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## RESIDENTIAL HOME INSPECTION REPORT

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JULY 16, 2021



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# SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY CONCERN

- 🔧 2.4.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
- 🔧 2.4.2 Roof - Gutters & Downspouts: Downspout Detached
- ⚠️ 3.2.1 Exterior - Eaves, Soffits & Fascia: Soffit Out of Place
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- ⚠️ 7.2.1 Bathrooms - Sinks, Tubs & Showers: Damaged Caulk in Shower
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- ⚠️ 7.3.1 Bathrooms - Bathroom Exhaust Fan : Light Did Not Turn On
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- ⚠️ 9.3.1 Cooling - Condensate: Coolant Line Insulation Worn
- ⚠️ 10.5.1 Plumbing - Water Supply & Distribution Systems: Water pressure

# 1: INSPECTION DETAIL

## Information

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**General Inspection Info:****Occupancy**

Occupied, Furnished

**General Inspection Info: Weather****Conditions**

Sunny, Hot

**General Inspection Info:****Temperature (approximate)**

90 degrees

**General Inspection Info: Type of Building**

Single Family

**General Inspection Info: In Attendance**

Client, Client's Agent

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

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

Now that you've 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.

**Details**



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit [www.nachi.org/honor](http://www.nachi.org/honor).

## 2: ROOF

### Information

#### 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.

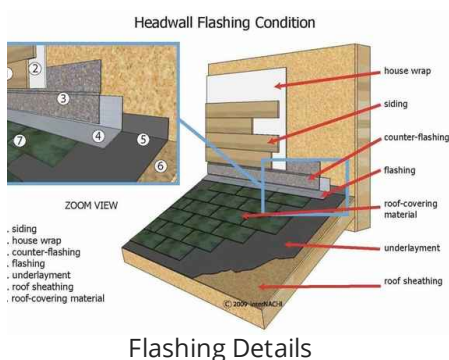
#### Roof Covering: Roof Was Inspected

Ground, Ladder

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder. The roofing material was inspected at visible portions for proper roof connections, excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles (if applicable) and any other signs of damage or excessive age.

#### 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: Eaves and Gables

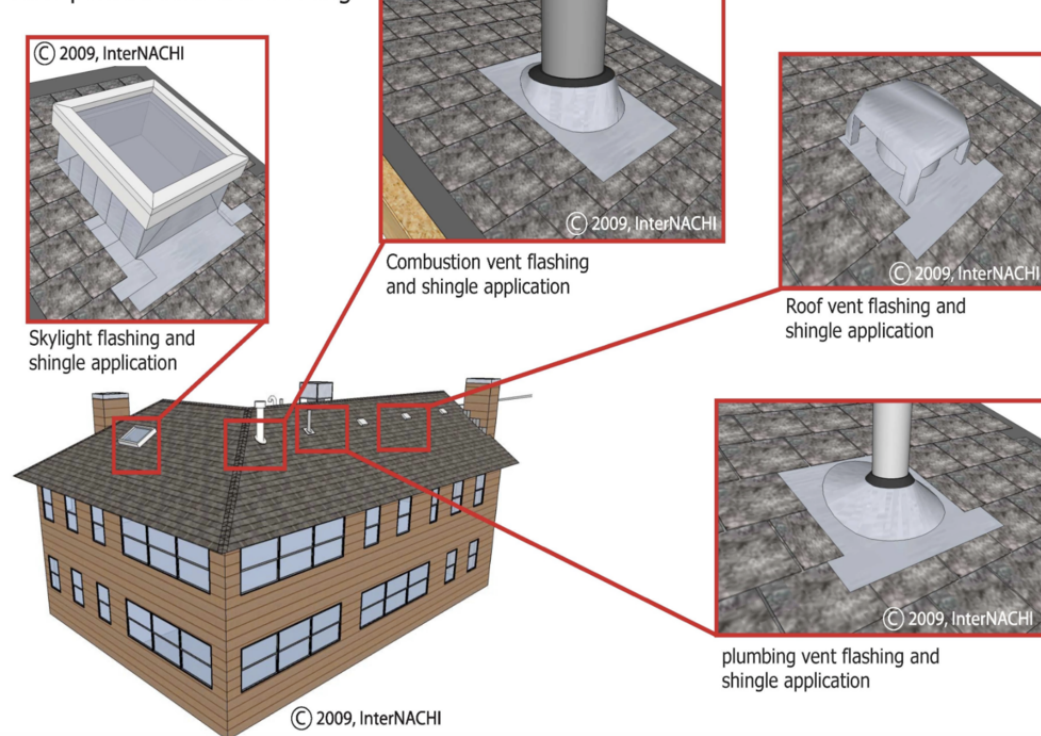
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent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



## Roof Covering

**ROOF LIMITATIONS**

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic) and interior ceilings are inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals. 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

**NOT ALL FLASHINGS VISIBLE**

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 and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place.

