Contact a qualified professional.



Observed lifted section of concrete at back patio

9.10.1 Windows

Maintenance Item

MISSING OR DAMAGED WINDOW SCREEN

I observed one or more missing/damaged window screens at the time of my inspection. New screens recommended.

Recommendation

Contact a handyman or DIY project

9.10.2 Windows

Recommendation

BROKEN WINDOW

I observed a window with broken glass at the time of my inspection. Replacement recommended.

Recommendation

Contact a qualified window repair/installation contractor.



Observed broken window pane at back of home

10: ATTACHED GARAGE

		IN	NI	NP	D
10.1	Garage Floor	X			
10.2	Garage Vehicle Door	X			X
10.3	Garage Vehicle Door Opener	X			X
10.4	Electric in Garage	X			X
10.5	Ceiling, Walls & Firewalls in Garage	X			
10.6	Moisture Intrusion in Garage	X			
10.7	Exterior Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.



Garage Vehicle Door: Garage Door Panels Were Inspected

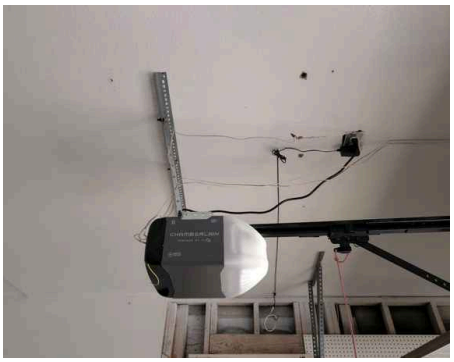
I inspected the garage door panels.

Exterior Door: Exterior Doors Inspected

I inspected the exterior doors of the attached garage.

Garage Vehicle Door: Type of Door Operation

Opener





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: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

Garage Vehicle Door Opener: General Warning Label Was Inspected

I observed a general warning label attached to the back of the door panel. Good.

Garage Vehicle Door Opener: Bottom Bracket Label Was Inspected

I observed 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.

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.

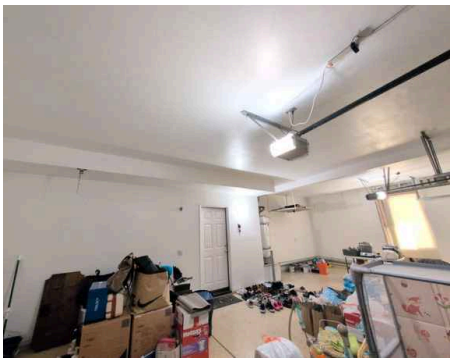
Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes. 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.

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.

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

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



Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door. The door should be equipped with a self-closing or an automatic-closing device.

Moisture Intrusion in Garage: Moisture Intrusion Inspected

I inspected garage ceiling and walls for moisture intrusion into the attached garage

Deficiencies

10.2.1 Garage Vehicle Door

Recommendation

DAMAGE TO GARAGE DOOR

I observed indications of damage to the garage door itself at the time of my inspection. Repair or replacement recommended.

Recommendation

Contact a qualified garage door contractor.



Observed damage to bottom garage door panel of bigger door



Observed damage to top garage door panel of smaller door

10.3.1 Garage Vehicle Door Opener

Maintenance Item

DEFECT AT WARNING LABELS

SPRING LABEL LARGE DOOR

I observed a defect at a garage door warning label at the time of my inspection. Not all warning labels present.

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 garage door contractor.

10.3.2 Garage Vehicle Door Opener

Safety Hazard

GARAGE DOOR OUT OF BALANCE

BOTH DOORS

I observed that the garage door was hard to open or was unable to be opened manually. It would not stay open when opened manually and closed suddenly when let go of at the time of my inspection. This also adds stress to the garage door opener motor. Safety Hazard. Further evaluation and adjustment of springs recommended.

Recommendation

Contact a qualified garage door contractor.

10.4.1 Electric in Garage

Recommendation

MISSING GFCI-PROTECTION IN GARAGE

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection at the time of my inspection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Recommendation

Contact a qualified electrical contractor.



Observed that outlet at back and side of garage were not GFCI protected

---

10.7.1 Exterior Door

Recommendation

DETERIORATION/WOOD ROT AT DOOR

I observed deterioration and/or wood rot at the exterior garage door at the time of my inspection. Repair and/or possible replacement is recommended.

Recommendation

Contact a qualified professional.



