GUARDIAN INSPECTIONS
919-228-8492
Admin@MyGuardianHi.com
https://www.myguardianhi.com/



RESIDENTIAL INSPECTION

534 Siltstone Pl
Cary, NC 27519

Byron Bagaasen
05/28/2025



Inspector
Chris Tinsley
NCL#5661
919-228-8450
chris@myguardianhi.com



Inspector
Paul Angell
NCL#6129
919-228-9316
paul@myguardianhi.com



Agent
Bobby Taboada
Redfin

TABLE OF CONTENTS

1: Inspection Details 6
2: Roof 7
3: Exterior 10
4: Doors, Windows & Interior 18
5: Built-in Appliances 22
6: Cooling 1 25
7: Cooling 2 27
8: Heating 1 29
9: Heating 2 31
10: Plumbing 33
11: Electrical 37
12: Fireplace Exterior 41
13: Fireplace Interior 42
14: Attic, Insulation & Ventilation 43
15: Basement, Foundation, Crawlspace & Structure 45
16: Garage 47
Standards of Practice 50

Thank you for the opportunity to conduct this home inspection for you! This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensure Board and a copy of these guidelines is available from that board. The report contains two sections: 1) the summary pages that contain a list of items that need to be repaired/evaluated/monitored and 2) the body of the report that contains much information about the systems in the house and notes on items in the house. Please read the entire report.

All directions in the report are relative to facing the house from the street or facing the main entrance door unless otherwise stated in the report. Directions for a condo unit in a building with multiple units are relative to facing the unit from its main entrance door.

The observations/defects in the report/summary pages are color-coded.

Red comments are items that need to be repaired/replaced/evaluated now.
Orange comments are less important items or maintenance items that could be delayed.
Blue comments are items that need to be monitored for changes.
Click on photos for full page previews

The age/size information included in the report is provided by another source. We do not measure the house to determine the size.

This is not a code compliance inspection. All observations and noted defects are of the professional opinion of the inspector.

Please call us with any questions that you have. Thanks again for trusting us with your home inspection. Please refer Guardian Inspections to your family or friends for their home inspection needs.

SUMMARY

96	1	34	5
ITEMS INSPECTED	MONITOR ITEM	RECOMMENDATION	SAFETY HAZARD

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

The observations/defects in the report/summary pages are color-coded.

Red comments are items that need to be repaired/replaced/evaluated now.
Orange comments are less important items or maintenance items that could be delayed.
Blue comments are items that need to be monitored for changes.
Click on photos for full page previews

2.2.1 Roof - Roof Drainage Systems: Leaf Debris in Gutters
2.2.2 Roof - Roof Drainage Systems: Underground Drainage
2.2.3 Roof - Roof Drainage Systems: Downspout disconnected
3.2.1 Exterior - Siding, Flashing & Trim: Loose/Separated Siding
3.2.2 Exterior - Siding, Flashing & Trim: Paint Maintenance Needed
3.2.3 Exterior - Siding, Flashing & Trim: Damaged Siding
3.2.4 Exterior - Siding, Flashing & Trim: Hole in siding
3.4.1 Exterior - Exterior Doors: Damaged weatherstripping
3.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
3.5.2 Exterior - Decks, Balconies, Porches & Steps: Stringer cracked
3.5.3 Exterior - Decks, Balconies, Porches & Steps: Algae on steps
3.5.4 Exterior - Decks, Balconies, Porches & Steps: Loose handrail
3.5.5 Exterior - Decks, Balconies, Porches & Steps: Trip hazard
3.5.6 Exterior - Decks, Balconies, Porches & Steps: Mortar cracked

3.5.7 Exterior - Decks, Balconies, Porches & Steps: Loose ceiling panel
3.6.1 Exterior - Walkways & Driveways: Driveway Cracking - Moderate
3.8.1 Exterior - Fencing: Gate misaligned
4.2.1 Doors, Windows & Interior - Doors: Door Damaged
4.2.2 Doors, Windows & Interior - Doors: Door was rubbing frame
4.3.1 Doors, Windows & Interior - Windows: Failed window Seal
4.3.2 Doors, Windows & Interior - Windows: Broken window glass
4.3.3 Doors, Windows & Interior - Windows: Organic growth
4.4.1 Doors, Windows & Interior - Floors: Damaged Carpet
4.6.1 Doors, Windows & Interior - Ceilings: Active leak
10.4.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Hose Bib Loose
10.4.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Mount Loose
10.4.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Recommend caulking inside corners
10.5.1 Plumbing - Drain, Waste, & Vent Systems: bathroom sinks slow draining
10.8.1 Plumbing - Sprinkler System: Meter cover damaged
11.5.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
11.5.2 Electrical - Lighting Fixtures, Switches & Receptacles: Loose Wall Receptacle
11.5.3 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet Error Open Ground
11.5.4 Electrical - Lighting Fixtures, Switches & Receptacles: Hot and neutral reversed
11.7.1 Electrical - Smoke Detectors: Old smoke detector
13.2.1 Fireplace Interior - Type/Fuel Source: Did not test
15.2.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Minor cracks
16.3.1 Garage - Stairs: Recommend handrail
16.4.1 Garage - Floor: Cracking - Major
16.5.1 Garage - Walls & Firewalls: Damaged Drywall
16.6.1 Garage - Garage Door: Damaged weather seal

1: INSPECTION DETAILS

Information

Outside Temperature
63

Weather Conditions
Light Rain, Cloudy, Recent rain

In Attendance
Client

Style of Home
Single family, Multilevel

Occupancy
Furnished/Occupied

Photos: Front Photo



Photos: Left Side Photo



Photos: Right Side Photo



Photos: Aerial Home Photo



Inspection Date
05/28/2025

Client should attempt to obtain all warrantees, guarantees, transferable warrantees for: HVAC systems, any foundation work, structural repairs, water proofing, equipment, new roof (possibly age of roof), appliances, equipment, sump pumps, etc.

