



SUREFIRE RESIDENTIAL REPORT

1234 Main Street
Melrose Park, IL 60160

Buyer Name
01/16/2024 9:00AM



Inspector
Justin Posner

License No. 450.012649
847-651-2909
jposner@surefireinspections.com



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

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STATEMENT OF LIMITATIONS

1. Type of Inspection

The inspection is essentially visual, not technically exhaustive, and does not imply that every defect will be discovered. The inspection and report are based upon conditions that existed at time of inspection. There is no destructive analysis or technical testing. The inspection covers only the listed items for function and safety, not for code compliance. This is not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase. Cost to cure estimates may have been discussed, but they are not contractor bids. If provided they are to allow you to better understand the severity of the problem. They must be confirmed by quotes from qualified contractors.

2. Limits of Liability

This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment. This limitation of liability shall include and apply to all consequential damages, bodily injury and property damage of any nature. The information is intended for the sole use of my client and no third party liability is assumed. In the event that legal action is taken and judgment is in favor of Top Notch Inspections, the plaintiff shall assume all legal fees accrued by Top Notch Inspections. Top Notch Inspections assumes no responsibility for the cost or repairing or replacing any unreported defects or conditions. THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF ANY BUILDING FIXTURE OR COMPONENT. The inspection and report are furnished on an "opinion only" basis.

3. Environmental and Health Issues

THE INSPECTION AND REPORT DOES NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARD(S). No tests are performed to determine the presence of airborne articles such as asbestos, noxious gases such as radon, formaldehyde, molds, mildews, toxic, carcinogenic, or malodorous substances or other conditions of air quality that may be present; nor conditions which may cause the above. No test for lead products or any other hazardous substance is performed. No representations as to the existence or possible condition of abandoned well (s), septic system (s), or underground fuel storage tank(s) is made. Hazardous wastes are not part of the inspection/report and no representations are made as to any above or below ground pollutants or contaminants. The quality of drinking water is not a part of this inspection.

4. Insects and Rodents

No tests are performed to determine presence or absence of rodents and insect pests.

5. Cosmetic Conditions

The inspection/report excludes and does not intend to cover any and all components, items and conditions which by nature of their location are concealed or otherwise

difficult to inspect. Excluded are all cosmetic conditions, such as carpeting, vinyl floors, wallpapering and painting.

SUMMARY

110

ITEMS INSPECTED

32

MAINTENANCE ITEM

29

RECOMMENDATION

6

PRIORITY REPAIR

- ⊖ 2.2.1 Roof - Sloped Roof Material: Moss Growth
- ⊖ 2.2.2 Roof - Sloped Roof Material: Granule Deterioration
- ⚠ 2.2.3 Roof - Sloped Roof Material: Older System
- ⚠ 2.2.4 Roof - Sloped Roof Material: Soft Section
- 🔧 2.3.1 Roof - Flat Roof Material: Trees/Limbs Too Close
- 🔧 2.4.1 Roof - Gutters and Downspouts: Drains Near Structure
- 🔧 3.2.1 Exterior - Doors: Door Rubs
- 🔧 3.8.1 Exterior - Porches, Decks, and Balconies: Boards Loose
- 🔧 3.8.2 Exterior - Porches, Decks, and Balconies: Paint or Stain Needed
- ⊖ 3.8.3 Exterior - Porches, Decks, and Balconies: Slope Imprope
- 🔧 3.9.1 Exterior - Railings, Guards and Handrails: Fastener Poorly Connected
- ⊖ 3.14.1 Exterior - Fence: Gate Damaged
- ⊖ 3.14.2 Exterior - Fence: Leaning/Unstable
- ⊖ 3.14.3 Exterior - Fence: Old/Deteriorated
- ⊖ 3.17.1 Exterior - Walkways and Driveways: Asphalt Cracks
- ⊖ 3.17.2 Exterior - Walkways and Driveways: Concrete Cracking and Settling
- ⊖ 3.17.3 Exterior - Walkways and Driveways: Settlement
- 🔧 4.4.1 Garage - Garage Service Door : Air Leaks/Weather-stripping Missing
- 🔧 4.6.1 Garage - Garage Floor: Maintenance recommended
- 🔧 6.2.1 Attic, Insulation and Ventilation - Attic Access: Hatch Not Insulated/Weather Stripped
- ⊖ 7.2.1 Electrical - Service Drop: Wires too Close to Tree/Bushes
- ⊖ 7.6.1 Electrical - Electrical Panel & Breakers: Electrical Panel Almost Full
- ⊖ 7.6.2 Electrical - Electrical Panel & Breakers: Mounted to Foundation
- ⚠ 8.4.1 Plumbing - Water Heater : Gas Connector Flexible
- 🔧 8.5.1 Plumbing - Drain, Waste, and Vent Systems: Sewer Scope Suggested
- ⊖ 8.6.1 Plumbing - Sump Pump: Battery Back-Up Recommended
- ⊖ 8.6.2 Plumbing - Sump Pump: Cover Missing
- ⊖ 8.6.3 Plumbing - Sump Pump: Designated Outlet Missing

- ⚠ 8.6.4 Plumbing - Sump Pump: Inoperative
- 🔧 8.6.5 Plumbing - Sump Pump: Replace Pump Every 5 to 6 Years
- 🔧 8.6.6 Plumbing - Sump Pump: Sump Pump Age Unknown
- 🔧 8.7.1 Plumbing - Ejector Pump: Replace Pump Every 5 to 6 Years
- 🔧 9.2.1 HVAC System - Heating Descriptions and Limitations: Mechanical Warranty
- ⊖ 9.3.1 HVAC System - Furnace/Space Heater /Humidifier : Access For Servicing Equipment is Limited
- 🔧 9.3.2 HVAC System - Furnace/Space Heater /Humidifier : Ask For Maintenance Records
- ⚠ 9.3.3 HVAC System - Furnace/Space Heater /Humidifier : Corrosion Conditions
- ⊖ 9.3.4 HVAC System - Furnace/Space Heater /Humidifier : Drip Leg/Sediment Trap Missing
- ⚠ 9.3.5 HVAC System - Furnace/Space Heater /Humidifier : Efflorescence Stains
- ⊖ 9.3.6 HVAC System - Furnace/Space Heater /Humidifier : Furnace Old
- 🔧 9.5.1 HVAC System - Cooling System: Ask For Maintenance Records
- ⊖ 9.5.2 HVAC System - Cooling System: Compressor Old and Fully Depreciated
- ⊖ 9.5.3 HVAC System - Cooling System: R-22 Refrigerant
- 🔧 9.5.4 HVAC System - Cooling System: Refrigerant Line Insulation Damaged/Missing
- 🔧 9.7.1 HVAC System - Distribution System-Ductwork and Piping: Vent Cover Missing
- ⊖ 9.9.1 HVAC System - Vents/Flues/Chimneys: Backdrafting: Improper Vent Slope
- ⊖ 9.9.2 HVAC System - Vents/Flues/Chimneys: Vent Slope Inadequate
- 🔧 10.3.1 Interior - Cabinetry, Ceiling and Walls : Cabinet Damage
- ⊖ 10.3.2 Interior - Cabinetry, Ceiling and Walls : Moisture Stain
- 🔧 10.4.1 Interior - Doors: Does Not Latch
- 🔧 10.4.2 Interior - Doors: Lock Does Not Align
- 🔧 10.5.1 Interior - Windows: Screen Damaged
- 🔧 10.5.2 Interior - Windows: Screen Missing
- ⊖ 10.5.3 Interior - Windows: Will Not Open
- ⊖ 10.5.4 Interior - Windows: Will Not Stay Open
- ⊖ 10.6.1 Interior - Electrical Lighting, Outlets/Receptacles & Switches: Ceiling Fan Inoperative
- ⊖ 10.6.2 Interior - Electrical Lighting, Outlets/Receptacles & Switches: Outlet/Receptacle Loose
- ⊖ 10.7.1 Interior - Flooring : Carpet Stains/Damage
- 🔧 10.10.1 Interior - Smoke, CO Detectors, Fire Extinguisher & Sprinkler System : Suggest Replacing Upon Taking Possession
- 🔧 10.10.2 Interior - Smoke, CO Detectors, Fire Extinguisher & Sprinkler System : Test Monthly/Replace Batteries Yearly
- 🔧 11.2.1 Kitchen Appliances - Countertops and Cabinets: Door Or Drawer Not Aligned
- 🔧 11.5.1 Kitchen Appliances - Range, Oven & Cooktop: Oven Light Inoperative
- ⊖ 11.8.1 Kitchen Appliances - Exhaust Fan & Duct: Inoperable
- 🔧 12.2.1 Bathroom - Exhaust Fan / Window: Exhaust Fan Cover Missing
- 🔧 12.3.1 Bathroom - Faucets/Sinks, Tubs and Showers: Diverter Deficiency
- 🔧 12.3.2 Bathroom - Faucets/Sinks, Tubs and Showers: Drain Stop Ineffective/Missing
- 🔧 12.3.3 Bathroom - Faucets/Sinks, Tubs and Showers: Cabinet Hinges

 13.2.1 Laundry - Cabinetry, Ceiling, Walls and Floor: Cabinet Damage

1: INSPECTION DETAIL

		IN	NI	NP	O
1.1	Descriptions and Limitations/Disclaimers	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations/Disclaimers:

Approximate Start Time
10:30 AM

Descriptions and Limitations/Disclaimers:

Approximate End Time
1:30 PM

Descriptions and Limitations/Disclaimers:

Weather Conditions
Cloudy

Descriptions and Limitations/Disclaimers:

Approximate Temperature
29 Fahrenheit (F)

Descriptions and Limitations/Disclaimers:

Building Type
Single Family

Descriptions and Limitations/Disclaimers:

Style
2 Story

Descriptions and Limitations/Disclaimers:

Date of Construction
1991, Per Listing Sheet

Descriptions and Limitations/Disclaimers:

Occupancy
Occupied, Furnished

Descriptions and Limitations/Disclaimers:

Area
Suburb

Descriptions and Limitations/Disclaimers:

Property Faces
East

Descriptions and Limitations/Disclaimers: Inspection Categories

Report Explanation

MODERATE/MINOR

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

REPAIR/REPLACE/IMMEDIATE IS ADVISED

- Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy and should be addressed prior to the end of your contingency period.

PRIORITY IMMEDIATE REPAIR

- A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy. The concerns should be addressed prior to the end of your contingency period.