## 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.

## Gutters &amp; Downspouts

**GUTTER LEAK LIMITATIONS**

Leaking gutters can not be diagnosed if the weather conditions were dry on the day of inspection. If leaks are noticed after taking ownership of the home, sealing may be needed at seams or endcaps.

**Recommendations**

## 2.4.1 Gutters &amp; Downspouts

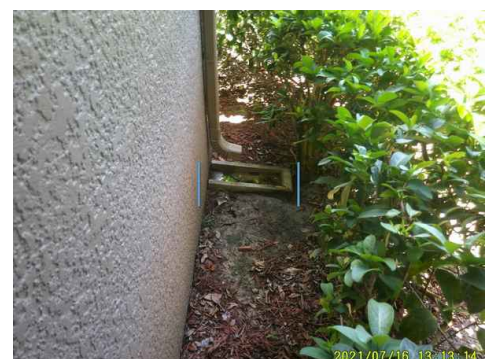
**DOWNSPOUTS DRAIN NEAR HOUSE**

Maintenance Item

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adjusting and/or extending downspout to ensure the water drains away from the foundation.

## Recommendation

Contact a handyman or DIY project



## 2.4.2 Gutters &amp; Downspouts

**DOWNSPOUT DETACHED**

I observed indications of a disconnected and detached downspout pipe fitting. Reattach and divert away from foundation.

## Recommendation

Contact a handyman or DIY project



Maintenance Item



## 3: EXTERIOR

### Information

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#### **General: Exterior Was Inspected**

I inspected the exterior of the house.

#### **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 Inspection Method**

The eaves, soffits and fascia were inspected looking for damage, potential water entry points, missing/loose pieces, rot, improper installation, etc. No deficiencies observed at inspection time unless noted in this report.

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

Stucco

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

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

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

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

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

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

#### **Walkways & Driveways: Walkways & Driveways Inspection Method**

Driveways, sidewalks, patios/porches are inspected to determine their condition and effect on the structure of the home, reporting on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies observed at inspection time unless noted in this report.

#### **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.

- Decks were inspected looking for water related damage, construction related deficiencies and safety hazards.
- Slab porches were inspected looking for damage or any other significant defects and to determine that they adequately slope away from the structure.
- The steps were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc.

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No deficiencies observed at inspection time unless noted in this report.

### **Windows: Windows Inspected**

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

### **Exterior Doors: Exterior Doors Inspection Method**

All exterior doors were inspected by looking for damage, lack of proper flashing, operational issues, etc. No deficiencies observed at inspection time unless noted in this report.

### **Doorbell: Doorbell Inspection Method**

The doorbell was tested by depressing the button and listening for a chime. No deficiencies observed at inspection time unless noted in this report.

## **Limitations**

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Eaves, Soffits & Fascia

### **INSPECTION WAS RESTRICTED**

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

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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.

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Vegetation, Surface Drainage, Retaining Walls & Grading

### **GRADING LIMITATIONS**

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection and evidence of past problems.

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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.

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## Windows

**INSPECTION RESTRICTED**

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

**Recommendations**

## 3.2.1 Eaves, Soffits &amp; Fascia

**SOFFIT OUT OF PLACE**

Recommendation

Soffit was observed to be out of place leaving gaps between panels. Recommend correction to prevent pests or rodents getting into the soffits.

## Recommendation

Contact a handyman or DIY project



## 3.3.1 Wall-Covering, Flashing &amp; Trim

**PRIOR SETTLEMENT**

Maintenance Item

Prior settlement cracks appear to have been repaired and painted. Monitor for any changes.

## Recommendation

Contact a qualified professional.





## 3.8.1 Windows

**CONDENSATION WITHIN GLASS BLOCK**

Recommendation

I observed condensation in glass block window to Master Bathroom. Intrusion holes were noticed on exterior frame of glass block window. Recommend further evaluation.

If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has failed, and condensation has formed in between the two panes of glass. Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesn't usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

Recommendation

Contact a qualified window repair/installation contractor.



## 3.9.1 Exterior Doors

**RUBBING ON DOOR EDGE**

Maintenance Item

I observed slight rubbing of front door on frame. Recommend door be adjusted.

