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# RED FLAG HOME INSPECTION RESIDENTIAL REPORT

## 10308 Greenhedges Dr
## Tampa, FL 33626

David Smith
MARCH 23, 2022

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# SUMMARY

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# 1: INSPECTION DETAILS

## Information

**In Attendance**
Client, Home Owner, Listing Agent

**Occupancy**
Furnished, Occupied

**Style**
Modern

**Type of Building**
Single Family

**Weather Conditions**
Hot, Clear, Humid

**Temperature/Humidity at Exterior (for Baseline Reference)**
Driveway

87.9 F, 62.1 % Humidity

## Indoor temperature and humidity

Kitchen

73.2 F, 50.3% Humidity

# 2: FLOORS, WALLS & CEILINGS

| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 2.1 | Floors, Walls & Ceilings | X | | | X |

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

## Information

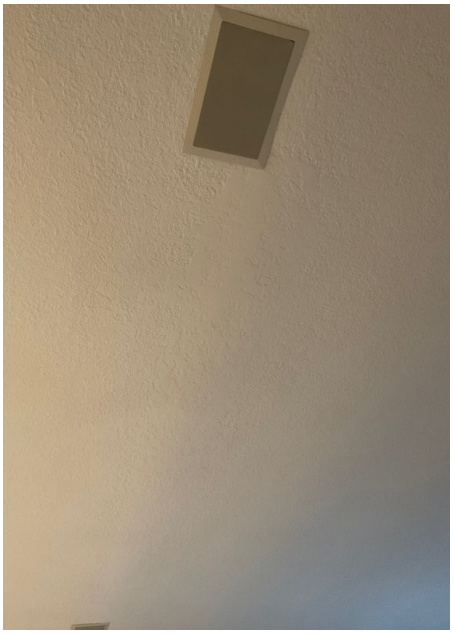
### Floors, Walls & Ceilings: Floors, Walls, Ceilings Inspected

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

### Floors, Walls & Ceilings: Prior Drywall Repair

Living Room

Prior drywall repair visible on the living room ceiling. Recommend asking the homeowner for details on any repairs performed and their cause.



### Floors, Walls & Ceilings: Thermal Image Anomaly

Playroom

Thermal imaging revealed an area in the ceiling that is warmer than the rest of the ceiling possibly due to missing insulation. Recommend that this be investigated by a qualified contractor.

### Floors, Walls & Ceilings: Electrical Receptacles

Interior

Tested a representative number of electrical receptacles and all functioned as expected.

## Limitations

Floors, Walls & Ceilings

### AREAS OF FLOORS, WALLS & CEILINGS OBSTRUCTED

Personal effects and contents within the subject residence inhibited the visibility of portions of the floors, walls, and ceilings. A walk-thru should be conducted immediately prior to closing, when these contents are no longer obstructing the visibility of any of these components.

## Deficiencies

2.1.1 Floors, Walls & Ceilings

Recommendation

## DAMAGED DRYWALL

ENTRYWAY

Drywall damage visible in the entryway likely due to wall anchors failing.

Recommendation

Contact a qualified drywall contractor.

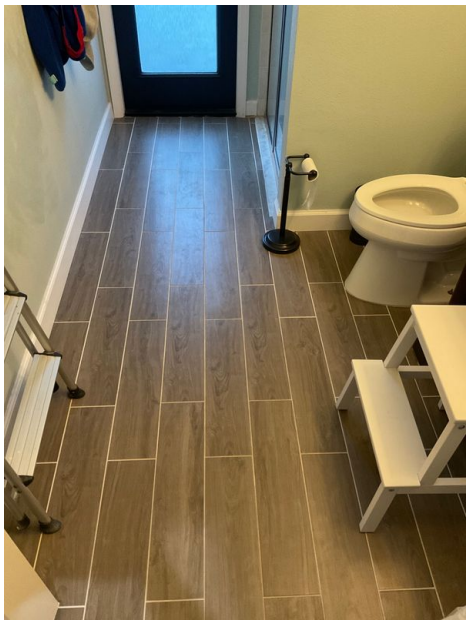
# 3: DOORS, WINDOWS & INTERIOR

## Information

**Windows: Window Manufacturer**
Unknown, Nuair

**Windows: Window Type**
Single-hung, Single Pane, Sliders

**Floors: Floor Coverings**
Engineered Wood, Tile



**Walls: Wall Material**
Drywall

**Ceilings: Ceiling Material**
Gypsum Board

**Windows: Windows Inspected**

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


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

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

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

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

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

## Deficiencies

3.1.1 Doors

Recommendation

### NOTICEABLE GAP

MAIN ENTRANCE

Air gap exists at the base of the French door which could lead to energy loss and pest infestation. Recommend handyman or door contractor evaluate.

3.1.2 Doors

Maintenance Item

### PATIO DOOR DOESN'T SLIDE SMOOTHLY

The patio door from the living room to the pool area was difficult to slide open and shut.

Recommendation

Contact a qualified door repair/installation contractor.

3.1.3 Doors

Safety Hazard

## FIRE DOOR SELF-CLOSE MECHANISM MISSING

The fire door from the living quarters to the garage lacks a self-closing mechanism. No fire rating sticker present so unable to verify it meets minimum requirements.

Recommendation

Contact a qualified door repair/installation contractor.

