



MOORE INSPECTIONS LLC

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## INSPECTION REPORT

1234 Main St.

Buyer Name

12/09/2021 9:00AM



Inspector

**Matt Moore**

CPI

4065816435

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Agent

**Agent Name**

555-555-5555

agent@spectora.com

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## SUMMARY

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ITEMS INSPECTED



MINOR DEFECT



MAJOR DEFECT

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- ⊖ 3.1.1 Chimney, Fireplace, or Stove - Masonry Chimney: Chimney Rain Cap Defect
- ⊖ 4.2.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Fascia
- ⊖ 4.2.2 Exterior - Eaves, Soffits & Fascia: Damage Observed at Soffit
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- ⊖ 4.3.3 Exterior - Wall-Covering, Flashing & Trim: Paint Surface in Poor Condition
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- ⊖ 4.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Missing Handrail
- ⊖ 8.4.1 Electrical - Electrical Wiring: Improper Wiring
- ⊖ 9.2.1 Attic, Insulation & Ventilation - Insulation in Attic: Additional Insulation Recommended
- ⊖ 13.1.1 Kitchen - Kitchen Sink: Grabage Disposal

# 1: INSPECTION DETAIL

## Information

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**General Inspection Info: In Attendance**

Client

**General Inspection Info: Occupancy**

Occupied

**General Inspection Info: Weather Conditions**

Cloudy

**General Inspection Info: Type of Building**

Single Family

## Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

### But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Draft: What Really Matters



Watch later



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## Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Draft: Home Maintenance Inspection



Watch later



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## 2: ROOF

### Information

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#### Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

#### Roof Covering: Type of Roof-Covering Described

Asphalt

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

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



#### Roof Covering: Roof Was Inspected

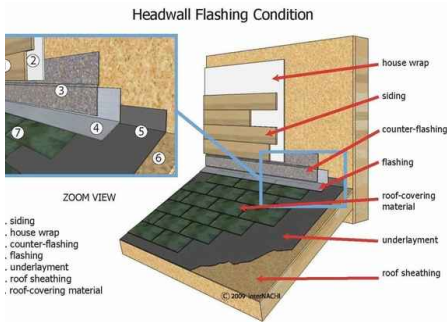
Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

### Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

### Flashing: Eaves and Gables

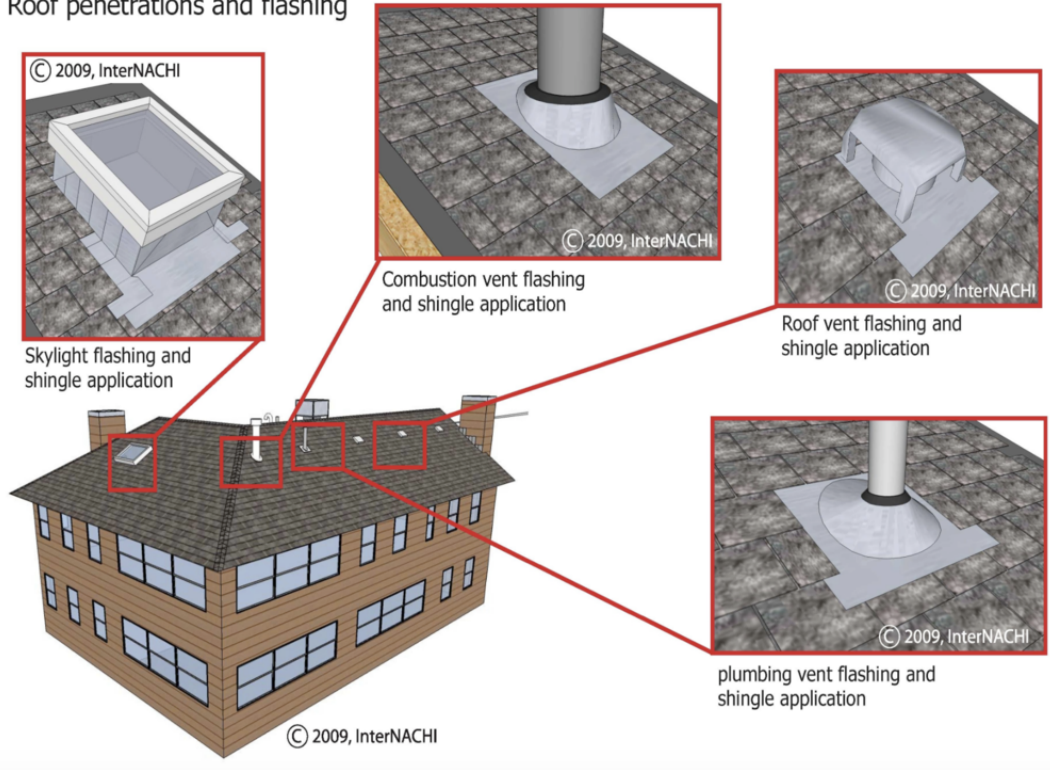
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

