Honor Bound Home Inspections
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RESIDENTIAL REPORT

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Jane Doe

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1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Client

Occupancy
Vacant

Style
Manufactured

Temperature (approximate)
40 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: ROOF

Information

Inspection Method
Roof

Roof Type/Style
Gable

Coverings: Material
Asphalt

Coverings: Inspected
Walked

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Inspected
Aluminum

Flashings: Inspected
Edge Flashing, Valley Flashing

Flashings: Material
Aluminum

Roof Ventilation: Inspected
Soffit Vents, Roof Vents

Deficiencies

2.1.1 Coverings

Recommendation

LOSS OF AGGREGATE

PORCH ROOF

Asphalt shingles showed moderate loss of aggregate. Consistent with age, this reduces the effectiveness of the roofing tile and will eventually lead to failure.

This was ONLY observed on the roofs covering the front and back porch. No signs of leaking were observed, and water would not penetrate into the home if a leak was present.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings

Recommendation

SHINGLES BUCKLING- MINOR

Buckling occurred in a protected area and no sign of water damage was observed, but buckled shingles have the possibility to allow water penetration in heavy rains

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

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

2.2.2 Roof Drainage Systems

Recommendation

GUTTER DISCHARGES ON ROOF SURFACE

Gutters discharging onto the roof surface can cause premature wear to the shingles. Gutters should be rerouted directly to a drain pipe or into another gutter to prolong the life of the roof.

Recommendation

Contact a qualified professional or handyman.

2.2.3 Roof Drainage Systems

Maintenance Item

GUTTER DISCHARGES IMPROPERLY

One or more downspouts discharge improperly. As shown in the photo, the downspout from the upper portion of the roof discharges into another gutter. This would be correct, however in this case the gutter is installed at a strange angle and one edge overshoots the lower gutter. In heavy rain this could allow water to discharge over the edge of the gutter.

Recommendation

Contact a qualified professional.

3: EXTERIOR

Information

Inspection Method
Visual

Exterior Doors: Exterior Entry Door
Fiberglass, Wood, Steel

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Back Deck, Front Deck

Siding, Flashing & Trim: Siding Material
Wood

Walkways, Patios & Driveways: Driveway Material
Asphalt

Decks, Balconies, Porches & Steps: Material
Wood

Siding, Flashing & Trim: Siding Style
T 111

Walkways, Patios & Driveways: Walkway Material
Concrete

Vegetation, Grading, Drainage & Retaining Walls: Inspected

Deficiencies

3.1.1 Siding, Flashing & Trim

Maintenance Item

TRIM NEEDS SEALING

Caulk or other sealants have failed along trim in one or more places. Gaps between siding and trim can allow water and pests to enter the building envelope. Recommend sealing with an appropriate exterior grade caulk or other sealant.

Recommendation

Contact a handyman or DIY project

3.1.2 Siding, Flashing & Trim

Maintenance Item

WORN PAINT

Exterior paint is showing signs of wear consistent with age. No immediate action is needed, but should be kept under observation.

Recommendation

Contact a qualified professional.

3.2.1 Exterior Doors

Recommendation

PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

3.2.2 Exterior Doors

Safety Hazard

DOOR DOES NOT LOCK

LAUNDRY ROOM

The deadbolt did not close on the exterior door leading into the laundry room.

Recommendation

Contact a qualified professional.

3.3.1 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MINOR

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

3.4.1 Decks, Balconies, Porches & Steps

Safety Hazard

DECK - ROTTED BOARDS

Deck shows significant decay, with many rotten and loose boards. Recommend removal and replacement by qualified contractor. Deck is deemed unsafe to traverse.

3.4.2 Decks, Balconies, Porches & Steps

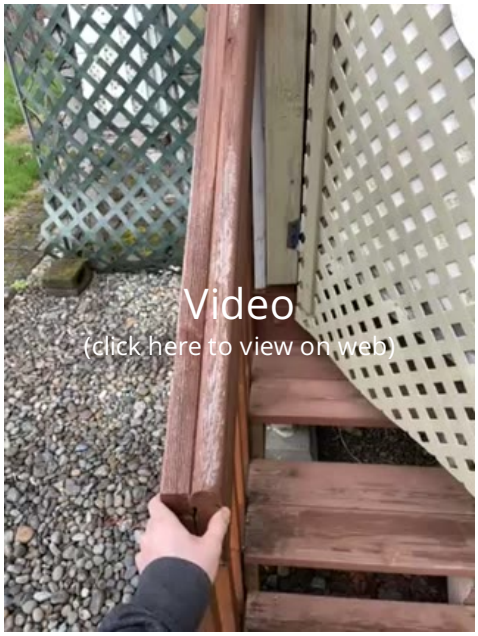
Safety Hazard

RAILING NOT SECURE

Railings on both sides of the front and back porch would not support the recommended 200lbs of force. Recommend assessment by a qualified professional to secure properly.

