



KINCAID SERVICES RESIDENTIAL REPORT COPY

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Preston Kincaid
JANUARY 29, 2022



Inspector

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Thank you for choosing Kincaid Services for your Home Inspection! The inspection performed was non-invasive and visual in nature. A home does not "Pass" or "Fail" a home inspection. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection in order to provide you with useful, accurate information that will be helpful in making an informed purchase decision. This inspection is not a guarantee or warranty of any kind.

Please feel free to contact me with any questions about either the report or the property. The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive and time-consuming to complete. As your inspector, we assume that all repairs, corrections, or specialist evaluations will be performed by qualified contractors or licensed professionals. Even though we may include DIY in some recommendations, we believe it's always best to go with the pros.

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. We're Here to Help! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

Best Regards,



Preston W. Kincaid
Licensed & Certified Home Inspector
ATI, NHIE, InterNACHI

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<http://kincaidservices.com>

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SUMMARY

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- ⊖ 2.2.1 Exterior - Vegetation: Vegetation Observed Close to Home
- ⊖ 2.4.1 Exterior - Cladding, Flashing & Trim: Gaps, Cracks, Holes or Openings
- ⊖ 2.6.1 Exterior - Dryer Exterior Vent Cover: Dryer Vent - Lint Build-Up
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1: INSPECTION DETAILS

Information

Construction Year (Pulled From Online Sources)

Home was built in 1871 (from online source)

In Attendance

Inspector, Client(s), Client's Agent

Occupancy

Occupied

Type of Building

Single Family

Standards of Practice Followed

New York State

Precipitation in the Last 48 hrs?

Yes, Heavy Rain

Weather Conditions

Clear

Temperature at the Time of Inspection

40-50 Degrees

Ground Condition

Damp

Photos of Deficiencies

Defects or deficiencies in this report are usually but not always accompanied by photos. Inspector does not photograph every instance of a defect, the photos are to help illustrate what the described defect is. For example, the inspector may write "missing shingles observed on roof" and include only one photo of a missing shingle on the roof. In this example, there may be dozens of shingles with a same or similar defect.

Personal Belongings Present

There was a heavy amount of personal belongings present in the home at the time of inspection. These personal belongings were not moved or altered. These belongings blocked accessibility throughout the home, including but not limited to: wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, etc. Home inspections are non-invasive, non-destructive, visual inspections of readily accessible areas of the home. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate these areas for defects during your final walk through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas.** If any concerns are noticed during your final walk through, feel free to contact me.

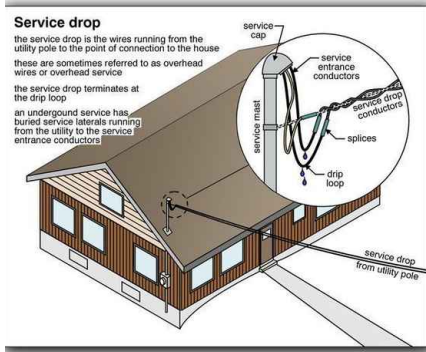
2: EXTERIOR

Information

**Service Entrance Conductors:
Electrical Service Conductors**
240 Volts, Stranded Aluminum

**Cladding, Flashing & Trim: Siding
Material**
Vinyl

**Cladding, Flashing & Trim: Siding
Style**
Clapboard



Exterior Window Trim: Exterior Window Trim

Imperfect yet commensurate with the age of the home., Overall the window trim was observed to be generally satisfactory with one or more areas in need of minor repair or maintenance

Exterior Lighting Fixtures :
Exterior Lighting Fixtures

All exterior lighting fixtures were inspected by looking for deficiencies with their operation. No reportable deficiencies were observed to be present at the time of inspection unless otherwise noted in this report., Exterior lights on front porch were on photo sensors and could not be tested.

Decks, Balconies, Porches & Steps: Type of Structure

Covered Deck, Steps



Decks, Balconies, Porches & Steps: Material

Wood

Exterior Doors: Exterior Entry Door

Wood and Glass

Driveways: Driveway Material

Gravel, Grass



Grading & Drainage: Grade and Drip Line

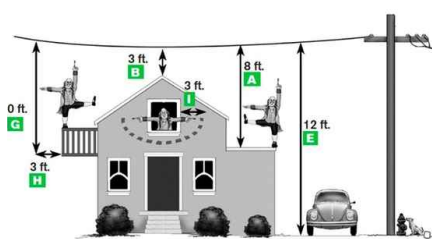
The grade or grading around your house is the slope or level of the ground around the perimeter of the foundation. The ground level and how it's graded is the deciding factor of where storm water, snow and ice melt-off will flow.

There are three types of grading: flat, positive and negative. **Positive grading is good.** This is where the soil at the base of the foundation slopes away and water is directed away from the foundation. **Negative grading is bad.** Negative grading slopes toward your home, and acts as a funnel, directing storm water at or toward your foundation. When storm water consistently collects near the home's foundation only bad things can happen.

That is why we tell our customers and document that negative grading needs to be corrected. It is without question the most common major defect found in home inspections in our region, and causes the most structural damage through settling and lateral soil pressure.

Service Entrance Conductors: Service Entrance Overhead Clearance

Overhead, Overhead Clearance Satisfactory, Drip Loop Satisfactory



Service Entrance Conductors: Overhead Service

The masthead and service conductors were observed to be satisfactory. No reportable defects or deficiencies were observed at the time of inspection.

Cladding, Flashing & Trim: Siding Generally Satisfactory - Some Repair Needed

The siding overall was observed to be in generally satisfactory condition with some minor deficiencies in need of general repair.

Exterior Window Trim: Exterior Window Trim

The window trim was observed to have areas of deferred maintenance and in need of minor repair. Some failing/peeling paint was observed, however no wood rot or significant deficiencies were observed.

Dryer Exterior Vent Cover: Dryer Vent Cover

Satisfactory, Lint Build-Up Observed. Recommend cleaning.

The clothes dryer must vent directly to the outdoors. Dryer exhaust ducts must terminate at the exterior of the building.

A clothes dryer will vent about a gallon of water for each load of laundry. If the dryer vent discharges into a crawlspace, attic, or other building cavity, the potential for moisture-related damage is significant. Clothes dryers must vent directly to the outside.

Spiral-duct designs often trap lint, which can clog the duct, requiring the dryer to work harder and longer to dry clothes and causing it to increase the dryer's temperature. Not only is a poorly exhausting dryer less efficient, it can also be a fire hazard due to the flammability of the accumulated lint. The use of PVC pipe for dryer exhaust ducts is also not allowed by modern building standards. The exhaust duct should terminate outside the building at least 3 feet from any building opening, and at least 10 feet from an air conditioner or heat pump condenser (reference). The duct termination should be fitted with a close-able gravity or automatic damper (a backdraft damper). A screen may not be installed at the duct terminus, as it can trap debris, which poses a fire hazard.

**Dryer Exterior Vent Cover: Exterior Dryer Vent Cover**

The exterior dryer vent cover is inspected to ensure it is adequately secured, in satisfactory condition, has no lint build-up, provides adequate protection from the elements, and protection from rodents and pests. Gravity flaps are the best closure methods as rodent screens tend to trap lint and promote lint build-up which is a fire hazard.

The dryer vent was observed to be satisfactory with some lint build-up.

Exterior Hose Bib: Exterior Hose Bibs

Satisfactory

**Eaves, Soffits & Fascia: Eaves, Soffits and Fascia**

The eaves were inspected for their presence, material, venting, looking for damage and securement, and other significant deficiencies. Overall no defects or deficiencies were observed and the eaves were determined to be in satisfactory condition.

Eaves, Soffits & Fascia: Fascia Material

Fascia was observed to be flashed sheet metal. Overall fascia was observed to be satisfactory with no defects or deficiencies.

Guardrails, Stair Rails, & Handrails: Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies.

Roof Drainage System (Gutters / Downspouts): What is inspected?

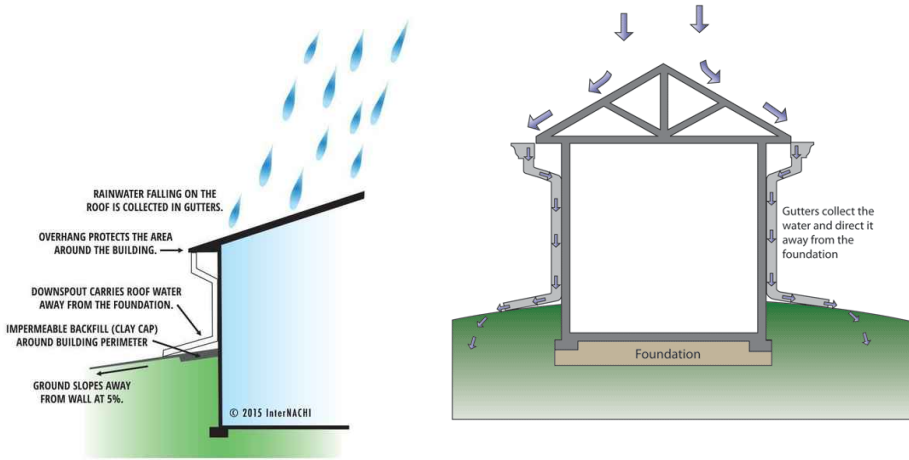
Inspection of the roof drainage system typically includes examination of any of the following:

- gutters (condition and configuration);
- downspouts & extensions (condition and configuration);
- scuppers; and
- overflow drains.

Roof Drainage System (Gutters / Downspouts): Gutter Material

None Present

A few inches of rain falling on the roof of a house can produce several thousand gallons of water runoff. This runoff must be channeled away from the home's foundation. Otherwise, the excess water can quickly saturate the soil surrounding the building and wick through the foundation to the interior. Once inside, this moisture can lead to a variety of problems, including mold and wood rot. Excess moisture can also cause indoor air quality problems.



Exterior Doors: Exterior Doors Satisfactory

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. Generally the doors were observed to be imperfect, yet commensurate with the age and condition of the home.

No significant reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Walkways: Material

Bluestone Pavers



Walkways: Walkways Satisfactory

Walkways were inspected for the presence of cracks, spalling, unevenness, trip hazards and other damage or defects. No defects were observed at the time of inspection unless otherwise noted in this report.

Deficiencies

2.1.1 Grading & Drainage



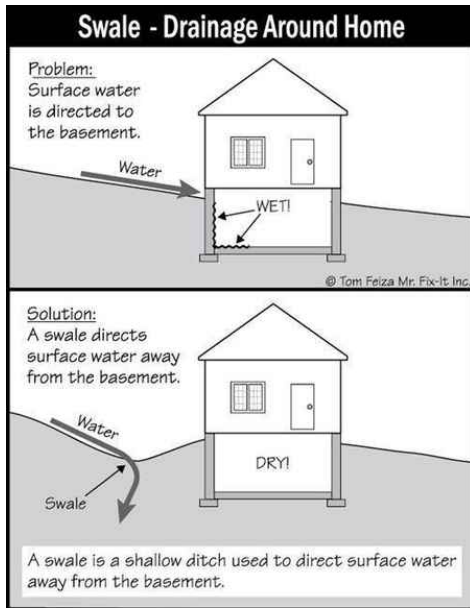
POOR/NEGATIVE GRADING

The home was built on a sloped embankment. Some areas of the grade around the perimeter of the foundation were observed to be inadequately directing water away from the home and in one or more areas is directing water at the home's foundation, and as a result water intrusion was present in the basement.