Recommendation

Contact a handyman or DIY project

## 3.11.1 Doorbell

**DOORBELL BUTTON CRACKED**

Recommendation

I observed cracked doorbell button. Recommend replacement.

Recommendation

Contact a handyman or DIY project



## 3.12.1 Exterior Lighting

**LOOSE FIXTURES**

I observed the light fixtures at the sides of garage to be loose. This may allow moisture to get behind the fixture. Recommend repairing or replacing.

Recommendation

Contact a handyman or DIY project



## 4: KITCHEN

### Information

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**Dishwasher: Brand**

Bosch

**Range/Oven/Cooktop: Brand**

GE

**Refrigerator: Brand**

GE

**Built-in Microwave: Brand**

GE

**Kitchen Sink: Plumbing Inspection Method**

Supply and drain pipes were inspected looking for leaks, improper installation, proper trap setup and other deficiencies. No deficiencies observed at inspection time unless noted in this report.

**Kitchen Sink: Sink Inspection Method**

The kitchen sink was inspected by ensuring the sink is secured to the countertop, operating faucet valves and faucet looking for any leaks or signs of significant deficiencies. No deficiencies observed at inspection time unless noted in this report.

**Garbage Disposal: Garbage Disposal Inspection Method**

The disposal connection points, drain pipes, electrical wiring and operation were all inspected for deficiencies. No deficiencies observed at inspection time unless noted in this report.

**Dishwasher: Dishwasher Inspection Method**

The dishwasher was operated by running a wash cycle and looking for leaks. The units efficiency of cleaning dishes is not tested. No deficiencies observed at inspection time unless noted in this report.





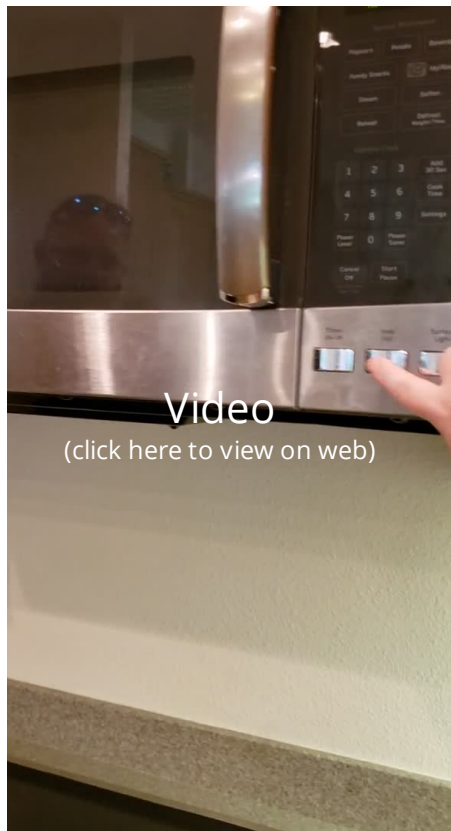
### Range/Oven/Cooktop: Oven/Range Inspection Method

All of the heating elements on the range were turned to High and the oven set to 350 degrees in Bake mode. No other stove/oven functions are tested. No deficiencies observed at inspection time unless noted in this report.



### Exhaust Fan: Inspected Exhaust Fan

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



Video

(click here to view on web)

### **Refrigerator: Refrigerator Inspection Method**

The refrigerator was inspected visually only and by taking a temperature reading. The units efficiency not tested for. No deficiencies observed at inspection time unless noted in this report.

### **Built-in Microwave: Microwave Inspection Method**

The microwave was tested by running on "Cook" mode for 90 seconds. Other microwave functions are not tested. No deficiencies observed at inspection time unless noted in this report.

### **GFCI: GFCI Tested**

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

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

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No deficiencies observed at inspection time unless noted in this report.

## **Recommendations**

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## 4.1.1 Kitchen Sink

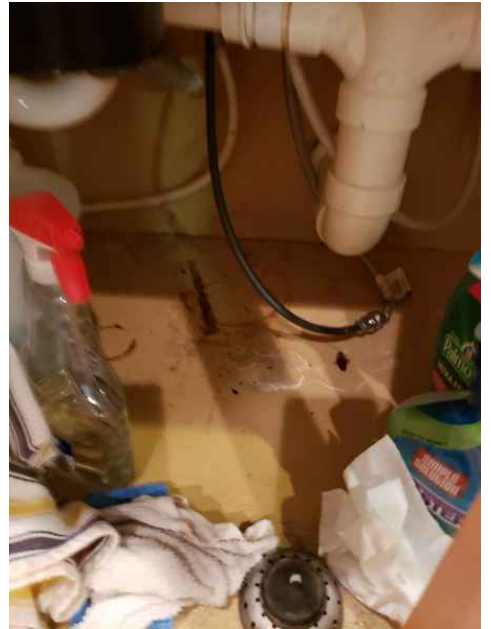
**SUNKEN CABINET FLOOR**

Maintenance Item

Cabinet floor seems to be sunken, possible prior leak. No active leak was observed when running water. Recommend monitoring.