2: ROOF

Information

Inspection Method
Drone

Roof Coverings: Material
Asphalt



Roof Coverings: Roof Type/Style
Gable

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Sloped toward downspout

Roof Penetrations: Penetration Types
Plumbing Vent Stack, Combustion Vent, Exhaust Vent



Roof Flashings: Material
Asphalt, Metal

Roof Flashings: Ridge/Hip Cap Flashing



Roof Flashings: Roof to Wall Flashing

Roof Flashings: Valley Flashing



Roof Flashings: Drip Edge Flashing



Skylight: Overall Conditon
Good, Fixed



Skylight: Flashings Good Condition



Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Roof Coverings: Inspected

Roof covering materials provide a decorative, sturdy shelter from the weather conditions around your house. They are usually installed in an overlapping manner to provide complete protection for the materials beneath, such as plywood or a vapor barrier.

Roof Drainage Systems: Inspected

Gutters are responsible for water management. During a storm, they effectively channel water flow from your roof, through the downspouts, and direct it to appropriate areas outside the home.

Roof Flashings: Inspected

Roof flashing is a thin material, usually aluminium, but can also be ashpalt shingles. Flashings direct water away from critical areas of the roof, wherever the roof plane meets a vertical surface like a wall or a dormer. Flashing is installed to surround roof features, such as vents, chimneys and skylights.

Skylight: Inspected

Skylights can provide ventilation as well as light. Ventilating a building with an operable skylight releases the hot air that naturally accumulates near the ceiling.

Deficiencies

2.2.1 Roof Drainage Systems

LEAF DEBRIS IN GUTTERS

Fixed

Recommendation

Plant debris was accumulated in the gutters. Water could be unable to properly divert away from the roof structure leading to moisture damage around the fascia and soffit. Recommend cleaning by a qualified contractor.




2.2.2 Roof Drainage Systems

UNDERGROUND DRAINAGE

Fixed

Recommendation

FRONT LEFT/RIGHT

Underground drains were present. Drains can collapse or become clogged. Recommend verification of termination points and checking for clear drainage.




2.2.3 Roof Drainage Systems

DOWNSPOUT DISCONNECTED

Recommendation

RIGHT EXTERIOR

The downspout was disconnected. This can allow water to drain near the foundation. Recommend repair by a qualified contractor.

Fixed



3: EXTERIOR

Information

General: Inspection Method
Visual, Tactile

Siding, Flashing & Trim: Siding/Trim Material
Vinyl

Eaves, Soffits & Fascia: ESF Material
Vinyl



Exterior Doors: Front Exterior Entry Door
Metal

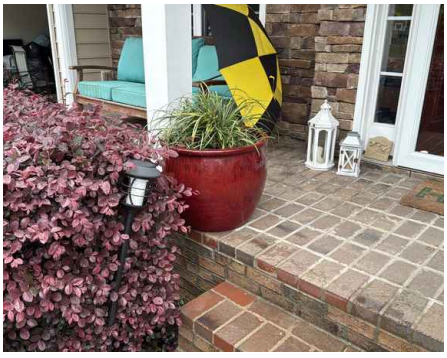


Exterior Doors: Meets Egress Requirements
36” Wide, 80” Height, 36” Landing, Side Hinged

Exterior Doors: Rear Exterior Entry Door
Sliding Glass



Decks, Balconies, Porches & Steps: Front Porch/Material
Covered Porch, Porch with steps, Concrete



Decks, Balconies, Porches & Steps: Front Porch Columns
Wood, Composite



Decks, Balconies, Porches & Steps: Rear Porch/Material
Deck with Steps, Wood

Decks, Balconies, Porches & Steps: Rear Porch Columns
Wood

Decks, Balconies, Porches & Steps: Ledger, Flashing, and Connections

Flashing Present, Ledger Sized Appropriately, Ledger Bolted and Tight



Walkways & Driveways: Driveway Material

Concrete



Walkways & Driveways: Walkway Material

Concrete



Vegetation, Lot Grading, And Drainage : Lot Condition

Drainage Acceptable

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Siding, Flashing & Trim: Inspected

Siding is intended to provide an initial line of defense against most exterior elements that might threaten a structure. For example, siding can help resist damage from insects like termites. It can also provide protection against weather issues—such as hail, wind, moisture, and even extreme heat and cold temperatures.

Eaves, Soffits & Fascia: Inspected

These architectural elements found along the eave area do more than just add visual interest and give a finished look to your home. They help protect the exterior of your house by keeping out pests like bats, birds and squirrels, and give you a way to disguise ventilation for your attic.