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

Recommendation

GAP

There is an opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

VEGETATION NEAR THE HOME

There was vegetation near the home. This can lead to deterioration of the wall cladding. This is also a limitation to the exterior of our inspection. Recommend that the vegetation be cut back to at least 6inchs from the home.

Recommendation

Contact a handyman or DIY project

4: DOORS, WINDOWS & INTERIOR

Information

Doors: Inspected

Windows: Window Type
Single-hung, Sliders

Windows: Window Material
Vinyl

Floors: Floor Coverings
Carpet, Linoleum

Walls: Wall Material
Gypsum Board

Ceilings: Ceiling Material
Gypsum Board

Windows: Windows Inspected

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

Deficiencies

4.2.1 Windows

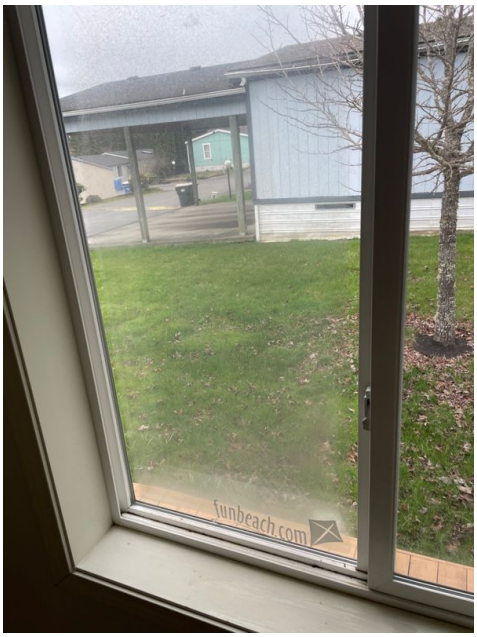
Recommendation

FOGGED / BROKEN SEALS

I observed more than one fogged windows and broken seals that caused condensation between window panes.

Recommendation

Contact a qualified window repair/installation contractor.



4.2.2 Windows

Maintenance Item

MISSING WINDOW SCREEN

I observed a missing window screen.

Recommendation

Contact a qualified window repair/installation contractor.

4.3.1 Floors

CARPET STAINS

Maintenance Item

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

4.3.2 Floors

SEVERE WEAR

Recommendation

LIVING ROOM

Carpet in living room had several areas of bunching, indicating it is no longer properly secured to the floor and creating the a trip hazard.

5: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink. Hot and cold functioned normally.

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

Range/Oven/Cooktop: Turned On Stove & Oven

Kitchen

I turned on the kitchen's stove and oven.

GFCI: GFCI Tested

Kitchen

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Dishwasher: Inspected Dishwasher

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

Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Refrigerator: Refrigerator Was On

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

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

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

Limitations

Dishwasher

DISHWASHER WAS NOT OPERATED

I did not operate the dishwasher.

Deficiencies

5.1.1 Kitchen Sink

Recommendation

LEAK AT KITCHEN SINK

A significant leak was detected in the drain on the right hand basin of the kitchen sink.

Recommendation

Contact a qualified plumbing contractor.

5.8.1 Countertops & Cabinets

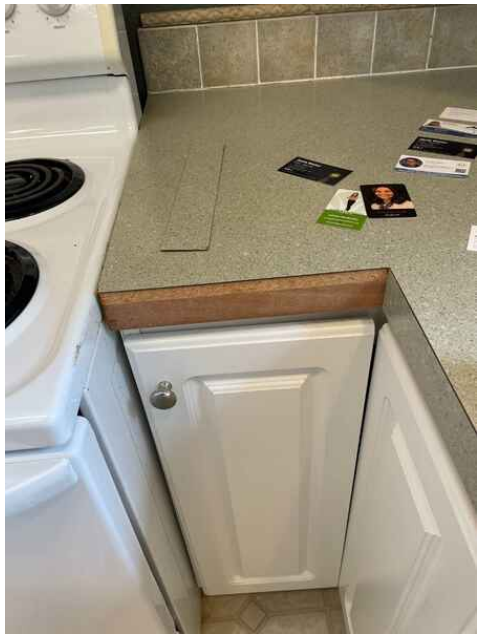
Maintenance Item

COUNTERTOP DAMAGED

I observed damage at the countertop. The missing piece appeared to be sitting on the counter. Recommend attempting to reattach missing piece.

Recommendation

Contact a handyman or DIY project



6: BATHROOMS

Information

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Bathroom Toilets: Toilets Inspected
I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected
I inspected the heat source in the bathroom (register/baseboard).

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers
I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans
I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom: GFCI-Protection Tested
I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Deficiencies

6.4.1 Sinks, Tubs & Showers

Recommendation

ACTIVE WATER LEAK

HALLWAY BATH

I observed an active leak in one or more bathroom sink drains

Recommendation

Contact a qualified plumbing contractor.