### Plumbing Vent Pipes: Homeowner's Responsibility

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

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

#### Roof penetrations and flashing





## Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



## Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

## Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

## Limitations

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### Roof Covering

#### **UNABLE TO SEE EVERYTHING**

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

### Flashing

#### **DIFFICULT TO SEE EVERY FLASHING**

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

**UNABLE TO REACH ALL THE PIPES**

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

## 3: CHIMNEY, FIREPLACE, OR STOVE

### Information

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#### Masonry Chimney: Masonry Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.

#### Masonry Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

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



### Limitations

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Masonry Chimney

#### CHIMNEY INTERIOR IS BEYOND THE SCOPE

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

### Recommendations

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3.1.1 Masonry Chimney

#### CHIMNEY RAIN CAP DEFECT



I observed indications of a defect at the chimney rain cap.  
The rain cap covers the top opening of the chimney flue liner.  
Minor cracking. Recommend sealing.

Recommendation

Contact a qualified chimney contractor.



## 4: EXTERIOR

### Information

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#### **General: Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

#### **Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

#### **Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described**

Brick, Wood

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

#### **Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

#### **GFCIs & Electrical: Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

#### **Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

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**Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

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

**Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

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

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



**Windows: Windows Inspected**

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







## Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.



## Limitations

Eaves, Soffits & Fascia

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

### **INSPECTION WAS RESTRICTED**

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

#### GFCIs & Electrical

### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

## Recommendations

#### 4.2.1 Eaves, Soffits & Fascia

Major Defect

### DAMAGE OBSERVED AT FASCIA

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

Correction and further evaluation is recommended.

#### Recommendation

Contact a qualified general contractor.



#### 4.2.2 Eaves, Soffits & Fascia

Major Defect

### DAMAGE OBSERVED AT SOFFIT

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

Correction and further evaluation is recommended.

#### Recommendation

Contact a qualified roofing professional.



4.3.1 Wall-Covering, Flashing & Trim

**CRACKING - MINOR**

 Minor Defect

Siding showed cracking in one or more places. Recommend monitoring.

Recommendation

Recommended DIY Project



4.3.2 Wall-Covering, Flashing & Trim

**CRACKING - MINOR**

 Minor Defect

Siding showed cracking in one or more places. Recommend monitoring.

Recommendation

Recommended DIY Project





4.3.3 Wall-Covering, Flashing & Trim

**PAINT SURFACE IN POOR CONDITION**

 Major Defect

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.





4.6.1 Walkways & Driveways

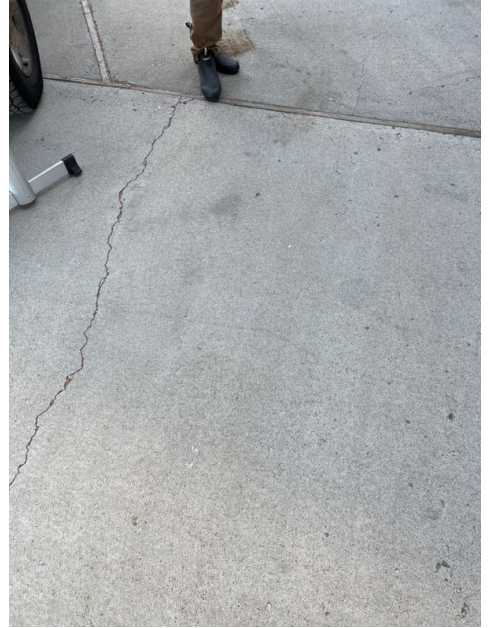
**MINOR CRACKING AT DRIVEWAY**

 Minor Defect

I observed indications of minor cracking at the driveway.

Recommendation

Contact a qualified concrete contractor.



4.6.2 Walkways & Driveways

**MAJOR CRACKING AT DRIVEWAY**

 Major Defect

I observed indications of major cracking at the driveway.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified concrete contractor.



4.6.3 Walkways & Driveways

**MINOR CRACKING AT WALKWAY**

 Minor Defect

I observed minor cracking and no major damage at the walkway.  
Monitoring is recommended.

