



BUCKEYE HOME INSPECTIONS OF NEO

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RESIDENTIAL REPORT

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MAY 7, 2020



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Standard of Practice	

Introduction: Thank you so very much for allowing us to perform your home inspection. Throughout the entirety of this report the InterNACHI standards of practice were used to report on observations in this home inspection. The standards are included for your review at the end of this report. We do not note every aspect of the home that we observed to be proper or operational. The majority of the information contained in this report contains defects we observed. Please understand that a home inspection is visual and there are some understood limitations in completing this inspection. For instance, it's obvious we can't see behind walls. There are also standards that require "a representative number of" items. For example, this means that not every electrical receptacle was checked or every window in the home was inspected. We certainly attempt to do our best. We believe that it is our duty to learn as much possible information about your home and provide that information to you. If our inspection was limited in nature we noted this in the report.

Homeowner's Responsibility: Unfortunately, homes change and components deteriorate over time. You will be provided with a yearly maintenance checklist to help maintain your home. This will be issues that you will have to address when you become a home owner. It is our hope that any issues within the home are present on the date of inspection. Please understand this inspection is a snapshot in time. Our industry recommends that if a home was inspected more than 90 days ago, it should be re-inspected. This is because conditions may quickly change in your home. You can minimize expensive costs associated with your home with proper maintenance. The yearly maintenance checklist can assist you in meeting your homeowner responsibilities.

Comment Key: Definitions:

This report divides deficiencies into three categories; **Material Defects** (in red), **Marginal Defects** (in orange), and **Minor Defects/Maintenance Items/FYI** (colored in blue). **Safety Hazards** or concerns will be listed in the Red or Orange categories depending on their perceived danger, **but should always be addressed prior to you moving into the home.**

Material Defects - is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

Marginal Defects - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Minor Defects/Maintenance Items/FYI - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Also included in this section are items that

were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision.

Your next steps: A question we are often asked is, "What do I do with your recommendations?" We are required to advise you that any **Safety** defects must be addressed prior to you moving into the home. These may be orange or red and based on their perceived danger. Any other recommendation that you wish to request as part of a contingency should be addressed with your realtor. They are the experts in this area and are better able to provide you with guidance.

SUMMARY



MINOR/MAINTENANCE/FYI



MARGINAL



SAFETY

- ⊖ 4.1.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
- ⊖ 4.1.2 Exterior - Wall-Covering, Flashing & Trim: Pest Observations
- ⊖ 4.5.1 Exterior - GFCIs & Electrical: Missing GFCI
- 🔧 5.2.1 Septic System - Condition of Septic System: Age of System
- ⚠️ 5.2.2 Septic System - Condition of Septic System: Deterioration of treatment tank lid.
- 🔧 6.1.1 Cooling - Cooling System Information: Dense Vegetation
- 🔧 6.1.2 Cooling - Cooling System Information: Refrigerant Line Insulation Missing or Damaged
- ⊖ 6.1.3 Cooling - Cooling System Information: Unusual Noise
- ⊖ 7.4.1 Attached Garage - Electric in Garage: Missing GFCI-Protection in Garage
- 🔧 9.2.1 Doors, Windows & Interior - Windows: General Window Overview
- 🔧 9.3.1 Doors, Windows & Interior - Switches, Fixtures & Receptacles: Cover Not In Place
- ⚠️ 9.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing Smoke Detector
- ⊖ 10.3.1 Plumbing - Hot Water Source: Water Leak
- ⊖ 11.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Improperly Exhausting
- ⊖ 11.3.2 Bathrooms - Bathroom Exhaust Fan / Window: Unknown Venting
- ⊖ 12.2.1 Kitchen - GFCI: Missing GFCI Protection
- ⊖ 16.3.1 Electrical - Main Service Disconnect: Exterior Main Shut-off
- ⚠️ 16.5.1 Electrical - Panelboards & Breakers: Missing Identification of Disconnects at Panel
- 🔧 16.7.1 Electrical - AFCIs: AFCI Notice

