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ROOM-BY-ROOM RESIDENTIAL DEMO

1234 Demonstration Report 1
Bonners Ferry ID 83805

Mr Anderson
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1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Client

Occupancy

Occupied

Style

Log House, Log on Stick

Temperature (approximate)

36 Fahrenheit (F)

Type of Building

Detached, Single Family

Weather Conditions

Cloudy, Rain

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

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

Information

Inspection Method

Binoculars, Ground, UAV

Roof Type/Style

Gable, Gable With Dormers

Coverings: Material

Metal

Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Metal

General Summary

Roof

Overall, the roof covering was found to be in good condition, but there were minor issues observed.

There are some places where screws are loose, or missing.

There are several places on the snow blocks that are damaged.

We recommend having the roof reviewed and repaired by a professional.

Coverings: Roof Overview

Roof General

These photos show an overview of the whole roof of the residence.



Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations OK

Roof

Roof pipe penetrations were observed to be in good condition.



Observations

2.1.1 Coverings

LOOSE AND MISSING SCREWS/NAILS

ROOF

LOOSE SCREWS/NAILS

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

MISSING SCREWS NAILS

There are small holes in the roof where screws are missing.

Recommendation

Contact a qualified roofing professional.



Missing / Popped Screw



Missing / Popped Screws

2.1.2 Coverings

SNOW BREAKS - DAMAGED

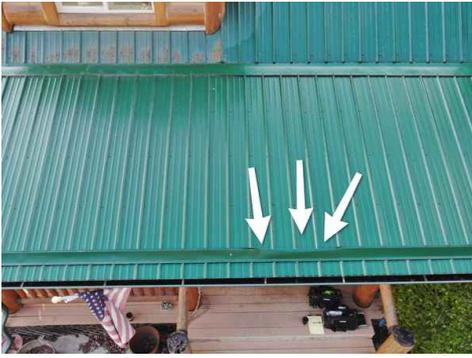
ROOF

There are several places where the snow blocks are damaged. Some even have screws missing and/or popped.

Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Snow Block Damage

Damage and Popped Screw



Popped Screws and Damage



Snow Block Damage

2.2.1 Roof Drainage Systems

DEBRIS

NORTH

Debris has accumulated in the gutters on the north side of the house. We recommend cleaning to facilitate water flow.

Recommendation

Contact a qualified gutter contractor



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

NORTH WEST, SOUTH EAST GUTTER

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 a qualified contractor adjust downspout extensions to drain at least 3 feet from the foundation.

Recommendation

Contact a qualified gutter contractor



North West Gutter



South East Gutter

2.2.3 Roof Drainage Systems

GUTTER DAMAGED

GUTTERS ON ALL SIDES

The runoff gutters were damaged in several places. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor



South West Gutter



North West Gutter Drain



North East Gutter Drain Damaged



North East Gutter Drain



NE Gutter Spout



North West Gutter Drain Taped Together

2.2.4 Roof Drainage Systems

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

ROOF FLASHINGS

ROOF

Roof flashing by the gable is detaching from the roof. Evaluation and repair recommended by a qualified professional.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	D
3.1	Foundation	X			
3.2	Siding, Flashing & Trim	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			X
3.6	Eaves, Soffits & Fascia	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.8	Electrical / Telecom	X			

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Information

Inspection Method

Visual, Infrared

Foundation: Material

Concrete

Siding, Flashing & Trim: Siding Material

Wood, Log Siding

Siding, Flashing & Trim: Siding Style

Log

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Concrete, Gravel

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Deck with Steps

Decks, Balconies, Porches & Steps: Material

Composite

Foundation: Foundation

The foundation is in overall good condition.

The protective wrapping is torn on east side of the house.



East Side of the Foundation



West Side of the Foundation

Siding, Flashing & Trim: Log Siding Overview

The log siding and chinking is overall in good condition.

Southside, westside, eastside of the house shows signs of weathering.

Resealing the wood recommended.

Siding, Flashing & Trim: Flashing, Trim Overview

Flashings are in overall good condition. Trim around some windows show signs of weathering. Resealing recommended.



Exterior Doors: Exterior doors

The exterior doors appear to be in good condition. The storm doors are installed on all exterior doors for extra protection.



Basement Door



Back Porch Door



Front Door

Eaves, Soffits & Fascia: Soffits, Fascia Overview

The fascia boards are covered with flashing.
The soffits are in overall good condition.



Fascias

Observations

3.2.1 Siding, Flashing & Trim

GROUND CLEARANCE

EASTSIDE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified siding specialist.



Eastside



Eastside Detail



Eastside Detail

3.2.2 Siding, Flashing & Trim

WEATHERED SIDING

Southside, westside, eastside of the house siding shows signs of weathering. Recommended resealing wood siding.

Some siding is showing early signs of rot.

Recommendation

Contact a qualified professional.



East Side



South Side



South Side



South Side



South Side

3.2.3 Siding, Flashing & Trim

HOLE IN THE SIDING

SOUTHWEST SIDE

There is a hole on the southwest side of the house. Moisture and animal entrance to the house. Repair recommended.

Recommendation

Contact a qualified professional.



Hole by Gas Regulator

3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

DRIVEWAY

Minor cracks observed, which may indicate movement in the soil.

Recommended concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



Front Driveway



Front Driveway



Front Driveway Near Garage



Concrete Near Garage

3.4.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

MONITOR

The concrete on the left side of the porch has a crack/split.

Moisture is draining to and collecting in this crack, when it rains.

This can cause moisture to penetrate underneath. If enough moisture collects and freezes, it can cause the concrete to swell and crack even more.

Recommend monitor and/or patch/seal.

Additionally, the gutter on the ground is leaking moisture. that moisture is draining under the porch.

Recommendation

Contact a qualified concrete contractor.



3.4.3 Walkways, Patios & Driveways

BASEMENT CONCRETE

BASEMENT CONCRETE

MONITOR

Basement concrete has signs of minor cracking.
The concrete has a noticeable hump. This hump could be caused by frost heave, or water.
Evaluation and repair by a qualified contractor recommended.

Recommendation
Contact a qualified professional.



Concrete Cracks



Concrete Cracks



Concrete Cracks



Concrete Hump

3.5.1 Decks, Balconies, Porches & Steps

LEAKING PORCH

NORTH WEST PORCH OVERHANG

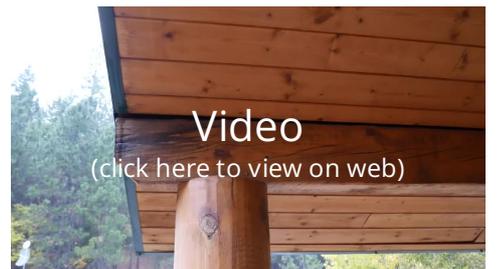
ATTENTION

The North West area of the porch overhang was observed to be leaking, when it rains.