2: ROOF

		IN	NI	NP	O
2.1	Description & Limitations	X			
2.2	Sloped Roof Material	X			X
2.3	Flat Roof Material	X			X
2.4	Gutters and Downspouts	X			X
2.5	Flashing	X			
2.6	Skylight		X		
2.7	Solar Panels			X	

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Information

Description & Limitations : Roof Style
Gable

Description & Limitations : Roof Approximate Age
22 years

Description & Limitations : Roof Approximate Age Determined by
Reported by seller

Description & Limitations : Roof Typical Life Expectancy
25-30 years

Description & Limitations : Gutter/Downspout Type
Eave mounted

Description & Limitations : Gutter/Downspout Materials
Aluminum

Description & Limitations : Downspout Discharge
Above grade, Below grade

Description & Limitations : Flashing Material Sloped Roof
Aluminum

Description & Limitations : Roofing Material
Asphalt Shingles

This inspection is not a guarantee that a roof leak will not happen in the future. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We are not responsible for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Description & Limitations : Roof Inspection Method
Walked

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 leaks except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We suggest that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Sloped Roof Material: Roof Maintenance Checklist
Roof

Inspecting your roof can be done safely from the ground with a good pair of binoculars. Check your roof material for any irregular patterns. Check for any debris that has settled on the roof. The debris should be removed to ensure proper drainage and to prevent damage to the roof material. All repairs should be completed by a qualified roofing contractor.

Gutters and Downspouts: Gutter & Downspout Maintenance

Gutters & Downspouts Throughout

To ensure your gutters are draining properly regular cleaning is needed. The gutter seams need to be inspected for leaks annually. The downspouts should drain away 6 ft. from the structure and should be checked annually for any damage.

All repairs should be completed by a qualified roofing contractor.

Skylight: Skylight Flashing Maintenance

Skylight

To ensure the skylight flashing is functioning properly flashing should be checked annually.

All repairs should be completed by a qualified roofing contractor.

Limitations

Description & Limitations

ROOF INSPECTION LIMITATIONS

Roof slope too steep to safely walk

This limits our observation to comment on any potential conditions. Conditions may exist that are not documented in this report.

Description & Limitations

UNABLE TO SEE EVERYTHING

ROOF

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.

Description & Limitations

NOT REACHABLE

Unable to closely reach and inspect the installation of all of the gutter components and systems.

Description & Limitations

DIFFICULT TO SEE EVERY FLASHING

FLASHING THROUGHOUT

Inspected 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. It's impossible to see everything. A home inspection is a limited visual-only inspection.

Skylight

SKYLIGHT NOT REACHABLE

SKYLIGHT

This limits view for observation. Hidden condition might exist.

Observations

2.2.1 Sloped Roof Material

 Recommendation

MOSS GROWTH

VARIOUS LOCATIONS THROUGHOUT ROOF

Algae growth can deteriorate and shorten the life of the roofing material. It is highly suggested that the roof be clean and treated as soon as practical.

[Consult a qualified roofing contractor for service.](#)

Recommendation

Contact a qualified roofing professional.



Repair



Repair

2.2.2 Sloped Roof Material

 Recommendation

GRANULE DETERIORATION

THROUGHOUT ROOF

Accumulation of granules is generally an indication that your roof needs attention. This can cause potential drainage conditions.

[Consult a qualified roofing contractor for further evaluation.](#)

Recommendation

Contact a qualified roofing professional.



Repair



Repair



Repair



Repair



Repair

2.2.3 Sloped Roof Material

OLDER SYSTEM

ROOF

Roof coverings and flashing can potentially deteriorate rapidly and leak without warning. Suggest budget for replacement. Gutters and downspouts need to be figured with this cost.

[Consult a qualified roofing contractor for cost to replace as needed, budget to replace.](#)

Recommendation

Contact a qualified roofing professional.



2.2.4 Sloped Roof Material

SOFT SECTION

VARIOUS LOCATIONS THROUGHOUT ROOF



The soft section indicates a potential sub roofing framing failure due to a moisture condition or an inadequate framing installation.

[Consult a qualified roofing contractor for evaluation and repair.](#)

Recommendation

Contact a qualified roofing professional.



Have further evaluated and repaired



Have further evaluated and repaired



Have further evaluated and repaired

2.3.1 Flat Roof Material

TREES/LIMBS TOO CLOSE

ROOF

Tree limbs need to be removed near the roof to reduce risk of damaging roof material, potential for leaks and premature wear.

[Consult a qualified landscaping contractor for maintenance or removal.](#)

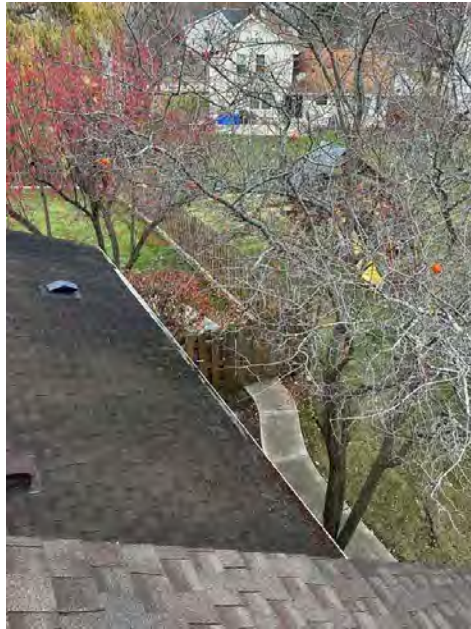
Recommendation

Contact a qualified landscaping contractor





Suggest trimming



Suggest trimming

2.4.1 Gutters and Downspouts

DRAINS NEAR STRUCTURE

SOUTHEAST EXTERIOR

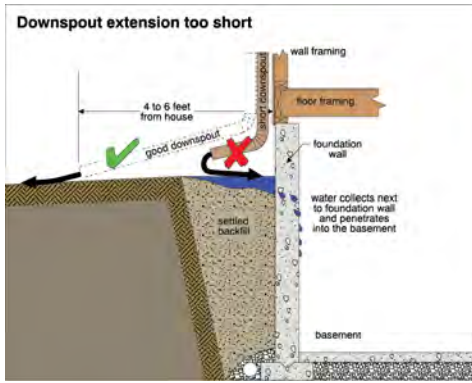


The downspout/s should discharge above the grade onto the ground at least six feet from the structure. There is a potential for water to collect next to the foundation wall and enter into the interior.

[Consult a qualified gutter contractor for repair.](#)

Recommendation

Contact a qualified gutter contractor



Example



Suggest extending

3: EXTERIOR

		IN	NI	NP	O
3.1	Descriptions and Limitations	X			
3.2	Doors	X			X
3.3	Windows	X			
3.4	Siding Material & Trim : Wood, Vinyl, Aluminum, Metal, Mineral Surface	X			
3.5	Stucco			X	
3.6	EIFS (Exterior Insulation and Finish System)			X	
3.7	Fiber Cement Siding			X	
3.8	Porches, Decks, and Balconies	X			X
3.9	Railings, Guards and Handrails	X			X
3.10	Stairs, Steps and Stoops	X			
3.11	Exhaust Vents	X			
3.12	Electrical & GFCI	X			
3.13	Exterior Spigots	X			
3.14	Fence	X			X
3.15	Pests	X			
3.16	Patio, Lot Grading, Drainage, Retaining Walls and Vegetation	X			
3.17	Walkways and Driveways	X			X
3.18	Window Well	X			
3.19	Fire Escape Stairs	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:

Exterior Wall Construction

Wood frame, Wood frame/Brick veneer

Descriptions and Limitations:

Exterior Wall and Trim Materials

Vinyl Siding, Brick Veneer, Aluminum

Descriptions and Limitations:

Eaves, Soffits and Fascia Materials

Aluminum

Descriptions and Limitations:

Exterior Door Type/Materials

Insulated Glass, Metal Clad, Sliding Glass

Descriptions and Limitations:

Stairs, Steps and Stoop Materials

Concrete

Descriptions and Limitations:

Porches, Decks, Balcony Materials

Wood, Wood Decking, Wood Stairs

Descriptions and Limitations:

Driveway Materials

Asphalt

Descriptions and Limitations:

Patio/Walkway Materials

Concrete

Descriptions and Limitations: Lot Slope

Away from building

Descriptions and Limitations:

Fence Materials

Wood

Siding Material & Trim : Wood, Vinyl, Aluminum, Metal, Mineral Surface : Vinyl Siding Maintenance

Throughout

- Wash it yearly. Siding accumulates dirt, grime and other stains throughout the year. It can also grow mold and mildew in damp, shady areas. To clean your siding, use a cloth or soft bristle brush starting at the bottom and working your way up to avoid streaking. There are several types of cleaning products you can purchase, but a homemade solution can work just as well. For a homemade solution mix the following ingredients: 1/3 cup powered laundry detergent, 2/3 cup powered household cleaner, 1 quart liquid laundry bleach and 1 gallon water. Be sure to cover any brick facing or landscaping so it's not affected by the runoff. (vinylsiding.org) You can also pressure wash your home, but you have to do it carefully. You need to hold the power washer straight at eye level to keep it from going behind the siding.
- Don't hit it. Be mindful where you park your lawn mower or bicycles. Vinyl siding won't dent, but it can crack or break. If it does get damaged, be sure to replace it as soon as possible.
- Inspect it. Vinyl siding can conceal moisture-related issues, so checking to make sure there are no loose areas can help you spot small issues before they turn into larger problems.
- It can melt. Open flame can do a lot of damage to your vinyl siding. Keeping your grills at least 2-3 feet away from your home is a safe distance.

Exterior Spigots: Winterize Spigot

Throughout

Winterize spigot before the temperature drops below freezing. Turn off water and drain.

Limitations

Descriptions and Limitations

LIMITED TO A VISUAL EVALUATION

EXTERIOR

Our inspection of the exterior included a visual examination of the exposed, readily accessible portions of the structure wall(s). These items were examined for visible defects, excessive wear, and general condition. Many exterior components are inaccessible because they restricted height and by other structures. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of internal wall(s) structure, load bearing components concealed and not accessible by insulation or by other materials, except as exhibited by their exterior performance. We cannot predict when or if the wall(s) might leak in the future.

