



HOME INSPECTION REPORT

1234 Main St. Oak Hill WV 25901

Buyer Name

06/15/2021 9:00AM



Inspector

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Certified Professional Inspector

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Agent

Agent Name

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How to read this report:

The defects within the report are organized into three categories. They are Minor Concern (in blue), Moderate Concern (in orange), and Major Concern (in red). The category that each defect is in does not determine the importance of the recommended repair. All defects noted on this report should be addressed. **Health and safety concerns will be in the Moderate Concern or Major Concern, depending on the perceived danger, but these should be addressed ASAP.** All repairs should be performed by licensed and/or qualified contractors in order to ensure the repairs are done safely and properly.

Minor Concern: Items or components of the home that are defective and, in the opinion of the inspector, may be considered general maintenance or are typical for the age of the home. Any recommended improvements to the home may also be in this category.

Moderate Concern: Items or components that were found to be defective and, if not addressed, these could lead to further problems. These defects are not considered to be routine maintenance. This category may also contain safety hazards or concerns.

Major Concern: Items or components that were defective and may require major/costly repairs. This category may also contain serious safety hazards or concerns that are in need of immediate attention.

These categories are based on the Inspector's professional judgment and are based on the conditions at the time of the inspection. This categorization should not be construed as to mean that items designated as a Minor Concern or Moderate Concern do not need repaired or addressed. The recommendation in each comment is more important than the category in which the defect was placed in.

Limitations: In the event that the inspector was not able to inspect/test certain areas or components of the home, there may be a Limitations tab in that section of the report. The Limitations tab may show things that need to be further evaluated after the inspection. I recommend reading any Limitations in the report and addressing them as necessary.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

SUMMARY



ITEMS INSPECTED



MINOR CONCERN



MODERATE CONCERN



MAJOR CONCERN

-  3.2.1 Exterior - Vinyl Siding: Vinyl Siding- Cracked
-  3.3.1 Exterior - Brick/Stone Veneer: Cracking
-  3.4.1 Exterior - Exterior Doors: Frame - Moisture Damage
-  3.7.1 Exterior - Deck: Stairs - Poor Condition
-  3.7.2 Exterior - Deck: Weathered Finish
-  3.7.3 Exterior - Deck: Nails- Backing Out
-  3.9.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation - In Close Contact
-  4.3.1 Roof Coverings & Drainage - Coverings: Shingles - Damage
-  4.3.2 Roof Coverings & Drainage - Coverings: Roof- Old System
-  4.5.1 Roof Coverings & Drainage - Gutters: Standing Water
-  7.1.1 Doors, Windows & Interior - Doors: Bifold Door- Off Track
-  9.5.1 Electrical - Fixtures, Fans, Switches & Receptacles: Cover Plate - Missing
-  9.6.1 Electrical - GFCI & AFCI: GFCI Receptacle - Not Functioning Properly
-  9.6.2 Electrical - GFCI & AFCI: Weatherproof Cover - Damaged
-  11.2.1 Heating - Furnace: Clean and Service - No Recent Services on Log
-  12.2.1 Cooling - Air Conditioning: Clean and Service - No Recent Services on Log
-  15.1.1 Pests/Rodents - General: Birds Nest

1: INSPECTION DETAILS

Information

Type of Inspection

Pre-Purchase

Style of Home

Multi-Level

In Attendance

Client

Occupancy

Furnished, Occupied

Utilities

Water, Gas, Electric

Weather

Cloudy

Your Job as a Homeowner: Homeowner Responsibilities

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

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

Remember- a home inspection is not a code inspection. As a home inspector, my primary concern is safety. Even if the house predates newer safety codes (such as GFCI Outlets, Bannister Spacings, etc.), it is my job to call it out as a safety concern, even if it's not a code violation. My job is to point out defects and help create a safer environment for you and your family.

Limitations

General

OCCUPIED/FURNISHED DISCLAIMER

During the inspection, the home was furnished, staged, occupied, or had the current occupants belongings present. This limited the inspectors visibility and access to areas of the home, therefore not all receptacles, windows, wall surfaces, floor surfaces, countertop areas, etc. were tested or inspected.

2: FOR YOUR INFORMATION

Information

Orientation: North Exterior



Orientation: South Exterior



Orientation: East Exterior



Orientation: West Exterior



Orientation: Pictures of the Exterior

The following pictures are of the exterior walls and are intended to help the person reading this report orient themselves with the home or to reference while reading the report. For example, if the Inspector states that there was a defect with a window on the West exterior, this section can be used to view a picture of the West exterior wall.

Electrical - Main Disconnect: Location

Garage

I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



Gas - Main Shut Off Valve: Location

At the Meter, Against the East Exterior Wall

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, I recommend contacting the local utility company and evacuating the home until they evaluate the smell.

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

Basement

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



3: EXTERIOR

Information

Inspection Method

Drone, Ground

Deck: Material

Wood, Metal

Homeowner's Responsibility: Homeowner's Responsibility

The exterior of your home slowly deteriorates and ages. The sun, wind, rain and temperatures constantly affect 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.

