



HERO HOME INSPECTORS

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RESIDENTIAL REPORT

939 cheves rd
Zebulon, Nc 27597

02/10/2026



Inspector

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NC Licensed Home Inspector #4185

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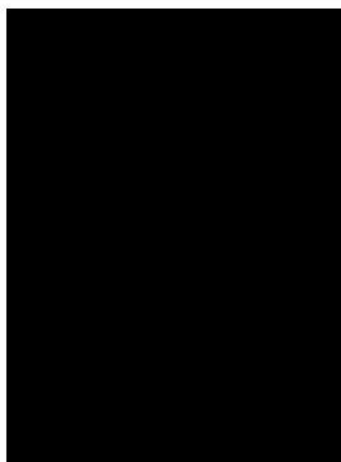




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RECOMMENDATION



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1: INSPECTION DETAILS

Information

In Attendance
No one present

Occupancy
Vacant

Temperature (approximate)
65 Fahrenheit (F)

MY LOCATION

Zebulon

65°

Sunny

H:66° L:27°

Partly cloudy conditions expected around 7pm. Wind gusts are up to 13 mph.

Now	5PM	5:49PM	6PM	7PM	8PM	9PM
65°	61°	Sunset	56°	53°	51°	50°

10-DAY FORECAST

Today 27°

Type of Building
Single Family

Weather Conditions
Clear

Style
Ranch



General Introduction

Deficiencies/Estimated Costs: It is advisable to seek two professional opinions and obtain repair estimates for any defects, comments, improvements, or recommendations mentioned in this report. The estimated costs provided serve as a courtesy and are based on our best estimates. These quotes are intended as a guide, and it is strongly advised to obtain a quote for each deficiency from a licensed contractor. HERO Home Inspectors recommends that the professional conducting repairs thoroughly inspect the property to identify and address any related problems not initially identified in the report. All repairs, corrections, and cost estimates should be finalized and documented before the property's closing or purchase. Consider engaging other professionals, including Qualified HVAC, Plumbing, Electrical, Engineering, and Roofing Contractors, for a comprehensive inspection before closing.

This document serves as a written assessment representing the outcomes of a home inspection carried out in accordance with the specific standards of practice outlined in your home inspection contract. The term 'inspect' refers to the visual examination process. Please note that our home inspections are limited to areas that are visible and accessible, and they do not involve invasive procedures.

Within this report, you will find an overview of inspection findings related to any systems or components that were examined and found to be malfunctioning or in need of repair. Some issues may require ongoing monitoring, while others may necessitate further investigation by a specialized professional, such as a contractor or engineer.

When a defect or concern is identified, the report will provide detailed information about the specific system or component, describe the nature of the defect, explain its implications, and offer guidance on the appropriate course of action. We strongly recommend that all items listed in both the main body and summary of this report be carefully reviewed, repaired, and evaluated to assess the extent of any concerns before proceeding with the purchase of the home.

It is the responsibility of the client to thoroughly read the entire inspection report and take the necessary steps to address any recommended repairs or evaluations by the specialists mentioned. Please be aware that this report is intended to be viewed in color, and if you receive a non-color version, please notify the inspector. Additionally, directional references such as 'left' and 'right' are provided with respect to facing the front of the home. Pre-Closing Walk-Through: The final walk-through inspection, typically conducted shortly before closing, is the responsibility of the prospective buyer. Its purpose is to confirm the acceptable and unaltered condition of the property, including retesting all appliances and fixtures. Often, these inspections occur after some time has passed since the initial home inspection.

If the home was furnished during the initial inspection, various surfaces such as counters, sinks, closets, windows, walls, floors, and ceilings may be obscured by personal effects, limiting the inspection of certain areas. It is highly recommended that, once the seller has vacated the premises, the client conducts a comprehensive walk-through for a final inspection before the close of escrow.

Particular attention should be given to areas that were concealed during the initial inspection. A flashlight is advised for checking under sinks and other dimly lit areas, including a thorough examination of all ceiling and wall areas for staining.

Documentation of any work carried out should include work orders, invoices, or receipts from individuals or companies performing the work, along with copies of signed-off building permits and lien releases from contractors, employees, other workers, and material suppliers.

The inspector may highlight and discuss recommended upgrades to original and functioning installations and assemblies of systems and components. These suggested upgrades may surpass some building and construction standards applicable at the time of the home's original construction. The variations between original standards and current ones do not constitute deficiencies in the property. Recommended upgrades should be undertaken by qualified parties in accordance with applicable industry standards and governmental requirements.

It is advisable for the client to check with the Building and Planning Department for any "open" or previous permits on a property being considered for purchase. An "open" permit may hinder the issuance of another permit, and there could be outstanding issues that need attention. Permits and a BuildFax Report will be provided when available in the report.

Any oral statements by the inspector regarding recommended upgrades or inclusions in the inspection report concerning recommended upgrades are informational only and provided as a courtesy, not amending or waiving any exclusions in the "Home Inspection Agreement and Standards of Practice."

Use of photos and video: The report includes numerous photographs to clarify the inspector's path and provide visual documentation of the condition of systems or components at the time of the inspection. Some pictures may depict deficiencies or problems to enhance understanding, but not all areas of deficiencies will have photo support.

Thermal Scans: Infrared/Thermal cameras or other specialty equipment may be used as determined by the inspector, but it is always a "limited scan" as part of a home inspection and not a thermal scan of the entire home and its contents. Additional services are available at additional costs and require additional agreements.