Observed wood in exterior garage door frame

11: LAUNDRY

		IN	NI	NP	D
11.1	Clothes Washer		X		
11.2	Clothes Dryer		X		
11.3	Laundry Room, Electric, and Tub	X			X
11.4	Exhaust Fan	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Exhaust Fan: Inspected Exhaust Fans

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

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.

Deficiencies

11.3.1 Laundry Room, Electric, and Tub

Recommendation

MISSING GFCI PROTECTION

I observed that there is missing GFCI protection at the receptacles in the laundry room at the time of my inspection. All 120-volt, 15- and 20-amp outlets in laundry rooms, bathrooms, and kitchens must be GFCI protected. 2014 NEC 210.8(A)(10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.

12: BATHROOM 1 (DOWNSTAIRS)

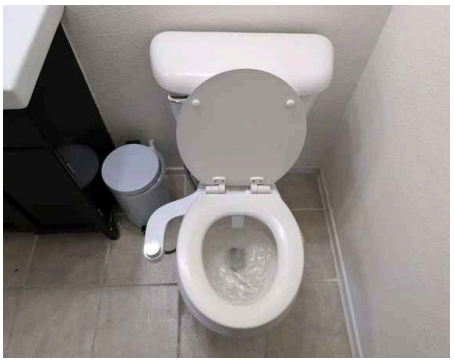
		IN	NI	NP	D
12.1	Bathroom Toilet	X			
12.2	Sinks, Tubs & Showers	X			X
12.3	Bathroom Exhaust Fan / Window	X			
12.4	Floors, Walls, Ceilings	X			
12.5	GFCI & Electric in Bathroom	X			
12.6	Cabinetry	X			X
12.7	Door	X			

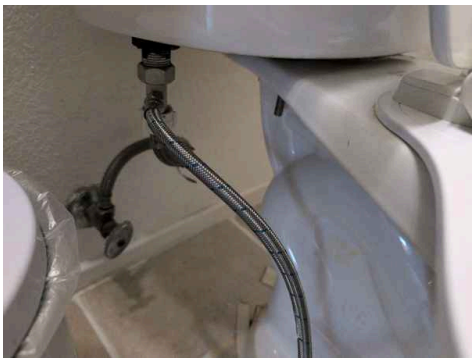
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Bathroom Toilet: Toilet 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.





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.

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.



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.

Cabinetry: Cabinetry Inspected

I inspected a representative number of cabinets and the readily visible surfaces of countertops. I looked for material defects according to the Home Inspection Standards of Practice.

Door: 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

12.2.1 Sinks, Tubs & Showers

Maintenance Item

DEFECT AT DRAIN PLUG/STOPPER COMPONENT

DOWNSTAIRS BATHROOM

I observed indications of a defect at the bathroom sink drain stopper/plug at the time of my inspection

Recommendation

Contact a qualified plumbing contractor.

12.6.1 Cabinetry

Maintenance Item

WATER DAMAGE AT CABINET SHELF

DOWNSTAIRS BATHROOM

I observed indications of water damage at the bottom shelf of the bathroom cabinet, under the bathroom sink at the time of my inspection. Indication of a prior water leak.

Recommendation

Recommended DIY Project

13: BATHROOM 2 (UPSTAIRS)

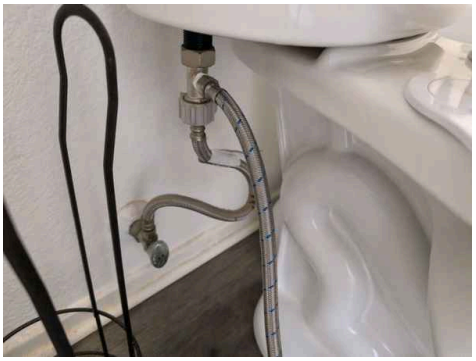
		IN	NI	NP	D
13.1	Bathroom Toilets	X			X
13.2	Sinks, Tubs & Showers	X			X
13.3	Bathroom Exhaust Fan / Window	X			
13.4	Floors, Walls, Ceilings	X			
13.5	GFCI & Electric in Bathroom	X			
13.6	Cabinetry	X			
13.7	Door	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

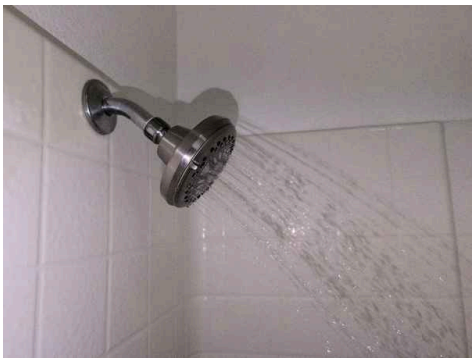



Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

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.