Recommend improvements be made by grading the soil around the home with a compactible soil to adequately direct water away from the foundation perimeter. The general goal is to have 6" of grade fall within the first ten feet of the foundation perimeter. A swale should be considered when consulting with a landscape contractor.

Recommendation

Contact a qualified landscaping contractor



M005

2.2.1 Vegetation

 Recommendations

VEGETATION OBSERVED CLOSE TO HOME

Vegetation was observed close to or touching the home. Vegetation (trees, bushes and shrubs) against the home can cause moisture retention against the siding and/or foundation which can cause the exterior siding of the home to discolor, deteriorate or grow moss. Moisture retention can also cause the foundation to deteriorate in some cases. Furthermore, moisture can attract insects, including termites.

Recommend trimming the vegetation back so there is a minimum of 2 feet distance from home, although 4-5 feet is ideal.

Recommendation

Contact a qualified landscaping contractor



2.4.1 Cladding, Flashing & Trim

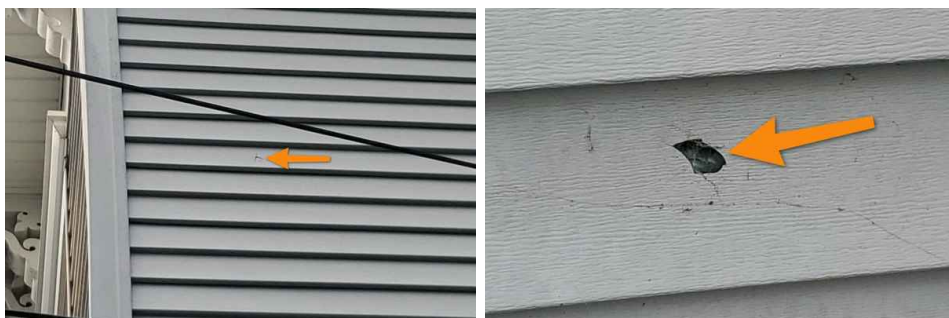
 Recommendations

GAPS, CRACKS, HOLES OR OPENINGS

Gaps, Cracks, Holes or Openings were observed in the siding and/or exterior cladding. These areas represent a moisture intrusion risk and can lead to water damage of the interior walls or structure. Recommend repair by a qualified handyman or siding contractor.

Recommendation

Contact a qualified handyman.



2.6.1 Dryer Exterior Vent Cover

DRYER VENT - LINT BUILD-UP

The dryer vent was observed to have lint build-up. This can be a safety/fire hazard. It is recommended that the dryer vent be cleaned and maintained to keep it free from lint.

Recommendation

Contact a handyman or DIY project



2.8.1 Eaves, Soffits & Fascia

GAPS, CRACKS OR HOLES IN FASCIA

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

Recommendation

Contact a qualified handyman.



2.8.2 Eaves, Soffits & Fascia

SOFFIT OUT OF CHANNEL

One or more areas of the soffit was observed to be out of its channel, and an opening was present. Recommend repair by a qualified siding contractor.

Recommendation

Contact a qualified siding specialist.



2.10.1 Decks, Balconies, Porches & Steps

NON-UNIFORM RISER HEIGHTS AND/OR TREAD DEPTHS

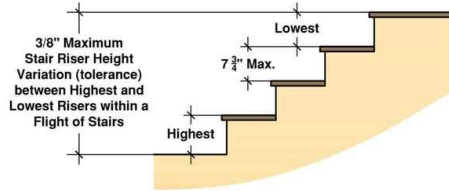
Steps were observed to have non-uniform riser heights and tread depths. The risers are the vertical portion of your stairs, while the treads are the horizontal pieces you step on. As you walk up or down a set of stairs, each step you make should be consistent. When one step is taller or shorter than the rest because of a different riser height, the rhythm of your steps may be thrown off. This can cause a misstep or fall.

The difference between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs.

Recommend repair by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



Stir risers are over 8.5" high. Should be between 7 and 7-3/8"

2.10.2 Decks, Balconies, Porches & Steps

Safety Hazards

LOOSE STEP

One or more steps on the deck, porch or patio were observed to be loose or otherwise unsafe. Repairs to the steps should be completed by a qualified handyman or deck contractor.

Recommendation

Contact a qualified deck contractor.



2.10.3 Decks, Balconies, Porches & Steps

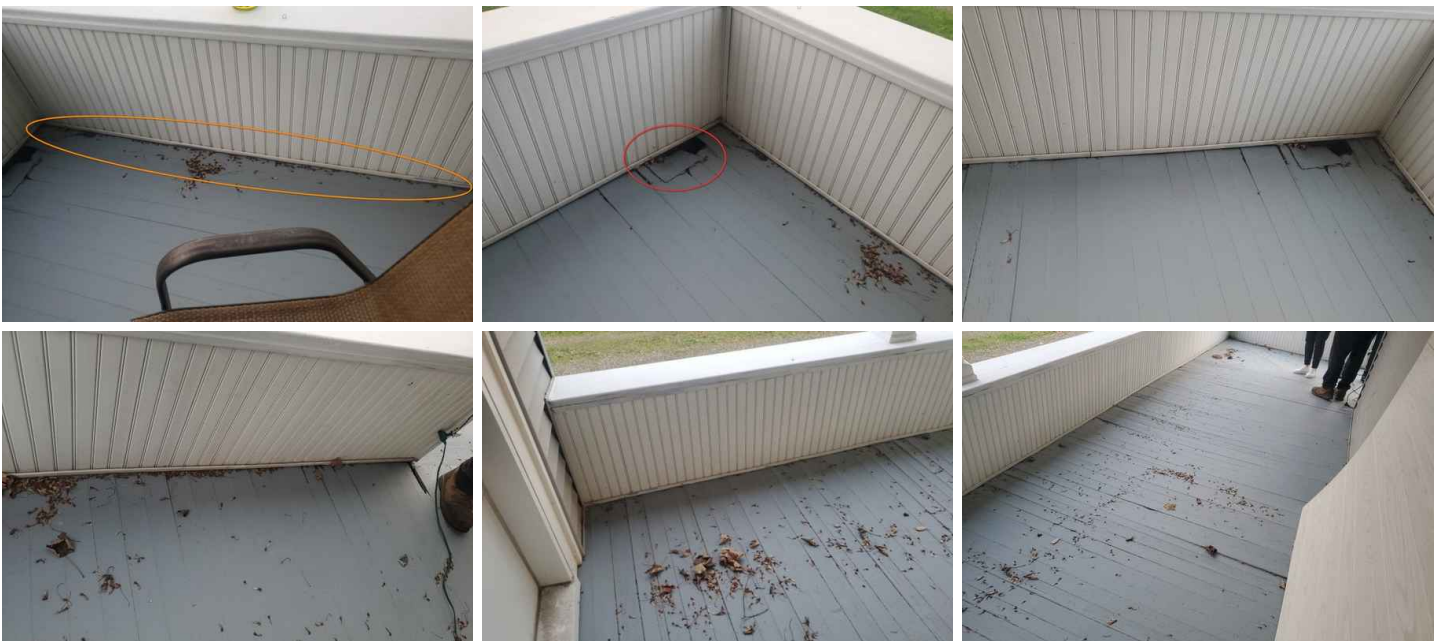
Recommendations

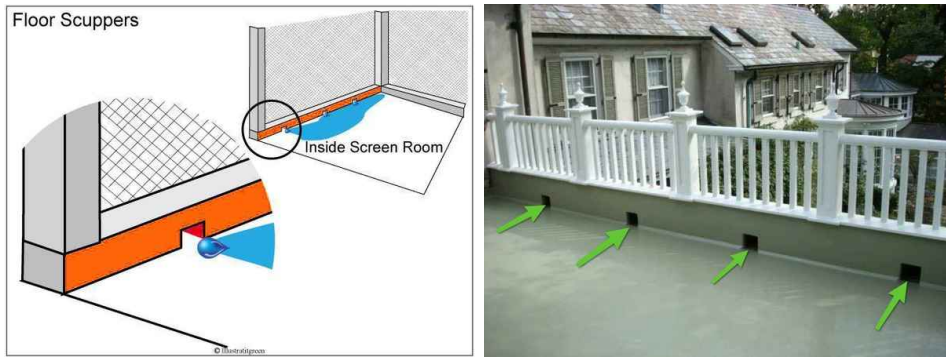
DECK AREAS ROTTED AND UNSAFE

The front perimeter of the deck was observed to have decking that is soft, rotted and inadequately supported. It is the opinion of your inspector that the lack of "scuppers" or drains to allow water drainage has allowed moisture to rot and/or deteriorate the supporting members and decking at the front edge perimeter. There are sections of rotted and/or missing decking that can allow someone to step into and fall. This is a safety hazard. Recommend repair by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.





Example of a deck with scuppers for drainage.

2.10.4 Decks, Balconies, Porches & Steps

Recommendations

EXTERIOR CONCRETE STEPS

The concrete steps nearest the sidewalk were observed to be significantly cracked, and in generally poor condition. Recommend further evaluation and repair as needed by a qualified concrete or masonry contractor.

Recommendation

Contact a qualified concrete contractor.



2.11.1 Guardrails, Stair Rails, & Handrails

Safety Hazards

GUARD RAIL - LOOSE (SAFETY HAZARD)

The guardrail in one or more areas were observed to be loose, and are considered a safety hazard. Guardrails must withstand at least 200lbs of lateral force. Proper securement of the guardrails is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



2.12.1 Roof Drainage System (Gutters / Downspouts)



OVERALL - INADEQUATE ROOF DRAINAGE SYSTEMS

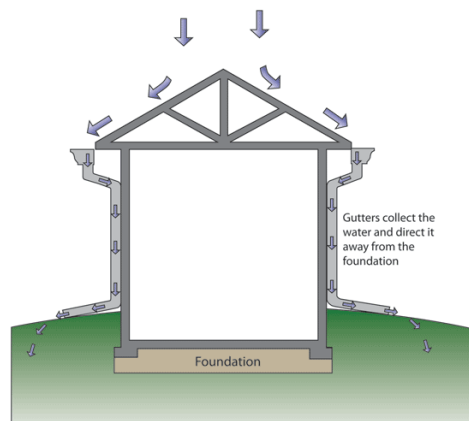
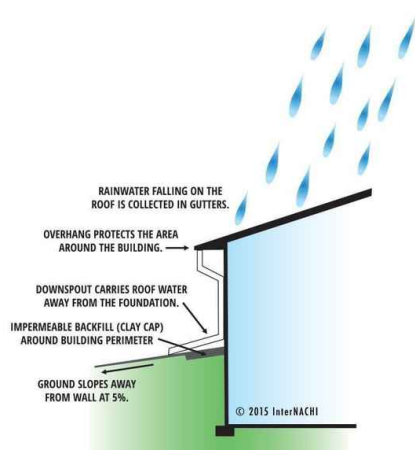
Overall, the home lacks an adequate rain gutter and drainage system. In one or more areas water is being directed along a sidewall, down the side of the house, or near the foundation.

- Recommend adding proper gutters, flashing, kick-out flashing and downspout drains that directs water at least 6' away from home.