What Matters in a Home Inspection: The process can be stressful, and while a home inspection is intended to provide reassurance, it can feel overwhelming. You'll receive a written report, checklist, photographs, environmental reports, and verbal information during the inspection. Amidst all this, focus on the following categories: Major defects, potential major defects, issues affecting finance, legal occupancy, or insurance, and safety hazards. Correcting anything in these categories is crucial. Sellers are not obligated to repair everything mentioned in the report, as no home is perfect.

Limitations

General

FLIPPED HOUSE

Disclosure: Please note that this home inspection report is based on a visual assessment of the property and its accessible areas. It is important to acknowledge that houses that have been repaired or "flipped" may have undergone extensive renovations or modifications, which could affect the visibility and accessibility of certain components. As a result, the inspection's scope may be limited in identifying hidden issues or evaluating the quality of previous repair work. It is advisable to gather additional information from the seller or relevant professionals regarding the nature and extent of any recent renovations to gain a comprehensive understanding of the property's condition.

2: EXTERIOR

Deficiencies

2.2.1 Siding, Flashing & Trim

VINYL SIDING: CRACKED

Cracked pieces of vinyl siding and trim were noted on the around the home. The pieces should be replaced to prevent any possible water penetration underneath the siding. A licensed general contractor should be consulted for evaluation and repair.

