



**Signature Home  
Inspections, LLC**

**SIGNATURE HOME INSPECTIONS, LLC**

719-641-9538

shsignaturehomeinspections@gmail.com



6 bd | 4 ba | 4,057 sqft

INSPECTION REPORT BY SIGNATURE HOME INSPECTIONS, LLC

1234 Main Street  
Colorado Sprngs , CO 80920

Buyer Name

03/14/2023 9:00AM



Agent

**Agent Name**

555-555-5555

agent@spectora.com

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# SUMMARY



ITEMS INSPECTED








MINOR DEFECT



MAJOR DEFECT

Summary Text (enter here)

-  2.4.1 Roof - Gutters & Downspouts: Debris in Gutters
-  3.1.1 Chimney, Fireplace, or Stove - Factory-Built Chimney: Factory Built Fireplace
-  4.5.1 Exterior - GFCIs & Electrical: Electrical Defect
-  4.6.1 Exterior - Walkways & Driveways: Minor Cracking at Walkway
-  4.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Missing Handrail
-  4.10.1 Exterior - Windows: Caulking Cracked at Trim
-  6.1.1 Heating - Heating System Information: Filter Dirty
-  6.1.2 Heating - Heating System Information: Service Tag Indicates Delayed Maintenance
-  6.4.1 Heating - Check Gas Fittings: Corrosion at Gas Distribution Piping
-  8.3.1 Plumbing - Hot Water Source: Missing Catch Pan Under Tank
-  9.4.1 Electrical - Electrical Wiring: Observed a 15 amp breaker in 'tripped' position.
-  10.3.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Defect in OSB at North Wall
-  10.5.1 Attic, Insulation & Ventilation - Light in Attic: Light Source Missing in Attic
-  11.2.1 Bathrooms - Sinks, Tubs & Showers: Caulking Failure
-  11.4.1 Bathrooms - GFCI & Electric in Bathroom: GFCI Not Testing As Functional
-  11.4.2 Bathrooms - GFCI & Electric in Bathroom: Light did not turn on - Master Bathroom
-  12.2.1 Doors, Windows & Interior - Windows: Missing Window Screen
-  14.3.1 Attached Garage - Garage Vehicle Door Opener: Photo-Electric Eyes Were Too High
-  14.3.2 Attached Garage - Garage Vehicle Door Opener: Wall Button Did Not Function
-  14.5.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Defect at Door Between Garage and House
-  15.4.1 Kitchen - Countertops & Cabinets: Caulking/Grout Separating From Backsplash

# 1: INSPECTION DETAIL

## Information

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### General Inspection Info:

#### Occupancy

Occupied

House was empty

### General Inspection Info: Weather Conditions

Sunny, Snow, Very Cold

Sunny with light breeze

### General Inspection Info: Type of Building

Single Family



### General Inspection Info: In Attendance

Client, Client's Agent

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.



Your Inspector - CPI

## Your Job As a Homeowner: What Really Matters in a Home Inspection

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

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

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

### But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Draft: What Really Matters



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## Your Job As a Homeowner: Read Your Book



I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

**We're neighbors!** So, feel free to reach out whenever you have a house question or issue.

Draft: Read Your Book



Watch on  YouTube

## Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

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

Draft: Home Maintenance Inspection



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## We'll Buy Your Home Back



**If your home inspector misses anything, InterNACHI will buy your home back.**

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...



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## We'll Buy Your Home Guarantee



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For more information, please visit [www.nachi.org/buy](http://www.nachi.org/buy).

## 2: ROOF

### Information

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#### **Roof Covering: Homeowner's Responsibility**

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

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

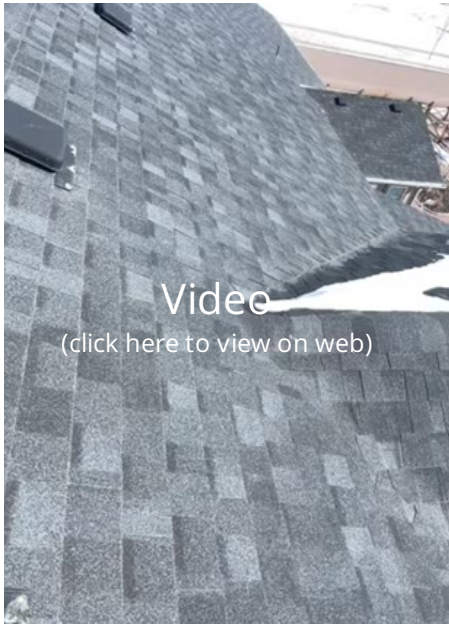
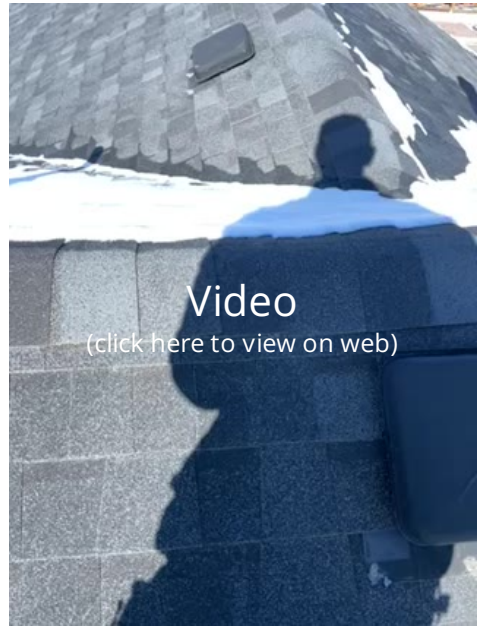
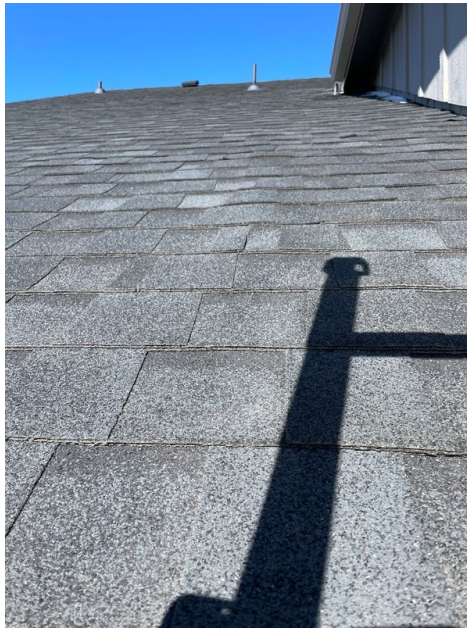
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

**Roof Covering: Type of Roof-Covering Described**

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



**Roof Covering: Roof Was Inspected**

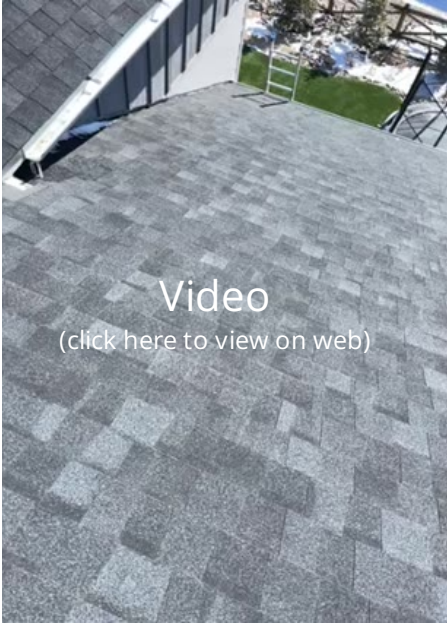
Ground, Ladder

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

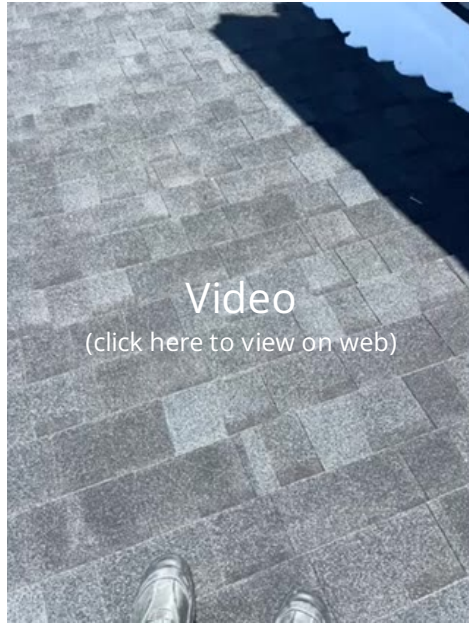
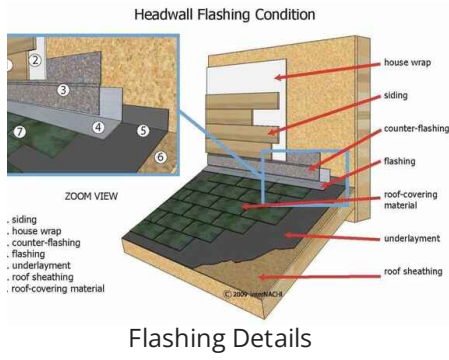
**Roof Covering: Gutters**

Inspected gutters for cracking, rust, and debris. Gutters in overall satisfactory condition. Some debris was found in gutters, loose leaves and pine needles.



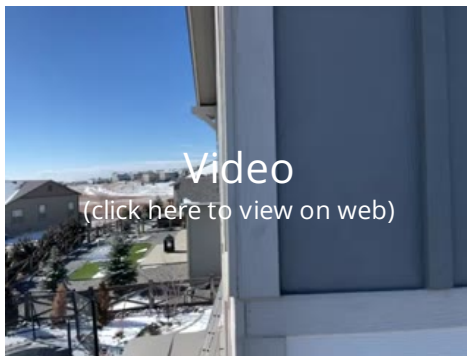
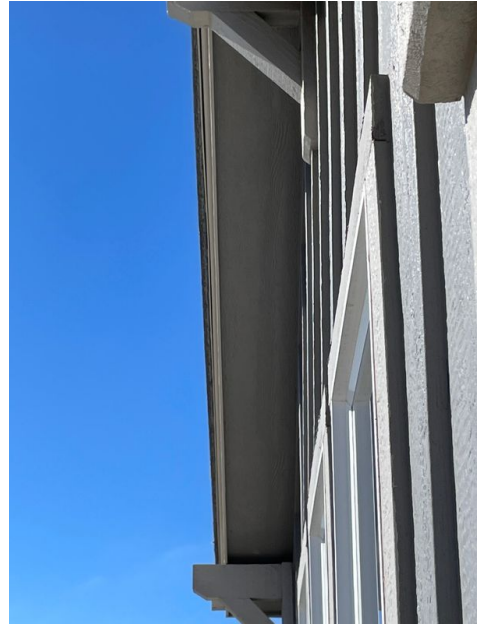
### Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



### Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip edge flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

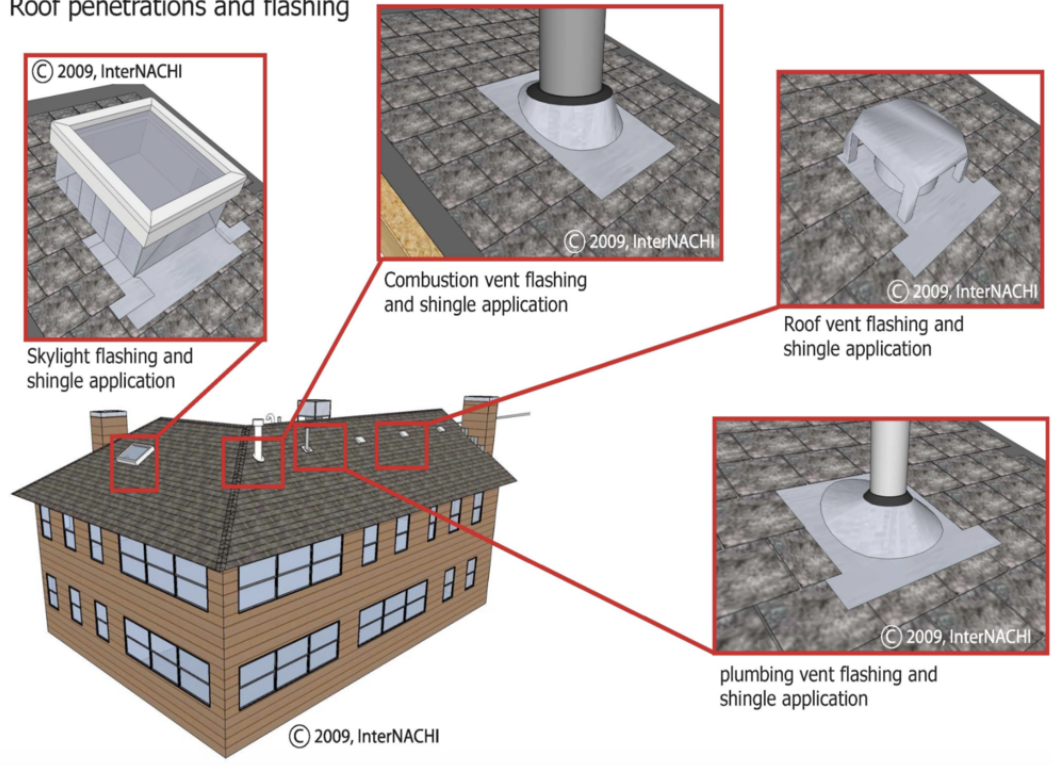


### Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

#### Roof penetrations and flashing



### Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



### Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.



## Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.



## Limitations

Roof Covering

### UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

## Flashing

**DIFFICULT TO SEE EVERY FLASHING**

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

## Plumbing Vent Pipes

**UNABLE TO REACH ALL THE PIPES**

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

## Recommendations

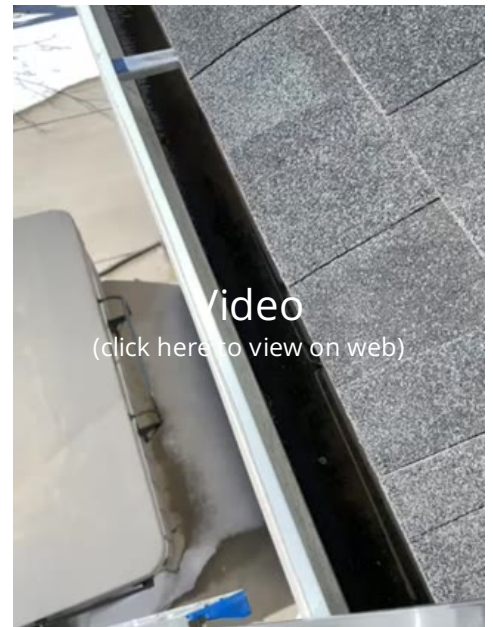
## 2.4.1 Gutters &amp; Downspouts

**DEBRIS IN GUTTERS**

I observed debris in the gutter. Cleaning and maintenance is recommended.

## Recommendation

Contact a qualified gutter contractor



## 3: CHIMNEY, FIREPLACE, OR STOVE

### Information

#### Factory-Built Chimney: Factory-Built Chimney Exterior Was Inspected

Main Level

The chimney exterior was inspected during my home inspection.

This is a Proxy photo. Not the actual fireplace but same Factory built gas fireplace that is in this home.



