



## RESIDENTIAL REPORT

1234 Main st.  
Seattle, WA 98125

Buyer Name  
08/22/2022 9:00AM



Inspector

**Lars Everlund**

ASHI #265455, WA State #2271, InterNACHI  
#18092528

206.992.4123

[idthomeinspections@gmail.com](mailto:idthomeinspections@gmail.com)



Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

TABLE OF CONTENTS

1: Inspection Details	7
2: Site	8
3: Exterior	12
4: Roof	21
5: Interior	26
6: Kitchen	34
7: Bathroom	40
8: Laundry Area/Room	46
9: Fireplaces	48
10: Garages or Carports	49
11: Electrical	59
12: Plumbing	64
13: Heating and Cooling Systems	68
14: Attic, Insulation & Ventilation	71
15: Foundation, Crawlspace & Structure	76
Standard of Practice	79

Thank you for choosing In Depth to perform this inspection for you.

Please carefully read through the entire inspection report and don't hesitate to reach out to me with any questions you may have.

This report is based on a visual inspection of the building at the time and date of the inspection. Given the limited time allowed for an inspection please do not expect that every concern or issue will be addressed. Conditions of an occupied home can change after an inspection has been performed, I strongly recommend that you and/or your representative carry out a final walk through immediately before closing to check the condition of the property.

Listed with most items of concern is a recommendation for a trade specialist. For your safety and liability these concerns should be evaluated by the appropriate contractors prior to closing. Through the course of the home inspection hypothetical repair costs may have discussed, these must be confirmed by qualified trade specialists.

### **Definitions**

This report divides deficiencies into three categories; Major Defects (in red), Marginal Defects (in orange), and Minor Defects/Maintenance Items/FYI (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

**Major Defects/Safety Hazard** - Items or components that may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to then end of your contingency period.

**Marginal Defects/Safety Concern** - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

**Minor Defects/Maintenance Items/FYI** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, etc.

# SUMMARY



MINOR  
DEFECTS/MAINTENANCE  
ITEMS/FYI



MARGINAL DEFECTS/SAFETY  
CONCERN



MAJOR DEFECTS/SAFETY  
HAZARD

Summary of items inspected.

- ⚠️ 2.1.1 Site - Walkways, Patios & Driveways: Patio/Walkway Covering Siding
- ⚠️ 2.1.2 Site - Walkways, Patios & Driveways: Walkway/Patio - Settling
- 🔧 2.3.1 Site - Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall - Deterioration
- ⚠️ 3.1.1 Exterior - Siding, Flashing & Trim: Flashing - Drain Plane Sealed
- ⚠️ 3.1.2 Exterior - Siding, Flashing & Trim: Flashing - Missing
- ⚠️ 3.1.3 Exterior - Siding, Flashing & Trim: Siding/Trim - Water Intrusion
- 🔧 3.2.1 Exterior - Eaves, Soffits & Fascia: Eaves - Peeling Paint
- ⚠️ 3.2.2 Exterior - Eaves, Soffits & Fascia: Hornet/Wasp Nest
- ⚠️ 3.2.3 Exterior - Eaves, Soffits & Fascia: Fascia - Moisture Damage
- 🔧 3.2.4 Exterior - Eaves, Soffits & Fascia: Bird Nest
- 🔧 3.3.1 Exterior - Exterior Windows: Window Seal Failure
- 🔧 3.4.1 Exterior - Exterior Doors: Door Stop - Damaged
- 🔧 3.4.2 Exterior - Exterior Doors: Screen door damage
- ⚠️ 3.7.1 Exterior - Exterior lighting and receptacles: Weatherproof Covers - Damaged
- ⚠️ 4.1.1 Roof - Coverings: Granules - Missing
- ⚠️ 4.3.1 Roof - Flashings: Drip Edge Flashing - Missing
- ⚠️ 5.1.1 Interior - Smoke and CO Detectors: Smoke Detector Age
- ⚠️ 5.1.2 Interior - Smoke and CO Detectors: Battery Removed
- 🔧 5.2.1 Interior - Walls and Ceilings: Drywall - Defects
- 🔧 5.2.2 Interior - Walls and Ceilings: Nail Pops
- 🔧 5.3.1 Interior - Windows: Sill Loose



- 🔧 5.4.1 Interior - Doors: Door Doesn't Latch
- 🔧 5.4.2 Interior - Doors: Door Stop - Missing
- 🔧 5.5.1 Interior - Floors: Moisture Damage
- 🔧 5.7.1 Interior - Electrical components: Cover Plates Damaged
- 🔧 5.7.2 Interior - Electrical components: Light Inoperable
- ⚠️ 5.8.1 Interior - Steps, Stairways & Railings: Handrail Improper
- ⚠️ 6.1.1 Kitchen - Range/Oven/Cooktop: Burner - Not Operational
- ⚠️ 6.3.1 Kitchen - Dishwasher: Dishwasher - Not Secured
- 🔧 6.4.1 Kitchen - Refrigerator: Debris/Lint on refrigerant lines
- ⚠️ 6.8.1 Kitchen - Sink: Faucet - Loose
- ⚠️ 6.8.2 Kitchen - Sink: Improper Connections
- 🔧 6.8.3 Kitchen - Sink: Sink - Flexible Drain Connection
- 🔧 6.9.1 Kitchen - Garbage Disposal: Garbage Disposal on Septic System
- 🔧 7.3.1 Bathroom - Ventilation: Bath Fan - Dirty
- 🔧 7.4.1 Bathroom - Bathtub/Shower: Shower/Tub area Caulking
- ⚠️ 7.4.2 Bathroom - Bathtub/Shower: Bathtub - Cracked
- 🔧 7.4.3 Bathroom - Bathtub/Shower: Shower Head - Leaking
- 🔧 7.5.1 Bathroom - Sink/Vanity: Sink - Flexible Drain Connection
- ⚠️ 7.6.1 Bathroom - Toilet/Bidet: Toilet Leaking
- ⚠️ 10.1.1 Garages or Carports - Garage Roof Coverings: Underlayment Improper Installation
- ⚠️ 10.2.1 Garages or Carports - Roof Drainage Systems: Downspouts Drain Near Structure
- ⚠️ 10.3.1 Garages or Carports - Siding, Trim, Fascia, Soffit, Eaves: Flashing - Missing
- 🔧 10.4.1 Garages or Carports - Floor: Cracking
- ⚠️ 10.7.1 Garages or Carports - Manual door: Damage
- ⚠️ 10.8.1 Garages or Carports - Garage Overhead Door: Door Guide Damaged
- ⚠️ 10.8.2 Garages or Carports - Garage Overhead Door: Lock - Out of Alignment
- ⚠️ 10.9.1 Garages or Carports - Garage Door Opener: Overhead door safety sensors not operating
- ⚠️ 11.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Wiring with oversized breaker
- ⚠️ 11.1.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- 🔧 11.1.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sheathing in electrical panel
- ⚠️ 11.1.4 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Cover - Damaged
- ⚠️ 12.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Distribution Pipe Leaking
- ⚠️ 12.3.1 Plumbing - Drain, Waste, & Vent Systems: Improper Slope
- ⚠️ 13.2.1 Heating and Cooling Systems - Cooling Equipment: Insulation Missing or Damaged
- 🔧 14.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insulation - Missing

- 
-  14.2.1 Attic, Insulation & Ventilation - Structure and Framing: Moisture Damage/Active Leak
  -  14.2.2 Attic, Insulation & Ventilation - Structure and Framing: Roof Sheathing - Discoloration
  -  14.2.3 Attic, Insulation & Ventilation - Structure and Framing: Roof Sheathing improperly installed
  -  14.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vent - Improper
  -  14.4.2 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
  -  15.2.1 Foundation, Crawlspace & Structure - Floor & Wall Structure: Evidence of Water Intrusion
  -  15.2.2 Foundation, Crawlspace & Structure - Floor & Wall Structure: Moisture Damage

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Client, Client's Agent, Inspector	<b>Occupancy</b> Furnished	<b>Style</b> Contemporary
<b>Type of Building</b> Single Family	<b>Temperature (approximate)</b> 70 Fahrenheit (F)	<b>Direction house is facing</b> West
<b>Weather Conditions</b> Clear, Dry		


2: SITE

		IN	NI	NP	O
2.1	Walkways, Patios & Driveways	X			X
2.2	Decks, Balconies, Porches & Steps	X			
2.3	Vegetation, Grading, Drainage & Retaining Walls	X			X


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

Information

**Walkways, Patios & Driveways:**  
**Driveway Material**  
Concrete, Gravel



**Walkways, Patios & Driveways:**  
**Walkway Material**  
Concrete



**Walkways, Patios & Driveways:**  
**Patio Material**  
Concrete

**Decks, Balconies, Porches & Steps: Appurtenance**  
Front Entry

**Decks, Balconies, Porches & Steps: Material**  
Concrete


Observations

2.1.1 Walkways, Patios & Driveways

**PATIO/WALKWAY COVERING SIDING**

The concrete walkways and patio covered a portion of the siding. This can allow rain water to pour down between the siding and concrete and cause moisture damage to the structure. Recommend that the concrete be removed where too high and any moisture damaged wood be repaired by a qualified contractor.

Recommendation  
Contact a qualified concrete contractor.



