



HOME INSPECTION REPORT

1110 Nunnery Dr
Miamisburg, OH 45342

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APRIL 6, 2022



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1: INSPECTION DETAILS

Information

In Attendance Selling Agent	Yr. Built 64 Years (1958)	Type of Building Single Family, 1 Story
Occupancy Vacant	Home Faces North	Weather Conditions Cloudy, Light Rain
Temperature 35-45F	Precipitation In Last 3-Days? Yes	Soil Conditions Wet
Radon Test No	IAQ Testing - Mold No	Sewer Inspection(Video Camera) No
Water Quality Testing No		

2: ROOF

		IN	NI	NP	D
2.1	Roof	X			X
2.2	Flashing	X			
2.3	Roof Drains	X			
2.4	Chimney	X			

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

Information

Roof: Inspection Method
Walked



Roof: Material
3-Tab(18-22Yr.), Asphalt-Fiberglass

Roof: Material Age
15-20Yr.

Roof: Roof Style
Gable

Flashing: Material
Metal

Roof Drains: Gutter Material
Aluminum

Chimney: Types
Metal

Chimney: # of Vents
1

Roof: Stains - Algae

The roof shingles were noted with streaks or discolored which can be caused by moisture, moss/algae, or soot. Common cause is tree cover and debris. Keeping trees thinned and remove fallen debris to allow roof to dry.

[Click Here for additional information regarding algae and roof stains.](#)



Roof Drains: Add Extensions

Its important to maintain downspout extensions to help keep water away from the structure. Extensions should extend 8-10 feet to avoid erosion and ground saturation.



Deficiencies

2.1.1 Roof

TREE DEBRIS ON ROOF

The roof has excessive tree debris on it. This can cause improper drainage to gutters and downspouts. Recommend clearing debris from roof and gutters.

Recommendation

Contact a handyman or DIY project





2.1.2 Roof

THERMAL CRACKING

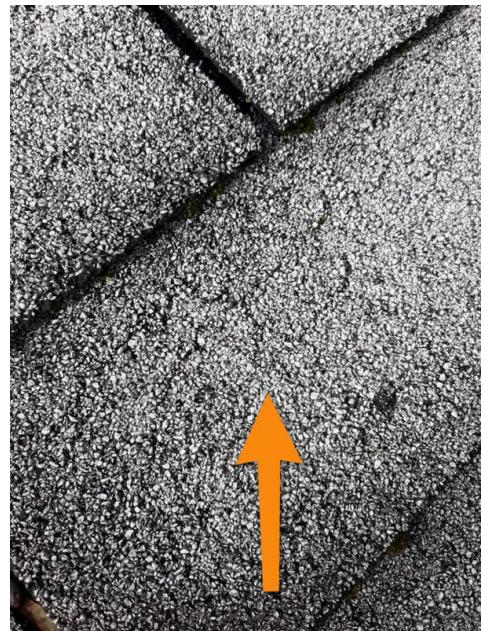
Thermal cracking visible in the roof surface of the shingles. This can be caused by heat, age, or material defects. This can shorten the life span of the roof. Recommend additional evaluation by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



Recommendation



3: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
3.1	Insulation	X			
3.2	Ventilation	X			
3.3	Mechanical Vents	X			
3.4	Roof Structure	X			X

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

Information

Insulation: Type
Fiberglass Batt, Compressed



Mechanical Vents: Kitchen Exhaust
Vented (Outside)

Ventilation: Attic
Gable Vents, Soffit Vents, Passive Vents

Mechanical Vents: Bathroom
Vented into Attic

Roof Structure: Attic Inspection Method
Crawled, Limited Access/View

Roof Structure: Roof Structural Components

Rafter, Plywood Sheathing



Insulation: Thickness

1"-3"(R3-R7)

Insulation was estimated for thickness. For home that are 20 or more years old the insulation will be compressed or settled. Homeowner should evaluate insulation and weatherization for energy efficiency and comfort.

Insulation: Insulation Recommended

We recommend budgeting for additional insulation in the future due to previous displacement or settlement to increase comfort and efficiency. This is for your information.



Deficiencies

Modifications to roofing structure above the garage area. This appears to have been added due to use for storage. No concerns. This is for your information.