The moisture is causing damage to the ceiling / overhang of the porch. We were unable to gauge the extent of the damage.

We recommend a roofing contractor inspect and remediate this issue.

Recommendation
Contact a qualified roofing professional.



3.5.2 Decks, Balconies, Porches & Steps

PORCH POSTS ROTTED THROUGHOUT

FRONT PORCH



CAUTION

The front porch posts are rotted out.
Repair recommended.

Recommendation

Contact a qualified professional.



Front Steps Post



Front Steps Post



Side Steps Post



Side Steps Post



Side Step Post



Front Step Post



Side Step Post

3.5.3 Decks, Balconies, Porches & Steps

PORCH FLOOR BOARDS

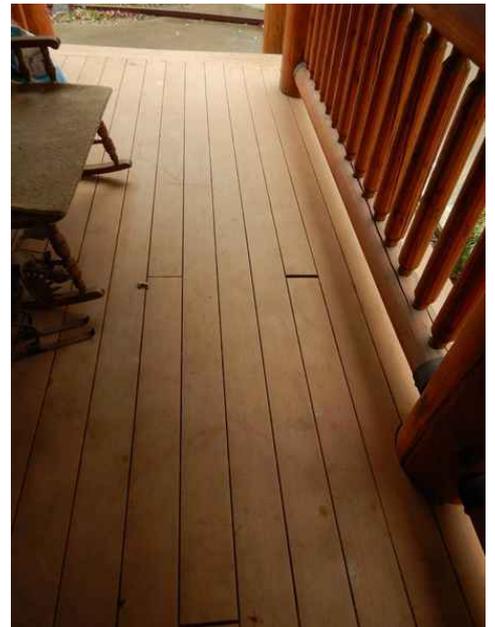
FRONT PORCH

The boards on the covered porch are made from 1st generation Trex material that is unsafe to use.

Replacement strongly recommended.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard


Porch Boards

3.5.4 Decks, Balconies, Porches & Steps

PORCH STEPS

NORTH WEST PORCH STEPS

ATTENTION

The steps on the front porch have warped Trex boards, some boards are detaching from steps. Repair recommended.

Recommendation

Contact a qualified professional.

 Safety Hazard



Steps Location



Warped Boards



Board Detaching From the Step

3.5.5 Decks, Balconies, Porches & Steps

PORCH LATTICE

FRONT PORCH

The front porch lattice is broken in some spots, and is detaching from the porch framing.

Repair recommended.

Recommendation

Contact a qualified professional.



Front Porch Lattice



Detached Lattice



Detached Lattice 2



Broken Lattice

3.5.6 Decks, Balconies, Porches & Steps

 Safety Hazard

ENTIRE DECK IS A SAFETY HAZARD AND NEEDS REPLACED

SOUTH DECK

 **WARNING** 

The entire deck needs to be replaced. It is a major safety hazard.

1: The South West Post that is supposed to be holding up the entire corner of the deck, is missing. It appears to be built as a possible cantilever. However, it is insufficient.

2: The railing and support posts are rotted out so badly, that you can break them into pieces with your hand.

3: The railing is not connected properly at the corners. If someone leans against the railing, it can easily break away due to rot, and/or being disconnected.

4: The flooring on the deck is made with 1st generation Trex. This material is unsafe, and should be replaced throughout with a different material. The current deck floor boards are not properly fastened. There are many loose and unfastened boards. A person could easily fall through the deck floor.

ATTENTION

Recommendation

Contact a qualified deck contractor.



Missing Corner Support Post



Missing Corner Support Post



Missing Corner Support Post



Deck Railing and Trex



Railing Corners are Detached



Underneath Ramp Entrance



Deck Entrance Ramp Dangerous



Railings and Posts Rotting and Unsafe



Railings Delapitated



Deck Entrance Ramp Disassembled



Trex Flooring Unsafe to Walk on

3.6.1 Eaves, Soffits & Fascia

FRONT PORCH SOFFITS

FRONT PORCH

The front porch soffits board is loose and creating gap between the boards. Possibility for moisture and insect intrusion.

Repair recommended.

Recommendation

Contact a qualified professional.



Gap Between Boards

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

WATER EROSION, MUD SLIDE

SOUTHWEST SIDE

ATTENTION

WEST SIDE

Water and earth erosion was discovered under the deck ramp close to the house foundation. It creates a mud slide that can enter the house which can also create mold problems.

We observed numerous old sandbags that appeared to be used in an attempt to hold back mud and/or water, due to erosion.

Mud has penetrated the sandbag area, and has settled onto the porch concrete floor.

Additionally, the deck entrance ramp has structural failures underneath. There is a single brick holding it up. (see photo)

It is recommended to remediate the erosion issues.

EAST SIDE

Erosion was also discovered on the east side of the house. The earth is slowly moving up against the house.

This needs to be remediated.

Recommendation

Contact a qualified professional.



Water Erosion Under the Deck Ramp



West Side Water Erosion/Mud Slide



Mud Slide



Mud Entering Basement Concrete Area



West Side Erosion



West Side Mud Invasion



West Side Erosion



West Side Erosion



West Side Erosion



West Side Erosion



West Side Erosion Under Deck Ramp



East Side Erosion



Ramp Structural Failures



West Side Erosion



Old Sandbag

3.8.1 Electrical / Telecom

OUTSIDE OUTLET IS NOT WORKING

SOUTHSIDE DECK

ATTENTION

One outside outlet is not working. Repair recommended.

Recommendation

Contact a qualified professional.



Southside Deck

3.8.2 Electrical / Telecom

TELECOM - EXPOSED WIRE

NORTH EAST EXTERIOR WALL

We observed a wire bundle protruding from the telco box.

The sheathing on the wire bundle was split open and exposing the wires.

It appears that there is ROMEX styles electrical wiring that is being used as a ground.

The white wire was dangling.

The black wire ran to the grounding rod. However, the black wire was not attached to the grounding rod. The wire was shoved into the dirt.

Recommendation

Contact a qualified professional.

 Safety Hazard



Sheathing Split



Romex and Cat3 Wires Exposed



Black Wire Shoved Into the Ground

4: BASEMENT

		IN	NI	NP	D
4.1	Windows	X			
4.2	Lighting Fixtures, Switches & Receptacles	X			
4.3	Heating Equipment	X			
4.4	Smoke Detectors			X	
4.5	Carbon Monoxide Detector			X	

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

Information

Heating Equipment: Energy Source

Propane

Heating Equipment: Basement Stove

Basement

Propane stove was in working condition at the time of the inspection.

Heating Equipment: Heat Type

Propane Stove



Propane Stove

Basement Overview

Basement

The basement is in overall good condition.

