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MA HAWKEYE ROOM-BY-ROOM

1234 Main Street
Marblehead, MA 01945

Buyer Name
11/23/2025 9:00AM

Inspector
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TABLE OF CONTENTS

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommended that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection was performed according to the 266 CMR 6.00 “Standards of Practice” of the Commonwealth of Massachusetts The Standards of Practice, Definitions, and all required documents have been previously provided via email and are also available at http://www.hawkeyeinspectors.com.

Hawkeye Home Inspections home inspectors are professionals who adhere to uniform standards for disclosing building deficiencies and a code of ethics that requires members to discharge their duties with fairness and impartiality to all. This report supersedes all previous communications and represents a visual evaluation of those components outlined in our contract that were accessible on the day of the inspection only. This report does NOT represent an endorsement for or against the purchase of real estate and there are no expressed warranties expressed or implied in conjunction with the inspection of the premises. The components of this report are not assignable to third parties; the report is confidential and shall not be revealed to anyone without your authorization. You are urged to spend the time needed to review each part of the inspection report to make sure that it accurately documents the visual problems that were disclosed to you during the hours of the home inspection. If you have any questions or require further clarification, please call our office for free assistance. If you desire a “return visit inspection” fees will apply.

To prevent “false expectations”, please understand that the task of a home inspector is to function as a “general practitioner” who is trained to be a professional in the identification of typical home deficiencies. The inspector performs a visual examination to identify certain components, state their general condition, locate tell-tale problems and then recommends that you consult with appropriate tradesmen or other experts for further evaluation and repair estimates. Be advised that a home inspector will not find every little problem during the several hours spent at the site. For that reason, undisclosed problems are often revealed during repairs or after further evaluation by tradesmen. A home inspector does NOT perform destructive testing; (s)he can NOT see through walls, move furniture or stored goods nor predict the future. DISCLAIMER: Those defects hidden or concealed at the time of the inspection are EXCLUDED from this report. Buying real estate is a speculative investment in spite of a limited visual home inspection. While you still incur some risk, the inspection report does represent an educated and impartial second opinion. For your added protection, you should recognize the owner/seller is the best source of information regarding the history of the home. Try to obtain an honest disclosure of known problems prior to purchase. You should carefully review any available

owner/seller disclosure forms. The following is an opinion report expressed as a result of the inspection. Please take the time to read the report so you understand the contingent and limiting conditions and definition of terms. This will enable you to clearly understand the inspector's observations, analysis, and recommendations.

This report is CONFIDENTIAL and is furnished solely for the use and benefit of the customer. It is not to be used for the benefit of any other party not named in the report and the Inspection Agreement. This report is the copyrighted work of The Hawkeye Companies. Reproduction of this report without the expressed written consent of The Hawkeye Companies is prohibited.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be printed on paper or to a PDF document.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or

component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

(Observation Modifiers)

Pest Inspection

All items with the bug logo () are part of a structural pest inspection. If your inspector included a structural pest inspection as a part of the scope of your home inspection, you can distinguish pest inspection items by this logo. You can also go to the pest inspection summary page to see a summary of the items that are part of a pest inspection.

SUMMARY

4
MAINTENANCE ITEM

34
REPAIR NEEDED

2
IMMEDIATE ACTION NEEDED

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

8.2.1 Utility Room - Heating Equipment: Needs Servicing/Cleaning
8.3.1 Utility Room - Distribution System: Ducts Uninsulated
8.3.2 Utility Room - Distribution System: Air Filter 6 Months
9.2.1 Plumbing - Waste Piping: Drum trap
9.3.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: P/T Valve shows leakage
12.4.1 Main Bathroom - Shower / Tub: Caulk grouting needed
13.3.1 Upstairs Bathroom - Toilet: Loose toilet
13.4.1 Upstairs Bathroom - Shower / Tub: Loose valve handle
17.3.1 Upstairs Bedrooms - Windows: Damaged
17.3.2 Upstairs Bedrooms - Windows: Damaged crank hardware
17.3.3 Upstairs Bedrooms - Windows: Skyights show some water damage
18.1.1 Attic - Attic Insulation: Massave
18.2.1 Attic - Ventilation: Soffit vents are blocked
18.7.1 Attic - Roof Sheathing: Previous leaks
19.2.1 Laundry Room - Clothes Dryer: 3-Prong Outlet
19.3.1 Laundry Room - Clothes Washer: Not GFCI protected
23.3.1 Living Room/ Dining Room - Windows: Difficult operation
23.3.2 Living Room/ Dining Room - Windows: Casement windows
24.1.1 Kitchen - Kitchen Sink: Damaged Sink
24.2.1 Kitchen - Kitchen Countertops/ Cabinets: Damaged cabinet door(s)
24.7.1 Kitchen - Kitchen Floor : Loose laminate planks in sink area
25.3.1 Kitchen Appliances - Range/Oven/Cooktop: Tip Clip

1: GENERAL COMMENTS

		IN	NI	NP	D
1.1	Inspection Guidelines				

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

Information

Inspection Guidelines: MA SOP CMR 266

Items in need of repair or replacement should be repaired in compliance with applicable requirements of the governing codes and sound construction practices. Repairs should be completed by properly licensed or qualified tradesman, such as electricians, plumbers, contractors, masons, chimney sweeps, etc. For information on the scope of this home inspection, please consult the Commonwealth of Massachusetts Standards of Practice 266 CMR 6.00, as provided to you along with the inspection contract and MASSSAVE documentation.

Inspection Guidelines: Exclusions

Per State Standards of Practice, the following are not part of a residential home inspection. Some systems may require maintenance and/or winterization. We recommend you consult with the seller regarding operation, service history, and any transferable warranties.

- Testing of Smoke and CO Detectors
- Detached buildings, including garages
- Irrigation Systems
- Alarm Systems
- Pools & HotTubs
- Solar Panels

2: INSPECTION DETAILS

Information

Viewing Orientation
Front

State of Occupancy
Occupied, Furnished

Ground Cover
Damp

In Attendance
Client's Agent, Client, Listing Agent

Past Day Rain/Snow
Clear

Weather Conditions
Clear

Temperature
70-80° F

Style
Cape

Type of Building
Single Family

Approximate Year of Original Construction
1950

Approximate Square Footage
2,358

Inspection Conditions
Furnishings and stored items

Water Tests
None requested

Inspection start and finish time
Start Time: _____, End Time: _____, 9:30am, 12:30pm

(GC-1) MA Smoke and CO detectors:

The testing of Smoke and CO Detectors is not part of this inspection. Check Smoke and CO Detectors prior to closing. The local fire department final sign off for the Smoke Detectors and Carbon Monoxide Detectors will be presented to you at time of transfer of ownership.