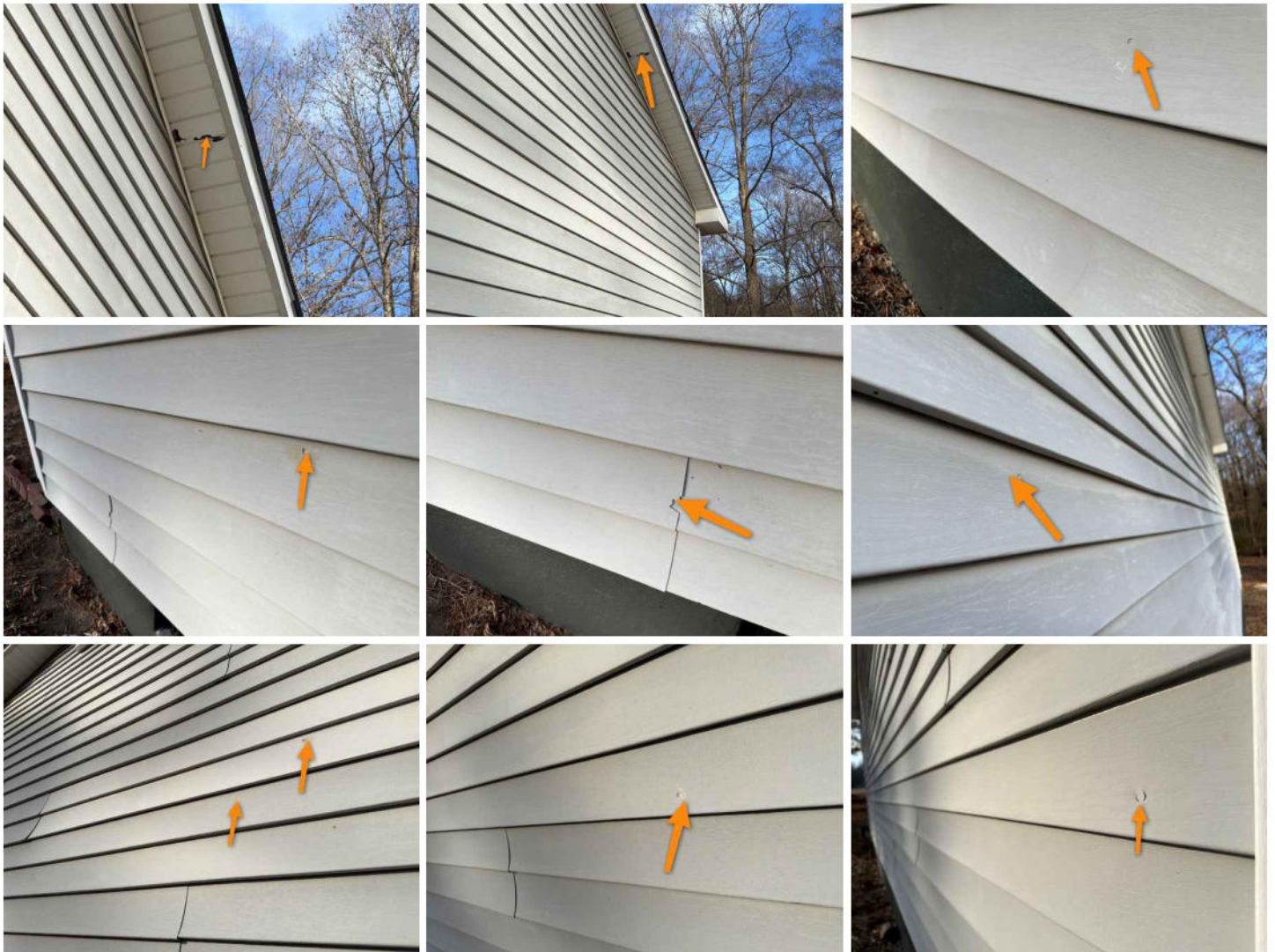
Seller has repaired most of this

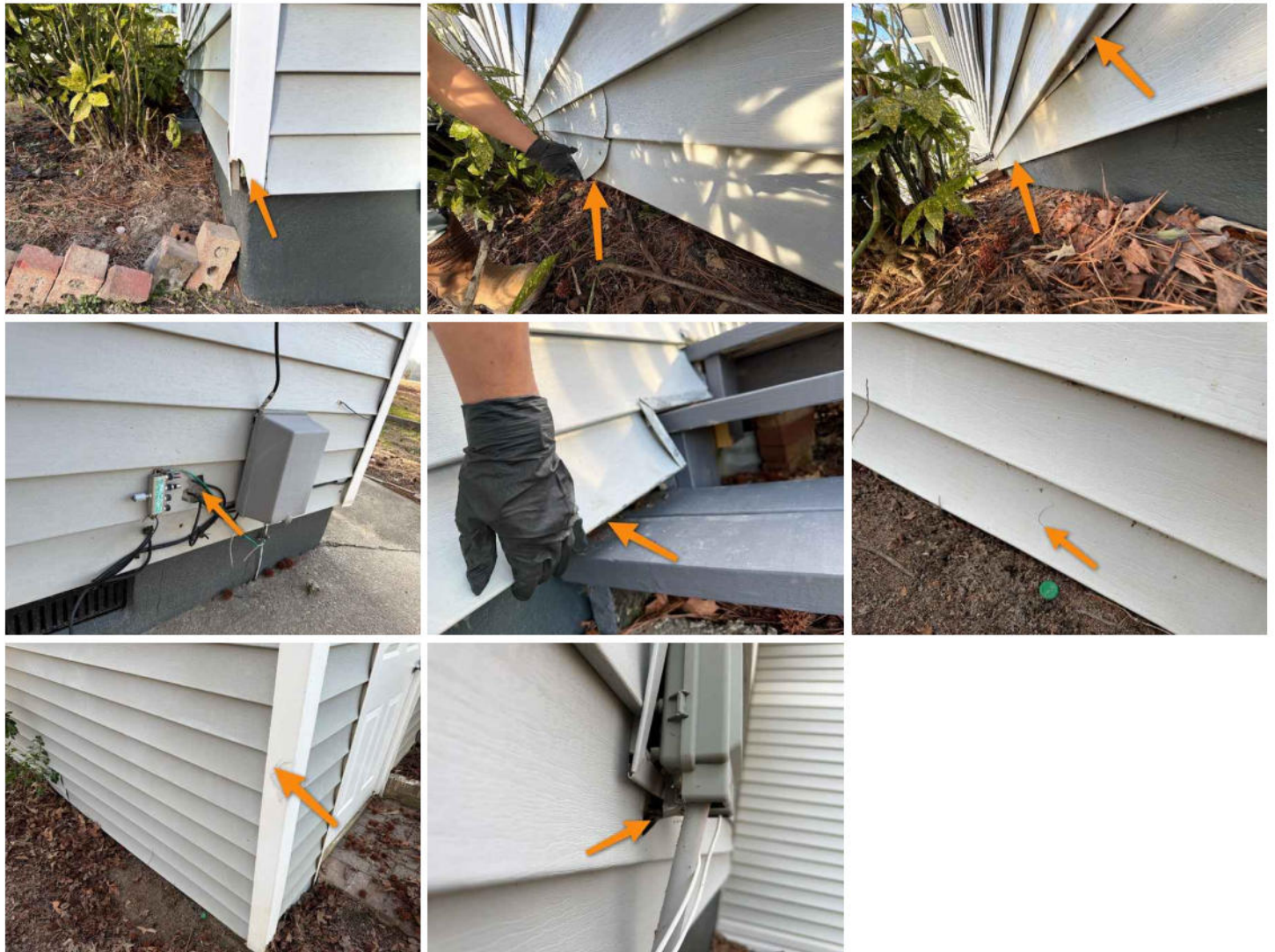
Recommendation

Contact a qualified siding specialist.



Recommendation





2.2.2 Siding, Flashing & Trim

ALUMINUM TRIM: LOOSE

The aluminum pieces on the left side of the home were loose, exposing the wood behind to potential water intrusion. A licensed contractor should evaluate and repair it to prevent decay and water damage to the trim and wall components.

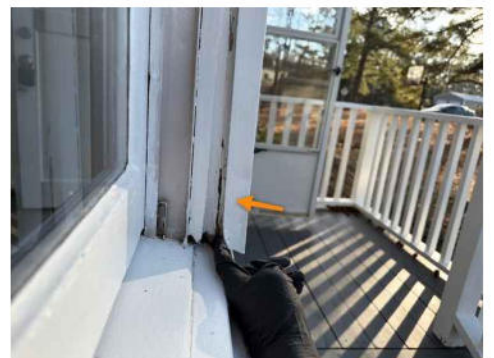
Recommendation

Contact a qualified general contractor.



Recommendation

Seller was repairing this



2.4.1 Decks, Balconies, Porches & Steps

DECK - UNSTABLE SUPPORT

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.



Recommendation

This has been repaired



2.4.2 Decks, Balconies, Porches & Steps

STEPS: HANDRAIL: LOOSE

The handrails to the front steps are loose and or present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck/steps handrail system and to make necessary repairs.

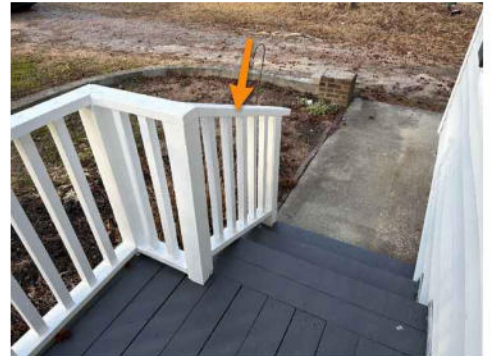
This has been repaired

Recommendation

Contact a qualified deck contractor.



Recommendation



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Sections of grading on the front yard is too high and sloping towards the home. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.