Major Defects/Safety Hazard





### 2.1.2 Walkways, Patios & Driveways

#### **WALKWAY/PATIO - SETTLING**

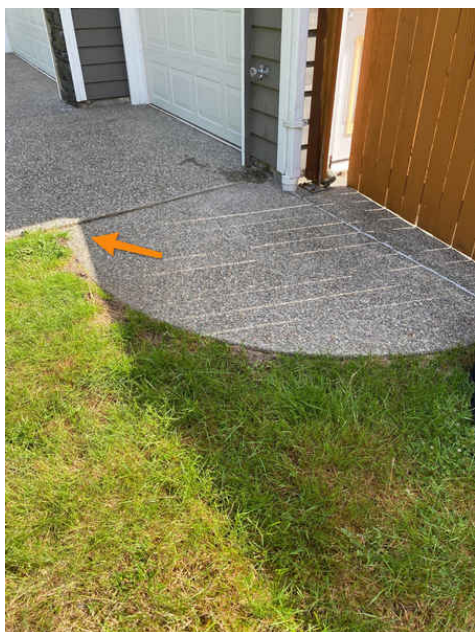


Marginal Defects/Safety Concern

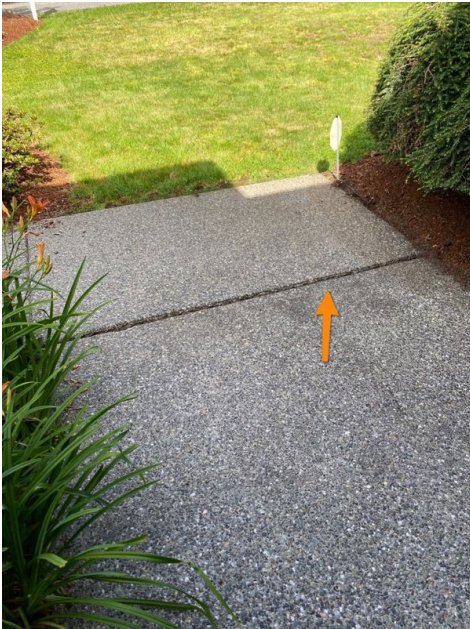
Concrete walkway and patio have settled in areas. There are some potential trip areas. Recommend that a qualified contractor further evaluate and make any needed repairs or replacement.

#### Recommendation

Contact a qualified concrete contractor.







### 2.3.1 Vegetation, Grading, Drainage & Retaining Walls



Minor Defects/Maintenance Items/FYI

#### **RETAINING WALL - DETERIORATION**

Retaining wall was showing signs of bulging. A thicker material may be needed for retaining the gravel. Recommend qualified contractor evaluate the retaining walls and make any needed repairs.

##### Recommendation

Contact a qualified landscaping contractor







3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Eaves, Soffits & Fascia	X			X
3.3	Exterior Windows	X			X
3.4	Exterior Doors	X			X
3.5	Exterior foundation	X			
3.6	Service Entrance Conductors	X			
3.7	Exterior lighting and receptacles	X			X
3.8	Vent fan exhaust	X			
3.9	Hose Faucets	X			

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

Information

Siding, Flashing & Trim: Siding Material

Cedar Bevel Siding, Cedar Shingles

Siding, Flashing & Trim: Trim Material

Wood

Siding, Flashing & Trim: Flashing Material

Sheet Metal



Eaves, Soffits & Fascia: Fascia Material

Wood

Eaves, Soffits & Fascia: Eaves  
Material  
Plywood



Eaves, Soffits & Fascia: Soffit  
Material  
Wood



Exterior Windows: Window Type  
Picture, Sliders

Exterior Windows: Window  
Material  
Vinyl

Exterior Doors: Exterior Entry  
Door  
Fiberglass

Exterior Doors: Patio door  
Sliding vinyl door



Exterior Doors: Screen  
door/Storm door  
Aluminum

Exterior foundation: Exterior  
foundation material  
Poured Concrete



**Service Entrance Conductors:**  
**Electrical Service Conductors**  
Below Ground



**Exterior lighting and receptacles:**  
**Exterior Receptacles**  
Operable, GFCI Protected,  
Weatherproof cover



**Exterior lighting and receptacles:**  
**Exterior light fixtures**  
Present, Operable

**Hose Faucets:** Hose Faucet  
**location**  
Front, Rear

**Hose Faucets:** Hose Faucet Water Pressure  
52 psi

Typical residential water pressure is between 50-80 psi, ideal pressure is 60-75.  
Water pressure over 80 psi will stress the plumbing supply lines and can lead to leakage or failure.



Observations

3.1.1 Siding, Flashing & Trim  
**FLASHING - DRAIN PLANE SEALED**

 Marginal Defects/Safety Concern



There should be at least a 1/4" gap between the bottom of siding and top of the flashing to allow any moisture behind the siding to exit. Recommend that a qualified siding contractor evaluate and make necessary repairs.

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

**FLASHING - MISSING**

— Marginal Defects/Safety Concern

Flashing was not observed at the time of inspection over the windows, doors, and light blocks. Siding material requires flashing near windows, doors, and siding transitions. Recommend that a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified siding specialist.



## 3.1.3 Siding, Flashing &amp; Trim

**SIDING/TRIM - WATER INTRUSION** Marginal Defects/Safety Concern

Siding and trim showed signs of damage from water intrusion. Recommend a qualified siding contractor, general contractor, or handyman evaluate and repair.

## Recommendation

Contact a qualified siding specialist.



## 3.2.1 Eaves, Soffits &amp; Fascia

**EAVES - PEELING PAINT** Minor Defects/Maintenance Items/FYI

Peeling paint was observed on eaves area. Recommend qualified contractor to perform normal paint maintenance to prevent moisture damage to these areas.

## Recommendation

Contact a qualified painting contractor.







3.2.2 Eaves, Soffits & Fascia

**HORNET/WASP NEST**

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

Recommendation

Contact a qualified pest control specialist.

 Marginal Defects/Safety Concern



3.2.3 Eaves, Soffits & Fascia

**FASCIA - MOISTURE DAMAGE**

Some of the boards were showing moisture damage. Recommend that a qualified contractor make any needed repairs or replacement.

Recommendation

Contact a qualified carpenter.

 Marginal Defects/Safety Concern



## 3.2.4 Eaves, Soffits &amp; Fascia



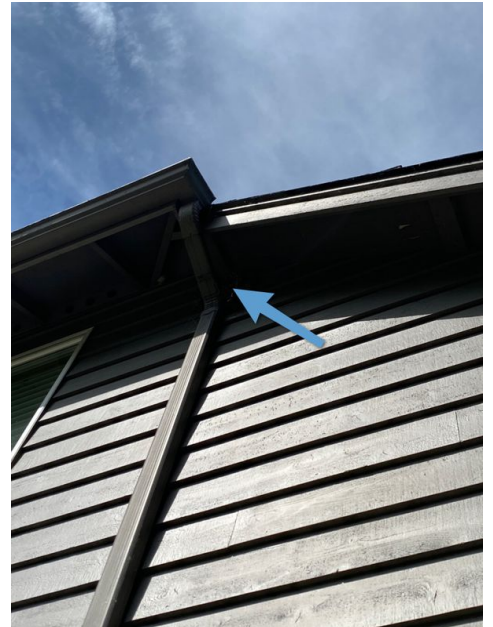
Minor Defects/Maintenance Items/FYI

**BIRD NEST**

Birds appear to have made some nests. Recommend that they be removed.

Recommendation

Contact a qualified pest control specialist.



## 3.3.1 Exterior Windows



Minor Defects/Maintenance Items/FYI

**WINDOW SEAL FAILURE**

Observed condensation between the skylight panes, which indicates a failed thermo pane seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



## 3.4.1 Exterior Doors



Minor Defects/Maintenance Items/FYI

**DOOR STOP - DAMAGED**

Door glass stop was damaged. Recommend that it be replaced.

Recommendation

Contact a qualified door repair/installation contractor.





3.4.2 Exterior Doors

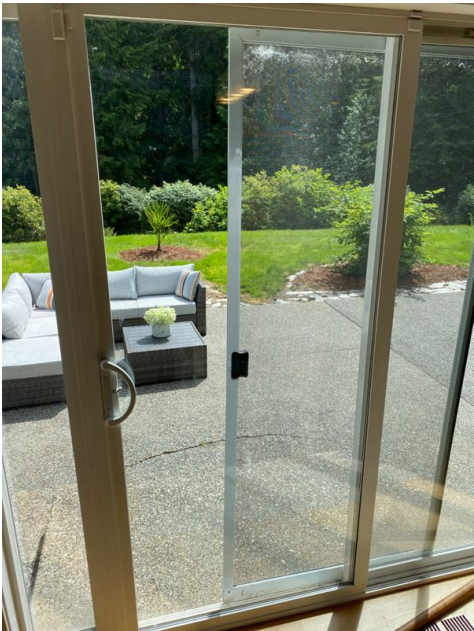
 Minor Defects/Maintenance Items/FYI

**SCREEN DOOR  
DAMAGE**

Screen door was difficult to operate. Recommend repair or replacement as needed

Recommendation

Contact a qualified door repair/installation contractor.