Descriptions and Limitations

NOT INCLUDED AS PART OF A BUILDING INSPECTION

EXTERIOR

Erosion control and earth stabilization measures, Geological and soil conditions, Underground drainage systems, Outbuildings

Siding Material & Trim : Wood, Vinyl, Aluminum, Metal, Mineral Surface

INSPECTION WAS RESTRICTED

EXTERIOR

Not all of the exterior wall-covering material was inspected. A home inspection is not an exhaustive evaluation. The inspection of the exterior was limited and did not reach and access closely every part of the exterior wall-covering.

Porches, Decks, and Balconies

ATTACHMENT: UNABLE TO VIEW, DISCLAIMER

DECK

Due access limitations or barrier installation, the Inspector was unable to view the deck means of attachment to the structure.



Observation limited



Observation limited

Porches, Decks, and Balconies

FOOTINGS NOT VISIBLE

DECK

Unable to determine if a proper footings are installed.

Porches, Decks, and Balconies

OBSERVATION/ACCESS LIMITED

DECK

Deck/Porch/Balcony: This inspection cannot determine if fasteners at the ledger are properly installed, are adequate or attached to structural framing. Hidden conditions may exist that are not documented in this report.

Observations

3.2.1 Doors

DOOR RUBS

GAZEBO

Storm door to gazebo rubs against the wood decking. This can cause material damage to the decking and to the door.

[Consult a door contractor for adjustment.](#)





Adjustment is needed

3.8.1 Porches, Decks, and Balconies

 Maintenance Item

BOARDS LOOSE

DECK

The loose decking boards can weaken the support, causing a potential trip injury hazard.

[Consult a qualified deck contractor for repair.](#)

Recommendation

Contact a qualified deck contractor.



Repair

3.8.2 Porches, Decks, and Balconies

 Maintenance Item

PAINT OR STAIN NEEDED

DECK THROUGHOUT

An unsealed deck may lead to material failure and promote rot. The lack of maintenance can potentially cause an unsafe condition.

[Consult a qualified deck contractor for repair.](#)

Recommendation

Contact a qualified deck contractor.



Maintenance recommended



Maintenance recommended



Maintenance recommended

3.8.3 Porches, Decks, and Balconies

SLOPE IMPROPE

REAR DECK

Slope of raised area of the deck was improperly sloping towards the structure. This could direct water into structure, cause water damage.

[Consult a decking contractor for further evaluation and repairs if needed.](#)

Recommendation

Contact a qualified deck contractor.



Recommendation



Have further evaluated and repaired if necessary

3.9.1 Railings, Guards and Handrails

FASTENER POORLY CONNECTED

FRONT PORCH

The connection can potentially weaken and fail, causing an unsafe condition.

[Consult a qualified carpentry contractor for repair.](#)

Recommendation

Contact a qualified carpenter.



Maintenance Item



Repair



Repair

3.14.1 Fence

GATE DAMAGED

VARIOUS EXTERIOR LOCATIONS

Chance for further material damage, weakened structure.
[Consult a qualified fence contractor for repair.](#)

Recommendation

Contact a qualified fencing contractor

 Recommendation



East Exterior- Repair



West Exterior- Repair

3.14.2 Fence

LEANING/UNSTABLE

FENCE THROUGHOUT

 Recommendation

Physical injuries/material damage.

[Consult a qualified fence contractor for repair.](#)

Recommendation

Contact a qualified fencing contractor



East Exterior- Repair



North Exterior- Repair



West Exterior- Repair

3.14.3 Fence

OLD/DETERIORATED

FENCE

Wood fence was in poor condition, not properly maintained. Budget a cost to replace.

[Consult a qualified fence contractor for cost.](#)

Recommendation

Contact a qualified fencing contractor

 Recommendation



Budget to replace



Budget to replace

3.17.1 Walkways and Driveways

ASPHALT CRACKS

DRIVEWAY

 Recommendation

Chance for further material deterioration, drainage condition and a potential trip and fall hazard.

[Consult a qualified driveway contractor for repair as needed.](#)

Recommendation

Contact a qualified driveway contractor.



Repair



Repair

3.17.2 Walkways and Driveways

CONCRETE CRACKING AND SETTLING

VARIOUS EXTERIOR LOCOATIONS

Concrete settlement and cracks occur due to a poor base underneath and water. Chance for further material deterioration, settlement. Potential trip hazard.

[Consult a qualified concrete contractor for repair.](#)

Recommendation

Contact a qualified concrete contractor.

 Recommendation



East Exterior- Repair



Driveway- Repair

3.17.3 Walkways and Driveways

SETTLEMENT

DRIVEWAY

Chance for further material settlement. The uneven surface is a potential trip fall hazard.

[Consult a qualified asphalt contractor for repair.](#)

Recommendation

Contact a qualified driveway contractor.



Repair

4: GARAGE

		IN	NI	NP	O
4.1	Descriptions and Limitations	X			
4.2	Garage Ceiling, Walls and Firewalls	X			
4.3	Garage Overhead Door & Opener	X			
4.4	Garage Service Door	X			X
4.5	Garage Electrical	X			
4.6	Garage Floor	X			X
4.7	Gas Appliances in Garage			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:

Garage, Carport and Outbuildings

Attached garage

Limitations

Descriptions and Limitations

CAR AND STORAGE LIMITS OBSERVATION

GARAGE

Observation is limited, other unseen conditions can exist that are not documented in the report.

Descriptions and Limitations

FINISHED WALLS LIMIT OBSERVATION

GARAGE

Unable to visually observe wall framing.

Observations

4.4.1 Garage Service Door

AIR LEAKS/WEATHER-STRIPPING MISSING

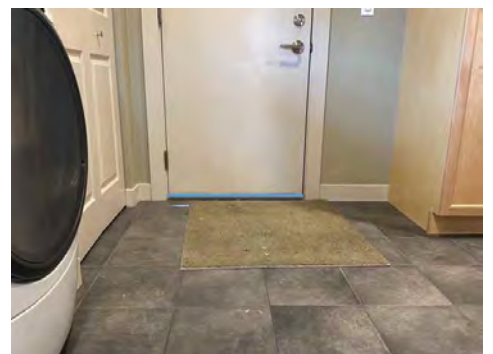
GARAGE

This can reduce comfort, cause air leaks and moisture conditions.

[Consult a qualified door contractor for evaluation and repair.](#)

Recommendation

Contact a qualified door repair/installation contractor.



Repair

4.6.1 Garage Floor

MAINTENANCE RECOMMENDED

GARAGE

Garage floor surface finish has deteriorated over time. Maintenance to surface a finish will help prolong the material life span.

[Consult a concrete contractor for maintenance and refinishing.](#)



Maintenance Item



Maintenance recommended

5: STRUCTURE

		IN	NI	NP	O
5.1	Descriptions and Limitations	X			
5.2	Masonry and Wall Structures	X			
5.3	Basement and Foundation	X			
5.4	Crawlspace and Foundation			X	
5.5	Ceiling and Roof Framing	X			
5.6	Floor Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:

Below Grade Area

Basement

Descriptions and Limitations:

Foundation Materials

Concrete

Descriptions and Limitations:

Floor Structure

Joists, Subfloor-Plywood

Descriptions and Limitations:

Exterior Wall Structure

Wood Frame/Brick Veneer, Wood Frame

Descriptions and Limitations:

Roof and Ceiling Framing

Trusses, Plywood Sheathing

Masonry and Wall Structures : Masonry Maintenance

Exterior

Inspection is key to maintain a brick structure, make sure you inspect your home annually. It is important to note, that the damage doesn't come from the brick, but from the mortar used to hold it together. Check for any crumbling mortar. If you find any damaged mortar, patch it with new mortar immediately to prevent water seeping in. Any damaged bricks need to be replaced. Check for signs of efflorescence, which is a white chalky substance the can be seen on the masonry surface. For brick veneer structure, a weep-brick, or a weep hole is a tiny opening which allows moisture from the wall to drain to the outside. Typically, these weeps are located at the bottom of the assembly. Occasionally these holes get clogged and if not cleared these can cause water damage. Always keep a check on the weep holes and ensure these are clean.

Limitations

Descriptions and Limitations

BASEMENT LEAKAGE/FLOODING

BASEMENT

Cannot predict how often or how badly basement will leak or flood.

Descriptions and Limitations

BASEMENT MOSTLY FINISHED

BASEMENT

This limits our observation to comment on any potential conditions. Conditions may exist that are not documented in this report.

Descriptions and Limitations

HIDDEN CONDITIONS MAY EXIST

STRUCTURE

Ceiling, wall and floor coverings, hidden conditions may exist that are not documented in this report.

Descriptions and Limitations

LIMITED TO A VISUAL EVALUATION OF SYSTEMS AND COMPONENTS THAT ARE LOCATED WITHIN THE DWELLING UNIT OR BUILDING

STRUCTURE

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure wall(s). These items were examined for visible defects, excessive wear, and general condition. Many exterior components are inaccessible because they restricted height and by other structures. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of internal wall(s) structure, load bearing components concealed and not accessible by insulation or by other materials, except as exhibited by their exterior performance. We cannot predict when or if the wall(s) might leak in the future.

Basement and Foundation

ONLY READILY VISIBLE AREAS OF THE FOUNDATION AND STRUCTURE WERE OBSERVED

Defects may be hidden at the foundation areas that could allow water infiltration or may have been caused by structural movement.

6: ATTIC, INSULATION AND VENTILATION

		IN	NI	NP	O
6.1	Descriptions and Limitations	X			
6.2	Attic Access	X			X
6.3	Attic Electrical	X			
6.4	Insulation	X			
6.5	Ventilation	X			
6.6	Exhaust Systems	X			
6.7	Pests	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations: Attic/Roof Insulation Materials

Blown insulation, Glass fiber

Descriptions and Limitations: Attic/Roof Insulation Amount/Value

Approximate, R-40

Descriptions and Limitations: Attic/Roof Vapor Barrier

Not Determined

Descriptions and Limitations: Attic Roof Ventilation

Soffit Vents, Roof Vents, Power Ventilator

Descriptions and Limitations: Type of Inspection Performed

By entering but access was limited

Insulation: Insulation Types

Insulation Types

While there are many types of insulation, all are not created equal. To install the best insulation type for your home, it is recommended you consult a qualified insulation contractor.



Types Of Insulation Illustration

Limitations

Descriptions and Limitations

INSPECTION LIMITED BY LACK OF ACCESS

Floor space

Hidden conditions can exist that are not documented in this report.