Recommendation

Recommend monitoring.



## 5: ELECTRICAL

### Information

**Service Drop: Inspected the Service Drop**

I inspected the electrical service drop.

**Service Drop: Location**  
Below Ground**Electric Meter & Base: Inspected the Electric Meter & Base**

I inspected the electrical electric meter and base.

**Service-Entrance Conductors: Location**

Below Ground

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

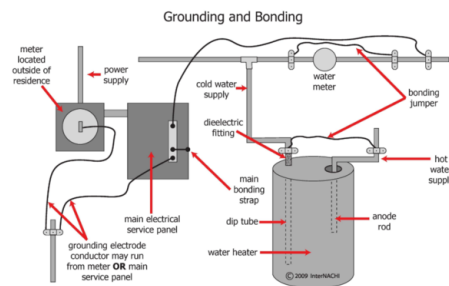
NM-B (Romex)

**Panelboards & Breakers: Panel Manufacturer**

General Electric

**Panelboards & Breakers: Location**  
Garage**Service Grounding & Bonding: Inspected the Service Grounding & Bonding**

I inspected the electrical service grounding and bonding.

**Service-Entrance Conductors: Service-Entrance Conductors Inspection Method**

I inspected the electrical service-entrance conductors. The meter and conduit appeared to be in satisfactory condition. No deficiencies observed at inspection time unless noted in this report.

**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: Inspected Main Service Disconnect**

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block or kill switch. This is the means of shutting off all electricity entering the home. No deficiencies observed at inspection time unless noted in this report.



### 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) looking for any wiring deficiencies or damage. No deficiencies observed at inspection time unless noted in this report.



### AFCIs: Inspected AFCIs

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

The AFCI breakers or receptacles are designed to help prevent electrical fires that can be caused by potentially dangerous arc-faults in an electrical circuit. An arc-fault is an unintentional arcing condition that occurs in an electrical circuit. Arcing can create high intensity heat which may over time ignite surrounding material such as wood framing or insulation. It may not have been a requirement at the time the home was built, however it is highly recommended to install these either at a receptacle location upstream in the circuit or by installing an AFCI breaker in the panel.

No deficiencies observed at inspection time unless noted in this report.

### GFCIs: Inspected GFCIs

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

GFCI is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is noticed between the "hot " and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: bathrooms, kitchens, garages, basements and home exterior. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and typically inexpensive.

No deficiencies observed at inspection time unless noted in this report.

## Limitations

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### 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.

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### Service Grounding & Bonding

#### **UNABLE TO CONFIRM PROPER GROUNDING AND BONDING**

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

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### AFCIs

#### **UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the AFCI 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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### GFCIs

#### **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.

## 6: DOORS, WINDOWS & INTERIOR

### Information

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#### **Windows: Window Types**

Aluminum, Single-Hung

#### **Doors: Doors Inspected**

The doors were inspected by operating a representative number, testing their operation, looking for damage, damaged hinges, improper latching, etc. I will try and operate every door in the home but personal belongings may block accessibility to some.

#### **Windows: Windows Inspected**

The windows were inspected by operating a representative number, testing their operation, looking for damage, broken glass, failed seals, etc. I will try and operate every window in the home but personal belongings may block accessibility to some.

#### **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](#).

Visible portions of the floor inspected looking for significant floor deficiencies, tripping hazards, squeaks and damage.

Ceilings and interior wall surfaces throughout the home were inspected looking for moisture intrusion issues, settlement cracks or significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted to monitor while looking for significant defects.

#### **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.



Floors, Walls, Ceilings

### **FLOORS-LIMITED VISIBILITY**

Furniture blocked the view of portions of the floors in some locations. Recommend examining condition of these areas at final walkthrough.

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Floors, Walls, Ceilings

### **SUBFLOOR VISIBILITY**

Due to floor coverings, visibility of the subfloor and its condition is not possible and therefore omitted from this inspection due to non-invasive nature of the inspection.