3.7.1 Exterior lighting and  
receptacles

 Marginal Defects/Safety Concern

**WEATHERPROOF COVERS - DAMAGED**

One or more exterior receptacles had a damaged weatherproof cover. Recommend replacement by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



4: ROOF

		IN	NI	NP	O
4.1	Coverings	X			X
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			X
4.4	Skylights, Chimneys & Other Roof Penetrations	X			

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

Information

<b>Inspection Method</b> Roof	<b>Roof Pitch</b> Steep Slope	<b>Roof Type/Style</b> Gable, Hip, Combination
<b>Coverings: Material Approximate Age</b> 11-20 years	<b>Coverings: Material Type</b> Architectural Asphalt	<b>Coverings: Layers of Material</b> 1





Coverings: Valley Type  
Cut



Roof Drainage Systems: Gutter  
Material  
Aluminum



Flashings: Material  
Sheet metal

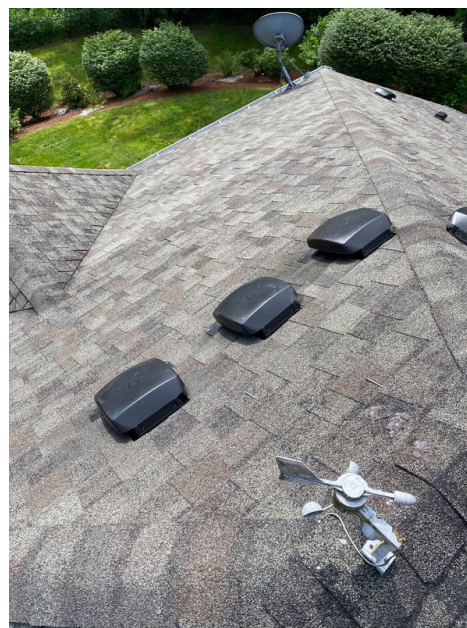
Skylights, Chimneys & Other Roof Penetrations: Skylight Type  
Sealed

Skylights, Chimneys & Other Roof Penetrations: Chimney Type  
B-Vent Flue pipe



## Skylights, Chimneys & Other Roof Penetrations: Vent Type

Plumbing Vent Pipe, Bathroom Exhaust Termination, Roof Box Vent



## Observations

### 4.1.1 Coverings

#### **GRANULES - MISSING**

The granules on the roofing shingles were worn away. Granule loss greatly reduces the life expectancy of a roof. Some shingles were curled up. This roofing material appears to have reached the end of its lifespan. Recommend that a qualified roofer replace the roof.

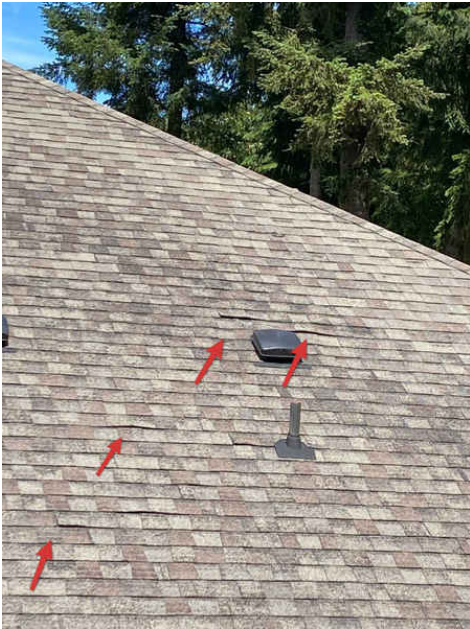
#### Recommendation

Contact a qualified roofing professional.



Major Defects/Safety Hazard





#### 4.3.1 Flashings

### DRIP EDGE FLASHING - MISSING

Drip edge flashing was not installed at the edge of the roof. This flashing directs rain water away from the structure and into the gutter. Recommend that a qualified roofing contractor install the flashing as needed.

#### Recommendation

Contact a qualified roofing professional.



Marginal Defects/Safety Concern







5: INTERIOR

		IN	NI	NP	O
5.1	Smoke and CO Detectors	X			X
5.2	Walls and Ceilings	X			X
5.3	Windows	X			X
5.4	Doors	X			X
5.5	Floors	X			X
5.6	Heating/Cooling Source	X			
5.7	Electrical components	X			X
5.8	Steps, Stairways & Railings	X			X

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

Information

**Smoke and CO Detectors: Smoke & co detector locations (at time of inspection)**  
Bedroom, Hallway

**Walls and Ceilings: Wall Material**  
Drywall

**Walls and Ceilings: Ceiling Material**  
Drywall

**Windows: Window Material**  
Vinyl

**Doors: Door Type/Material**  
Hollow core

**Heating/Cooling Source: Heating/Cooling Source**  
Present



**Electrical components: Ceiling Fan**  
Operational



**Electrical components: Receptacles**  
Operational



**Electrical components: Switches**  
Operational

**Steps, Stairways & Railings: Interior Stairs**



Windows: Window Type

Sliders



Floors: Floor Coverings

Hardwood, Carpet



Observations

5.1.1 Smoke and CO Detectors

SMOKE DETECTOR AGE

Smoke detectors appear to be beyond normal life expectancy. Recommend replacement every 10 years or per manufacture instruction.

Recommendation

Contact a handyman or DIY project

Marginal Defects/Safety Concern





## 5.1.2 Smoke and CO Detectors



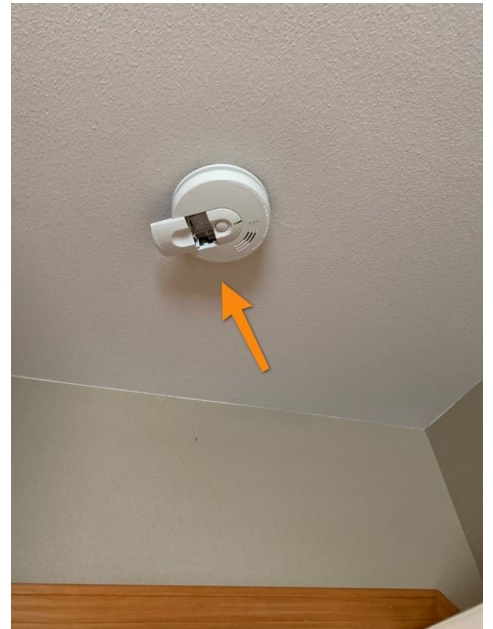
Marginal Defects/Safety Concern

**BATTERY REMOVED**

Smoke detector batteries were removed. This is a safety hazard and should be corrected.

## Recommendation

Contact a handyman or DIY project



## 5.2.1 Walls and Ceilings



Minor Defects/Maintenance Items/FYI

**DRYWALL - DEFECTS**

Typical cracks in drywall/plaster were observed. These cracks may develop due to normal aging of a home, minor settling, as well as moisture/temperature changes. Recommend repair as needed. No evidence of structural defect observed at time of inspection.

## Recommendation

Contact a qualified drywall contractor.



### 5.2.2 Walls and Ceilings

#### **NAIL POPS**

"Nail-pops" were observed. Recommend repair as needed by a qualified handyman, painter or drywall contractor. Moisture meter did not indicate a presence of moisture.

Additional information on nail popping:

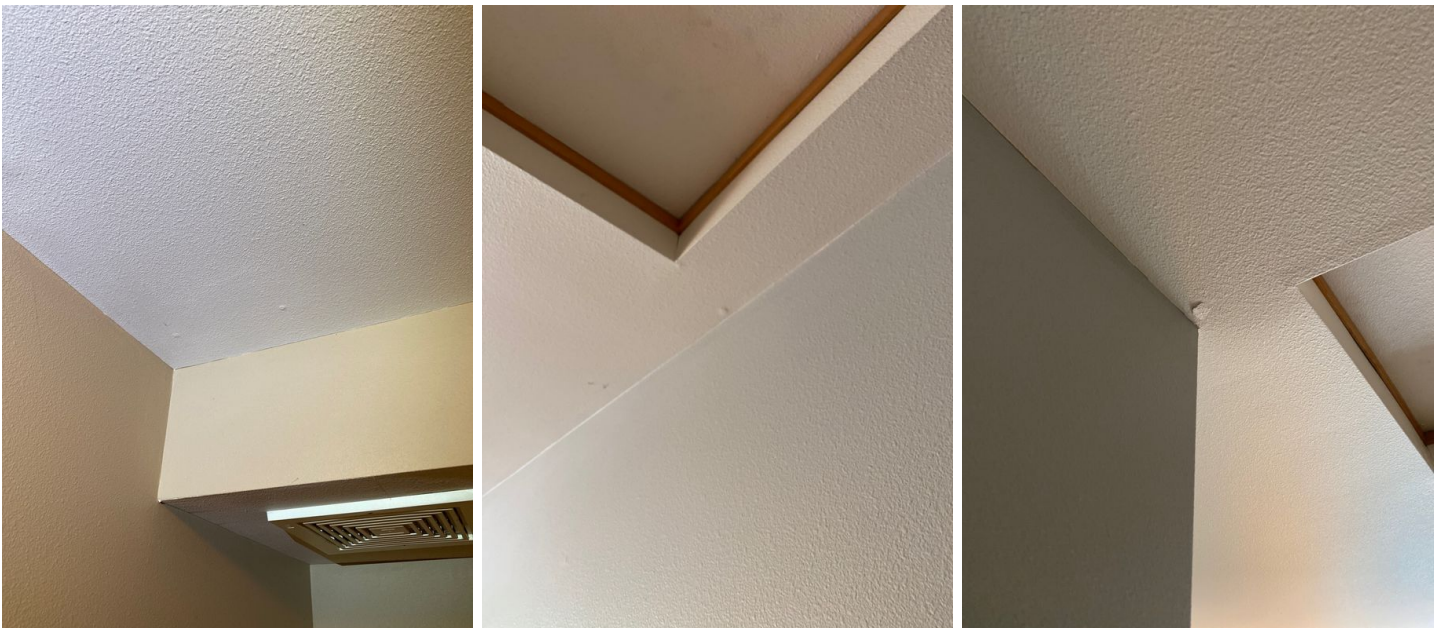
[Nail Popping Info](#)

Recommendation

Contact a qualified drywall contractor.