(GC-2) Mass Save Program

We suggest you visit MassSave at http://www.MassSave.com/ to learn ways to reduce energy cost and consumption at your home.

Insects

The Massachusetts Regulation 266 CMR does not require home inspectors to inspect for insect damage or activity unless that service option is specifically ordered by the client.

Radon

None ordered

Radon is found in homes new or old, with or without basements, built on ledge or even sand.

3: ROOF & CHIMNEY

Information

Style of Roof: Type of Roof
Gable, Shed

Style of Roof: Pitch
Medium

Roof Covering Material and Condition: Material
Asphalt

Roof Covering Material and Condition: Condition
Satisfactory

Chimney: Viewed from:
Ground (inspection limited), Binoculars (inspection limited)

Chimney: Chase Material:
Brick

Gutters and Downspouts: Gutter Material
Aluminum

Plumbing Vent Stack(s): Material
PVC

Skylights: Skylight(s)
Present, Limited access

Skylights, Chimneys & Other Roof Penetrations: Skylight(s)

Skylights present on on front side and top of roof.

Ventilation System: Ventilation System
Soffit, Gable

A proper roof ventilation system exhausts moisture and heat from the attic space, aiding in the prevention of moisture damage and ice damming, affecting the attic and interior of the house.

Limitations

Roof Access

NOT VIEWABLE DUE TO ANGLE OF ROOF

"Flat" roof at the rear of house not visible due to slope of roof and property restrictions.

Observations

3.3.1 Roof Covering Material and Condition

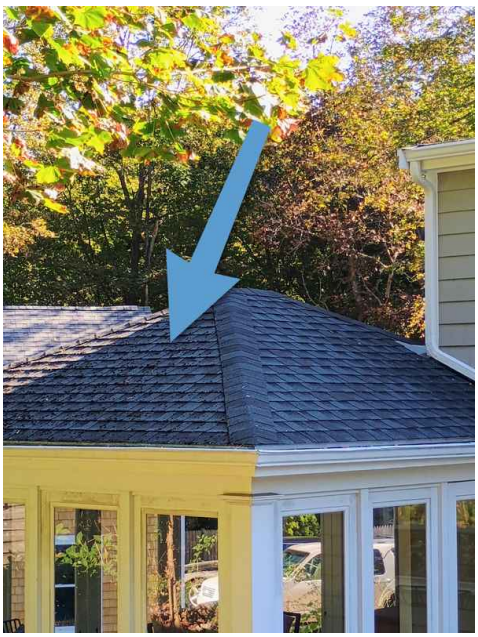
Maintenance Item

LICHEN AND/OR MOSS PRESENT

Lichen and moss were present on the roof covering. These organisms are signs of lingering moisture, and can inhibit water from flowing off the roof. Consider contacting a roof cleaner or handyman regarding mechanical and chemical methods of removal.

Recommendation

Contact a qualified handyman.



3.4.1 Chimney

Repair Needed

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

**Note - No flues or fireplaces are drafting through the chimney. Top of chimney may be capped and not in use. Verify with sellers regarding the use of the chimney.


3.5.1 Gutters and Downspouts

Maintenance Item

SUB SURFACE DRAINS

Subsurface drains appear to be in place. The condition and the discharge point are unknown. This item is not rated and not part of this inspection. Consult with seller for discharge location.

Recommendation

Contact a qualified professional.

3.8.1 Ventilation System

Repair Needed

SOFFIT VENTS PAINTED OVER

Soffit vents are painted over at the rear of the house, possibly limiting proper ventilation of roof under-side and attic space.

Recommendation

Contact a qualified professional.

3.8.2 Ventilation System

Maintenance Item

VAULTED CEILING QUESTIONABLE VENTILATION

The ventilation of the sloped ceilings in the home is questionable. Proper ventilation of cathedral roofs is rarely achieved. As a result, these areas tend to be prone to difficulty, particularly in cold climates. Ice damming on the roof and condensation within the roof space are common problems. These areas should be monitored.

Recommendation

Contact a qualified professional.

4: EXTERIOR

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Siding, Flashing & Trim	X			
4.3	Exterior Doors	X			
4.4	Walkways, Patios & Driveways	X			
4.5	Decks, Balconies, Porches & Steps	X			
4.6	Eaves, Soffits & Fascia	X			
4.7	Vegetation, Grading, Drainage & Retaining Walls	X			
4.8	Windows (As viewed from the exterior)				
4.9	Stoops, Steps and Stairs	X			
4.10	Window Wells and Stairwells	X			
4.11	Oil Fill/ Gas Meter	X			
4.12	Exterior Outlets	X			

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

Information

Foundation: Material
Concrete

Foundation: Lowest level doors
Wood

Siding, Flashing & Trim: Siding Material
Wood

Siding, Flashing & Trim: Siding Style
Shingles

Siding, Flashing & Trim: Trim material
Wood, Satisfactory

Exterior Doors: Main Door Condition
Wood

Exterior Doors: Other Door Condition
Wood

Exterior Doors: Patio Door Condition
Wood, Glass

Walkways, Patios & Driveways: Driveway Material
Gravel

Walkways, Patios & Driveways: Walkway Material
Brick, Cobblestone

Decks, Balconies, Porches & Steps: Material
Wood

Eaves, Soffits & Fascia: Material
Wood

Eaves, Soffits & Fascia: Condition
Satisfactory

Windows (As viewed from the exterior): Material
Wood

As viewed from the exterior.

Windows (As viewed from the exterior): Style(s)
Double hung, Casement

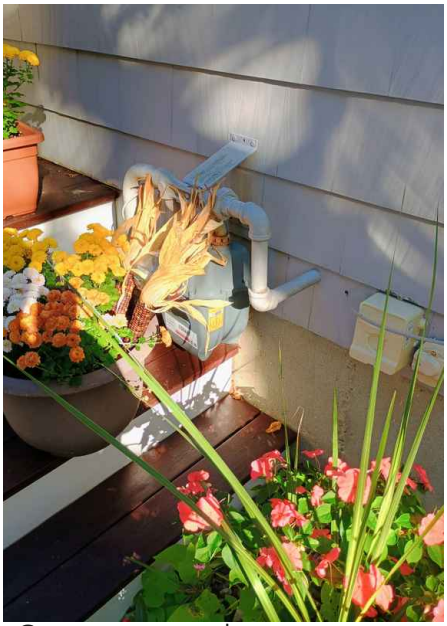
Stoops, Steps and Stairs: Appurtenance
Front Steps, Rear steps