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Floors, Walls, Ceilings

### **WALLS - LIMITED VISIBILITY**

Furniture blocked the view of portions of the walls in some locations. Recommend examining condition of these areas at final walkthrough.

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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. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

## **Recommendations**

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## 6.2.1 Windows

**WINDOW WOULD NOT STAY OPEN**

Recommendation

I observed more than one window that would not stay open. It kept falling down. I recommend qualified contractor to repair or replace.

## Recommendation

Contact a qualified window repair/installation contractor.



Window in office - room adjacent to front door



Garage window

## 6.2.2 Windows

**WINDOW NOT SECURE**

Safety Concern

## REAR OF HOUSE

Top window pane seal is broken. Pane moves when touched and there is rubbing against bottom pane when opening. Recommend qualified professional to repair or replace.

## Recommendation

Contact a qualified window repair/installation contractor.



Left window in living space adjacent to kitchen on rear of house

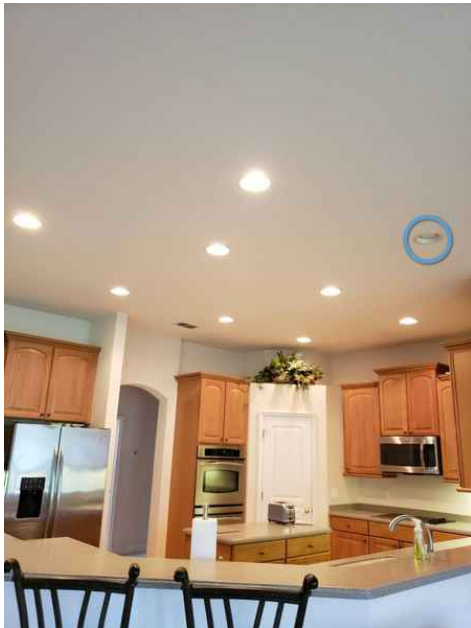
## 6.3.1 Switches, Fixtures &amp; Receptacles

**LIGHT INOPERABLE, COULD BE BULB**

I observed one or more lights that were not turning on. A new light bulb was possibly needed.

**Recommendation**

Contact a qualified electrical contractor.



No lightbulb installed



Missing lightbulb location

## 6.5.1 Presence of Smoke and CO Detectors

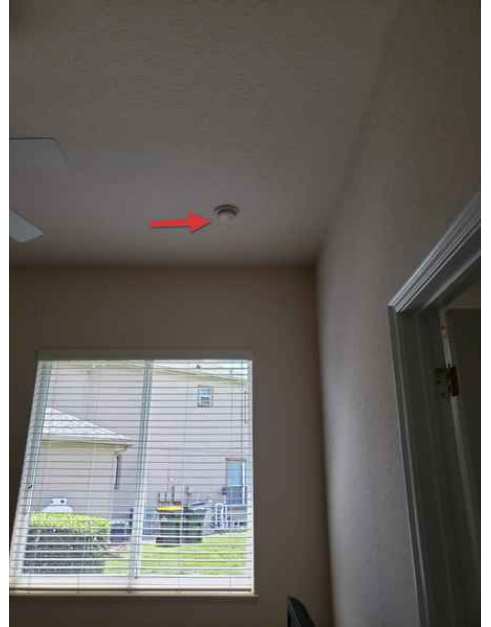
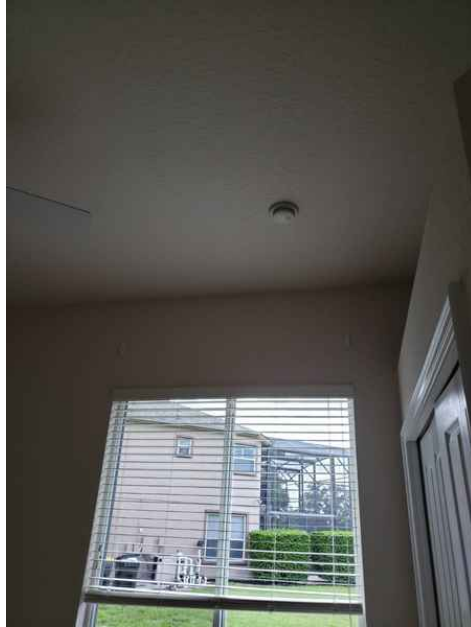
**Safety Concern****SMOKE DETECTOR DID NOT TEST FUNCTIONAL**

I observed indications that a smoke detector in Bedroom 1 (front left of home adjacent to garage) did not test functional. I pushed the test button, but it did not test as expected. Some detectors were unable to be reached to test. Some detectors appeared to not be seated correctly in bracket.