Ceiling: Drywall ceiling is in overall good condition. No water leaks or stains were detected at the time of the inspection.

Floor: Tile floor is in overall good condition. No cracks or missing grout was detected at the time of the inspection.

Walls: Walls (tongue and groove, and drywall) in basement are in overall good condition.

Windows: All windows in basement area were in working condition at the time of the inspection. One window has damage.

Doors: Doors in basement are are overall in good condition.

Electric Outlets: All electric outlets were in working condition at the time of the inspection.

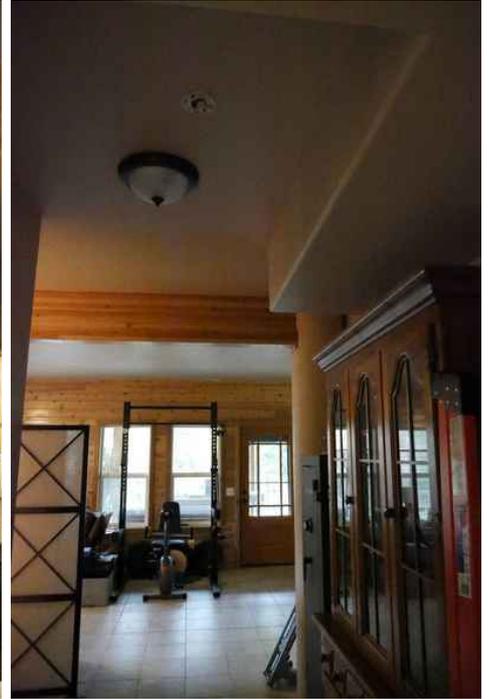
Light Fixtures: Some ceiling light fixtures/fans were in working condition at the time of the inspection. Light fixtures by basement stairs were not working.



Basement Stairs



Basement Overview



Basement Overview



Basement Overview



Basement Overview



Basement Overview



Basement Overview



Basement Overview



Basement Overview



Basement Floor



Basement Floor



Basement Door



Basement Wall

Observations

4.1.1 Windows

BASEMENT WINDOW DAMAGE

BASEMENT

One window in the basement has broken glass, and damaged screen.

Repair recommended.

Recommendation

Contact a qualified window repair/installation contractor.



Broken Window

4.2.1 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE IS NOT WORKING

BASEMENT

Some light fixtures in the basement are not working. There is insufficient light at the basement stairs area.

Repair recommended.

Recommendation

Contact a qualified electrical contractor.



Non-working Light Location



Non-Working Light Fixture

4.3.1 Heating Equipment

STOVE PROPANE SUPPLY PIPE

BASEMENT

Propane supply pipe is detached from the wall.
Repair recommended by a qualify professional.

Recommendation

Contact a qualified professional.



Propane Supply Pipe



Propane Supply Pipe

4.4.1 Smoke Detectors

 Safety Hazard

SMOKE DETECTORS ARE MISSING

Smoke detector is missing.

Smoke alarms provide life-saving warnings to allow people to get out of the house before they are trapped by fire or smoke.

Recommendation

Contact a qualified electrical contractor.



Missing Smoke Detector

5: LIVING ROOM

		IN	NI	NP	D
5.1	Windows	X			
5.2	Heating Equipment		X		
5.3	Smoke Detectors			X	
5.4	Carbon Monoxide Detector			X	
5.5	Other	X			

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

Information

Heating Equipment: Energy Source
Propane

Heating Equipment: Heat Type
Propane Stove

Living Room Conditon

Living Room

Living room is in overall good condition.

Ceiling: Tongue and groove ceiling is in overall good condition. No water leaks or stains were detected at the time of the inspection.

Floor: Wood floor is in overall good condition.

Walls: Walls in living room are in overall good condition.

Windows: All windows in living room were in working condition at the time of the inspection.

Doors: Door in living room is overall in good condition. No leaks, broken glass, no weather stripping damage.

Electric Outlets: All electric outlets were in working condition at the time of the inspection.

Light Fixtures: Ceiling fan, wall light fixtures were in working condition at the time of the inspection.



Living Room



Living Room/Dining Room/Kitchen Overview



Living Room/Kitchen Floor



Living Room Ceiling



Living Room Door

Limitations

Heating Equipment

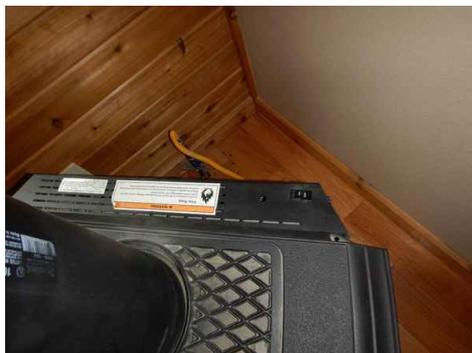
PROPANE STOVE NOT INSPECTED

LIVING ROOM

Propane stove was not inspected due to being turned off.



Propane Stove



On/Off Switch in Off Position



Gas Shut Off Valve for Stove



Gas Stove Exhaust

Observations

5.1.1 Windows

HALLWAY WINDOW

HALLWAY

Window sill has signs of minor water damage/stains.

Recommendation

Contact a qualified professional.

5.3.1 Smoke Detectors

SMOKE DETECTORS ARE MISSING

LIVING ROOM

Smoke detector is missing.

Smoke alarms provide life-saving warnings to allow people to get out of the house before they are trapped by fire or smoke.

Recommendation

Contact a qualified electrical contractor.



5.4.1 Carbon Monoxide Detector

CARBON MONOXIDE DETECTOR IS MISSING

LIVING ROOM



Carbon monoxide detector is missing.

Because CO is an odorless, tasteless, and colorless gas, its presence indoors can be detected only through the use of CO detectors. These detectors warn people about the potential for CO poisoning in the same way that smoke detectors warn about the potential for acute fire-related smoke exposure.

Recommendation

Contact a qualified professional.

6: KITCHEN

		IN	NI	NP	D
6.1	Dishwasher	X			
6.2	Refrigerator	X			
6.3	Range/Oven/Cooktop	X			
6.4	Garbage Disposal	X			
6.5	Miscellaneous Kitchen			X	
6.6	Windows	X			
6.7	GFCI & AFCI	X			
6.8	Smoke Detectors			X	
6.9	Carbon Monoxide Detector			X	

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Information

Dishwasher: Brand
Maytag

Dishwasher: Dishwasher OK
Kitchen

Dishwasher was in working condition at the time of the inspection.

Refrigerator: Brand
Kenmore



Dishwasher

Refrigerator: Refrigerator OK

Kitchen

Refrigerator was in working condition at the time of the inspection.