1: INSPECTION DETAILS

Information

General Inspection Info:

Occupancy

Vacant, Furnished

General Inspection Info: Weather Conditions

Sunny

General Inspection Info: Type of Building

Single Family

General Inspection Info: In Attendance

Client

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

General Inspection Info: Use of Photos

Your report includes many photographs. I took approximately 170 photos. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

2: WOOD DESTROYING ORGANISMS

		IN	NI	NP	D
2.1	Observations	X			

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

Information

Observations: I observed indications of live insects (description and location):

No

Observations: I observed indications of possible moisture, wood decay, mold, or fungi (description and location):

No

Observations: I observed indications of structural damage at wooden components (description and location):

No

Observations: I observed indications of possible previous correction (description and location):

No

Observations: Based upon my observations during my home inspection, I recommend that a state licensed pesticide applicator further evaluate the home for possible wood-destroying organism (WDO) infestation and provide control if deemed necessary.

Yes

See attached NPMA-33 Form.

Observations: Homeowner's Responsibility

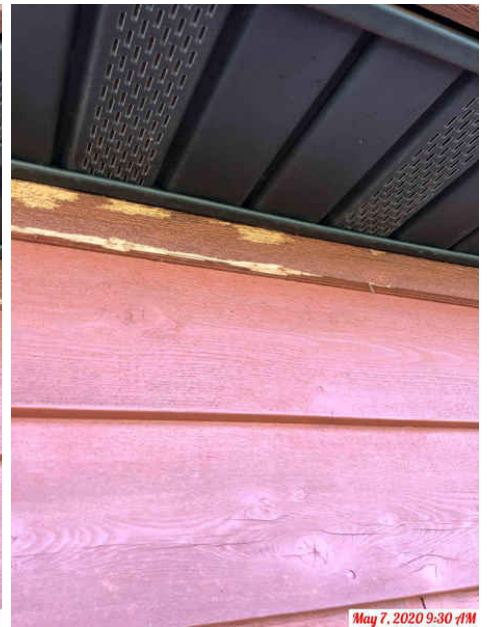
Your job as the homeowner is to monitor the observable areas where insect damage has occurred or could potentially occur in the future. Look for obvious signs of insect infestation around known problem areas.

For more information, visit this website: [Top 5 Signs of a Termite Infestation in Your Home](#).

Observations: I observed indications of dead insects, insect parts, mud tubes, holes, or staining (description and location):

Yes

Details / Description: Exterior of home, rear, near gutter.



Limitations

Observations

UNABLE TO SEE EVERYTHING

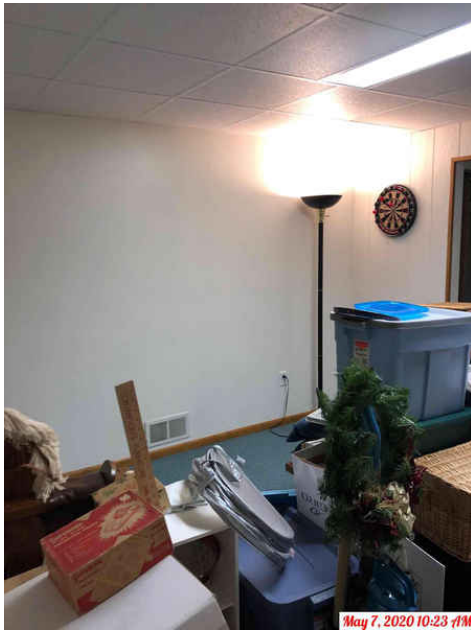
This is a visual-only inspection of the readily accessible areas of the structure. It does not include an inspection of all areas of the home despite accessibility. There are many components of the structure that are not visible or accessible at all.

Observations

BASEMENT

Stored items or cluttered conditions

Stored items and partially finished basement restricted inspection.