Exterior Doors: Inspected

The door sets a design tone and character for your home's exterior, it serves as an entry point for inviting in guests, and it offers security by keeping out unwanted visitors. All exterior entry doors were inspected for overall condition and operation. Doors should latch and move on thier hinges smoothly.

Decks, Balconies, Porches & Steps: Inspected

Whether it's shielding you from the summer sun, keeping you dry during a rainstorm, or providing a cozy spot to enjoy the crisp fall air, a porch allows you to enjoy an outdoor living space in comfort.

Walkways & Driveways: Inspected

Beyond being aesthetically pleasing, driveways and walkways can add curb appeal, increase a property's value, and make a house feel more welcoming. Most importantly, driveways can offer convenient, safer parking for you, your family, and your guests.

Vegetation, Lot Grading, And Drainage : Inspected

In the case of pier-and-beam foundations with crawlspaces, and slabs, good lot grading and drainage can prevent excess moisture at the foundation which over time could lead to structural damage.

Deficiencies

3.2.1 Siding, Flashing & Trim

Recommendation

LOOSE/SEPARATED SIDING

RIGHT EXTERIOR FRONT

One piece of siding was observed to be loose. This could cause the siding to further separate or fall off. Recommend repair by a siding contractor.



3.2.2 Siding, Flashing & Trim

Recommendation

PAINT MAINTENANCE NEEDED

Areas of exterior trim were showing signs of normal wear such as fading and chipping. Unprotected surfaces are subject to accelerated wear. Recommend a qualified painter or siding contractor repair.





Fixed

3.2.3 Siding, Flashing & Trim

Recommendation

DAMAGED SIDING

FRONT EXTERIOR

Areas of the siding were damaged. This could allow moisture behind the siding leading to sheathing or wall damage. Recommend repair by a qualified siding contractor.

Fixed





3.2.4 Siding, Flashing & Trim

Recommendation

HOLE IN SIDING

LEFT EXTERIOR

Cable passing through wall was not sealed. This can allow moisture behind the siding. Recommend sealing by a qualified contractor.




Fixed

3.4.1 Exterior Doors

Recommendation

DAMAGED WEATHERSTRIPPING

REAR DOOR

Weatherstripping at door was damaged. This can allow conditioned air to escape the home. Recommend replacement with new weatherstripping by a qualified contractor.

Fixed



3.5.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Boards can fail under weight. Recommend a qualified deck contractor replace all compromised deck boards

Fixed




















REPAIRED

STAIR STRINGER HAS BEEN REPLACED

3.5.2 Decks, Balconies, Porches & Steps

Recommendation

STRINGER CRACKED

REAR EXTERIOR

Stringer on rear porch staircase was cracked. This can lower the ability of the stairs to support weight. Recommend repair by a qualified contractor.





3.5.3 Decks, Balconies, Porches & Steps

Safety Hazard

ALGAE ON STEPS

REAR DECK

Algae was present on the stairs of the back deck and patio area. This can be a slip hazard. Recommend cleaning by a qualified contractor.

FIXED



3.5.4 Decks, Balconies, Porches & Steps

Recommendation

LOOSE HANDRAIL

REAR EXTERIOR DECK

Handrails were loose. This could fail to support the designed load. Recommend repair by qualified contractor.




3.5.5 Decks, Balconies, Porches & Steps

Safety Hazard

TRIP HAZARD

REAR PATIO

Paver had sunk approximately 1 inch at stairs. This is a trip hazard. Recommend repair by a qualified contractor.



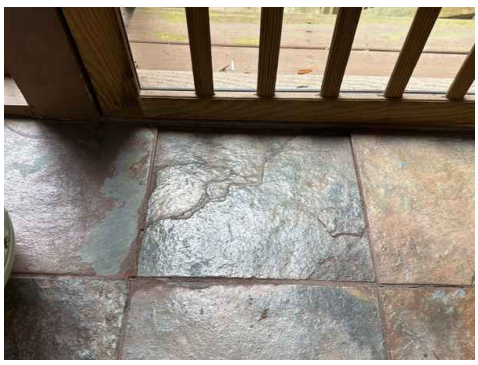
3.5.6 Decks, Balconies, Porches & Steps

Recommendation

MORTAR CRACKED

REAR EXTERIOR DECK

The mortar was cracked in several locations. This could continue to crack and deteriorate. Recommend repair by a qualified contractor.


3.5.7 Decks, Balconies, Porches & Steps

Recommendation

LOOSE CEILING PANEL

REAR DECK

Ceiling panel was loose. Panel can continue to loosen and become disconnected. Recommend repair by a qualified contractor.

Fixed



3.6.1 Walkways & Driveways

Recommendation

DRIVEWAY CRACKING - MODERATE

FRONT EXTERIOR

Moderate cracking was present in the driveway. This can be due to age related deterioration or settlement. Recommend repair by a qualified concrete contractor.





3.8.1 Fencing

Recommendation

GATE MISALIGNED

REAR EXTERIOR

The gate leading to the left exterior was out of alignment. This can make operation difficult. Recommend repair by a qualified contractor.