Ventilation

UNABLE TO VERIFY SOFFIT BAFFLE CONNECTION TO SOFFIT VENT

ATTIC

Due to insulation and distance, inspector was unable to determine if some or all soffit baffles made connection with the soffit vent at the base of the eaves.

Observations

6.2.1 Attic Access

 Maintenance Item

HATCH NOT INSULATED/WEATHER STRIPPED

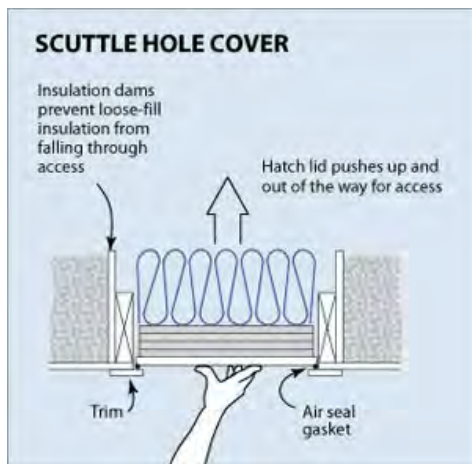
ATTIC

Attic hatch should be insulated and weather-stripped. This will increase comfort and reduce moisture conditions.

[Consult a qualified contractor to properly insulate.](#)

Recommendation

Contact a qualified insulation contractor.



Access Cover Insulation Illustration



Suggest insulating and weather stripping

7: ELECTRICAL

		IN	NI	NP	O
7.1	Descriptions and Limitations	X			
7.2	Service Drop	X			X
7.3	Service Grounding and Bonding	X			
7.4	Electric Meter & Base	X			
7.5	Main Service Disconnect	X			
7.6	Electrical Panel & Breakers	X			X
7.7	Electrical Wiring	X			
7.8	Junction box	X			
7.9	Electrical Generators	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:
Service Entrance Cable and Location
 Underground

Descriptions and Limitations:
System Ground Material and Type
 Water pipe

Descriptions and Limitations:
Service Size
 200 AMPS

Descriptions and Limitations:
Main Disconnect Rating
 Electrical Panel
 200 AMP

Descriptions and Limitations:
Main Disconnect/Service Box Type and Location
 Breakers Basement

Descriptions and Limitations:
Distribution Panel Type and Location
 Breakers-Basement

Descriptions and Limitations:
Distribution Panel Rating
 200 AMP

Descriptions and Limitations:
Electrical Panel Manufacturer
 GE

Descriptions and Limitations:
Distribution Wiring Material and Type, If Visible
 Copper-Conduit

Descriptions and Limitations:
Circuit Interupters
 GFCIs Present, AFCIs Present

Service Drop: Service Lateral: underground
 Electrical
 Conductors supplying electricity to the home were buried underground.

Limitations

Descriptions and Limitations

CONCEALED ELECTRICAL COMPONENT

ELECTRICAL THROUGHOUT

Concealed electrical components are not part of a home inspection. Hidden conditions may exist that are not documented in this report.

Descriptions and Limitations

SOME ISSUES ARE BEYOND THE SCOPE

INTERIOR & EXTERIOR

While we may note many electrical defects during a home inspection, some safety issues, such as whether the circuit breakers are still functioning properly or the condition of wiring inside the walls, are beyond the scope of our inspection.

Descriptions and Limitations

SYSTEM GROUND

Continuity Not Verified, Quality of Ground Not Determined

Descriptions and Limitations

CIRCUIT LABELS

Accuracy not Verified

Descriptions and Limitations

NOT INCLUDED AS PART OF A HOME INSPECTION

Amperage/Voltage and Impedance Measurements, Low Voltage Wiring Systems, Testing of Smoke and Carbon Monoxide Alarms

Service Grounding and Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

ELECTRICAL

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

Observations

7.2.1 Service Drop

WIRES TOO CLOSE TO TREE/BUSHES

EXTERIOR

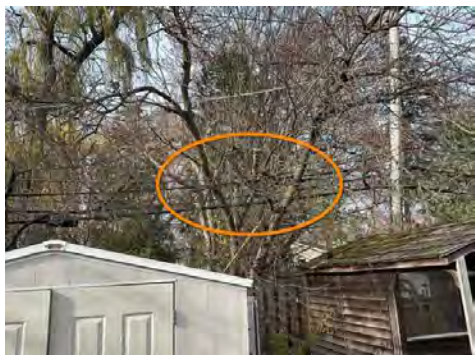
The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider (whichever has jurisdiction) to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications.

[Consult a qualified electrical contractor to remove branches near overhead service.](#)

Recommendation

Contact a qualified electrical contractor.





Suggest removal



Suggest removal

7.6.1 Electrical Panel & Breakers

Recommendation

ELECTRICAL PANEL ALMOST FULL

ELECTRICAL PANEL

Any modifications or additions made to the panel will require additional breakers. One of the recommendations may be to replace the panel with a larger capacity panel for safety and to meet current electrical demands.

[Consult a qualified electrical contractor for replacement.](#)

Recommendation

Contact a qualified electrical contractor.



4 remaining slots

7.6.2 Electrical Panel & Breakers

Recommendation

MOUNTED TO FOUNDATION

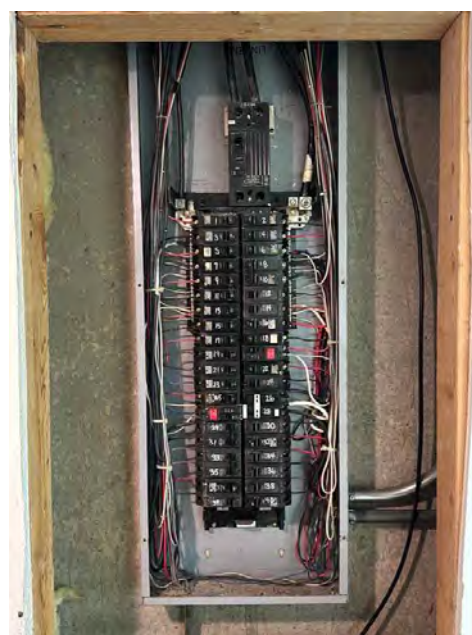
ELECTRICAL PANEL

Panel is mounted directly to concrete foundation. A barrier between foundation and panel should be installed to prevent any possible condensation and corrosion to panel.

[Consult an electrical contractor for repair.](#)

Recommendation

Contact a qualified electrical contractor.



Suggest installing barrier

8: PLUMBING

		IN	NI	NP	O
8.1	Descriptions and Limitations	X			
8.2	Main Water and Supply Shut-Off Valve	X			
8.3	Supply Piping and Plumbing	X			
8.4	Water Heater	X			X
8.5	Drain, Waste, and Vent Systems	X			X
8.6	Sump Pump	X			X
8.7	Ejector Pump	X			X
8.8	Vent Pipes	X			
8.9	Gas Meter	X			
8.10	Gas Piping	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:

Water Supply Source

Public

Descriptions and Limitations:

Main Water Shut-off Location

Basement
Basement

Descriptions and Limitations:

Service Piping into Building

Copper



Main Water Shut-off

Descriptions and Limitations:

Supply Piping in Building

Copper

Descriptions and Limitations:

Water Heater Location

Basement

Descriptions and Limitations:

Water Heater Data Plate

Water Heater

Yes



Data Plate

Descriptions and Limitations:

Water Heater Manufacturer

Water Heater

Richmond

Descriptions and Limitations:

Water Heater Capacity

50

Descriptions and Limitations:

Year Manufactured

2021

Descriptions and Limitations:

Water Heater Fuel Source

Gas

Descriptions and Limitations:

Water Heater Type

Tank

Descriptions and Limitations:

Water Heater Venting Method

Direct vent

Descriptions and Limitations:

Number of Water Heaters

Water Heater

1

Descriptions and Limitations:

Waterflow and Pressure

Functional

Descriptions and Limitations:

Water Temperature-Generally Accepted Safe Temperature 120 Degrees

Too HOT!

Descriptions and Limitations:

Typical Life Expectancy

15-20 Years

Descriptions and Limitations:

Floor Drain Location

Basement Mechanical Room

Descriptions and Limitations:

Waste Disposal System

Public

Descriptions and Limitations:

Waste and Vent Piping in Building

PVC plastic, Cast iron

Descriptions and Limitations:

Pumps

Solid waste/ejector pump, Sump pump, Sump pump with battery back-up

Descriptions and Limitations:**Main Fuel Shut-off Location**

Southwest Exterior

Exterior, Gas Meter



Main Fuel Shut-off

Descriptions and Limitations: Gas Piping**Water Spigots**

Steel, Corrugated Stainless Steel

Side, Rear

Tubing CSST

Sump Pump: About Sump Pumps

Sump Pump

Sump pumps are water pumps installed in pits dug into the lowest point of a home. Their purpose is to collect and discharge to a safe location, rising groundwater or any inflowing water that threatens to flood a basement, crawlspace or other low-lying portion of a home. Their existence is easy to forget when they may not be needed for long periods of time, but they are important components in protecting homes that may be exposed to periodical flooding.

Sump pumps should have maintenance scheduled annually to ensure that, when they are needed, they perform as intended. The Inspector recommends that you schedule annual maintenance on a pre-arranged schedule with a qualified local plumbing contractor.

Ejector Pump: About Ejector Pump

Ejector Pump

A sewage ejector pump, also called a pump-up ejector system, is used when a bathroom, laundry room or any other type of plumbing fixture is located below the level of the main sewer or septic line flowing from the house. The flow of drain-wastewater depends on gravity, so any plumbing systems in which fixtures are located below the level of the main sewer line all require a pump or some means of elevating the wastewater so it can flow down and out properly. Ejector Pump should have maintenance scheduled annually to ensure that when they are needed, they will perform. The Inspector recommends that you schedule annual maintenance on a pre-arranged schedule with a qualified local plumbing contractor.

Limitations

Descriptions and Limitations

BACKFLOW PREVENTION ASSEMBLY ARE NOT PART OF THIS INSPECTION

SPRINKLER SYSTEM

Annual service suggested.

[Request maintenance history from the current owner.](#)

[Consult a qualified plumbing contractor for service as needed.](#)

Descriptions and Limitations

EXCLUDED FROM A HOME INSPECTION

VARIOUS AREAS

Concealed Plumbing, Fire Protection Systems, Fire Extinguishers and Sprinkler Systems, Floor Drain Performance, Irrigation Systems, Tub/Sink Overflows, Water Heater Relief Valves, Water Quality, Pools and Recreational Equipment

Descriptions and Limitations

WATER LEAKS MAY NOT APPEAR

THROUGHOUT

Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear only after repeated usage, and we can not be held responsible for these.