Minor Defects/Maintenance Items/FYI



### 5.3.1 Windows

#### **SILL LOOSE**

2ND FLOOR BEDROOM

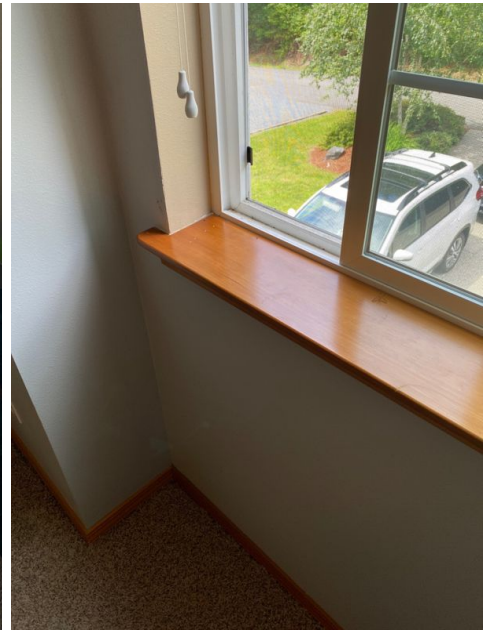


Minor Defects/Maintenance Items/FYI

Window sills were loose. Recommend repair.

Recommendation

Contact a qualified handyman.



#### 5.4.1 Doors



Minor Defects/Maintenance Items/FYI

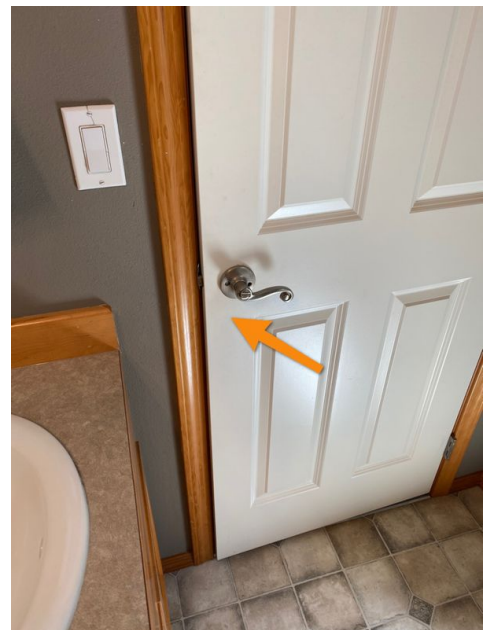
### DOOR DOESN'T LATCH

2ND FLOOR BATHROOM

Door didn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



#### 5.4.2 Doors



Minor Defects/Maintenance Items/FYI

### DOOR STOP - MISSING

1ST FLOOR BATHROOM, 2ND FLOOR BATHROOM

Doors did not have stops. Recommend that door stops be installed to protect the wall finish from damage.

Recommendation

Contact a handyman or DIY project





5.5.1 Floors

**MOISTURE DAMAGE**

BATHROOM 1ST FLOOR

Floors had areas of moisture damage. Moisture meter showed normal levels. Recommend a qualified flooring contractor evaluate & repair as needed.

Recommendation

Contact a qualified flooring contractor

 Minor Defects/Maintenance Items/FYI



5.7.1 Electrical components

**COVER PLATES DAMAGED**

2ND FLOOR BEDROOM

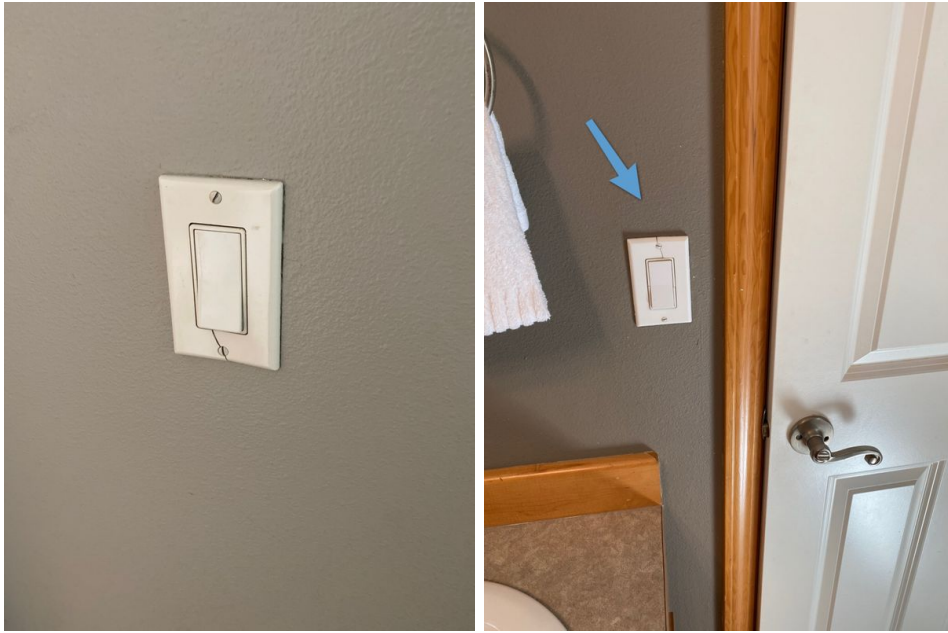
One or more receptacles had a damaged cover plate. Recommend replacement.

 Minor Defects/Maintenance Items/FYI



## Recommendation

Contact a qualified electrical contractor.



## 5.7.2 Electrical components



Minor Defects/Maintenance Items/FYI

**LIGHT INOPERABLE**

KITCHEN AND LIVING ROOMS

Light was not operating. A new light bulb possibly needed.

## Recommendation

Contact a qualified electrical contractor.



## 5.8.1 Steps, Stairways &amp; Railings



Marginal Defects/Safety Concern

**HANDRAIL IMPROPER**

Interior staircase handrails do not meet current safety standards. Railing did not return to the wall and could not be grasped because the rail was too close to the wall. Recommend qualified contractor to repair to current safety standards to prevent possible injuries.

## Recommendation

Contact a qualified carpenter.



6: KITCHEN

		IN	NI	NP	O
6.1	Range/Oven/Cooktop	X			X
6.2	Built-in Microwave	X			
6.3	Dishwasher	X			X
6.4	Refrigerator	X			X
6.5	Heating/Cooling Source	X			
6.6	Countertops & Cabinets	X			
6.7	Electrical Components	X			
6.8	Sink	X			X
6.9	Garbage Disposal	X			X

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

Information

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

Range/Oven/Cooktop:  
Range/Oven Brand  
Maytag

Range/Oven/Cooktop: Exhaust  
Hood Type  
Vented



**Built-in Microwave: Operational**  
Yes



**Dishwasher: Brand**  
Bosch

**Dishwasher: Operational**  
Yes

**Refrigerator: Brand**  
LG



**Refrigerator: Operational**  
Yes

**Heating/Cooling Source:**  
**Heating/Cooling Source**  
Present

**Countertops & Cabinets:**  
**Countertop Material**  
Stone

**Countertops & Cabinets:**  
**Cabinetry**  
Laminate, Wood, Plywood

**Electrical Components: GFCI/AFCI**  
**Protected Receptacles**  
Present, Tripped when tested





**Sink: Sink****Garbage Disposal: Operational**

Yes

**Appliances**

Present

Appliances are inspected for function only, Quality or extent of operation is not within the scope of the Standards of Practice. No guarantee or warranty is offered or implied.

**Range/Oven/Cooktop: Operational**

Yes

**Observations**

## 6.1.1 Range/Oven/Cooktop

**BURNER - NOT OPERATIONAL**

One or more burners did not function when turned on. Recommend qualified professional evaluate & repair.



Marginal Defects/Safety Concern

## Recommendation

Contact a qualified appliance repair professional.



## 6.3.1 Dishwasher

**DISHWASHER - NOT SECURED**

Dishwasher was not secured in opening. Recommend that a qualified contractor repair as needed.

## Recommendation

Contact a qualified handyman.



Marginal Defects/Safety Concern



## 6.4.1 Refrigerator

**DEBRIS/LINT ON REFRIGERANT LINES**

Lint buildup on the grill and refrigerant lines can cause the fridge to operated inefficiently and reduce the life expectancy. Recommend cleaning with a vacuum and appliance brush.