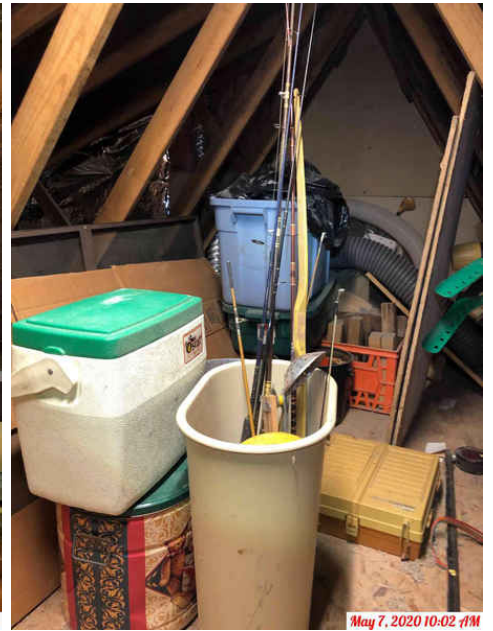
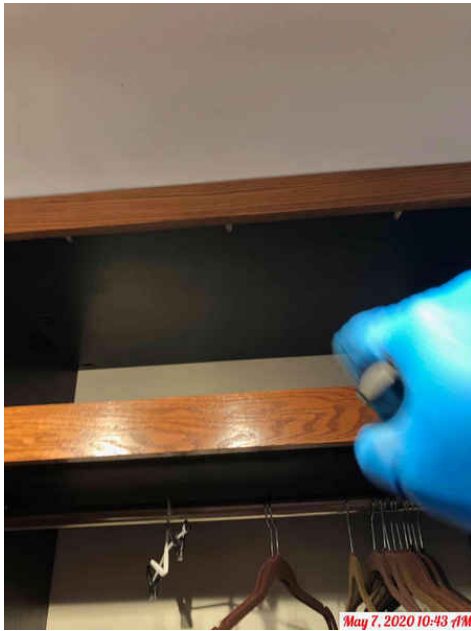


Observations

ATTIC

Restricted access

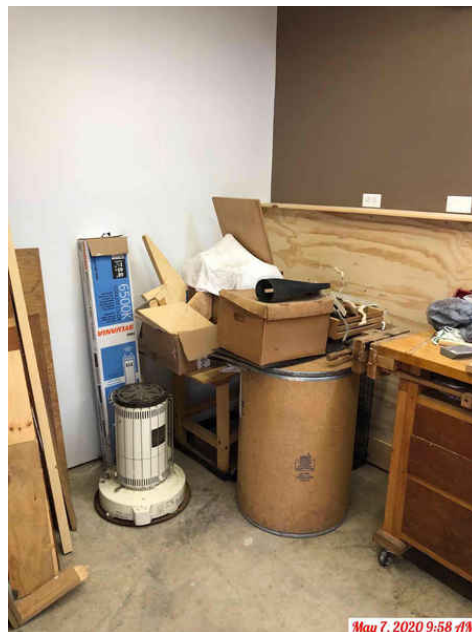
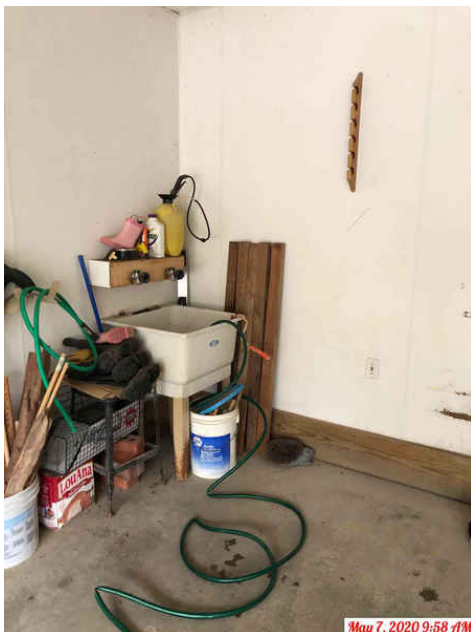
The attic access was fixed to ceiling. Attic above garage held personal items. Restriction.