3.2.1 Windows

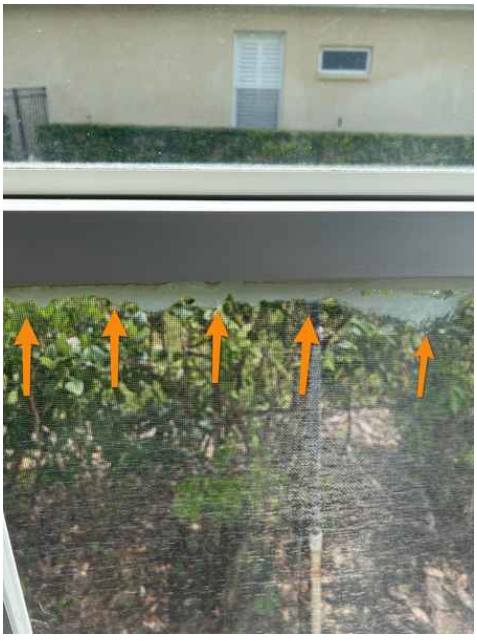
Recommendation

## DAMAGED WINDOW

One or more windows appears to have general damage, but are operational in the East middle bedroom. There is staining on the glazing and the screen is damaged. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



# 4: PLUMBING

## Information

**Water Source**
Public

**Main Water Shut-off Device: Location of Main Shut-off Valve**
Garage

**Main Water Shut-off Device: Water Meter Location (and Shut Off)**
NE exterior of the home by the street

**Water Supply, Distribution Systems & Fixtures: Filters**
None

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

**Hot Water Systems, Controls, Flues & Vents: Capacity**
40000 gallons

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

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

SE side of house.

**Fuel Storage & Distribution Systems: Fuel-Storage System Was Observed**
N/A Piped In

I observed a fuel-storage system.

**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.

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

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

**Drain, Waste, & Vent Systems: Drain Size**
2", 4", 1 1/2"

Please note that pipes below ground and within walls cannot be seen or measured, and are outside the Standards of Practice.

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

PVC

Please note that pipes below ground and within walls cannot be seen or measured, and are outside the Standards of Practice.

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

Cpvc

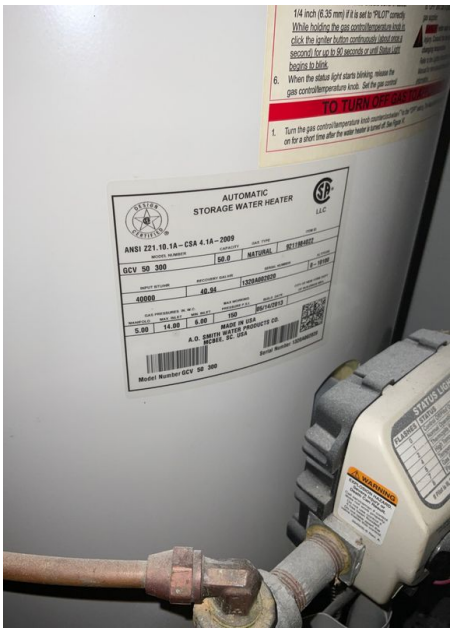
I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

**Hot Water Systems, Controls, Flues & Vents: Type of Hot Water Source**

Gas-fired Hot Water Tank

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

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.




**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

AO Smith

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.

## Limitations

Drain, Waste, & Vent Systems

### NOT ALL PIPES WERE INSPECTED

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

## Deficiencies

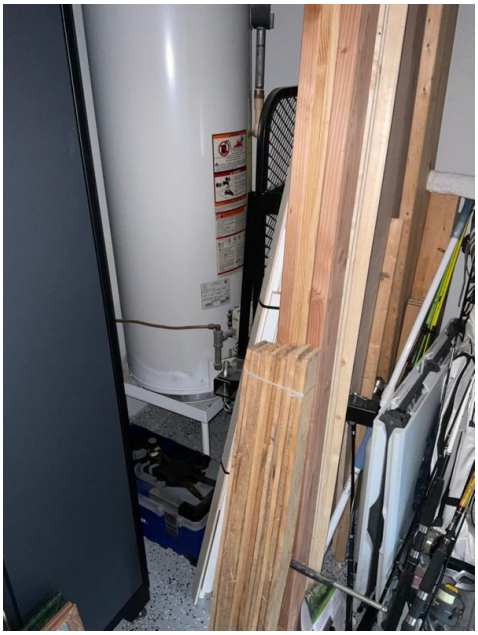
4.4.1 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

### IMPROPER INSTALLATION

Water heater is improperly installed or in a dangerous location. Recommend qualified plumber evaluate & repair/relocate.

Combustible contents in close proximity to gas and ignition sources



4.5.1 Fuel Storage & Distribution Systems

Safety Hazard

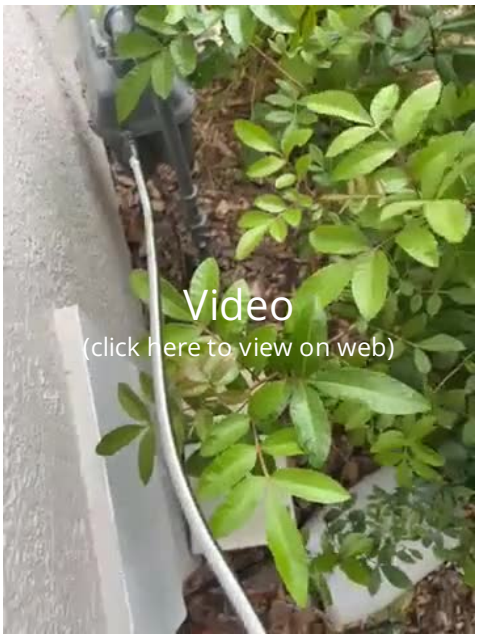
## GAS LEAK

GAS METER

Gas leak detected at the gas meter with hydrocarbon detection device. Have evaluated by the utility company or a qualified plumbing contractor inspect immediately.