Descriptions:

The materials, styles and components present and observable are described as follows:

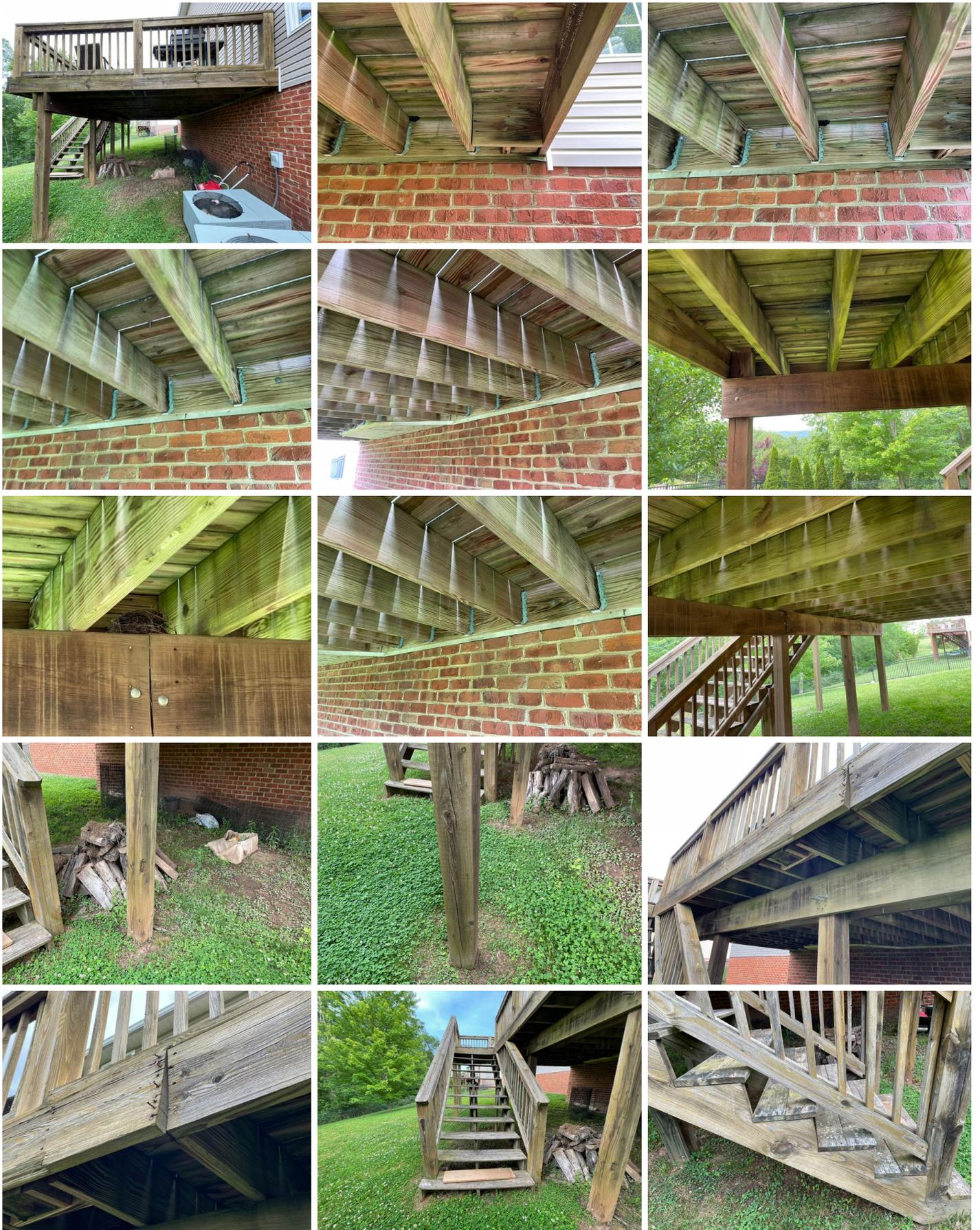
Sidewalks, Patios, Porches, & Driveways : Photos of Concrete Surfaces