Video
(click here to view on web)

7: LAUNDRY

Information

Laundry Room, Electric, and Tub:
Inspected

8: PLUMBING

Information

Water Source
Public

Drain, Waste, & Vent Systems: Material
ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

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

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Master Bed Closet

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

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

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

Limitations

Main Water Shut-off Device

UNABLE TO LOCATE

I was unable to locate the main water shut off. You should ask the seller for the location.

9: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Closet

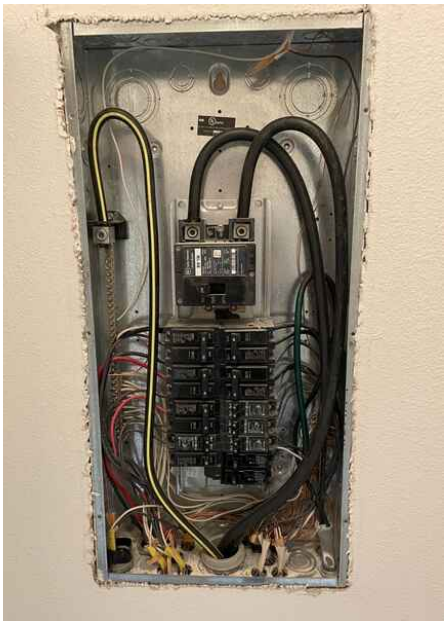
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main panel present
Master Closet



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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Smoke Detectors: Smoke Detectors Present

Each bedroom should be equipped with a smoke detector.

Carbon Monoxide Detectors: CO Detectors Present

Deficiencies

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

Recommendation

"DOUBLE TAPPED" NEUTRAL WIRE

One or more neutral wires in the sub panel in the garage have been "double tapped". This is when multiple wires are placed inside the same lug. In most cases each neutral wire should have its own lug space, and double tapping is not typically up to code. Recommend assessment by qualified electrical contractor to determine if correction is needed.

Recommendation

Contact a qualified electrical contractor.

9.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES MISSING

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

9.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

OUTLET INOPERABLE

UNDER KITCHEN SINK

One or more outlets did not appear to be receiving power.

Recommendation

Contact a qualified professional.

10: HEATING

Information

Equipment: Brand
Nordyne

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

Normal Operating Controls:

Location Of Thermostat
Living Room

AFUE Rating
100

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

Presence of Installed Heat Source in Each Room: Inspected

11: GARAGE

Information

Floor: Inspected

Garage Door: Material
Metal

Garage Door: Type
Sliding

Garage Door Opener: Garage Opener
Inspected

Occupant Door (From garage to inside of home): Inspected

Deficiencies

11.2.1 Floor

Recommendation

CRACKING

Cracking visible in the garage floor. Recommend routine monitoring.

11.3.1 Walls & Firewalls

Recommendation

FIREWALL NOT UP TO CODE

Firewall separating the home and garage MAY NOT be compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. I recommend requesting building permits for the garage addition. If it passed a code inspection at the time of construction then you may disregard this concern.

11.4.1 Garage Door

Safety Hazard

MECHANICAL PRESSURE SENSOR MISSING/NON-FUNCTIONING

Modern garage doors are designed to auto reverse when they come into contact with an object. These sensors are either missing or non functioning. This can cause potential danger to pets, children, or those with mobility limitations. Important to note that in this case the photoelectric sensors (a second safety feature) WERE functioning properly, so you are not completely without protection.

Recommendation

Contact a qualified professional.

12: ATTIC, INSULATION & VENTILATION

Information

Inspection Method
Walked with Limited Access

Ventilation: Ventilation Type
Soffit Vents, Roof Vent

Limitations

General

UNABLE TO ACCESS

Obstacles blocked access to attic hatch

13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Crawlspace Access, Visual

Foundation: Material
Pier and Beam

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Steel Joists, Wood Beams

Floor Structure: Sub-floor
Inaccessible

Vapor Retarders (Crawlspace or Basement): Inspected
Present

Crawlspace: Inspected

I could not fully enter the crawl space due to obstacles blocking point of entry.