Stoops, Steps and Stairs: Material
Wood

Window Wells and Stairwells: Window wells present

Oil Fill/ Gas Meter: Gas meter/ Oil Fill
Gas meter

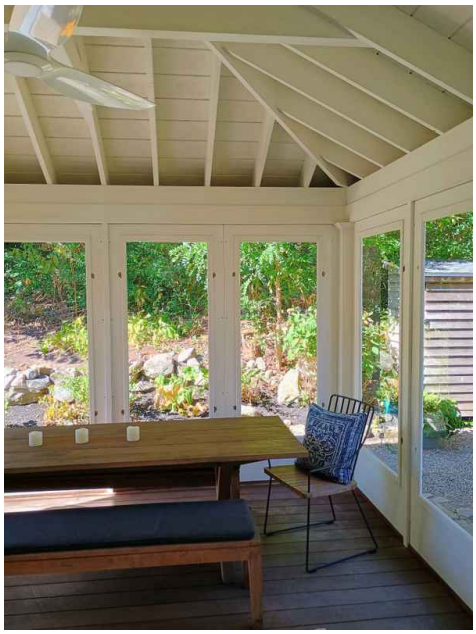
Exterior Outlets : GFCI Protected



Gas meter at mudroom entrance

Decks, Balconies, Porches & Steps: **Appurtenance**

Covered Porch, Balcony

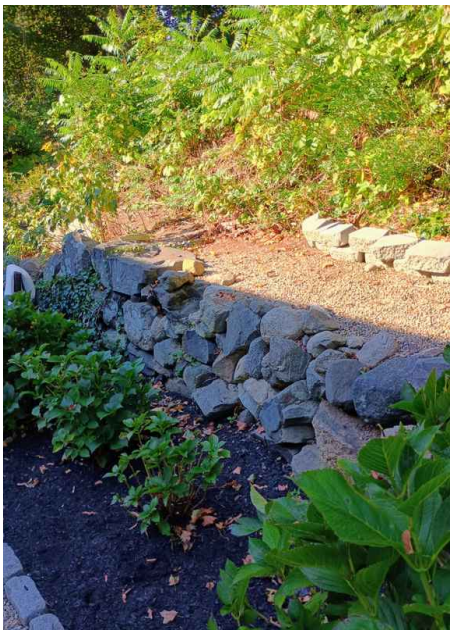
Balcony off Guest Room/Office

Vegetation, Grading, Drainage & Retaining Walls: **Routine Maintenance**

Recommend always pruning or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects, water intrusion and fungal growth.

Vegetation, Grading, Drainage & Retaining Walls: Retaining walls

Stone



Observations

4.2.1 Siding, Flashing & Trim

Repair Needed

SPLITTING

Siding shingles was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend monitoring for excessive splitting, in which case a qualified siding contractor should evaluate and repair/replace.

Recommendation

Contact a qualified professional.

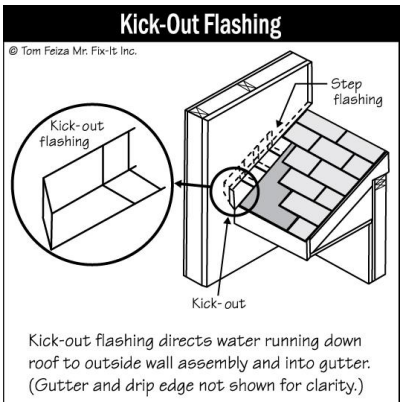
4.2.2 Siding, Flashing & Trim

Repair Needed

KICKOUT FLASHING(S) MISSING

Recommendation

Contact a qualified professional.



4.4.1 Walkways, Patios & Driveways

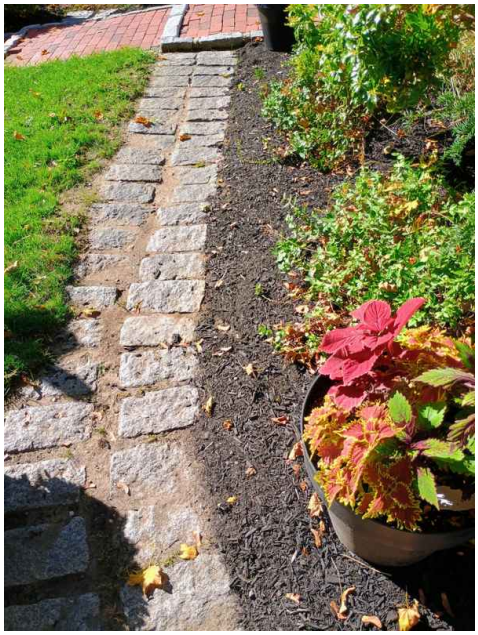
Repair Needed

WALKWAY - SHIFTED BRICKS: TRIP HAZARD

Shifted bricks were observed in the walkway, creating a potential trip hazard. The shifting may be caused by poorly compacted earth beneath the walkway. Recommend a walkway contractor or mason repair as desired.

Recommendation

Contact a qualified professional.

4.5.1 Decks, Balconies, Porches & Steps

Repair Needed

NOTCHED RAILING POSTS

many decks are built with guardrails that use notched 4x4's as rail posts. Regardless of the depth of the notch this is unadvisable because it significantly weakens the strength properties of the posts.

Monitor for weakening and correct if and as needed.


4.8.1 Windows (As viewed from the exterior)

Repair Needed

WINDOW GLAZING DETERIORATED

Glazing at older wood windows shows cracking, peeling. Recommend repair to prevent water intrusion.

Recommendation

Contact a qualified window repair/installation contractor.

4.10.1 Window Wells and Stairwells

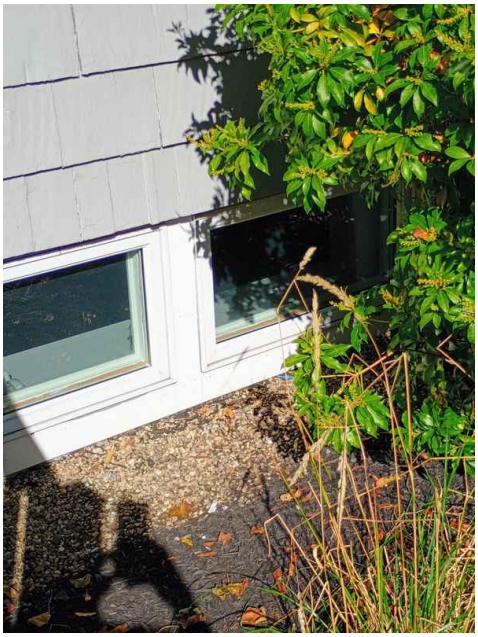
Repair Needed

INSTALL WOOD/WATER

Install window wells to create clearance between earth and window to avoid water penetration.