4: EXTERIOR

		IN	NI	NP	D
4.1	Vegetation, Grading, Drainage & Retaining Walls	X			X
4.2	Walkways, Patios & Driveways	X			X
4.3	Siding, Flashing & Trim	X			X
4.4	Eaves, Soffits & Fascia	X			
4.5	Exterior Doors	X			
4.6	Decks, Balconies, Porches & Steps	X			

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

Information

Walkways, Patios & Driveways: Material
Asphalt, Concrete

Siding, Flashing & Trim: Material
Metal

Siding, Flashing & Trim: Style
Lap

Eaves, Soffits & Fascia: Materials
Metal/Vinyl Soffit

Exterior Doors: Materials
Steel

Decks, Balconies, Porches & Steps: Appurtenance
Rear patio

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Asphalt Driveway-General

The driveway was noted with surface cracking, tire ruts and deterioration due to seasonal conditions and age. Surface is working as designed and the conditions were noted for your information.



Deficiencies

4.1.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADE

Grading is sloping towards the home at the noted locations. This can lead to water intrusion and foundation issues. We recommend qualified landscaper corrects to help direct surface water away from home.

Recommendation

Contact a qualified landscaping contractor



4.2.1 Walkways, Patios & Driveways

WALKWAY NEGATIVE SLOPE

Walkway has a negative slope directing surface water towards the foundation. Surface should be corrected to drain away. We recommend a concrete leveling company to correct the slope.

Recommendation

Contact a qualified professional.



4.2.2 Walkways, Patios & Driveways

SIGNS OF PAST TERMITE TREATMENT

The home had visible markings on the foundation from possible spot treatment for previous termites. This is for your information. No other indicators were visible. We recommend obtaining a valid Wood Destroying Insect Report for records.

Recommendation

Contact a qualified pest control specialist.



4.3.1 Siding, Flashing & Trim

SIDING ADJUSTMENT

GARAGE SIDE

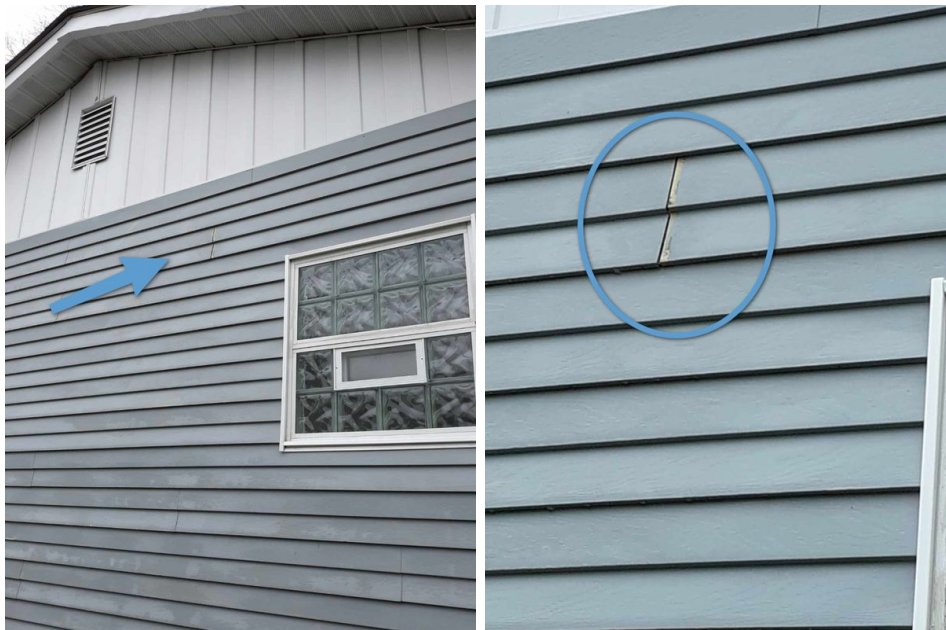
The exterior siding has moved out of place, cut short or missing. The siding typically needs adjusting to overlap to prevent insect nesting behind the material. We recommend the repairs be made by the homeowner or a handyman.

Recommendation

Contact a handyman or DIY project



Maintenance Item



4.3.2 Siding, Flashing & Trim

SEAL OPENINGS

Exterior openings should be sealed to prevent moisture or insects.

Recommendation

Contact a handyman or DIY project



Maintenance Item



4.3.3 Siding, Flashing & Trim

SIDING REPAIRS

The exterior siding found loose or damaged allowing a water or insect entry point. The exterior is recommend for repair or replacement for protecting from moisture damage.

Recommendation

Contact a qualified professional.