Recommendation

Contact a handyman or DIY project



4.7.1 Stairs, Steps, Stoops, Stairways & Ramps

### **MISSING HANDRAIL**

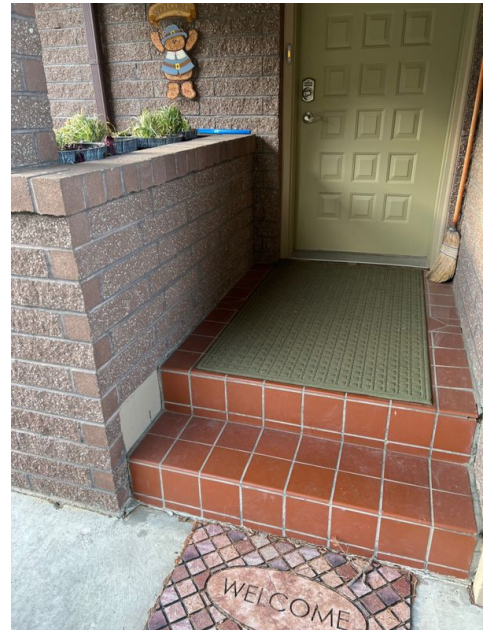
 Major Defect

I observed a missing handrail at the exterior steps.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.



# 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

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### **Basement: Type of Basement**

#### **Foundation Described**

Concrete

### **Basement: Homeowner's Responsibility**

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

### **Basement: Basement Was Inspected**

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

### **Basement: Foundation Was Inspected**

The foundation was inspected according to the [Home Inspection Standards of Practice](#).

### **Basement: Structural Components Were Inspected**

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

## Limitations

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Basement

### **PERSONAL STORAGE RESTRICTION**

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

Basement

### **BASEMENT FINISHED**

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.



# 6: HEATING

## Information

**Heating System Information:**  
**Energy Source**  
Gas

**Heating System Information:**  
**Heating Method**  
Warm-Air Heating System

**Thermostat and Normal Operating Controls: Thermostat Location**  
Living room



### Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.



## 7: PLUMBING

### Information

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**Main Water Shut-Off Valve:**  
**Location of Main Shut-Off Valve**  
Basement



**Hot Water Source: Inspected TPR Valve**

I inspected the temperature and pressure relief valve.

**Hot Water Source: Inspected Venting Connections**

I inspected the venting connections.

### **Main Water Shut-Off Valve: Homeowner's Responsibility**

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

### **Water Supply : Water Supply Is Private**

The water supply to the house appeared to be from a private water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

### Hot Water Source: Type of Hot Water Source

#### Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.



### Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

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

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

### Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

## Limitations

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#### Drain, Waste, & Vent Systems

### **NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

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#### Water Supply & Distribution Systems

### **NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

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# 8: ELECTRICAL

## Information

### Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



### Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

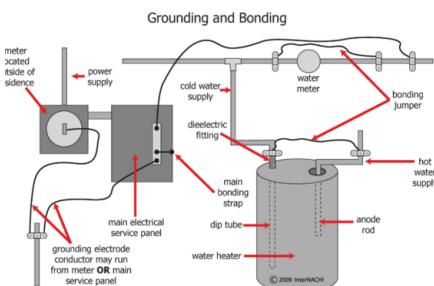


### Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

### Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



### Main Service Disconnect: Homeowner's Responsibility

**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

### Main Service Disconnect: Main Disconnect Rating, If Labeled

200

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

### Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



## Limitations

Electrical Wiring

### UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

## Recommendations

8.4.1 Electrical Wiring

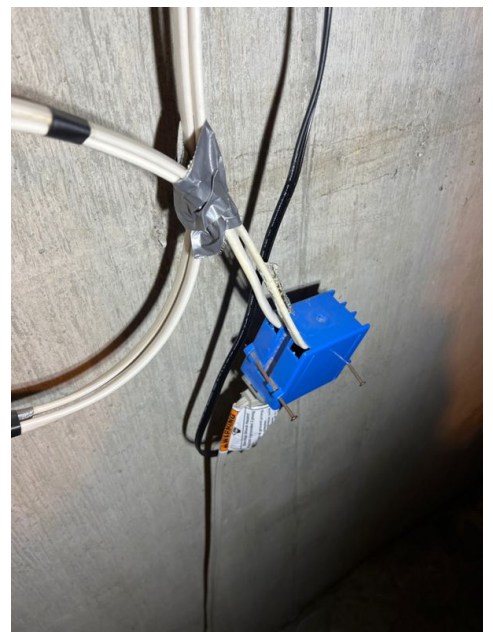
### IMPROPER WIRING

 Major Defect

I observed indications of improper wiring. Electrical hazard.

Recommendation

Contact a qualified electrical contractor.