Recommend evaluation by a qualified professional and possible repair or replacement.

Recommendation

Contact a qualified professional.



Did not test correctly when pressed. In front left bedroom.



Doesn't appear to be attached properly. In space between front door and sliding doors to screened porch.

## 6.5.2 Presence of Smoke and CO Detectors

**MISSING CO DETECTOR**

I observed indications of a missing carbon monoxide detector. Hazard.

## Recommendation

Contact a qualified professional.



Recommendation

## 7: BATHROOMS

### Information

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

The toilets were inspected to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. No deficiencies observed at inspection time unless noted in this report.

#### **Sinks, Tubs & Showers: Plumbing Inspection Method**

Supply and drain pipes were inspected looking for leaks, improper installation, proper trap setup and other deficiencies. No deficiencies observed at inspection time unless noted in this report.

#### **Sinks, Tubs & Showers: Sinks, Tubs/Showers Inspection Methods**

The sinks, bathtubs and showers were inspected by operating the faucet valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc.

I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

No deficiencies observed at inspection time unless noted in this report.

#### **Bathroom Exhaust Fan : Exhaust Fans Inspection Method**

The bath ventilation fans were tested by operating the switch and testing it is pulling air and that it is venting to the exterior. Ventilation fans are recommended for all bathrooms containing a shower or tub. No deficiencies observed at inspection time unless noted in this report.

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

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

All receptacles in the bathroom must be GFCI protected.

#### **Cabinetry, Ceiling, Walls & Floor: Cabinets, Countertops Inspection Methods**

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No deficiencies observed at inspection time unless noted in this report.

### Recommendations

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## 7.2.1 Sinks, Tubs &amp; Showers

**DAMAGED CAULK IN SHOWER**

BATHROOM 1 - FRONT LEFT OF HOUSE

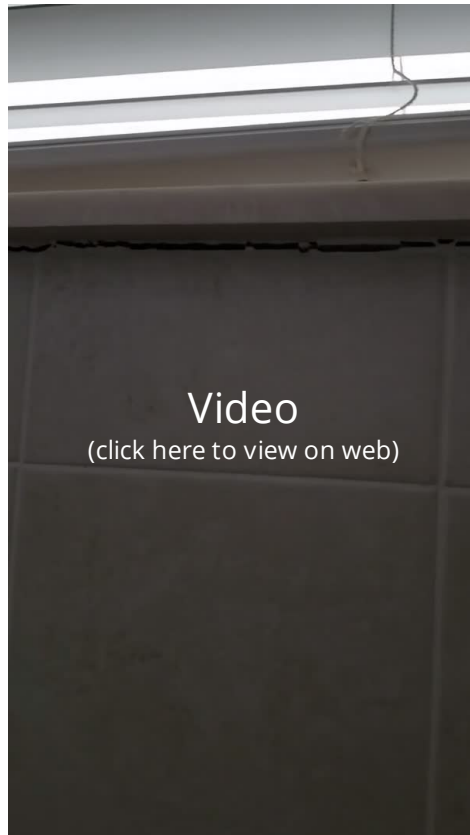
I observed damaged/separated caulk and in the bathroom shower. Windowsill has curved and pulled away from tile leaving gap in caulk. This could allow moisture to get behind tiles. Recommend further evaluation and repair from a qualified professional.

Recommendation

Contact a qualified general contractor.