 Recommendation



5: STRUCTURE

		IN	NI	NP	D
5.1	Foundation	X			X
5.2	Floor Structure	X			X
5.3	Wall Structure	X			
5.4	Ceiling Structure	X			

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

Information

Foundation: Material Masonry Block	Foundation: Type Full Crawl Space	Floor Structure: Main Levels Wood Joist
Floor Structure: Below Grade Dirt, Vapor Barrier Incomplete	Wall Structure: Framing 2x4, Wood Studs	Ceiling Structure: Framing 2x4, Wood

Foundation: Foundation Cracks - Minor

Minor cracking was noted at the foundation. This is common as concrete ages and building settles causing surface cracks are normal. Recommend monitoring for pooling water near the foundation that causes accelerated settlement or decay. Maintain downspout extensions to displace water away from the structure. The crack looked as normal settlement because of the age of the home. No recommended action at this time.

[Here is an informational article](#) on foundation cracks.



Deficiencies

5.1.1 Foundation

FOUNDATION CRACKS - FURTHER EVALUATION

FRONT LEFT CORNER OF HOME

The foundation is showing signs of shifting. This is typically consistent with soil movement and could lead to damage to structural components, foundation. Recommend further evaluation.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified professional.



5.1.2 Foundation

CONDENSATE-CRAWL SPACE Recommendation

The condensate line from the ventilation system is draining into the crawl space and on to supply vent causing corrosion.. Its recommended adding a condensate pump or have the drain directed to a drain with a water trap. Recommend a HVAC or plumbing contractor to correct.

Recommendation

Contact a qualified plumbing contractor.



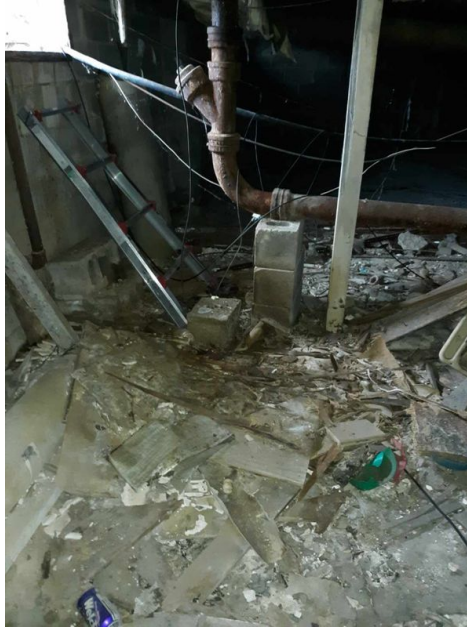
5.1.3 Foundation

DEBRIS IN CRAWL Maintenance Item

The crawl space has scrap and removed wood debris. This is recommended for removal for safe access and prevention of wood destroying insects. The area had limited access due to debris and mechanical equipment. Its recommended you have the area clear of unnecessary materials and debris.

Recommendation

Contact a handyman or DIY project



5.1.4 Foundation

HEAVING

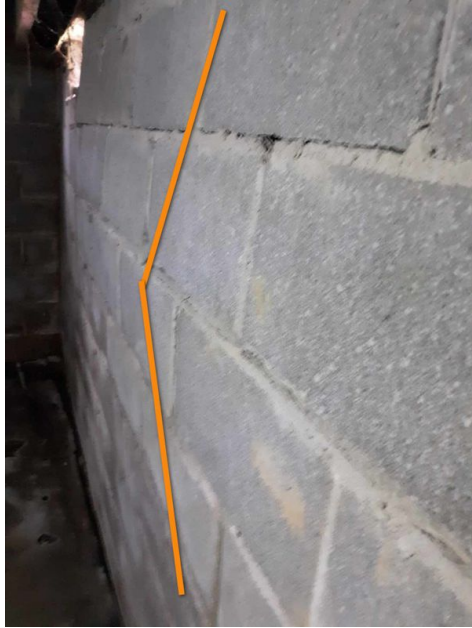
EAST FOUNDATION WALL, SOUTH (REAR) OF HOME

The foundation shows movement or heaving due to soil expansion. This can compromise the structural integrity of the area and requires further evaluation by qualified structural engineer or foundation contractor on how to remedy.

Recommendation

Contact a qualified structural engineer.





5.2.1 Floor Structure

MICROBIAL GROWTH

The floor structure has stains consistent microbial growth. The growth occurs because prolonged exposure to water or elevated humidity. We recommend having an air quality test performed and/or sampling areas for identification of active cells.

A water proofing contractor is recommended for further evaluation to control ground and/or storm water entry allowing for wet and humid conditions.

Recommendation

Contact a qualified waterproofing contractor



Recommendation



5.2.2 Floor Structure

WATER MARKS-WET

UNDER BATHROOM VISIBLE CRAWLSOACE



Maintenance Item

The floor framing and/or sub floor surface was noted with water marks. The area was tested and measured wet. Recommend further evaluation to determine source and correct.