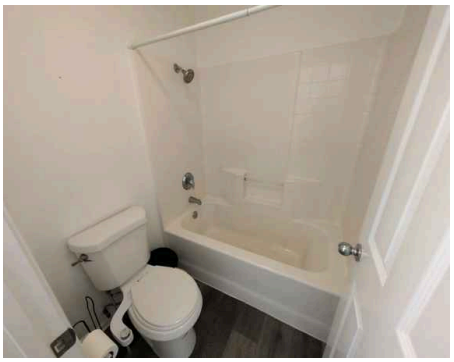



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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.

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.




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.

Cabinetry: Cabinetry Inspected

I inspected a representative number of cabinets and the readily visible surfaces of countertops. I looked for material defects according to the Home Inspection Standards of Practice.

Door: 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

13.1.1 Bathroom Toilets

Maintenance Item

LOOSE TOILET

UPSTAIRS BATHROOM

I observed a loose toilet connection to the floor at the time of my inspection. Adjustment recommended.

Recommendation

Contact a qualified professional.

13.1.2 Bathroom Toilets

Maintenance Item

DEFECT AT FLUSHING MECHANISM

UPSTAIRS BATHROOM

I observed indications of a defect at the flushing mechanism in the toilet tank at the time of my inspection. Repair recommended

Recommendation

Contact a qualified plumbing contractor.

13.2.1 Sinks, Tubs & Showers

Maintenance Item

DEFECT AT DRAIN PLUG/STOPPER COMPONENT

UPSTAIRS BATHROOM BOTH SINKS

I observed indications of a defect at the bathroom sink drain stopper/plug at the time of my inspection

Recommendation

Contact a qualified plumbing contractor.

14: MASTER BATHROOM

		IN	NI	NP	D
14.1	Bathroom Toilets	X			
14.2	Sinks, Tubs & Showers	X			X
14.3	Bathroom Exhaust Fan / Window	X			
14.4	Floors, Walls, Ceilings	X			
14.5	GFCI & Electric in Bathroom	X			
14.6	Cabinetry	X			
14.7	Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Bathroom Exhaust Fan / Window:

Inspected Bathroom Window

I inspected the bathrooms windows.

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets at the time of my inspection.

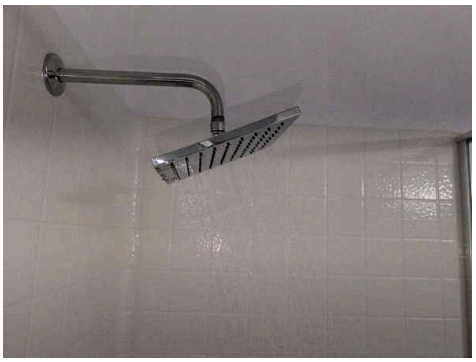



Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

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.





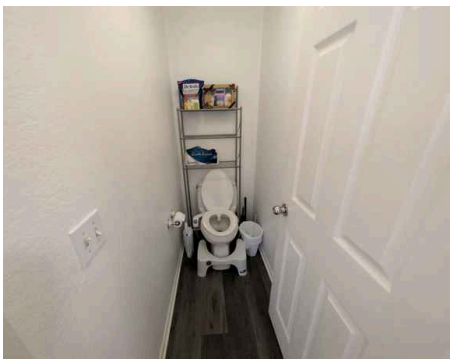


Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

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.

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.




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.

Cabinetry: Cabinetry Inspected

I inspected a representative number of cabinets and the readily visible surfaces of countertops. I looked for material defects according to the Home Inspection Standards of Practice.

Door: 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

14.2.1 Sinks, Tubs & Showers

Maintenance Item

DEFECT AT DRAIN PLUG/STOPPER COMPONENT

MASTER BATHROOM BOTH SINKS

I observed indications of a defect at the master bathroom sink drain stopper/plug at the time of my inspection.

Recommendation

Contact a qualified plumbing contractor.

14.7.1 Door

Maintenance Item

DOOR DOESN'T LATCH

MASTER BATHROOM CLOSET

I observed that the master bathroom door does not latch and close properly at the time of my inspection.

Recommendation

Contact a qualified handyman.