4: DOORS, WINDOWS & INTERIOR

Information

General: Inspection Method
Visual, Tactile

Doors: Door Type
Hollow Core, Hinged

Windows: Window Type
Thermal, Vinyl, Single-hung

Windows: Window Floor Height Acceptable

Floors: Installed Appropriately

Floors: Flooring Type
Hardwood, Tile, Carpet, Vinyl

Walls: Wall Material
Drywall

Walls: Inspected
All wall surfaces were inspected for damage and appropriate finish.

Ceilings: Ceiling Material
Drywall

Ceilings: Inspected
All ceiling surfaces were inspected for damage and appropriate finish.

Steps, Stairways & Railings: Material
Carpet, Wood

Steps, Stairways & Railings: Handrail

Steps, Stairways & Railings: Stair Rise and Run

General: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Doors: Inspected
All interior doors were inspected for overall condition and operation. Doors should latch and move on thier hinges smoothly.

Windows: Inspected
Windows bring in natural light, brightening up interior spaces and reducing the need for artificial lighting during the day. Windows contribute to the ventilation of a building by allowing fresh air to circulate. This exchange of air helps maintain a comfortable and healthy indoor environment.

Floors: Inspected
The finished flooring is critical for aesthetic purposes. Carpet provides safety protection for the whole family, including toddlers, older individuals, and pets. Vinyl is an excellent waterproofer and tile can offer a luxury look. All finishes should be durable, comfortable, safe, and easy to maintain.

Steps, Stairways & Railings: Inspected
The handrail height should be secured and not loose. It should fall somewhere around 34 to 38 inches. The measured height and depth of each step should be consistent from top to bottom in order to prevent falls.

Deficiencies

4.2.1 Doors

DOOR DAMAGED

Recommendation

BEDROOM

Closet door were missing retaining balls on top. This can prevent operation and closing as intended. Recommend repair by a qualified carpentry contractor.



4.2.2 Doors

DOOR WAS RUBBING FRAME

Recommendation

KITCHEN

Door was rubbing frame and difficult to close. This can wear on the door and worsen if not corrected. Recommend repair by a qualified contractor.



4.3.1 Windows

FAILED WINDOW SEAL

FIXED

Recommendation

BEDROOM OVER GARAGE

Observed evidence of condensation and discoloration between the window panes. This can indicate a failed seal which lowers the windows efficiency to insulate. Operation of the window was not affected. Recommend qualified window contractor repair or replace.







4.3.2 Windows

BROKEN WINDOW GLASS

Recommendation

UPSTAIRS BEDROOM

Window pane was broken. Recommend replacement by a qualified window contractor.



FIXED

4.3.3 Windows

Safety Hazard

ORGANIC GROWTH

UPSTAIRS WINDOW

Possible organic growth was observed in the window seal. This was not identified and any hazard is unknown. Recommend cleaning by a qualified contractor.





FIXED

4.4.1 Floors

Recommendation

DAMAGED CARPET

UPPER LEVEL

Carpet was damaged in several areas on the upstairs level. Carpet can continue to peel leading to further damage recommend repair by a qualified flooring contractor.





Fixed

4.6.1 Ceilings

Recommendation

ACTIVE LEAK

ATTIC

Water staining was present in the upstairs hallway. Moisture reading was dry at the time of the inspection. However the attic insulation directly above was slightly wet. Recommend repair by a qualified contractor.







Fixed

5: BUILT-IN APPLIANCES

Information

General: Inspection Method
Visual, Tactile, Operational

Range/Oven: Range Brand
GE



Range/Oven: Range Energy Source
Electric

Cooktop: Cooktop Brand
Thor



Cooktop: Cooktop Energy Source
Gas

Built in Microwave: Brand
GE



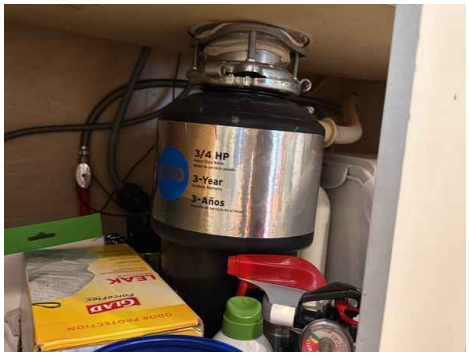
Refrigerator: Brand
Samsung



Dishwasher: Brand
Bosch



Garbage Disposal: Brand/Size
3/4 HP, American Standard



Kitchen Cabinets: Cabinet Material

Wood Faced



Kitchen Cabinets: No Cabinet Damage Observed

Kitchen Countertops: Countertop Material

Natural Stone



Kitchen Countertops: Countertop Caulking Inspected

Caulking around the countertops was inspected and in tact.

Kitchen Countertops: No Countertop Damage Observed

Washer and Dryer: Model

LG



Washer and Dryer: Washer Connections

Secure



Washer and Dryer: Dryer Connections

Electric, Electric, Metal Vent



General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Cooktop: Heating Elements Operated

Heating elements and or burners operated as intended and appeared to produce significant heat during the inspection.

Refrigerator: Dispensers Not Tested

Water and Ice dispensers were not tested. No controls on the outside panel of the refrigerator were tested if present.

Dishwasher: Unit Securely Mounted

The unit was securely mounted to the underside of the cabinet. This can prevent movement during opening and closing of the door.

Garbage Disposal: Wire Secured

The electrical supply wires appeared to be secured and installed in an acceptable manner.