Roof Drainage Systems: Different types of roofs require different types of roof drainage systems, but no matter what kind of roof you have, it is very important to have a drainage system. A roof without a drain system will drain water close to the home, possibly at the foundation or basement, inevitably causing soil saturation, settling, or other water damage to your home. The lack of an effective roof drainage system is one of the most common causes of serious foundation cracks or structural movement.

Recommendation

Contact a qualified gutter contractor



Roof drainage systems are one of the most important components to your home.

2.16.1 Basement Window Well(s)

**BASEMENT WINDOW WELL(S) - POOR CONDITION**

One or more basement window wells were observed to be open with no window well covers.

- There was a crack present with deteriorating caulking and open areas of the crack.
- Wood rot was observed.
- Moisture intrusion was evident in the basement.

It recommended that repairs be made by a qualified handyman and that window well covers be added to help prevent moisture intrusion.

Recommendation

Contact a qualified handyman.



An example of a window well cover installed to prevent water intrusion.

3: FOUNDATION

Information

Foundation: Inspection Method

Visual

Foundation: Material

Concrete, Masonry Block, Stacked Stone



Original stacked stone with masonry block retrofit repair.



Area of foundation where poured concrete was implemented to replace original stacked stone.

Foundation: Foundation Inspection - Reportable Deficiencies Found

The foundation was observed to be stacked stone with areas of added masonry block (cinder block) and concrete. The foundation was inspected for defects which include cracks, heaving, settling, spalling or deterioration, level, and overall condition.

Reportable deficiencies were observed at the time of inspection and will be noted in this report.

Deficiencies

3.1.1 Foundation

FOUNDATION CRACKS



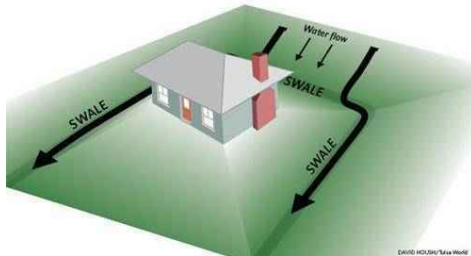
Moderate to severe cracking with displacement of the masonry blocks observed at the foundation in one area. This section of foundation was previously replaced with masonry blocks where stacked stone once was in place. The type of horizontal cracking and displacement observed is typically consistent with soil movement, and it is the opinion of your inspector that this condition is being caused by lateral soil pressure as a result of negative grade and poor drainage management at the foundation perimeter.

Inspector recommends a foundation contractor evaluate and provide a report for corrective action of the foundation.

Inspector recommends remediation of the grade issues by a qualified landscape contractor. Implementation of a swale should be considered.

Recommendation

Contact a foundation contractor.



A swale should be considered when consulting with a qualified landscape contractor.

3.1.2 Foundation

SPALLING OF CONCRETE OR PARGE COATING



Recommendations

Areas of the exterior foundation were observed to have spalled or deteriorated areas caused by chronic or constant moisture. Recommend repair by a qualified concrete contractor.

Recommendation

Contact a qualified concrete contractor.



3.1.3 Foundation

SOIL TO WOOD CONTACT



Recommendations

Soil to wood contact was observed on a section of siding, and wood rot was present. The wood siding in this area did not appear to be pressure treated. Recommend repair by a qualified siding contractor.

Recommendation

Contact a qualified siding specialist.



3.1.4 Foundation

**SPALLING OF CONCRETE FOUNDATION**

One or more areas of the interior foundation walls were observed to have significant spalling and concrete deterioration, and efflorescence. Efflorescence is the residue of a salts and minerals on the surface of a porous material, like concrete and masonry, where it forms a white, chalky substance. This is consistent with a chronic moisture intrusion issue. It is the opinion of your inspector that this condition is being caused by negative grade and poor drainage management at the exterior foundation perimeter. Further evaluation and repair by a qualified concrete restoration contractor is recommended.

Recommendation

Contact a qualified concrete contractor.



4: INTERIOR

Information

Walls: Wall Material

Paneling, Lathe and Plaster

Floors: Floor Coverings

Carpet, Hardwood, Laminate, Linoleum

Ceilings: Ceiling Material

Ceiling Tiles, Plaster

Doors: Doors Overall

Mostly Satisfactory

Windows: Window Manufacturer

Unknown

Windows: Window Type

Double-hung, Vinyl

Windows: Windows Overall

Tested Representative Number of Windows, Satisfactory

Closets and Closet Doors: Closet Doors

Tested Representative Number of Closet Doors, Satisfactory

Kitchen: Water Temperature

Not Hot Enough, 103.1 degrees, Hot water was run and allowed to reach maximum temperature. Water temperature should be between 120-130 degrees Fahrenheit.

Kitchen: Functional Flow - Satisfactory

Functional Flow in the kitchen was observed to be satisfactory.

Countertops & Cabinets: Cabinetry

Metal

Countertops & Cabinets: Countertop Material

Laminate

Dishwasher: Brand

None

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Oven Heat Test: Temperature Test

Heats up satisfactorily.


Garbage Disposal: No Garbage Disposal Present

None.

Clothes Dryer Details: Dryer Power Source

220 Electric



Clothes Dryer Details: Dryer Vent

Metal (Flex), Vinyl (Flex)



Walls: Wall Condition Generally Satisfactory

The interior walls were inspected for defects which includes cracks, holes, bowing, leaning, water staining, water damage, deterioration, plumb, and overall condition. No significant deficiencies were observed that would be inconsistent with a home of this age, construction type and condition.

Floors: Floors Overall

The interior floors were inspected for defects which include non level surfaces, lifting, sagging, water staining, water damage, soft areas, and overall condition. No significant deficiencies were observed at the time of inspection. The floors were observed to have moderate wear, there were stains in the carpet, but overall the condition of the floors was considered by your inspector to be generally satisfactory, commensurate with the age and condition of the home.

Floors: Slight Sloping of Floors

Slight sloping was observed in the floors. This is common for wooden homes of this age and construction type. Upon further inspection, remediation measures were observed in the basement where additional "lally columns" (screw jacks) were observed to have been installed in an effort to support and/or level the home.

Ceilings: Ceiling Condition

Interior ceilings were inspected by looking for damage, water staining, condition, etc. No significant reportable deficiencies were present at the time of inspection unless otherwise noted in this report. Overall the ceilings were observed to be in generally satisfactory condition, although imperfect and some minor cracking was observed, the condition was commensurate with the age and condition of the home and the minor cracks were mostly patched satisfactorily.

Doors: Doors Overall

Overall the doors were observed to be mostly satisfactory, commensurate with the age and condition of the home. Some doors stick and rub the door frame, which is relatively common, and some minor repair, adjustment and maintenance is recommended.

Windows: Windows Overall

The windows in the home were mostly modern double-hung vinyl in satisfactory operating condition. There were other windows of varying types, including wood drop-down and casement windows with a swing-out action and crank handle. Overall the windows were observed to be imperfect, and can be slightly challenging to operate, however most of the older windows operate and latch generally satisfactorily. There were one or more windows that were stuck or painted shut. The windows are generally commensurate with the age and condition of the home.

Light Fixtures, Switches & Receptacles (outlets): Interior Light Fixtures & Switches - Satisfactory

Interior light switches were inspected by operating the light switches and looking for functionality. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report. Overall the light fixtures and switches were observed to be in satisfactory condition.

Steps, Stairways & Railings: Interior Stairwells Satisfactory

Interior stairwells were inspected by looking for proper rise/run, graspable handrails, sturdiness, condition, etc. No significant reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Overall the stairwells were observed to be in satisfactory condition, although the guardrails do not meet modern standards.

Bathroom: Water Temperature

Not Hot Enough

Hot water was run and allowed to reach maximum temperature. Water temperature should be between 120-130 degrees Fahrenheit.

**Bathroom: Bathroom Fixtures Satisfactory**

Water was run through the drains of readily accessible sinks, tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

Bathroom: Functional Flow - Satisfactory

Functional Flow in the bathrooms was observed to be satisfactory.

Functional Flow and Water Pressure Explained:

Water pressure is the amount of force from the water main into the home. Water pressure is measured in pounds per square inch (PSI), and normal, good water pressure is typically between 40 and 80 PSI.

Functional flow is the volume of water flowing through the pipes and arriving at individual fixtures.

Kitchen: Kitchen Plumbing Fixtures

Drains were plugged and the sink(s) were filled to load the drains of sink, for an extended period of time, and the areas under these drains (if applicable) were then inspected looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

Countertops & Cabinets: Countertops and Cabinets

Countertops and cabinets were inspected by looking for damage, condition, to ensure no tapered screws are holding the cabinets up, etc. Overall the countertops and cabinets were observed to be in satisfactory condition.

Range/Oven/Cooktop: Exhaust Hood Type

Vented to Exterior Satisfactorily

**Range/Oven/Cooktop: Range/Oven Brand**

Whirlpool

**Range/Oven/Cooktop: Range/Oven/Cooktop**

The range and oven were inspected to ensure burners heat up or ignite properly and that the oven heats satisfactorily. No reportable defects were observed at the time of inspection and the appliance was deemed satisfactory.

Laundry Hookups: Laundry Hookups

Hot and cold faucets, electrical receptacle and a drain standpipe were observed to be present.

**Deficiencies**

4.5.1 Windows



Recommendations

PAINTED SHUT / STUCK

2ND FLOOR SOUTH BEDROOM

One or more windows are painted shut or otherwise stuck. Recommend windows be restored to functional use by a qualified handyman.

Recommendation

Contact a qualified handyman.



4.6.1 Closets and Closet Doors



Recommendations

CLOSET DOOR HANDLE MISSING

One or more closet doors were observed to have a missing handle making it difficult to open and close. Recommend repair by a qualified handyman.

Recommendation

Contact a qualified handyman.



4.6.2 Closets and Closet Doors



Safety Hazards

POSSIBLE FRIABLE ASBESTOS OBSERVED

An asbestos-like material was observed in the downstairs closet. The current occupants are apparently throwing personal items against this material, and it is chipping/crumbling/flaking away, which is a hazardous condition. Asbestos is considered "friable" if it can be crumbled, pulverized, or reduced to powder by hand pressure. Breathing asbestos fibers can lead to an increased risk of asbestosis, lung cancer, and mesothelioma.

Recommendation

Contact a qualified environmental contractor



4.7.1 Light Fixtures, Switches & Receptacles (outlets)

REVERSE POLARITY

Reverse Polarity was observed at one or more outlets/receptacles. This is a safety hazard. Recommend repair by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





4.8.1 Steps, Stairways & Railings

GUARDRAILS DO NOT MEET MODERN STANDARDS

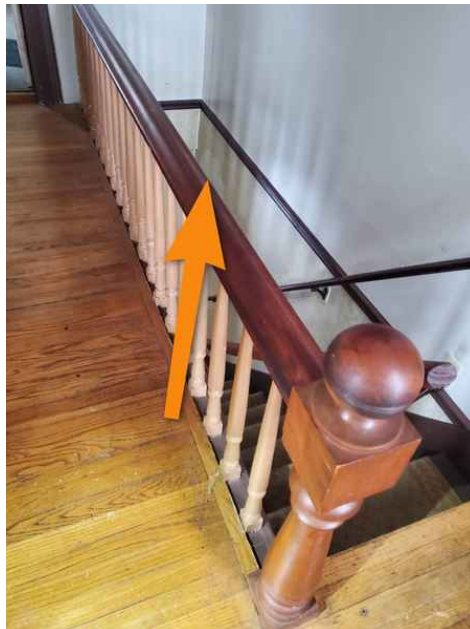


General Report Note or Issue to Monitor

The home is an antique home constructed in 1871. The balustrade height and baluster spacing is considered "as built condition, however it is important to note it is not up to modern safety standards. The balustrade height should be a minimum of 34 inches high. The space between balusters should not allow passage of a 4" sphere for child safety. Due to this being a safety hazard, your inspector recommends considering repair to bring guardrails and handrails up to modern standards.