## Recommendation

Contact a handyman or DIY project



Minor Defects/Maintenance Items/FYI





## 6.8.1 Sink

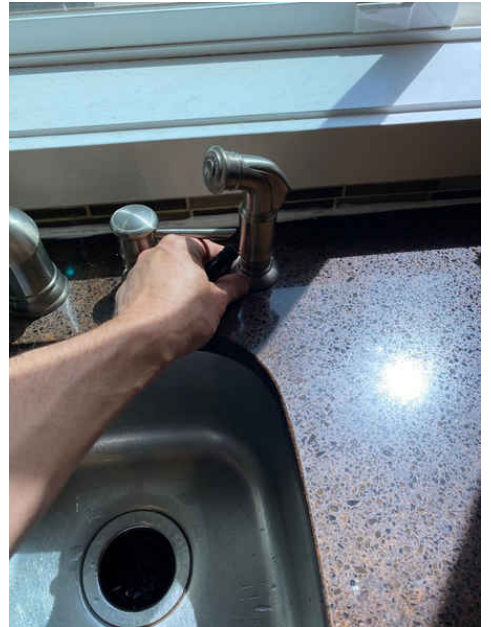
**FAUCET - LOOSE**

Marginal Defects/Safety Concern

The faucet sprayer was loose. Recommend that it be tightened to the countertop.

Recommendation

Contact a qualified handyman.



## 6.8.2 Sink

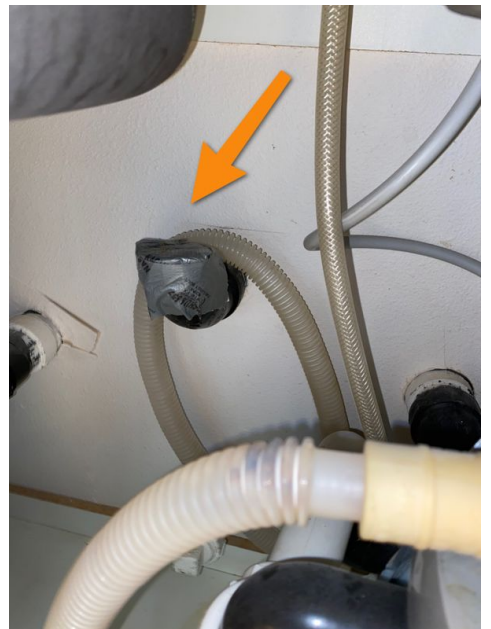
**IMPROPER CONNECTIONS**

Marginal Defects/Safety Concern

Drain pipe was capped with duct tape. This is not a permanent repair. Recommend licensed plumber to evaluate and repair to prevent possible moisture damage or sewer gas smell.

Recommendation

Contact a qualified plumbing contractor.



## 6.8.3 Sink

**SINK - FLEXIBLE DRAIN CONNECTION**

Minor Defects/Maintenance Items/FYI

The flexible drain pipe is prone to clogging and leaking. Recommend licensed plumber to evaluate and replace.

Recommendation

Contact a qualified plumbing contractor.



## 6.9.1 Garbage Disposal

**GARBAGE DISPOSAL ON SEPTIC SYSTEM**

Minor Defects/Maintenance Items/FYI



Generally garbage disposals can be harmful to a septic system. Here is a link regarding this subject - <https://www.paradisevalleyseptic.com/can-i-use-a-garbage-disposal-if-i-have-a-septic-system/>

Recommendation

Contact a qualified plumbing contractor.

7: BATHROOM

		IN	NI	NP	O
7.1	Heating/Cooling Source	X			
7.2	Electrical Components	X			
7.3	Ventilation	X			X
7.4	Bathtub/Shower	X			X
7.5	Sink/Vanity	X			X
7.6	Toilet/Bidet	X			X

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

Information

**Bathroom Type**  
1/2 Bathroom, Full Bathroom,  
Primary Bathroom

**Bathroom location**  
1st Fl, 2nd Fl

**Heating/Cooling Source:**  
**Heating/Cooling Source**  
Present

**Ventilation: Bathroom Ventilation**  
Ventilation fan, Operational

**Toilet/Bidet: Toilet Status**  
Operational



**Electrical Components: GFCI/AFCI Protected Receptacles**

Present, Tripped when tested

**Bathtub/Shower: Bath Tub Status**

Functional Flow, Functional Drainage





**Bathtub/Shower: Shower Status**

Functional Flow, Functional Drainage

**Sink/Vanity: Sink Status**

Functional Flow, Functional Drainage

**Observations**

## 7.3.1 Ventilation

**BATH FAN - DIRTY**

Recommend cleaning the fan grills and housing to keep the fans running efficiently.

Recommendation

Contact a handyman or DIY project



Minor Defects/Maintenance Items/FYI



## 7.4.1 Bathtub/Shower

**SHOWER/TUB AREA  
CAULKING**

1ST FLOOR

Grout near tub area showed some deterioration. Recommend that a qualified tile contractor or handyman evaluate and make any needed repairs.

Recommendation

Contact a qualified tile contractor



Minor Defects/Maintenance Items/FYI



## 7.4.2 Bathtub/Shower

**BATHTUB - CRACKED**

1ST FLOOR, 2ND FLOOR

Tubs were cracked or chipped. Recommend that a qualified contractor evaluate and make any needed repairs or replacement.

Recommendation

Contact a qualified professional.



Marginal Defects/Safety Concern



#### 7.4.3 Bathtub/Shower

### **SHOWER HEAD - LEAKING**

2ND FLOOR

The shower head leaked when the valve was turned on. Recommend that a qualified plumber make any needed repairs.

Recommendation

Contact a qualified plumbing contractor.



Minor Defects/Maintenance Items/FYI



#### 7.5.1 Sink/Vanity

### **SINK - FLEXIBLE DRAIN CONNECTION**

Improper plumbing connections were present in bathroom plumbing components. The flexible drain pipe is prone to clogging and leaking. Recommend licensed plumber to evaluate and replace.

Recommendation

Contact a qualified plumbing contractor.



Minor Defects/Maintenance Items/FYI





## 7.6.1 Toilet/Bidet

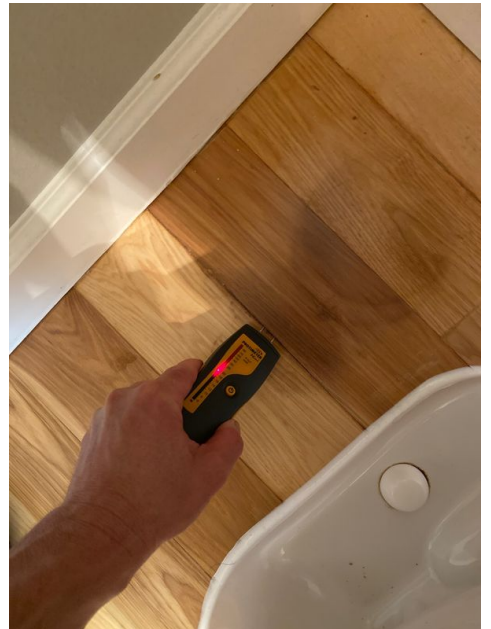
**TOILET LEAKING**

## 1ST FLOOR

Toilet appeared to be leaking at the base. Recommend that a qualified plumber evaluate and repair to prevent water further damage to the floor.

## Recommendation

Contact a qualified plumbing contractor.

**Major Defects/Safety Hazard**

8: LAUNDRY AREA/ROOM

		IN	NI	NP	O
8.1	Laundry Sink	X			
8.2	Washer/Dryer	X			
8.3	Laundry Area Ventilation	X			

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

Information

**Laundry Location**  
Laundry room



**Laundry Sink: Laundry Sink**  
Functional Flow, Functional  
Drainage



**Washer/Dryer: Dryer Power**  
**Source**  
220 Electric

Washer/Dryer: Dryer Vent  
location  
Floor



Washer/Dryer: Dryer Vent  
Material  
Metal (Flex)

Laundry Area Ventilation:  
GFCI/AFCI Protected Receptacles  
Not Present

Laundry Area Ventilation:  
Laundry area ventilation  
Yes





9: FIREPLACES

		IN	NI	NP	O
9.1	Fireplace	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

**Fireplace: Fireplace Locations**  
Living room



**Fireplace: Damper**  
N/A

**Fireplace: Type of Fireplace**  
Vented, Gas

**Fireplace: Hearth Extension Area**  
Proper

**Fireplace: Fireplace Doors**  
Functional

10: GARAGES OR CARPORTS

		IN	NI	NP	O
10.1	Garage Roof Coverings	X			X
10.2	Roof Drainage Systems	X			X
10.3	Siding, Trim, Fascia, Soffit, Eaves	X			X
10.4	Floor	X			X
10.5	Walls & Firewalls	X			
10.6	Occupant Door (From garage to inside of home)	X			
10.7	Manual door	X			X
10.8	Garage Overhead Door	X			X
10.9	Garage Door Opener	X			X
10.10	Garage Electrical	X			

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

Information

Garage Type

Detached, Attached

Roof Type/Style

Gable

Inspection Method

Roof

Garage Roof Coverings: Material

Approximate Age

5-10 years

Roof Pitch

Medium Slope

Garage Roof Coverings: Material

Type

Architectural Asphalt

Garage Roof Coverings: Layers of Material

1

Garage Roof Coverings: Valley Type

None

Roof Drainage Systems: Gutter Material

Aluminum



Siding, Trim, Fascia, Soffit, Eaves:

Siding Material

Wood

Siding, Trim, Fascia, Soffit, Eaves:

Trim Material

Wood

Siding, Trim, Fascia, Soffit, Eaves:

Eaves Material

OSB



Siding, Trim, Fascia, Soffit, Eaves:

Fascia Material

Wood

Siding, Trim, Fascia, Soffit, Eaves:

Soffit Material

None

Floor: Floor Material

Concrete





**Occupant Door (From garage to inside of home): 20 minute fire rating**



**Garage Door Opener: Overhead door opener**  
Present, Operable



**Manual door: Man door**  
Present



**Garage Electrical: Electrical components present**  
Functional

**Garage Overhead Door: Material**  
Metal

Walls & Firewalls: Wall Material

Drywall, Framed



Garage Overhead Door: Type  
Sectional





## Garage Electrical: GFCI Protected receptacles

Functional



## Observations

### 10.1.1 Garage Roof Coverings

#### **UNDERLAYMENT IMPROPER INSTALLATION**

##### DETACHED GARAGE

The roofing underlayment was installed under the drip edge flashing. This is incorrect, the underlayment should be installed over the flashing. Recommend that a qualified roofing contractor repair as needed.