**Range/Oven/Cooktop:
Range/Oven Energy Source**

Gas

**Range/Oven/Cooktop:
Range/Oven Brand**

Samsung

**Range/Oven/Cooktop: Exhaust
Hood Type**

None

Range/Oven/Cooktop: Stove
Kitchen

All burners were in working condition at the time of the inspection.

Kitchen Overview

Kitchen

Kitchen is in overall good condition.

Ceiling: Tongue and groove ceiling was in overall good condition. There were no signs of water damage at the time of the inspection.

Floor: Wood floor in the kitchen was in overall good condition, and there were no signs of damage at the time of the inspection.

Walls: Walls are in overall good condition.

Cabinets: All cabinets were in working condition, and no damage was detected at the time of the inspection.

Light Fixtures: All light fixtures were in working condition at the time of the inspection.

Plumbing: Plumbing is properly installed with p-trap, and individual shut off valves are installed under the sinks. There was no leak detected at the time of the inspection.

Garbage Disposal: Garbage Disposal OK

Kitchen

Kitchen garbage disposal was in good working condition at the time of the inspection.

Limitations

Range/Oven/Cooktop

OVEN NOT INSPECTED

KITCHEN

Oven was not inspected due to cookware stored in the oven.

Miscellaneous Kitchen

KITCHEN WATER HEATER NOT INSPECTED

UNDER MAIN KITCHEN SINK

Water heater under the sink was turned off so it could not be inspected.

Observations

6.6.1 Windows

KITCHEN WINDOW

KITCHEN

Kitchen window by refrigerator does not close properly. This results in not be able to latch the window in that corner, and heat leak.

Also, window seal has signs of minor water damage/stains.

Recommendation

Contact a qualified professional.

6.7.1 GFCI & AFCI

GFCI IS MISSING

KITCHEN ISLAND

GFCI is not installed at the island kitchen sink. GFCI needs to be installed within 6 feet from water source.

Recommendation

Contact a qualified professional.



6.8.1 Smoke Detectors

SMOKE DETECTORS ARE MISSING

KITCHEN

Smoke detector is missing.

Smoke alarms provide life-saving warnings to allow people to get out of the house before they are trapped by fire or smoke.

Recommendation

Contact a qualified electrical contractor.



6.9.1 Carbon Monoxide Detector

CARBON MONOXIDE DETECTOR IS MISSING

KITCHEN



Carbon monoxide detector is missing.

Because CO is an odorless, tasteless, and colorless gas, its presence indoors can be detected only through the use of CO detectors. These detectors warn people about the potential for CO poisoning in the same way that smoke detectors warn about the potential for acute fire-related smoke exposure.

Recommendation

Contact a qualified professional.

7: MASTER BEDROOM

		IN	NI	NP	D
7.1	General	X			
7.2	Smoke Detectors			X	
7.3	Carbon Monoxide Detectors			X	

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

Information

General: Master Bedroom Overview

Master Bedroom

Master bedroom is in overall good condition.

Ceiling: Tongue and groove ceiling is in overall good condition.

Floor: Wood floor is in overall good condition.

Walls: Walls in master bedroom are in overall good condition.

Windows: All windows in master bedroom were in working condition at the time of the inspection.

Doors: Door in master bedroom is overall in good condition.

Electric Outlets: All electric outlets were in working condition at the time of the inspection.

Light Fixtures: Ceiling light fixture was in working condition at the time of the inspection.

Observations

7.2.1 Smoke Detectors

SMOKE DETECTORS ARE MISSING

MASTER BEDROOM

Smoke detector is missing.

Smoke alarms provide life-saving warnings to allow people to get out of the house before they are trapped by fire or smoke.

Recommendation

Contact a qualified electrical contractor.



Missing Smoke Detector

7.3.1 Carbon Monoxide Detectors

CARBON MONOXIDE DETECTOR IS MISSING

MASTER BEDROOM

Carbon monoxide detector is missing.

Because CO is an odorless, tasteless, and colorless gas, its presence indoors can be detected only through the use of CO detectors. These detectors warn people about the potential for CO poisoning in the same way that smoke detectors warn about the potential for acute fire-related smoke exposure.

Recommendation

Contact a qualified professional.



8: MAIN LEVEL BEDROOM 2

		IN	NI	NP	D
8.1	General	X			
8.2	Smoke Detectors			X	
8.3	Carbon Monoxide Detectors			X	

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

Information

General: Main Level Bedroom 2

Main Level

This bedroom is in overall good condition.

Ceiling: Tongue and groove ceiling is in overall good condition.

Floor: The wood floor is in overall good condition.

Walls: The walls in main floor bedroom are in overall good condition.

Windows: All windows in main floor bedroom were in working condition at the time of the inspection.

Doors: The door in main floor bedroom is overall in good condition. The door has minor scratches.

Electric Outlets: All electric outlets were in working condition at the time of the inspection.

Light Fixtures: The ceiling light fixture was in working condition at the time of the inspection.



Main Floor Bedroom Overview



Ceiling Fan

Observations

8.2.1 Smoke Detectors

SMOKE DETECTORS ARE MISSING

MAIN FLOOR BEDROOM

The smoke detector is missing.

Smoke alarms provide life-saving warnings to allow people to get out of the house before they are trapped by fire or smoke.

Recommendation

Contact a qualified electrical contractor.



Missing Smoke Detector

8.3.1 Carbon Monoxide Detectors



CARBON MONOXIDE DETECTOR IS MISSING

BEDROOM 2

The carbon monoxide detector is missing.

Because CO is an odorless, tasteless, and colorless gas, its presence indoors can be detected only through the use of CO detectors. These detectors warn people about the potential for CO poisoning in the same way that smoke detectors warn about the potential for acute fire-related smoke exposure.

Recommendation

Contact a qualified professional.

9: LOFT

		IN	NI	NP	D
9.1	General	X			
9.2	Loft Stairs	X			
9.3	Carbon Monoxide Detectors			X	

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

Information

General: Loft

Loft

Master bedroom is in overall good condition.

Ceiling: Tongue and groove ceiling is in overall good condition. No water leaks or stains were detected at the time of the inspection.

Floor: Carpet floor is in overall good condition.

Walls: Walls in loft are in overall good condition.

Windows: All windows in loft were in working condition at the time of the inspection.

Electric Outlets: All electric outlets were in working condition at the time of the inspection.

Light Fixtures: Ceiling light fixture was in working condition at the time of the inspection.