15: BEDROOM 1 (DOWNSTAIRS)

		IN	NI	NP	D
15.1	Doors	X			
15.2	Windows	X			
15.3	Switches, Fixtures & Receptacles	X			
15.4	Countertops & Cabinets			X	
15.5	Floors, Walls, Ceilings	X			
15.6	Presence of Smoke and CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

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

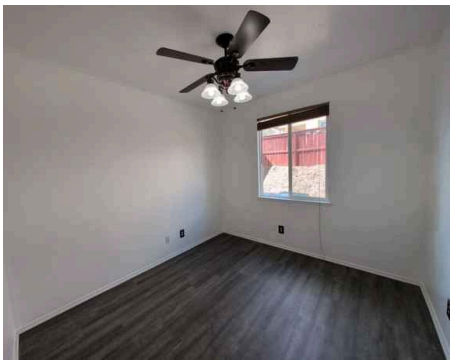
I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected 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 on 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.

Deficiencies

15.5.1 Floors, Walls, Ceilings

Maintenance Item

MISSING OR LOOSE/DAMAGED FLOORING THRESHOLD

DOWNSTAIRS BEDROOM

I observed one or more missing/damaged thresholds in the flooring at the time of my inspection. Threshold are used to transition between different flooring types/heights and/or where rooms meet. Recommended installing thresholds

Recommendation

Contact a qualified professional.



Observed damaged threshold at downstairs bedroom closet doorway

16: BEDROOM 2

		IN	NI	NP	D
16.1	Doors	X			X
16.2	Windows	X			
16.3	Switches, Fixtures & Receptacles	X			
16.4	Countertops & Cabinets			X	
16.5	Floors, Walls, Ceilings	X			
16.6	Presence of Smoke and CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

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 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 on 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.

Deficiencies

16.1.1 Doors

Maintenance Item

CLOSET DOOR OFF TRACK

MIDDLE BEDROOM

I observed that a closet door had fallen off the tract and was difficult to open and close at the time of my inspection.

Recommendation

Contact a qualified professional.

17: BEDROOM 3

		IN	NI	NP	D
17.1	Doors	X			X
17.2	Windows	X			X
17.3	Switches, Fixtures & Receptacles	X			
17.4	Countertops & Cabinets			X	
17.5	Floors, Walls, Ceilings	X			
17.6	Presence of Smoke and CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

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 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 on 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.

Deficiencies

17.1.1 Doors

Maintenance Item

DOOR DOESN'T LATCH

FRONT BEDROOM

I observed that a bedroom door does not latch and close properly at the time of my inspection.

Recommendation

Contact a qualified handyman.

17.2.1 Windows

Recommendation

DAMAGED HARDWARE AT WINDOW

I observed damage to the hardware at a bedroom at the time of my inspection.

Recommendation

Contact a qualified window repair/installation contractor.



Observed damaged springs in front bedroom window

18: BEDROOM 4

		IN	NI	NP	D
18.1	Doors	X			X
18.2	Windows	X			
18.3	Switches, Fixtures & Receptacles	X			
18.4	Countertops & Cabinets			X	
18.5	Floors, Walls, Ceilings	X			
18.6	Presence of Smoke and CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

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 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 on 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.

Deficiencies

18.1.1 Doors

Maintenance Item

CLOSET DOOR OFF TRACK

BACK BEDROOM

I observed that a closet door had fallen off the tract and was difficult to open/close at the time of my inspection.

Recommendation

Contact a qualified professional.

19: MASTER BEDROOM

		IN	NI	NP	D
19.1	Doors	X			
19.2	Windows	X			
19.3	Switches, Fixtures & Receptacles	X			
19.4	Countertops & Cabinets			X	
19.5	Floors, Walls, Ceilings	X			
19.6	Presence of Smoke and CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

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

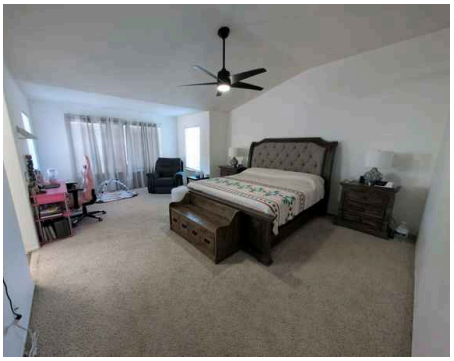
I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

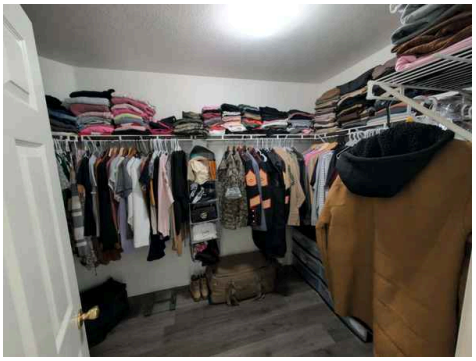
Switches, Fixtures & Receptacles: Inspected Switches, Fixtures & Receptacles

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 on 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.