Recommendation

Contact your local utility company



# 5: ELECTRICAL

## Information

**Electrical Service to the Residence**
Service Lateral

**Electrical Service to the Residence was in GOOD condition**
I inspected the electrical service drop and found NO defects.

**Service Entrance Conductors: Inspected the Electric Meter & Base**
I inspected the electrical electric meter and base.

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

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main panel access**
Access to the main panel is blocked. Unable to inspect.

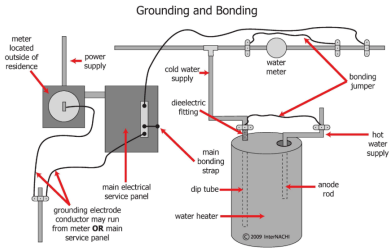
**Branch Wiring Circuits: Branch Wire 15 and 20 AMP**
Copper

**Branch Wiring Circuits: Type of Wiring, if Visible**
NM-B (Romex), Conduit

**Lighting Fixtures, Switches & Receptacles: I tested a representative number of light switches and fixture switches**
No operability defects noted.

**GFCI & AFCI, Grounding & Bonding: Inspected the Service Grounding & Bonding**
I inspected the electrical service grounding and bonding.

**Smoke Detectors: The Smoke Detectors were inspected and were in GOOD condition**




**Main & Subpanels, Service & Grounding, Main Overcurrent Device: 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.

**Breakers & Fuses: Inspected Main Panelboard & Breakers**
I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

**GFCI & AFCI, Grounding & Bonding: GFCI Outlets were tested and reset without Issue (No Defect)**

GFCI Outlets were tested and reset without Issue (No Defect)

Bathroom gfci protection triggers the gfci outlet in the garage cabinet.

**Carbon Monoxide Detectors: Carbon Monoxide Detectors were utilized**

Carbon Monoxide Detectors were utilized in interior areas adjacent to combustible activities

## Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

### COULD NOT ACCESS

Access to the panel was blocked, and inaccessible at the time of our inspection.

Branch Wiring Circuits

### 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.

GFCI & AFCI, 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.

GFCI & AFCI, Grounding & Bonding

### UNABLE TO INSPECT EVERYTHING (GFCI)

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.

## Deficiencies

5.4.1 Breakers & Fuses

Recommendation

### INADEQUATE WORKSPACE AT PANEL

I observed inadequate workspace at the electrical panel. Inspection restriction. This makes accessing the electrical panel disconnects and components difficult.

A clear working space must be provided and maintained for safe access. At least 3 feet deep clear space should be in front of the equipment, 30 inches wide, and 6 feet 6 inches of headroom.

Recommendation

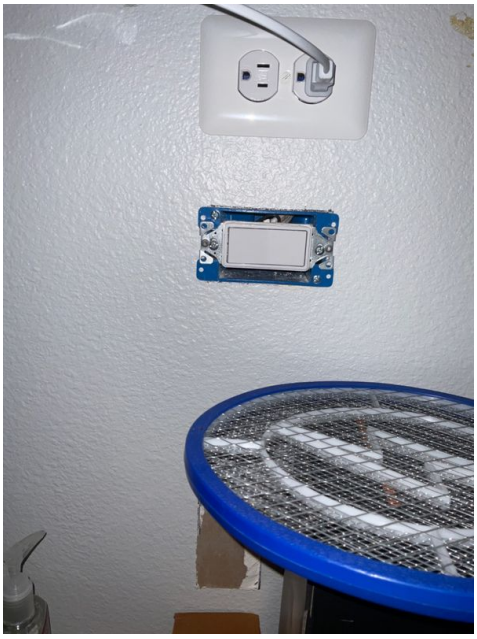
Contact a qualified professional.

5.5.1 Lighting Fixtures, Switches & Receptacles

Recommendation

### COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



5.7.1 Smoke Detectors

Recommendation

## SMOKE DETECTORS ARE TOO OLD

The Smoke Detectors were over 10 years old and should be replaced.

Recommendation

Recommended DIY Project

# 6: BUILT-IN APPLIANCES

## Information

**Dishwasher: Brand**
Kitchenaid

**Refrigerator: Brand**
KitchenAid

**Range/Oven/Cooktop: Exhaust Hood Type**
Re-circulate

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

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

**Garbage Disposal: Turned On Garbage Disposal**
I turned on the garbage disposal.

### Household Appliances excluded from SOP

Home Inspectors are not required to inspect household appliances as part of the Standards of Practice. This includes kitchen and laundry appliances, room air-conditioners and similar appliances.

Built-in appliances, however, are checked for functionality.

### Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

### Dishwasher: GFCI for Dishwasher Was Observed

I observed apparent GFCI protection at the outlet that serves the dishwasher. Good.

Ground-fault circuit-interrupter protection must be provided for outlets that supply dishwashers installed in the house (NEC 2014 210.8.D). GFCI devices must be readily accessible.

**Refrigerator:** Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

**Range/Oven/Cooktop:** Turned On Stove & Oven

I turned on the kitchen's stove and oven.


## Deficiencies

6.3.1 Range/Oven/Cooktop

Recommendation

### BURNER NOT LIGHTING

One or more heating elements did not heat up when turned on.
Recommend qualified professional evaluate & repair.

Here is a DIY resource on possible solutions.

6.3.2 Range/Oven/Cooktop

Safety Hazard

## RANGE NOT FASTENED

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

# 7: BATHROOMS & KITCHEN

| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 7.1 | General | X | | | |
| 7.2 | Toilets | X | | | |
| 7.3 | Sinks, Tubs & Showers | X | | | |
| 7.4 | Vanity/Cabinets | X | | | |
| 7.5 | Countertops & Surfaces | X | | | X |

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

## Information

**Toilets: Toilets inspected and flushed**

I flushed all of the toilets.