Loft Overview



Loft Light Fixture



Loft Overview

Observations

9.2.1 Loft Stairs

Safety Hazard

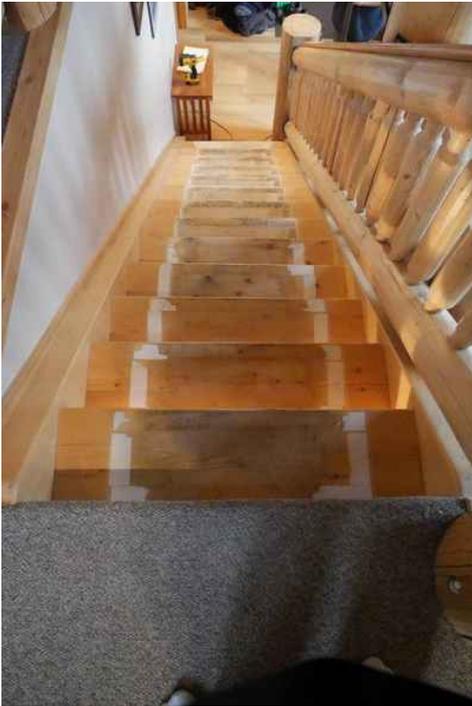
LOFT STAIRS

LOFT

The stairs coming to loft area should have non slip material. Installation recommended.

Recommendation

Contact a qualified professional.



Non Slip Treat is Missing

9.3.1 Carbon Monoxide Detectors

 Safety Hazard

CARBON MONOXIDE DETECTOR IS MISSING

LOFT

Carbon monoxide detector is missing.

Because CO is an odorless, tasteless, and colorless gas, its presence indoors can be detected only through the use of CO detectors. These detectors warn people about the potential for CO poisoning in the same way that smoke detectors warn about the potential for acute fire-related smoke exposure.

Recommendation

Contact a qualified professional.

10: BASEMENT STORAGE ROOM 1

		IN	NI	NP	D
10.1	General	X			
10.2	Walls	X			
10.3	Ceilings	X			

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

Information

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

General: Basement Storage Overview

Basement Storage Room

Basement storage room is in overall good condition.

Floor: Tile floor is in overall good condition. No cracks or missing grout was detected at the time of the inspection.

Doors: Door in basement storage room is overall in good condition.

Light Fixtures: Ceiling light fixture was in working condition at the time of the inspection.

Observations

10.2.1 Walls

WALL DAMAGE

BASEMENT BEDROOM 1

There is a minor wall damage noted.

Recommendation

Contact a qualified professional.



Wall Damage

10.3.1 Ceilings

DRYWALL PATCHWORK

BASEMENT BEDROOM 1

There is a drywall patchwork done. Ask homeowner for the reason.

Recommendation

Contact a qualified professional.



Ceiling Patchwork

11: BASEMENT STORAGE ROOM 2

		IN	NI	NP	D
11.1	General	X			

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

Information

General: Basement Storage Room 2

Basement Storage Room 2

Basement storage room is in overall good condition.

Ceiling: Drywall ceiling is in overall good condition.

Floor: Tile floor is in overall good condition. No cracks or missing grout was detected at the time of the inspection.

Walls: Walls in the basement storage room is in overall good condition.

Doors: Door in basement storage room is overall in good condition.

Light Fixtures: Ceiling light fixture was in working condition at the time of the inspection.



Second Storage Room Overview

12: MASTER BATHROOM

		IN	NI	NP	D
12.1	Toilet	X			
12.2	GFCI & AFCI	X			

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

Information

Master Bathroom Overview

Master Bathroom

The master bathroom is in overall in good condition.

Ceiling: Tongue and groove ceiling was in overall good condition. There were no signs of water damage at the time of the inspection.

Floor: Wood floor in the master bathroom was in overall good condition, and there were no signs of damage at the time of the inspection.

Walls: Walls are in overall good condition.

Cabinets: All cabinets were in working condition, and no damage was detected at the time of the inspection.

Light Fixtures: All light fixtures were in working condition at the time of the inspection.

Plumbing: Plumbing is properly installed with p-trap, and individual shut off valves are installed under the sinks. There was no leak detected at the time of the inspection.

Jet Bathtub: Jet bathtub was in working condition at the time of the inspection.

Toilet: Toilet is in overall good condition. No leaks were detected at the time of the inspection. Water supply to the toilet did not shut off.

Shower: Shower was in working condition at the time of the inspection.

GFCI & AFCI: GFCI in Master Bathroom

Master Bathroom

GFCI in master bathroom is properly installed and was in working condition at the time of the inspection.

Observations

12.1.1 Toilet

WATER SUPPLY TO THE TOILET

MASTER BEDROOM

ATTENTION

The water supply was continually running and did not turn off. Repair recommended by a qualify professional.

Recommendation

Contact a qualified plumbing contractor.

13: MAIN LEVEL BATHROOM

		IN	NI	NP	D
13.1	General	X			
13.2	Lighting Fixtures, Switches & Receptacles	X			
13.3	GFCI & AFCI	X			

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

Information

General: Main Level Bathroom

Main Level Bathroom

Main Level Bathroom is in overall in good condition.

Ceiling: Tongue and groove ceiling was in overall good condition. There were no signs of water damage at the time of the inspection.

Floor: Wood floor in the main level bathroom was in overall good condition, and there were no signs of damage at the time of the inspection.

Walls: The walls were in overall good condition.

Cabinets: All cabinets were in working condition, and no damage was detected at the time of the inspection.

Light Fixtures: All light fixtures were in working condition at the time of the inspection.

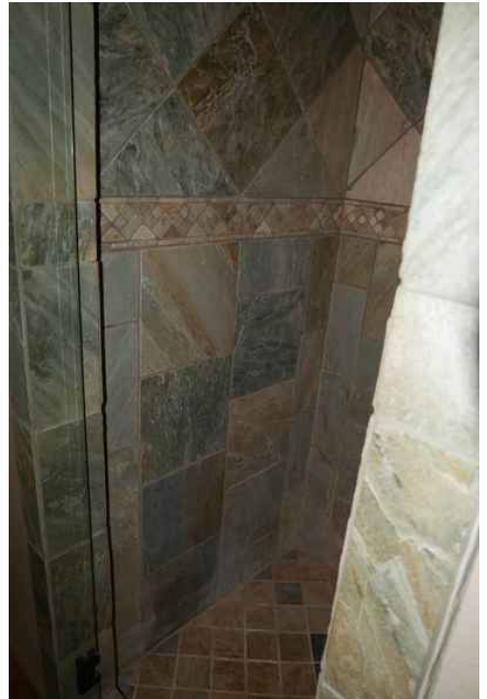
Plumbing: Plumbing is properly installed with P-trap, and individual shut off valves are installed under the sinks. There was no leak detected at the time of the inspection.

Toilet: Toilet was in working condition a the time of the inspection. No leaks were detected at the time of the inspection.

Shower: Shower was in working condition at the time of the inspection.



Bathroom Overview





GFCI & AFCI: GFCI in Main Level Bathroom

Main Level Bathroom

GFCI in main level bathroom is properly installed and was in working condition at the time of the inspection.