Recommendation

Contact a qualified carpenter.



4.9.1 Bathroom

FAUCET OR FIXTURE LOOSE

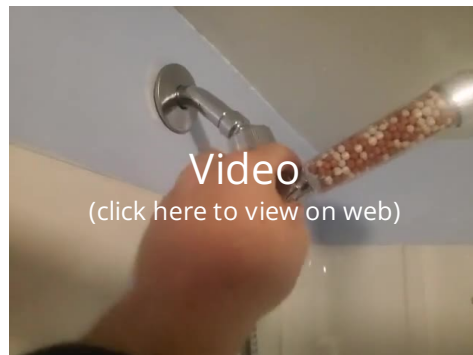


Recommendations

Fixture, faucet or faucet handles are loose. Recommend repair by a qualified plumber or handyman.

Recommendation

Contact a qualified plumbing contractor.



4.9.2 Bathroom

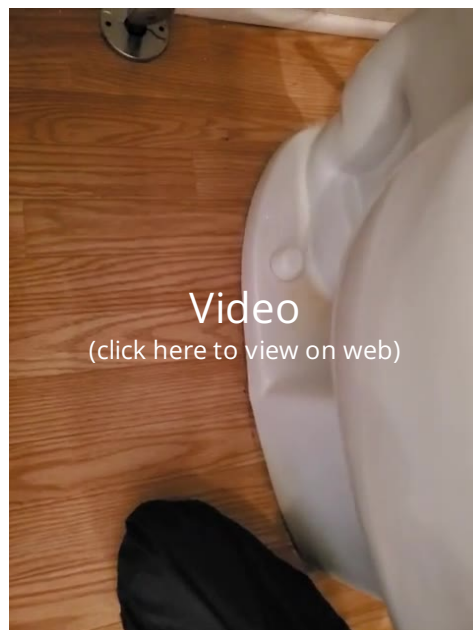
TOILET NOT SECURED



Toilet is not secured to the floor. Recommend replacement of the wax gasket and fastening the toilet properly by a qualified handyman or plumber.

Recommendation

Contact a qualified handyman.



4.9.3 Bathroom

VANITY NOT SECURED



Vanity or countertop was observed not to be secured properly. Recommend repair by a qualified handyman.

Recommendation

Contact a qualified handyman.



4.9.4 Bathroom

DRAIN STOPPER MISSING OR NON-FUNCTIONAL

Recommendations

Sink drain stopper is not present or not functioning properly. Recommend repair by a qualified handyman or plumber.

TIP: A possible budget workaround is to purchase a rubber drain stopper at a local hardware store.

Recommendation

Contact a qualified plumbing contractor.



4.9.5 Bathroom

IMPROPER PLUMBING OBSERVED

KITCHEN

Recommendations

An automotive type rubber hose was observed to be installed with automotive hose clamps (circled below). This is an improper installation and should be repaired by a qualified plumbing contractor or handyman.

Also, there was a "Fernco" coupler observed (arrow below). While these Fernco rubber couplers are not technically a defect, they are not considered best practice and should be replaced as they have a higher failure rate than traditional plumbing.

Recommendation

Contact a qualified plumbing contractor.



4.11.1 Countertops & Cabinets



Recommendations

CABINET HANDLE LOOSE

One or more cabinet handles or knobs were loose and/or not secured properly. Recommend repair by a qualified handyman.

Recommendation

Contact a qualified handyman.



4.11.2 Countertops & Cabinets



Recommendations

COUNTERTOP NOT SECURED

Kitchen countertop observed to be inadequately secured. Recommend qualified handyman evaluate and secure countertop properly.

Recommendation

Contact a qualified handyman.



4.13.1 Range/Oven/Cooktop

 Safety Hazards**ANTI TIP UNSATISFACTORY**

There was no anti tip-over device present on the range/oven. This is a safety hazard. Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range. Also called a range safety clip, these devices secure freestanding ranges to the floor or back wall, preventing them from tipping when the oven door is open and/or an oven rack with weight on it is pulled out.

It is recommended to have an anti-tip device installed by a qualified handyman.

Recommendation

Contact a qualified handyman.



4.17.1 Clothes Dryer Details

 Recommendations**IMPROPER DRYER VENT - GENERAL**

The exhaust duct for the clothes dryer was observed to be improper or inadequate.

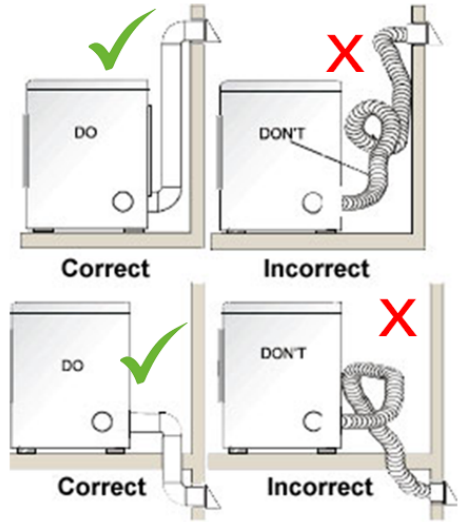
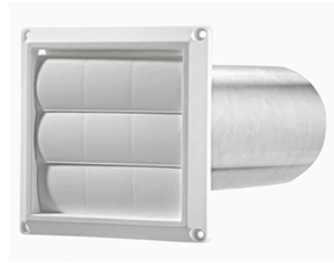
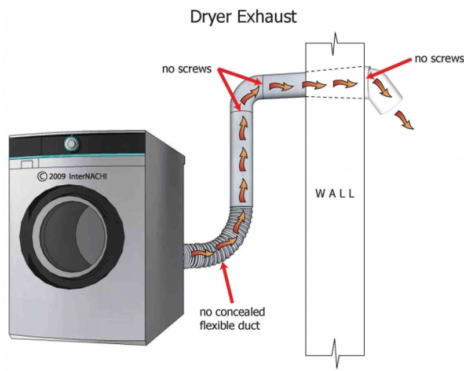
Dryer ducts:

- Must be an approved material.
- Must be a single length — no connecting sections allowed.
- Can't be concealed within construction, such as passing through floors, walls, hidden spaces, etc., or be longer than 8 feet.
- Only flexible ductwork listed, labeled, and in compliance with UL 2158A can be used
- Should terminate outside the building at least 3 feet from any building opening, and at least 10 feet from an air conditioner or heat pump condenser
- The duct termination should be fitted with a closeable gravity or automatic damper (a backdraft damper).
- A screen may not be installed at the duct terminus, as it can trap debris and lint, which poses a fire hazard.

Recommend repair by a qualified handyman or HVAC contractor.

Recommendation

Contact a qualified handyman.



5: HEATING

Information

Equipment: Energy Source

Oil

Equipment: Heat Type

Forced Air, Oil fired furnace

Normal Operating Controls:**Operating Controls**

Functions Satisfactorily

Normal Operating Controls:**Heater Thermostat Was Operated****- Satisfactory**

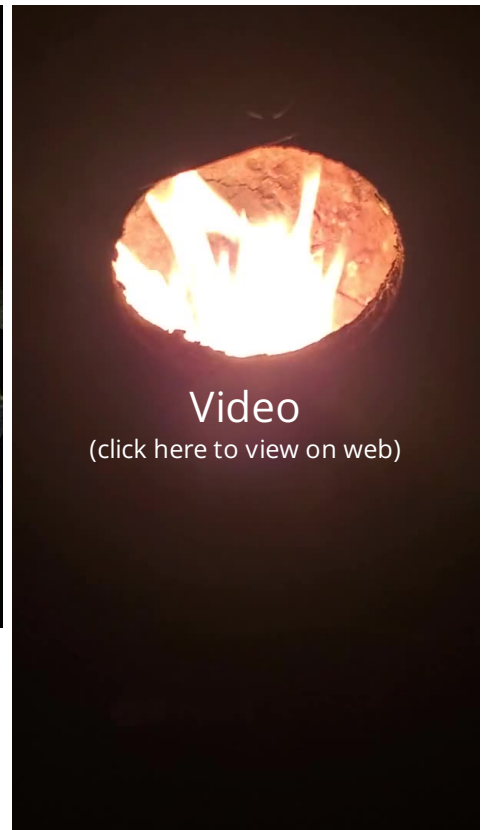
Heater thermostat was set to high and the furnace operated satisfactorily.

Distribution Systems: Ductwork

Non-insulated

Equipment: Brand

Thermo Pride, Carin Oil Burner

**Equipment: Estimated Date of Manufacture**

While it is not possible for your inspector to determine the exact date of manufacture for the furnace as a data plate with date of manufacture was not present. A visual estimate would put this unit at less than 20 years old.

Equipment: Equipment Overall - Satisfactory

The heating equipment was inspected, looking for pest infestation, signs of leaks or old leaks, rust or corrosion throughout the system, including on plumbing, radiators, valves and other components. When possible the burners are observed during operation looking for signs of non-uniform or flickering flames, areas not ignited, or smoke. Generally a uniform blue flame is what's expected in a satisfactorily operating system. Equipment was observed to be satisfactory and no reportable defects were observed unless otherwise noted in this report.

Normal Operating Controls: Heater Inspection

The heating system was inspected to ensure it operates, and its overall condition. An infrared thermometer is used to check for heat at every available heat register (vent) that is present. No deficiencies were observed at the time of inspection unless otherwise noted in this report and the heating system appeared to operate properly at the time of inspection.

Presence of Installed Heat Source in Each Room: Heat Source in Each Room

Satisfactory Heat in Home



Deficiencies

5.1.1 Equipment

**RUST AND/OR CORROSION OBSERVED**

Rust and/or corrosion was observed in or on the furnace housing or other components of the appliance. This indicates moisture intrusion and can shorten the life of the unit, and possibly allow noxious gases such as carbon monoxide to enter the dwelling.

NOTE: Carbon monoxide is the byproduct of any gas combustible. Water heaters, gas furnaces, kerosene stoves, a gas range, all produce carbon monoxide.



5.3.1 Distribution Systems

**POSSIBLE ASBESTOS-LIKE MATERIAL**

Furnace flu, ducts or vents were observed to have a white material that is possibly made from asbestos. Further evaluation and removal is recommended to be performed by a qualified asbestos remediation or environmental contractor.

MORE INFO: Asbestos was a material commonly used in home construction and HVAC until the mid 1980's. Asbestos has been linked to health diseases such as mesothelioma, a type of cancer. It is important not to disturb asbestos. It should never be cut, drilled or disturbed in any way as the dust and fibers are hazardous to human health. Removal or encapsulation should be performed only by qualified asbestos remediation or environmental services contractors.