Garbage Disposal: Quiet Operation

Garbage disposal operated at an expected noise level during the inspection. No signs of blockage or excessive grinding was noted.

Kitchen Cabinets: Doors and Drawers Operational

All doors and drawers were tested for operation and connection to cabinetry.

Washer and Dryer: Washer Connections Inspected

Washer supply fixtures were secured and showed no signs of leaking at the time of the inspection. The outlet operated as intended.

Washer and Dryer: Dryer Connections Inspected

Most residential laundry rooms come equipped with a 240-volt outlet for an electric dryer. A dryer vent connection was also available inside the laundry room. It is recommended to always use flexible aluminum transition hose between the dryer and the wall outlet.

6: COOLING 1

Information

General: Inspection Method
Visual, Operational

Cooling Equipment: Brand
Trane



Cooling Equipment: Unit Serial Number

Model and serial number provided for customer reference only.



Cooling Equipment: Energy Source/Cooling Type
Electric, Forced Air

Cooling Equipment: Location
Left Exterior

Cooling Equipment: Disconnect Switch

Present



Cooling Equipment: Line set
Good condition



Normal Operating Controls: Inspected

Thermostat was securely mounted and operated the system as intended.

Normal Operating Controls: Thermostat location
Hallways



Distribution System: Configuration

Zoned



Distribution System: Return Air Filter/Estimated Size

14x20



Distribution System: Ductwork Insulated



Presence of Installed Cooling Source in Each Room: Registers Located in All Living Areas

Yes

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Cooling Equipment: Estimated Production Date

2017-04-30

You should have your air conditioner serviced twice yearly: once in the fall and once in the spring. This is to ensure that it's clean, that its parts are in good shape and that it's operating as optimally as possible

Cooling Equipment: Inspected

The cooling system was inspected for proper function. An improperly functioning cooling system will not cool a home as designed or circulate fresh air as intended. Regular inspections and maintenance can help prevent system failures.

7: COOLING 2

Information

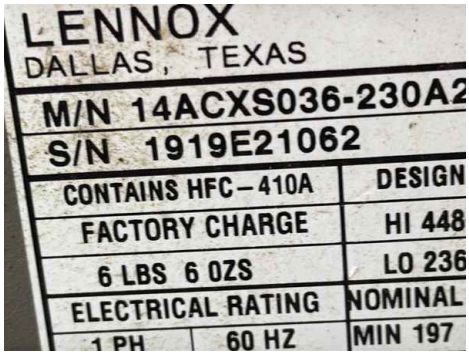
General: Inspection Method
Visual, Operational

Cooling Equipment: Brand
Lennox



Cooling Equipment: Unit Serial Number

Model and serial number provided for customer reference only.



Cooling Equipment: Energy Source/Cooling Type
Electric

Cooling Equipment: Location
Rear Exterior

Cooling Equipment: Disconnect Switch

Present



Cooling Equipment: Line set
Good condition



Normal Operating Controls: Inspected

Thermostat was securely mounted and operated the system as intended.

Normal Operating Controls: Thermostat location
Hallway each level



Distribution System: Configuration

Central

Distribution System: Return Air Filter/Estimated Size

20x20



Distribution System: Ductwork Insulated



Presence of Installed Cooling Source in Each Room: Registers Located in All Living Areas

Yes

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Cooling Equipment: Estimated Production Date

2019-05-31

You should have your air conditioner serviced twice yearly: once in the fall and once in the spring. This is to ensure that it's clean, that its parts are in good shape and that it's operating as optimally as possible

Cooling Equipment: Inspected

The cooling system was inspected for proper function. An improperly functioning cooling system will not cool a home as designed or circulate fresh air as intended. Regular inspections and maintenance can help prevent system failures.

8: HEATING 1

Information

General: Inspection Method
Visual

Heating Equipment: Brand
Trane



Heating Equipment: Unit Serial Number

Model and serial number provided for customer reference only.



Heating Equipment: Location
Basement

Heating Equipment: Energy Source/Heat Type
Gas

Heating Equipment: Disconnect Switch

Present



Normal Operating Controls: Thermostat location
Hallway

Normal Operating Controls: Inspected

Thermostat was securely mounted and operated the system as intended.

Distribution Systems: Return Air Filter/Estimated Size
14x20

Distribution Systems: Ductwork Insulated

Presence of Installed Heat Source in Each Room: Registers Located in All Living Areas

Yes

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Heating Equipment: Estimated Production Date

2021-02-28

Your furnace should be serviced at least once a year, ideally in the fall before the heating season begins. Recommended maintenance includes cleaning the filters, checking the burner and heat exchanger, and inspecting electrical connections.

Heating Equipment: Inspected

The heating system was inspected for proper function. An improperly functioning heating system can have carbon monoxide leaks, gas leaks, and electrical malfunctions are all potential hazards that can be detected during a heating inspection. Regular inspections can help prevent these hazards and keep your home safe.

9: HEATING 2

Information

General: Inspection Method
Visual

Heating Equipment: Brand
Lennox



Heating Equipment: Unit Serial Number

Model and serial number provided for customer reference only.



Heating Equipment: Location
Attic

Heating Equipment: Energy Source/Heat Type
Gas

Heating Equipment: Disconnect Switch

Present



Normal Operating Controls: Thermostat location
Upstairs Hallway



Normal Operating Controls: Inspected

Thermostat was securely mounted and operated the system as intended.