STANDARDS OF PRACTICE

Roof
An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior. (1) The inspector will: • Traverse the roof to inspect it. • Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations. • Report the manner in which the roof is ventilated. • Describe the type and general condition of roof coverings. • Report multiple layers of roofing when visible or readily apparent. • Describe any deficiencies of these systems or components. (2) The inspector is not required to: • Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported. • Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof. • Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments. • Operate powered roof ventilators. • Predict remaining life expectancy of roof coverings

Exterior
An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys. (1) The inspector will: • Describe the exterior components visible from ground level. • Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys. • Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected. • Describe any deficiencies of these systems or components. (2) The inspector is not required to: • Inspect (a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling. (b) Safety type glass or the integrity of thermal window seals. (c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace. • Test or evaluate the operation of security locks, devices or systems. • Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade. • Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories. Site. The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure. (1) The inspector will: (a) Describe the material used for driveways, walkways, patios and other flatwork around the home. (b) Inspect (i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure. (ii) For proper grading and drainage slope. (iii) Vegetation in close proximity to the home. (c) Describe any deficiencies of these systems or components. (2) The inspector is not required to: • Inspect fences, privacy walls or retaining walls that are not contiguous with the structure. • Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure. • Evaluate hydrological or geological conditions. • Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

Doors, Windows & Interior
Interiors. The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings. (1) The inspector will: (a) Verify That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches. (b) Inspect (i) The overall general condition of cabinets and countertops. (ii) Caulking and grout at kitchen and bathroom counters. (iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage. (iv) The condition and operation of a representative number of windows and doors. (c) Comment on the presence or absence of smoke detectors. (d) Describe any noncosmetic deficiencies of these systems or components. (2) The inspector is not required to: (a) Report on cosmetic conditions related to the condition of interior components. (b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Bathrooms
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Laundry
The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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
Electrical system. The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures. (1) The inspector will: (a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used. (b) Report (i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined. (ii) When no connection to a service grounding electrode can be confirmed. (c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s). (d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe. (e) Verify (i) The operation of a representative number of accessible switches, receptacles and light fixtures. (ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior. (iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required. (f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards. (g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards. (h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns. (i) Describe any deficiencies of these systems or components. (2) The inspector is not required to: (a) Insert any tool, probe or testing device into the main or subpanels. (b) Activate electrical systems or branch circuits that are not energized. (c) Operate circuit breakers, service disconnects or remove fuses. (d) Inspect ancillary systems, including but not limited to: (i) Timers. (ii) Security systems. (iii) Low voltage relays. (iv) Smoke/heat detectors. (v) Antennas. (vi) Intercoms. (vii) Electrical deicing tapes. (viii) Lawn sprinkler wiring. (ix) Swimming pool or spa wiring. (x) Central vacuum systems. (xi) Electrical equipment that's not readily accessible. (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels. (f) Move any objects, furniture, or appliances to gain access to any electrical component. (g) Test every switch, receptacle, and fixture. (h) Remove switch and receptacle cover plates. (i) Verify the continuity of connected service ground(s).

Heating
The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units. (1) The inspector will: (a) Describe the type of fuel, heating equipment, and heating distribution systems. (b) Operate the system using normal readily accessible control devices. (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable. (d) Inspect (i) The condition of normally operated controls and components of systems. (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems. (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles. (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present. (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion. (vi) Electric baseboard and in-wall heaters to ensure they are functional. (e) Report any evidence that indicates the possible presence of an underground storage tank. (f) Describe any deficiencies of these systems or components. (2) The inspector is not required to: (a) Ignite pilot lights. (b) Operate: (i) Heating devices or systems that do not respond to normal controls or have been shut down. (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment. (c) Inspect

or evaluate (i) Heat exchangers concealed inside furnaces and boilers. (ii) Any heating equipment that is not readily accessible. (iii) The interior of chimneys and flues. (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems. (d) Remove covers or panels that are not readily accessible or removable. (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users. (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard. (g) Determine: (i) The capacity, adequacy, or efficiency of a heating system. (ii) Determine adequacy of combustion air. (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Garage
Attached garages or carports. The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home. (1) The inspector will: • Inspect the condition and function of the overhead garage doors and associated hardware. • Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present. • Inspect the condition and installation of any pedestrian doors. • Inspect fire separation between the house and garage when applicable. • Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor. • Describe any deficiencies of these systems or components. (2) The inspector is not required to: • Determine whether or not a solid core pedestrian door that is not labeled is fire rated. • Verify the functionality of garage door opener remote controls. • Move vehicles or personal property. • Operate any equipment unless otherwise addressed in the SOP.

Attic, Insulation & Ventilation
Insulation and ventilation. The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems. (1) The inspector will: • Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas. • Describe the type of insulation in viewable and accessible unconditioned spaces. • Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors. • Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible. • Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces. • Describe any deficiencies of these systems or components. (2) The inspector is not required to: • Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls. • Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Basement, Foundation, Crawlspace & Structure
An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas. (1) The inspector will: • Describe the type of building materials comprising the major structural components. • Enter and traverse attics and subfloor crawlspaces. • Inspect (a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible. (b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration. • Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected. • Describe any deficiencies of these systems or components. • Report all wood rot and pest-conducive conditions discovered. • Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up. (2) The inspector is not required to: • Enter (a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams). (b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home. • Move stored items or debris or perform excavation to gain access.