##### Recommendation

Contact a qualified roofing professional.



Marginal Defects/Safety Concern



### 10.2.1 Roof Drainage Systems

#### **DOWNSPOUTS DRAIN NEAR STRUCTURE**

One or more downspouts drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



Marginal Defects/Safety Concern

Recommendation  
Contact a qualified landscaping contractor



10.3.1 Siding, Trim, Fascia, Soffit,  
Eaves

 Marginal Defects/Safety Concern

**FLASHING - MISSING**

GARAGE

Flashing was not observed at the time of inspection over the windows. Siding material requires flashing near windows, doors, and siding transitions. Recommend that a qualified contractor evaluate and repair as needed.

Recommendation  
Contact a qualified siding specialist.



10.4.1 Floor

 Minor Defects/Maintenance Items/FYI

**CRACKING**

Typical cracking/settlement observed in concrete. If settling worsens and cracks become a trip hazard recommend that a qualified concrete contractor repair to prevent injuries.

Recommendation  
Contact a qualified concrete contractor.



10.7.1 Manual door

**DAMAGE**

Manual door jamb had some moisture damage. Recommend licensed contractor to repair or replace as needed.

Recommendation

Contact a qualified door repair/installation contractor.

Marginal Defects/Safety Concern



10.8.1 Garage Overhead Door

**DOOR GUIDE DAMAGED**

DETACHED GARAGE

Garage door guide was loose. Recommend a qualified garage contractor repair as needed.

Recommendation

Contact a qualified garage door contractor.

Marginal Defects/Safety Concern





## 10.8.2 Garage Overhead Door

**LOCK - OUT OF ALIGNMENT**

## DETACHED GARAGE

Garage door lock was difficult to operate. Recommend a qualified garage contractor repair as needed.

## Recommendation

Contact a qualified garage door contractor.

 Marginal Defects/Safety Concern

## 10.9.1 Garage Door Opener

**OVERHEAD DOOR SAFETY SENSORS NOT OPERATING**

Garage overhead door safety sensors are out of alignment. Recommend qualified handyman or garage door contractor to repair to prevent possible injuries.

## Recommendation

Contact a qualified garage door contractor.

 Marginal Defects/Safety Concern



11: ELECTRICAL

		IN	NI	NP	O
11.1	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
11.2	Branch Wiring	X			
11.3	Lighting Fixtures, Switches & Receptacles	X			
11.4	GFCI & AFCI	X			

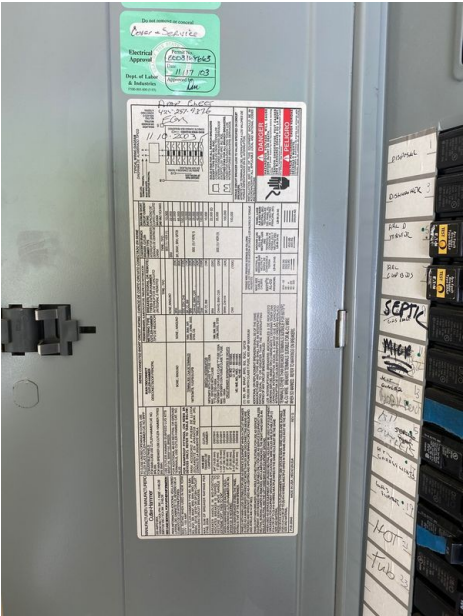
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location  
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity  
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer  
Cutler Hammer







Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location  
Garage



Observations

11.1.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Marginal Defects/Safety Concern

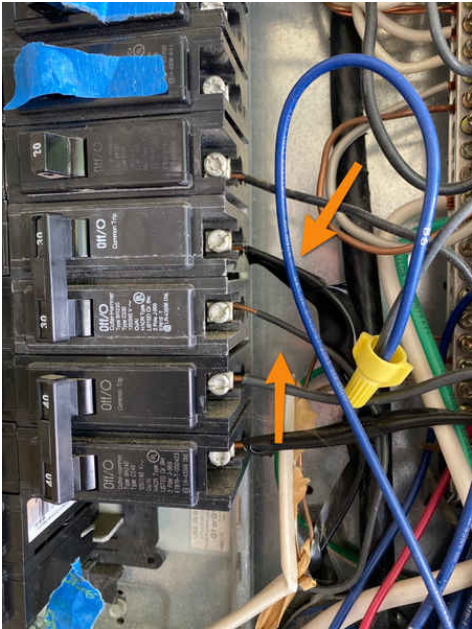
WIRING WITH OVSIZED BREAKER

MAIN PANEL

It appears that 14 gauge wiring was on a 30 amp breaker. This may be a fire hazard. Recommend that a qualified electrician evaluate and determine if a smaller breaker is needed.

Recommendation

Contact a qualified electrical contractor.



11.1.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Marginal Defects/Safety Concern

**MISSING LABELS ON PANEL**

At the time of inspection, panel was not fully labeled. Recommend a qualified electrician identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



11.1.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Minor Defects/Maintenance Items/FYI

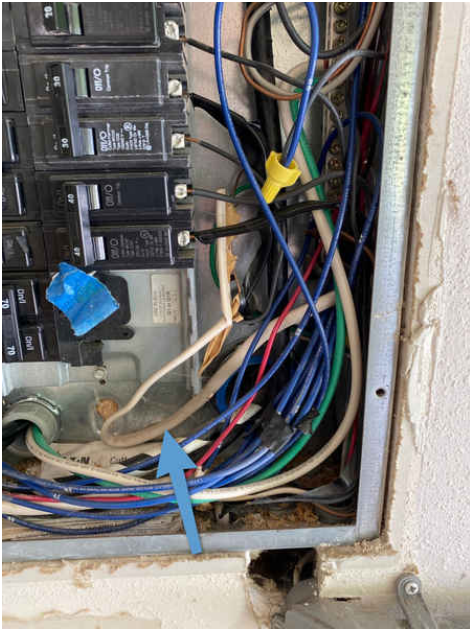
**SHEATHING IN ELECTRICAL PANEL**

The amount of exposed wire insulation sheathing is excessive inside the main service panel. Recommend that only 1/2" of sheathing be exposed. Removing the excessive sheathing could be done as a preventive measure to reduce the amount of heat build-up and combustible materials exposed inside the service panel.

Recommendation

Contact a qualified electrical contractor.





11.1.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Marginal Defects/Safety Concern

### **PANEL COVER - DAMAGED**

Panel cover lock was damaged. Recommend that it be replaced.

Recommendation

Contact a qualified electrical contractor.



12: PLUMBING

		IN	NI	NP	O
12.1	Main Water Shut-off Device	X			
12.2	Water Supply, Distribution Systems & Fixtures	X			X
12.3	Drain, Waste, & Vent Systems	X			X
12.4	Hot Water Systems, Controls, Flues & Vents	X			
12.5	Fuel Storage & Distribution Systems	X			
12.6	Sump Pump			X	

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

Information

**Main Water Shut-off Device:**  
**Water Source**  
Public

**Main Water Shut-off Device: Shut**  
**Off Location**  
Closet, First floor

**Main Water Shut-off Device:**  
**Bonding wire present**  
Not Visible



**Water Supply, Distribution**  
**Systems & Fixtures: Distribution**  
**Material**  
Pex

**Water Supply, Distribution**  
**Systems & Fixtures: Distribution**  
**pipng size**  
1/2", 3/4", 1"

**Drain, Waste, & Vent Systems:**  
**Drain Size**  
1 1/2", 2", 3"



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

**Hot Water Systems, Controls, Flues & Vents: Capacity**  
50 Gallons

**Hot Water Systems, Controls, Flues & Vents: Exhaust Flue Vent**  
Proper pitch



**Fuel Storage & Distribution Systems: Fuel Distribution Pipe Material**  
Black Iron, Copper



**Hot Water Systems, Controls, Flues & Vents: Power Source/Type**  
Propane

**Hot Water Systems, Controls, Flues & Vents: Location**  
Garage

**Fuel Storage & Distribution Systems: Fuel System Type**  
Propane



**Hot Water Systems, Controls, Flues & Vents: Quantity of Water Heaters**  
One

**Hot Water Systems, Controls, Flues & Vents: Approximate Age**  
5-10 Yrs

**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**  
At Tank



Main Water Shut-off Device: Water meter present

Yes



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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.