Recommendation

Contact a qualified environmental contractor



6: ELECTRICAL

Information

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

Copper

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

Basement

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 25 AMP or Above

Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Amp Service Rating

150 AMP

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex, Cloth Wire, Insulated Copper Wire (snake skin type)

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

Cutler Hammer



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

Circuit Breaker

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

None

Branch Wiring Circuits, Breakers & Fuses: Electrical Synopsis

This is an antique home built in 1871. Originally this home would have been constructed with knob and tube wiring, however the home has been upgraded to a more modern form of electrical for the main panel and branch circuits utilizing cloth covered wire. Cloth covered wires in homes were typically installed in homes from 1920's to the 1960's.

The home has two-prong ungrounded outlets. **According to the National Electric Code, two-prong outlets are allowed in homes as long as they are properly working.** Two-prong receptacles were common in homes built pre-1962, this form of wiring has a hot and neutral conductor present, with no grounding protection (EGC). A budget-friendly way to add protection is by installing GFCI outlets for these receptacles/circuits.

More information can be found at the links below:

<http://m.ecmweb.com/content/replacing-2-wire-ungrounded-receptacles>

<https://mrelectric.com/blog/2-prong-outlets-not-up-to-code>

Branch Wiring Circuits, Breakers & Fuses: Branch Circuits

Home branch circuit wiring consists of wiring that distributes electricity to switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Load Center - Electrical Panel

The electrical panel "dead front" was removed and the panel, switches and wiring was inspected for condition and defects. Inspector looks for defects such as but not limited to: Main service amperage is within acceptable rating for the panel, proper wire gauge and breaker switch rating, double tapped lugs and breakers, open knockouts, scorched wiring, the presence of solid strand aluminum wiring, white wires used for electrical current (hot) that are not re-identified, rust in the panel, breaker switches match the panel/type, panel brands and types that are deemed to be safety hazards such as Federal Pacific Stab-Lok, and other electrical defects your inspector is trained to identify.

Deficiencies

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



MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or qualified person identify and map out breaker switch locations.

Recommendation

Contact a qualified electrical contractor.



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

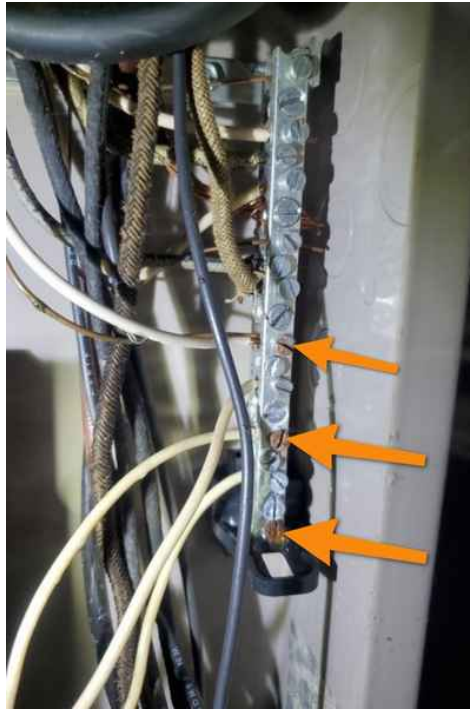


RUST AND/OR CORROSION OBSERVED

Main Panel was observed to have rust and/or corrosion. This is an indication of past or present moisture intrusion. It is recommended that the source of moisture be identified and remediated.

Recommendation

Recommend monitoring.

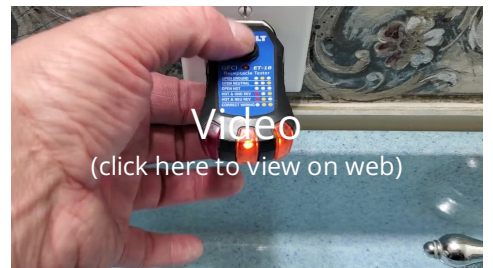


6.3.1 GFCI Protected Outlets

INADEQUATE GFCI PROTECTION

 Safety Hazards

GFCI protection not present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations.



GFCI protection is required in many areas of the home:

- bathrooms
- garages
- outdoor receptacles
- crawl spaces
- basements
- kitchens and anything within six feet of a sink or water source.

Recommendation

Contact a qualified electrical contractor.

6.4.1 Smoke Detectors

INADEQUATE SMOKE DETECTORS

 Safety Hazards

One or more smoke detectors not present, or not satisfactory.

- Recommend adding interconnected smoke detectors in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling , including basements and habitable attics but not including crawl spaces.

Recommendation

Contact a handyman or DIY project

6.5.1 Carbon Monoxide Detectors



INADEQUATE CO DETECTORS

Home has fossil fuel burning appliances or heating and an adequate number of CO detectors was not observed in all required locations.

- Recommend adding carbon monoxide detectors in every enclosed space, including bedrooms, rooms that shares a common wall, floor, or ceiling with an enclosed space having a fossil fuel burning heater, appliance, or fireplace.

Recommendation

Contact a handyman or DIY project

7: PLUMBING

Information

Filters

None

Water Source

Public, Municipal

Main Water Shut-off Device:

Location

Basement



Drain, Waste, & Vent Systems:

Bathroom Drain Pipe

1-1/4"

Drain, Waste, & Vent Systems:

Kitchen Drain Pipe

1 1/2"

Drain, Waste, & Vent Systems:

Main Drain Pipe Size

1 1/2", 1.25 copper from kitchen

Drain, Waste, & Vent Systems:

Material

Copper, PVC

Drain, Waste, & Vent Systems:

Septic / Sewer

Septic Tank

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water Supply

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Functional

Flow

Satisfactory: Functional flow was visually tested and observed to be adequate and/or satisfactory., Functional flow is the volume of water flowing through the pipes and arriving at individual fixtures.

Water Supply, Distribution

Systems & Fixtures: Water

Pressure

Satisfactory: Water pressure was tested and observed to be within 40-80 PSI., Water pressure is the amount of force from the water main into the home and is measured in pounds per square inch (PSI). Good water pressure is 40-80 PSI.

Hot Water Systems, Controls,

Flues & Vents: Water Heater

Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Hot Water Systems, Controls,

Flues & Vents: Power

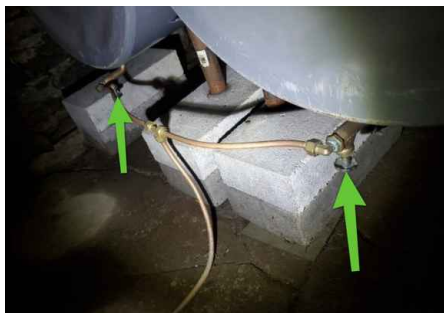
Source/Type

Electric

Fuel Storage & Distribution Systems: Main Gas Shut-off

Location

At Tank



Sump Pump: Location

Basement

Plumbing Synopsis

The plumbing in the home was observed to be of "sweat fit" copper that meets modern standards. Overall the home was observed to have satisfactory plumbing.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

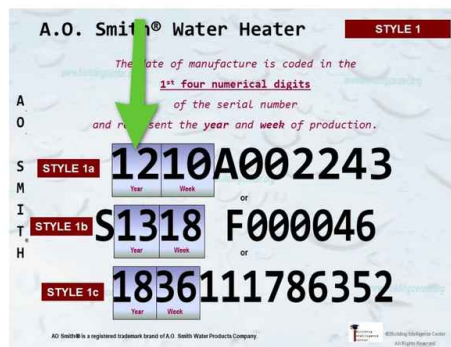
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Date of Manufacture

2019

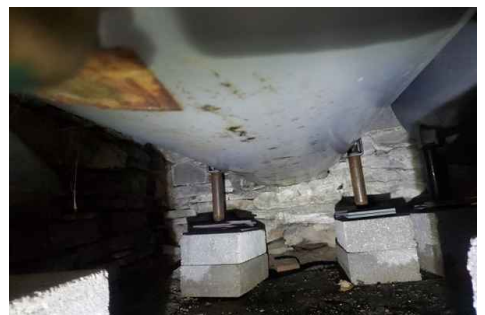


Hot Water Systems, Controls, Flues & Vents: Water Heater Inspection

The water heater was inspected for condition, installation, proper TPR valve discharge, and other deficiencies.

Fuel Storage & Distribution Systems: Oil Storage Tank

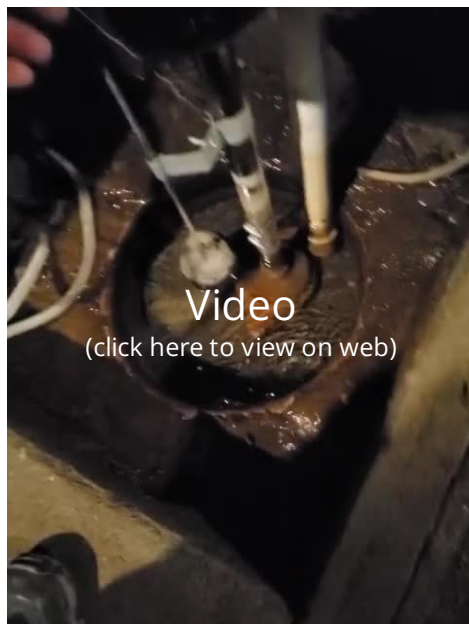
The oil storage tank was inspected looking for defects such as rust, corrosion, leaks, improper installation, and overall condition. The tank was observed to be satisfactory with no reportable defects or deficiencies at the time of inspection unless otherwise noted in this report.



Sump Pump: Sump Pump Tested

Satisfactory

Inspector operated the sump pump float or other activation mechanism to observe operation and condition of the sump pump.



Deficiencies

7.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

 Recommendations

An improper connection was observed at a drain, waste or vent pipe. One "Wye" was installed backwards. Also a near 180 degree bend in the drain was observed without a "cleanout". This area will be more likely to suffer clogs. Recommend a qualified plumber evaluate and repair these connections.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Hot Water Systems, Controls, Flues & Vents
IMPROPER TPR VALVE TERMINATION

 Safety Hazards

TPR valve does not terminate properly. This is a safety hazard.

This creates a dangerous condition whereby the TPR valve can spray scalding steam or scalding hot water onto anyone (or anything) that happens to be near the unit when discharge occurs. TPR valve discharges water at 210° F.

The discharge pipe should terminate within 6" of the floor and be made of an approved material such as copper.

Recommend repair by a qualified plumbing contractor.

Discharge pipes must meet the following requirements:

1. be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt.
2. not be smaller than the diameter of the outlet of the valve it serves (usually no smaller than 3/4").
3. not reduce in size from the valve to the air gap (point of discharge).
4. be as short and as straight as possible so as to avoid undue stress on the valve.
5. be installed so as to drain by flow of gravity.
6. discharge to a floor drain, to an indirect waste receptor, or to the outdoors.
7. not be directly connected to the drainage system to prevent backflow of potentially contaminating the potable water.
8. discharge through a visible air gap in the same room as the water-heating appliance.
9. not terminate more than 6 inches above the floor or waste receptor.
10. discharge in a manner that will not cause scalding.
11. discharge to a termination point that is readily observable by occupants
12. be piped independently of other equipment drains, water heater pans, or relief valve discharge piping to the point of discharge.
13. not have valves anywhere.
14. not have tee fittings.
15. not have a threaded connection at the end of the pipe so as to avoid accidental capping.