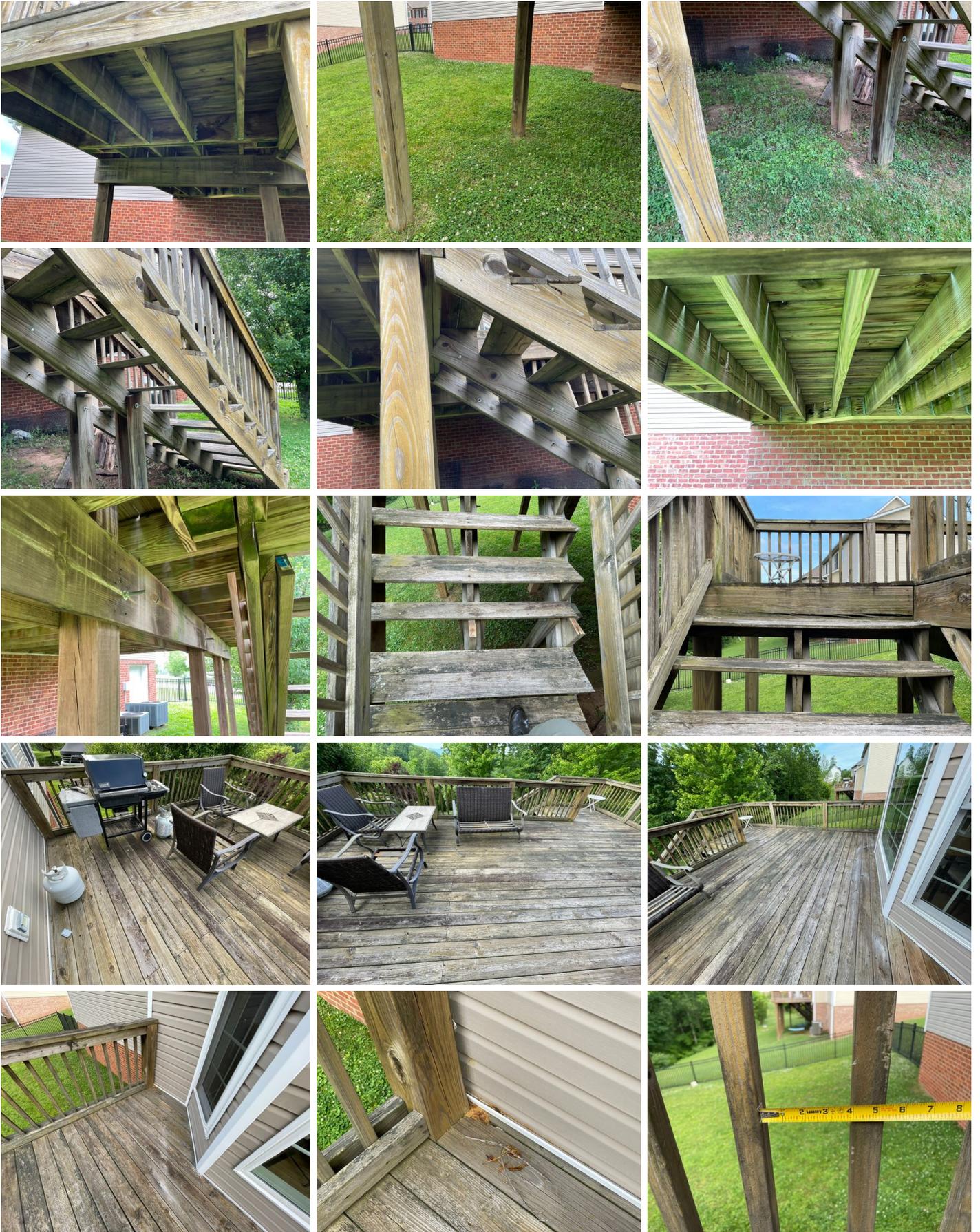


Sidewalks, Patios, Porches, & Driveways : Photos of Porch



Deck: Pictures of Decks





Recommendations

3.2.1 Vinyl Siding

VINYL SIDING- CRACKED

 Minor Concern

I observed the vinyl siding was cracked in one or more places. I recommend repair by a licensed contractor.

Recommendation

Contact a qualified siding specialist.



3.3.1 Brick/Stone Veneer

CRACKING

 Minor Concern

Cracking was observed in the brick/stone veneer. I recommend having the brick veneer evaluated and repaired as necessary by a licensed masonry contractor.

Recommendation

Contact a qualified masonry professional.



3.4.1 Exterior Doors

FRAME - MOISTURE DAMAGE

 Moderate Concern

The exterior door(s) had moisture damage on areas of the frame. I recommend having this evaluated and addressed as necessary by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



3.7.1 Deck

STAIRS - POOR CONDITION

 Major Concern

The stairs are in overall poor condition. In order to prevent and accidents or injuries, I recommend having the deck evaluated and addressed as necessary by a licensed deck contractor.

Recommendation

Contact a qualified deck contractor.



3.7.2 Deck

WEATHERED FINISH

 Minor Concern

The deck is weathered and is in need of an appropriate finish to protect it from the elements and to preserve the life of the wood. I recommend having the deck finish addressed by a qualified contractor.

Recommendation

Contact a qualified painting contractor.

3.7.3 Deck

NAILS- BACKING OUT

 Moderate Concern

Nails in areas of the deck were backing out. I recommend further evaluation and repair by a licensed decking contractor.

Recommendation

Contact a qualified deck contractor.



3.9.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION - IN CLOSE CONTACT

 Minor Concern

Areas of vegetation are in close contact. In order to prevent branches from chafing the siding or roof, leaves from clogging gutters, and roots from damaging the foundation, critters from having a way to get onto the roof, etc., I recommend having the vegetation around the home evaluated and addressed as necessary.

Recommendation

Contact a qualified landscaping contractor



4: ROOF COVERINGS & DRAINAGE

Information

General: Inspection Method

Ground, Drone

General: Roof Type / Style

Gable, Combination

Coverings: Material

Asphalt Architectural Shingles

Homeowner's Responsibility: 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.