There have been improvements made here. See the Ferguson invoice



Recommendation



2.6.2 Vegetation, Grading, Drainage & Retaining Walls

GRADING: HIGH: VENTS/SIDING

The grading on the front side of the home is too high and too close to a foundation vent. If not corrected, this condition could result in water penetration in the foundation area and interior walls and electrical hazard. It's recommended to engage a licensed contractor to adjust the grading for proper drainage and clearance to prevent further water from entering the crawl space, insect/rodents problems, and decay.

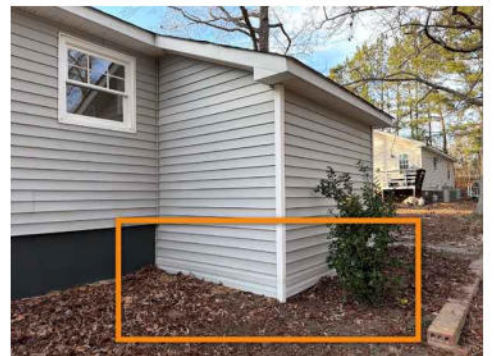
Recommendation

Contact a qualified grading contractor.

Should be repaired. See Ferguson invoice



Recommendation



2.7.1 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

[Here is a DIY article](#) on repairing cracked sidewalks.

**Recommendation**

This was not addressed

3: ROOF

Information

Coverings: Material
Shingles

Deficiencies

3.2.1 Roof Drainage Systems

GUTTERS: MISSING



There are no gutters present on the home, and the grading does not have the proper slope to direct drainage away from the structure. Gutters are recommended to collect rainwater from the roof and direct it away from the building, helping to prevent moisture buildup around foundation that could damage the structure, flooring, insulation, and other components. The builder should be consulted for evaluation and installation of a gutter system.



**New gutters, downspouts and drainage improvements have been installed
See the Ferguson estimate**



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material
Masonry Block

Floor Structure:
Basement/Crawlspace Floor
Vapor Barrier

Floor Structure: Sub-floor
Floor Joist System, Plywood



Roof Structure & Attic: Material
Plywood

Roof Structure & Attic: Type
Gable

Roof Structure & Attic: Roof System
Truss System



Limitations

Roof Structure & Attic

ATTIC AREA: LIMITED OR NO ACCESS DURING INSPECTION

For personal information: the inspection of the attic area was significantly limited due to the absence of walking boards and accessibility. The examination was conducted using the existing walking boards. It is highly recommended that a comprehensive inspection of the attic area be carried out before the closing, ensuring proper access and installation of walking boards.



Deficiencies

4.1.1 Foundation

CRAWL SPACE: STANDING WATER &/OR MUDDY AREAS

Recommendation

Muddy areas were observed in the crawl space and around the foundation perimeter. This has resulted in high moisture level due to direct water penetration. This condition can harm the foundation, wooden structure, and foster undesirable conditions for insects and mold. Water presence suggests issues with waterproofing and foundation drainage. Repairs are necessary to prevent water entry. Seek a licensed contractor for further assessment and repairs to address moisture sources. Refer to roofing section of the report for related information.

This has been corrected. See the Ferguson estimate

Recommendation

Contact a qualified general contractor.



4.3.1 Floor Structure

DAMAGED: DECAY: FUNGI

Recommendation

The wood framing in the crawl space shows signs of light fungal growth from moisture and/or water penetration. This suggests an active or history of leaks and/or wet conditions. Consult a licensed general contractor to assess the damage, fix the floor framing, and improve the crawl space to maintain the home's stability and prevent more harm.

Should be corrected, see the Ferguson estimate

Refer to the interior section of the report for related concerns.

Recommendation

Contact a qualified general contractor.