Recommendation

Contact a qualified professional.



4.12.1 Exterior Outlets

Immediate Action Needed

NOT WORKING GFCI

The rear exterior gfci outlet is not working. Repair as needed.

Recommendation

Contact a qualified electrical contractor.

5: GARAGE

		IN	NI	NP	D
5.1	Ceiling	X			
5.2	Floor	X			
5.3	Walls & Firewalls	X			
5.4	Garage Door	X			
5.5	Garage Door Opener	X			
5.6	Occupant Door (From garage to inside of home)	X			

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

Information

Garage Type
Under living space

Garage Door: Type
Sectional

Floor: Typical cracking of the garage floor.

Garage Door Opener: Automatic door opener
Worked as intended

Garage Door: Material
Metal

Observations

5.2.1 Floor

Repair Needed

TRIP HAZARD AT GARAGE ENTRY

The garage floor does not meet the level of the driveway pavement.

Recommendation

Contact a qualified professional.

5.6.1 Occupant Door (From garage to inside of home)

Immediate Action Needed

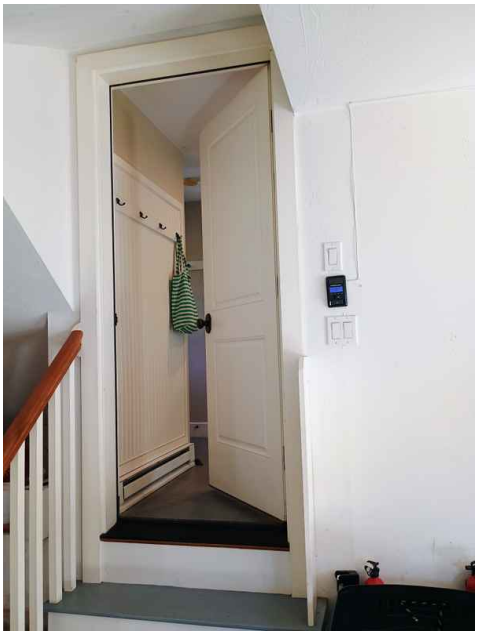
NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a qualified door repair/installation contractor.



6: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
6.1	Basements & Crawlspaces	X			
6.2	Vapor Retarders (Crawlspace or Basement)				
6.3	Beams	X			
6.4	Joists	X			
6.5	Subfloor	X			
6.6	Columns	X			
6.7	Floor Structure				
6.8	Wall Structure	X			
6.9	Ceiling Structure	X			
6.10	Basement Drainage	X			
6.11	Sump Pump	X			
6.12	Basement Windows	X			
6.13	Basement/ Crawlspace access	X			
6.14	Chimney	X			

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

Information

Beams: **Main Beam**
Wood Main Beam

Joists: **Joist type**
Wood

Subfloor: **Sub Floor**
Wood

Columns: **Support Columns**
Steel lally columns, Temporary jacks

Floor Structure: **Material**
Concrete

Floor Structure: **Basement/Crawlspace Floor**
Concrete

Wall Structure: **Basement wall structure**
concrete

Ceiling Structure: **Basement ceiling**
Drywall

Basement Drainage : **Evidence of Waterproofing**
Sump pump installed

Basement Drainage : **Dehumidifier:**
Recommend use of dehumidifier as needed., Present

Sump Pump: **Sump pump**
Present

Sump Pump: **Location**
Basement

Basement Windows: **Type**
Awning

Basement/ Crawlspace access: **Basement entrance door**
Bulkhead door

Basements & Crawlspaces: **Partially Finished**

Limited access to structural members during inspection due to partially finished construction

Basement Drainage : Floor drain(s) present

A floor drain was noted in the basement. Testing floor drains is beyond the scope of this inspection. It is recommended that they be tested for function by the homeowner or a handy-person by running a hose in them for a prolonged time or having them professionally scoped by a qualified plumber. The traps in these drains sometimes dry-out allowing sewer gases and vermin into the home. As a part of routine maintenance make sure drain trap has water in it and is properly covered.

Basement Drainage : Evidence of moisture

Efflorescence

Mineralization stains were noted. Often referred to as efflorescence, these are white staining patterns. These tend to indicate seasonal dampness in the masonry and they can indicate more problematic moisture control problems. In this case, stains looked old. Monitor for signs of moisture control problems which would indicate a need for repair.

Observations

6.6.1 Columns

Repair Needed

TEMPORARY SUPPORTS

When any of these split type or telescopic adjustable post or columns are installed with the intention of permanent use for the support of main beams in homes it is an improper and unsafe application for which they were not designed. All “split type” adjustable posts are for temporary use only.

6.12.1 Basement Windows

Repair Needed

UPGRADE WORN WINDOWS

Consider upgrade or refurbishing of worn windows. Upgrade rotted and deteriorated windows as needed.

Recommendation

Contact a qualified professional.

6.13.1 Basement/ Crawlspace access

Repair Needed

SEAL DOOR

Gap noted at the basement access door. Repair as needed.

Recommendation

Contact a handyman or DIY project

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Outlets				

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

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts, Aluminum

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Bx cable

Observations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

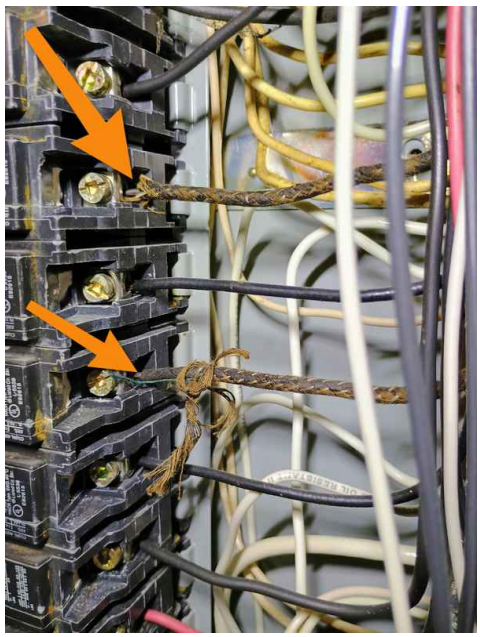
Repair Needed

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8: UTILITY ROOM

		IN	NI	NP	D
8.1	Cooling Equipment	X			
8.2	Heating Equipment	X			
8.3	Distribution System	X			
8.4	Fuel Storage & Distribution Systems	X			

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

Information

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Grade

Cooling Equipment: Annual Service
The cooling system and equipment should be serviced annually

Cooling Equipment: Date of manufacture
Date of manufacture - June 2015

Heating Equipment: Brand
Carrier

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air

Heating Equipment: Age
Date of manufacture - November 2017

Heating Equipment: Shutoff location
At unit

Distribution System: Ductwork
Non-insulated

Distribution System: Configuration
Central

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

Heating Equipment: Annual Service
The heating system should be serviced annually to ensure reliability and longevity.