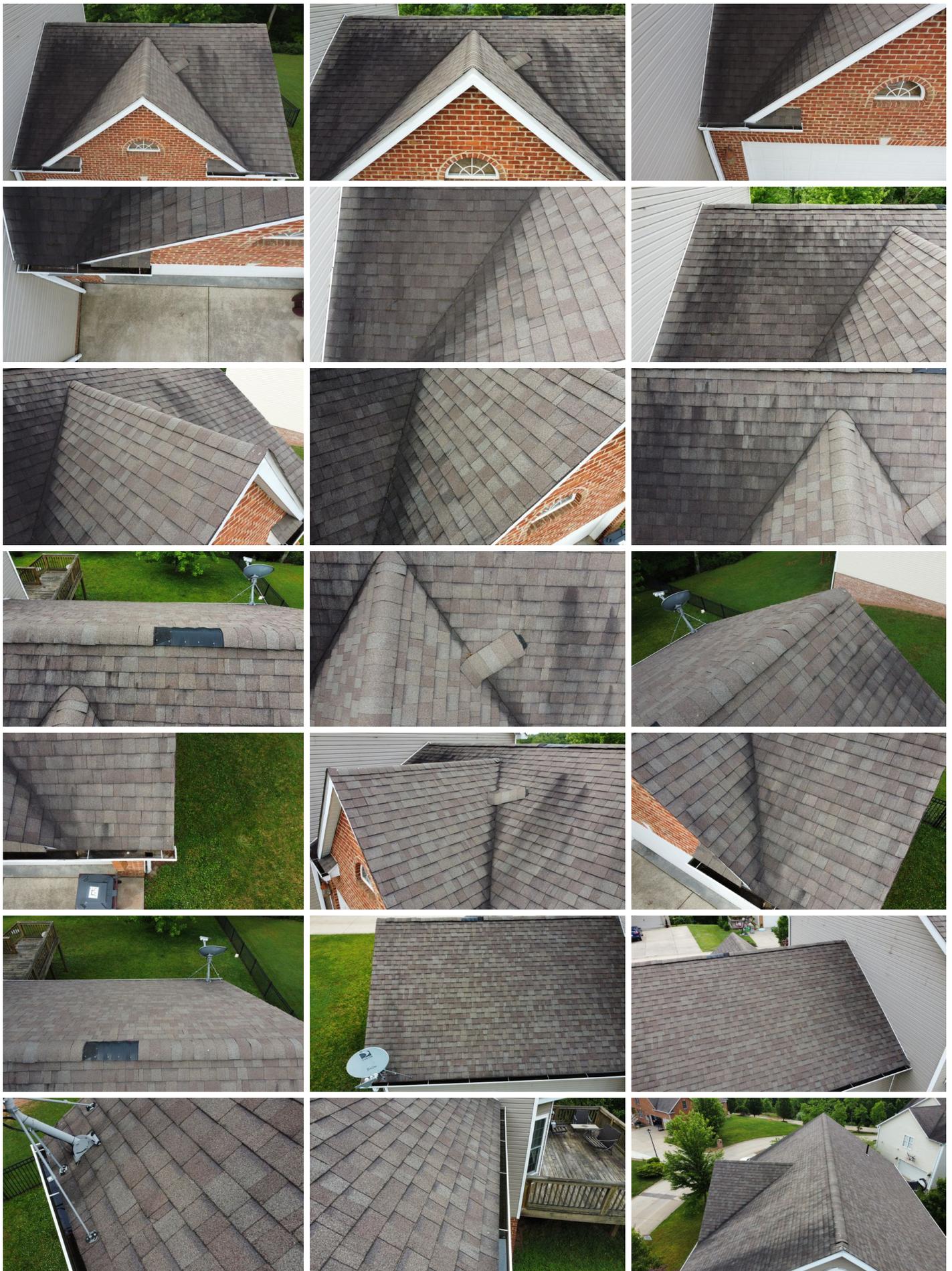
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

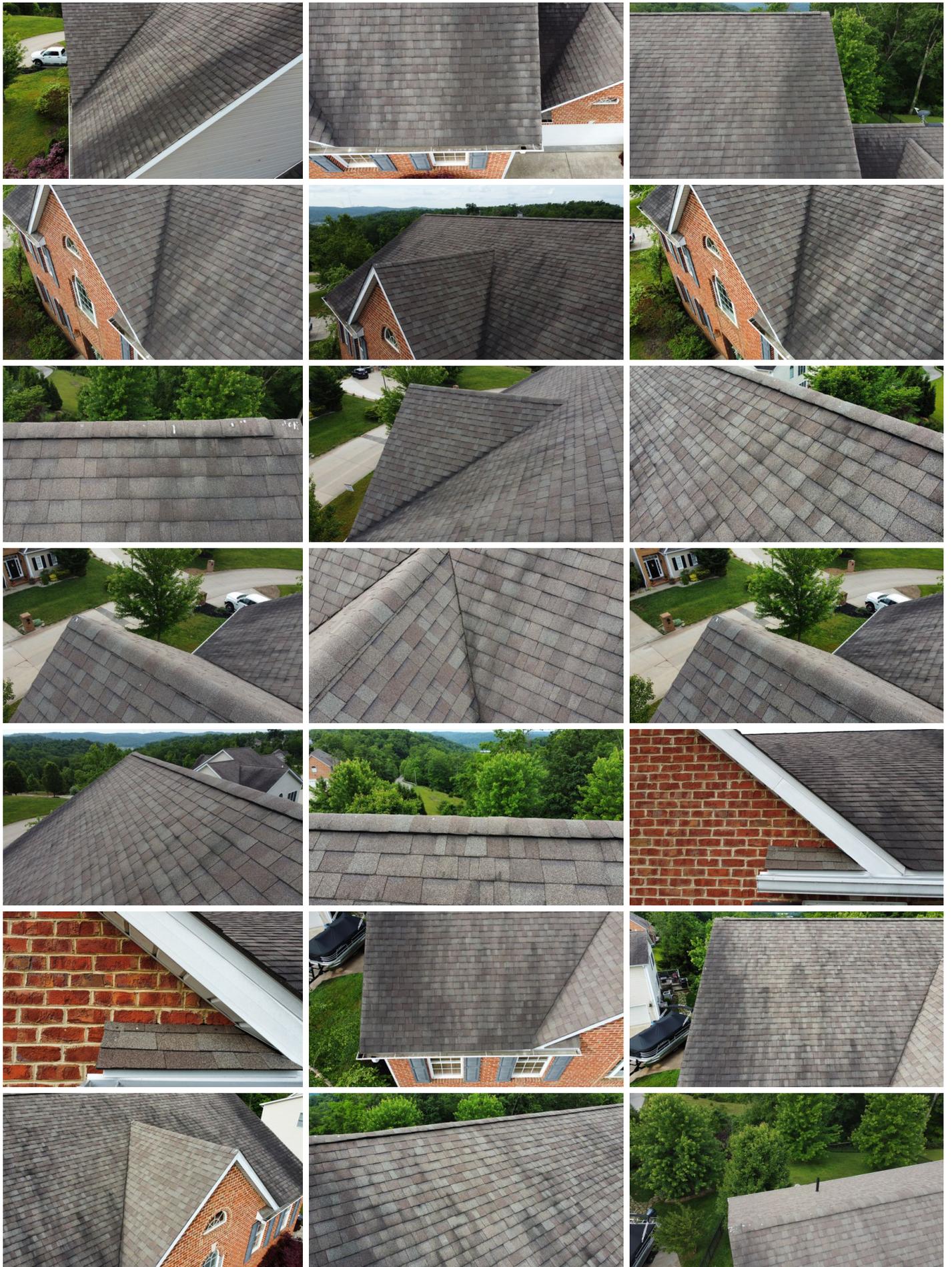
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