Observations

12.2.1 Water Supply, Distribution Systems & Fixtures

DISTRIBUTION PIPE LEAKING

Distribution pipe was leaking at the time of inspection. Recommend a qualified plumber evaluate and repair as soon as possible.

Recommendation  
Contact a qualified plumbing contractor.

Major Defects/Safety Hazard



### 12.3.1 Drain, Waste, & Vent Systems



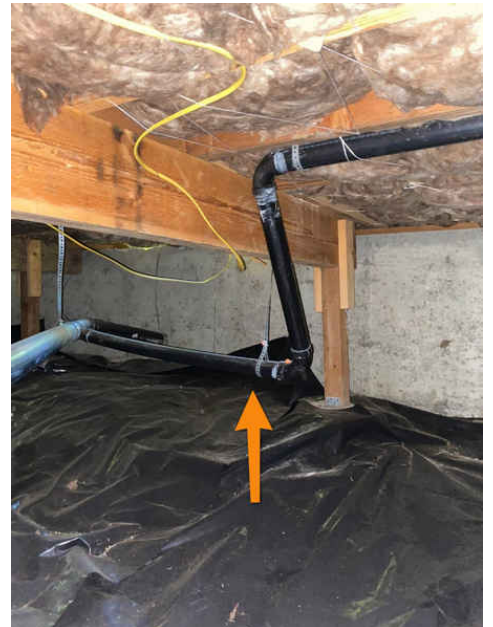
Marginal Defects/Safety Concern

#### **IMPROPER SLOPE**

A portion of the waste pipes were back-graded (reverse slope). This can cause pipe blockages. Recommend that a qualified plumber evaluate and make any needed repairs.

#### Recommendation

Contact a qualified plumbing contractor.




13: HEATING AND COOLING SYSTEMS

		IN	NI	NP	O
13.1	Heating Equipment	X			
13.2	Cooling Equipment	X			X
13.3	Operating and Safety Controls	X			
13.4	Distribution Systems	X			
13.5	Vents, Flues & Chimneys	X			

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

Information

<b>AFU Efficiency Rating</b> 80-82%	<b>Heating Equipment: Approximate Age</b> 1-5 yrs	<b>Heating Equipment: Energy Source</b> Propane
<b>Heating Equipment: Heat Type</b> Forced Air	<b>Cooling Equipment: Approximate Age</b> 15-20 yrs	<b>Cooling Equipment: Energy Source/Type</b> Central Air Conditioner
<b>Cooling Equipment: Condenser Unit Location</b> Exterior South	<b>Operating and Safety Controls: Electrical Disconnect Present</b> No	<b>Operating and Safety Controls: Fuel valve present</b> Yes
<b>Operating and Safety Controls: Thermostat Controls</b> Operable		



Distribution Systems: Forced Air  
Ductwork  
Insulated



Distribution Systems:  
Hydronic/Steam Heat Delivery  
System  
N/A

Vents, Flues & Chimneys: Flue  
Type  
Double Wall B-Vent

Heating Equipment: Brand  
Lennox



LENNOX DALLAS, TEXAS		ASSEMBLED IN MEXICO
M/N	ML180DF090E48B-53	
S/N	1722A05785	
HEATING DATA		
EQUIPPED FOR USE WITH NATURAL GAS		
INPUT (BTUH)	88,000	
OUTPUT (BTUH)	72,000	
MANIFOLD PRESSURE (IN. W.C.)	3.5	
GAS SUPPLY LINE PRESS (MAX/MIN IN. W.C.) FOR PURPOSE OF INPUT ADJUSTMENT	13.0/4.5	
MAXIMUM OUTLET AIR TEMP. (°F)	180°	
TEMPERATURE RISE (°F)	30-60	
MANUFACTURER RECOMMENDED ORIFICE SIZE (IN.)	.0625	
MAX. STATIC PRESSURE (IN. W.C.)	0.5	
FOR ALTITUDES TO (FEET)	0-4500	
SEE INSTALLATION INSTRUCTIONS FOR INSTALLATIONS ABOVE (FEET)	4500	
CONVERSION KIT AS SUPPLIED BY THE MANUFACTURER, MUST BE USED TO CONVERT THIS UNIT TO PROPANE	004888-12 / 11K49	
MFG'S RECOMMENDED ORIFICE SIZE (IN.)	.034	
MANIFOLD PRESSURE (IN. W.C.)	10.0	
FOR INDOOR INSTALLATION IN A BUILDING CONSTRUCTED ON SITE IN HEATED OR UNHEATED SPACES.		
NOTE: SPECIFY MODEL NO. & SERIAL NO. WHEN ORDERING REPAIR PARTS.		
CLEARANCE		
THIS FURNACE IS APPROVED FOR DOWNFLOW INSTALLATIONS. MIN. CLEARANCES TO COMBUSTIBLE CONSTRUCTION (IN.). CLEARANCE ABOVE DOES NOT CHANGE WITH FURNACE ORIENTATION.		
VENT 12" MIN.		
* MIN. FRONT SERVICE CLEARANCE FOR ALCOVE, CLOSET, & ATTIC INSTALLATION.		
** VENT HOSE REQUIRED IF 12" SINGLE WALL VENT IS USED.		
*** VENT MUST BE USED IF 12" MIN.		

Cooling Equipment: Brand  
Rheem



Observations

13.2.1 Cooling Equipment

INSULATION MISSING OR  
DAMAGED

— Marginal Defects/Safety Concern

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend that a qualified heating contractor replace the insulation.

Recommendation

Contact a qualified HVAC professional.



14: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
14.1	Attic Insulation	X			X
14.2	Structure and Framing	X			X
14.3	Ventilation	X			
14.4	Exhaust Systems	X			X

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Attic Access Location and Type of Access

Inspection Method

In Attic

Pull Down, Overhead Hatch



Attic Insulation: Insulation Type

Blown, Fiberglass





Structure and Framing: Roof Deck/Sheathing Material  
Plywood, OSB



Structure and Framing: Roof Structure  
Wood Frame, Wood Truss



Ventilation: Ventilation Type  
Soffit Vents, Roof Box Vents

Exhaust Systems: Exhaust Fans Locations  
Bathroom, Laundry, B-vent



Observations

14.1.1 Attic Insulation

INSULATION - MISSING

Insulation was moved aside in some areas. Recommend that the insulation be moved back by a qualified insulation contractor.

Recommendation

Contact a qualified insulation contractor.

 Minor Defects/Maintenance Items/FYI



14.2.1 Structure and Framing

**MOISTURE DAMAGE/ACTIVE LEAK**

 Major Defects/Safety Hazard

Evidence of a leak was observed in the attic. The roof deck was deteriorated in one area. Recommend that a qualified roofing contractor to further evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



14.2.2 Structure and Framing

**ROOF SHEATHING - DISCOLORATION**

 Marginal Defects/Safety Concern

Attic showed areas of discoloration and possible mildew growth. Recommend monitoring the discoloration in the attic and if it worsens a qualified remediation company should evaluate and take any needed action.

Recommendation

Contact a qualified environmental contractor





14.2.3 Structure and Framing

**ROOF SHEATHING IMPROPERLY INSTALLED**

 Marginal Defects/Safety Concern

Roof sheathing was installed without gaps. This can cause the plywood to buckle when is gets moist. Which can cause damage to the roofing materials. Recommend that a qualified roofing contractor examine the problem and determine if any action to protect the roof shingles is necessary.

Recommendation  
Contact a qualified roofing professional.



14.4.1 Exhaust Systems

**BATHROOM VENT - IMPROPER**

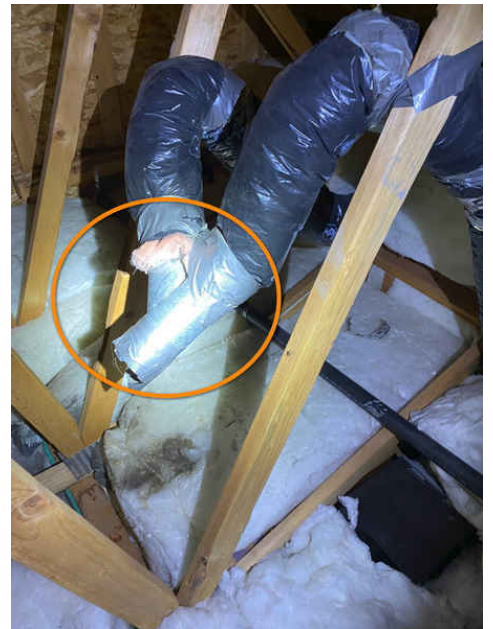
 Marginal Defects/Safety Concern



Venting for the bathroom exhaust fans was poorly installed. Two vents share the same exhaust which will allow back venting. Recommend that a qualified HVAC or venting contractor evaluate and make any needed improvements.

Recommendation

Contact a qualified handyman.