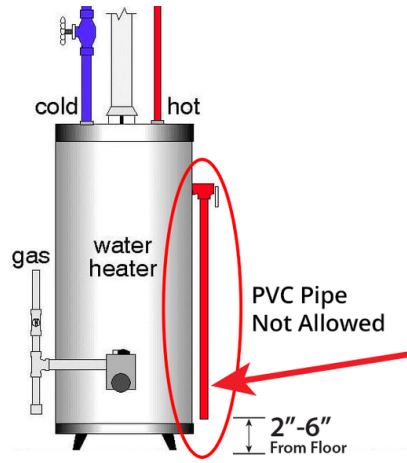


Recommendation

Contact a qualified plumbing contractor.



TPR Valve discharge pipe terminates 8 inches above the floor.



8: BASEMENT / CRAWLSPACE

Information

Foundation (interior): Inspection Method	Foundation (interior): Material	Basements & Crawlspace: Basement Type
Visual, Basement Access	Concrete, Masonry Block, Stacked Stone, Three types of foundation materials were observed.	Concrete Floor

Foundation (interior): Foundation (interior)

Interior foundation was inspected by looking for damage, cracks, bowing, leaning, displacement, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report. Overall the stacked stone areas of the foundation were observed to be in satisfactory condition. The masonry block sections were observed to have cracking and displacement, and the concrete sections were observed to be significantly spalling. Evaluation by a foundation contractor is recommended.

Deficiencies

8.2.1 Basements & Crawlspace



HIGH MOISTURE LEVELS

High levels of moisture intrusion were noted in areas of the basement. The sump pump was operating in a perpetual on/off cycle during the entire duration of the inspection. Recommend evaluation by a qualified contractor to identify the source of water intrusion and provide a course for corrective action.

Recommendation

Contact a qualified waterproofing contractor

9: STRUCTURE

Information

Inspection Method

Attic Access, Visual, Basement Access

Floor Structure:

Basement/Crawlspace Floor
Concrete

Floor Structure: Material

Wood Beams, Wood Joists

Floor Structure: Sub-floor

Plank

Wall Structure: Construction Type

Wood Stud

Ceiling Structure: Ceiling Construction Type

Wood Joists

Roof Structure & Attic: Material

Wood Rafters

Roof Structure & Attic: Type

Low Slope Bituminous Built-Up Roof

Structure - Some Settlement

Some structural movement, displacement and settlement was observed in the home. The settlement observed is relatively common for homes of this age and construction type. There were beam/joist supports observed in the basement which were added to limit this type of settlement, however one or more supports were "lally columns" or "screw jacks" which are considered temporary supports. It is recommended that a qualified foundation contractor replace these types of temporary supports with permanent support posts such as pressure treated posts or proper steel posts that are designed for permanent installation.

Wall Structure: Wall Structure

No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Ceiling Structure: Ceiling Structure

No deficiencies were present at the time of inspection, unless otherwise noted in this report.

Roof Structure & Attic: Roof Structure

No reportable deficiencies were present at the time of inspection, unless otherwise noted in this report.

Deficiencies

9.1.1 Floor Structure



"JACK POSTS" OR SCREW JACKS PRESENT

There were beam/joist supports observed in the basement which were added to limit this type of settlement, however one or more supports were telescopic-style "jack posts" or "screw jacks" which are considered temporary supports. It is recommended that a qualified foundation contractor replace these types of temporary supports with permanent support posts such as pressure treated posts or proper steel posts that are designed for permanent installation.

Recommendation

Contact a foundation contractor.



10: ATTIC, INSULATION & VENTILATION

Information

Ventilation: Ventilation Type

Ridge Vents, Windows

Ventilation: Attic Ventilation

Attic ventilation was observed to be satisfactory.

Exhaust Systems: Exhaust Fans

None

Attic Insulation: Insulation Type

Mineral Wool, Some loose fill observed.



Deficiencies

10.1.1 Attic Insulation

INSUFFICIENT INSULATION



Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



11: ROOF

Information

Roof Type/Style

Low Slope Bituminous Built-Up Roof

Coverings: Material

Asphalt, EDPM Membrane

Coverings: Roof Covering Type

Architectural Composition Shingles

Chimney: Chimney Material

Brick, Masonry Block



Inspection Method

Drone Camera System

Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, this Home Inspection Report does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage.

What's inspected: **Roof exterior**

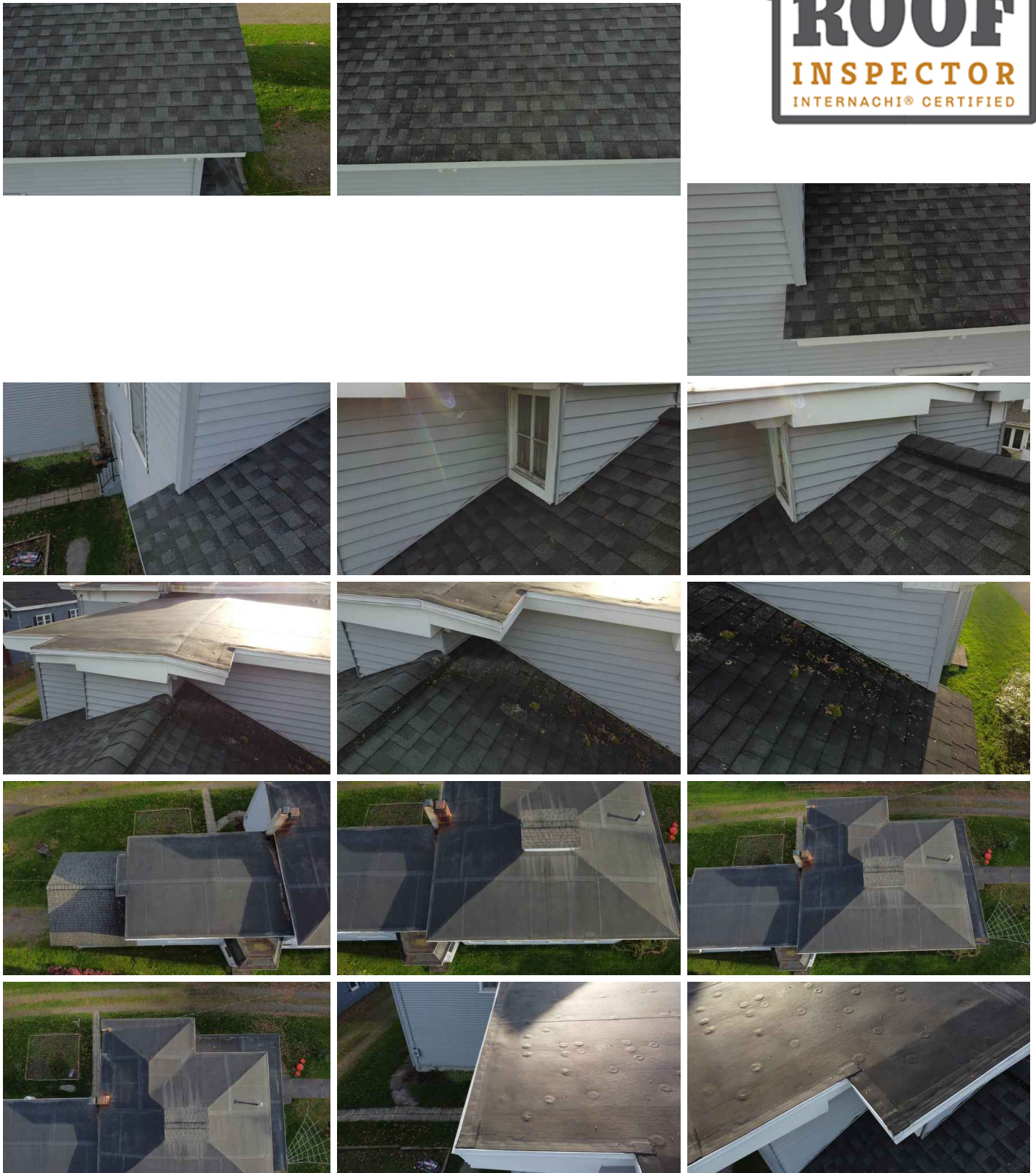
Inspection of the roof structure from the exterior typically includes:

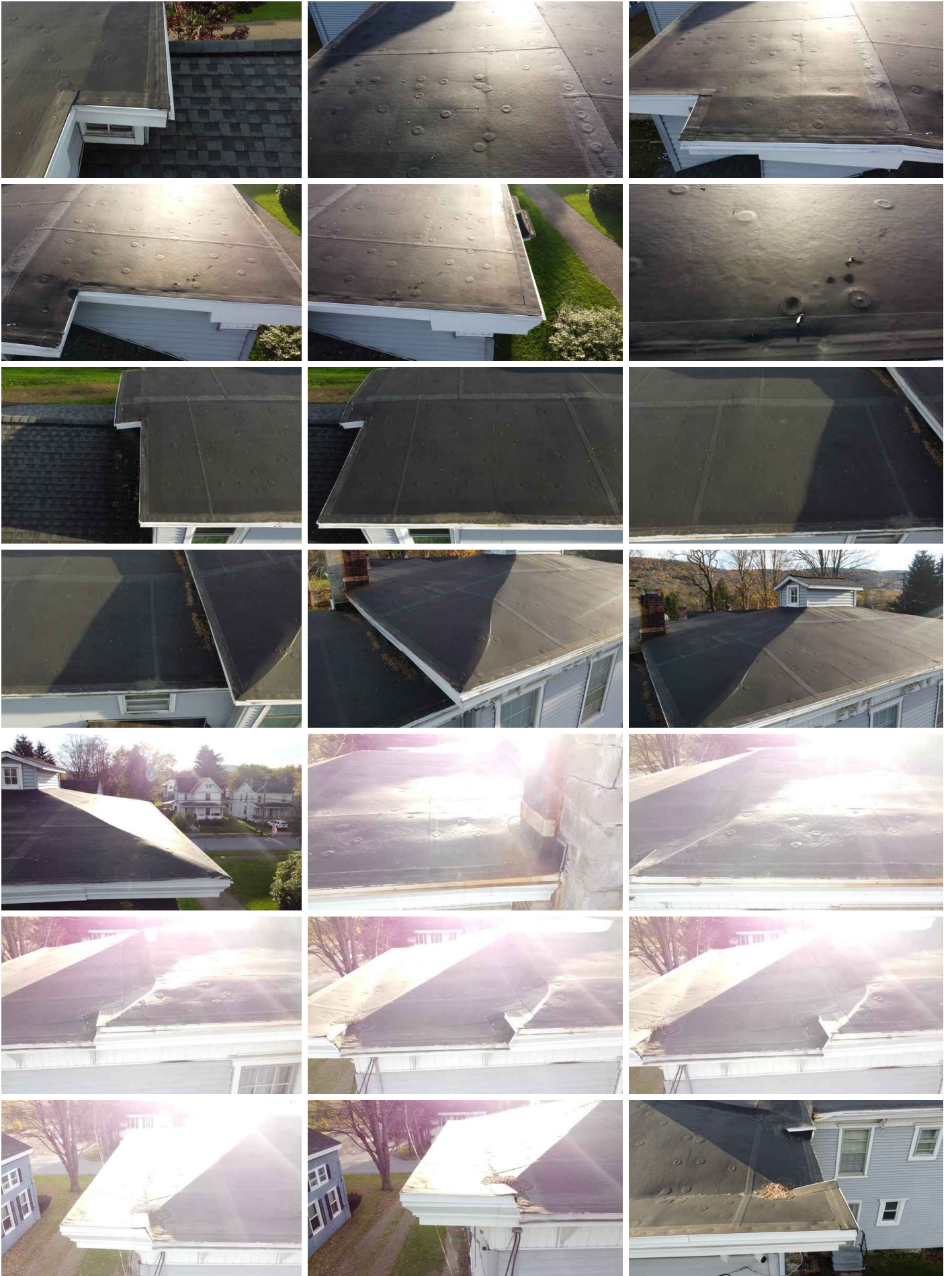
- the general roof structure appearance;
- roof-covering material condition;
- flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- condition of combustion, plumbing and attic ventilation vents and devices;
- chimney conditions; and
- roof drainage systems and components.