Observations

8.4.1 Water Heater

 Priority Repair

GAS CONNECTOR FLEXIBLE

WATER HEATER

Flexible water heater gas connector is not a permitted type of installation in Illinois.

[Consult a qualified plumbing contractor for repair.](#)

Recommendation

Contact a qualified plumbing contractor.



Replace

8.5.1 Drain, Waste, and Vent Systems

 Maintenance Item

SEWER SCOPE SUGGESTED

SEWER

Sewer scope suggested before your closing. Lack of maintenance can cause potential damage to the drain line due to tree roots and the potential for sewage backup causing flooding conditions.

Ask the current owner for maintenance history.

[Consult a qualified sewer/plumbing contractor for service.](#)

Recommendation

Contact a qualified plumbing contractor.

Clay pipe sewer issues - shift, collapse, roots, silt

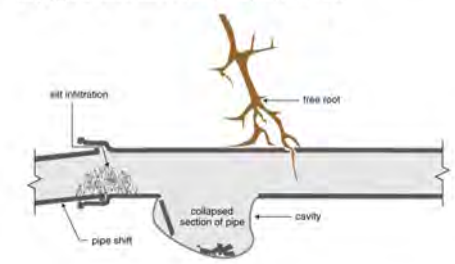


Illustration Sewer Line Deficiencies

8.6.1 Sump Pump

BATTERY BACK-UP RECOMMENDED

SUMP PUMP

Recommend a battery back-up system for the sump pump. Flooding hazard conditions can occur if the power goes out in a storm with out a batter back-up system.

[Consult a qualified plumbing contractor to install.](#)

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



Battery not functioning, replacement needed

8.6.2 Sump Pump

COVER MISSING

SUMP PUMP

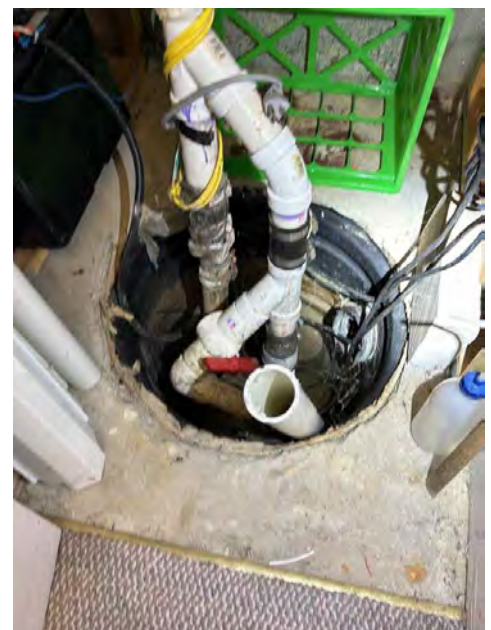
Debris can inadvertently fall inside causing pump failure, flooding hazard condition.

[Consult a qualified plumbing contractor to install.](#)

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



Replace

8.6.3 Sump Pump

DESIGNATED OUTLET MISSING

SUMP PUMP

Chance for overload with shared appliances.

[Consult a qualified electrical contractor to correct.](#)

Recommendation

Contact a qualified electrical contractor.



Recommendation



Surge protector not proper, suggest designated outlet

8.6.4 Sump Pump

INOPERATIVE

SUMP PUMP

Pump would not operate when switch activated manually.

[Consult qualified plumbing contractor to replace or repair, as soon as practical.](#)

Recommendation

Contact a qualified plumbing contractor.



Priority Repair



Repair/Replace

8.6.5 Sump Pump

REPLACE PUMP EVERY 5 TO 6 YEARS

SUMP PUMP

Sump pump maintenance is crucial to ensure pump is functioning as intended.

[Request information from the current owner regarding the pump age and maintenance history.](#)

[Consult a qualified plumbing contractor for regular ongoing maintenance.](#)

Recommendation

Contact a qualified plumbing contractor.



Maintenance Item

8.6.6 Sump Pump

**SUMP PUMP AGE UNKNOWN**

SUMP PUMP

Sump pump age and useful working life expectancy is unknown. Recommend further analysis and proper service. Budget for possible replacement and update pump.

[Consult a qualified plumbing contractor for service.](#)

Recommendation

Contact a qualified plumbing contractor.

8.7.1 Ejector Pump

**REPLACE PUMP EVERY 5 TO 6 YEARS**

EJECTOR PUMP

Pump age and remaining useful working life is unknown. Recommend further evaluation and proper service. Budget for possible replacement and update pump.

[Request information regarding to the pump age and maintenance history.](#)

[Consult a qualified plumbing contractor for regular ongoing maintenance.](#)

Recommendation

Contact a qualified plumbing contractor.

9: HVAC SYSTEM

		IN	NI	NP	O
9.1	Cooling System Description and Limitations	X			X
9.2	Heating Descriptions and Limitations	X			
9.3	Furnace/Space Heater /Humidifier	X			X
9.4	Boiler			X	
9.5	Cooling System	X			X
9.6	Condensate	X			
9.7	Distribution System-Ductwork and Piping	X			X
9.8	Thermostats and Operating Controls	X			
9.9	Vents/Flues/Chimneys	X			X
9.10	Fireplace	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cooling System Description and Limitations: Cooling System Type
Air Cooled, Electric

Cooling System Description and Limitations: Cooling System Data Plate
Cooling System
Data Plate

Cooling System Description and Limitations: Number of AC Compressors
AC Compressor
1



Data Plate

Cooling System Description and Limitations: Compressor Manufacturer
Trane

Cooling System Description and Limitations: Cooling Capacity-Approximate
4 Ton

Cooling System Description and Limitations: Year Manufactured
2002

Cooling System Description and Limitations: Typical Life Expectancy

AC Compressor
15-20 Years

Cooling System Description and Limitations: Refrigerant Type

AC Compressor
R-22

Heating Descriptions and Limitations: Heating System Type

Furnace

Heating Descriptions and Limitations: Heating System Data Plate

Gas Furnace

Heating Descriptions and Limitations: Furnace Manufacturer

Trane

Heating Descriptions and Limitations: Fuel/Energy Source

Gas



Data Plate

Heating Descriptions and Limitations: Number of Heating Units

Heating Units
1

Heating Descriptions and Limitations: Approximate Capacity

Gas Furnace
120,000 BTU/hr

Heating Descriptions and Limitations: Year Manufactured

2002

Heating Descriptions and Limitations: Heat Distribution

Duct and Registers

Heating Descriptions and Limitations: Humidifier Type

Duct Mounted Bypass

Heating Descriptions and Limitations: Typical Life Expectancy

Furnace(Conventional or Mid Efficiency) 15-25 years

Heating Descriptions and Limitations: Exhaust Venting Method

Induced Draft

Heating Descriptions and Limitations: Combustion Air Source

Interior of Mechanical Room

Vents/Flues/Chimneys: Chimney/Vent

Metal

Fireplace: Type of Fireplace

Factory-Built, Gas Log Side Vent

Limitations

Cooling System Description and Limitations

COOLING CALCULATIONS NOT PART OF HOME INSPECTION

INTERIOR

Heat gain calculations are not performed as part of a home inspection. They are typically performed by designers to determine the required size for air conditioning or heat pump systems.

Cooling System Description and Limitations

LOW TEMPERATURE RESTRICTION

AC COMPRESSOR

The A/C unit was not tested.

The exterior ambient temperature was below 65 degrees.

[Have the current owner confirm that the A/C is fully functional.](#)

Heating Descriptions and Limitations

CHIMNEY INTERIOR IS BEYOND THE SCOPE

CHIMNEY

Inspecting the chimney interior and flue is beyond the scope of a home inspection. Hidden conditions may exist that are not documented in this report.

Heating Descriptions and Limitations

HEAT EXCHANGER OBSERVATION LIMITED

FURNACE

Determining a cracked heat exchanger is extremely difficult and can involve disassembly of mechanical parts of the heating system. This is beyond the standard scope of our inspection. Hidden conditions may exist that are not documented in this report.

[Consult a qualified HVAC contractor to further evaluate.](#)

Heating Descriptions and Limitations

HEAT GAIN CALCULATIONS

INTERIOR

Heat gain calculations are not performed as part of a home inspection. They are typically performed by designers to determine the required size for furnace and air conditioning.

Heating Descriptions and Limitations

VISUAL EXAMINATION

MECHANICALS

Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the mechanical unit ; therefore heat exchangers are not included in the scope of this inspection.

Fireplace

GAS FIREPLACE: DISCLAIMER

FIREPLACE

The home contained a gas-burning fireplace. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

Observations

9.2.1 Heating Descriptions and Limitations

MECHANICAL WARRANTY

[Ask the current owner to provide information about the mechanical warranties.](#)

[The warranties should be transferred to the new homeowner.](#)

Recommendation

Contact the seller for more info



9.3.1 Furnace/Space Heater /Humidifier

ACCESS FOR SERVICING EQUIPMENT IS LIMITED

HEATING SYSTEM

Limited access will restrict heating contractor for future service and repairs.

[Consult a qualified contractor for repair options.](#)

Recommendation

Contact a qualified HVAC professional.



9.3.2 Furnace/Space Heater /Humidifier

ASK FOR MAINTENANCE RECORDS

GAS FURNACE

Ask current owner for maintenance records.

[Have furnace serviced by a qualified HVAC contractor prior to your closing.](#)

Recommendation

Contact the seller for more info



9.3.3 Furnace/Space Heater /Humidifier

CORROSION CONDITIONS

GAS FURNACE

Rust and corrosion can shorten the life of the system and cause potential mechanical failure.

[Consult a qualified HVAC contractor for repair.](#)

Recommendation

Contact a qualified HVAC professional.





Repair



Repair

9.3.4 Furnace/Space Heater /Humidifier

DRIP LEG/SEDIMENT TRAP MISSING

GAS FURNACE

No sediment trap or drip leg was installed. Sediment traps and drip legs are installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with water heater burner operation.

[Consult a qualified HVAC contractor to install.](#)

Recommendation

Contact a qualified HVAC professional.

 Recommendation



Suggest installing

9.3.5 Furnace/Space Heater /Humidifier

EFFLORESCENCE STAINS

GAS FURNACE

The efflorescence staining can be related to a potential cracked heat exchanger. This can cause an efficiency condition and lead to a potential carbon monoxide hazard.