### Limitations

Factory-Built Chimney

#### CHIMNEY INTERIOR IS BEYOND THE SCOPE

MAIN LEVEL

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

### Recommendations

3.1.1 Factory-Built Chimney

#### FACTORY BUILT FIREPLACE

MAIN LEVEL

The gas feeder line seemed to be obstructed temporarily at the time and date of this inspection. The fireplace finally ignited after a prolonged period of time. Recommend a qualified chimney sweep company conduct an annual maintenance & cleaning as soon as possible. Major defect.

Recommendation

Contact a qualified professional.



Major Defect



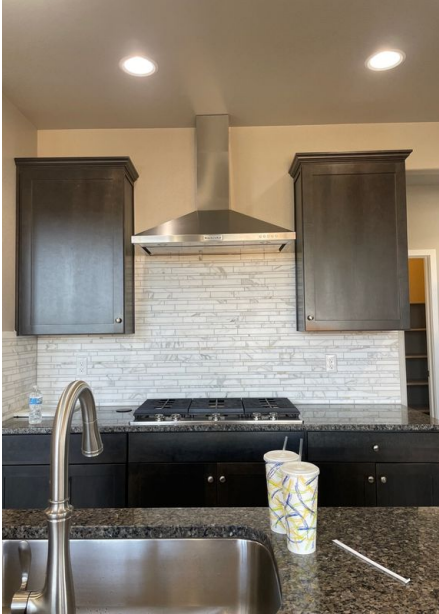
## 4: EXTERIOR

### Information

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#### Exhaust Hoods: Kitchen Exhaust Hood

Over stove hood



#### General: Homeowner's Responsibility

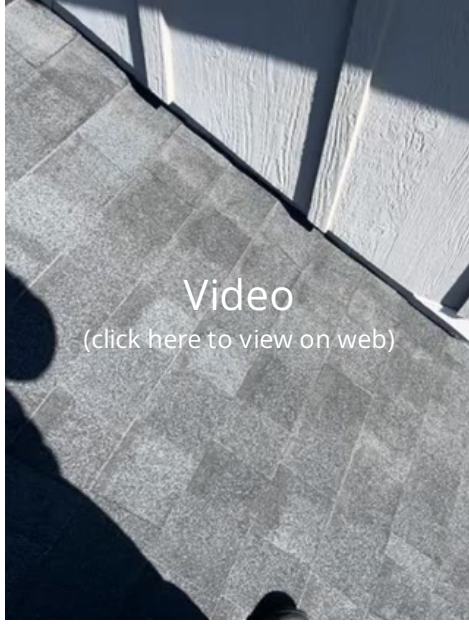
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

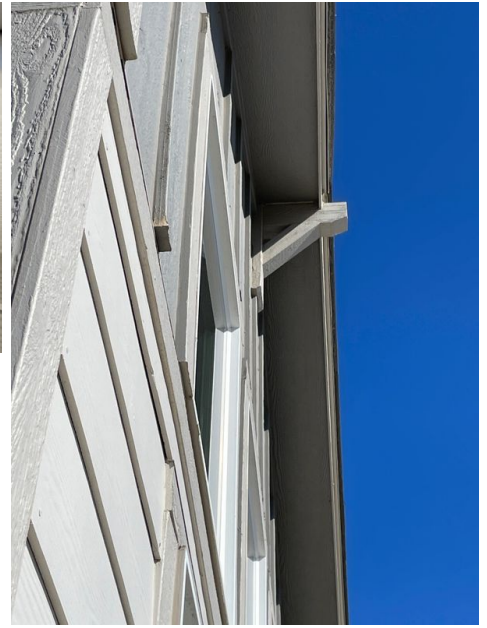
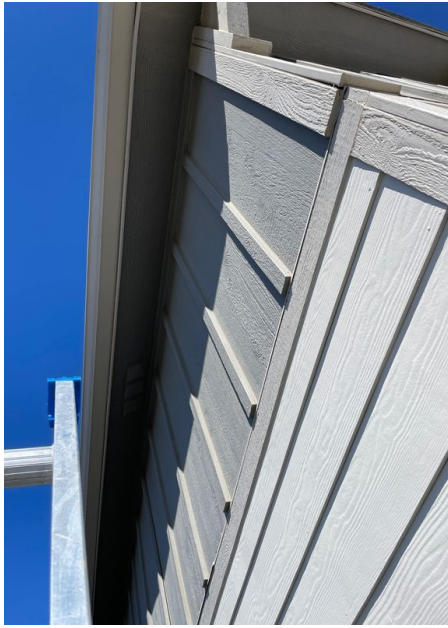
**General: Exterior Was Inspected**

I inspected the exterior of the house.



### Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

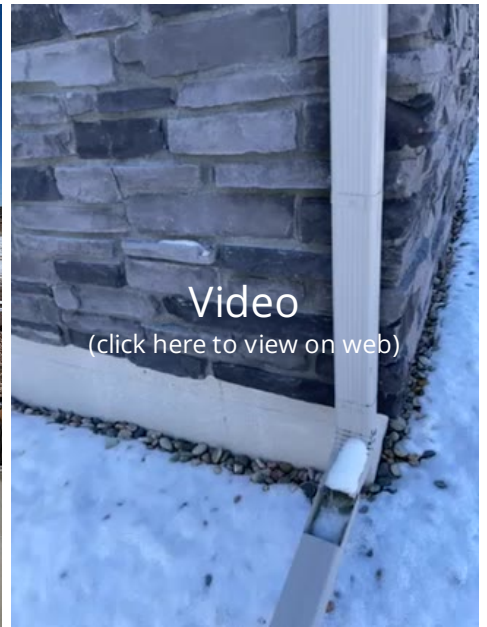


### Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Fiber Cement, Stone Veneer

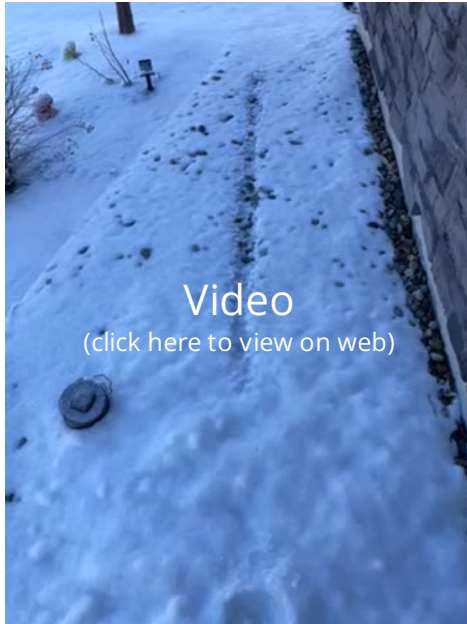
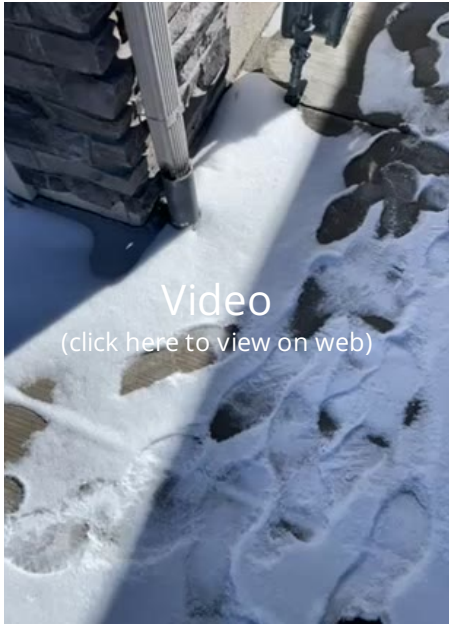
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.



### Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

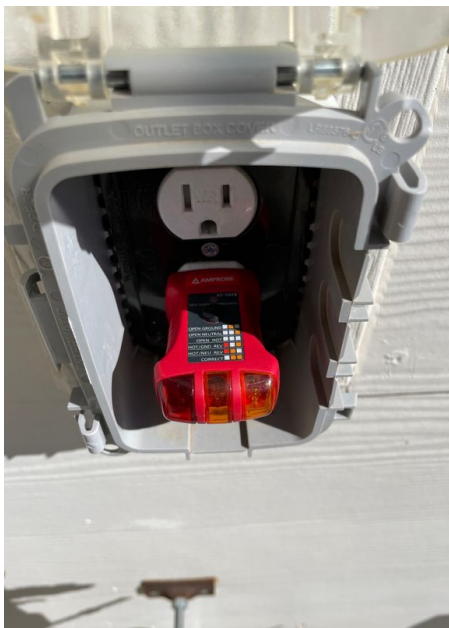
I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.



### GFCIs & Electrical: Inspected GFCIs

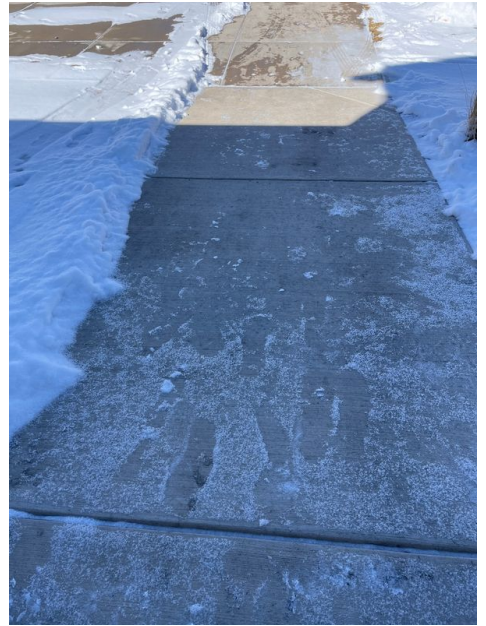
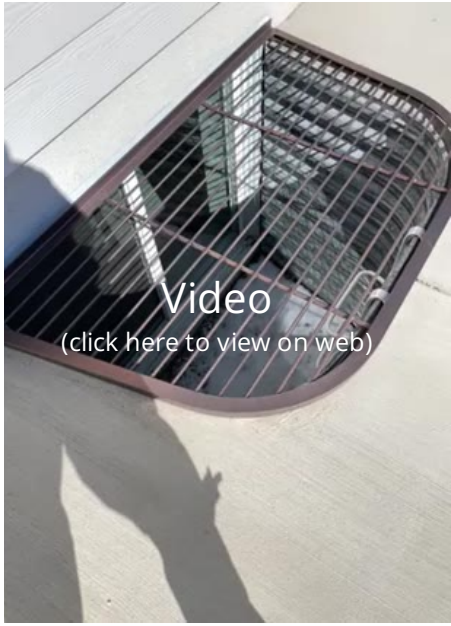
Exterior

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.



**Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.





**Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

Exterior & Garage

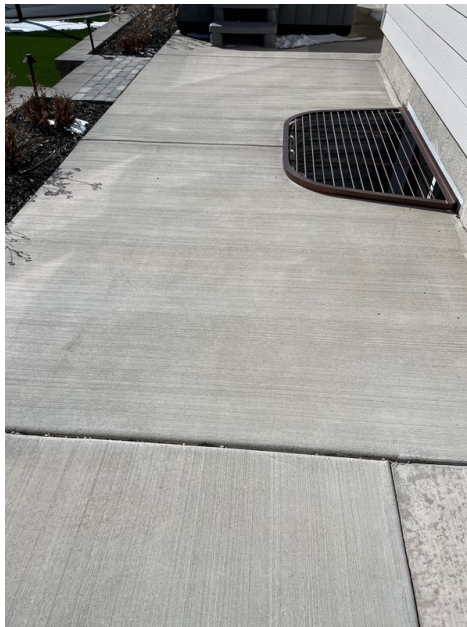
I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



**Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

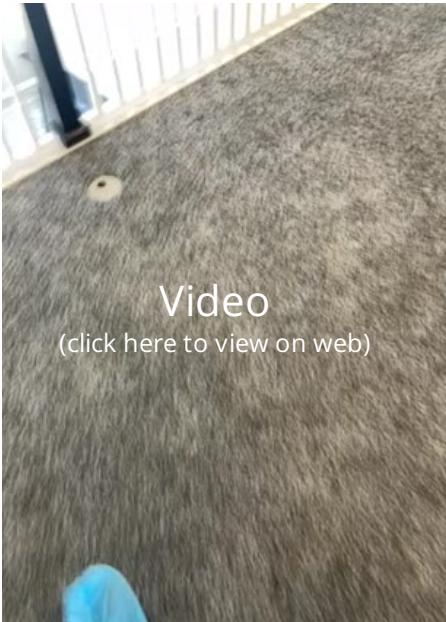
I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.



### Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

All levels - Interior

I inspected the railings, guards and handrails that were within the scope of the home inspection.



### Windows: Windows Inspected

Exterior Ground Level

A representative number of windows from the ground surface was inspected.



## Exterior Doors: Exterior Doors Inspected

Front and Back Doors

I inspected the exterior doors.



## Limitations

Eaves, Soffits & Fascia

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

GFCIs & Electrical

### **UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Walkways & Driveways

### **SNOW ON GROUND**

DRIVEWAY, SIDE OF HOME

It snowed the day before this inspection. Inspection Restriction.





Windows

**INSPECTION RESTRICTED**

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

**Recommendations**

4.5.1 GFCIs & Electrical

**ELECTRICAL DEFECT**

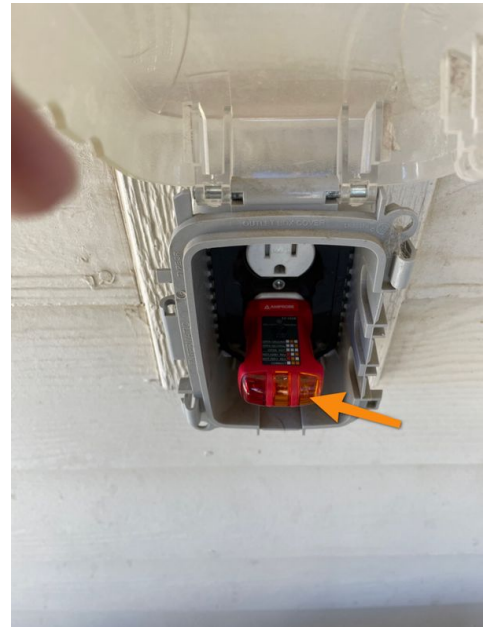
BACK OF HOME

I observed indications of an electrical defect at the exterior. No power at receptacle.

Recommendation

Contact a qualified electrical contractor.

 Major Defect



4.6.1 Walkways & Driveways

**MINOR CRACKING AT WALKWAY**

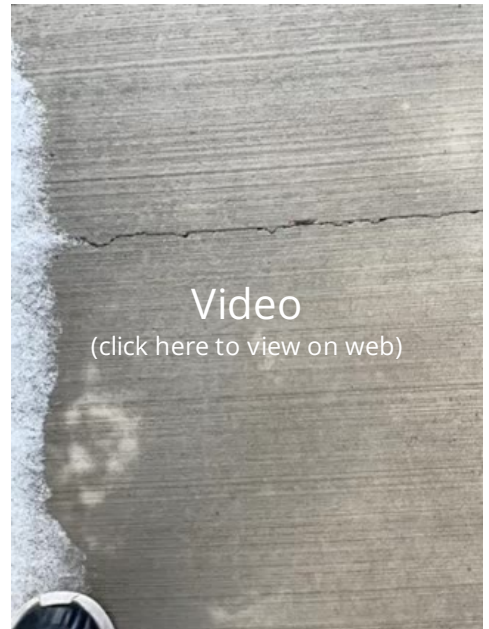
BACK OF HOME

 Minor Defect

I observed minor cracking and no major damage at the walkway. Monitoring is recommended.