Observations

13.2.1 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE IS NOT WORKING

MAIN LEVEL BATHROOM

Part of over the sink light fixture in this bathroom is not working. Recommended repair by a qualify professional.

Recommendation

Recommended DIY Project



14: BASEMENT BATHROOM

		IN	NI	NP	D
14.1	General	X			
14.2	GFCI & AFCI	X			
14.3	Shower	X			

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

Information

General: Basement Bathroom

Basement

Basement bathroom is in overall in good condition.

Ceiling: Ceiling was in overall good condition. There were no signs of water damage at the time of the inspection.

Floor: Tile floor in the basement bathroom was in overall good condition. There were no signs of cracks, and missing grout at the time of the inspection.

Vanity: Vanity was in working condition, and no damage was detected at the time of the inspection.

Light Fixtures: All light fixtures were in working condition at the time of the inspection.

Plumbing: Plumbing is properly installed with P-trap, and individual shut off valves are installed under the sink. There was no leak detected at the time of the inspection.

Bathtub/Shower: Bathtub was in working condition at the time of the inspection. It is missing shower head.

Toilet: Toilet is in overall good condition. No leaks were detected at the time of the inspection.

Observations

14.3.1 Shower

SHOWERHEAD IS MISSING

BASEMENT BATHROOM

There is missing showerhead in this bathroom.

Recommendation

Contact a handyman or DIY project



Missing Showerhead



Missing Showerhead

15: LAUNDRY/UTILITY ROOM

		IN	NI	NP	D
15.1	Room Condition	X			
15.2	Main Water Shut-off Device, Septic Clean Out	X			
15.3	Hot Water Heater	X			
15.4	Heating Equipment	X			
15.5	Fuel Storage & Distribution Systems	X			
15.6	Electrical / Plumbing	X			
15.7	Washer / Dryer	X			

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

Information

Water Source

Local Co-op

Dryer Power Source

220 Electric

Dryer Vent

Metal

Main Water Shut-off Device, Septic Clean Out: Location

Basement

Hot Water Heater: Power Source/Type

Electric

Hot Water Heater: Capacity

65 gallons

Hot Water Heater: Location

Basement

Heating Equipment: Brand

Goodman

Heating Equipment: Energy Source

Gas

Heating Equipment: Heat Type

Forced Air

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

At Tank

Booster System Pump

Laundry/Utility Room

CMBE-1-44 Booster System Pump was installed in laundry/utility room.

It was in working condition at the time of the inspection.

Booster system pump is designed for domestic and commercial water supply, pressure boosting. It keeps a constant pressure in the pipe system. A pressure sensor monitoring discharge pressure will signal to the speed controller to change the motor speed to adapt the performance to the new situation.



Booster Pump Location



Booster Pump

Water Softener

Laundry/Utility Room

Impression Plus Series Water Softeners was installed in laundry/utility room. No leaks were detected at the time of the inspection.

<https://www.water-right.com/wp-content/uploads/2019/11/SS-IMP-SOFT.pdf>



Water Softener Location



Salt Storage for Water Softener



Water Softener Display

Room Condition: Laundry/Utility Room

Basement

This room is overall in good condition. There were no leaks on ceiling, walls, and floor detected at the time of the inspection.



Laundry/Utility Room Overview

Main Water Shut-off Device, Septic Clean Out: Main Water Shut Off Valve

Basement

Main water shut off valve was located in the basement in utility/laundry room.



Main Water Shut Off



Main Water Shut Off



Water Heater Water Shut Off

Main Water Shut-off Device, Septic Clean Out: Septic Clean Out Location

Southside

Septic clean out pipe is on the southside of the house.



Septic Clean Out



Septic Clean Out

Hot Water Heater: Manufacturer

Ruud

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

Heating Equipment: Furnace

Laundry/Utility Room

Furnace was inspected via thermostat. It was in working condition at the time of the inspection.



Furnace Location



Filter Location

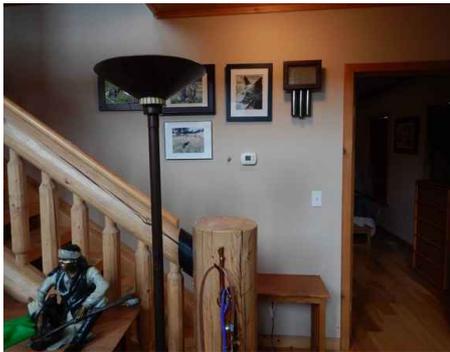


Filter Location

Heating Equipment: Thermostat Location

Front Room

Furnace thermostat is located near loft stairs.



Thermostat Location



Thermostat

Fuel Storage & Distribution Systems: Gas Shut Off Valve

Gas Tank

Main gas shut off valve is located on the tank. The gas tank is located south/west from the house.



Gas Tank Location



Main Shut Off Valve



Distribution Pipe



Gas Regulator Location



Gas Regulator

Electrical / Plumbing: Electrical Overview

Laundry/Utility Room

Electrical system is in overall good condition. The main circuit panel is located in laundry/utility room. Main panel is Square D system with Romex wiring. Main panel wiring appears to be in correctly wired.



Main Panel Location



Main Panel



Main Panel

Electrical / Plumbing: Plumbing Overview

Plumbing appears to be in overall good condition. There were no leaks detected at the time of the inspection. Plumbing under the sinks has P-traps and individual shut off valves installed. Toilets have individual shut off valves installed also. Water pressure is 30 PSI.

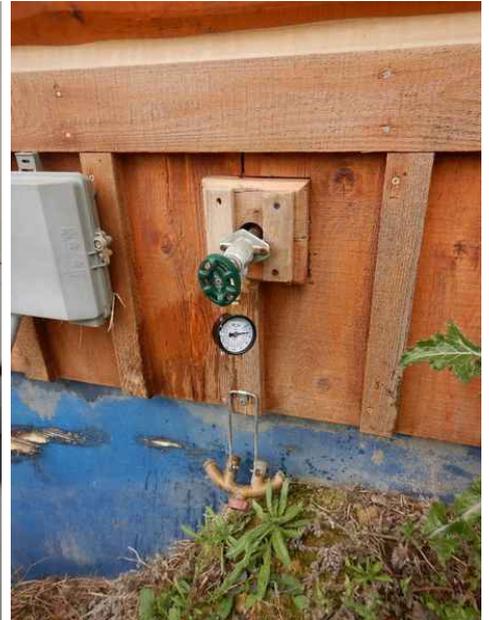
NOTE: 30-80 PSI is considered acceptable.



P-trap, Shut Off Valves Under the Sink



Shut Off Valve by the Toilet



Washer / Dryer: Washer / Dryer

Laundry/Utility Room

Samsung washer and dryer appear to be in working condition.