20: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
20.1	Doors	X			
20.2	Windows	X			
20.3	Switches, Fixtures & Receptacles	X			X
20.4	Countertops & Cabinets	X			
20.5	Floors, Walls, Ceilings	X			X
20.6	Stairs, Steps, Stoops, Stairways & Ramps	X			
20.7	Railings, Guards & Handrails	X			
20.8	Presence of Smoke and CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

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 Switches, Fixtures & Receptacles

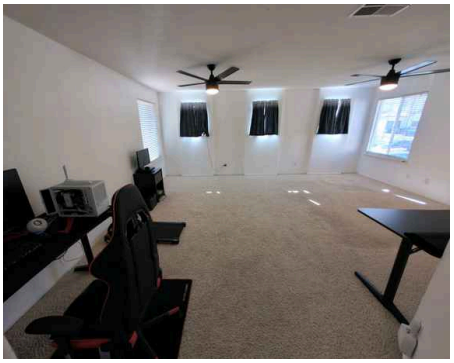
I inspected a representative number of switches, lighting fixtures and receptacles.

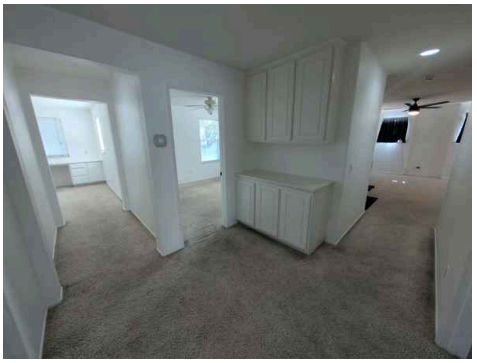
Countertops & Cabinets: Inspected Cabinets & Countertops

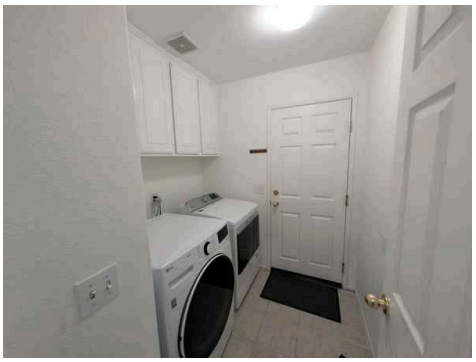
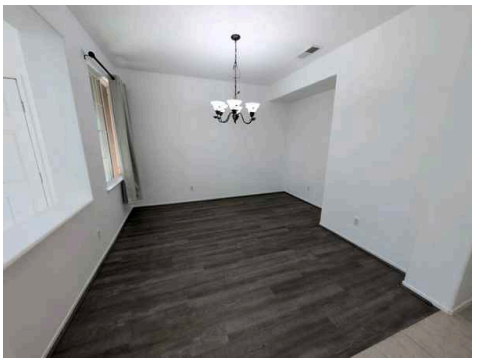
I inspected a representative number of cabinets and countertop surfaces.

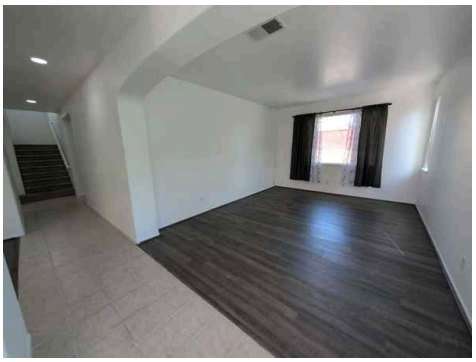
Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

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









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.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

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 on 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.

Deficiencies

20.3.1 Switches, Fixtures & Receptacles

Maintenance Item

LIGHT INOPERABLE, COULD BE BULB

I observed one or more lights that were not turning on. A new light bulb was possibly needed. We recommend asking the homeowner about why this light fixture did not turn on.

Recommendation

Contact a qualified electrical contractor.



Observed that ceiling light above stairs did not turn on

20.5.1 Floors, Walls, Ceilings

Maintenance Item

CARPET STAINS

THROUGHOUT HOME

I observed that the carpet had areas of staining or discoloration at the time of my inspection. Recommend a thorough steam clean by a qualified carpet cleaning company.

Recommendation

Contact a carpet cleaner.