Distribution Systems: Return Air Filter/Estimated Size
20x20



Distribution Systems: Ductwork Insulated



Presence of Installed Heat Source in Each Room: Registers Located in All Living Areas

Yes

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Heating Equipment: Estimated Production Date

2019-05-31

Your furnace should be serviced at least once a year, ideally in the fall before the heating season begins. Recommended maintenance includes cleaning the filters, checking the burner and heat exchanger, and inspecting electrical connections.

Heating Equipment: Inspected

The heating system was inspected for proper function. An improperly functioning heating system can have carbon monoxide leaks, gas leaks, and electrical malfunctions are all potential hazards that can be detected during a heating inspection. Regular inspections can help prevent these hazards and keep your home safe.

10: PLUMBING

Information

General: Inspection Method
Visual, Functionally tested

Water Source
Public



Main Water Shut-off Device: Location
Garage



Water Pressure Reducer Valve: Location
Garage



Water Pressure Reducer Valve: Water Pressure (approximate)
70 Psi



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

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

Drain, Waste, & Vent Systems: Drain Material
PVC

Drain, Waste, & Vent Systems: Sewer Connection
4"

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



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

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

Hot Water Systems, Controls, Flues & Vents: Unit Serial Number

Model and serial number provided for customer reference only.



Hot Water Systems, Controls, Flues & Vents: Capacity

50 Gallons

Hot Water Systems, Controls, Flues & Vents: Expansion Tank

Present



Hot Water Systems, Controls, Flues & Vents: TPR Valve

Good Condition



Fuel Storage & Distribution Systems: Gas Meter/Gas Tank Location

Left Exterior



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

Gas Meter

Fuel Storage & Distribution Systems: Gas Distribution Piping Type

Copper, CSST, Black Iron



Sprinkler System: Sprinkler system



Sprinkler System: Backflow Preventer



Sprinkler System: Water meter



General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Hot Water Systems, Controls, Flues & Vents: Water Temperature Safe

The U.S. Consumer Product Safety Commission urges all users to lower their water heaters to 120 degrees Fahrenheit. In addition to preventing accidents, this decrease in temperature will conserve energy and save money.

Hot Water Systems, Controls, Flues & Vents: Estimated Production Date of System

2018-02-28

You should have your water heater serviced at least once per year. The most important part of water heater maintenance is flushing the tank. If you don't flush it, sediment will build up inside your water heater's tank.

Fuel Storage & Distribution Systems: Sediment Trap Present

Sediment traps were installed at each gas appliances and the system was bonded to the grounding electrode system. This creates a lower resistance way for electricity to connect with the earth.

Deficiencies

10.4.1 Water Supply, Distribution Systems & Fixtures

Recommendation

HOSE BIB LOOSE

REAR EXTERIOR

Hose bib was not secured to home adequately. This could lead to a water leak due to excessive movement. Recommend repair by a licensed plumbing contractor.



10.4.2 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET MOUNT LOOSE

PRIMARY BATHROOM

Toilet was not tightly mounted and could be moved. This can cause leaking and floor damage. Recommend repair by a qualified plumbing contractor.



10.4.3 Water Supply, Distribution Systems & Fixtures

Recommendation

RECOMMEND CAULKING INSIDE CORNERS

PRIMARY BATHROOM

Cracks were observed on the inside corner of the shower. This can allow water behind the tile leading to further damage. Recommend caulking of all inside corners by a qualified contractor.





10.5.1 Drain, Waste, & Vent Systems

Recommendation

BATHROOM SINKS SLOW DRAINING

PRIMARY BATHROOM

Bathroom sinks were clogged. Drainage could not keep up with flow. This can create and overflowing situation. Recommend repair by a qualified plumbing contractor.

Fixed



10.8.1 Sprinkler System

Recommendation

METER COVER DAMAGED

FRONT EXTERIOR

Damage water meter cover. This could allow objects to fall into the water connection box. Recommend notification of the utility and replacement.

Fixed



11: ELECTRICAL

Information

General: Inspection Method
Visual

Service Entrance Conductors And Grounding: Electrical Service Conductors
Below Ground, 240 Volts



Service Entrance Conductors And Grounding: Grounding Rod and Electrode Conductor



Main Panel and Overcurrent Device: Main Panel Location
Garage



Main Panel and Overcurrent Device: Panel Manufacturer
Eaton

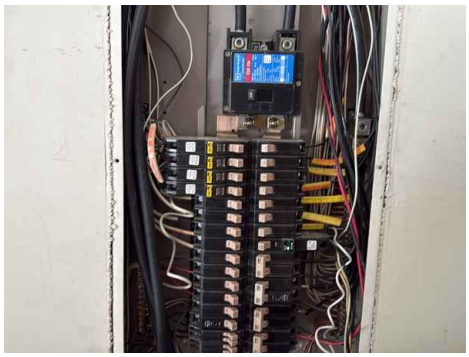
Main Panel and Overcurrent Device: Panel Type
Circuit Breaker

Main Panel and Overcurrent Device: Panel Capacity
200 AMP

Main Panel and Overcurrent Device: Service Disconnect



Branch Wiring Circuits, Breakers & Fuses: Breakers Compatible With Box
Compatible



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non Metallic Sheathed

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

Lighting Fixtures, Switches & Receptacles: Fixtures Present

Lighting Fixtures, Switches & Receptacles: Receptacles Tested

Lighting Fixtures, Switches & Receptacles: Switches Operable
Tested

GFCI & AFCI: GFCI Present not Tested

GFCI & AFCI: AFCI Present not Tested

Smoke Detectors: Smoke Detectors Present

Carbon Monoxide Detectors: Carbon Monoxide Detectors Present



General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Service Entrance Conductors And Grounding: Inspected

The primary purpose of a grounding rod is to protect people and equipment by providing a low-resistance pathway so electrical currents can flow directly to the ground. Benefits include: Safety: Reducing the risk of electrical shock.