Safety Concern



## 7.2.2 Sinks, Tubs &amp; Showers

**REDUCED WATER PRESSURE**

## BATHROOM 2

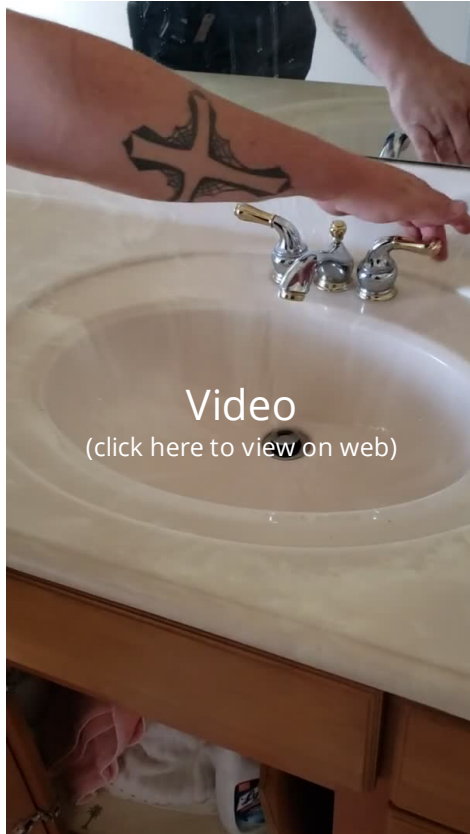
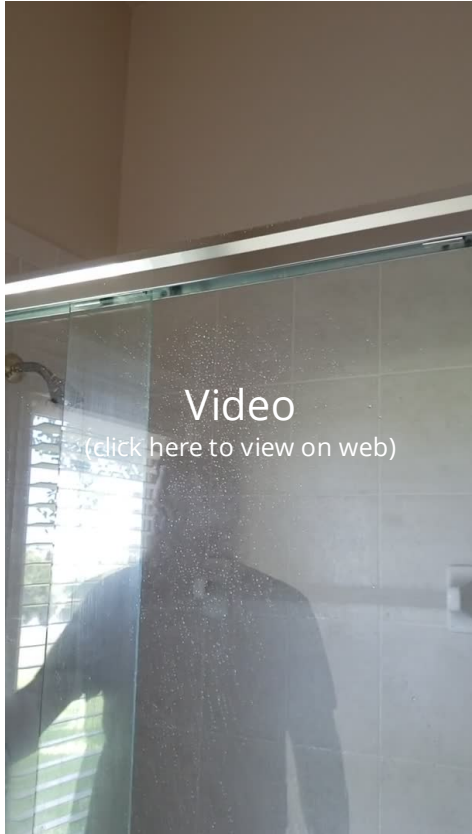
I observed the water pressure in Bathroom 2 (left rear of home), the pressure was low with both faucet handles to the full open position. The shower also had low water pressure and was spraying outside of the shower door. In need of correction.

## Recommendation

Contact a qualified professional.



Recommendation



## 7.3.1 Bathroom Exhaust Fan

**LIGHT DID NOT TURN ON**

## BATHROOM 1 - FRONT LEFT OF HOUSE

I observed that the bathroom light did not turn on. Could be a light bulb not working, or it could be something electrical.

## Recommendation

Contact a qualified electrical contractor.



Recommendation

## 7.4.1 GFCI &amp; Electric in Bathroom

**OPEN NEUTRAL**

BATHROOM 1 - FRONT LEFT CORNER OF THE HOUSE

Receptacle tested with GFCI tester. Upon tripping the receptacle and resetting it tested with an open neutral. This could indicate a problem with the wiring. Recommend evaluation by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

**Safety Concern**



# 8: HEATING

## Information

<b>Heating System Information:</b> <b>Energy Source</b> Electric	<b>Heating System Information:</b> <b>Heating Method</b> Heat Pump System	<b>Thermostat and Normal Operating Controls: Thermostat Location</b> Office nook
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### 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 has an air filter, be sure to keep that filter cleaned.

### Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

### Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection.

## Limitations

Heating System Information

### HOT TEMPERATURE RESTRICTION

Because the outside temperature was too hot to operate the heating system without the possibility of damaging the system, I did not operate the heating system. Inspection restriction. Ask the homeowner about the system, including past performance.

# 9: COOLING

## Information

<b>Cooling System Information: Energy Source/Type</b> Electric	<b>Cooling System Information: Air Supply Cooling Mode</b> 65 degrees F	<b>Cooling System Information: Return Air Cooling Mode</b> 79 degrees F
<b>Cooling System Information: System Data Plate(s)</b> Data plate was missing from exterior AC system.	<b>Thermostat and Normal Operating Controls: Thermostat Location</b> Office nook	

### Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

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

### Cooling System Information: Service Disconnect Inspected

Although not operated, I observed a service disconnect for the unit appeared to be properly located and installed and in serviceable condition at the time of inspection.

### Cooling System Information: Air Supply & Return Information

The typical temperature differential between return and supply air is 10 - 20 degrees in cooling mode and 16 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

These readings are shown to show the system responded to normal operating controls at the time of the inspection and not to show the exact temperature differential produced by the system, the efficiency or performance of the system which lies beyond the scope of a home inspection.



### Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

### Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it. It worked when I used it during my inspection.

### Thermostat and Normal Operating Controls: Thermostat Inspection Method

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No deficiencies observed at inspection time unless noted in this report.

### Condensate: Condensate Discharge Confirmed

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

### Ductwork: Ductwork Installed

Insulated

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

The ductwork appeared to be sealed and supported well at visible portions. No deficiencies observed at inspection time unless noted in this report.