4.3.2 Floor Structure

SUB -FLOOR: WATER STAINS: PERIMETER

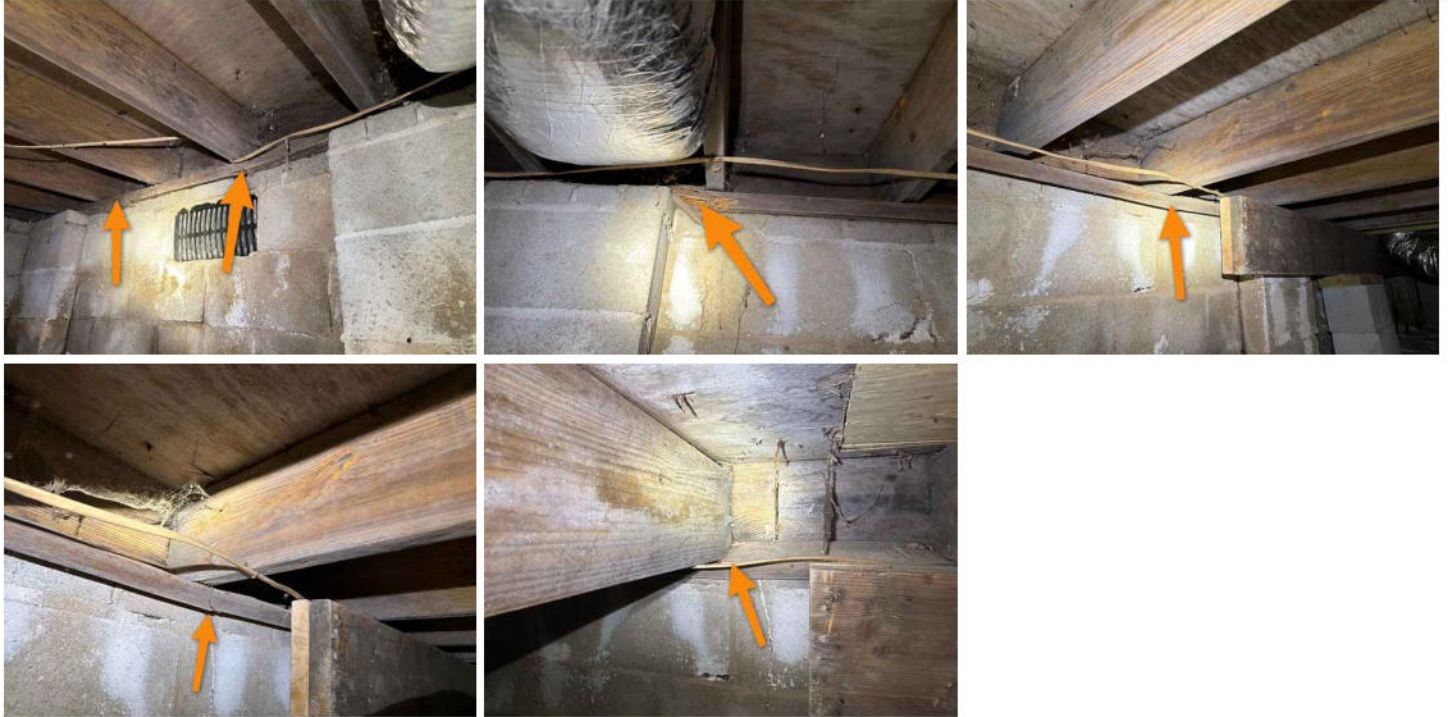
Recommendation

Sections of the framing at the front perimeter of the foundation shows signs of decay, which indicates a water entry points or source of moisture. To prevent further damage to TV structure components of the floor and water penetration, it's crucial to locate and address these issues promptly. It is recommended to consult a licensed general contractor for a thorough evaluation and repair of the floor system to uphold the integrity of the structure. Refer to roofing section of the report.

Recommendation

Should be corrected, see the Ferguson estimate

Contact a qualified general contractor.



4.3.3 Floor Structure

MUD TUBES: POSSIBLE TERMITE ACTIVITY

CRAWL SPACE

Mud tubes were noted on several piers within the crawl space, which may indicate the presence of subterranean termites. This condition should be further evaluated by a licensed pest control inspector and a licensed general contractor to determine the extent of any hidden damage and to recommend proper treatment if necessary.

Home was treated for termites by AAA Exterminating in 2025

Recommendation

Contact a qualified general contractor.



Recommendation



4.6.1 Roof Structure & Attic

ATTIC: STAINS

Recommendation

From the attic, water marks were noticed in the framing components above the hall area around the chimney. A comprehensive inspection of the area is needed to uncover any potential concealed damage. Consulting a licensed general contractor is recommended to evaluate the extent of the decay, identify the underlying causes, and carry out the required repairs.

Not addressed

Recommendation

Contact a qualified general contractor.



4.6.2 Roof Structure & Attic

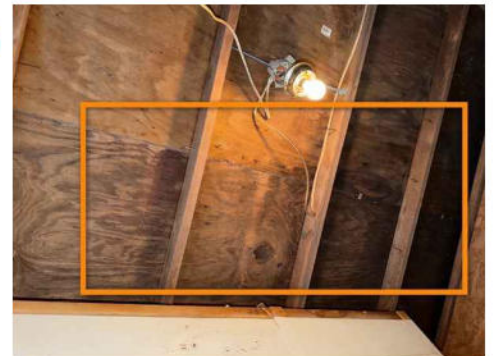
ATTIC: STAINS

Recommendation

Water marks were noticed in the framing components above the utility room area. A comprehensive inspection of the area is needed to uncover any potential concealed damage. Consulting a licensed general contractor is recommended to evaluate the extent of the decay, identify the underlying causes, and carry out the required repairs.

Recommendation

Contact a qualified general contractor.

Not addressed

5: HEATING

Information

Distribution Systems: Ductwork

Insulated

Normal Operating Controls: Thermostat

This home has a thermostat for the heating and cooling system. The thermostat located the hall.

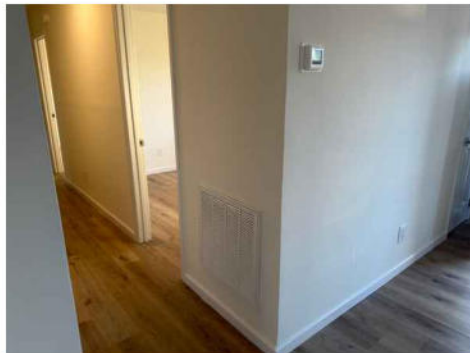


Distribution Systems: Metal Box & Flex Ducts

The HVAC filter is located in the hall. According to the manufacturer's recommendation, it should be replaced every 6 to 12 months. For further questions or maintenance concerns regarding the filter, it's advisable to consult an HVAC contractor should be consulted.

Distribution Systems: Metal Box & Metal Ducts

The HVAC filter is located in the hall. According to the manufacturer's recommendation, it should be replaced every 6 to 12 months. For further questions or maintenance concerns regarding the filter, it's advisable to consult an HVAC contractor should be consulted.





6: COOLING

Deficiencies

6.1.1 Cooling Equipment

HVAC UNIT: NOT FUNCTIONAL

 Recommendation

The HVAC unit is not running per thermostat setting therefore the HVAC system for heating and cooling was not tested or inspected. Requesting further evaluation by an HVAC licensed contractor for both unit and thermostat functionality.