Observations

8.2.1 Heating Equipment

Repair Needed

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

8.3.1 Distribution System

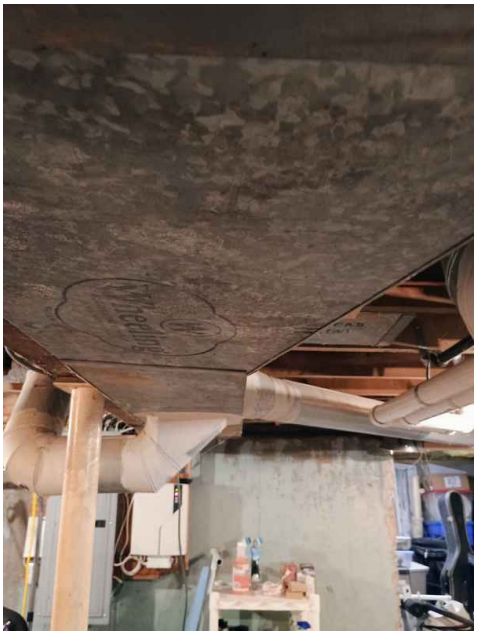
Repair Needed

DUCTS UNINSULATED

Ducts are not insulated, resulting in energy loss. Recommend licensed HVAC contractor insulate ducts.

Recommendation

Contact a qualified HVAC professional.



8.3.2 Distribution System

Maintenance Item

AIR FILTER 6 MONTHS

Change air filter every 6 months or as needed.

Recommendation

Recommended DIY Project

9: PLUMBING

Information

Water Service: Filters
None

Water Service: Water Source
Public

Water Service: Main shut off Location
Basement

Water Service: Water main pipe type
Copper

Waste Piping: Waste Plumbing Information
Cast iron

Cast Iron

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

Hot Water Systems, Controls, Flues & Vents: Location
Basement

Hot Water Systems, Controls, Flues & Vents: Water Heater age
Date of manufacture - December 2017

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

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

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.

Observations

9.2.1 Waste Piping

DRUM TRAP

Repair Needed

Drum trap present. They can be problematic because they are prone to clogging and are not easily accessible for cleaning or maintenance. Additionally, drum traps do not provide the same self-scouring action as modern P-traps, which can lead to debris buildup and slow drainage. While the drum trap may be functional at the time of inspection, replacement with a modern, code-compliant P-trap is recommended during future renovations or if drainage issues occur. Evaluation and further recommendations by a licensed plumber are advised.

Recommendation

Contact a qualified plumbing contractor.

9.3.1 Hot Water Systems, Controls, Flues & Vents

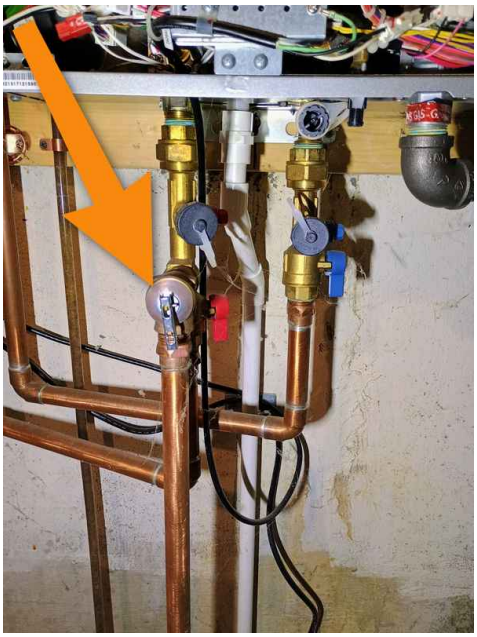
Repair Needed

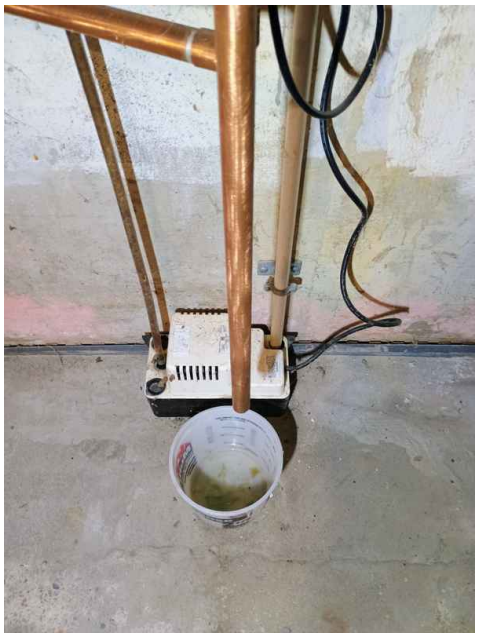
P/T VALVE SHOWS LEAKAGE

Water stains beneath the pressure-temperature valve indicate leakage due to pressure or valve issues. Consult with plumber to evaluate and correct as needed.

Recommendation

Contact a qualified professional.





10: BASEMENT/ LOWEST LEVEL ROOMS

		IN	NI	NP	D
10.1	Doors				
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Thermostat Controls	X			
10.7	Lighting Fixtures, Switches & Receptacles				
10.8	GFCI & AFCI				

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

Information

Windows: Window Type
Casement

Floors: Floor Coverings
Bamboo

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

11: BASEMENT BATHROOM

		IN	NI	NP	D
11.1	General				
11.2	Sinks and Cabinets				
11.3	Toilet				
11.4	Shower / Tub				
11.5	Water Supply, Distribution Systems & Fixtures				
11.6	Lighting Fixtures, Switches & Receptacles				
11.7	GFCI & AFCI				
11.8	Bathroom vent				
11.9	Heating/ Cooling				

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

12: MAIN BATHROOM

		IN	NI	NP	D
12.1	General				
12.2	Sinks and Cabinets	X			
12.3	Toilet	X			
12.4	Shower / Tub	X			
12.5	Water Supply, Distribution Systems & Fixtures				
12.6	Lighting Fixtures, Switches & Receptacles	X			
12.7	GFCI & AFCI	X			
12.8	Bathroom vent	X			
12.9	Heating/ Cooling	X			

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

Information

Sinks and Cabinets: Sink
Satisfactory

Sinks and Cabinets: Faucet
No leaks found

Sinks and Cabinets: Functional flow
Satisfactory

Sinks and Cabinets: Sink cabinet
Satisfactory

Toilet: Satisfactory/tested

Shower / Tub: Tub and shower materials
Cast iron

Shower / Tub: Faucet
No leaks found

Shower / Tub: Functional Flow
Satisfactory

GFCI & AFCI: GFCI-protected outlets
GFCI outlets present

Reset in Primary bath

Bathroom vent : Bathroom vent present

Heating/ Cooling : Heat Source
Duct Work / Air Vent

Observations

12.4.1 Shower / Tub

Repair Needed

CAULK GROUTING NEEDED

Caulking/grout repairs are needed for the tub/shower enclosure. Regular maintenance of tile caulk and grout is critical for moisture control.