[Consult a qualified HVAC contractor for further observation.](#)

Recommendation

Contact a qualified HVAC professional.

 Priority Repair



Have further evaluated and repaired/replaced

9.3.6 Furnace/Space Heater /Humidifier

Recommendation

FURNACE OLD

GAS FURNACE

Although the furnace operated at the time of the inspection, the furnace appeared to be at or past its design life at the time of the inspection. It may need to be replaced soon.

The Inspector recommends evaluation and service by a qualified HVAC contractor to more accurately determine the furnace's condition and ensure that it is in the best possible working condition.

Recommendation

Contact a qualified HVAC professional.

9.5.1 Cooling System

Maintenance Item

ASK FOR MAINTENANCE RECORDS

AC COMPRESSOR

Ask current owner for all maintenance records.

Have A/C unit serviced by a qualified licensed HVAC contractor prior to summer season.

Recommendation

Contact the seller for more info

9.5.2 Cooling System

Recommendation

COMPRESSOR OLD AND FULLY DEPRECIATED

AC COMPRESSOR

The AC compressor old, fully depreciated and may not be reliable. Ask the homeowner/ occupant about recent performance. Recommend servicing and certifying that it is in good working condition.

Budget for future replacement.

Recommendation

Contact a qualified HVAC professional.



21 years- Budget to replace

9.5.3 Cooling System

Recommendation

R-22 REFRIGERANT

AC COMPRESSOR

The refrigerant used in the air conditioner is R-22, which has been phased-out. R-22 refrigerant has not been produced since 2020. New air conditioners are using a more environmentally friendly refrigerant, R-410A. The refrigerants are not interchangeable. This leads to increased repair costs for systems using R-22 refrigerant.

Servicing this unit will likely be more costly.

Recommendation

Contact a qualified HVAC professional.



Expensive to charge

9.5.4 Cooling System

REFRIGERANT LINE INSULATION DAMAGED/MISSING

AC COMPRESSOR

Over time insulation on exterior HVAC lines can degrade from weathering, UV rays and poor installation causing a loss of effectiveness. When insulation loses its ability to insulate, energy is lost and the equipment must work harder to maintain the desired indoor comfort level.

Consult a qualified HVAC contractor for repair.

Recommendation

Contact a qualified HVAC professional.

 Maintenance Item



Repair

9.7.1 Distribution System-Ductwork and Piping

VENT COVER MISSING

BASEMENT

Supply vent cover was missing, suggest replacing.
Consult a qualified HVAC contractor for installation.

Recommendation

Contact a qualified HVAC professional.

 Maintenance Item



Suggest installing

9.9.1 Vents/Flues/Chimneys



Recommendation

BACKDRAFTING: IMPROPER VENT SLOPE

GAS FURNACE

The combustion exhaust vent connector designed to exhaust the invisible, odorless, tasteless, toxic products of combustion from this gas-fired furnace was inadequately sloped. Vent connectors should slope upward away from the water heater a minimum of 1/4-inch per foot. This condition can result in backdrafting. "Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the furnace burner fail to exhaust to the home exterior, but are pulled from the combustion exhaust vent into the living space, typically by low air pressure created by other home appliances or systems operating exhaust fans. Excessive exposure to these products of combustion can result in injury or death.

[Consult a qualified HVAC contractor for repair.](#)

Recommendation

Contact a qualified HVAC professional.



Repair



Repair



Repair

9.9.2 Vents/Flues/Chimneys



Recommendation

VENT SLOPE INADEQUATE

GAS FURNACE

The combustion exhaust vent connector designed to exhaust the invisible, odorless, tasteless, toxic products of combustion from the water heater was inadequately sloped. Vent connectors should slope upward away from the water heater a minimum of 1/4-inch per foot. This condition can result in backdrafting. "Backdrafting" is a condition in which the invisible, odorless, tasteless, toxic products of combustion from the water heater fail to exhaust to the home exterior, but are pulled from the combustion exhaust vent into the living space, typically by low air pressure created by other home appliances or systems operating exhaust fans. Excessive exposure to these products of combustion can result in injury or death.

[Consult a qualified plumbing contractor to evaluate and correct.](#)

Recommendation

Contact a qualified HVAC professional.



Repair

10: INTERIOR

		IN	NI	NP	O
10.1	Descriptions and Limitations	X			
10.2	Walls and Ceilings	X			
10.3	Cabinetry, Ceiling and Walls	X			X
10.4	Doors	X			X
10.5	Windows	X			X
10.6	Electrical Lighting, Outlets/Receptacles & Switches	X			X
10.7	Flooring	X			X
10.8	Railings, Guards & Handrails	X			
10.9	Stairs, Steps & Stoops	X			
10.10	Smoke, CO Detectors, Fire Extinguisher & Sprinkler System	X			X
10.11	Pests	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:

Major Floor Finishes

Carpet, Hardwood, Tile, Laminate

Descriptions and Limitations:

Major Wall and Ceiling Finishes

Plaster/Drywall

Descriptions and Limitations:

Window Types/Materials

Vinyl, Double Hung, Sliders, Wood, Skylight

Descriptions and Limitations:

Window Glazing

Double

Descriptions and Limitations:

Door Type/ Material

Bi Fold, Hinged, Wood

Smoke, CO Detectors, Fire Extinguisher & Sprinkler System :

Smoke Alarms

Combination Type

Smoke, CO Detectors, Fire Extinguisher & Sprinkler System : Carbon Monoxide Alarms

Combination Type, Present on Every Floor

Smoke, CO Detectors, Fire Extinguisher & Sprinkler System : Fire Extinguishers

Present

Limitations

Descriptions and Limitations

ENVIRONMENTAL ISSUES ARE OUTSIDE THE SCOPE OF A HOME INSPECTION

INTERIOR

We may report about environmental hazards, but doing so does not mean that we report all hazards and doing so does not remove or change this environmental hazards exclusion and does not change the scope of this inspection.

This includes testing for any environmental hazardous material inside the home.

Sources of asbestos might be present in the building and further evaluation by a qualified asbestos/environmentalist inspector is advised before completing any renovations.

Sources of lead based paint might be present in the building and further evaluation by a qualified environmentalist inspector or professional painting contractor is advised before completing any renovations.

Descriptions and Limitations

FURNISHINGS/STORAGE LIMITED VISIBILITY

VARIOUS INTERIOR AREAS

Hidden conditions may exist that are not documented in this report.

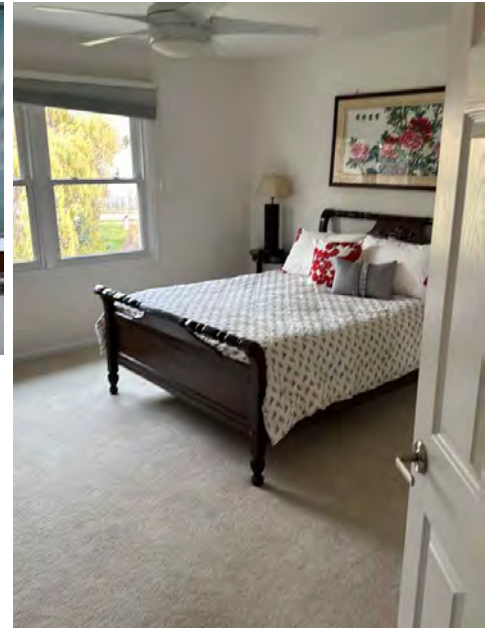
Our inspection in the home was limited because of occupant belongings. We are unable to see deficiencies in inaccessible areas.



South Bedroom- Observation limited



East Bedroom- Observation limited



North Bedroom- Observation limited



Master Bedroom- Observation limited

Observations

10.3.1 Cabinetry, Ceiling and Walls

CABINET DAMAGE

OFFICE

Material deterioration, potential weakened cabinet structure.

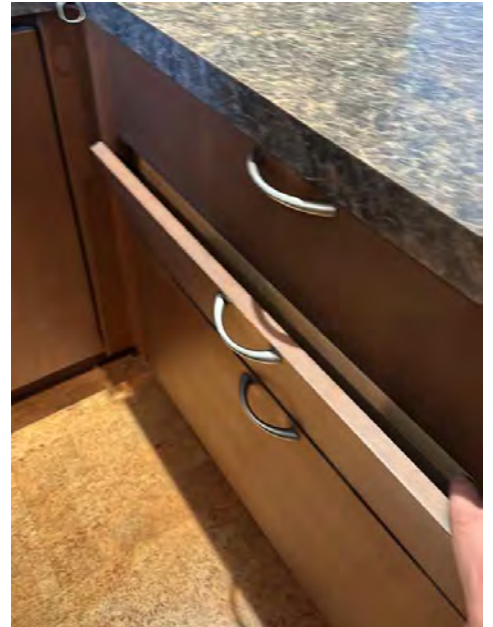
[Consult a qualified cabinet contractor for repair.](#)

Recommendation

Contact a qualified cabinet contractor.



Maintenance Item



Repair

10.3.2 Cabinetry, Ceiling and Walls

MOISTURE STAIN

MASTER BATHROOM

The area was dry when observed, no active leaks.

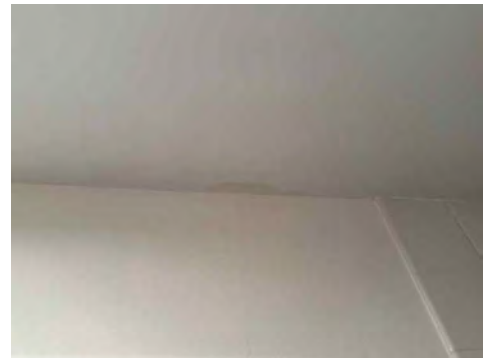
[Consult a qualified painting contractor for repairs and/or refinishing.](#)

Recommendation

Contact a qualified painting contractor.



Recommendation



Repair

10.4.1 Doors

DOES NOT LATCH

SOUTH BEDROOM

This will reduce the function of the door to properly secure. Chance for material damages.