Recommendation

Contact a qualified HVAC professional.

**HVAC contractor was dispatched to \service
New system under warranty with additional coverage by
First American Home Warranty**



7: PLUMBING

Limitations

Hot Water Systems, Controls, Flues & Vents

HOT WATER OFF

The hot water unit was off during the inspection, preventing examination of plumbing systems, the water heating unit, or dishwasher. It's recommended to conduct the inspection when water services are active and prior the purchase of the home.

New water heater installed 2026

8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors

Overhead

For personal information the electrical meter is located in the right side of the home.

Service Entrance Conductors: Electrical Meter

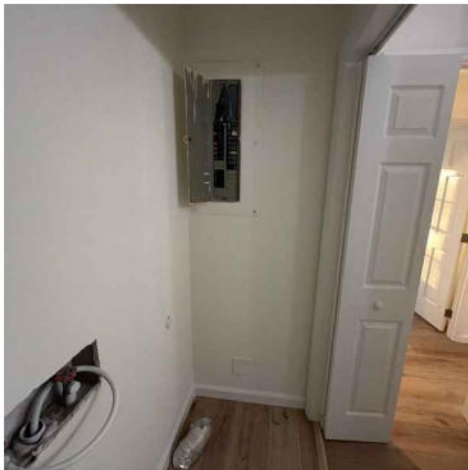
For personal information, the electrical meter is located on the left side of the home.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel #1

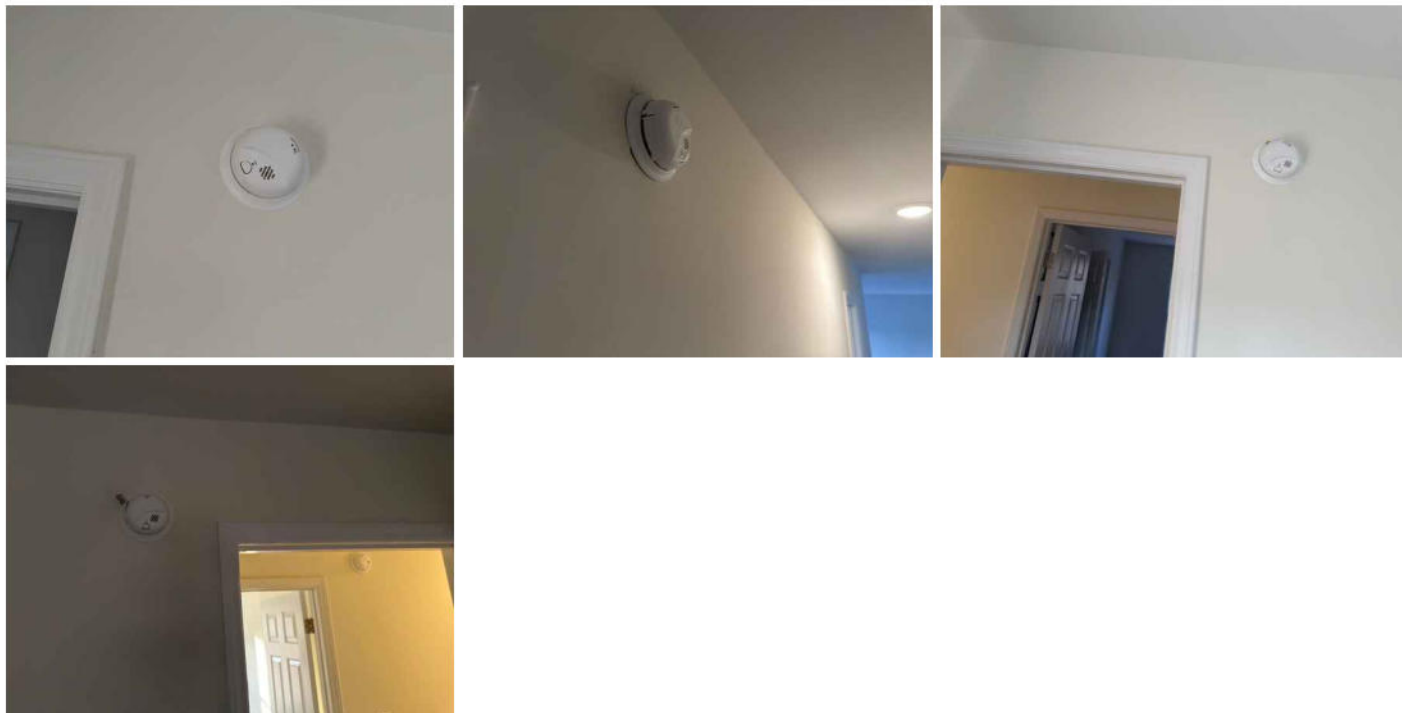
Laundry

For personal information, the main electrical panel is located in rear side of the home.



Smoke Detectors: Smoke detectors

For personal information smoke detectors alarms have been installed in all rooms throughout the home.



Limitations

General

GENERAL LIMITATION

All electrical items mentioned below have raised concerns, necessitating a thorough evaluation and repair by a Licensed Electrical Contractor. It's crucial to emphasize that when these repairs are undertaken, the entire electrical system should undergo evaluation.

Electrical issues pose safety risks and should be promptly addressed and repaired. However, it's important to note that during a home inspection, it's not feasible to subject the home to a full loading condition that would assess the electrical system's capacity.

Our evaluation of the electrical system was based on its current components and systems, with no consideration given to future expansion or modernization. Like any system, the addition of new appliances and systems may necessitate electrical system replacement, modifications, or upgrades.