GFCI & AFCI: Inspected

A ground fault circuit interrupter or GFCI is an electrical device that can protect you from severe electrical shock during a grounding error. AFCI stands for arc-fault circuit interrupters, and they protect you from electrical dangers related to fires from overheating caused by arcing.

Smoke Detectors: Inspected

Working smoke alarms alert people to fire and give them time to escape in a situation where minutes can mean the difference between life and death. It is recommended that a smoke detector be placed inside of each sleeping room and hallway.

Carbon Monoxide Detectors: Inspected

Carbon monoxide alarms are designed to warn you of any unusual build-up of CO2 in your home. These higher levels of CO2 may occur from improperly maintained, installed or used fuel-burning appliances, backdrafting appliances or fireplaces, or idling cars in garages. It is recommended that a carbon monoxide detector be located on each level of the home.

Deficiencies

11.5.1 Lighting Fixtures, Switches & Receptacles — Recommendation

COVER PLATES DAMAGED

BASEMENT

One or more receptacles have a damaged cover plate. Recommend replacement.



11.5.2 Lighting Fixtures, Switches & Receptacles

Safety Hazard

LOOSE WALL RECEPTACLE

BASEMENT

Wall receptacle was loose in the wall, this can be a shock hazard or cause the wires to loosen. Recommend repair by a licensed electrical contractor.

Fixed



11.5.3 Lighting Fixtures, Switches & Receptacles

Safety Hazard

OUTLET ERROR OPEN GROUND

LIVING ROOM

Two outlets in the living room under the window had open ground faults. This is a hazardous condition. Recommend review of the outlets and repair by a licensed electrical contractor.

Fixed



11.5.4 Lighting Fixtures, Switches & Receptacles

Fixed

Recommendation

HOT AND NEUTRAL REVERSED

EXTERIOR OUTLET

The outlet was incorrectly wired. This can be an electrical hazard. Recommend further review and repair by licensed electrical contractor.







11.7.1 Smoke Detectors

Recommendation

OLD SMOKE DETECTOR

Old smoke detector. Old detectors may not detect smoke at the designed concentrations. Recommend replacement with a new detector.



12: FIREPLACE EXTERIOR

Information

General: Inspection Method
Visual, Operational, Tactile

Type/Fuel Source: Fuel Source
Gas



Vents and Flues : Flue Material/Type
Flueless

Vents and Flues : Exterior Inspection Only

Doors & Frames: Material
Glass

Doors & Frames: Condition
Doors and frames were clean and operational.

General: Visual Inspection
Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

13: FIREPLACE INTERIOR

Information

General: Inspection Method
Visual, Tactile

Type/Fuel Source: Fuel Source
Gas



Vents and Flues : Flue Material/Type
Balanced Flue



Vents and Flues : Exterior Inspection Only

Hearth: Hearth Material
Stone

Doors & Frames: Material
Glass, Metal

Doors & Frames: Condition

Doors and frames were clean and operational.

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Hearth: Adequately sized

Fireplaces with less than 6 sqft should have a hearth that extends about 16 inches out and about 8 inches to the side.

Deficiencies

13.2.1 Type/Fuel Source

Recommendation

DID NOT TEST

Fireplace in living room was not tested. Objects were too close for testing. Recommend testing after all items have been moved at least 6 feet away from the fireplace.



14: ATTIC, INSULATION & VENTILATION

Information

General: Inspection Method
Visual

Pull Down Stairs



Attic Insulation: Attic Insulation Type
Blown/Loose-fill



Attic Insulation: Insulation Appears Adequate

Exhaust Systems: Exhaust Fans/Exhaust Ducts
Fan Only

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Ventilation: Ridge Vents Open



Ventilation: Soffit Vent Baffles Present



Roof Stucture - Trusses: Material
Engineered Trusses, OSB



Roof Stucture - Trusses: Trusses

Roof Stucture - Trusses: Gusset Plates

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Inspected

Pull down stairs simplify attic access and are generally considered safer than using a ladder. An access panel must be accessed with a ladder. By insulating the door, you can significantly reduce heat transfer and improve your home's overall comfort.

Attic Insulation: Inspected

Proper attic insulation offers increased Energy Efficiency: Insulation helps to maintain the indoor air temperature reducing HVAC workload and energy bills. Insulation appeared clean and free of foreign debris.

Exhaust Systems: Ducts Terminated to Exterior

If an exhaust fan is not terminated to the exterior moist air can contribute to organic growth on the roof framing and the sheathing that covers the timbers.