6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance	X			
6.2	Electrical Panel	X			X
6.3	Cabling	X			
6.4	Lighting, Outlets & Switches	X			X
6.5	GFCI & AFCI	X			
6.6	Smoke Detectors	X			
6.7	Carbon Monoxide Detectors	X			

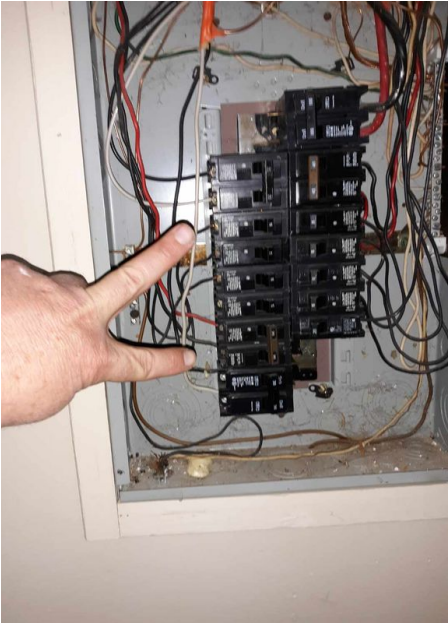
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Information

Service Entrance: Supply Overhead	Electrical Panel: Location Pantry	Electrical Panel: Capacity 100 AMP
Electrical Panel: Manufacturer Murray	Electrical Panel: Protection Type Circuit Breaker	Cabling: Wires Copper
Cabling: Wiring Method Non-Metallic Cable	Smoke Detectors: Powered Add smoke detectors to home	Carbon Monoxide Detectors: Add CO Detectors to Home

Electrical Panel: White Wire-Update

White wire(s) located in the electrical panel are connected to circuit breaker(s). When connected to a breaker they should be marked Red, Black, Blue to identify the use. We recommend having these updates completed with other electrical improvements.



Deficiencies

6.2.1 Electrical Panel

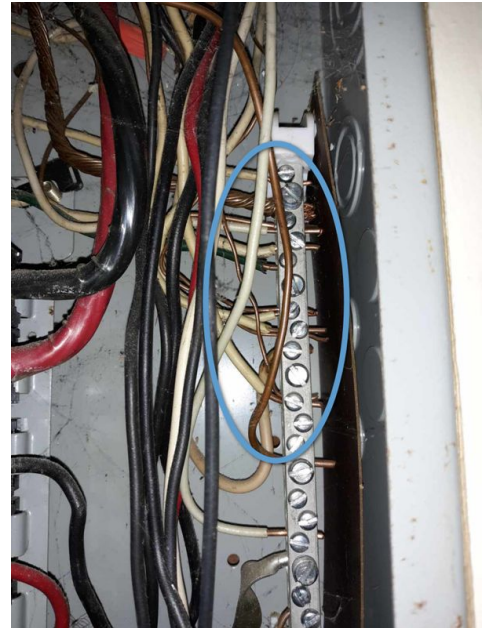
NEUTRAL & GROUND DOUBLE LUGGED

Maintenance Item

The neutral (white) and ground (bare copper) wires were found together under the same screw. This was an acceptable wiring practice when the house was built or panel replaced. Recommendation is to have the circuits evaluated for separation by electrical contractor when other electrical service is needed. At the time of inspection, the components and wires were visually inspected with no arcing or overheating visible. This is for your information.

Recommendation

Contact a qualified electrical contractor.



6.2.2 Electrical Panel

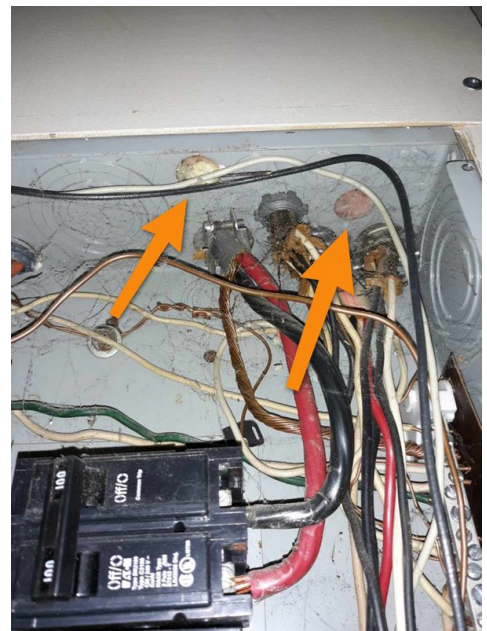
KNOCKOUTS MISSING

Recommendation

The panel cover or cabinet is missing knockouts. Recommend further evaluation by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