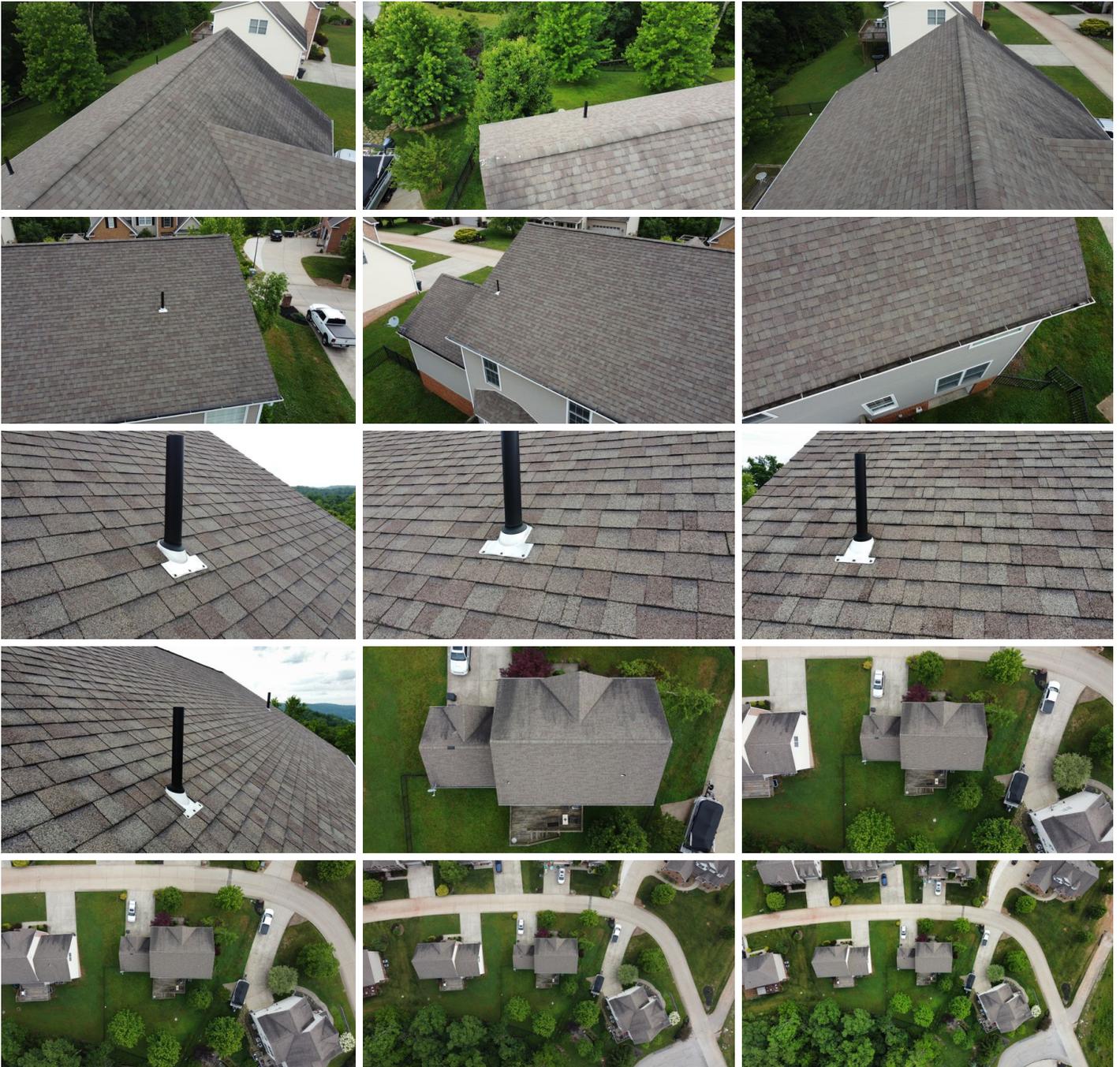
General: Descriptions:

The materials, styles and components present and observable are described as follows:

Coverings: Pictures of the Roof







Recommendations

4.3.1 Coverings

SHINGLES - DAMAGE

 Moderate Concern

Damaged shingles were observed on the roof. In order to prevent moisture intrusion, I recommend having the roof evaluated and repaired/certified as necessary by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



4.3.2 Coverings

ROOF- OLD SYSTEM

 Minor Concern

I observed that the roof was showing signs of wear and age. The roof system may be near the end of its service life.

Recommendation

Contact a qualified professional.

4.5.1 Gutters

STANDING WATER

 Moderate Concern

The gutters had standing water present in areas. This could be due to improper slope or debris in the gutter. I recommend having the gutters evaluated and repaired as necessary by a qualified gutter contractor.

Recommendation

Contact a qualified gutter contractor



5: GARAGE

Information

Floor: Material

Concrete

Garage Door: Material

Aluminum

Garage Door: Insulation

Non-Insulated

Garage Door: Method of Operation

Automatic Garage Door Opener

General: Descriptions:

The materials, styles and components present and observable are described as follows:

Garage Door Opener and Safety: Photo Eye Safety Feature

The garage door opener(s) were equipped with photo eyes. This is a safety feature that prevents the door from closing if the beam in between the photo eyes is broken. This feature was tested and any defects are noted below.