Ventilation: Inspected

A ridge vent is an air exhaust cut in the roof deck at the roof's peak. They help to provide continuous, uniform exhaust ventilation at the highest point of the attic. Baffles provide a space between the soffits and insulation, preventing the blockage of airflow.

Roof Stucture - Trusses: Inspected

A structural framework designed to provide support and strength to a roof. They bridge the space above rooms and occur at regular intervals. Gusset plates are fasteners that are installed in a factory and are used to connect truss members.

15: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Inspection Method
Basement Access

Wall Structure: Foundation Wall
not visible



lower Floor Structure: Material
Wood I-Joists



Floor/Drainage: Basement Floor
Concrete, Fully Encapsulated



Floor/Drainage: Basement/Crawlspace Drain
Sump Basin and Pump

Sump Basin and Drain: Operational



General: Visual Inspection

A corner to corner and whole perimeter inspection looking for notable defects. The condition of insulation, sealed ducts, and proper vapor barriers, insect and pest activity, structural defects are inspected. It is recommended that you inspect your foundation at least bi-annually, but preferably for each season to ensure seasonal issues aren't present.

Deficiencies

15.2.1 Wall Structure

Recommendation

MINOR CRACKS

RIGHT EXTERIOR

There were minor cracks and gaps at the expansion joints. They were of an insignificant size but could allow moisture into the wall. Recommend sealing and painting by a qualified contractor.










No structural concerns, see giles flythes report #8

16: GARAGE

Information

General: Inspection Method
Visual

General: Style
Attached

Occupant Door: Material
Fire Rated



Stairs: Material
Wood



Floor: Garage Floor
Concrete

Walls & Firewalls: Fire Separation Wall
Appeared adequate

Garage Door: Type/Material
Aluminum

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiences noted to visible areas unless otherwise noted below.

Occupant Door: Inspected

A fire rated door is a barrier that prevents smoke and flames from spreading and protects people and property from fire, smoke, and carbon monoxide.The door should be constructed of a fire resistant material. The door should be in good condition and fully intact with no pet doors installed.

Stairs: Inspected

The handrail height should be secured and not loose. It should fall somewhere around 34 to 38 inches. The measured height and depth of each step should be consistent from top to bottom in order to prevent falls.

Floor: Inspected

The floor should be clear of clutter. Loose papers, matches, oily rags, and other flammable items are dangerous if they are strewn about the garage floor. Excessive items stored on the floor can also create a trip hazard.

Walls & Firewalls: Inspected

Fires that begin in attached garages are more likely to spread to living areas than fires that originate in detached garages. Attached garages should be adequately sealed from living areas. A properly sealed garage will restrict the potential spread of fire long enough to allow the occupants time to escape the home.

Garage Door: Auto Stop and Reverse

Modern openers have two safety reverse features on the door, which will automatically reverse the door if it encounters an obstacle upon closing. In 1982, a voluntary industry standard was created that requires an automatic reversing mechanism be part of the garage door opener.

Deficiencies

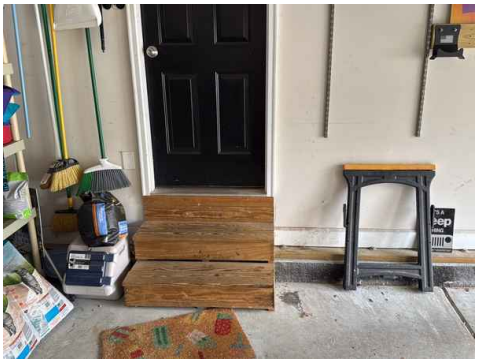
16.3.1 Stairs

Monitor Item

RECOMMEND HANDRAIL

GARAGE

No handrail was present on the garage stairs. This potentially could be a fall hazard. Recommend installation of a handrail by a qualified contractor.



16.4.1 Floor

Recommendation

CRACKING - MAJOR

GARAGE

Major cracking was noted in the garage floor. This is typically consistent with settlement or soil movement. Recommend review and repair by a certified professional.









no structural concerns, see Giles Flythes report #7

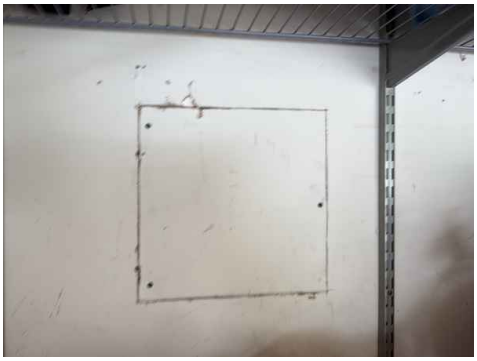
16.5.1 Walls & Firewalls

Recommendation

DAMAGED DRYWALL

GARAGE

Garage wall had damaged drywall. Recommend repair by a qualified drywall.





16.6.1 Garage Door

Recommendation

DAMAGED WEATHER SEAL

GARAGE DOOR

Weather seal was damaged. This could allow wind driven rain to enter past the garage door. Recommend repair by a qualified contractor.

Fixed



STANDARDS OF PRACTICE

Inspection Details

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

Exterior
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.

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.

Cooling 1
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.

Cooling 2
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.

Heating 1
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.

Heating 2
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.

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 Exterior
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.

Fireplace Interior
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.

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