Washer



Dryer

Observations

15.3.1 Hot Water Heater

NO DRIP PAN

LAUNDRY/UTILITY ROOM

ATTENTION

No drip pan was present. Recommend installation by a qualified plumber.

Drip pan helps prevent damage to finished surfaces due to water heater leaks. It is installed under the water heater.

Recommendation

Contact a qualified plumbing contractor.



Missing Drip Pan

15.7.1 Washer / Dryer

DRYER VENT IS DIRTY

EASTSIDE

 Safety Hazard

Lint in the dryer vent can cause fire. Cleaning recommended.

Recommendation

Contact a handyman or DIY project



Dryer Vent Location



Dryer Vent

16: ELECTRICAL

		IN	NI	NP	D
16.1	Service Entrance Conductors	X			
16.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
16.3	Branch Wiring Circuits, Breakers & Fuses	X			

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

Information

Service Entrance Conductors: Electrical Location

North East Yard

Service Entrance and Meter



Service Entrance Conductors: Electrical Service Conductors

Below Ground, Copper, 220 Volts

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

Basement

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

200 AMP

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

Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

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

Garage, Barn

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

General Findings - Electrical

The interior electrical was in generally good condition.

NOTE: See the section "Barn", for electrical information related to the Shop

NOTE: See the section "Garage", for electrical information related to the Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panes Overview

Basement Laundry / Utility Room

The primary distribution panel is in good condition.

The wiring is high quality workmanship.



17: GARAGE / SHOP

		IN	NI	NP	D
17.1	Foundation	X			
17.2	Exterior	X			
17.3	Doors	X			
17.4	Windows	X			
17.5	Ceiling	X			
17.6	Walls	X			
17.7	Garage Door	X			
17.8	Electrical / Plumbing	X			

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

Information

Foundation: Material

Slab on Grade

Garage Door: Material

Vinyl

Garage Door: Type

Up-and-Over

Garage / Shop Overview

The shop is in overall good condition.
No serious issues were observed.



Foundation: Foundation

Garage

The foundation is in overall good condition.



Exterior: Exterior Overview

Garage

The exterior walls were in overall good condition at the time of the inspection.



Doors: Doors Overview

Garage

The doors in the garage are in overall good condition. One door has rust on the bottom of the door.



Bathroom Door

Windows: Windows Overview

Garage

The windows in the garage were overall in good condition. One window could not be inspected.



Ceiling: Ceiling Overview

Garage

The ceiling in the garage is in overall good condition. No stains or leaks were observed at the time of the inspection.



Walls: Walls Overview

Garage

The walls in the garage are overall in good condition.



Garage Door: Garage Door Overview

Garage

The garage door, and garage door sensor were in working condition at the time at the inspection. The garage doors were operated using the garage door openers.



Electrical / Plumbing: Electrical Overview

Garage

Electrical sub-panel could not be inspected in details, it has stuff in front of it .
Light fixtures were in working condition at the time of the inspection.
One receptacle does not work.



Electrical Sub-Panel



Electrical Sub-Panel

Electrical / Plumbing: Plumbing Overview

Garage

Bathroom in the garage is in overall good condition.

Toilet: Toilet was in working condition, there were no leaks detected at the time of the inspection.

Utility sink: Sink was in good condition, no leaks were detected at the time of the inspection.

Dog Shower: Shower was in good condition at the time of the inspection.

Water Heater: Water heater was in working condition at the time of the inspection.

Washer & Dryer: Washer and dryer were in working condition at the time of the inspection.



Water Heater



Bathroom



Washer/Dryer



Dog Shower

Limitations

Windows

WINDOW OBSTRUCTION

GARAGE

One window in the garage could not be inspected due to stuff blocking the pathway.



Obstructed Window

Electrical / Plumbing

SUB-PANEL

GARAGE

Sub-panel could not be detailed inspected due to stuff in front of it.



Obstruct Sub-Panel

Observations

17.1.1 Foundation

OUTSIDE CONCRETE SLAB

GARAGE

Outside concrete slab has minor cracks in it.

Recommendation

Contact a qualified professional.



Minor Cracks

17.2.1 Exterior

DENT IN THE SIDING

GARAGE

There was minor dent detected at the right side of the garage door.

Recommendation

Contact a qualified professional.



Dent Location

17.3.1 Doors

RUST ON THE BOTTOM OF THE DOOR

GARAGE

MONITOR

There was rust observed at the bottom of the side garage door. No other signs of water intrusion were observed at the time of the inspection.

Recommendation

Contact a qualified professional.



17.6.1 Walls

MINOR CRACKS PRESENT

GARAGE

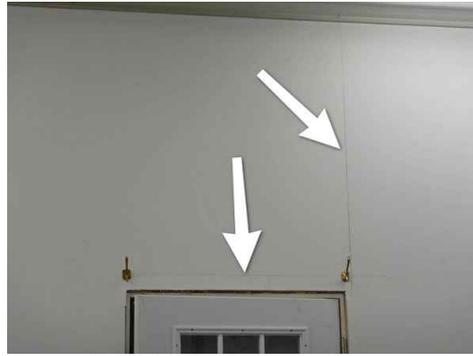
Minor cracks were detected on the wall above door.

Recommendation

Contact a qualified professional.



Door Location



Drywall Cracks

17.8.1 Electrical / Plumbing

ONE OUTLET IS NOT WORKING

GARAGE

ATTENTION

One outlet on the exterior of the garage is not working.

Recommendation

Contact a qualified professional.



Non Working Outlet Location



18: GARAGE / SHOP ROOF

		IN	NI	NP	D
18.1	Coverings	X			
18.2	Roof Drainage Systems	X		X	X
18.3	Flashings	X			
18.4	Skylights, Chimneys & Other Roof Penetrations	X			

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

Information

Inspection Method

Binoculars, Ground, UAV

Roof Type/Style

Gable

Coverings: Material

Metal

Roof Drainage Systems: Gutter Material

not present

Flashings: Flashings Overview

Garage

The flashings are installed and in overall good condition.

Flashings: Material

Metal

General Summary

Garage

Overall, the roof covering was found to be in good condition, but there were issues observed.

There is damage in some areas.

There are no gutters. This can cause erosion.

We recommend having the roof reviewed and repaired by a professional.

Skylights, Chimneys & Other Roof Penetrations: Roof Ventilation Pipe Penetration

Garage

Roof pipe penetrations were observed to be in good condition.



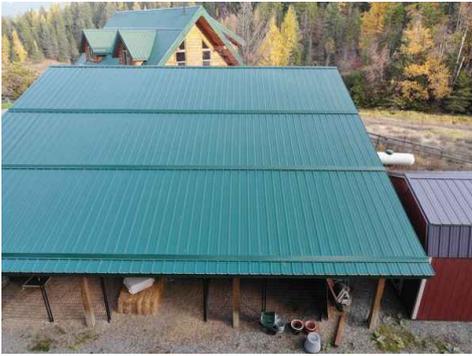
Limitations

Coverings

ROOF OVERVIEW

GARAGE

These photos show an overview of the whole roof of the garage.