Recommendation

Contact a qualified tile contractor

13: UPSTAIRS BATHROOM

		IN	NI	NP	D
13.1	General				
13.2	Sinks and Cabinets	X			
13.3	Toilet	X			
13.4	Shower / Tub	X			
13.5	Water Supply, Distribution Systems & Fixtures				
13.6	Lighting Fixtures, Switches & Receptacles	X			
13.7	GFCI & AFCI	X			
13.8	Bathroom vent	X			
13.9	Heating/ Cooling	X			

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

Information

Sinks and Cabinets: Sink
Satisfactory

Sinks and Cabinets: Faucet
No leaks found

Sinks and Cabinets: Functional flow
Satisfactory

Toilet: Toilet - repairs needed

Shower / Tub: Tub and shower materials
Acrylic/fiberglass

Shower / Tub: Faucet
No leaks found

Shower / Tub: Functional Flow
Satisfactory

GFCI & AFCI: GFCI-protected outlets
GFCI outlets present

Reset in Primary bath

Bathroom vent : Bathroom vent present

Heating/ Cooling : Heat Source
Duct Work / Air Vent

Observations

13.3.1 Toilet

Repair Needed

LOOSE TOILET

Loose toilet observed. Remove, evaluate flange and floor, reseal with new wax ring and repair. Check flooring in toilet area for possible concealed damage. Failure to properly reseal the toilet may result in damage to the floor and substructure.

Recommendation

Contact a qualified professional.

Toilet was loose on its moorings

13.4.1 Shower / Tub

Repair Needed

LOOSE VALVE HANDLE

Shower control valve handle was loose. Correct this condition.

Recommendation

Contact a qualified professional.

14: UPSTAIRS BATHROOM 2

		IN	NI	NP	D
14.1	General				
14.2	Sinks and Cabinets				
14.3	Toilet				
14.4	Shower / Tub				
14.5	Water Supply, Distribution Systems & Fixtures				
14.6	Lighting Fixtures, Switches & Receptacles				
14.7	GFCI & AFCI				
14.8	Bathroom vent				
14.9	Heating/ Cooling				

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

15: PRIMARY BATHROOM

		IN	NI	NP	D
15.1	Sinks and Cabinets				
15.2	Toilet				
15.3	Shower / Tub				
15.4	GFCI & AFCI				
15.5	Lighting Fixtures, Switches & Receptacles				
15.6	Heating/ Cooling				

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

16: PRIMARY BEDROOM

		IN	NI	NP	D
16.1	General				
16.2	Doors				
16.3	Windows				
16.4	Floors				
16.5	Walls				
16.6	Ceilings				
16.7	Lighting Fixtures, Switches & Receptacles				
16.8	GFCI & AFCI				
16.9	Heating and Cooling				

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

17: UPSTAIRS BEDROOMS

		IN	NI	NP	D
17.1	General				
17.2	Doors	X			
17.3	Windows	X			
17.4	Floors	X			
17.5	Walls	X			
17.6	Ceilings	X			
17.7	Lighting Fixtures, Switches & Receptacles	X			
17.8	GFCI & AFCI				
17.9	Heating and Cooling	X			

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

Information

Windows: Window Type
Double-hung

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Heating and Cooling: Heat Source
Duct Work / Air Vent, Electric Baseboard

Limitations

Windows

SKYLIGHTS

Skylights not operated.

Observations

17.3.1 Windows

Repair Needed

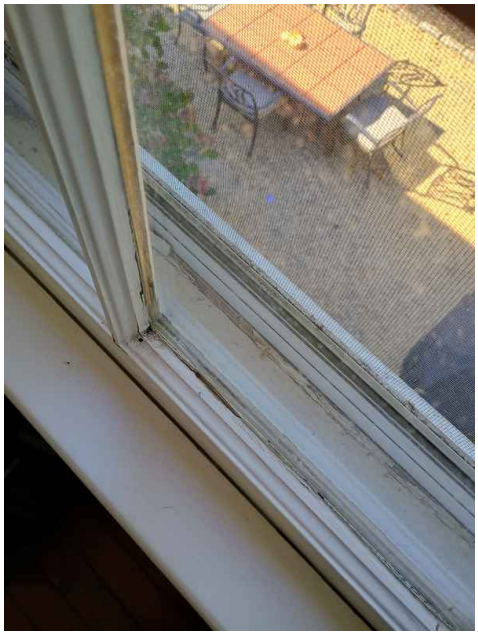
DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Glazing has deteriorated on the outside of several wood windows. Some proper maintenance would correct this condition.

Recommendation

Contact a qualified window repair/installation contractor.

17.3.2 Windows

Repair Needed

DAMAGED CRANK HARDWARE

Casement window crank was loose. Secure or replace as needed.

Recommendation

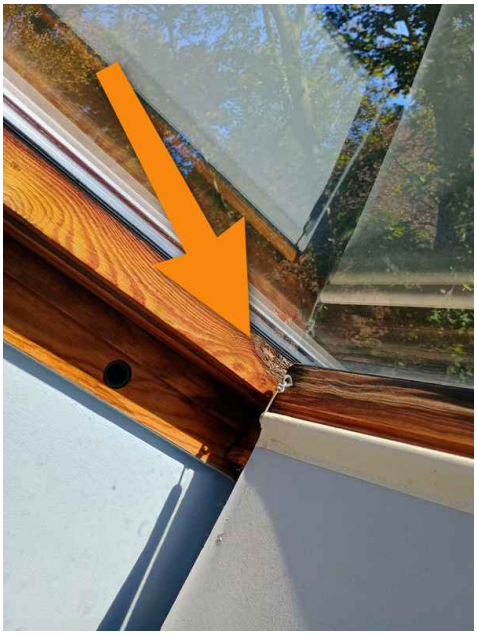
Contact a qualified professional.