Recommendation

Contact a handyman or DIY project



4.7.1 Stairs, Steps, Stoops, Stairways & Ramps

 Major Defect

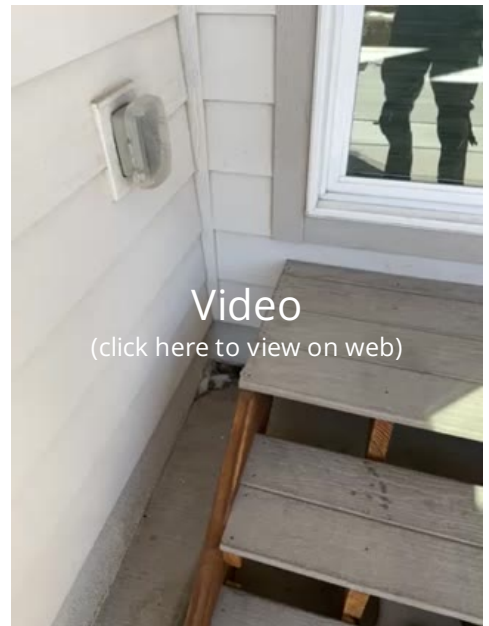
**MISSING HANDRAIL**

I observed a missing handrail at the exterior steps.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.



4.10.1 Windows

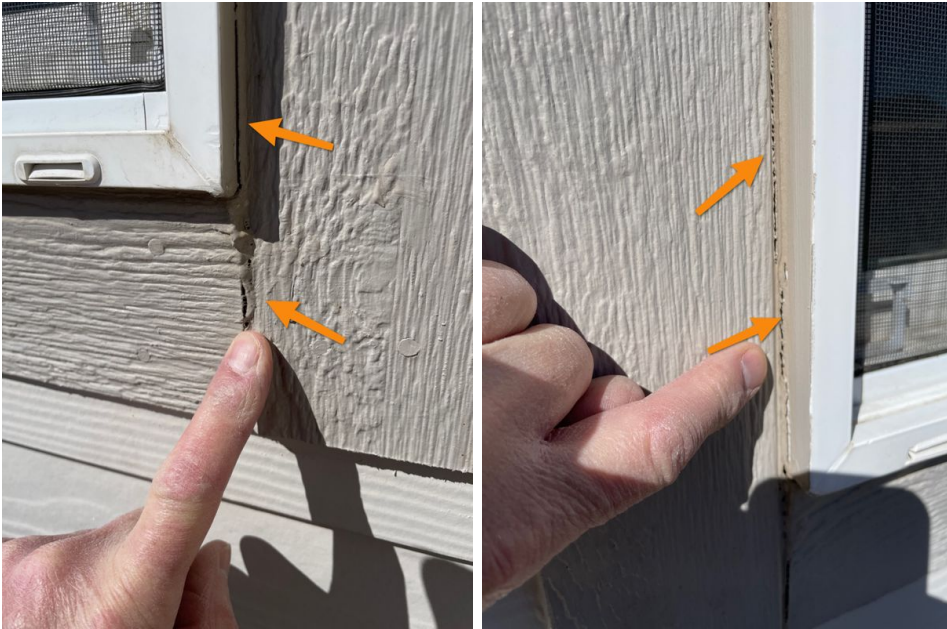
 Minor Defect

**CAULKING CRACKED AT TRIM**

Normal wear and tear, maintenance recommended.

Recommendation

Contact a qualified professional.





## 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

# 6: HEATING

## Information

**Heating System Information:  
Energy Source**

Basement

Gas

Main gas shut-off location.

**Thermostat and Normal  
Operating Controls: Thermostat  
Location**

First floor

One thermostat.



### Heating System Information: Homeowner's Responsibility

Basement

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

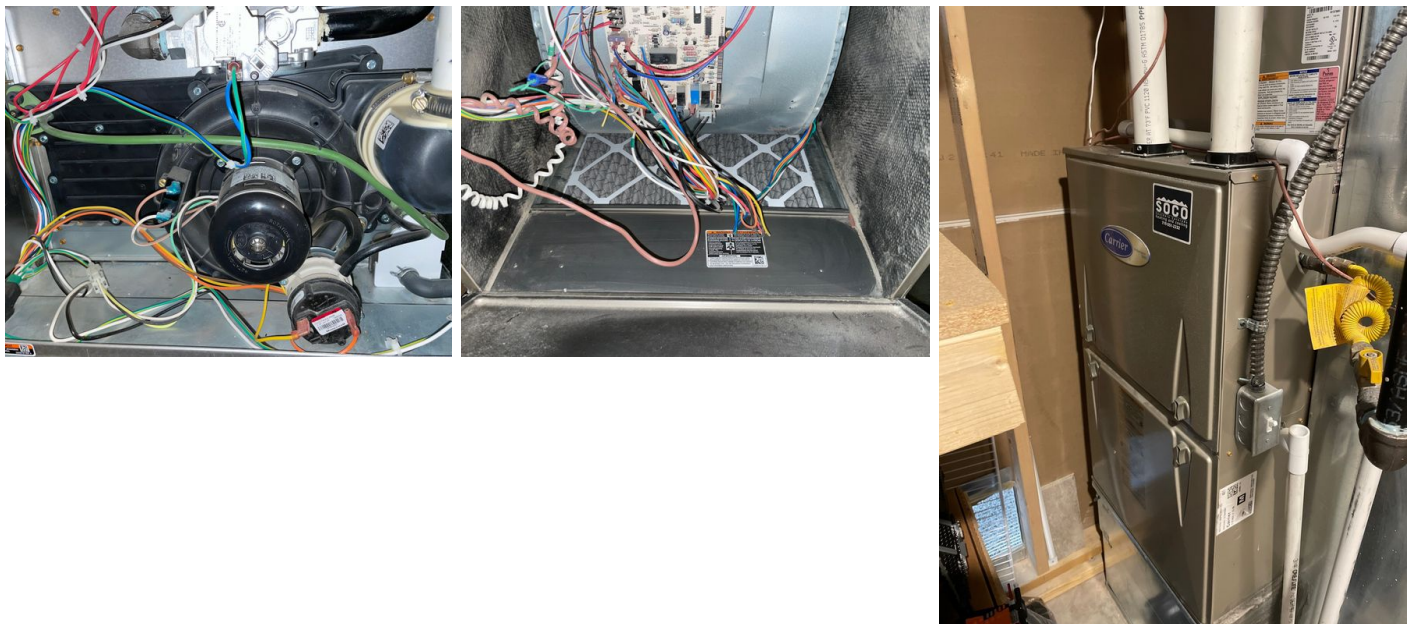


### Heating System Information: Heating Method

Basement

Warm-Air Heating System

Furnace is in basement



### Heating System Information: Gas Meter Location

SW Corner

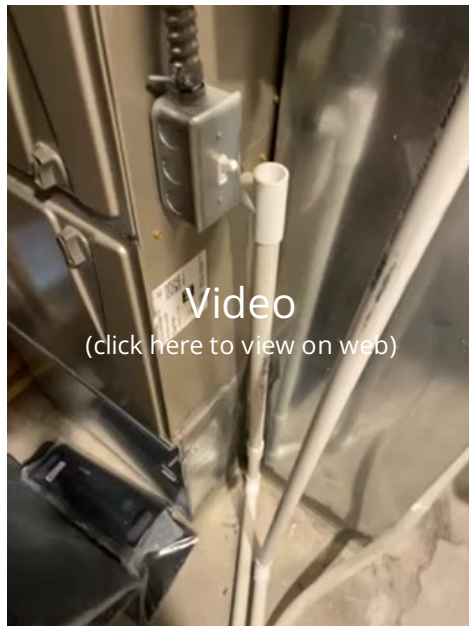
Gas meter is located to the Right side of the garage.



### Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

Basement

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.



## Ductwork: Ductwork Installed

### Insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.



## Check Gas Fittings: Furnace

### Basement

Inspect natural gas fittings for combustible gas leaks.

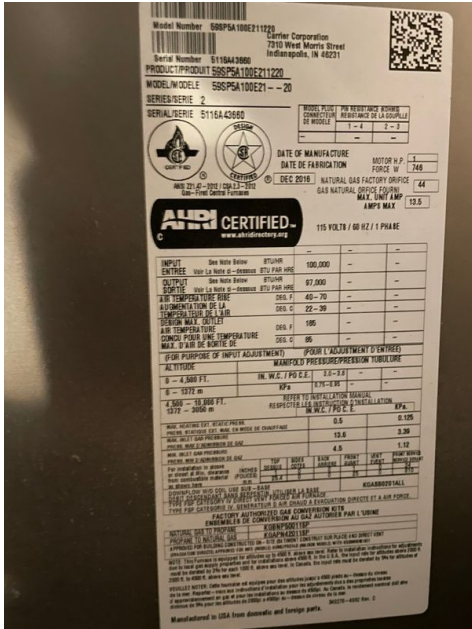


## Limitations

### Heating System Information

#### **MANUFACTURER TAG**

Could not locate heating system manufacturer tag.



## Recommendations

### 6.1.1 Heating System Information

#### **FILTER DIRTY**

I observed a dirty air filter at the furnace filter.

Recommendation

Recommended DIY Project



### 6.1.2 Heating System Information

#### **SERVICE TAG INDICATES DELAYED MAINTENANCE**



I observed indications of delayed maintenance at the heating system, because of the date of the most recent service on the service tag. The system should be cleaned and inspected by a HVAC professional every year. Correction and further evaluation is recommended.

Recommendation

Contact a qualified heating and cooling contractor



### 6.4.1 Check Gas Fittings

## CORROSION AT GAS DISTRIBUTION PIPING

 Major Defect

BASEMENT

Gas line above furnace has signs of 'corrosion' at the fittings.

Recommendation

Contact a qualified professional.



# 7: COOLING

## Information

---

### Thermostat and Normal Operating Controls: Thermostat Location

First floor



### Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the air conditioning system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.



### Cooling System Information: Service Disconnect Inspected

South Side of Home

I observed a service disconnect within sight of the cooling system.

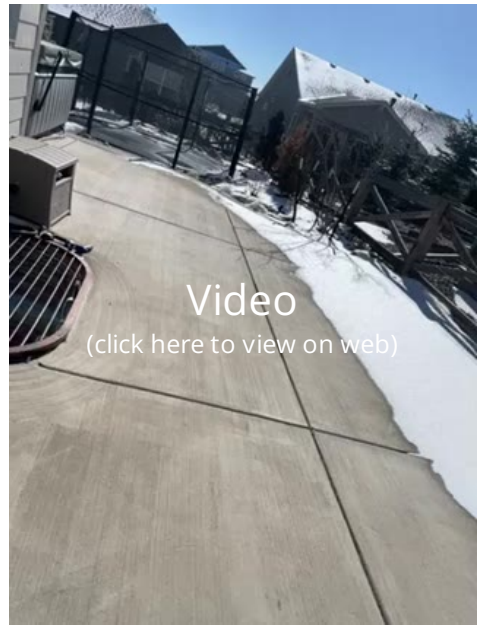
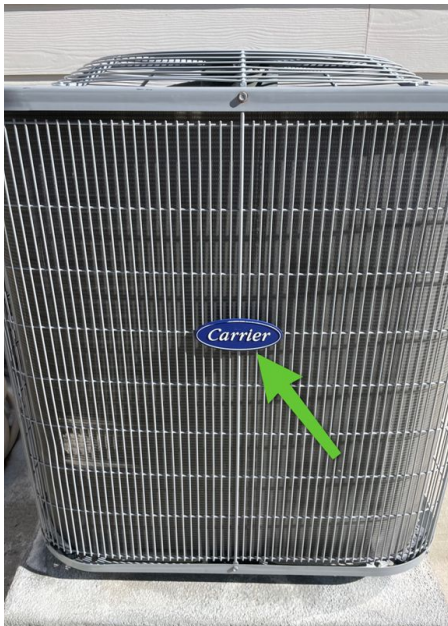


### Cooling System Information: Air Condenser Manufacturer

South Side of Home

AC unit made by what manufacturer?

'Carrier'



### Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.



### Limitations

#### Cooling System Information

#### **COOL TEMPERATURE RESTRICTION**

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.



## 8: PLUMBING

### Information

---

#### Main Water Shut-Off Valve:

##### Location of Main Shut-Off Valve

Basement

Basement

Main water valve is in Mechanical room.



#### Hot Water Source: Inspected TPR Valve

Basement

I inspected the temperature and pressure relief valve.



#### Main Water Shut-Off Valve: Homeowner's Responsibility

**It's your job** to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

### Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.



### Hot Water Source: Type of Hot Water Source

Basement

Gas-Fired Hot Water Tank

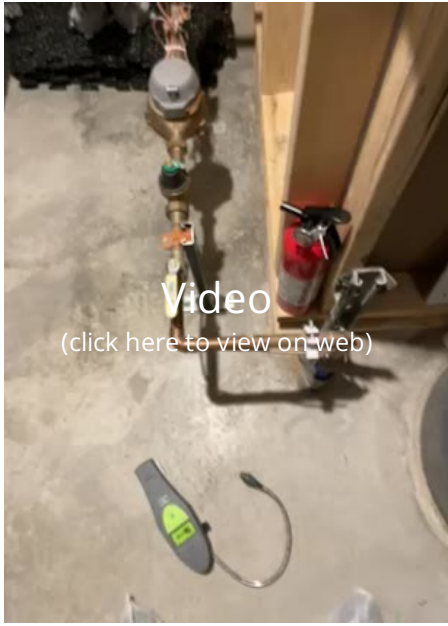
I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.



### Hot Water Source: Inspected Hot Water Source

Basement

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).



### Hot Water Source: Inspected Venting Connections

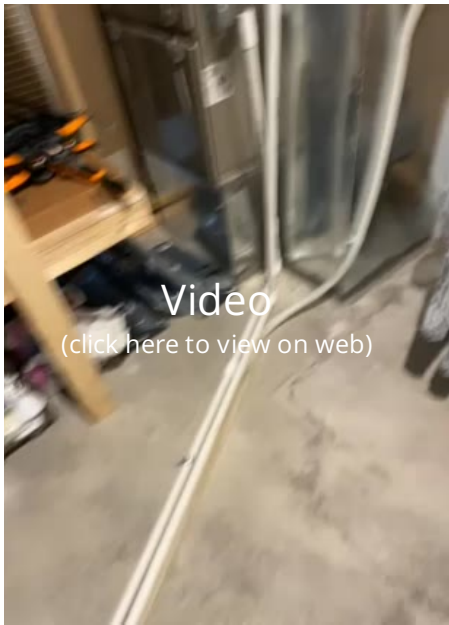
Basement

I inspected the venting connections.



### Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

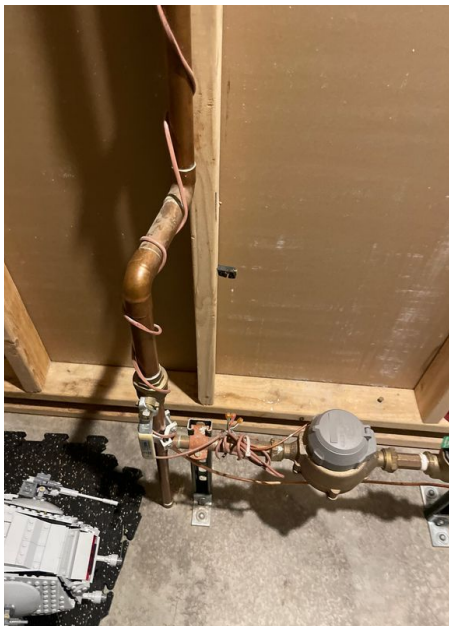
I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.



### Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

Basement

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.



## Limitations

Drain, Waste, & Vent Systems

### **NOT ALL PIPES WERE INSPECTED**

BASEMENT

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.



### Water Supply & Distribution Systems

## **NOT ALL PIPES WERE INSPECTED**

### BASEMENT

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

## **Recommendations**

### 8.3.1 Hot Water Source

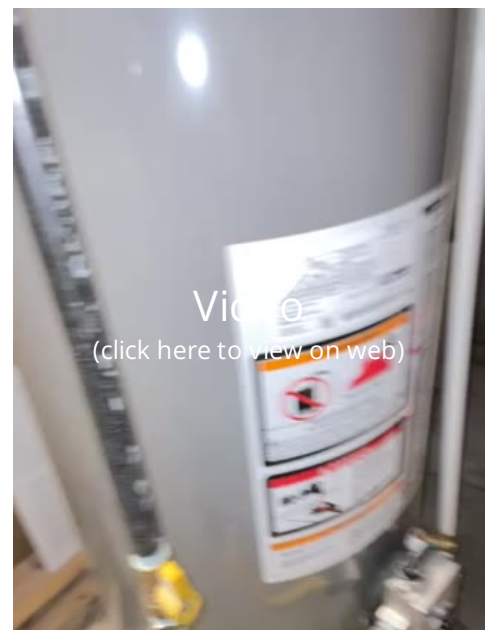
 Minor Defect

## **MISSING CATCH PAN UNDER TANK**

I observed that the hot water tank is missing a water leak catch pan.

### Recommendation

Contact a qualified professional.



# 9: ELECTRICAL

## Information

### Main Service Disconnect: Inspected Main Service Disconnect

Garage

I inspected the electrical main service disconnect.



### Electric Meter & Base: Inspected the Electric Meter & Base

South Side of Home

I inspected the electrical electric meter and base.

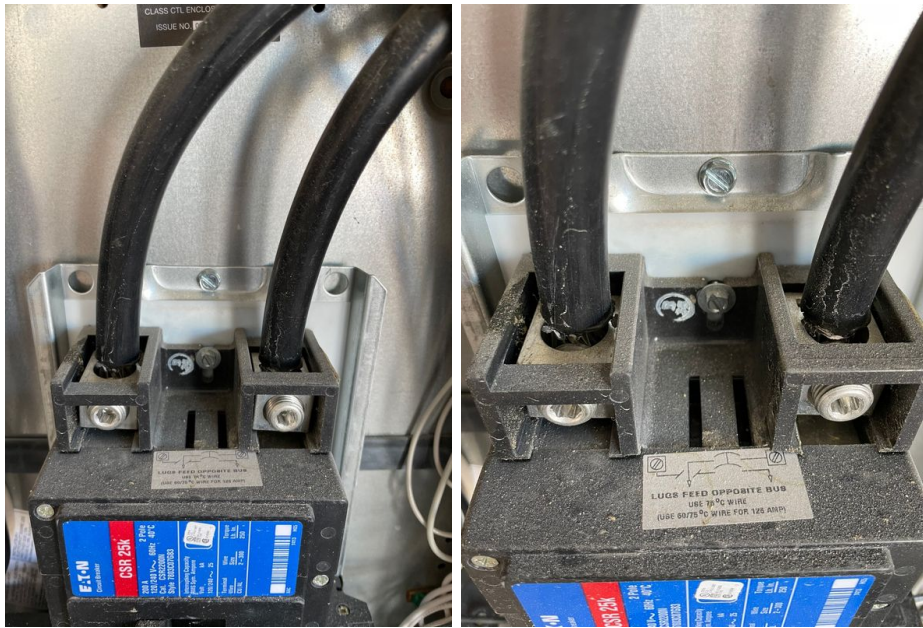




### Service-Entrance Conductors: Inspected Service-Entrance Conductors

Garage - Lateral Installation (underground)

I inspected the electrical service-entrance conductors inside distribution panel.



### Main Service Disconnect: Homeowner's Responsibility

**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

### Main Service Disconnect: Main Disconnect Rating, If Labeled

Garage

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

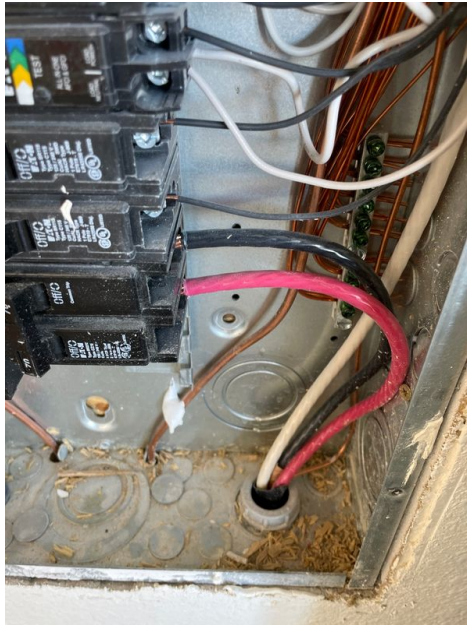
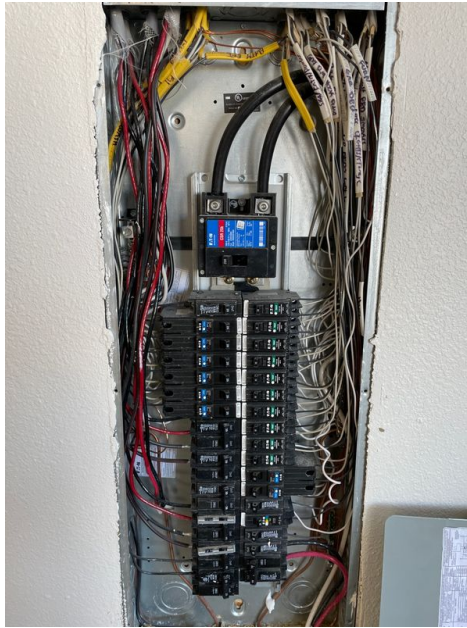


### Electrical Wiring: Type of Wiring, If Visible

Garage

NM-B (Romex)

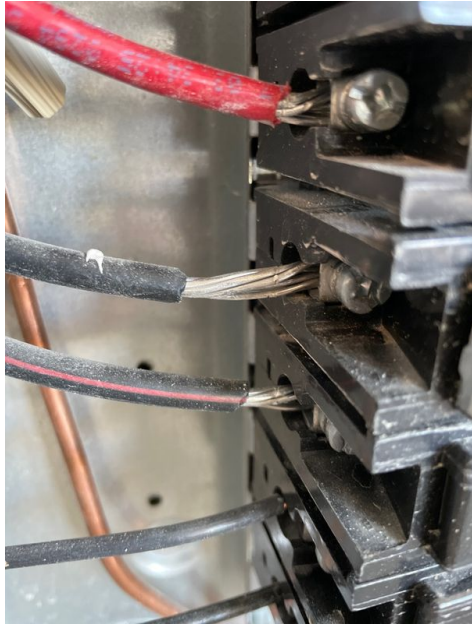
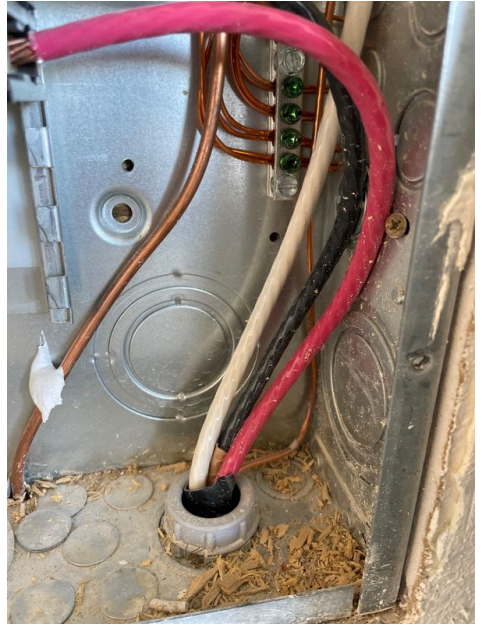
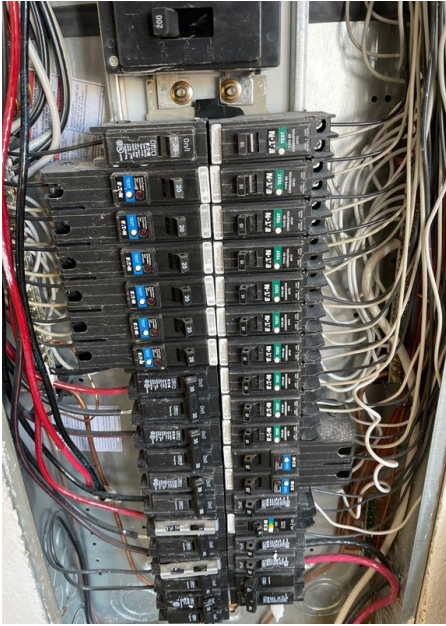
Main Distribution Panel in garage.





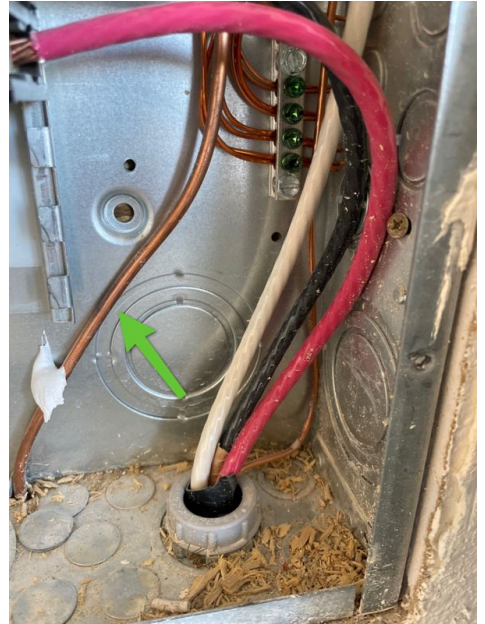
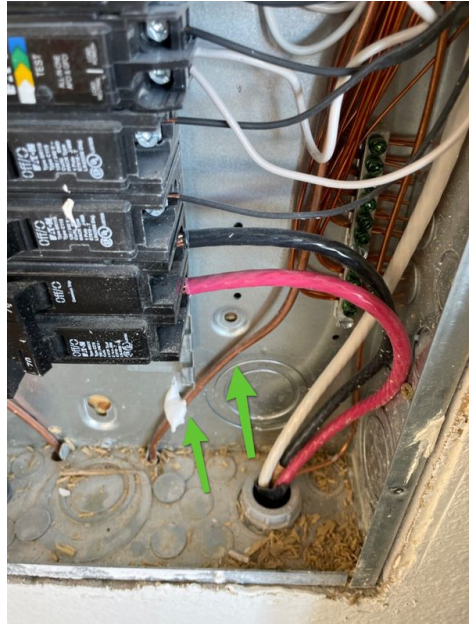
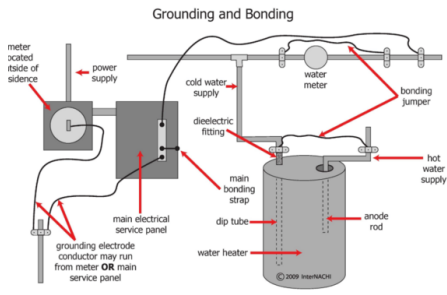
### Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



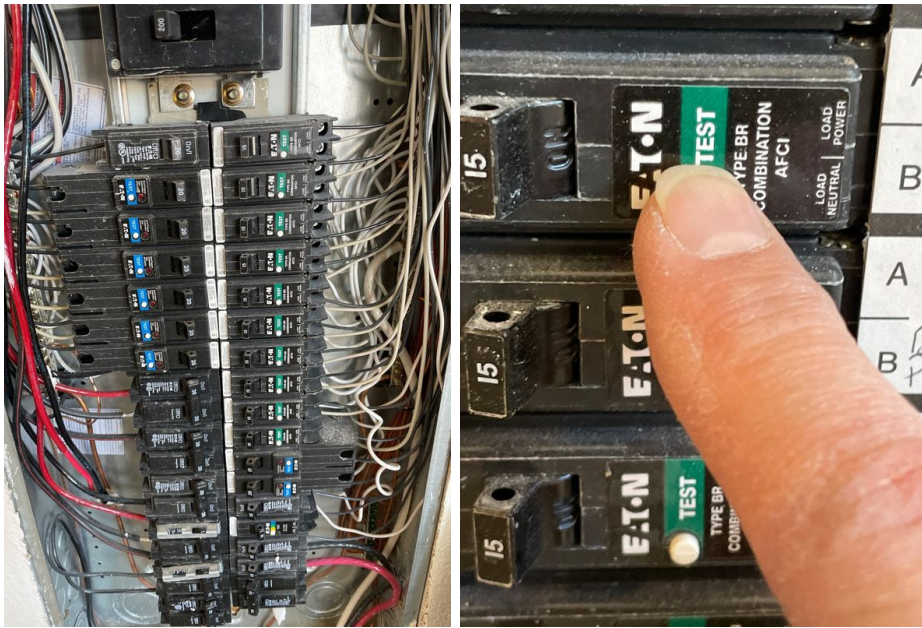
### Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding. Also the 'jumpers' at the Main water valve.



### AFCIs: Inspected AFCIs

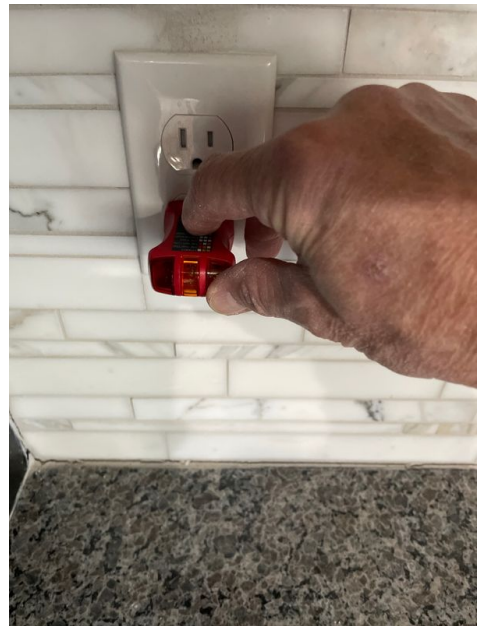
I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.