**Sinks, Tubs & Showers: East bathroom**

All fixtures functional. Fan and light operated as expected.

**Countertops & Surfaces: Inspected Cabinets & Countertops**

I inspected a representative number of cabinets and countertop surfaces.

**Countertops & Surfaces: Cabinetry**

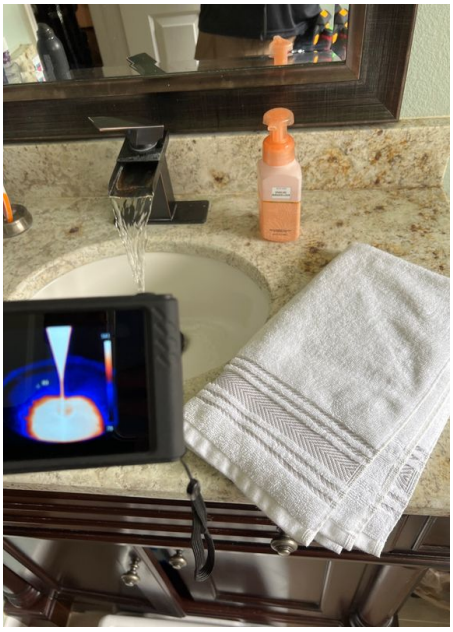
Wood

**Countertops & Surfaces: Countertop Material**

Granite, Quartz

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

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




## Deficiencies

7.5.1 Countertops & Surfaces

Recommendation

### POOR/MISSING CAULK

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

# 8: LAUNDRY ROOM

| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 8.1 | Laundry Room | X | | | X |

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

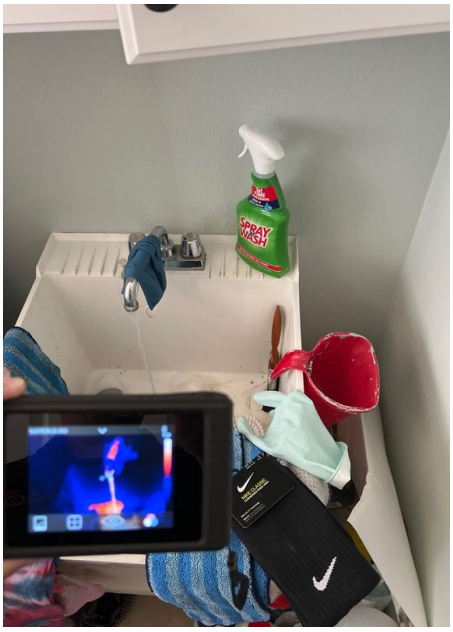
## Information

### Laundry Room: Clothes Washer and Dryer Inspected

We conducted a very cursory inspection of the Clothes Washer and Dryer, which included powering the devices ON and manipulating controls. The inspection was not exhaustive, and a third party appliance inspector should be called in should one be desired.

### Laundry Room: Laundry Room Sink Basin Inspected

We ran the Laundry Room Sink Basin and did not observe any leaks or notable defects. Basin hot and cold water functional. Thermal image showed no leaking at the trap.



## Deficiencies

8.1.1 Laundry Room

Recommendation

### DAMAGED DRYER EXHAUST PIPE

I observed indications of a damaged exhaust pipe of the clothes dryer.

Recommendation

Recommended DIY Project

# 9: HEATING

## Information

**Equipment: Brand**
Rheem

**Equipment: Energy Source**
Natural Gas

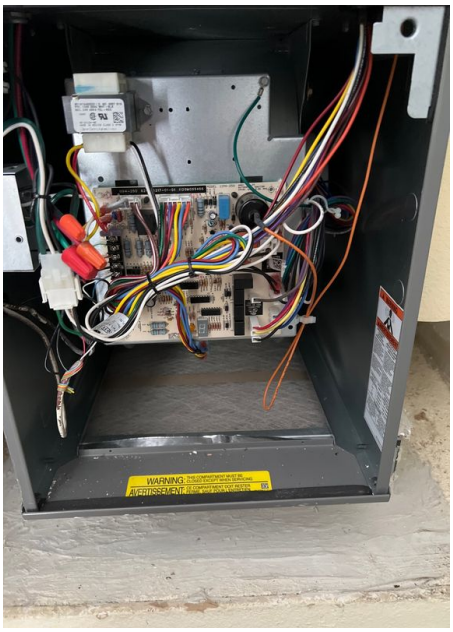
**Equipment: Heat Type**
Gas-Fired Heat


**Normal Operating Controls: Thermostat Location**
First Floor, Dining room

### 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.



### Equipment: AFUE Rating

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

## Deficiencies

9.1.1 Equipment

Recommendation

### DUCT SEAL SEPARATION

GARAGE

The seal from the duct to the air handler is separating. Recommend evaluation by a qualified HVAC technician.

Recommendation

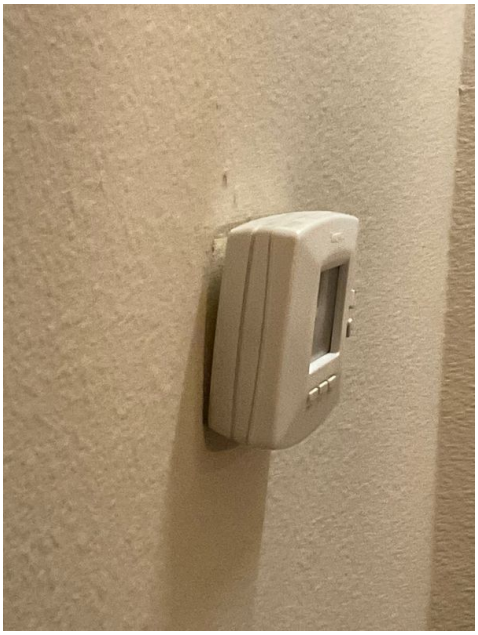
Contact a qualified HVAC professional.