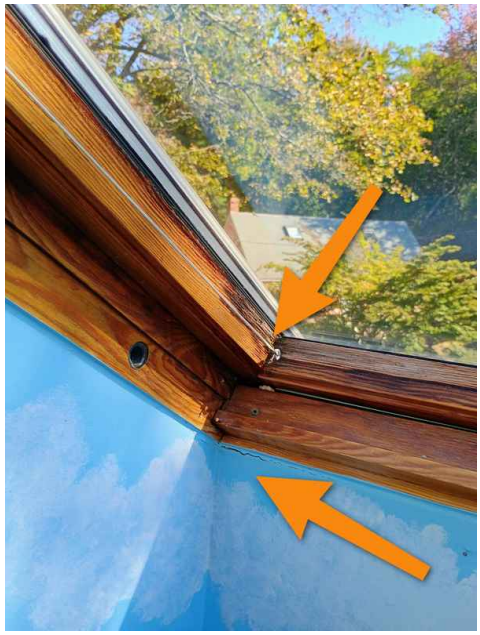

17.3.3 Windows

Repair Needed

SKYIGHTS SHOW SOME WATER DAMAGE

Damage to wood frame of skylights resembles that caused by condensation in the areas of air leakage. Replacement of seals may be needed. Consider replacement during roof repair.





18: ATTIC

		IN	NI	NP	D
18.1	Attic Insulation	X			
18.2	Ventilation	X			
18.3	Heating Equipment				
18.4	Cooling Equipment				
18.5	Distribution System				
18.6	Attic Structure	X			
18.7	Roof Sheathing	X			

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

Information

Mix of ventilation and insulation present
soffit, gable vents

Attic Insulation: Insulation Type
Batt, Foiled-faced, Foam-board

Attic Insulation: Attic Access
Wall access panel

Scuttle

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Attic Structure : Attic roof structure
Wood rafters

Roof Sheathing: Sheathing type
Wood plank

Observations

18.1.1 Attic Insulation

Repair Needed

MASSAVE

Consult massave for free energy audit.

Recommendation

Contact a qualified professional.

18.2.1 Ventilation

Repair Needed

SOFFIT VENTS ARE BLOCKED

The soffit vents are obstructed by over-painted button vents. This closes the vents and makes them insufficient.

Recommendation

Contact a qualified insulation contractor.

18.7.1 Roof Sheathing

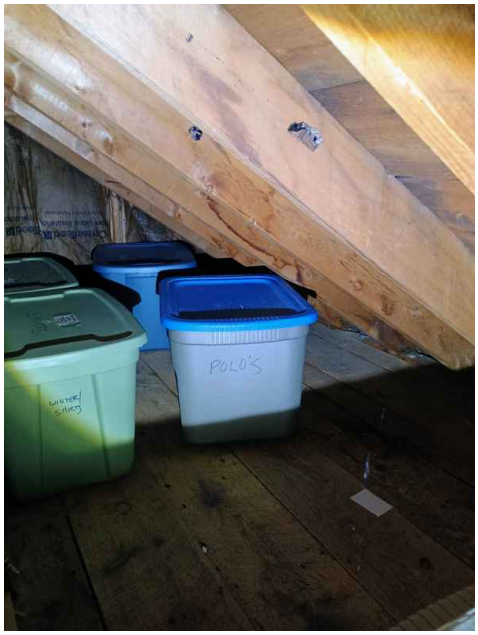
Repair Needed

PREVIOUS LEAKS

Evidence of previous water penetration noted on the roof sheathing. Consult seller for history of water penetration and repair if and as necessary.

Recommendation

Contact a qualified professional.



19: LAUNDRY ROOM

		IN	NI	NP	D
19.1	Laundry Photos				
19.2	Clothes Dryer	X			
19.3	Clothes Washer	X			
19.4	Laundry Walls, Ceilings, Closets and Floors				
19.5	Laundry Doors				
19.6	Laundry Sinks and Cabinets				
19.7	Heating and Cooling				

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

Information

Clothes Dryer: **Dryer Power Source**

220 Electric, Electric 3-prong

Clothes Dryer: **Dryer Vent**

Metal (Flex)

Clothes Washer: **Washer Electrical outlet**

outlet needs GFCI-protection

Electrical outlet at washer needs GFCI-protection to prevent shock hazards.

Clothes Washer: **Clothes washer**

Present

A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed: Link.

Observations

19.2.1 Clothes Dryer

Repair Needed

3-PRONG OUTLET

3-prong dryer outlet observed. Newer electric dryers require 4 prong outlets. The 4-prong electrical outlet is designed to provide a dedicated ground specifically for a 240 volt appliance. The older 3-prong configuration lacks a separate grounding conductor and uses the neutral wire to create a substitute grounding path by making a connection directly in the dryer frame. Recommend consulting with ELECTRICIAN in the future to bring connection up to current standard.

Recommendation

Contact a qualified electrical contractor.

19.3.1 Clothes Washer

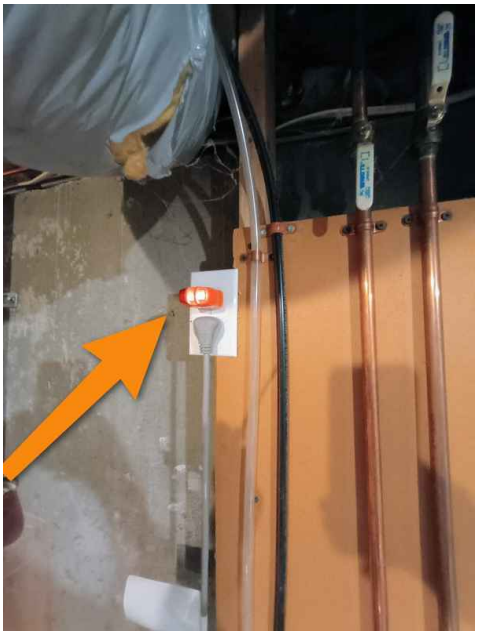
Repair Needed

NOT GFCI PROTECTED

The washer outlet is not gfci protected. Recommend upgrading to gfci protected outlet.

Recommendation

Contact a qualified electrical contractor.