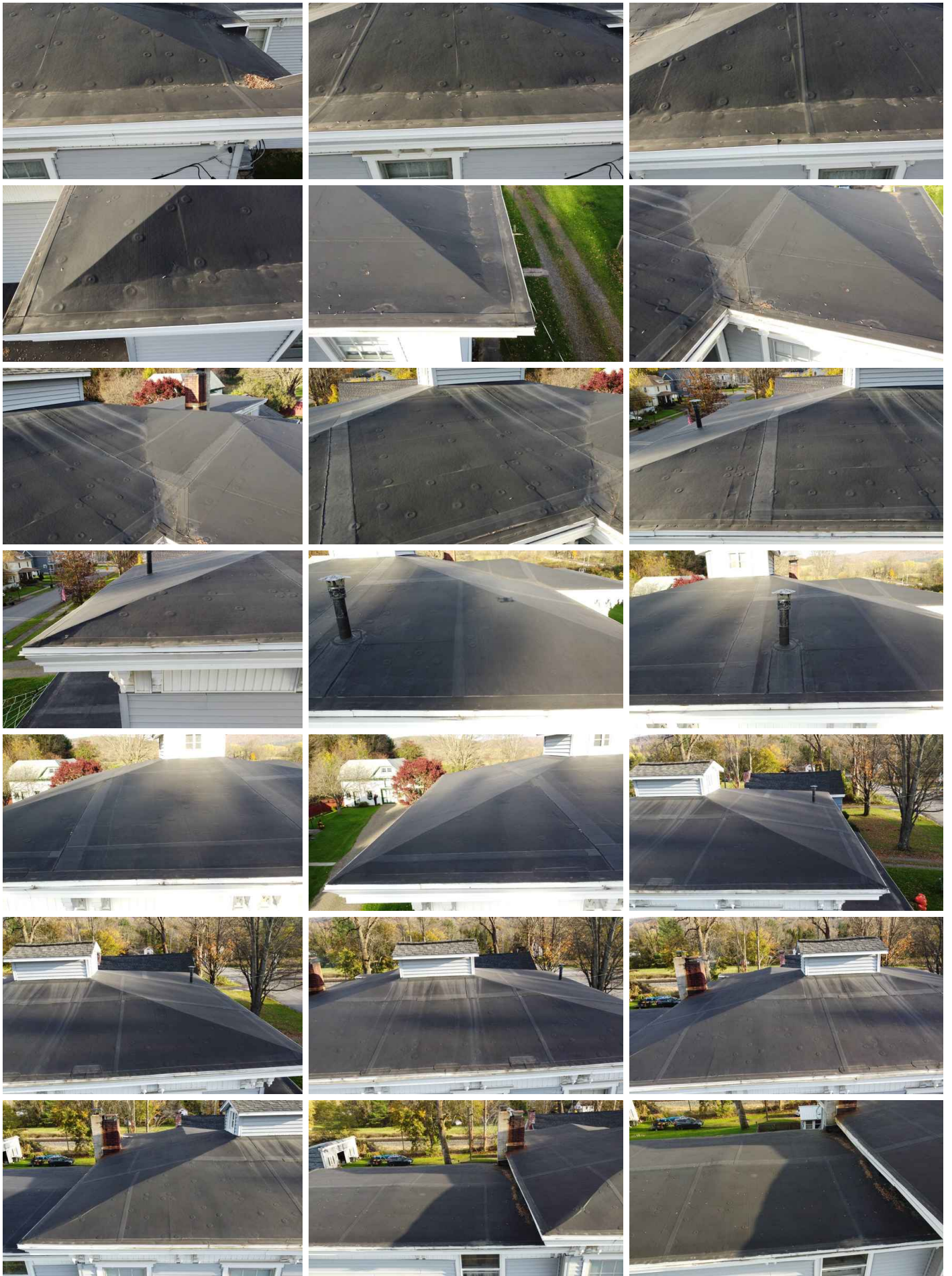
All Roof Inspection Photos

The roof was filmed with 4k high-resolution video, and evaluated by the inspector on 27" monitors. The entire roof surface and roof penetrations were inspected closely, zoomed-in and opinions and assessments were made by your inspector who is a Certified InterNACHI Roof Inspector.

These are photos and/or screenshots that were captured during this evaluation.









Coverings: Roof Covering

The roof covering was inspected for visible defects such as discoloration, curling, lifting, buckling, de-lamination, granule loss, damage, missing shingles, exposed nail heads, rusted nail heads, improper installation, overexposed shingles, etc.

Coverings: Roof Synopsis

Overall the roof was observed to have satisfactory covering. No reportable defects or deficiencies were observed at the time of inspection.

EPDM "Rubber Roof"

Generally, experts know that a properly installed EPDM provides a property owner with 40 to 50 years of expected life, or more if properly maintained. Regular maintenance and inspections can detect any issues or signs of trouble and extend the life span of the roof.

Asphalt Architectural Shingles

Because of their durability and high-quality composition, architectural shingles generally have a longer lifespan than the 3-tab variety. They stand up better to weather conditions such as heat, snow, ice, rain, and strong winds. In our region, even 30-year rated architectural shingles typically will last less than 25 years.

Roof Penetrations & Flashings: Roof Flashing Information & Limitations

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible).

Roof Penetrations & Flashings: Roof Protrusions Information

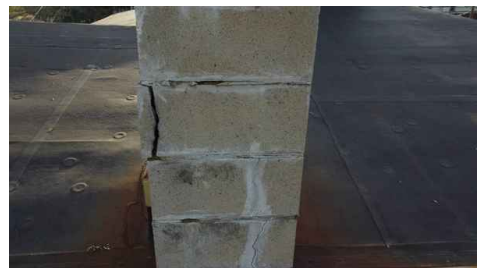
The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects.

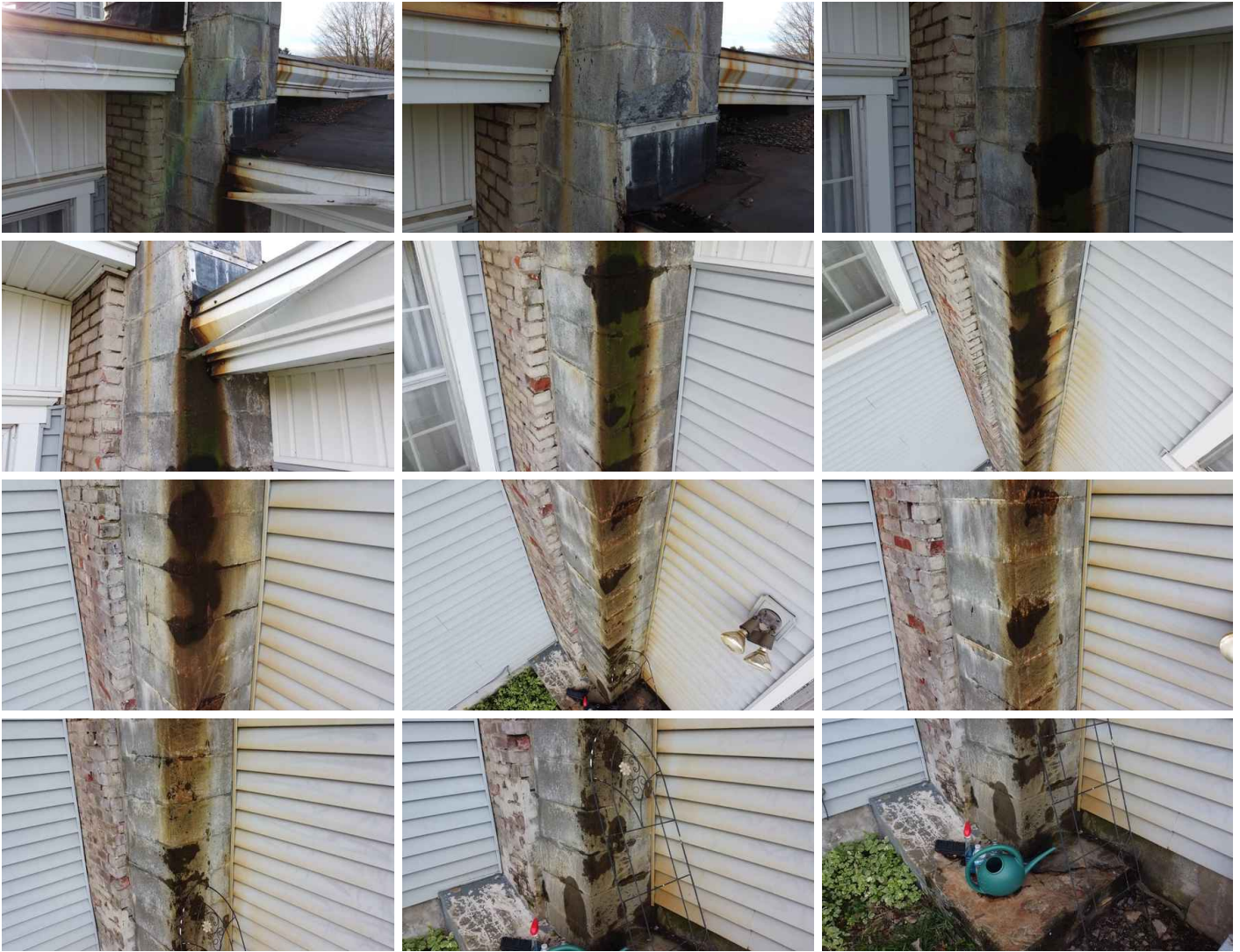
Roof Penetrations & Flashings: Roof Penetrations & Flashings

No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Chimney: Chimney Information

The chimney(s) were inspected by an InterNACHI Certified Chimney Inspector looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc.





Deficiencies

11.2.1 Roof Penetrations & Flashings

KICKOUT FLASHING - MISSING

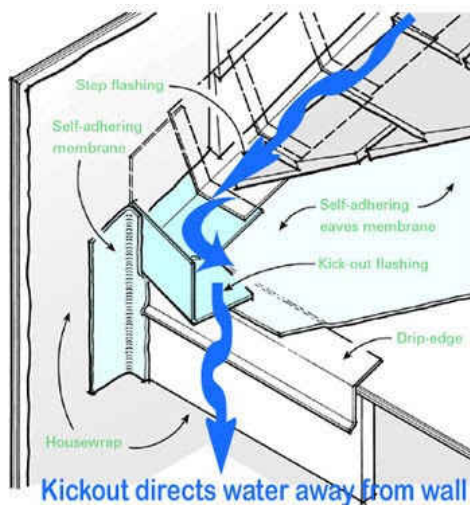


Kickout flashing was not present in area(s) where it would normally be installed. This condition may allow moisture intrusion of the exterior wall covering or may direct water close to the foundation. Recommend repair by a qualified roofing contractor.