**GFCIs: Inspected GFCIs**

Throughout Home and Main Panel

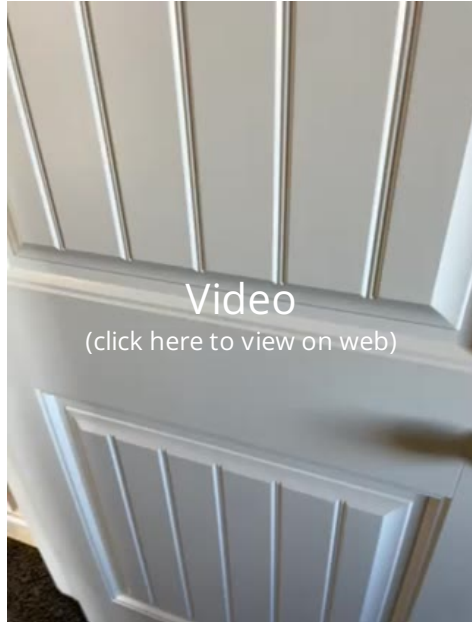
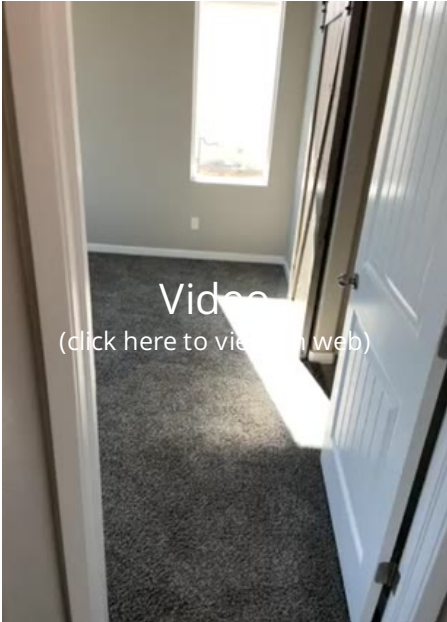
I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.





**Carbon Monoxide Detector: Carbon Monoxide Protector**

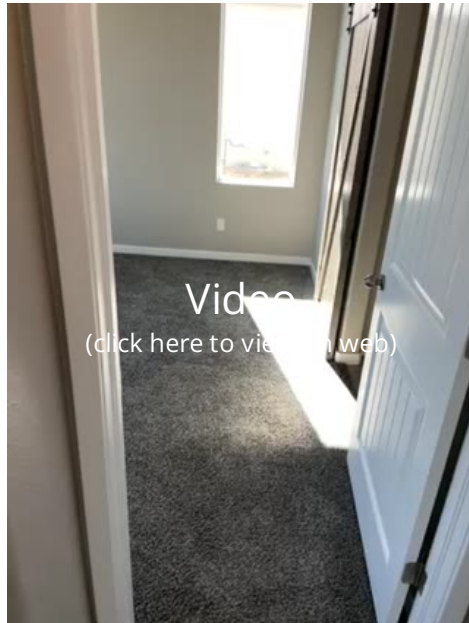
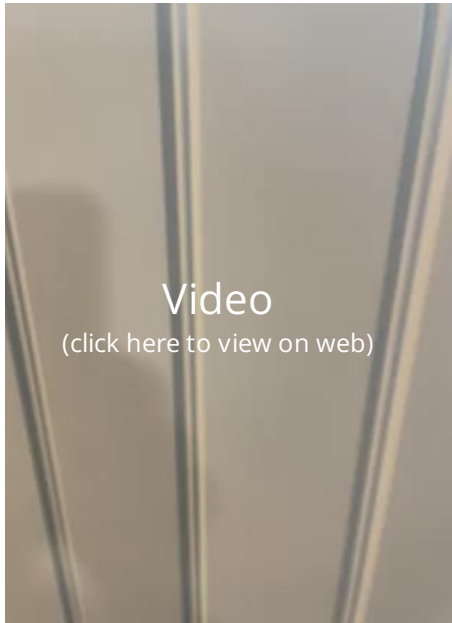
Detector was operational at time of inspection.





### Smoke Detector: Smoke Detectors

Smoke Detectors were present at time of inspection.



### Limitations

Service-Entrance Conductors

#### **LATERAL SERVICE CONDUCTORS**

SOUTH SIDE OF HOME

An underground service conductor cannot be seen, inaccessible.



Electrical Wiring

#### **UNABLE TO INSPECT ALL OF THE WIRING**

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

AFCIs

#### **UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

## Recommendations

9.4.1 Electrical Wiring

### OBSERVED A 15 AMP BREAKER IN 'TRIPPED' POSITION.

 Major Defect

GARAGE - MAIN DISTRIBUTION PANEL

Titled, Basement breaker, 15 amp not in 'on' position when I opened the panel. It was tripped not in the 'off' position.

Recommendation

Contact a qualified professional.



# 10: ATTIC, INSULATION & VENTILATION

## Information

### Structural Components & Observations in Attic: Structural Components Were Inspected

Attic

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).



**Insulation in Attic: Type of Insulation Observed**

Attic

Mineral Wool

The presence of insulation was observed on the day of this inspection.



### Insulation in Attic: Approximate Average Depth of Insulation

greater than 12 inches

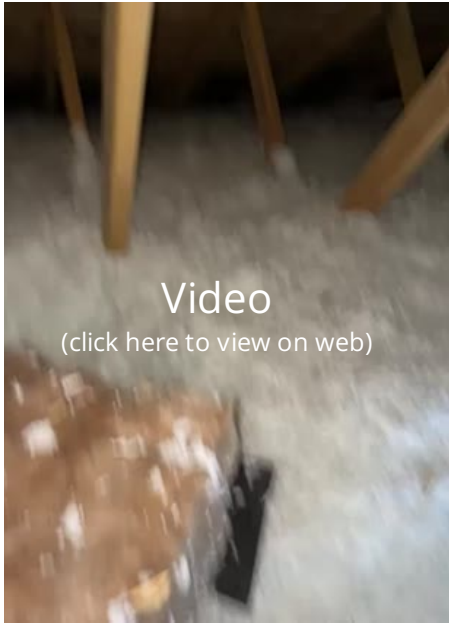
Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.



### Structural Components & Observations in Attic: Structural Components Were Inspected

Attic

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).



## Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.



## Limitations

Structural Components & Observations in Attic

### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Structural Components & Observations in Attic

### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

## Recommendations

10.3.1 Structural Components & Observations in Attic

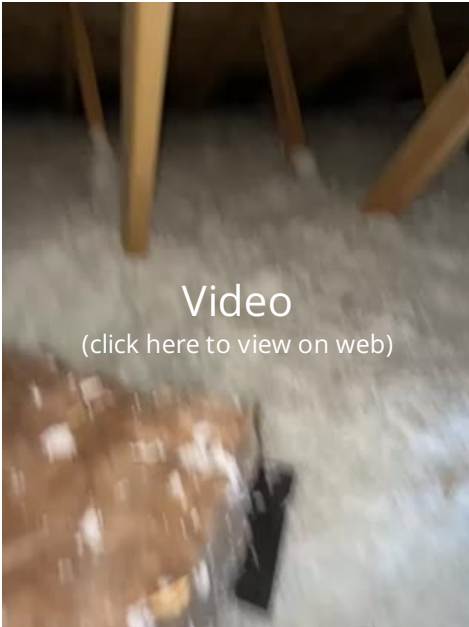
 Major Defect

### **DEFECT IN OSB AT NORTH WALL**

Once you enter the attic access opening look over to the Right, North-Facing Wall, near the top of the gable. There's a hole in the OSB.

Recommendation

Contact a qualified professional.



10.5.1 Light in Attic

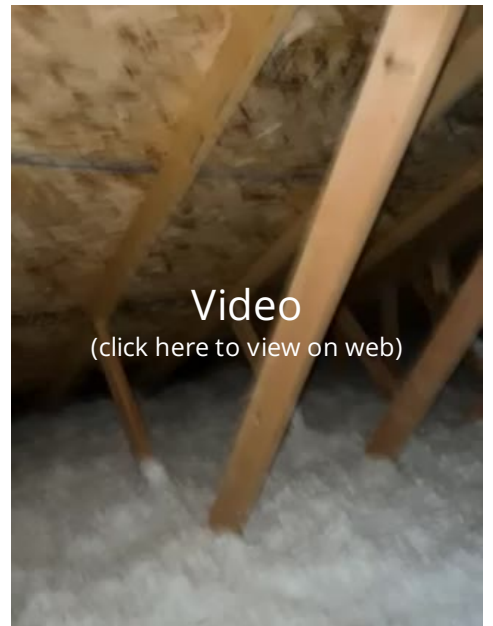
**LIGHT SOURCE MISSING IN ATTIC**

 Major Defect

Attic light not present at the time of the inspection. According to the standards of practice there should be a light within arms reach or as soon as you enter through the attic access. This is a major defect.

Recommendation

Contact a qualified professional.





# 11: BATHROOMS

## Information

### Door: Shower Doors

Master Bathroom

Inspect for water penetration & safe functionality.



### Bathroom Toilets: Toilets Inspected

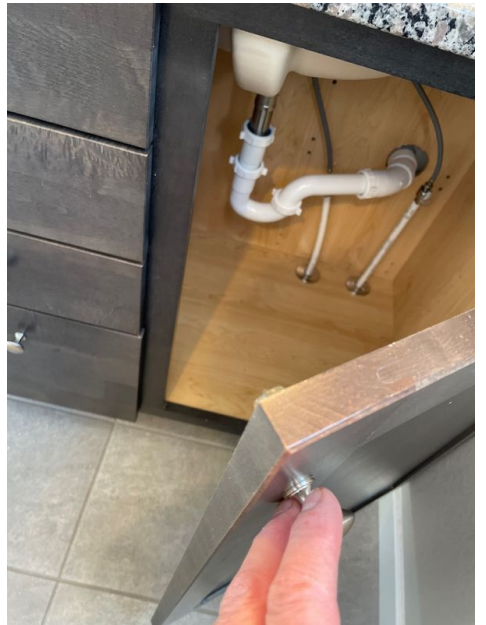
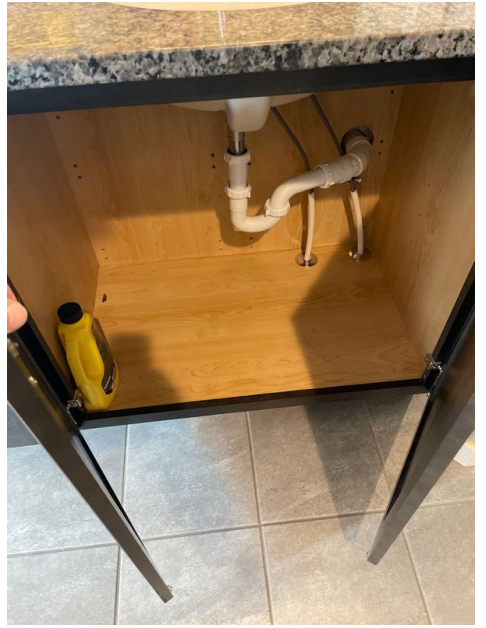
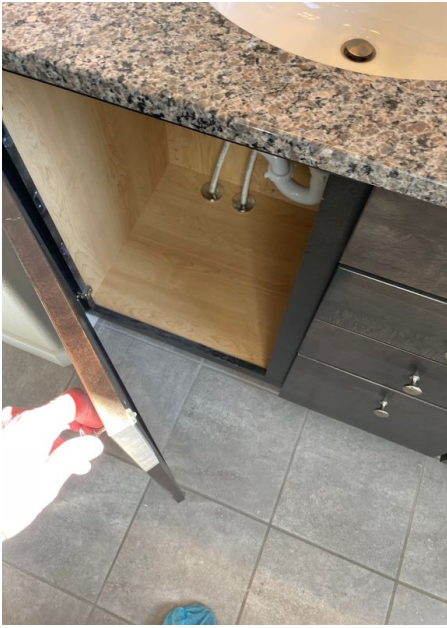
I flushed all of the toilets.



### Bathroom Toilets: Bathroom Cabinets

All Bathrooms

Inspected the operation of cabinet doors.



**Bathroom Toilets: Bathtub**

In All Bathrooms

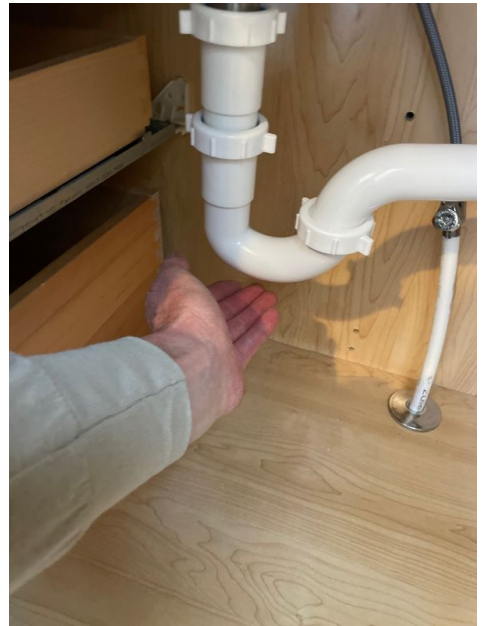
Ran water in bathtub, checked water flow.

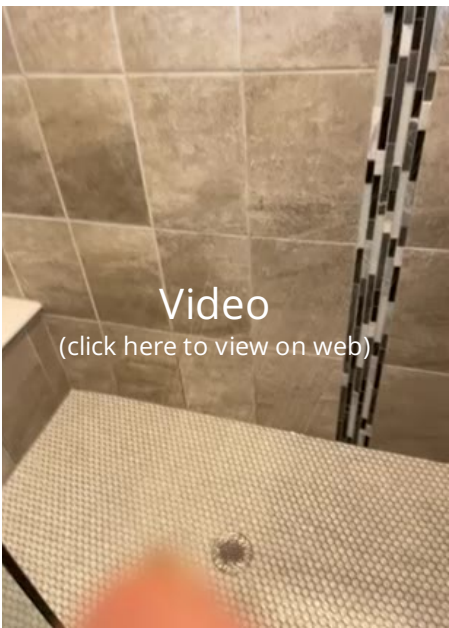


**Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers**

Main Level

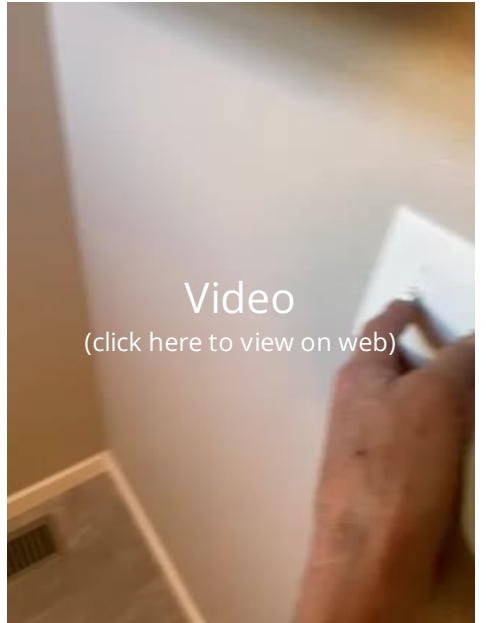
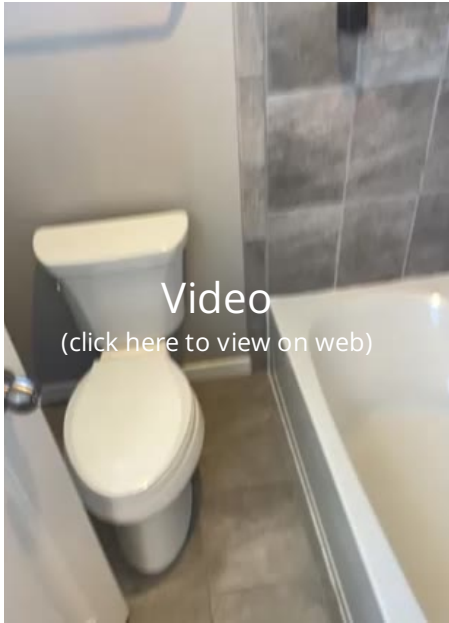
I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.





**Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans**

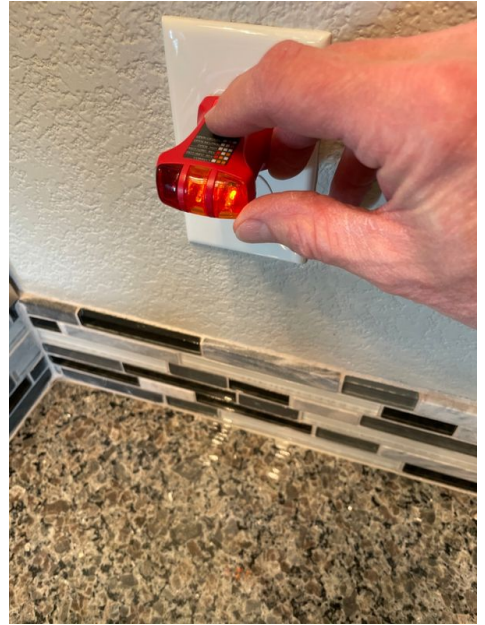
I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



**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.



### Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

All Bathrooms

I inspected the heat source in the bathrooms (register/baseboard).





**Cabinetry, Ceiling, Walls & Floor: Bathroom cabinet**

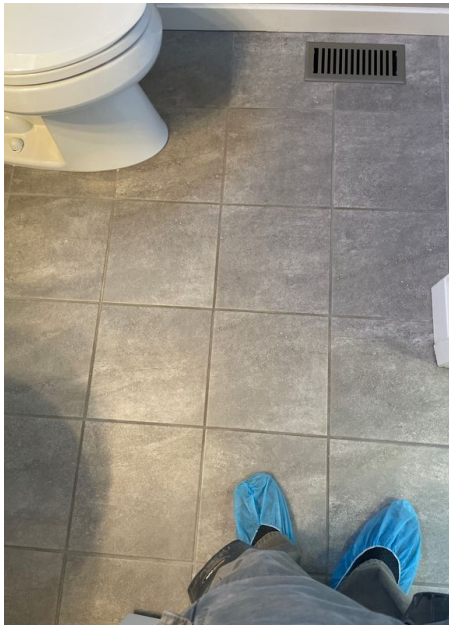
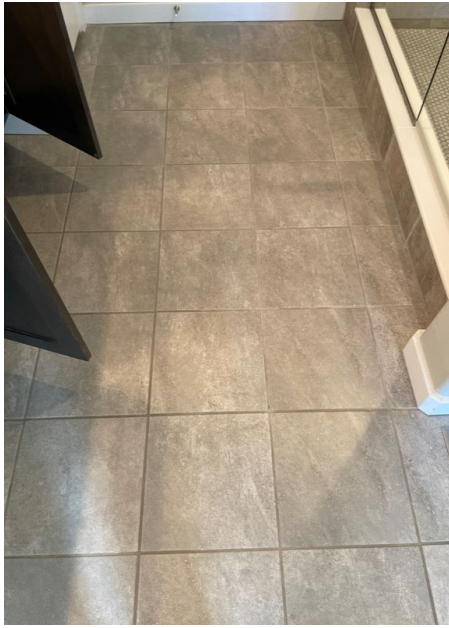
Functional doors & drawers



**Cabinetry, Ceiling, Walls & Floor: Bathroom Floor**

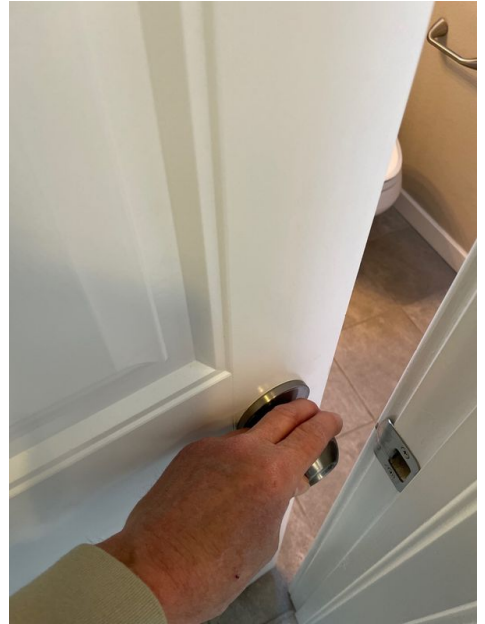
All Bathrooms

Floor covering in all bathrooms.



**Door: Bathroom Doors**

Open/Closed door

**Recommendations**

## 11.2.1 Sinks, Tubs &amp; Showers



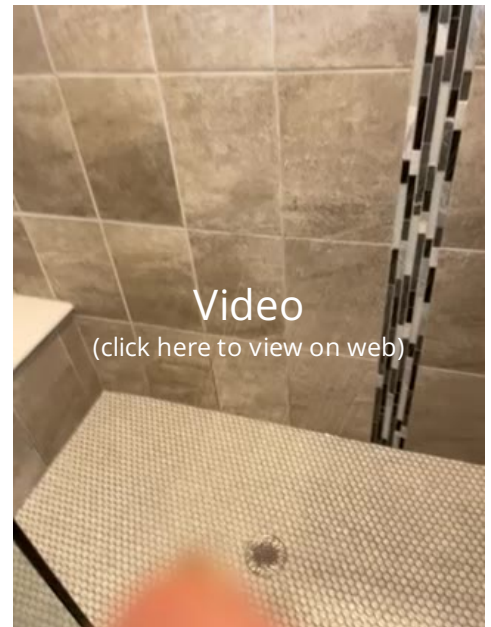
Minor Defect

**CAULKING FAILURE**

At the time of this inspection I observed the silicone caulking had pulled away from the glass enclosure in the Master Shower.

Recommendation

Contact a qualified professional.



## 11.4.1 GFCI &amp; Electric in Bathroom



Major Defect

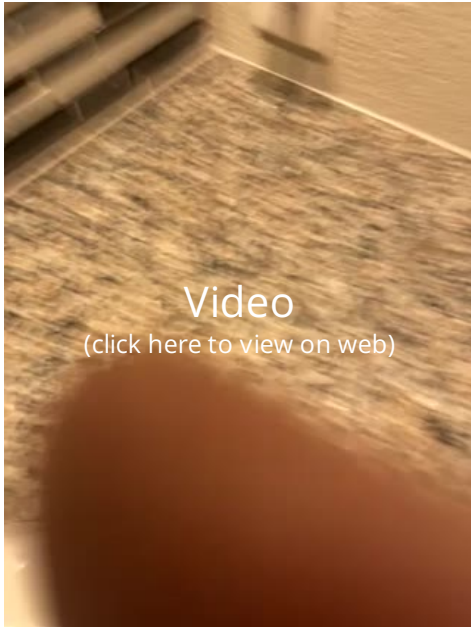
**GFCI NOT TESTING AS FUNCTIONAL**

BASEMENT

I observed a defect at the GFCI in the bathroom. It was not testing properly. Not functioning.

Recommendation

Contact a qualified electrical contractor.



11.4.2 GFCI & Electric in Bathroom

**LIGHT DID NOT TURN ON - MASTER BATHROOM**

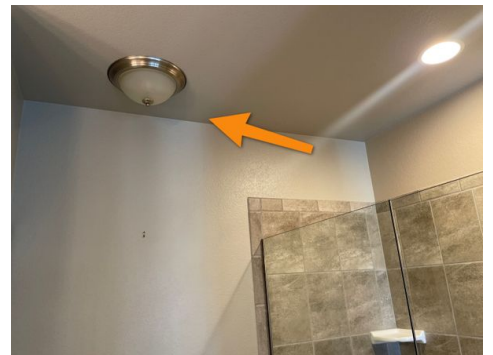
MAIN LEVEL

Light did not operate when switch was operated.

Recommendation

Contact a qualified professional.

 Major Defect



# 12: DOORS, WINDOWS & INTERIOR

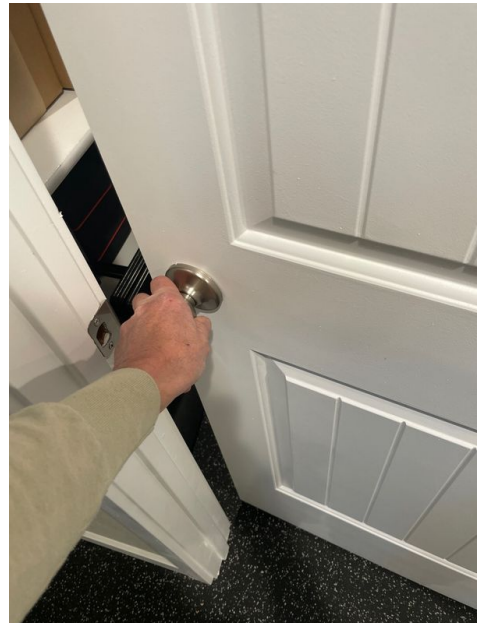
## Information

---

**Doors: Doors Inspected**

All Levels

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.





### Windows: Windows Inspected

Interior, All Levels

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.







**Windows: Window Well**

Basement

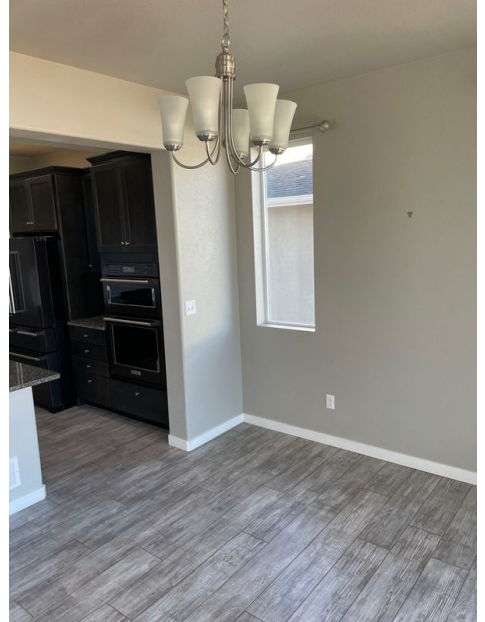
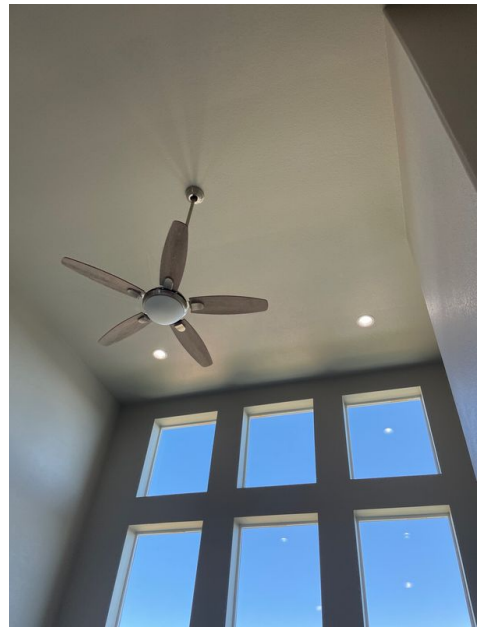
Inspected for debris & drainage.

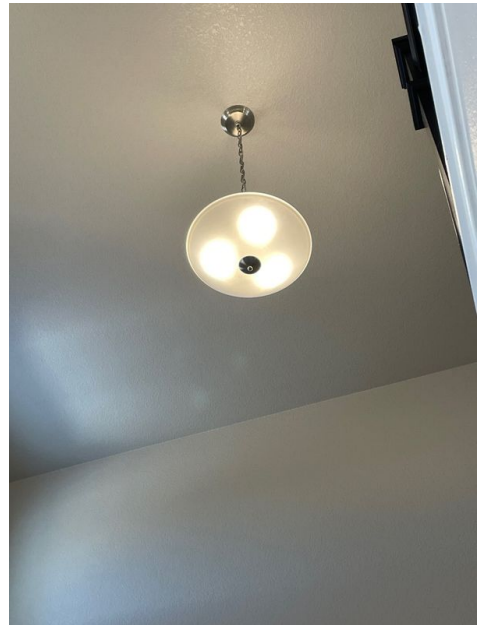
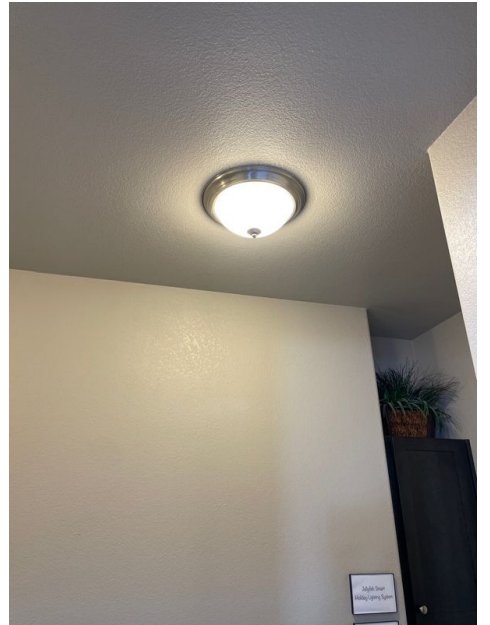


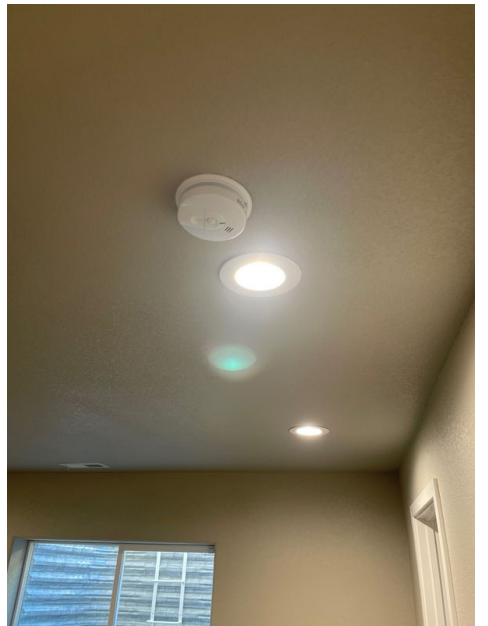
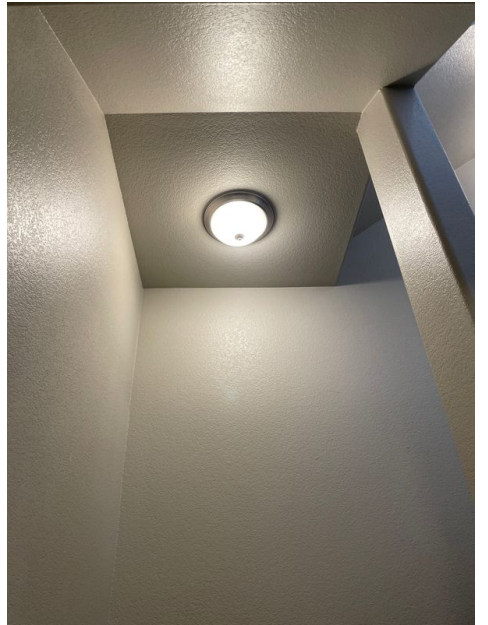
**Switches, Fixtures & Receptacles: Inspected Switches, Fixtures & Receptacles**

All Levels

I inspected a representative number of switches, lighting fixtures and receptacles.