6.4.1 Lighting, Outlets & Switches

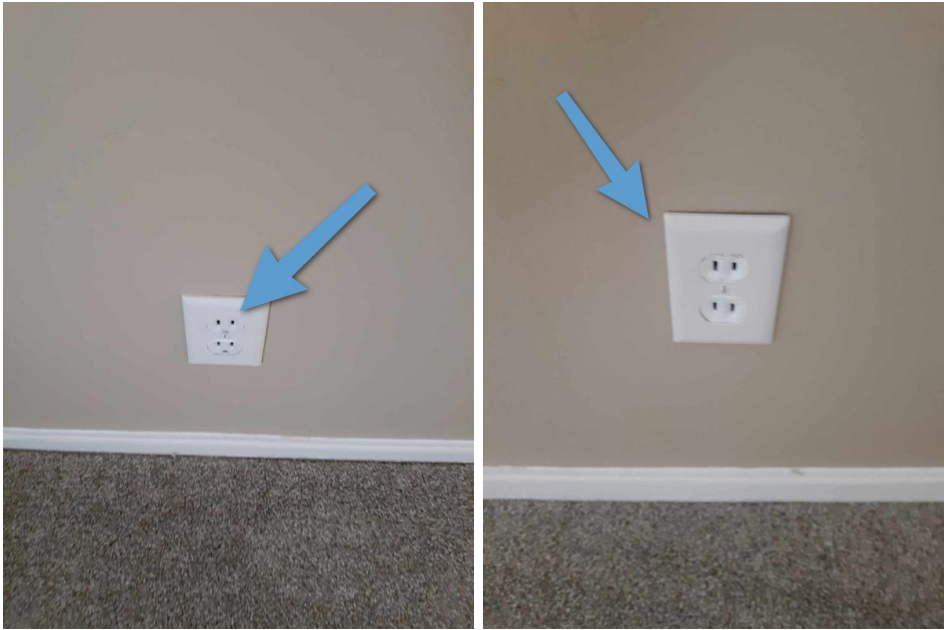
PAINTED OUTLETS

Maintenance Item

Wall receptacles were found painted. The paint can cause poor electrical connections with loose paint chips. Poor connections can cause heat or cause circuit protection devices to trip. We recommend budgeting for updates by having the outlets changed out by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



6.4.2 Lighting, Outlets & Switches

NO GROUND CIRCUITS (PRE-1965)

Maintenance Item

The three slotted wall plugs have been installed in the home as a matter of convenience. Electrical circuits throughout all rooms were found without a grounding connection consistent with the age of home. Originally the house was supplied with two slotted wall plugs. Wall plugs should be labeled "No Equipment Ground" to notify the end user/occupant. Not all devices require a grounded circuit. Grounded circuits are recommended for wet locations and major appliances. An electrical contractor should be consulted if the need for additional information and costs for any updates.

6.4.3 Lighting, Outlets & Switches

DAMAGED OUTLET

GARAGE

The outlet shows signs of damage. Recommend replacement by licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Recommendation



6.4.4 Lighting, Outlets & Switches

NO GROUNDED OUTLET FOR MAJOR APPLIANCE.

KITCHEN PLUG AT FRIDGE WASHER PLUG



Recommendation

No grounded outlet for use of major appliance. Recommend updates.

Recommendation

Contact a qualified electrical contractor.



7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drains & Vent System	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Source	X			X
7.5	Fuel Storage & Distribution Systems	X			X

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

Information

Main Water Shut-off Device:
Location

Under kitchen sink



Drains & Vent System: Material
Cast Iron, Galvanized

Drains & Vent System: Drain Cleanout
Crawlspace

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Hot Water Source: Capacity (Gallons)
40

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Hot Water Source: Power Source/Type
Gas(12-15Yr. Design Life)

Hot Water Source: Location
Utility Closet

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

Gas Meter, Exterior



Water Supply, Distribution Systems & Fixtures: Filters

None

Water conditioners or softeners are inspected for leaks. The inspector did not inspect to evaluate hardness of water or overall operation of the equipment. We recommend contacting a water treatment company for service, maintenance schedule and configuring equipment for use with your day to day water use.

Hot Water Source: Equip. Age (Yr.)

1-2Yrs.