21: KITCHEN

		IN	NI	NP	D
21.1	Kitchen Sink	X			
21.2	Garbage Disposal	X			
21.3	GFCI	X			
21.4	AFCI			X	
21.5	Dishwasher	X			X
21.6	Range/Oven/Cooktop	X			X
21.7	Exhaust Fan	X			X
21.8	Refrigerator	X			
21.9	Built-in Microwave	X			
21.10	Countertops & Cabinets	X			
21.11	Kitchen Island	X			
21.12	Floors, Walls, Ceilings	X			X
21.13	Windows	X			
21.14	Lighting	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.



Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Lighting: Inspected Kitchen Lighting

I inspected the lighting in the kitchen

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.





GFCI: GFCI Tested

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

Dishwasher: Inspected Dishwasher

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



Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



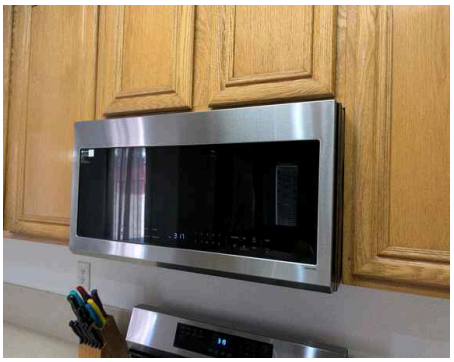
Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.



Built-in Microwave: Microwave Turned On

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

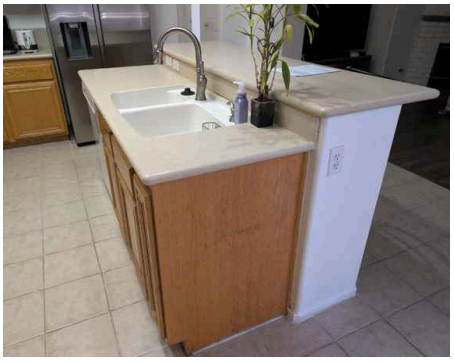


Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Kitchen Island: Inspected Kitchen Island

I inspected a representative number of cabinets and the countertop surface of the kitchen island.



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.



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.

Deficiencies

21.5.1 Dishwasher

Recommendation

IMPROPERLY INSTALLED DRAIN LINE

I observed indications of a defect at the dishwasher drain line at the time of my inspection. Appeared to be installed improperly and was missing a high loop to prevent backflow. Recommend installing a high loop or an air gap to prevent backflow into dishwasher.

Recommendation

Contact a qualified appliance repair professional.

21.6.1 Range/Oven/Cooktop

Recommendation

BURNER NOT LIGHTING

I observed that one or more heating elements did not heat up when turned on at the time of my inspection. Burner could possibly be dirty and need to be cleaned/unclogged. Further evaluation recommended

Recommendation

Contact a qualified handyman.



Observed that back left and front right burner did not light

21.6.2 Range/Oven/Cooktop

Recommendation

MISSING/DAMAGED CONTROLS

I observed a missing or damaged controls at the stove and oven appliance at the time of my inspection.

Recommendation

Contact a qualified professional.



Observed broken control knob for back left burner

21.7.1 Exhaust Fan

Recommendation

IMPROPERLY EXHAUSTING

I observed that the kitchen ventilation fan is improperly exhausting air from the space at the time of my inspection. Unable to confirm if an approved filter is installed to recirculate air into the room

Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or

recirculated within a residence or to another dwelling unit.

Recommendation

Contact a qualified general contractor.

21.12.1 Floors, Walls, Ceilings

Maintenance Item

CRACKED OR BROKEN TILES

Some minor cracking or broken tiles were observed in the kitchen floor at the time of my inspection.

Recommendation

Contact a qualified professional.

22: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
22.1	Structural Components & Observations in Attic	X			
22.2	Insulation in Attic	X			
22.3	Ventilation in Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

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: Insulation Was Inspected

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

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

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.

STANDARDS OF PRACTICE

Inspection Details

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.

Chimney & Fireplace
I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of fireplace.

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

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

Basement, Foundation, Crawlspace & 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.

Electrical (Pole to Panel)
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: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

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:

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.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

Attached 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.

Laundry
The inspector shall inspect:

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

Bathroom 1 (Downstairs)
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.

Bathroom 2 (Upstairs)
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.

Master Bathroom
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.

Bedroom 1 (Downstairs)
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.

Bedroom 2
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.

Bedroom 3
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.

Bedroom 4
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.

Master Bedroom
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.

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.

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.

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.