Observations

GARAGE

Stored items or cluttered conditions



3: ROOF

		IN	NI	NP	D
3.1	Roof Covering	X			
3.2	Flashing	X			
3.3	Plumbing Vent Pipes	X			
3.4	Gutters & Downspouts	X			X

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

Information

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.

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.

4: EXTERIOR

		IN	NI	NP	D
4.1	Wall-Covering, Flashing & Trim	X			X
4.2	Eaves, Soffits & Fascia	X			
4.3	Vegetation, Surface Drainage, Retaining Walls & Grading	X			
4.4	Porches, Patios, Decks, Balconies & Carports	X			
4.5	GFCIs & Electrical	X			X
4.6	Walkways & Driveways	X			
4.7	Stairs, Steps, Stoops, Stairways & Ramps	X			
4.8	Railings, Guards & Handrails	X			
4.9	Windows	X			
4.10	Exterior Doors	X			

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Information

Wall-Covering, Flashing & Trim:

Type of Wall-Covering Material
Described

Vinyl, Wood

Deficiencies

4.1.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL Marginal

I observed indications of a defect at the exterior wall-covering material.
Correction and further evaluation is recommended.



4.1.2 Wall-Covering, Flashing & Trim

PEST OBSERVATIONS Marginal

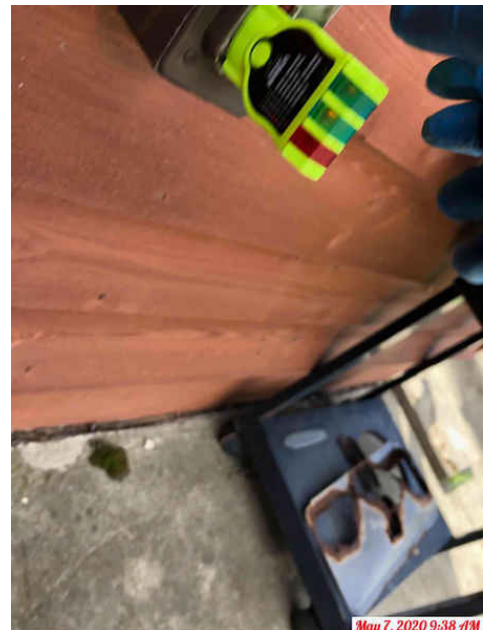
There was noise coming from birds from i side the walls near the attached garage, an old bee nest near the upstairs vent, and a groundhog hole near air conditioner. Recommend a pest company evaluate for further treatment.



4.5.1 GFCIs & Electrical

MISSING GFCI Marginal

I observed indications that a GFCI is missing in an area that is required to keep people safe.



5: SEPTIC SYSTEM

		IN	NI	NP	D
5.1	General	X			
5.2	Condition of Septic System	X			X
5.3	Solids Measurement	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Condition of Septic System: Were drawings available

No

Condition of Septic System: Location of Tank Observed

Yes



Condition of Septic System: Location of Drain Field Observed

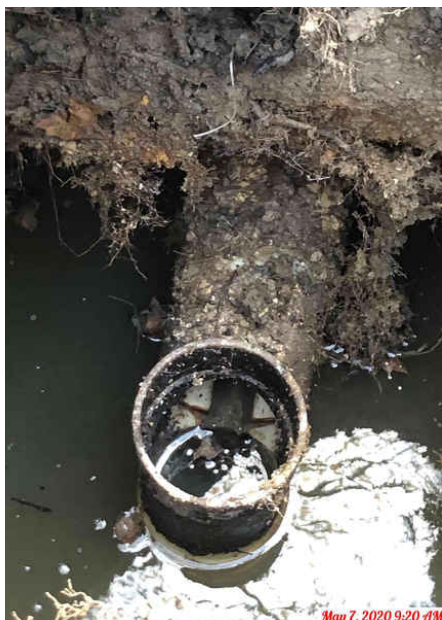
Yes

Condition of Septic System: Were sewage levels below inlet and outlet inverts

Yes

Solids Measurement: Scum and Sludge results

Satisfactory



General: Ten Keys Steps to taking care of your septic system

Ten simple steps you can take to keep your septic system working properly:

1. Locate your septic tank and drainfield. Keep a drawing of these locations in your records.
2. Have your septic system inspected at least every three years. Hire an InterNACHI inspector trained in septic inspections.
3. Pump your septic tank as needed (generally, every three to five years).
4. Don't dispose of household hazardous waste in sinks or toilets.
5. Keep other household items, such as dental floss, feminine hygiene products, condoms, diapers, and cat litter out of your system.
6. Use water efficiently.
7. Plant only grass over and near your septic system. Roots from nearby trees or shrubs might clog and damage the system. Also, do not apply manure or fertilizers over the drainfield.
8. Keep vehicles and livestock off your septic system. The weight can damage the pipes and tank, and your system may not drain properly under compacted soil.
9. Keep gutters and basement sump pumps from draining into or near your septic system.
10. Check with your local health department before using additives. Commercial septic tank additives do not eliminate the need for periodic pumping and can be harmful to your system.

Condition of Septic System: Condition

Satisfactory

A septic dye test was performed and determined there were no concerns of the date of inspection.

Solids Measurement: Septic tank solids

The solids of a septic tank should not equal more than 1/3 of the total fluids. Your septic fluids were 42" deep. The scum and sludge was less than 12". Pumping is recommended every three to five years, and is not currently recommended.



Deficiencies

5.2.1 Condition of Septic System

AGE OF SYSTEM

Systems older than 20 years are beyond their service life expectancy and are likely to require correction, major repair or total replacement.



Minor/Maintenance/FYI

5.2.2 Condition of Septic System

DETERIORATION OF TREATMENT TANK LID.

Deterioration has occurred at the treatment tank lid. The lid will need replaced or repaired.



6: COOLING

		IN	NI	NP	D
6.1	Cooling System Information	X			X

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

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.

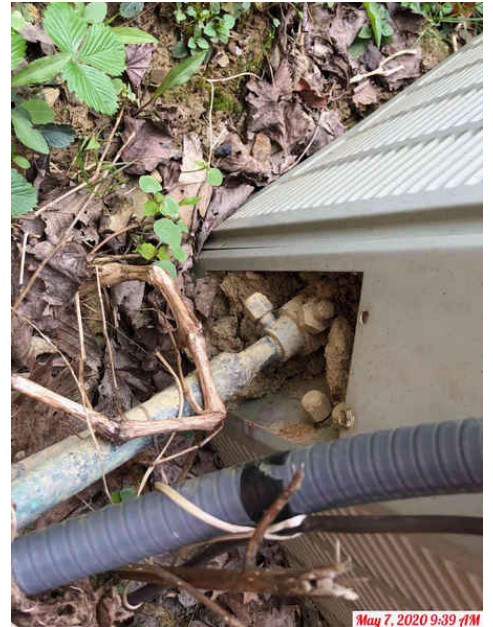
Deficiencies

6.1.1 Cooling System Information

DENSE VEGETATION

Minor/Maintenance/FYI

I observed heavy dirt around the exterior cooling unit. Soil was too close to the unit, which can limit heat dissipation and limit effectiveness. Recommend removing to help improve performance.