## 9: ATTIC, INSULATION & VENTILATION

### Information

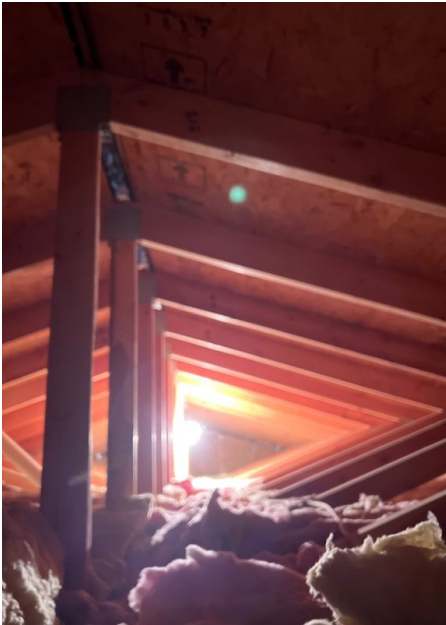
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#### Insulation in Attic: Type of Insulation Observed

Fiberglass

#### Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).



#### Insulation in Attic: Insulation Was Inspected

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

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

The Montana Energy Code requires that new homes have total R-values of at least R-49 in attics, R-21 in walls, R-19 in basement walls, and R-30 in floors above un-conditioned spaces.

### Insulation in Attic: Approximate Average Depth of Insulation

6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.



### Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

## Limitations

Structural Components & Observations in Attic

### COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

## Recommendations

9.2.1 Insulation in Attic

### ADDITIONAL INSULATION RECOMMENDED



Major Defect

I recommend air sealing and adding insulation to the areas that need more insulation.

Recommendation

Contact a qualified insulation contractor.



# 10: BATHROOMS

## Information

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### **Bathroom Toilets: Toilets Inspected**

I flushed all of the toilets.

### **Heat Source in Bathroom: Heat Source in Bathroom Was Inspected**

I inspected the heat source in the bathroom (register/baseboard).

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

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

### **Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans**

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

### **GFCI & Electric in Bathroom: GFCI-Protection Tested**

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

# 11: DOORS, WINDOWS & INTERIOR

## Information

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### Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

### Windows: Windows Inspected

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

### Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

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

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

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

### Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

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

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

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





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**Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors**

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

## Limitations

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Switches, Fixtures & Receptacles

**UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

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Presence of Smoke and CO Detectors

**UNABLE TO TEST EVERY DETECTOR**

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

# 12: LAUNDRY

# 13: KITCHEN

## Information

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### **Kitchen Sink: Ran Water at Kitchen Sink**

I ran water at the kitchen sink.

### **GFCI: GFCI Tested**

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

### **Countertops & Cabinets: Inspected Cabinets & Countertops**

I inspected a representative number of cabinets and countertop surfaces.

### **Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected**

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

## Recommendations

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### 13.1.1 Kitchen Sink

#### **GRABAGE DISPOSAL**

This disposal can lead to premature failure of the septic system and clog the drain lines. I recommend removing or discontinue use.

#### Recommendation

Contact a qualified professional.



# 14: ATTACHED GARAGE

## Information

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**Garage Floor: Garage Floor Inspected**

I inspected the floor of the attached garage.

**Garage Vehicle Door: Type of Door Operation**

Opener

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

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

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# STANDARDS OF PRACTICE

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## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

### I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

### II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

## Chimney, Fireplace, or Stove

### I. The inspector shall inspect:

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

### II. The inspector shall describe:

1. the type of fireplace.

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

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

## Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

**I. The inspector shall inspect:**

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

**II. The inspector shall describe:**

1. the type of exterior wall-covering materials.

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

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

**Basement, Foundation, Crawlspace & Structure****I. The inspector shall inspect:**

the foundation;  
the basement;  
the crawlspace; and  
structural components.

**II. The inspector shall describe:**

the type of foundation; and  
the location of the access to the under-floor space.

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

observed indications of wood in contact with or near soil;  
observed indications of active water penetration;  
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and  
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

**Heating****I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

**II. The inspector shall describe:**

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

**Plumbing****I. The inspector shall inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

**II. The inspector shall describe:**

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

**Electrical****I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

**II. The inspector shall describe:**

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

**Attic, Insulation & Ventilation****The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and  
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

**The inspector shall describe:**

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

**The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

**Bathrooms****The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

**Doors, Windows & Interior****The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;  
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;  
railings, guards and handrails; and  
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

**The inspector shall report as in need of correction:**

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;  
photo-electric safety sensors that did not operate properly; and  
any window that was obviously fogged or displayed other evidence of broken seals.

**Laundry****The inspector shall inspect:**

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

**Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.

**Attached Garage****The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.



**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.