## Limitations

Ductwork

### NOT ALL DUCTS/CONNECTION POINTS VISIBLE

Ducts located within the ceiling and/or walls and were not visible due to the non-invasive nature of the inspection.

## Recommendations

9.2.1 Thermostat and Normal Operating Controls



Maintenance Item

### UNAGED THERMOSTAT

The age of the thermostat could not be determined. I recommend it be upgraded to a modern energy-efficient thermostat.

Recommendation

Recommended DIY Project



## 9.3.1 Condensate

**COOLANT LINE INSULATION WORN**

EXTERIOR - LEFT SIDE OF HOUSE

I observed the insulation around the coolant line is aged and deteriorated. Recommend replacement by qualified professional.

Recommendation

Contact a qualified professional.



Recommendation



# 10: PLUMBING

## Information

<b>Main Water Shut-Off Valve:</b> <b>Location of Main Shut-Off Valve</b> Outside of House	<b>Hot Water Source: Location</b> Garage	<b>Hot Water Source: Capacity</b> 50 gallons
<b>Hot Water Source: Manufacturer</b> Ruud	<b>Hot Water Source: Manufactured Year</b> 2004	

**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 Public**

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

**Hot Water Source: Type of Hot Water Source**

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, Location tubs, showers).

**Hot Water Source: Inspected Hot Water Source**

The water heater was tested to see if it produced hot water at the time of inspection. Visible portions were inspected looking for signs of leaking, corrosion and/or proper setup. No deficiencies observed at inspection time unless noted in this report.



**Hot Water Source: Inspected TPR Valve**

The Temperature Pressure Relief Valve was inspected (if present) for signs of leaking, proper exterior termination and proper discharge pipe material. These are not tested due to the fact that once they are tested, they can continue to

leak. These valves allow the water heater to expel water and pressure if the tank reaches over 150 psi or the water temperature exceeds 210 degrees. No deficiencies observed at inspection time unless noted in this report.

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

Visible portions of the drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No deficiencies observed at inspection time unless noted in this report.

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

Visible portions of the water distribution pipes were inspected looking for leaks or other deficiencies. No deficiencies observed at inspection time unless noted in this report.

## **Limitations**

Drain, Waste, & Vent Systems

### **MOST PIPES WERE NOT VISIBLE**

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, ceiling and/or floor coverings.

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.

## **Recommendations**

10.5.1 Water Supply & Distribution Systems

### **WATER PRESSURE**

Recommendation

Contact a qualified professional.



# 11: LAUNDRY

## Information

**Clothes Washer: Washer Present**  
Laundry Room



**Clothes Washer: Brand**  
GE

**Clothes Dryer: Dryer Present**  
Laundry Room



**Clothes Dryer: Brand**  
GE

**Clothes Dryer: Dryer Vent**  
**Material**  
Metal (Flex)

### Laundry Room, Electric, and Tub: Washer/Dryer/Laundry Tub Inspection Method

The inspection of the laundry area is limited to visual portions only and looking for leaks at the washer connections. If a washer and dryer is present they are not moved for accessibility. Washers and dryers are also not tested for functionality.

## Limitations

Clothes Washer

### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

# 12: ATTIC, INSULATION & VENTILATION

## Information

Insulation in Attic: Type of Insulation Observed	Ventilation in Attic: Ventilation Type
Cellulose	Soffit Vents

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

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

### Insulation in Attic: Insulation Was Inspected

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

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

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

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

greater than 12 inches

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

### Ventilation in Attic: Ventilation Inspected

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

I report as in need of correction the general absence of ventilation in unfinished spaces.

## Limitations

### Structural Components & Observations in Attic ATTIC INSPECTION LIMITED TO ACCESSIBILITY

The attic area was walked where possible but not all areas were able to be safely traversed due to ductwork, insulation, truss design and/or personal items hindering full access to the attic. The attic inspection is limited to visually accessible portions only.

### Ventilation in Attic ALL ATTIC SPACE NOT ACCESSIBLE

My inspection was limited due to ductwork and inability to traverse the entire space of the attic safely.



# 13: FOUNDATION & STRUCTURE

## Information

**Foundation: Material**  
Slab on Grade

**Structure: Wall Structure**  
Concrete Block

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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.

## 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:

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

**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.

**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.

**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.

## **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.

## **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.

## **Cooling**

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

1. the cooling system, using normal operating controls.

### **II. The inspector shall describe:**

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling 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.

### **Laundry**

#### **The inspector shall inspect:**

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

### **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.

### **Foundation & 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.