Water tanks should be flushed & serviced annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Deficiencies

7.2.1 Drains & Vent System

TOILET LOOSE

Toilet was found loose at its base. The cause can range from, possible loose or broken anchor bolt, damaged flange or uneven surface allowing movement. Repairs are recommended, and may involve replacing wax ring, check bolts, flange and reset toilet to prevent any possible leaks in the future.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



7.2.2 Drains & Vent System

DRAIN LEAK

BATHTUB CRAWLSPACE

The drain connections and/or pipes are leaking at the noted location. The pipes and connections are recommended for repair by qualified plumbing contractor to prevent cabinet and property damage.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation

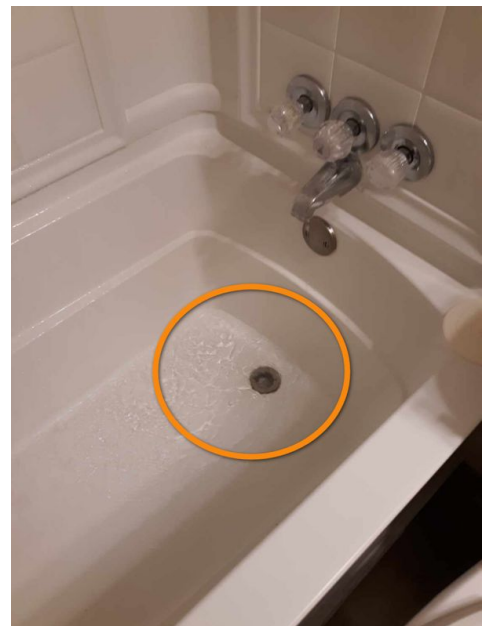
7.2.3 Drains & Vent System

SHOWER - POOR DRAINAGE

Shower had slow/poor drainage. We are unable to determine if this is a trap clog or something more. We recommend a qualified plumber to evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation

7.2.4 Drains & Vent System

RUSTED WASTELINE

CRAWL SPACE

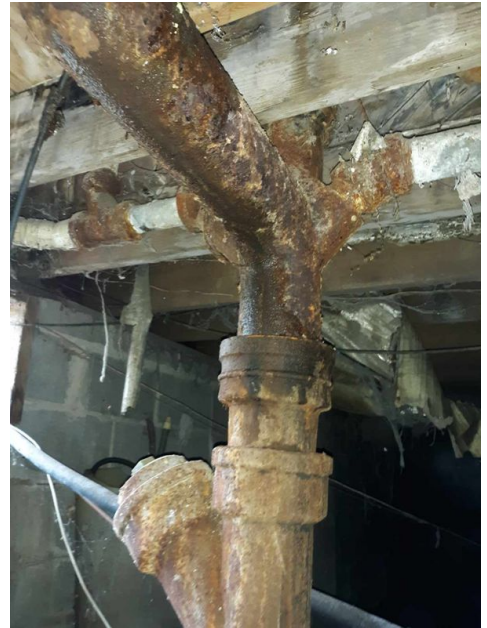
Main wasteline rusted. Water found at exterior of the pipe however appears is from leak from toilet tank and is leaking at floor and on surface of the pipe. Recommend monitoring over time due to age of materials.

Recommendation

Contact a qualified professional.



Recommendation



7.3.1 Water Supply, Distribution Systems & Fixtures

HOSE BIBB-LOOSE

FRONT OF HOME

The exterior hose bibb at the noted location is loose. The valve should be secured to the exterior to prevent twisting. This will prevent stress to plumbing connections and reducing chances of leaks. This repair can range from homeowner to handyman.

Recommendation

Contact a handyman or DIY project



Recommendation



7.3.2 Water Supply, Distribution Systems & Fixtures

TOILET TANK LEAKING

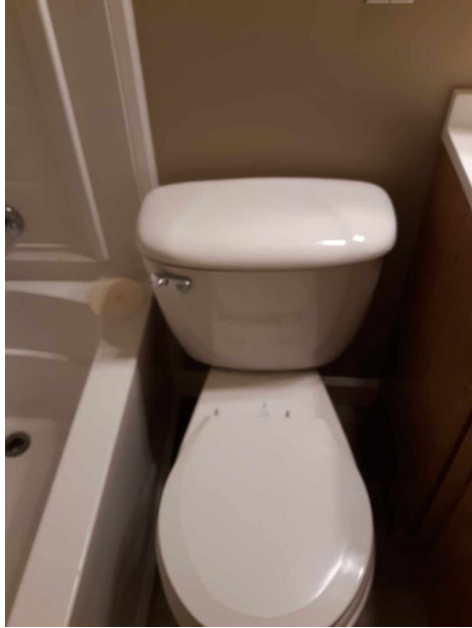
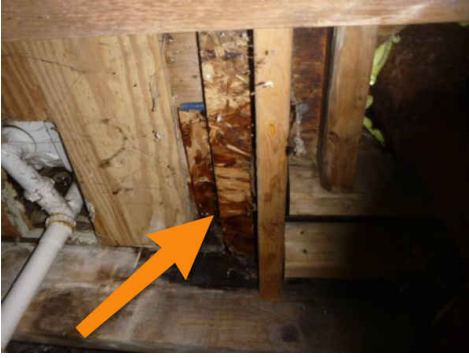
Toilet tank found leaking and loose at time of inspection. This leak present at the supply connection. Recommend repairs.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