The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rain water from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing and this should be investigated during the installation of kickout flashing.

Recommendation

Contact a qualified roofing professional.



11.2.2 Roof Penetrations & Flashings

DRIP EDGE - DAMAGED

The drip edge flashing was damaged and/or displaced in areas. Repairs to the drip edge flashing as needed is recommended to be conducted by a roofing contractor.

Recommendation

Contact a qualified roofing professional.



11.3.1 Chimney

CHIMNEY CAP - HEAVILY RUSTED

The chimney cap was rusted, had damage/deterioration present in areas, and had gaps present where different sections of this cap were joined together. All of these defects can allow for water infiltration to the underlying masonry, creating damage. An evaluation of the cap is recommended by a qualified chimney sweep with repairs or replacement made as needed.

Recommendation

Contact a qualified chimney contractor.



11.3.2 Chimney

CHIMNEY PIPE - CREOSOTE BUILD-UP

Creosote was observed on the spark arrestor/storm cap and visible portions of the flue liner, as well as dripping down the interior wall upstairs. This is a chimney fire hazard. Repairs to clean the chimney should be performed ASAP by a qualified chimney sweep.



Recommendation

Contact a qualified chimney sweep.



11.3.3 Chimney

CHIMNEY - CREOSOTE AT MORTAR JOINTS

 Safety Hazards

The masonry block chimney was observed to have a dark seepage at the mortar joints. This indicates that the chimney may not have a satisfactory flue liner. This can be a safety hazard as this can lead to chimney fires.

Evaluation of the chimney is recommended by a chimney sweep or chimney masonry contractor with repair as needed.

Recommendation

Contact a qualified masonry professional.



11.3.4 Chimney

MASONRY - CRACKING

 Recommendations

There was cracking present on areas of the masonry. An evaluation of the masonry with repairs made as needed is recommended to be performed by a qualified chimney mason.

Recommendation

Contact a qualified masonry professional.



11.3.5 Chimney

BRICK - SPALLING

Recommendations

Spalling of the brick face was present on areas of the chimney. This typically is associated with moisture infiltration into the masonry, as this moisture freezes and expands in winter months, damage to the brick occurs. Evaluation and repairs to the masonry as needed is recommended to be conducted by a qualified chimney mason.



Recommendation

Contact a qualified masonry professional.

11.3.6 Chimney

MORTAR - REPOINTING RECOMMENDED

Recommendations

Missing mortar was present between some bricks on the chimney. There were areas of deteriorated mortar in between bricks. Repairs to the mortar and chimney as needed is recommended to be conducted by a qualified chimney mason.



Recommendation

Contact a qualified masonry professional.

11.3.7 Chimney

FLUE LINER(S) - DETERIORATION

Recommendations

Clay flue liner(s) were present that were deteriorated near the top under the storm cap. Evaluation of the liner(s) is recommended to be performed by a chimney sweep.



Recommendation

Contact a qualified chimney contractor.

STANDARDS OF PRACTICE

Inspection Details

II. Home inspectors are required to observe and report on the following:

Observe and report on:

1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
2. Trees and vegetation that adversely affect the residential building;
3. Walkways, steps, driveways, patios and retaining walls.

Structural Systems

Observe and report on:

1. Any deteriorated and/or damaged structural component including the building foundation and framing;
2. The floor structure;
3. The wall structure;
4. The ceiling structure;
5. The roof structure.

Exterior

Observe and report on:

1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

Roof Systems

Observe and report on:

1. Roofing materials and condition;
2. Roof drainage systems;
3. Flashing;
4. Skylights, chimneys and roof penetrations.

Describe:

1. the methods used to observe the roof and other components
2. the observed condition and type of roofing materials
3. the methods used to observe the roofing

Plumbing System

Observe and report on:

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

Shall operate all readily accessible:

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

Home inspections shall describe:

1. The water supply,
2. Drain,
3. Waste and vent piping materials
4. Water heating equipment including capacity
5. Energy source
6. Location of the main water and main fuel shut-off valves

Home inspectors shall state:

1. whether the water supply and waste disposal systems are:
 1. Public
 2. Private
 3. or unknown

Electrical System

Shall observe and report upon readily accessible and observable portions of:

1. Service drop;
2. Service entrance conductors, cables and raceways;
3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
4. Service grounding;
5. Interior components of service panels and sub-panels;
6. A representative number of installed lighting fixtures, switches and receptacles;
7. A representative number of ground fault circuit interrupters.

Shall describe readily accessible and observable portions of:

1. Amperage and voltage rating of the service;
2. The location of main dis-connects and sub-panels;
3. The presence of aluminum branch circuit wiring;
4. The presence or absence of smoke detectors and carbon monoxide detectors;
5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

Heating System

1. Operate and report on:

1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;

Observe and report on:

1. Condition of normally operated controls and components of the systems;
2. Visible flue pipes, dampers and related components for functional operation;
3. Presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
4. The operation of fixed supplementary heat units;
5. Visible components of vent systems, flues and chimneys;

Air Conditioning Systems

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

Interior

Observe and report on:

1. The material and general condition of walls, ceilings and floors;
2. Steps, stairways and railings;
3. Where visible and readily accessible, The bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
4. Visible signs of water penetration.

Observe, operate and report on

1. Garage doors, garage door safety devices and garage door operators;
2. A representative number of primary windows and interior doors;

Insulation and Ventilation

Observe, describe and report on:

1. Insulation in accessible, visible unfinished spaces;
2. Ventilation of accessible attics and foundation areas;
3. Mechanical ventilation systems in visible accessible areas.

Fireplaces

Observe and report on:

1. Visible and accessible system components;
2. Visible and accessible chimneys and vents;
3. Chimney caps;
4. Fireplaces and solid fuel burning appliances;
5. Chimneys;
6. Observe, operate and report on accessible fireplace dampers.

Attics

Report on:

1. The method of observation used; and
2. Conditions observed.

IV. Home inspectors are not required to observe and report on the following site conditions:

1. Fences and privacy walls;
2. The health and condition of trees, shrubs and other vegetation.
3. Screening, shutters, awnings and other seasonal accessories;
4. Fences;
5. Geological and/or soil conditions;
6. Recreational facilities;
7. Out-buildings other than garages and carports;
8. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
9. Erosion control and earth stabilization measures;
10. The operation of security locks, devices or systems;
11. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.
12. Antennas, lightning arresters or similar attachments;
13. Flue or chimney interior that is not readily accessible;
14. Other installed accessories.

15. Operate powered roof ventilators.
16. Determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.
17. Walk on or access a roof where to do so could result in damage to the roof or roofing material or endanger the health and safety of the home inspector.
18. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
19. Systems that are shut down or secured;
20. Plumbing component that is not readily accessible;
21. Exterior plumbing component or system or any underground drainage system;
22. Fire sprinkler systems;
23. Evaluate the potability of any water supply;
24. Observe and report on water conditioning equipment including softener and filter systems;
25. Operate freestanding or built in appliances;
26. Private water supply systems;
27. Test shower pans, tub and shower surrounds or enclosures for leakage;
28. Gas supply system for materials, installation or leakage;
29. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
30. Remote control devices;
31. Alarm systems and components;
32. Low voltage wiring systems and components such as doorbells and intercoms;
33. Ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
34. Insert any tool, probe or testing device into the main or sub-panels;
35. Activate electrical systems or branch circuits which are not energized;
36. Operate overload protection devices;
37. Low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
38. Move any object, furniture or appliance to gain access to any electrical component;
39. Test every switch, receptacle and fixture;
40. Remove switch and outlet cover plates;
41. Electrical equipment not readily accessible;
42. Dismantle any electrical device or control;
43. Measure amperage, voltage or impedance;
44. Solar powered electrical component or
45. Standby emergency generators or components.
46. Fixtures and faucets if the flow end of the faucet is connected to an appliance;
47. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
48. Spas, saunas, hot-tubs or jetted tubs;
49. Solar water heating systems.
50. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
51. Heat exchangers;
52. Equipment or remove covers or panels that are not readily accessible;
53. Dismantle any equipment, controls or gauges;
54. Interior of chimney flues;
55. Heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
56. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
57. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
58. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
59. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
60. Determine clearance to combustibles or adequacy of combustion air;
61. Test for gas leaks or carbon monoxide;
62. In-floor and in-ceiling radiant heating systems.
63. Activate or operate air conditioning systems that have been shut down;
64. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
65. Check the pressure of the system coolant or determine the presence of leakage;
66. Evaluate the capacity, efficiency or adequacy of the system;
67. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
68. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
69. Dismantle any equipment, controls or gauges;
70. Check the electrical current drawn by the unit;
71. Electronic air filters.
72. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
73. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
74. Determine clearance to combustibles in concealed areas;

75. Paint, wallpaper or other finish treatments;
76. Window treatments;
77. Central vacuum systems;
78. Household appliances;
79. Recreational facilities;
80. Lifts, elevators, dumbwaiters or similar devices.
81. Disturb insulation;
82. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.
83. Interiors of flues or chimneys;
84. Fire screens and doors;
85. Automatic fuel feed devices;
86. Mantles and fireplace surrounds;
87. Combustion make-up air devices;
88. Heat distribution assists;
89. Ignite or extinguish fires;
90. Determine draft characteristics;
91. Move fireplace inserts and stoves or firebox contents.
92. Enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

Section 197-5.16 Limitations and Exclusions

- (a). Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.
- (b). Home inspectors are not required to observe appliances, recreational facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.
- (c). Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.
- (d). Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.
- (e). Home inspectors are not required to report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.
- (f). Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.
- (g). Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.
- (h). Home inspectors shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.
- (i). Home inspectors shall not be required to observe any system or component that is not included in this Standards of Practice.
- (j). Home inspections performed in accordance with these Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.
- (k). Home inspectors are not required to determine:
1. Conditions of systems or components that are not readily accessible;
 2. The remaining life expectancy of any system or component;
 3. The strength, adequacy, effectiveness or efficiency of any system or component;
 4. The causes of any condition or deficiency;
 5. The methods, materials or costs of corrections;
 6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;

7. The suitability of the property for any specialized use;
8. The advisability of purchase of the property;
9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;
11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
12. Operating costs of systems of components;
13. Acoustical properties of any system or component;
14. Soil conditions related to geo-technical or hydrologic specialties.

(l). Home inspectors are not required to offer:

1. perform work in any trade or profession other than home inspection;
2. Warranties or guarantees of any kind.

(m). Home inspectors are not required to operate:

1. Any system or component that is shut down or otherwise inoperable;
2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these Standards of Practice;
3. Shut off valves or manual stop valves;
4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.

(n). Home inspectors are not required to observe:

1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;
2. Items that have not been installed;
3. Installed decorative items;
4. Items that are not entered in accordance with subdivision 15 of this section;
5. Detached structures other than garages and carports.

(o). Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.

(p). Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or debris.

(q). These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.

Interior

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

Heating

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

inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

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

Plumbing

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

Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock

cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Attic, Insulation & Ventilation

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

Roof

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