Lighting Fixtures, Switches & Receptacles

DRYER: 3 PRONGS

For personal information, the dryer was noted to be 3 prongs type, newer units used 4 prongs outlets. A licensed electrical contractor should be consulted for evaluation and repair.



Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Recommendation

ELECTRICAL PANEL: WIRING: WHITE WIRE

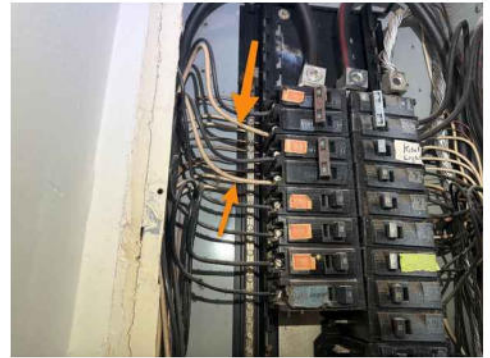
MAIN HOUSE: REAR

Two white wires in the distribution electrical pane were not appropriately marked with red or black tape. It is crucial to mark these wires to ensure proper identification of hot and neutral wires for electricians and repair personnel. This marking is essential for safety and effective troubleshooting. It is recommended to label the white wires with the appropriate color tape to adhere to standard electrical practices.

not addressed

Recommendation

Contact a qualified electrical contractor.



8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Safety Hazard

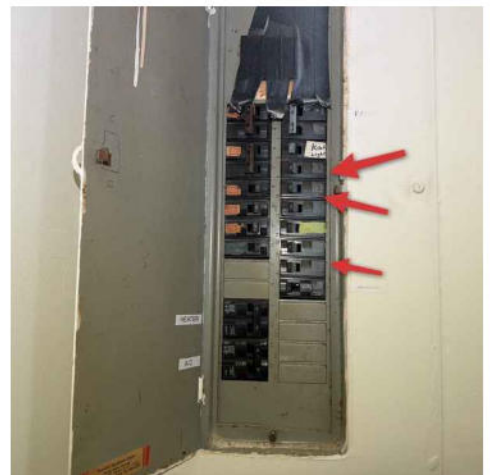
PANEL: LABEL

During the home inspection, it was observed that the main panel located in the laundry is not adequately properly labeled to identify all the breakers present. Proper labeling of breakers is essential for easy identification and safety purposes. It is recommended to have a licensed electrician evaluate the electrical panel and provide clear and comprehensive labeling for each breaker. This will help ensure that occupants can easily identify and isolate specific circuits when necessary, promoting electrical safety within the property.

Recommendation

Contact a qualified electrical contractor.

not addressed



8.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Recommendation

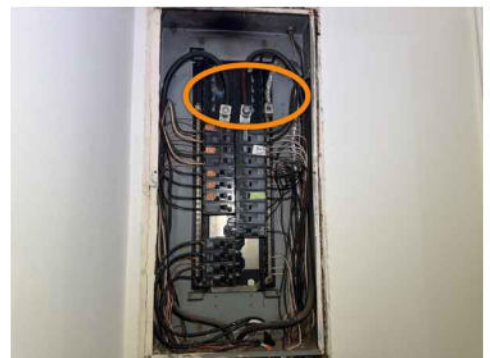
BREAKERS: SIX MOVEMENT

The electrical system in this home lacks a safe and efficient means to swiftly cut off power during emergencies. Typically, any system requiring more than six manual actions to shut down is deemed unsafe. It's advisable to engage a licensed electrical contractor for a thorough assessment. This includes labeling all electrical panels, subpanels, and service breakers, and confirming the compatibility of the configuration with the main service disconnect.

Recommendation

Contact a qualified electrical contractor.

not addressed



8.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Safety Hazard

ELECTRICAL PANEL – EVIDENCE OF OVERHEATING/ARCING

Soot and heat damage were observed inside the electrical panel, including a burned/discolored section along the interior section of the panel and near the bus area. This condition is consistent with a previous arcing or overheating event, which can result from loose connections, improper installation, or failing components. Such conditions pose a potential fire and safety hazard. It is recommended that a licensed electrical contractor further evaluate the panel to determine the cause and perform any necessary repairs or replacement.

Recommendation

not addressed

Contact a qualified professional.



8.4.1 Lighting Fixtures, Switches & Receptacles

DEFECTIVE WALL SWITCH

FRONT LEFT BEDROOM

The wall switch controlling the receptacle in the front left bedroom was observed to be broken at the time of inspection. Due to its damaged condition, the switch could not be properly tested and was not functional. This condition may affect the operation of the associated outlet and could present a safety concern. It is recommended that a licensed electrical contractor evaluate the switch and perform the necessary repair or replacement.

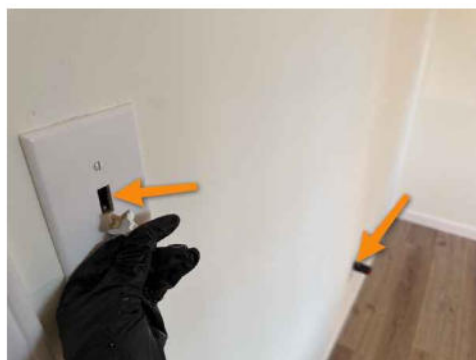
Recommendation

Contact a qualified professional.

not addressed



Recommendation



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

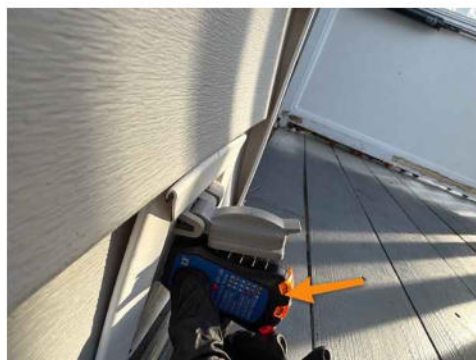
No GFCI protection present in the exterior, bathrooms and kitchen. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Not addressed and Seller does not think that it was a code requirement at the time of construction



Recommendation





9: FIREPLACE

10: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type

Batt

Deficiencies

10.1.1 Attic Insulation

ATTIC INSULATION: MISSING SECTIONS

In the attic section above front hall and master bedroom perimeter, it was noted that a few sections of insulation are missing. This could lead to condensation issues and energy loss. It is recommended to install insulation in this area. A licensed contractor should be consulted for proper evaluation and installation.