#### 14.4.2 Exhaust Systems

### **BATHROOM VENTS INTO ATTIC**

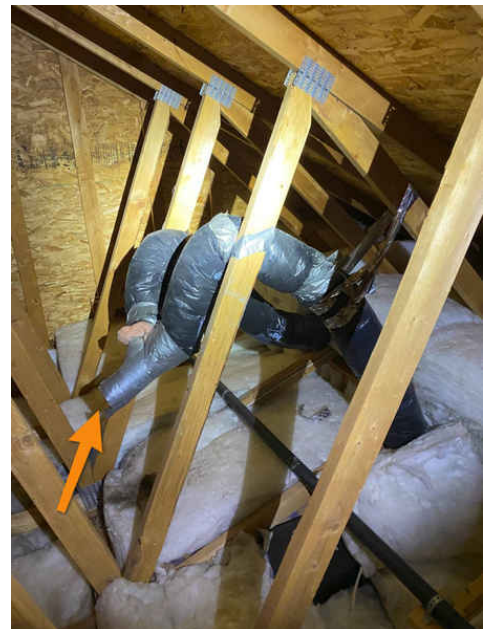


Marginal Defects/Safety Concern

Bathroom fan vent was loose and venting into the attic, which can cause moisture build up and growth of mildew. Recommend a qualified handyman or HVAC contractor install proper exhaust fan ducting to terminate to the exterior.

Recommendation

Contact a qualified handyman.



15: FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
15.1	Foundation	X			
15.2	Floor & Wall Structure	X			X
15.3	Crawlspace Insulation	X			

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

Information

Basement or Crawlspace  
Crawlspace

Access Location  
Interior Access Panel

Inspection Performed  
In Crawlspace



Floor & Wall Structure: Material  
Wood Beams, Wood Joists

Floor & Wall Structure: Sub-floor  
OSB



Floor & Wall Structure:  
Basement/Crawlspace Floor  
Dirt, Vapor barrier



Crawlspace Insulation: Insulation  
Type  
Batt, Fiberglass

Foundation: Material  
Poured Concrete



Observations

15.2.1 Floor & Wall Structure

EVIDENCE OF WATER  
INTRUSION

 Marginal Defects/Safety Concern

There were signs of water intrusion in the crawlspace. This may be due to the back patio being installed over the siding. Recommend that a qualified contractor evaluate and make any needed repairs.

Recommendation

Contact a foundation contractor.





15.2.2 Floor & Wall Structure

**MOISTURE DAMAGE**

 Major Defects/Safety Hazard

The rim joist and ends of floor joists had some moisture damage. The source of moisture was probably from the back patio being installed over the siding. Recommend that a qualified contractor further evaluate and make any needed repairs.

Recommendation

Contact a qualified general contractor.



# STANDARDS OF PRACTICE

## Site

Site.

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) The inspector will:

(a) Describe the material used for driveways, walkways, patios and other flatwork around the home.

(b) Inspect

(i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.

(ii) For proper grading and drainage slope.

(iii) Vegetation in close proximity to the home.

(c) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.

Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.

Evaluate hydrological or geological conditions.

Determine the adequacy of bulkheads, seawalls, break walls, and docks.

## Exterior

Exterior.

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

Describe the exterior components visible from ground level.

Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) Safety type glass or the integrity of thermal window seals.

(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Test or evaluate the operation of security locks, devices or systems.

Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

**Roof**

## Roofs.

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

Traverse the roof to inspect it.

Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

Report the manner in which the roof is ventilated.

Describe the type and general condition of roof coverings.

Report multiple layers of roofing when visible or readily apparent.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the

roof must be reported.

Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

Operate powered roof ventilators.

Predict remaining life expectancy of roof coverings.

**Interior**

## Interiors.

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

(a) Verify

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.

(b) Inspect

(i) The overall general condition of cabinets and countertops.

(ii) Caulking and grout at kitchen and bathroom counters.

(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

(iv) The condition and operation of a representative number of windows and doors.

(c) Comment on the presence or absence of smoke detectors.

(d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Report on cosmetic conditions related to the condition of interior components.

(b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.



**Fireplaces**

Fireplaces and stoves.

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) The inspector will:

Describe fireplaces and stoves.

Inspect dampers, fireboxes and hearths.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Ignite fires in a fireplace or stove.

Determine the adequacy of draft.

Perform a chimney smoke test.

Inspect any solid fuel device being operated at the time of the inspection.

Evaluate the installation or adequacy of fireplace inserts.

Evaluate modifications to a fireplace, stove, or chimney.

Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

**Garages or Carports**

Attached garages or carports.

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

Inspect the condition and function of the overhead garage doors and associated hardware.

Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

Inspect the condition and installation of any pedestrian doors.

Inspect fire separation between the house and garage when applicable.

Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine whether or not a solid core pedestrian door that is not labeled is fire rated.

Verify the functionality of garage door opener remote controls.

Move vehicles or personal property.

Operate any equipment unless otherwise addressed in the SOP

**Electrical****Electrical system.**

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

(b) Report

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

(d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

(e) Verify

(i) The operation of a representative number of accessible switches, receptacles and light fixtures.

(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

(g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

(h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.

(i) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Insert any tool, probe or testing device into the main or subpanels.

(b) Activate electrical systems or branch circuits that are not energized.

(c) Operate circuit breakers, service disconnects or remove fuses.

(d) Inspect ancillary systems, including but not limited to:

(i) Timers.

(ii) Security systems.

(iii) Low voltage relays.

(iv) Smoke/heat detectors.

(v) Antennas.

(vi) Intercoms.

(vii) Electrical deicing tapes.

(viii) Lawn sprinkler wiring.

(ix) Swimming pool or spa wiring.

(x) Central vacuum systems.

(xi) Electrical equipment that's not readily accessible.

(e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.

(f) Move any objects, furniture, or appliances to gain access to any electrical component.

(g) Test every switch, receptacle, and fixture.

- (h) Remove switch and receptacle cover plates.
- (i) Verify the continuity of connected service ground(s).

**Plumbing**

Plumbing system.

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

(b) Report

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

(iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.

(iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

(c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

(d) Operate fixtures in order to observe functional flow.

(e) Check for functional drainage from fixtures.

(f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) Inspect

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

(v) Water-conditioning equipment, including softeners and filter systems.

(vi) Private water supply systems.

(vii) Gas supply systems.

(viii) Interior components of exterior pumps or sealed sanitary waste lift systems. (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

(c) Test

(i) Pressure or temperature/pressure relief valve.

(ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.

(d) Determine

(i) The potability of any water supply whether public or private.

(ii) The condition and operation of water wells and related pressure tanks and pumps.



(iii) The quantity of water from on-site water supplies.

(iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.

(e) Ignite pilot lights.

## **Heating and Cooling Systems**

### **Heating system.**

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) The inspector will:

(a) Describe the type of fuel, heating equipment, and heating distribution systems.

(b) Operate the system using normal readily accessible control devices.

(c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.

(d) Inspect

(i) The condition of normally operated controls and components of systems.

(ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.

(iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.

(iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.

(v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.

(vi) Electric baseboard and in-wall heaters to ensure they are functional.

(e) Report any evidence that indicates the possible presence of an underground storage tank.

(f) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Ignite pilot lights.

(b) Operate:

(i) Heating devices or systems that do not respond to normal controls or have been shut down.

(ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.

(c) Inspect or evaluate

(i) Heat exchangers concealed inside furnaces and boilers.

(ii) Any heating equipment that is not readily accessible.

(iii) The interior of chimneys and flues.

(iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.

(d) Remove covers or panels that are not readily accessible or removable.

(e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.

(g) Determine:

(i) The capacity, adequacy, or efficiency of a heating system.

(ii) Determine adequacy of combustion air.

(h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

### **Air conditioning systems.**

The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

(1) The inspector will:

- (a) Describe the central air conditioning system and energy sources.
  - (b) Operate the system using normal control devices and measure and record temperature differential.
  - (c) Open readily accessible access panels or covers provided by the manufacturer or installer.
  - (d) Inspect the condition of controls and operative components of the complete system; conditions permitting.
  - (e) Describe any deficiencies of these systems or components in the inspection report.
- (2) The inspector is not required to:

- (a) Activate cooling systems that have been shut down.
- (b) Inspect
  - (i) Gas-fired refrigeration systems.
  - (ii) Evaporative coolers.
  - (iii) Wall or window-mounted air-conditioning units.
  - (iv) The system for refrigerant leaks.
- (c) Check the coolant pressure/charge.
- (d) Determine the efficiency, or adequacy of the system.
- (e) Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.
- (f) Remove covers or panels that are not readily accessible.
- (g) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- (h) Determine how much current the unit is drawing.
- (i) Evaluate digital-type thermostats or controls.

### **Attic, Insulation & Ventilation**

Insulation and ventilation.

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

Describe the type of insulation in viewable and accessible unconditioned spaces.

Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

---

Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

### **Foundation, Crawlspace & Structure Structure.**

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

Describe the type of building materials comprising the major structural components.

Enter and traverse attics and subfloor crawlspaces.

Inspect

(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.

(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

Describe any deficiencies of these systems or components.

Report all wood rot and pest-conducive conditions discovered.

Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

Enter

(a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).

(b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.

Move stored items or debris or perform excavation to gain access.