6: BUILT-IN APPLIANCES

Information

Refrigerator: Refrigerator

The refrigerator was visually inspected. Any defects are noted below.

Range/Oven Combination:**Range/Oven Energy Source**

Electric

Microwave w/ Exhaust: Venting Method

Recirculate

Dishwasher: Dishwasher

When able, dishwashers are visually inspected and then tested by running them through a brief cycle. The areas around the dishwasher and under the kitchen sink are then checked for leaks. Any defects are noted below.

Garbage Disposal: Garbage Disposal

The garbage disposal was visually inspected and tested, then inspected for leaks. Any defects are noted below.

Range/Oven Combination: Range/Oven Combination

The range/oven was visually inspected and each burner/element was checked to ensure they were heating. Any defects are noted below.

Microwave w/ Exhaust: Microwave w/ Exhaust

The microwave was visually inspected and tested to ensure that microwaves were actually being emitted inside. The exhaust fan was tested as well as the light. Any defects are noted below.

7: DOORS, WINDOWS & INTERIOR

Information

Windows: Material

Vinyl

Descriptions:

The materials, styles and components present and observable are described as follows:

Recommendations

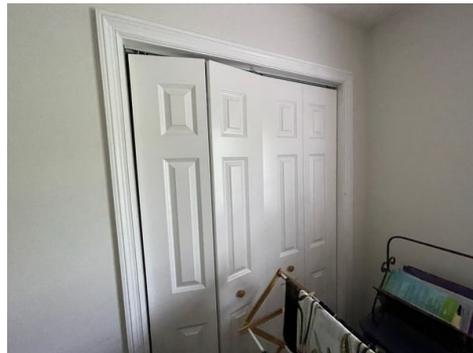
7.1.1 Doors

BIFOLD DOOR- OFF TRACK

The bifold door was off the track. I recommend repair.

Recommendation

Recommended DIY Project



8: ROOF STRUCTURE & ATTIC

Information

Roof Structure & Attic: Decking

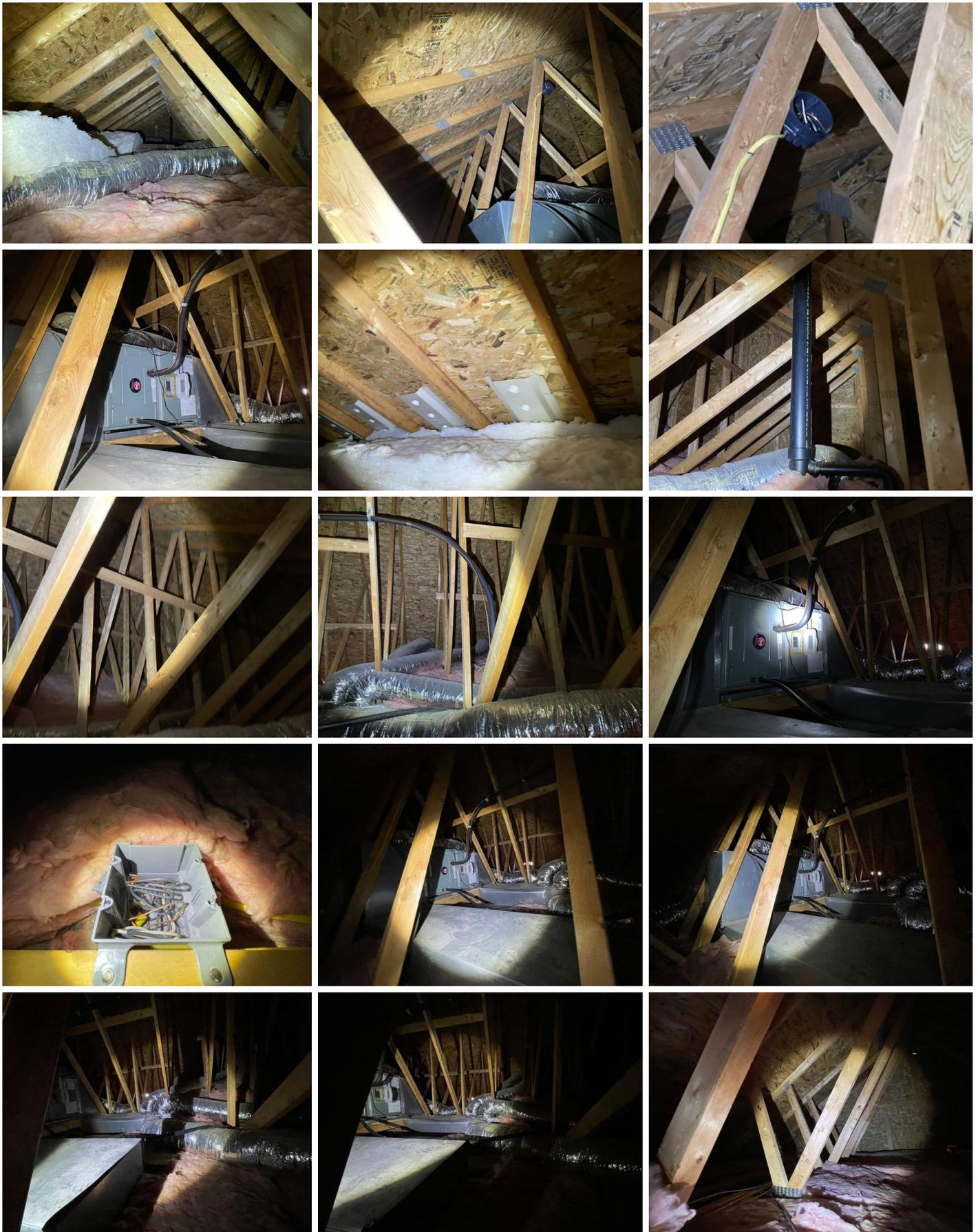
Material

Plywood

Descriptions:

The materials, styles and components present and observable are described as follows:

Roof Structure & Attic: Pictures of Attic





9: ELECTRICAL

Information

Service Entrance Conductors:

Service Method

Below Ground

Service Entrance Conductors:

Conductor Material

Aluminum

Service Entrance Conductors:

Voltage

220 Volt

Service Panel: Picture of Inside Service Panel

Service Panel: Main Panel Location

Garage

Service Panel: Panel Amperage

200 AMP

Service Panel: Equipment in Panel

Circuit Breaker, AFCI Breakers

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring

Copper

Branch Wiring Circuits, Breakers & Fuses: Type of Sheathing

Non Metallic

Homeowner's Responsibility: 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.

Descriptions:

The materials, styles and components present and observable are described as follows:

Fixtures, Fans, Switches & Receptacles: Exterior Light Fixtures Disclaimer

Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.

Recommendations

9.5.1 Fixtures, Fans, Switches & Receptacles

COVER PLATE - MISSING



A cover plate was missing. Not only do cover plates help to prevent accidental shocks, but they help to contain any arcing or sparking that might take place within an electrical box, thus potentially preventing a fire. I recommend having the missing cover plates replaced.

Recommendation

Contact a qualified handyman.



9.6.1 GFCI & AFCI

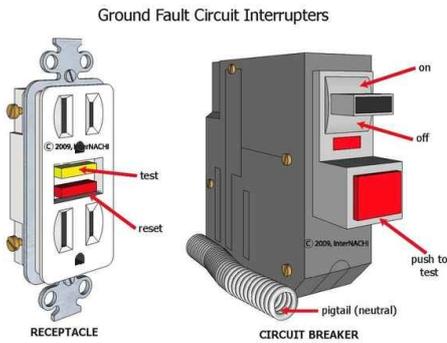
Moderate Concern

GFCI RECEPTACLE - NOT FUNCTIONING PROPERLY

The GFCI receptacle(s) was not functioning properly. In order to provide protection against electrical shock, I recommend having this evaluated and replaced if necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



9.6.2 GFCI & AFCI

Minor Concern

WEATHERPROOF COVER - DAMAGED

The weatherproof cover(s) is damaged. I recommend having the damaged weatherproof covers replaced by a qualified contractor.

Recommendation

Contact a handyman or DIY project



10: PLUMBING

Information

Source of Water Supply

Public

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply: Water Supply

Material

Copper

Water Supply: Distribution

Material

Copper

Atmospheric Water Heater:

Manufacturer

Whirlpool

Atmospheric Water Heater:

Location

Basement

Atmospheric Water Heater:

Capacity

50 Gallon

Atmospheric Water Heater:

Approximate Age

15 Years Old

Atmospheric Water Heater:

Power Source/Type

Electric

Fixtures: Jetted Tub

The jetted tub was filled and the jets were then tested for function.

Atmospheric Water Heater:

Manufacturer

Whirlpool

Atmospheric Water Heater:

Location

Basement

Atmospheric Water Heater:

Capacity

50 Gallon

Atmospheric Water Heater:

Approximate Age

15 Years Old

Atmospheric Water Heater:

Power Source/Type

Electric

Homeowner's Responsibility: 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.

Descriptions:

The materials, styles and components present and observable are described as follows:

Drain, Waste, & Vent Systems: 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.

Atmospheric Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.

Atmospheric Water Heater: Water Heater

The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present.

Any defects are noted below.

Here is a nice maintenance guide from Lowe's to help.

11: HEATING

Information

Furnace: Brand
Rheem

Furnace: Approximate Age
15 Years Old

Furnace: Ductwork
Insulated, Non-insulated

Furnace: Energy Source
Natural Gas

Furnace: Combustion Air
Indoor Combustion Air

Homeowner's Responsibility: 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 have the HVAC system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter cleaned.

Furnace: Furnace

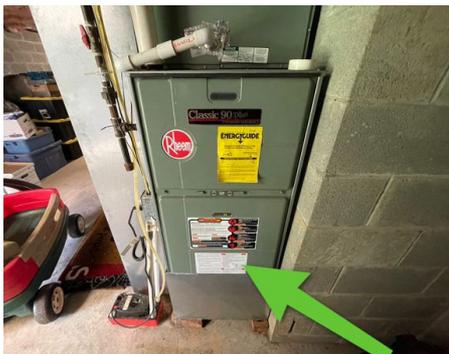
- The heating system for the home was visually inspected and tested including the following:*
- o Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.*
 - o Opening readily accessible panels to visually inspect the system.*
 - o Inspecting the venting system, flues and chimneys, where present.*
- Any defects are noted below.*

Furnace: Descriptions:

The materials, styles and components present and observable are described as follows:

Furnace: Furnace Filter Location

This shows the location of the homes furnace filter, and how to access it for routine filter changes.



Furnace: Thermostat Location

Living Room, Hallway

**Recommendations**

11.2.1 Furnace

CLEAN AND SERVICE - NO RECENT SERVICES ON LOG Minor Concern

The furnace does not have a recent service written on a service log. When HVAC equipment is serviced, it is typically written on a log by the technician to keep record that it was serviced. I did not see any record that it was serviced recently, therefore I recommend having the air conditioning cleaned and serviced, followed by annually.