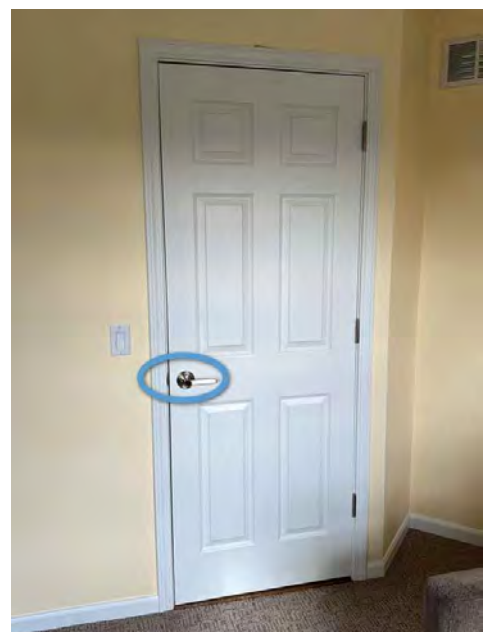
[Consult a qualified carpentry contractor for repair.](#)

Recommendation

Contact a qualified carpenter.



Maintenance Item



Repair

10.4.2 Doors

LOCK DOES NOT ALIGN

OFFICE

Reduced function, chance for damage to material.

[Consult a qualified carpentry contractor for repair.](#)

Recommendation

Contact a qualified carpenter.



Repair

10.5.1 Windows

SCREEN DAMAGED

VARIOUS LOCATIONS

Chance for pests entering.

[Consult a qualified window contractor for repair.](#)

Recommendation

Contact a qualified window repair/installation contractor.



10.5.2 Windows

SCREEN MISSING

VARIOUS LOCATIONS

Chance for pest infiltration.

[Ask current owner about condition observed.](#)

Recommendation

Contact the seller for more info



10.5.3 Windows

WILL NOT OPEN

LIVING ROOM

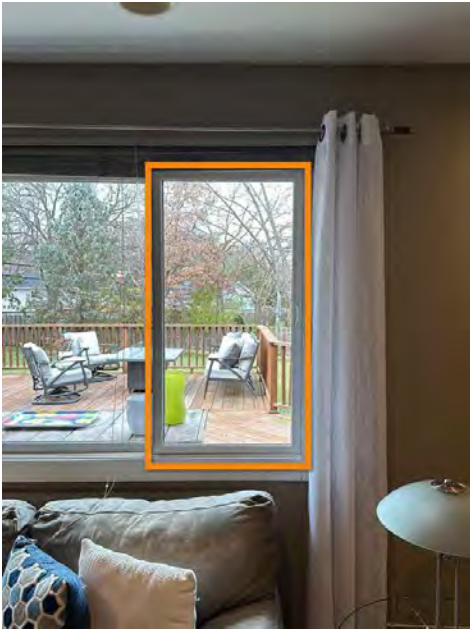
Unable to readily open the window. This can be a potential safety egress hazard. Observation limited.

[Consult a qualified window contractor to repair or replace.](#)

Recommendation

Contact a qualified window repair/installation contractor.





Repair

10.5.4 Windows

WILL NOT STAY OPEN

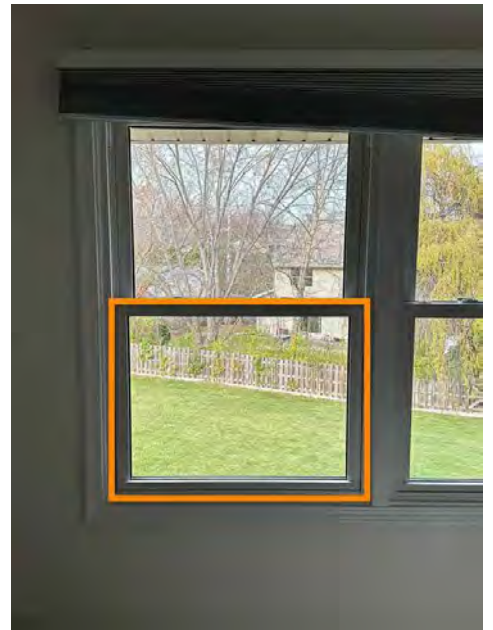
NORTH BEDROOM

Reduced function, chance for material damage to the frame, glass and potential injury hazard.

[Consult a qualified window contractor for repair.](#)

Recommendation

Contact a qualified window repair/installation contractor.



Repair

10.6.1 Electrical Lighting, Outlets/Receptacles & Switches

CEILING FAN INOPERATIVE

NORTH BEDROOM

The ceiling fan did not operate when tested.

[Consult a qualified electrical contractor for repair](#)

Recommendation

Contact a qualified electrical contractor.



Repair

10.6.2 Electrical Lighting, Outlets/Receptacles & Switches

 Recommendation

OUTLET/RECEPTACLE LOOSE

EAST BEDROOM

The loose or improperly secured receptacles may lead to further damaged. Potential for failure, shock or arcing. This is a potential safety hazard.

[Consult a qualified electrical contractor for repair.](#)

Recommendation

Contact a qualified electrical contractor.



Repair



Repair

10.7.1 Flooring

CARPET STAINS/DAMAGE

VARIOUS LOCATIONS

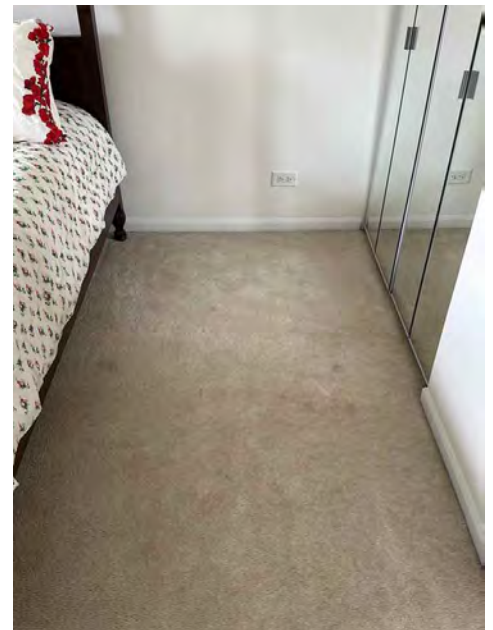
Carpet stains and damage were noted in various locations including the north bedroom and basement stairs, could lead to further material damage.

[Consult a qualified carpet cleaner for service.](#)

Recommendation

Contact a carpet cleaner.

 Recommendation



North Bedroom- Suggest cleaning

10.10.1 Smoke, CO Detectors, Fire Extinguisher & Sprinkler System

SUGGEST REPLACING UPON TAKING POSSESSION

THROUGHOUT

Best safe practice is to update the smoke and carbon monoxide detectors upon taking possession.

Recommendation

Contact a handyman or DIY project

 Maintenance Item

10.10.2 Smoke, CO Detectors, Fire Extinguisher & Sprinkler System

TEST MONTHLY/REPLACE BATTERIES YEARLY

THROUGHOUT

Test Smoke and Carbon Monoxide detectors monthly.

[Replace batteries yearly.](#)

[Replace detector new every 8-10 years.](#)

Recommendation

Contact a handyman or DIY project



11: KITCHEN APPLIANCES

		IN	NI	NP	O
11.1	Descriptions and Limitations	X			
11.2	Countertops and Cabinets	X			X
11.3	Refrigerator	X			
11.4	Dishwasher	X			
11.5	Range, Oven & Cooktop	X			X
11.6	Microwave	X			
11.7	Garbage Disposal	X			
11.8	Exhaust Fan & Duct	X			X
11.9	Faucets/Sinks	X			
11.10	Kitchen Island	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:

Oven Type

Convection

Descriptions and Limitations:

Oven/Range/Cooktop Fuel

Gas, Electricity

Descriptions and Limitations:

Appliances

Cooktop, Dishwasher, Freezer, Microwave Oven, Refrigerator, Waste Disposal, Wall Oven, Ice Machine, Range Hood, Water Dispenser

Descriptions and Limitations:

Kitchen Ventilation

Range hood, Window, Vents to exterior

Refrigerator: Manufacturer

SubZero

Dishwasher: Manufacturer

Kitchenaid

Range, Oven & Cooktop:

Manufacturer

Miele

Microwave: Manufacturer

Kitchenaid

Garbage Disposal: Manufacturer

Waste King

Descriptions and Limitations: Operate All Appliances At Your Final Walkthrough

Kitchen

All appliances are operated and observed for any adverse conditions during your inspection. From the time of your inspection until you close, the appliances will still be used by the current owner/tenant. It is highly suggested that you operate all of the appliances at your final walkthrough to ensure conditions haven't changed since the inspection.

Descriptions and Limitations: Plumbing/Sink

Kitchen

Fixtures & drains checked for leaks at time of the inspection. No leaks observed.

Limitations

Descriptions and Limitations

APPLIANCES OPERATED AT THE TIME OF THE INSPECTION

KITCHEN

All appliances were operated tested and were in working condition at the time of inspection.

Descriptions and Limitations

TESTING KITCHEN APPLIANCES

KITCHEN

The testing of the kitchen appliances does not include determining if the appliances is adequately performing its intended functions and it does not include determining if sensors, thermostats and other devices are accurately calibrated.

Descriptions and Limitations

RANGE AND COOKTOP NOT MOVED

KITCHEN

Hidden conditions may exist that are not documented in this report.

Descriptions and Limitations

REFRIGERATOR NOT MOVED

KITCHEN

Hidden conditions may exist that are not documented in this report.

Observations

11.2.1 Countertops and Cabinets

DOOR OR DRAWER NOT ALIGNED

KITCHEN

Risk of damage to door finishes, potential for reduce function.

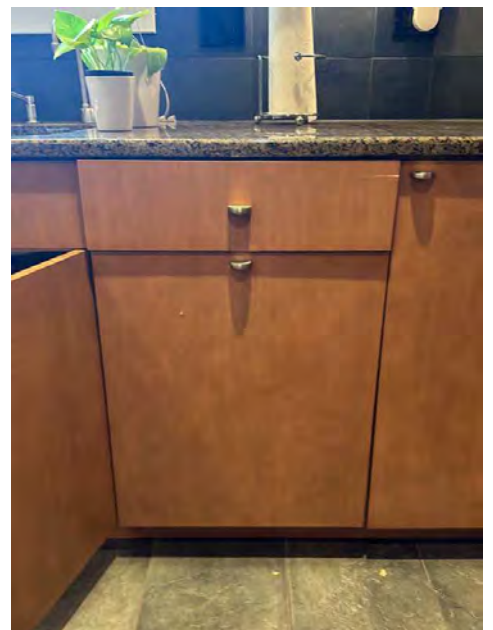
[Consult a qualified cabinet contractor to adjust and align.](#)

Recommendation

Contact a qualified cabinet contractor.