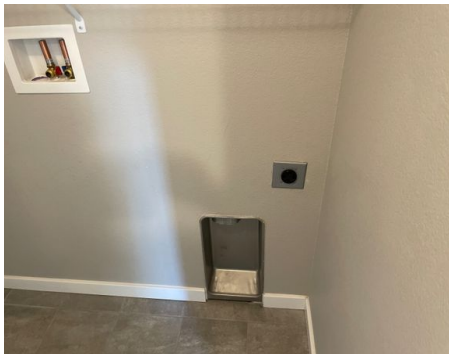
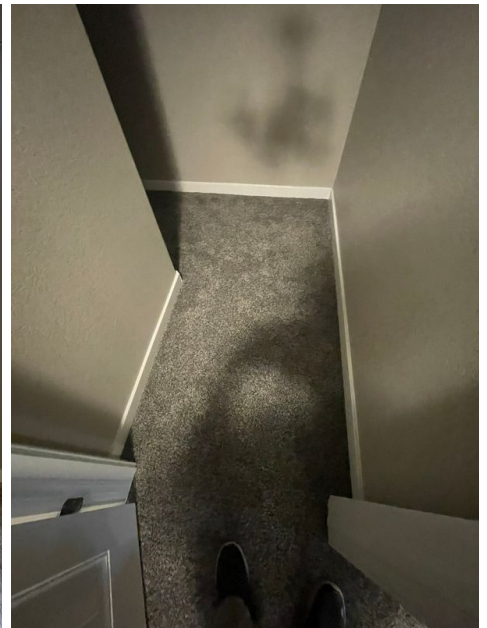


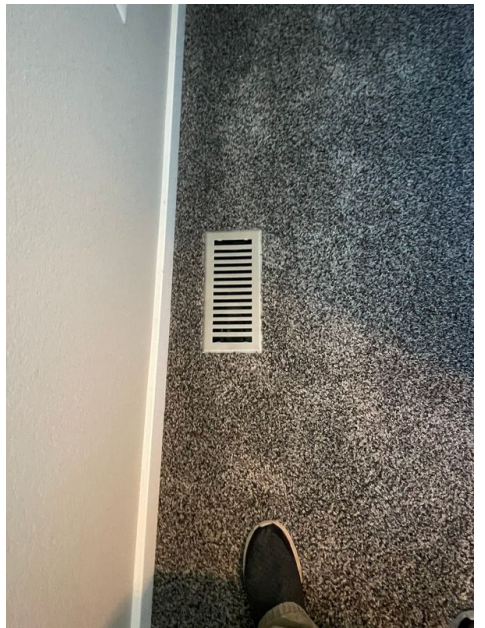


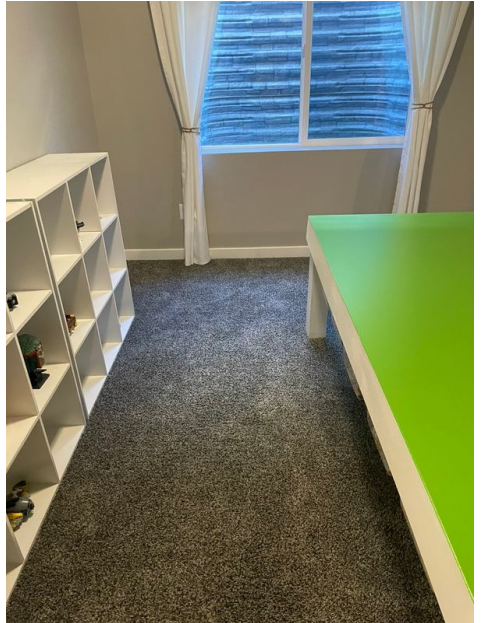
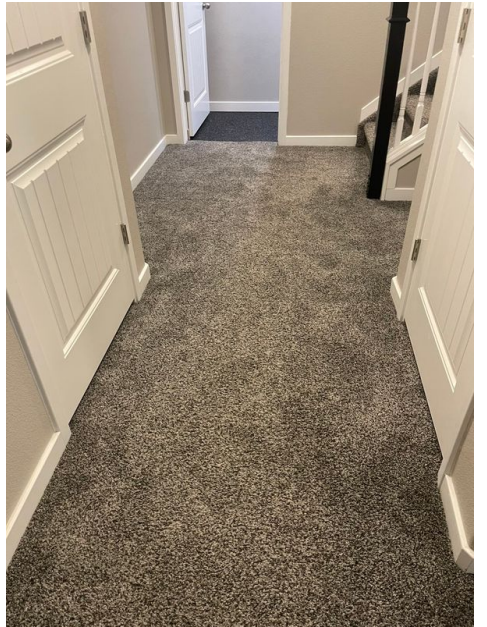
**Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected**

All Levels

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









**Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

Interior, All Levels

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

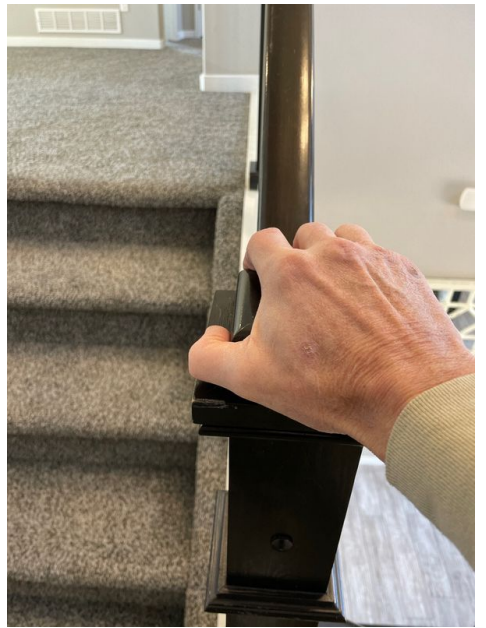
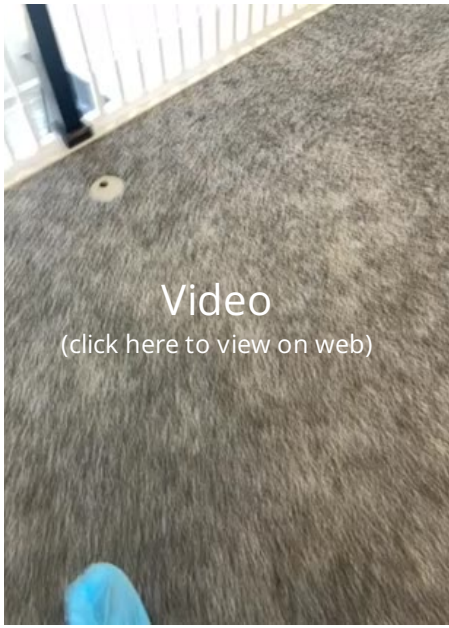




### Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

Interior, All Levels

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

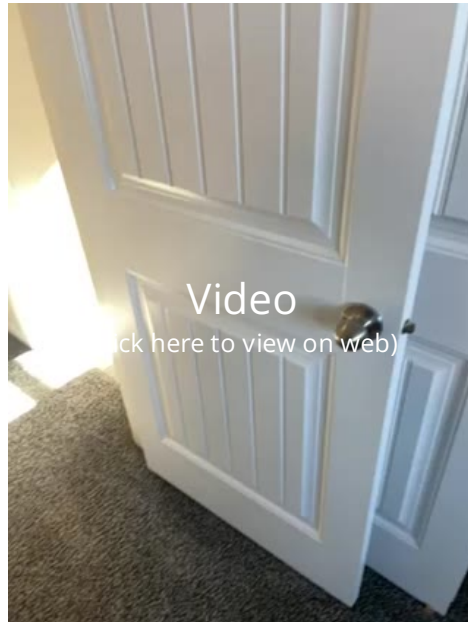
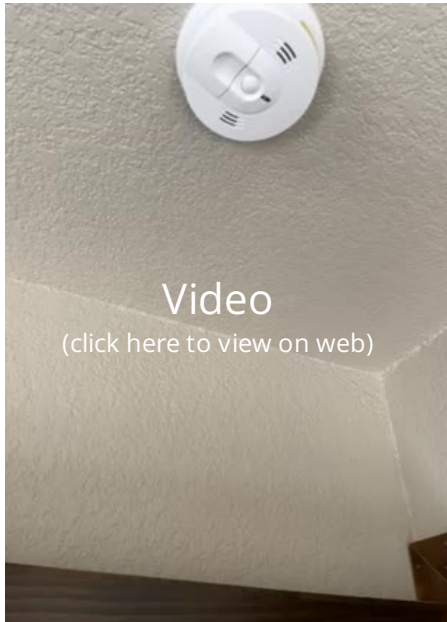


## Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

All Levels

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.



## Limitations

Switches, Fixtures & Receptacles

### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

### UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

## Recommendations

12.2.1 Windows

### MISSING WINDOW SCREEN

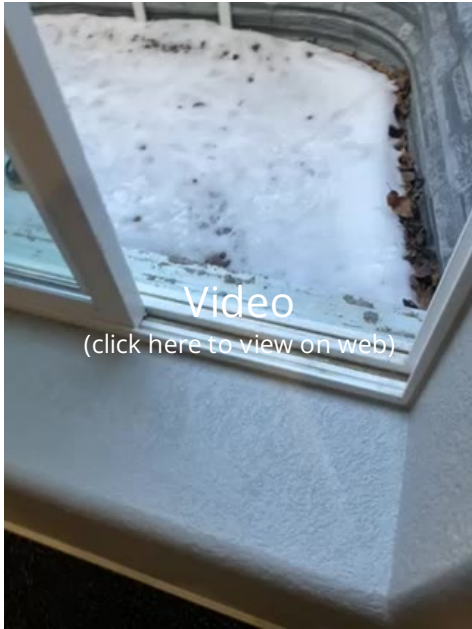
BASEMENT BEDROOM

I observed a missing window screen.

Recommendation

Contact a qualified window repair/installation contractor.





# 13: LAUNDRY

## Information

### Laundry Room, Electric, and Tub: Electrical Outlet in Laundry Area

Upper Level

GFCI functioned properly at the time of this inspection.



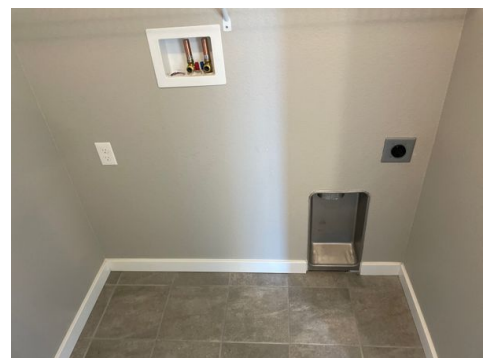
## Limitations

Clothes Washer

### **DID NOT INSPECT**

UPPER LEVEL

I did not inspect the clothes washer and dryer fully. These two components were not installed at the time & date of this home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



Clothes Dryer

### **DID NOT INSPECT**

UPPER LEVEL

I did not inspect the clothes washer and dryer fully. These two components were not installed. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



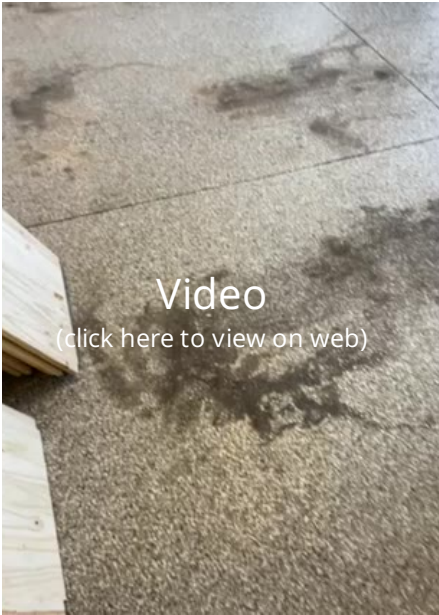
# 14: ATTACHED GARAGE

## Information

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### Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

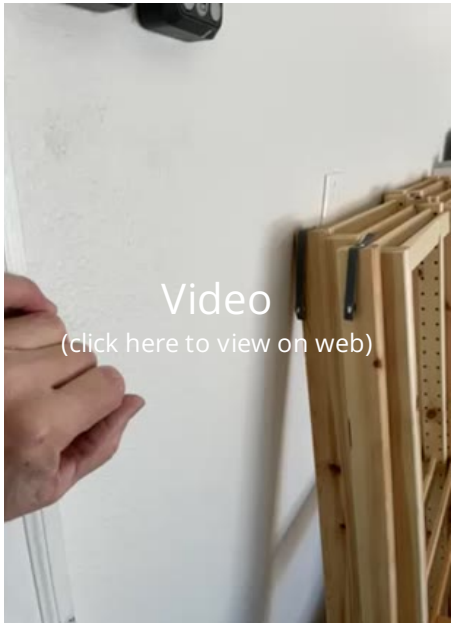
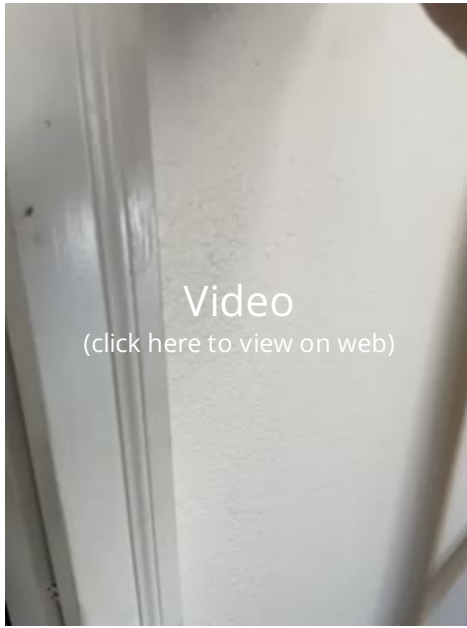
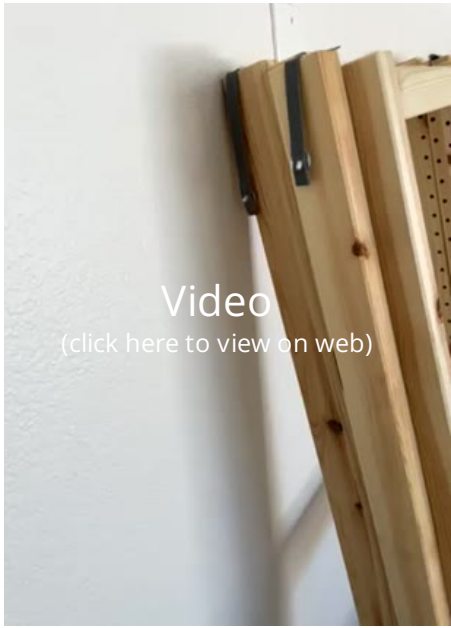




**Garage Vehicle Door: Type of Door Operation**

Opener

One of the two garage doors was non-functional. Recommend further evaluation by a qualified garage door technician.