9.2.1 Normal Operating Controls

Recommendation

## LOOSE THERMOSTAT

Thermostat was loose on the wall. Recommend repair or replacement.



# 10: COOLING

## Information

**Service Disconnect Inspected**

I observed a service disconnect within sight of the cooling system.

**Cooling Equipment: Energy Source/Type**

Electric

**Cooling Equipment: Location**

Garage

**Normal Operating Controls: Thermostat Location**

Dining room, Multiple Locations

**Presence of Installed Cooling Source in Each Room: Supply Air was Located in All Rooms**

A supply air device/register was observed in all rooms of the residence.

**Temperature test return and supply: Return**

Dining Room

75 degrees F

**Temperature test return and supply: Supply**

60.0 degrees F

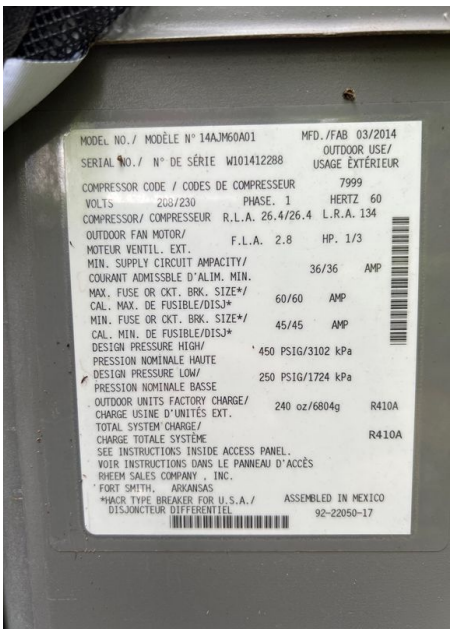

**Homeowner's Responsibility**

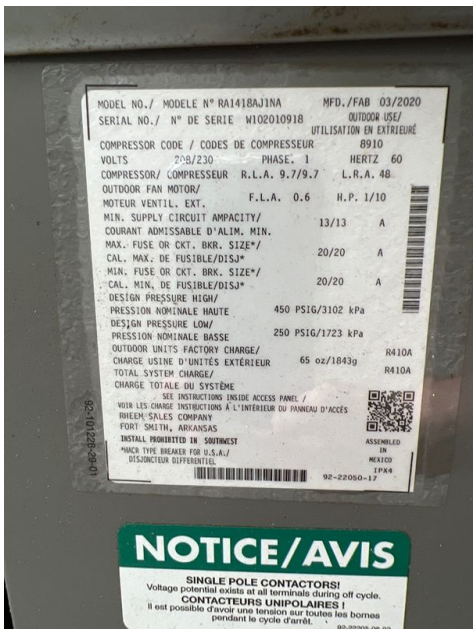
Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation,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

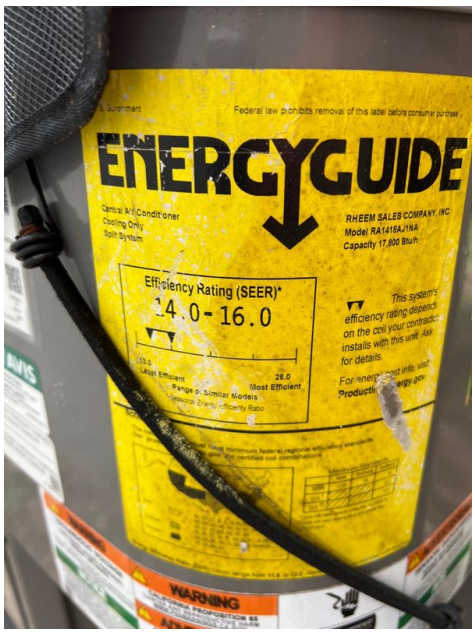
It's your job to get the air conditioning system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

**Cooling Equipment:** Brand

Rheem






**Cooling Equipment:** SEER Rating

14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

**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.

## Deficiencies

10.1.1 Cooling Equipment

### AIR FILTER HAS ELEVATED DEBRIS ACCUMULATION

Recommendation

The System is in need of cleaning and proper maintenance.

We recommend inquiring about the maintenance history of the equipment, and/or consult an HVAC contractor to evaluate the systems and determine if deferred maintenance caused any issues toward the equipment's longevity.

Recommendation

Contact a qualified professional.

10.2.1 Normal Operating Controls

Recommendation

## LOOSE THERMOSTAT

Thermostat was loose. Recommend repair or replacement.

# 11: ATTIC, INSULATION & VENTILATION

## Information

**General:** Dryer Power Source
Utility room
220 Electric

**General:** Dryer Vent
Metal (Flex)

**General:** Flooring Insulation
N/A

**Roof Structure & Attic:** Material
OSB

**Attic Insulation:** Insulation Type
Blown, Fiberglass

**Ventilation:** Ventilation Type
Attic Fan, Soffit Vents, Ridge Vents

**Ventilation:** The Ventilation provided to the attic space appeared adequate.

**Exhaust Systems:** Mechanical Exhaust in Kitchen Inspected
I inspected the mechanical exhaust system in the kitchen.

**Exhaust Systems:** Mechanical Exhaust in Bathrooms Inspected
I inspected the mechanical exhaust system in the bathrooms.