Bathroom Vent Pipe

Observations

18.1.1 Coverings

DAMAGED (GENERAL)

NORTH CORNER

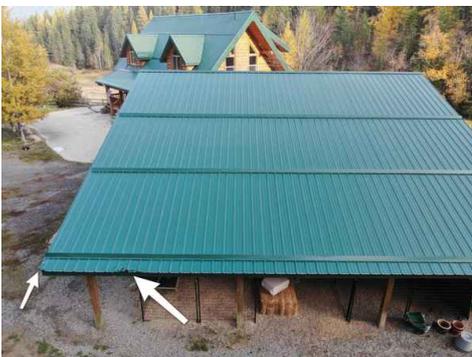


There is notable damage on the north corner of the roof.

Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.





18.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

GARAGE

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 a qualified contractor adjust downspout extensions to drain at least 3 feet from the foundation.

Recommendation

Contact a qualified roofing professional.



18.2.2 Roof Drainage Systems

GUTTERS ARE MISSING

GARAGE

There are no gutters present on the westside of the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified handyman.



Missing Gutters

19: BARN

		IN	NI	NP	D
19.1	Foundation	X			
19.2	Exterior	X			
19.3	Doors	X			
19.4	Windows	X			
19.5	Ceiling	X			
19.6	Garage Door	X			
19.7	Electrical / Plumbing	X			
19.8	Loft	X			

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

Information

Foundation: Material

Slab on Grade, Dirt

Garage Door: Type

Up-and-Over

Barn Overview

Barn

The barn appeared to be in overall good condition.

No stains or leaks were observed at the time of the inspection.

The windows and doors were in working condition at the time of the inspection.



Foundation: Concrete Foundation

Barn

The concrete foundation in the barn is in overall good condition.



Exterior: Electrical Overview

Barn

Exterior walls were in overall good condition at the time of the inspection. There is a small hole that was observed in the siding.



Doors: Doors Overview

Barn

Doors in the barn are in overall good condition.



Windows: Windows Overview

Barn

The windows in the barn area, and upstairs unfinished apartment are in overall good working condition.



Barn Window



Barn Windows



Apartment Window

Ceiling: Ceiling Overview

Barn

The ceiling in the barn is in overall good condition. No stains or leaks were present at the time of the inspection.



Garage Door: Garage Door Overview

Barn

The garage door, and garage door sensor were in working condition at the time at the inspection.

The garage door was tested using the garage door opener.



Garage Door Opener

Electrical / Plumbing: Electrical Overview

Barn

Electrical sub-panel is in overall good condition.
Light fixtures were in working condition at the time of the inspection.
One receptacle does not have a cover.



Sub-Panel Location



Sub-Panel



Sub-Panel



Ground Floor

Loft: Loft Overview

Barn

The loft is unfinished. The framing and electrical wiring are exposed.

Windows: Windows were in working condition at the time of the inspection.

Electrical: All wires are exposed in the electrical boxes.

Insulation: Insulation was not present.

Floor: Sub-floor was installed.



Observations

19.2.1 Exterior

HOLE IN THE METAL SIDING

BARN

There is one notable hole in the siding.

Recommendation

Contact a qualified professional.



Hole Location



Outside Hole



Inside Hole by the Stairs

19.7.1 Electrical / Plumbing

FROST FREE SPIGOT

BARN

The frost free spigot has no water pressure.

Recommendation

Contact a qualified professional.



19.7.2 Electrical / Plumbing

COVER PLATES MISSING

BARN

One receptacle is missing a cover plate. This causes short and shock risk. Recommend installation of a plate.

Recommendation

Contact a handyman or DIY project





20: BARN ROOF

		IN	NI	NP	D
20.1	Coverings	X			
20.2	Roof Drainage Systems			X	X
20.3	Flashings	X			
20.4	Skylights, Chimneys & Other Roof Penetrations			X	

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

Information

Inspection Method

Binoculars, Ground, UAV

Roof Type/Style

Gable

Coverings: Material

Metal

Roof Drainage Systems: Gutter

Material

not present

Flashings: Material

Metal

Flashings: Flashings Overview

Barn

The flashings are installed and in overall good condition.



Flashings



Flashings

Limitations

Coverings

ROOF OVERVIEW

BARN

The barn roof is in overall good condition.

These photos show an overview of the whole roof of the barn.



Observations

20.1.1 Coverings

DEBRIS

NORTH WEST

There is debris that is accumulating on the snow break. Debris should be removed every season, in order to keep the roof healthy.

Recommendation

Recommended DIY Project



20.2.1 Roof Drainage Systems

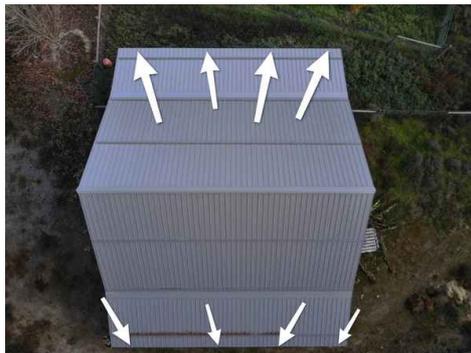
GUTTERS MISSING

BARN

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified gutter contractor



21: THERMAL IMAGING

		IN	NI	NP	D
21.1	Interior & Exterior	X			
21.2	Roof	X			

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

Information

Thermal General Comments

We inspected the roof, interior, and exterior of the home using FLIR Thermal Imaging cameras. Our general observations detected no safety issues or serious energy loss anomalies. The outside temperature was roughly 36 degrees. The ambient temperature inside of the home was 65 degrees. All photos can be viewed in the attached Thermal Imaging reports.



Interior & Exterior: Interior and Exterior OK

The attached photo report "Thermal Imaging Inspection Interior and Exterior.pdf" contains thermal images of the interior and exterior of the home. The photos contain high temperature, median temperature and cold temperature readings. The camera that was used, is a Flir Thermal camera. There were no serious energy loss anomalies observed, regarding energy leaks from the interior to the exterior. Additionally, no issues were observed related to safety.

Roof: Thermal Roof Report OK

The attached PDF Thermal Roof Inspection contains images with a temperature variations. The camera used is a Flir thermal camera. This camera does not output thermographic temperature specific data. However, the temperature range will capture any anomalies that would be related to energy leaks. We found no anomalies that would indicate noticeable energy loss.

STANDARDS OF PRACTICE

Roof

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

Exterior

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

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Garage / Shop Roof

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

Barn Roof

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