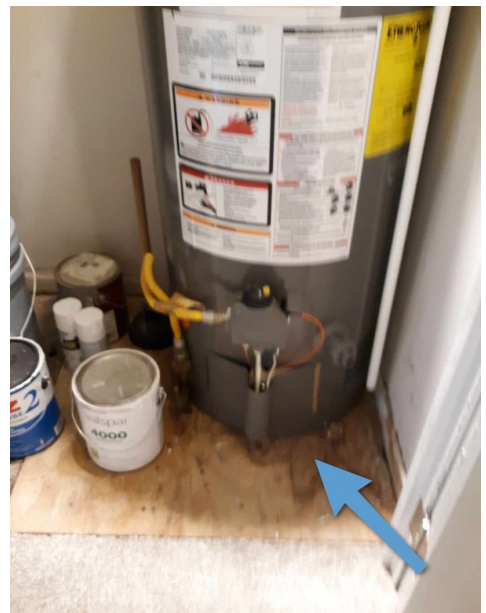
7.4.1 Hot Water Source

DRIP PAN

The water heater did not have a drip pan installed. It is possible for floor to be damaged if the tank leaks or safety valve drips or activates. Drip pan are recommended to help reduce property damage in the event of a leak. This is for your information.



Maintenance Item



7.5.1 Fuel Storage & Distribution Systems

CORROSION

CRAWLSPACE

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

Recommendation

Contact a qualified plumbing contractor.



Recommendation



7.5.2 Fuel Storage & Distribution Systems

FLEX LINE INTO FURNACE

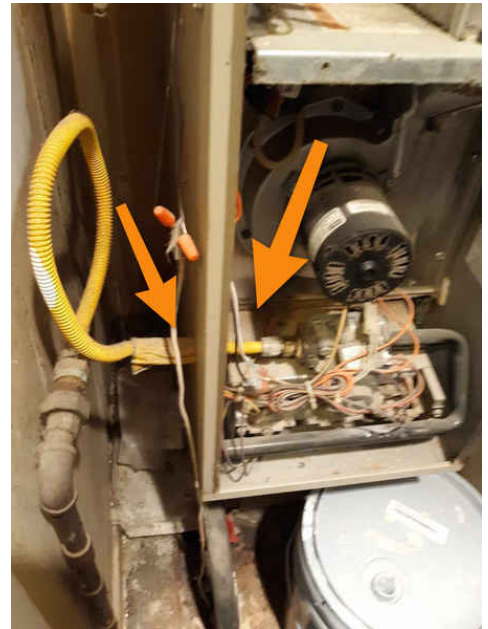
The flexible gas line going into the furnace cabinet is a safety concern. Hard-line black pipe is recommended. We recommend having a plumber or HVAC contractor to repair.

Recommendation

Contact a qualified HVAC professional.



Recommendation



8: HEATING

		IN	NI	NP	D
8.1	Equipment	X			X
8.2	Normal Operating Controls	X			
8.3	Distribution Systems	X			
8.4	Presence of Installed Heat Source in Each Room	X			

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

Information

Equipment: Heat Type Forced Air	Equipment: Age 15-18Yr.	Equipment: Energy Source Natural Gas
Equipment: # of Heating Systems 1	Normal Operating Controls: Thermostat Location Living Room	Distribution Systems: Ducts Partially Insulated
Distribution Systems: Filter Condition Clean	Presence of Installed Heat Source in Each Room: Location Yes	




Deficiencies

8.1.1 Equipment

FURNACE CLEANING

The furnace is in need of cleaning and maintenance / tuneup. Debris and dust found within the furnace compartment upon inspection. Recommend evaluation by a qualified contractor.

Recommendation
Contact a qualified HVAC professional.



Maintenance Item



9: COOLING

		IN	NI	NP	D
9.1	Cooling Equipment	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiencies

Information

Cooling Equipment: Type Air Conditioner	Cooling Equipment: Age 15-18Yr.	Cooling Equipment: Energy Source/Type Electric
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Cooling Equipment: Older Unit

The AC unit is older and may require annual or routine service for continued reliable operation. AC units can fail shortly after a home inspection during the seasonal change from mild to hot weather. We cannot determine how long your AC will last before a replacement is necessary. Budget for maintenance and/or updates as needed.