**Exhaust Systems:** Exhaust Fans
Fan with Light

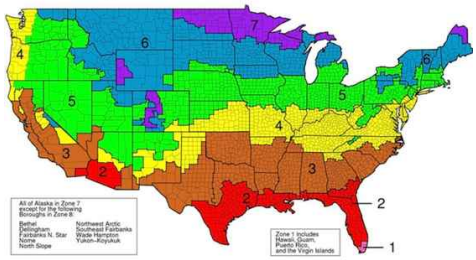
**General:** Structural Components Were Inspected
Structural components were inspected from the attic space according to the Home Inspection Standards of Practice.

## Attic Insulation: Insulation Recommendations by Region

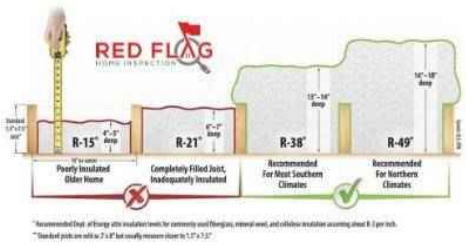
For Insulation, Florida is in Region 2 (see image below). As such, an uninsulated attic requires R30 to R60. An attic with 3 to 4 inches (the height of the lower truss cords) needs to be supplemented with R25 to R38.

| nsulation Type: | R-Value per Inch: |
|---|---|
| iberglass (loose) | 2.2 – 2.9 |
| iberglass (batts) | 2.9 – 3.8 |
| ellulose (loose) | 3.1 – 3.8 |
| tone Wool (loose) | 2.2 – 3.3 |
| tone Wool (batts) | 3.3 – 4.2 |
| otton (batts) | 3.0 – 3.7 |
| ementitious (foam) | 2.0 – 3.9 |
| olyicynene (foam) | 3.6 – 4.3 |
| henolic (foam) | 4.4 – 8.2 |
| olyisocyanurate (foam) | 5.6 – 8.0 |
| olyurethane (foam) | 5.6 – 8.0 |

Recommended insulation levels for retrofitting existing wood-framed buildings



| Zone | Add Insulation to Attic | | Floor |
|---|---|---|---|
| | Uninsulated Attic | Existing 3–4 Inches of Insulation | |
| 1 | R30 to R49 | R25 to R30 | R13 |
| 2 | R30 to R60 | R25 to R38 | R13 to R19 |
| 3 | R30 to R60 | R25 to R38 | R19 to R25 |
| 4 | R38 to R60 | R38 | R25 to R30 |
| 5 to 8 | R49 to R60 | R38 to R49 | R25 to R30 |




## Attic Insulation: Attic Insulation Thickness

9-12 inches

Determining how much insulation should be installed in a house depends upon where a home is located. Proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that recommends an R-value of 30 to 38 in attics (cellulose provides 3.0 to 3.7 per inch)

## Distribution System: Ductwork Installed

Flexible

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.

# Limitations

General

**COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited. Some areas were tight and difficult to navigate.

Attic Insulation

### CITED R-VALUE IS AN APPROXIMATION

The depth of the insulation varies throughout the attic space, and the multiplier (value per inch of insulation) is selected from a provided empirical range. As such, the results are estimated and should not be relied upon toward an energy audit.

Distribution System

### WE COULD NOT SEE ALL OF THE HVAC DUCTS

Some of the HVAC ducts were obscured by insulation and attic utilities.

## Deficiencies

11.4.1 Distribution System

Safety Hazard

### JOINT DISCONNECTED

ABOVE NORTHEAST BEDROOM

There are disconnected joints in the ductwork, resulting in significant energy loss and localized condensation/mold. Recommend licensed HVAC contractor repair or replace.

Recommendation

Contact a qualified HVAC professional.

# 12: GARAGE & CARPORT

## Information

**Floor: Garage Floor Inspected**

I inspected the floor of the attached garage.

**Garage Doors: Garage Door Panels Were Inspected**

I inspected the garage door panels.

**Garage Doors: Material**

Metal, Insulated

**Garage Doors: Type**

Overhead, Sectional

**Garage Door Opener: Type of Door Operation**

automatic opener

**Ceiling: Garage Ceiling Were Inspected**

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

**Walls & Firewalls: Garage Walls Were Inspected**

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

**Walls & Firewalls: Door Between Garage and House Was Inspected**

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

**Garage Doors: Manual Release**

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

**Garage Doors: Springs, Bracket & Hardware Were Inspected**

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

**Garage Doors: Door Was Manually Opened and Closed**

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

### Garage Doors: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

### Garage Doors: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

### Carport: 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.

## Limitations

General

### CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.  Contents present inhibited full visibility.  During walkthru, revisit this area and look for any areas of damage.

General

### GARAGE OBSTRUCTED BY CONTENTS

The subject garage contained various contents and personal effects that inhibited full observation of the walls, floors or ceilings.  During the final walk-thru, we recommend walking these areas to ensure damage that was previously obscured from view are not observed.

# 13: EXTERIOR

## Information

**Inspection Method**
General Exterior

Visual

I inspected or attempted to inspect the exterior of the house.

**Exterior Doors: Exterior Entry Door Inspected**

Wood, Steel, Sliding glass door

I inspected the exterior doors.

**Windows: Windows Inspected**

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

**Homeowner's Responsibility**
General Exterior

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.

**Wall Covering, Flashing & Trim: Wall Cladding material**
General Exterior walls

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.

**Wall Covering, Flashing & Trim: Cited Exterior Wall coverings in GOOD condition**

The cited exterior wall coverings were in GOOD and SERVICEABLE condition during our inspection. This does not mean that there were no blemishes, cracks, or minor issues; however it does mean that the collective system was conducted it's job as originally intended, designed and constructed.