Recommendation

Contact a qualified general contractor.



Recommendation

Not addressed



11: DOORS, WINDOWS & INTERIOR

Limitations

Windows

SINGLE PANE

The windows in the home were noted to be single pane, typical for the age of a home. It is recommended to replace all single pane windows to prevent personal injuries and weather intrusion.



Deficiencies

11.2.1 Windows

WINDOW-DOOR: DECAY FRAME

The window located on the rear-right side of the home was noted to have areas of decaying. Further evaluation and repair are needed. At the time of the evaluation, the general contractor should assess every window and repair as needed to ensure their functionality.

Recommendation

Contact a qualified general contractor.



Recommendation

This should be repaired



11.3.1 Floors

WASHER: MISSING PAN

The dryer in the laundry is missing the tray/pan underneath, which could lead to water damage if there's a leak or overflow from the washer. It's recommended to consult a licensed plumbing contractor for evaluation and repair.

Recommendation

Contact a qualified general contractor.



Recommendation

Will not be provided by seller



11.3.2 Floors

FLOOR: RAISED
 Recommendation

Raised areas on the bathroom floor was observed, this issue appears to be linked to temporary supports within the crawl space. To address this concern and ensure the stability of the home, it is advisable to seek the expertise of a licensed general contractor for a thorough evaluation and necessary repairs. Refer to the foundation section of the report for related concerns.

Recommendation

Contact a qualified general contractor.

There was a repair for this. See Ferguson estimate



11.6.1 Steps, Stairways & Railings

RAILINGS: HORIZONTAL WIRE RAILINGS
 Recommendation

The railings for the stairway with horizontal balusters instead of vertical pose a safety concern for children, as they could climb the wires and potentially fall. Additionally, there may be concerns about the wires loosening over time or being less robust than traditional balusters. This is just a precautionary note to ensure the safety of all users.

This was not changed



11.11.1 Bathroom

LOOSE TOILET
 Recommendation

The toilet for the hall bathroom was noted to be loose. Further evaluation and repair is needed to prevent property damaged and/or leaks. A licensed plumbing contractor should be consulted.

Recommendation

Contact a qualified plumbing contractor.

Should be repaired



11.13.1 Kitchen

WINDOW: STUCK
 Recommendation

The window located in the front-left bedroom area could not be opened. When windows are stuck, the inspection for the window is limited. Further evaluation and repair is needed by a licensed general contractor.

Recommendation

Contact a qualified general contractor.

This should have been addressed



11.13.2 Kitchen

COUNTER TOP: OPEN SEAM

KITCHEN

The countertop seams within the kitchen cabinet were noted cracked or opened. Repair is recommended to prevent water from potentially traveling into the interior of the cabinet through these seam, which could lead to property damage or water-related issues. Consulting with a licensed general contractor or a general repair specialist is advised for proper assessment and necessary repairs to maintain the integrity of the cabinet and prevent potential water damage.

Recommendation

Contact a qualified handyman.



This was repaired



12: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop:
Range/Oven
Re-circulate

Range/Oven/Cooktop: Range
GE



Dishwasher: Brand
GE

The dishwasher was operated through the "Normal Cycle". The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.



Range/Oven/Cooktop: Range/Oven Energy Source

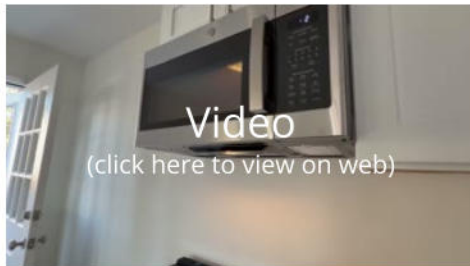
Electric

The range/oven elements were operated with indicator set to HIGH until the element was noted to be functional or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.



Built-in Microwave: Microwave

We tested the microwave by running it on HIGH for 1 minute, or until steam appeared from a wet paper towel, or until we detected any defects. However, we didn't verify its cooking effectiveness or wattage.



Deficiencies

12.1.1 Dishwasher

THE UNIT DID NOT FILL

The dishwasher was not functional when tested the unit did not fill. Further evaluation is needed to ensure proper and reliable functionality of the unit.

Recommendation

Contact a qualified appliance repair professional.



Recommendation

Should have been repaired



12.1.2 Dishwasher

DISHWASHER: NOT ATTACHED

The dishwasher was not attached to the cabinet. It is recommended to consult an appliance specialist for evaluation and repair.



Recommendation

This was repaired

Recommendation

Contact a qualified appliance repair professional.





13: THERMAL IMAGING: INSPECTION

STANDARDS OF PRACTICE

Inspection Details

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof

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

Basement, Foundation, Crawlpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlpace; 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 crawlpace 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.

Heating

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

Cooling

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

Plumbing

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

Electrical

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

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires,

determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

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