20: FIRST FLOOR BEDROOM/S

		IN	NI	NP	D
20.1	General				
20.2	Doors				
20.3	Windows				
20.4	Floors				
20.5	Walls				
20.6	Ceilings				
20.7	Lighting Fixtures, Switches & Receptacles				
20.8	GFCI & AFCI				
20.9	Heating and Cooling				

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

21: POWDER ROOM

		IN	NI	NP	D
21.1	General				
21.2	Sinks and Cabinets				
21.3	Toilet				
21.4	Lighting Fixtures, Switches & Receptacles				
21.5	GFCI & AFCI				
21.6	Bathroom vent				
21.7	Heating and Cooling				

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

22: FAMILY ROOM

		IN	NI	NP	D
22.1	General				
22.2	Doors				
22.3	Windows				
22.4	Floors				
22.5	Walls				
22.6	Ceilings				
22.7	Thermostat Controls				
22.8	Lighting Fixtures, Switches & Receptacles				
22.9	GFCI & AFCI				
22.10	Heating and Cooling				

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

23: LIVING ROOM/ DINING ROOM

		IN	NI	NP	D
23.1	General				
23.2	Doors				
23.3	Windows	X			
23.4	Floors	X			
23.5	Walls	X			
23.6	Ceilings	X			
23.7	Thermostat Controls	X			
23.8	Lighting Fixtures, Switches & Receptacles	X			
23.9	GFCI & AFCI				
23.10	Heating and Cooling	X			

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

Information

Windows: Window Type
Casement, Fixed

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Heating and Cooling: Heat Source
Duct Work / Air Vent

Observations

23.3.1 Windows

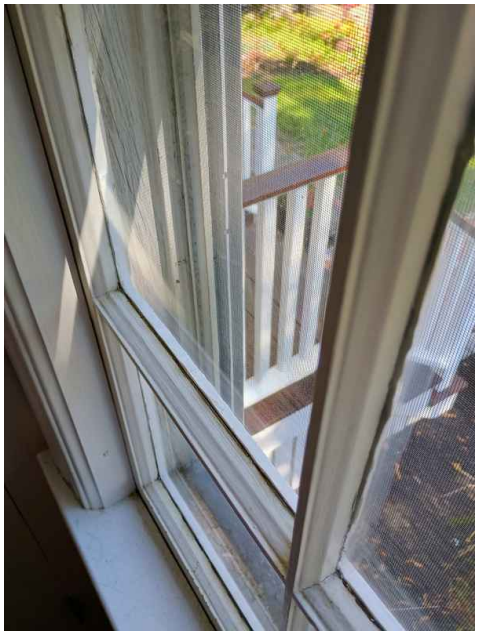
Repair Needed

DIFFICULT OPERATION

Windows were not sliding properly and were difficult to operate. Clean and lubricate sliders as needed with a dry lubricant, such as furniture polish (contains wax) or a teflon spray.

Recommendation

Contact a handyman or DIY project

23.3.2 Windows

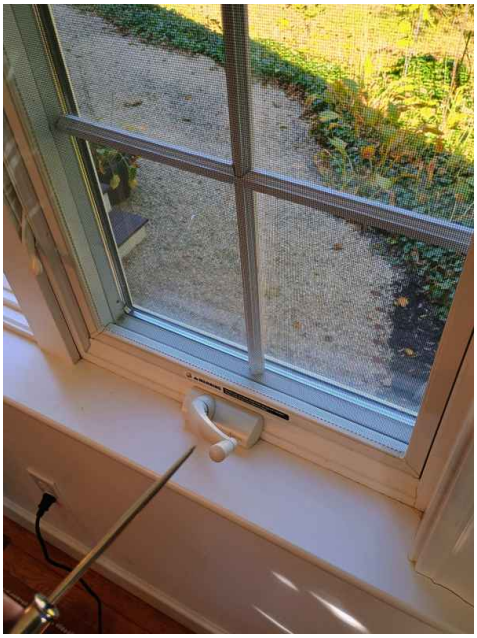
Repair Needed

CASEMENT WINDOWS

One or more casement windows were noted to be difficult to open, close, or latch properly. This may be due to issues such as warped frames, damaged hardware, lack of maintenance, or paint buildup. Windows should operate smoothly for proper ventilation, emergency egress, and security. I recommend evaluation and servicing by a qualified contractor or window specialist to ensure proper function and safety.

Recommendation

Contact a qualified window repair/installation contractor.




24: KITCHEN

		IN	NI	NP	D
24.1	Kitchen Sink	X			
24.2	Kitchen Countertops/ Cabinets	X			
24.3	Kitchen Finishes and Pantries	X			
24.4	Kitchen Windows	X			
24.5	Lighting Fixtures, Switches & Receptacles	X			
24.6	GFCI & AFCI	X			
24.7	Kitchen Floor	X			
24.8	Heating and Cooling	X			

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

Information

Kitchen Sink: Water Temperature
100-110°F

Kitchen Windows: Window Type
Double-hung

GFCI & AFCI: GFCI's reset
Gfci outlets present

Kitchen Floor : Kitchen Floor
Laminate

Heating and Cooling: Heat Source
Duct Work / Air Vent

Observations

24.1.1 Kitchen Sink

Repair Needed

DAMAGED SINK

Sink shows wear and tear. Anticipate upgrade.

Recommendation

Contact a qualified plumbing contractor.

24.2.1 Kitchen Countertops/ Cabinets

Repair Needed

DAMAGED CABINET DOOR(S)

Repair or replace damaged cabinet doors as needed.

Recommendation

Contact a qualified professional.

Thermofoil cabinet doors show delamination

24.7.1 Kitchen Floor

Repair Needed

LOOSE LAMINATE PLANKS IN SINK AREA

The laminate flooring in the kitchen shows separation in the area in front of the sink. Correct this condition if and as needed.

25: KITCHEN APPLIANCES

		IN	NI	NP	D
25.1	Dishwasher	X			
25.2	Refrigerator	X			
25.3	Range/Oven/Cooktop	X			
25.4	Garbage Disposal	X			

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

Information

Dishwasher: Brand
Unknown

Refrigerator: Brand
Unknown

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Range/Oven Brand
GE

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

Garbage Disposal: Disposal present
Disposal present

Present

Observations

25.3.1 Range/Oven/Cooktop

Repair Needed

TIP CLIP

Without properly installed anti-tip hardware provided by the manufacturer, a free-standing or slide-in kitchen range can tip forward accidentally, if the oven door is used as a step stool or makeshift seat. Unattended children and the elderly are most likely to be involved in these accidents. If you do not have an anti-tipping device, you should contact the manufacturer to obtain an appropriate device for their particular product.

Recommendation

Contact a qualified appliance repair professional.

26: MISC. INTERIOR

		IN	NI	NP	D
26.1	Distribution Systems				
26.2	Vents, Flues & Chimneys				
26.3	Steps, Stairways & Railings				
26.4	Countertops & Cabinets				

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

27: ADDITIONAL PHOTOS

		IN	NI	NP	D

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

STANDARDS OF PRACTICE

Inspection Details

Roof & Chimney
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

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

Basement, 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.

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.

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.

Attic
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.

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

Kitchen Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The

inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Misc. 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.