**Exterior Doors: Exterior doors were in GOOD condition**

The Exterior doors were generally in GOOD and SERVICEABLE condition at the time of our inspection.

**Walkways, Patios & Driveways: Driveway and Walkway Materials**

Concrete

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

**Walkways, Patios & Driveways: Driveway and Walkways were in GOOD condition**

The driveways and walkways were observed to be in GOOD and SERVICEABLE condition during our inspection. Minor defects may be cited, but overall they were in GOOD condition.

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

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



**Eaves, Soffits & Fascia:** Eaves, Soffits, and Fascia were in GOOD condition

the eaves, soffit and fascia were inspected and found to be in GOOD and SERVICEABLE condition.

**Vegetation, Grading, Drainage & Retaining Walls:** 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.

**Vegetation, Grading, Drainage & Retaining Walls:** Vegetation, drainage, walls and grading found to be in GOOD condition

We inspected these items and generally found them to be in GOOD and SERVICEABLE condition with a couple exceptions noted below.

**Exterior GFCI & 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.

**Exterior GFCI & Electrical:** GFCI & Electrical were fully OPERABLE

We tested the electrical service to the exterior outlets and the GFCI protection and all were fully OPERABLE

**Windows:** Windows found to be in GOOD condition

A representative number of windows were inspected and found to be in GOOD and SERVICEABLE condition.

**Exhaust hoods/vents:** Inspected the exterior discharge vents

I inspected the exterior discharge vents and found them to be unobstructed and in GOOD and SERVICEABLE condition.

## Limitations

General

### EXTERIOR INSPECTION WAS RESTRICTED

vegitation

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

## Deficiencies

13.1.1 Wall Covering, Flashing & Trim

Recommendation

### CRACKING - MINOR

Siding or exterior cladding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

13.3.1 Walkways, Patios & Driveways

Safety Hazard

### TRIP HAZARD

I observed a trip hazard at the walkway to the swimming pool. This condition is a safety concern.

Correction and further evaluation are recommended. The correction may require removal/replacement of the displaced sections.

Recommendation

Contact a qualified professional.

13.7.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

### TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

13.7.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

### TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

13.7.3 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

## DOWNSPOUT NOT CONNECTED

Gutter downspout not connected to drainage line. This will allow rainwater to pool in the area of the pool enclosure entrance.

Recommendation

Contact a qualified professional.

13.11.1 Exterior pool deck

Recommendation

## CHANNEL DRAIN IS OBSTRUCTED

Channel drain terminates into the pool cage framing, which constitutes a construction defect.

Recommendation

Contact a qualified professional.

# 14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

### Homeowner's Responsibility

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

### Foundation: Material

Slab on Grade

The foundation was inspected according to the Home Inspection Standards of Practice

### Basements & Crawlspaces: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

### Basements & Crawlspaces: Ventilation Inspected

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

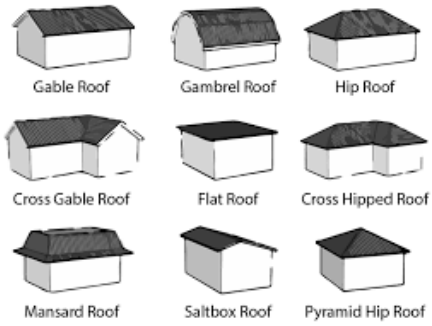
I report as in need of correction the general absence of ventilation in unfinished spaces.

# 15: ROOF

## Information

**Inspection Method**
Roof

**Roof Shape**
Gable, Hip




**Coverings: Material**
Asphalt

**Flashings: Material**
Aluminum, Asphalt

**Roof Drainage Systems: Gutter Material**
Aluminum

### 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.

### Coverings: Roof Coverings in GOOD condition

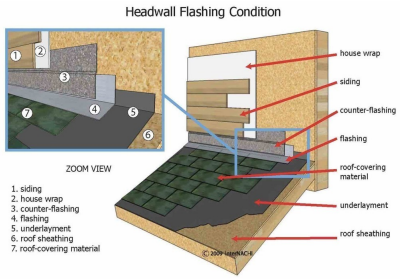
General Roofing

The roof covering looked to be in GOOD and SERVICEABLE condition during our inspection.

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.

### Flashings: Wall/Roof Flashings observed in GOOD condition

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.