Deficiencies

9.1.1 Cooling Equipment

COLD TEMP-NOT TESTED

 Recommendation

Cooling mode using the outside unit was NOT tested due to outside temperature has been below 65 degree Fahrenheit. Manufactures recommend that testing takes place when the temperature is constantly above 65 for longer then a 24 hour time period for best results and to prevent possible damage to the unit.

During winter temperatures the outside unit can be damaged with normal operation. Having an HVAC contractor evaluate and service the unit when temperatures are consistently above above 65F to help prevent possible damage or a false diagnosis.

Recommendation
Contact a qualified heating and cooling contractor

9.1.2 Cooling Equipment



Maintenance Item

INSULATION MISSING OR DAMAGED

The insulation on air conditioner line is missing or deteriorated due to age and/or weather. This can reduce efficiency and increase condensation. Update as needed.

Recommendation

Contact a qualified heating and cooling contractor



9.1.3 Cooling Equipment



Maintenance Item

PET CORROSION

Outside compressor unit has extensive decay to the lower corner(s) of the cooling fins which is commonly from dog urine. This corrosion eats away at the aluminum/copper cooling fins over time. Recommend having the unit cleaned and evaluated by qualified HVAC contractor when weather permits.

Recommendation

Contact a qualified heating and cooling contractor



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings	X			X
10.7	Countertops & Cabinets	X			

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

Information

Windows: Window Type
Casement, Single-hung

Floors: Floor Coverings
Carpet, Tile

Walls: Wall Material
Drywall, Paneling

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Laminate

Deficiencies

10.2.1 Windows

 Recommendation

FAILED BALANCE

LIVING ROOM

The window(s) at the noted location will not stay open because of disconnected or broken balance. We recommend repairs or adjustments needed by a window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



10.2.2 Windows

SCREEN-NOT INSTALLED

 Maintenance Item

Window screen(s) not installed at the noted location. The screens were not installed in the house windows for the inspection.

Windows screens were found stored at the noted location but were not inventoried or inspected. This is for your information.

10.2.3 Windows

WINDOW CAULK



Maintenance Item

Updating sealant around windows and exterior openings helps with reducing air infiltration and moisture. Budget for updates.

Recommendation

Contact a handyman or DIY project



10.2.4 Windows

MECHANICAL DEFECT



Recommendation

KITCHEN

The window(s) at the noted location could not be operated by inspector. We recommend qualified professional to evaluate for adjusting or repair.

Recommendation

Contact a qualified window repair/installation contractor.



10.2.5 Windows

TILT HARDWARE



Recommendation

FRONT BEDROOM

Tilt hardware found damaged at time of inspection. This does not allow the window to stay locked in place as should. Recommend repairs.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Floors

MOISTURE DAMAGE

MECHANICAL CLOSET

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate.

Recommendation

Contact a qualified professional.



Recommendation



10.6.1 Steps, Stairways & Railings

ATTIC LADDER

Attic ladder is missing spring at its hardware. Recommend repairs be completed for safe use.

Recommendation

Contact a qualified professional.



Recommendation



11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			
11.2	Refrigerator	X			X
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			

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

Information

Dishwasher: Status
Not Present

Refrigerator: Status
Operating

Range/Oven/Cooktop: Status
Range, Electric

Garbage Disposal: Status
None

Deficiencies

11.2.1 Refrigerator

MISSING HANDLE

Refrigerator on site is missing handle. Recommend updates to allow for proper operation.

Recommendation

Contact a qualified appliance repair professional.

 Maintenance Item



12: GARAGE

		IN	NI	NP	D
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			X
12.4	Garage Door	X			
12.5	Pedestrian Door (Garage to House)	X			

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

Information

Garage Door: Material
Metal

Garage Door: Operator
Installed & Tested

Pedestrian Door (Garage to House): Type
Metal

The weather striping and sweep show deterioration due to differed maintenance.

Deficiencies

12.3.1 Walls & Firewalls

DOOR TRIM ROT

 Maintenance Item

Overhead door trim at garage found with wood rot. Recommend repairs.

Recommendation
Contact a qualified professional.



STANDARDS OF PRACTICE

Roof

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

Attic, Insulation & Ventilation

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

Exterior

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

Structure

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

Electrical

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 service entrance 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.

Heating

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

Cooling

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

Doors, Windows & Interior

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