Recommendation

Contact a qualified HVAC professional.

12: COOLING

Information

Air Conditioning: Location

Rear of Home

Air Conditioning: Brand

Rheem

Air Conditioning: Approximate Age

15 Years Old

Air Conditioning: Energy Source

Electric

Air Conditioning: Max Fuse or Circuit Breaker

60A

Homeowner's Responsibility: 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 have the air conditioning system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter cleaned.

Air Conditioning: Air Conditioning

The cooling system for the home was visually inspected and tested (unless limitations are listed) with testing including the following:

- o Turning on the system at the operating control and ensuring the system operated properly.*
- o Inspecting the exterior compressor and coil, where present.*

Any defects are noted below.

Air Conditioning: Descriptions:

The materials, styles and components present and observable are described as follows:

Air Conditioning: Pictures of Air Conditioning System



Recommendations

12.2.1 Air Conditioning

CLEAN AND SERVICE - NO RECENT SERVICES ON LOG

 Minor Concern

The AC does not have a recent service written on a service log. When HVAC equipment is serviced, it is typically written on a log by the technician to keep record that it was serviced. I did not see any record that it was serviced recently, therefore I recommend having the air conditioning cleaned and serviced, followed by annually.

Recommendation

Contact a qualified HVAC professional.

13: INSULATION & VENTILATION

Information

Crawlspace / Basement Wall Insulation: Insulation Type
None

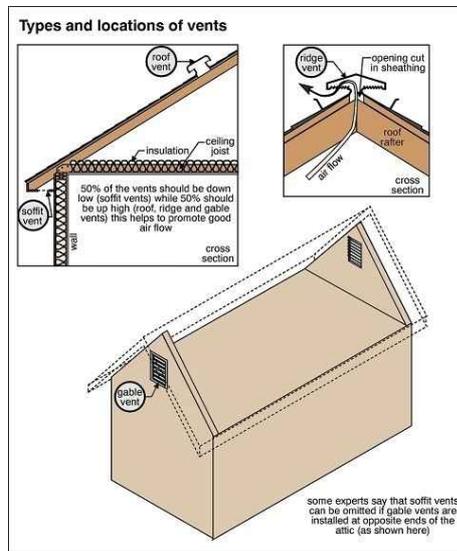
Flooring Insulation: Insulation Type
Fiberglass Batt

Attic Insulation: Insulation Type
Fiberglass Batt

Attic Insulation: Average Depth of Ventilation & Exhaust : Insulation
6"-8"

Ventilation Type
Soffit Vents, Ridge Vents, Gable Vents

Ventilation & Exhaust : Bathroom Ventilation
Exhaust Fan, Window



Descriptions:

The materials, styles and components present and observable are described as follows:

Ventilation & Exhaust : Dryer Vent Termination

On the Exterior Wall

The photo(s) noted here show where the dryer vent exhausts, which can be helpful for cleaning and maintenance.



14: FOUNDATION & STRUCTURE

Information

Foundation: Style

Crawlspace, Basement

Foundation: Material

Masonry Block

Foundation: Location of Crawl Space Entrance

Access Door



Floor Structure: Joist/Support Material

Wood Beams, Wood Joists

Floor Structure: Post Material

Masonry Block

Floor Structure: Sub-floor

Plywood

Floor Structure: Basement/Crawlspace Floor

Gravel

Homeowner's Responsibility: 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.

Descriptions:

The materials, styles and components present and observable are described as follows:

15: PESTS/RODENTS

Information

General: Not Thoroughly Inspected

Inspecting for pests, rodents, termites, etc. is outside the scope of a home inspection. A thorough inspection was not performed in order to determine their presence and/or any damage done by them. We are not qualified or licensed pest inspectors, therefore hiring an actual professional is advised. However, as a courtesy, any evidence or damage caused by mice, squirrels, wood destroying organisms, etc. is listed below.

Recommendations

15.1.1 General

BIRDS NEST

A birds nest was observed in one or more areas. I recommend having the nest removed.



16: CHECKLIST

Information

General: All Accessible GFCI Receptacles Were Reset

General: All Gates Were Closed on The Fence

General: Dishwasher Was Finished and Checked for Leaks

General: Oven/Range/Cooktops Turned Off

General: Thermostat Was Reset to Original Position

General: Final Checklist

It is our goal to treat every home with respect and leave them in the same condition as when we arrived. The following are steps that were taken as part of our final checklist in order to ensure that everything was reset to it's original position/condition.

STANDARDS OF PRACTICE

Inspection Details

1. Definitions and Scope
2. Limitations, Exceptions & Exclusions
3. Standards of Practice
 - 3.1. Roof
 - 3.2. Exterior
 - 3.3. Basement, Foundation, Crawlspace & Structure
 - 3.4. Heating
 - 3.5. Cooling
 - 3.6. Plumbing
 - 3.7. Electrical
 - 3.8. Fireplace
 - 3.9. Attic, Insulation & Ventilation
 - 3.10. Doors, Windows & Interior
4. Glossary of Terms

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

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

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

II. The inspector shall describe:

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:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.

15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

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

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. 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.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.

6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.

22. inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.

12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of fireplace.

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

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

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

component: A permanently installed or attached fixture, element or part of a system.

condition: The visible and conspicuous state of being of an object.

correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

decorative: Ornamental; not required for the operation of essential systems or components of a home.

describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

determine: To arrive at an opinion or conclusion pursuant to examination.

dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

enter: To go into an area to observe visible components.

evaluate: To assess the systems, structures and/or components of a property.

evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

examine: To visually look (see inspect).

foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: See "home inspection."

home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.