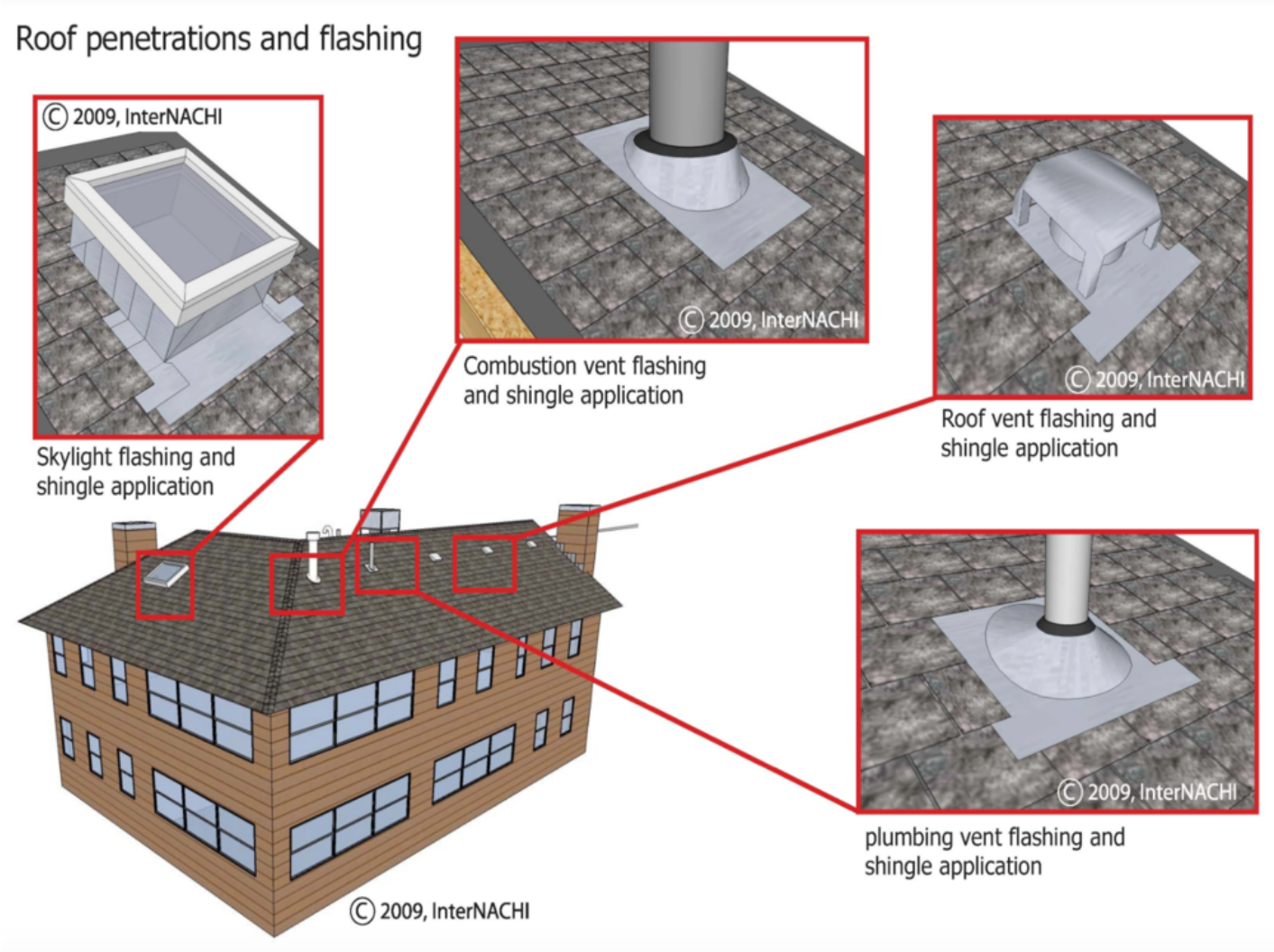
### Flashings: Eave and Gable Flashing were in GOOD condition

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.

### Skylights, Chimneys & Other Roof Penetrations: 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.




### Skylights, Chimneys & Other Roof Penetrations: Roof penetrations and boots were in GOOD condition

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.

### Skylights, Chimneys & Other Roof Penetrations: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.

### Roof Drainage Systems: Gutter System was in GOOD condition

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. From our inspection, the gutters were in GOOD and SERVICEABLE condition.

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

## Limitations

General

### UNABLE TO SEE EVERYTHING

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

## Deficiencies

15.4.1 Roof Drainage Systems

Recommendation

### DEBRIS IN GUTTERS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

15.4.2 Roof Drainage Systems

Recommendation

### DOWNSPOUTS DRAIN NEAR HOUSE

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 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

# 16: POOL AND SPA

| | | IN | NI | NP | D |
|---|---|---|---|---|---|
| 16.1 | Type of Pool/Spa: | X | | | |

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

## Information

### Pool and Spa Safety Information:

Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

Pool Safely

andcheck

Pool and Spa Safety Information:

Pool and Spa Safety Information:For up to date pool safety recommendations go to the following:Pool SafelyandRed Cross Pool SafetyandPool Safety GuidelinesandBarrier GuidelinesCalifornia Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:CA Pool Safety Act

Locationedit Inline StyleXLargeLargeNormalSmallLightSmall/LightBoldItalicUnderlineColorsOrdered ListUnordered ListInsert LinkInsert ImageInsert VideoInsert TableCode ViewClear FormattingPool and Spa Safety Information:For up to date pool safety recommendations go to the following:Pool SafelyandRed Cross Pool SafetyandPool Safety GuidelinesandBarrier GuidelinesCalifornia Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:CA Pool Safety ActEnter text here

Photo/Video

Red Cross Pool Safety

and

Pool Safety Guidelines

and

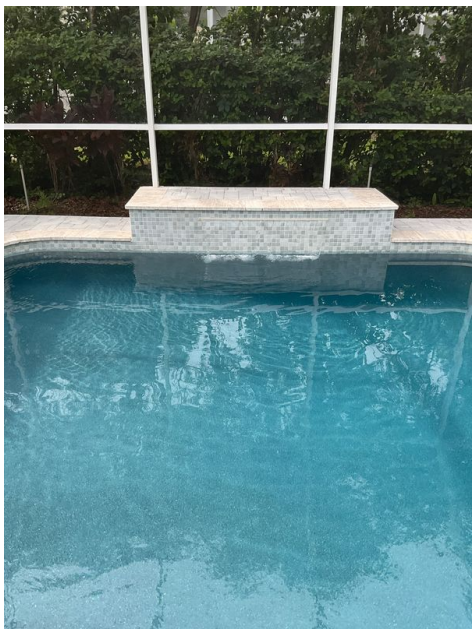
Barrier Guidelines

California Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:

CA Pool Safety Act

### Pool/Spa View





## Limitations

General

### POOL INSPECTION NOT REQUESTED

We did not inspect the pool, the pump, or the pool fixtures since the client did not request this service.

# STANDARDS OF PRACTICE

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

**Plumbing**
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

**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.

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

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

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

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

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

**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.