Maintenance Item



Adjustment is needed

11.5.1 Range, Oven & Cooktop

OVEN LIGHT INOPERATIVE

KITCHEN

Light does not activate by switch or door.

[Consult appliance repair contractor for repair.](#)

Recommendation

Contact a qualified appliance repair professional.

 Maintenance Item



Repair

11.8.1 Exhaust Fan & Duct

INOPERABLE

KITCHEN

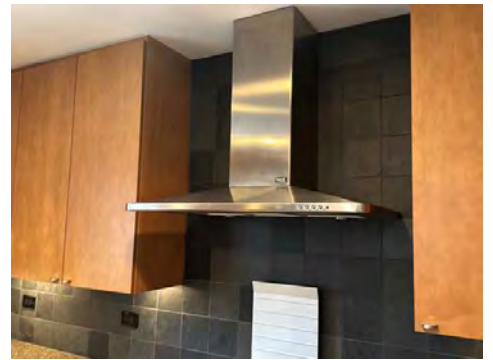
Chance for cooking odors, condensation conditions.

[Consult qualified appliance specialist for repair or replace and/or service.](#)

Recommendation

Contact a qualified appliance repair professional.

 Recommendation



Repair

12: BATHROOM

		IN	NI	NP	O
12.1	Descriptions and Limitations	X			
12.2	Exhaust Fan / Window	X			X
12.3	Faucets/Sinks, Tubs and Showers	X			X
12.4	Toilets	X			
12.5	Whirlpool Bathtub			X	
12.6	Steam Shower			X	
12.7	Heat Source in Bathroom	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:

Bathroom Ventilation

Vented to exterior, Exhaust fan

Descriptions and Limitations: Plumbing/Sink

Bathrooms Throughout

Fixtures and drains checked for leaks at time of the inspection. No leaks observed.

Limitations

Descriptions and Limitations

STORAGE LIMITED INSPECTION

BATHROOMS THROUGHOUT

Hidden conditions may exist that are not documented in this report.

Our inspection in the home was limited because of occupant belongings. We are unable to see deficiencies in inaccessible areas.

Observations

12.2.1 Exhaust Fan / Window

EXHAUST FAN COVER MISSING

MASTER BATHROOM

Bathroom does not have a mechanical exhaust fan cover installed.

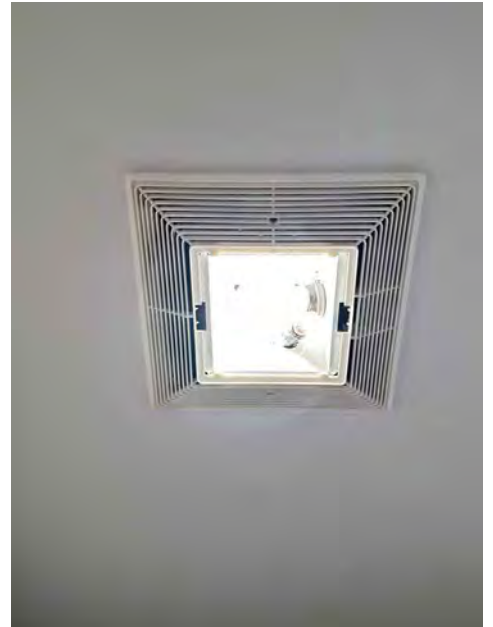
Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are suggested in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to outside of the home.

Consult a qualified electrical contractor to install.



Recommendation

Contact a qualified electrical contractor.



Repair

12.3.1 Faucets/Sinks, Tubs and Showers

DIVERTER DEFICIENCY

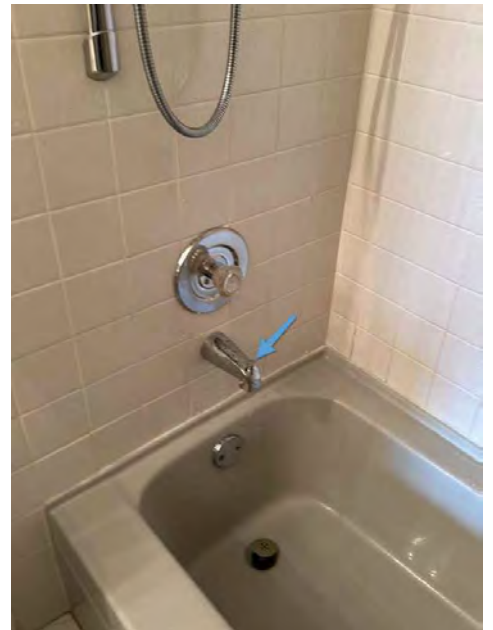
2ND FLOOR BATHROOM

A worn or damaged diverter valve will not close completely. Water will continue to flow from faucet reducing pressure at the shower head.

[Consult a qualified plumbing contractor to replace.](#)

Recommendation

Contact a qualified plumbing contractor.



Repair

12.3.2 Faucets/Sinks, Tubs and Showers

DRAIN STOP INEFFECTIVE/MISSING

MASTER BATHROOM

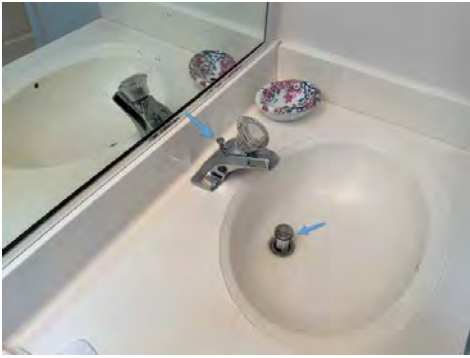
Drain stop does not function as designed.

[Contact qualified plumbing contractor to repair or replace.](#)

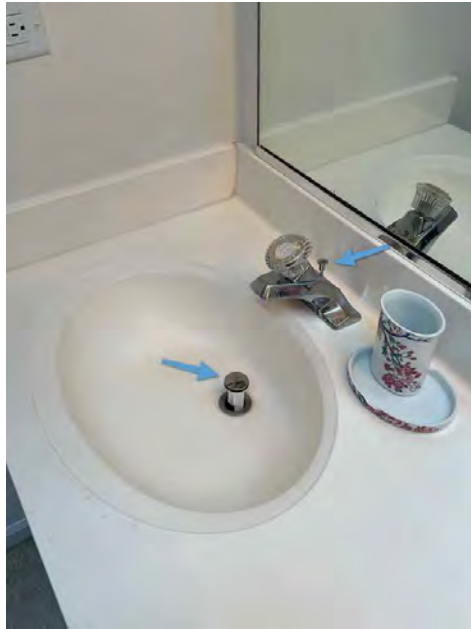
Recommendation

Contact a qualified plumbing contractor.





Repair



Repair

12.3.3 Faucets/Sinks, Tubs and Showers

 Maintenance Item

CABINET HINGES

MASTER BATHROOM

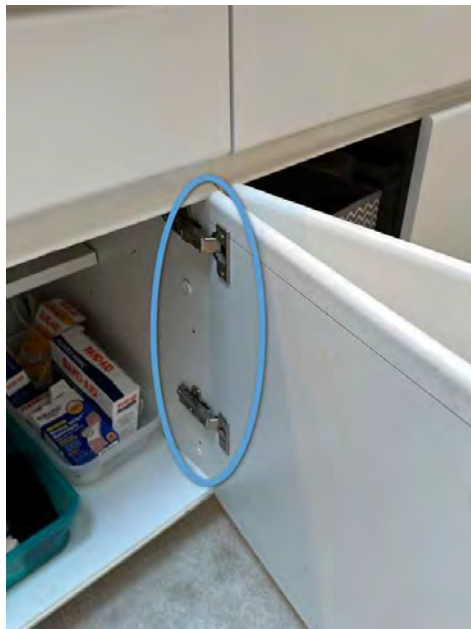
Cabinet hinges are loose, could lead to decreased function of cabinet doors and further material damage. [Consult a cabinet contractor for repair.](#)

Recommendation

Contact a qualified cabinet contractor.



Repair



Repair

13: LAUNDRY

		IN	NI	NP	O
13.1	Descriptions and Limitations	X			
13.2	Cabinetry, Ceiling, Walls and Floor	X			X
13.3	Clothes Washer	X			
13.4	Clothes Dryer	X			
13.5	Electrical & GFCI	X			
13.6	Faucet & Laundry Tub			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Descriptions and Limitations:

Laundry Facilities

Washer, Dryer, Gas piping,
Hot/Cold water supply, 120-Volt
outlet, Vented to exterior

Descriptions and Limitations: Operate All Appliances At Your Final Walkthrough

Laundry

All appliances are operated and observed for any adverse conditions during your inspection. From the time of your inspection until you close, the appliances will still be used by the current owner/tenant. It is highly suggested that you operate all of the appliances at your final walkthrough to ensure conditions haven't changed since the inspection.

Descriptions and Limitations: Clean Clothes Dryer Vent/Duct Annually

Dryer Vent

In America there is an average of over 15,000 dryer fires per year * Statistic per US consumer product safety division and NFPA research division.*

Cleaning the clothes dryer transition duct annually will reduce the chance of a fire hazard and maintain efficiency.

Descriptions and Limitations: Clothes Washer Water Supply Lines

Clothes Washer

Clothes washer hoses should be checked regularly and replaced every 5 years.

Limitations

Descriptions and Limitations

LAUNDRY EQUIPMENT TESTED AT TIME OF INSPECTION

LAUNDRY ROOM

All appliances were operated tested and were in working condition at the time of inspection. The testing of the laundry appliances does not include determining if the appliances is adequately performing its intended functions and it does not include determining if sensors, thermostats and other devices are accurately calibrated.

Descriptions and Limitations

UNABLE TO SEE BEHIND CLOTHES WASHER AND DRYER

LAUNDRY ROOM

Hidden conditions may exist that are not documented in this report.

[Suggest pulling out the units to check for any irregularities.](#)



Observation limited

Descriptions and Limitations

WASHER AND DRYER NOT MOVED

LAUNDRY ROOM

Hidden conditions may exist that are not documented in this report.

Observations

13.2.1 Cabinetry, Ceiling, Walls and Floor

CABINET DAMAGE

LAUNDRY ROOM

Chance for weakened structure, further material deterioration.

[Consult a qualified cabinet contractor to repair or replace.](#)

Recommendation

Contact a qualified cabinet contractor.

 Maintenance Item



Repair

STANDARDS OF PRACTICE

Roof

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

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

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.

Attic, Insulation and Ventilation

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device

into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

HVAC System

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.

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.

Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in

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