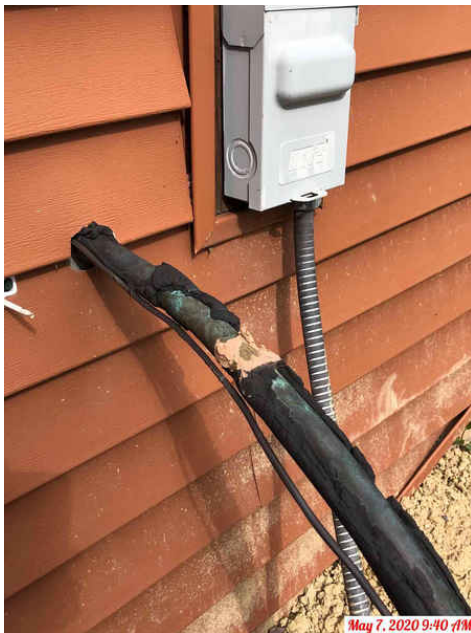


6.1.2 Cooling System Information

REFRIGERANT LINE INSULATION MISSING OR DAMAGED

Minor/Maintenance/FYI

I observed missing or damaged foam insulation at the cooling system's refrigerant line, which can cause energy loss and condensation.



6.1.3 Cooling System Information

UNUSUAL NOISE

Marginal

I observed an unexpected, unusual clicking noise coming from the cooling system when it was operating. Recommend further evaluation.

7: ATTACHED GARAGE

		IN	NI	NP	D
7.1	Garage Floor	X			
7.2	Garage Vehicle Door	X			
7.3	Garage Vehicle Door Opener	X			
7.4	Electric in Garage	X			X
7.5	Ceiling, Walls & Firewalls in Garage	X			

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

Information

Garage Vehicle Door: Type of Door Operation
Opener, Manual

Deficiencies

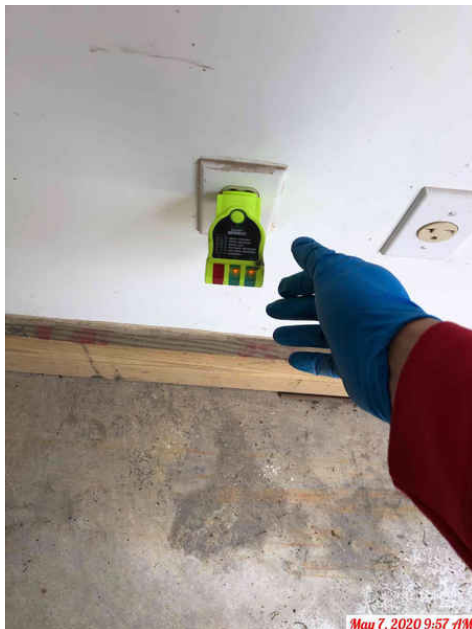
7.4.1 Electric in Garage

 Marginal

MISSING GFCI-PROTECTION IN GARAGE

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.



8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
8.1	Structural Components & Observations in Attic		X		
8.2	Insulation in Attic		X		
8.3	Ventilation in Attic	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

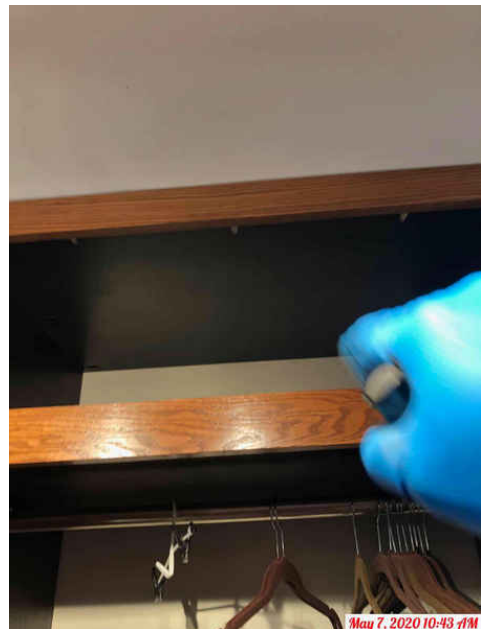
D = Deficiencies

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space above garage due to personal items. The attic access in the upstairs closet was fixed to the ceiling. The access is restricted and my inspection is limited.