### Garage Vehicle Door Opener: Manual Release

Garage

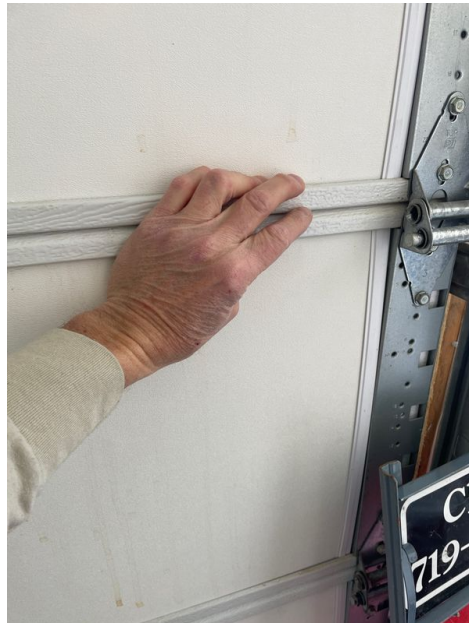
I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.



### Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.



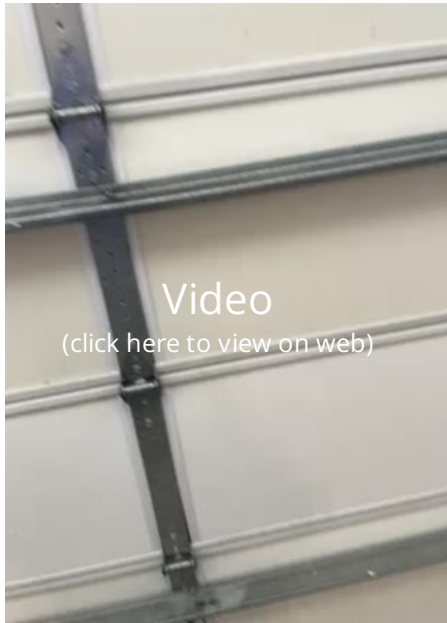
### Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

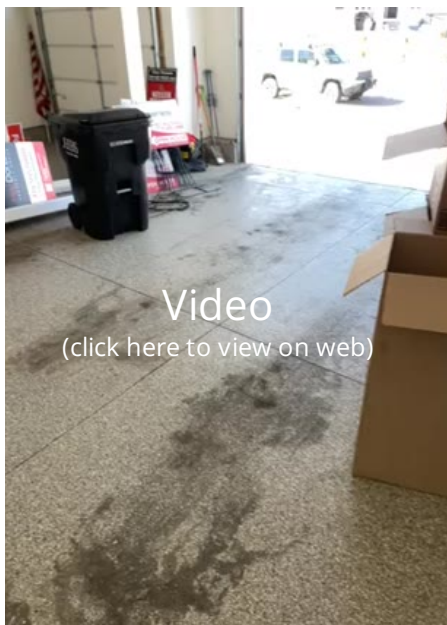
I checked the door handles or gripping points.



### Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.



## Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

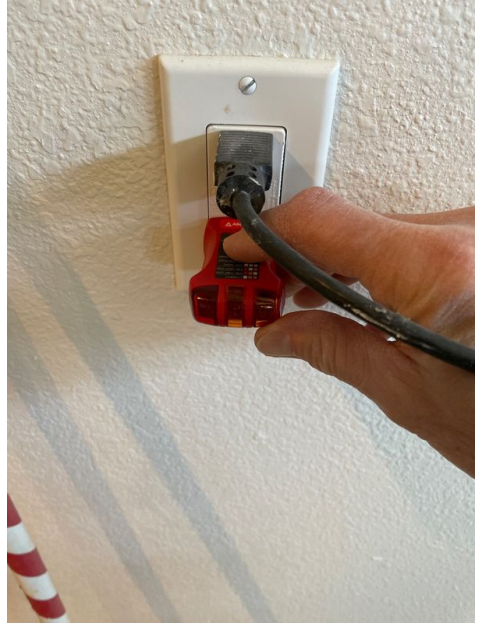
Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.



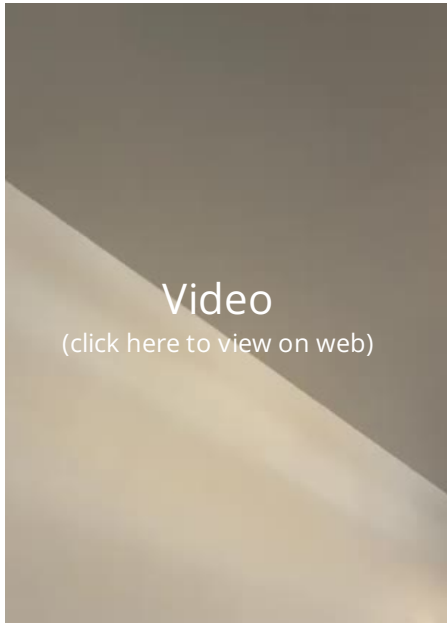
### Electric in Garage: Electrical Receptacle Inspected

Garage



## Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.



## Recommendations

### 14.3.1 Garage Vehicle Door Opener

Major Defect

#### **PHOTO-ELECTRIC EYES WERE TOO HIGH**

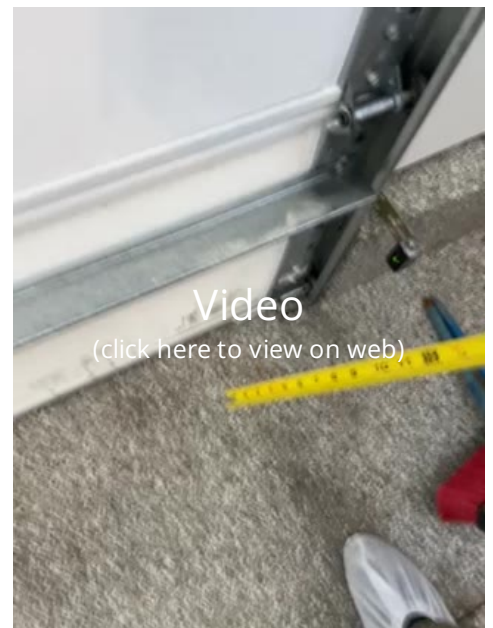
##### GARAGE

I observed that the photo-electric eyes are installed too high from the garage floor surface.

The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

##### Recommendation

Contact a qualified garage door contractor.



### 14.3.2 Garage Vehicle Door Opener

Major Defect

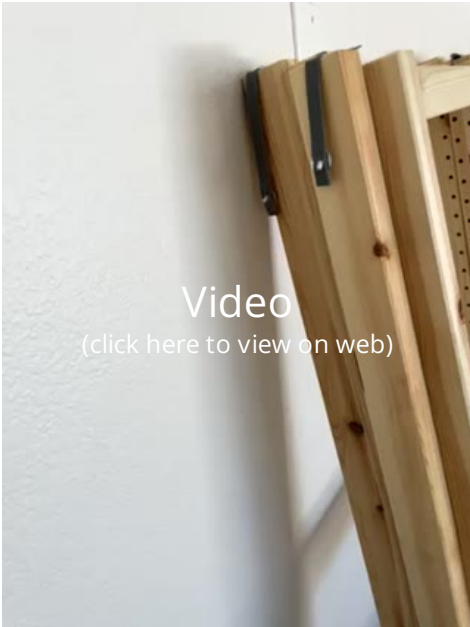
#### **WALL BUTTON DID NOT FUNCTION**

##### THIRD CAR GARAGE DOOR OPENER

I observed that the wall push button did not work. Third car garage door did not open.

##### Recommendation

Contact a qualified garage door contractor.



14.5.1 Ceiling, Walls & Firewalls in Garage

**DEFECT AT DOOR BETWEEN GARAGE AND HOUSE**

 Major Defect

GARAGE ENTRANCE DOOR

I observed a defect at the door between the garage and the house. Missing a 'self-closing' mechanism for 'Fire' break & safety purposes. Recommend further evaluation by a qualified carpenter or handyman.

Recommendation

Contact a qualified general contractor.



# 15: KITCHEN

## Information

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### Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.





**GFCI: GFCI Tested**

Kitchen

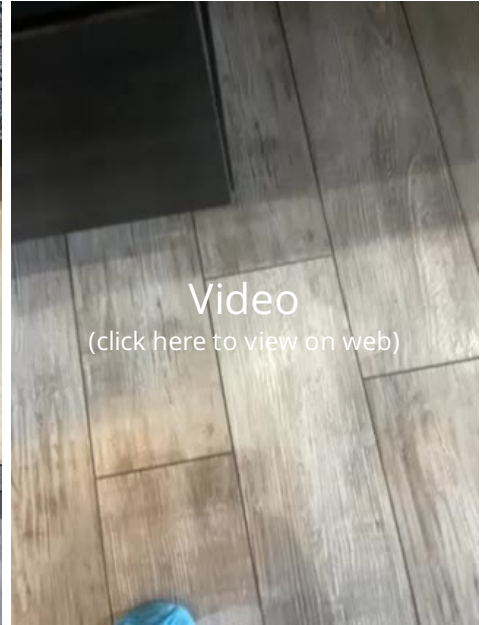
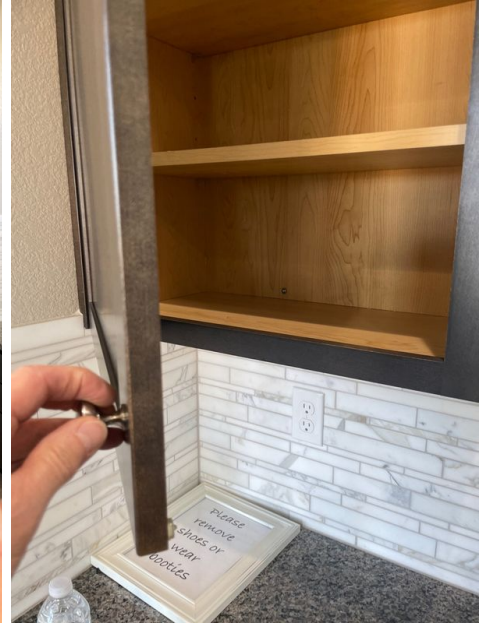
I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

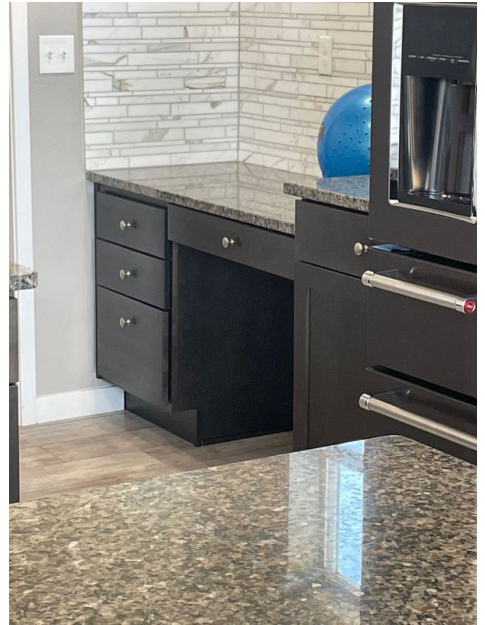


### Countertops & Cabinets: Inspected Cabinets & Countertops

Kitchen

I inspected a representative number of cabinets and countertop surfaces.



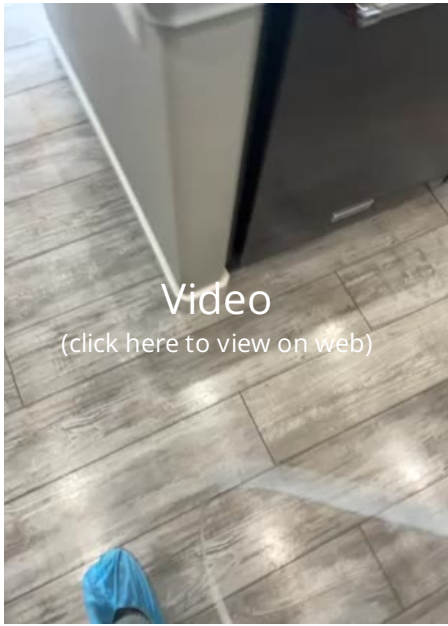


Kitchen Counter has Cracked Grout

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

Kitchen

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



## Recommendations

15.4.1 Countertops & Cabinets

### CAULKING/GROUT SEPARATING FROM BACKSPLASH

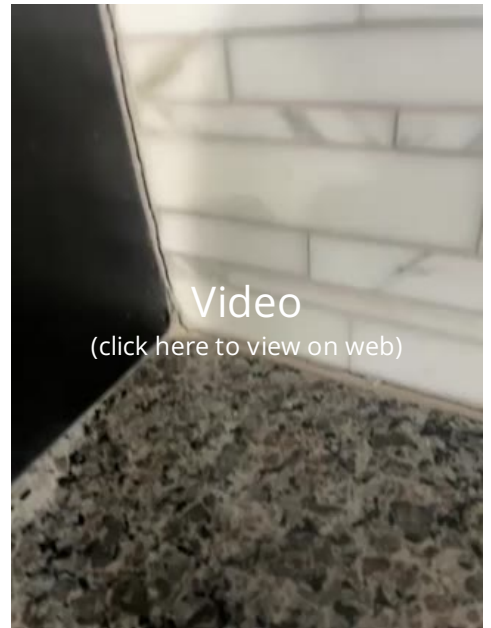
KITCHEN

Cracks in grout or caulking at backsplash on countertop.

Recommendation

Contact a qualified professional.

 Minor Defect



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# STANDARDS OF PRACTICE

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## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

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

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

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

### II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

## Chimney, Fireplace, or Stove

### I. The inspector shall inspect:

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

### II. The inspector shall describe:

1. the type of fireplace.

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

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

## Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

**I. The inspector shall inspect:**

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

**II. The inspector shall describe:**

1. the type of exterior wall-covering materials.

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

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

**Basement, Foundation, Crawlspace & Structure****I. The inspector shall inspect:**

the foundation;  
the basement;  
the crawlspace; and  
structural components.

**II. The inspector shall describe:**

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

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

observed indications of wood in contact with or near soil;  
observed indications of active water penetration;  
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and  
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

**Heating****I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

**II. The inspector shall describe:**

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

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

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

**Cooling****I. The inspector shall inspect:**

1. the cooling system, using normal operating controls.

**II. The inspector shall describe:**

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

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

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

**Plumbing****I. The inspector shall inspect:**

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

**II. The inspector shall describe:**

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

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

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

**Electrical****I. The inspector shall inspect:**

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

12. for the presence of smoke and carbon-monoxide detectors.

**II. The inspector shall describe:**

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

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

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

**Attic, Insulation & Ventilation**

**The inspector shall inspect:**

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

**The inspector shall describe:**

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

**The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

**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.

**Doors, Windows & Interior**

**The inspector shall inspect:**

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

**The inspector shall describe:**

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

**The inspector shall report as in need of correction:**

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



**Laundry****The inspector shall inspect:**

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

**Attached Garage****The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

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

**Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.