9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
9.1	Doors	X			
9.2	Windows	X			X
9.3	Switches, Fixtures & Receptacles	X			X
9.4	Floors, Walls, Ceilings	X			
9.5	Stairs, Steps, Stoops, Stairways & Ramps	X			
9.6	Railings, Guards & Handrails	X			
9.7	Presence of Smoke and CO Detectors	X			X

IN = Inspected

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NP = Not Present

D = Deficiencies

Deficiencies

9.2.1 Windows

 Minor/Maintenance/FYI

GENERAL WINDOW OVERVIEW

I observed outdated windows. Some of which were missing screens, were difficult to operate, and generally appeared beyond their life expectancy. I recommend to plan for future replacement in the near future.

9.3.1 Switches, Fixtures & Receptacles

 Minor/Maintenance/FYI

COVER NOT IN PLACE

I observed various receptacles with a cover (plate) that was not in place.

9.7.1 Presence of Smoke and CO Detectors

 Safety

MISSING SMOKE DETECTOR

I observed indications of a missing smoke detector in the bedrooms. Hazard.

10: PLUMBING

		IN	NI	NP	D
10.1	Main Water Shut-Off Valve	X			
10.2	Water Supply	X			
10.3	Hot Water Source	X			X
10.4	Drain, Waste, & Vent Systems	X			
10.5	Water Supply & Distribution Systems	X			

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

Information

Main Water Shut-Off Valve:

Location of Main Shut-Off Valve

Basement

Water Supply : Water Supply Is

Public



Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

Your hot water tank was manufactured in 2000. According to InterNACHI, hot water heaters have a life expectancy of approximately 6 to 12 years.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

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

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.

Deficiencies

10.3.1 Hot Water Source

WATER LEAK

I observed an active water leak at the hot water source.



Marginal

11: BATHROOMS

		IN	NI	NP	D
11.1	Bathroom Toilets	X			
11.2	Sinks, Tubs & Showers	X			
11.3	Bathroom Exhaust Fan / Window	X			X
11.4	GFCI & Electric in Bathroom	X			
11.5	Heat Source in Bathroom	X			
11.6	Cabinetry, Ceiling, Walls & Floor	X			
11.7	Door	X			

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

Deficiencies

11.3.1 Bathroom Exhaust Fan / Window

 Marginal

IMPROPERLY EXHAUSTING

I observed that the bathroom fan is improperly exhausting air from the bathroom into the attic above garage. Exhaust air from bathrooms, toilet rooms, water closet compartments, and other similar rooms shall not be:

- exhausted into an attic, soffit, ridge vent, crawlspace, or other areas inside the building; or
- recirculated within a residence or to another dwelling unit.



11.3.2 Bathroom Exhaust Fan / Window

UNKNOWN VENTING Marginal

I observed an unknown venting component terminate in a bucket in the attic. Recommend further evaluation and correction.



12: KITCHEN

		IN	NI	NP	D
12.1	Kitchen Sink	X			
12.2	GFCI	X			X
12.3	Countertops & Cabinets	X			
12.4	Floors, Walls, Ceilings	X			

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

Deficiencies

12.2.1 GFCI

MISSING GFCI PROTECTION Marginal

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.



13: LAUNDRY

		IN	NI	NP	D
13.1	Clothes Washer and Dryer		X		

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

Limitations

Clothes Washer and Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully if they were present. These appliances are beyond the scope of a 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. If they were present, I included them into the RecallChek database.

14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
14.1	Basement		X		
14.2	Insulation in Foundation/Basement Area	X			
14.3	Ventilation in Foundation/Basement Area	X			
14.4	Sump Pump			X	

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

Information

Basement: Type of Basement

Foundation Described

Masonry Block

Limitations

Basement

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.



Basement

BASEMENT FINISHED

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.

15: HEATING

		IN	NI	NP	D
15.1	Heating System Information	X			
15.2	Thermostat and Normal Operating Controls	X			

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

Information

Heating System Information:
Heating Method
Warm-Air Heating System

Thermostat and Normal Operating Controls:
Thermostat Location
Living room

Heating System Information: Energy Source
Electric, Heat Pump

Your furnace was manufactured in 1996. According to InterNACHI, furnaces have a life expectancy of approximately 25 years.

16: ELECTRICAL

		IN	NI	NP	D
16.1	Electric Meter & Base	X			
16.2	Service-Entrance Conductors	X			
16.3	Main Service Disconnect	X			X
16.4	Electrical Wiring	X			
16.5	Panelboards & Breakers	X			X
16.6	Service Grounding & Bonding	X			
16.7	AFCIs	X			X
16.8	GFCIs	X			

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

Information

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

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

Limitations

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.

Deficiencies

16.3.1 Main Service Disconnect

EXTERIOR MAIN SHUT-OFF Marginal

I observed the exterior main shut-off. I recommend this be installed in a weather-protective box. It is showing signs of deterioration.



16.5.1 Panelboards & Breakers

MISSING IDENTIFICATION OF DISCONNECTS AT PANEL

Safety

I observed missing/inadequate identification of each circuit in the basement and garage. Each circuit must be clearly identified as to its purpose. No two circuits should be labeled the same.



May 7, 2020 10:17 AM



May 7, 2020 10:17 AM



May 7, 2020 9:57 AM



May 7, 2020 9:58 AM

16.7.1 AFCIs

AFCI NOTICE

Minor/Maintenance/FYI

An arc-fault circuit interrupter (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

AFCI breakers have been required for circuits feeding electrical outlets in residential bedrooms by the electrical codes of Canada and the United States since the beginning of the 21st century; the U.S. National Electrical Code has required them to protect most residential outlets since 2014. Because this requirement is relatively new and absent in many homes, you may want to consider upgrading to these protections in the future.

STANDARDS OF PRACTICE

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: the roof-covering materials; the gutters; the downspouts; the vents, flashing, skylights, chimney, and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: the type of roof-covering materials. III. The inspector shall report as in need of correction: observed indications of active roof leaks.

Exterior

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

Cooling

I. The inspector shall inspect: the cooling system, using normal operating controls. II. The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method. III. The inspector shall report as in need of correction: any cooling system that did not operate; and if the cooling system was deemed inaccessible.

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.

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.

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.

Plumbing

I. The inspector shall inspect: the main water supply shut-off valve; the main fuel supply shut-off valve; the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; all sinks, tubs and showers for functional drainage; the drain, waste and vent system; and drainage sump pumps with accessible floats. II. The inspector shall describe: whether the water supply is public or private based upon observed evidence; the location of the main water supply shut-off valve; the location of the main fuel supply shut-off valve; the location of any observed fuel-storage system; and the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in the installation of hot and cold water faucets; active plumbing water leaks that were observed during the inspection; and toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

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.

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.

Laundry

The inspector shall inspect: mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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: the heating system, using normal operating controls. II. The inspector shall describe: the location of the thermostat for the heating system; the energy source; and the heating method. III. The inspector shall report as in need of correction: any heating system that did not operate; and if the heating system was deemed inaccessible.

Electrical

I. The inspector shall inspect the service drop; the overhead service conductors and attachment point; the service head, gooseneck and drip loops; the service mast, service conduit and raceway; the electric meter and base; service-entrance conductors; the main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; 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; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe: the main service disconnect's amperage rating, if labeled; and the type of wiring observed.

III. The inspector shall report as in need of correction: deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; any unused circuit-breaker panel opening that was not filled; the presence of solid conductor aluminum branch-circuit wiring, if readily visible; 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 the absence of smoke and/or carbon monoxide detectors.

