Confidential Property Inspection Report

Northern Waters Inspections and Testing LLC.
Jerry Kramer(Owner) License # 3414-106

Inspection Prepared For: John Smith
Agent: No Agent Used
Date of Inspection: August 4th, 2021
Property Address:
16435 W Oriole Lane Birchwood, WI

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, even after the inspection is completed and the report is delivered, we are still available to you for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed, as they were not code at the time of construction; this report will focus on safety and function, and as such, may contain items that should be corrected in the interest of safety, whether necessary by code or not. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Do not hesitate to contact Northern Waters Inspections and Testing at any time you feel it necessary. We are always available.

Northern Waters Inspections and Testing LLC
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The summary below consists of not just "**Defects**", as defined by the State of Wisconsin, but also Repair, Monitor and Maintenance items.

These findings can be a safety hazard, a deficiency requiring a major expense to correct, or just items to draw extra attention to.

The comments in the summary are color coded for your ease of understanding.

Comments in **RED** are **Safety** related.

Comments in **BLUE** are **repair or replacement** suggestions.

Comments in **Green** are for **Monitoring or Maintenance** where needed.

Comments in **ORANGE** will be items that we had NO ACCESS or NOT Inspected/Tested.

***** The summary is not a complete listing of all the findings in the report. *****

Please review all pages of the report as the summary alone does not explain the entire visual representation of the home. Some minor items can be DIY in complexity and all major repairs should be completed by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for any work done, from the previous owner.

NOTE: This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

For the purposes of the report, **"defect,"** as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. The contract of sale may define "defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

Report Summary

Garage		
Page 7 Item: 6	Electrical	• None of the observed outlets at the garage were GFCI protected. This may have not been code at the time of the construction but, For safety, garage outlets should upgraded to GFCI protection
Water Heater		
Page 17 Item: 3	Water Heater Condition	• The extension at the water heater TPR or temperature/pressure relief valve is present but removed.. This is a potential scalding concern as hot water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.
Bedroom1		
Page 21 Item: 7	Smoke Detectors	• There were no smoke detectors present in any of the bedroom(s). For Safety Reasons a smoke detector should be installed in all bedrooms. ***This note pertains to all bedrooms.***
Bath2		
Page 27 Item: 7	GFCI	• No GFCI protection present, at the vanity outlet. Recommend installing GFCI protected receptacle for safety.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Window Condition

OK	MNTR	SA	RR	Access
			X	

Observations:
• Windows that were observed were in satisfactory condition. There are some minor holes in the window screens that should get attention.

2. Siding Condition

OK	MNTR	SA	RR	Access
X				

Materials: Vinyl siding, wood frame construction, concrete / block foundation and a portion is newer and a poured concrete foundation.

Observations:
• No major system safety or function concerns noted at time of inspection.

3. Eaves & Facia

OK	MNTR	SA	RR	Access
X				

Observations:
• Soffit material on the home is aluminum vented low maintenance soffit and appeared to be in serviceable condition at the time of the inspection.

4. Exterior Paint

OK	MNTR	SA	RR	Access
X				

Observations:
• Paint on exterior shutters was in satisfactory condition but should be added to homeowners annual checklist to monitor for when touch will eventually be needed.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

OK	MNTR	SA	RR	Access

Materials: No driveway noted.

2. Grading

OK	MNTR	SA	RR	Access
X				

Observations:
• Slope of grade on all sides of the home are generally away from the foundation.
No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

OK	MNTR	SA	RR	Access
X				

Observations:
• No major system safety or functional concerns noted at time of inspection.

4. Patio and Porch Deck

OK	MNTR	SA	RR	Access
X				

Observations:
• Appears in satisfactory and functional condition with normal wear for its age.

Neither deck is attached to structure.
Free standing on 4x4 on concrete footing

5. Stairs & Handrail

OK	MNTR	SA	RR	Access
X				

Observations:
• NOTE: Although the decks is less than 30" off of the ground and the balusters and handrail are not required, they are present. If upgrades are completed in the future, the balusters should not allow a 4" sphere to pass through and the handrail should be graspable, by today's standards.

6. Grounds Electrical

OK	MNTR	SA	RR	Access
			X	

Observations:
• No exterior outlets present that we could find. Code at time of construction may not have required them, but recommendations are one at front and one at rear of home. These outlets should be GFCI protected and enclosed in a weatherprrof-in-use enclosure.

7. Main Gas Valve Condition

OK	MNTR	SA	RR	Access

Materials: LP Gas shutoff located at the gas tank on east side of home.

8. Plumbing

OK	MNTR	SA	RR	Access
X	X			

Materials: Galvanized piping noted.
Observations:
• Potable water supplied by well. There are TWO wells on the property. One is located in a pump house in yard and one is located in the basement. One looks to be used in the summer and one in the winter. Suggest water testing within inspection contingency period of BOTH wells.

Grounds Continued

9. Water Pressure

OK	MNTR	SA	RR	Access
X				

Observations:
- 45

10. Exterior Faucet Condition

OK	MNTR	SA	RR	Access
X				

Location: West side of house.
Observations:
- Appears Functional.

Garage

Garage Continued

1. Roof Condition

OK	MNTR	SA	RR	Access
X				

Materials: Asphalt shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection. Shingles look to be recently replaced and at the beginning of their life.

2. Walls

OK	MNTR	SA	RR	Access
X				

Observations:
• Appeared satisfactory, at time of inspection.

3. Anchor Bolts

OK	MNTR	SA	RR	Access

Observations:
• The anchor bolts were not visible.

4. Floor Condition

OK	MNTR	SA	RR	Access
X				

Observations:
• Common cracks noted.

5. Rafters & Ceiling

OK	MNTR	SA	RR	Access
X				

Observations:
• Dimensional lumber wood ceiling joists.

6. Electrical

OK	MNTR	SA	RR	Access
		X		

Observations:
• None of the observed outlets at the garage were GFCI protected. This may have not been code at the time of the construction but, For safety, garage outlets should upgraded to GFCI protection

7. Exterior Door

OK	MNTR	SA	RR	Access
X				

Garage Continued

8. Fire Door

OK	MNTR	SA	RR	Access
	X			

Observations:
• Appeared satisfactory and functional, at time of inspection, but does have peeling paint to exterior which should be addressed before moisture intrusion becomes and issue

9. Garage Door Condition

OK	MNTR	SA	RR	Access
X				

Materials: Two 7' tall insulated steel overhead garage doors present
Observations:
• No deficiencies observed.

10. Garage Door Parts

OK	MNTR	SA	RR	Access
X				

Observations:
• The garage door appeared functional during the inspection.

11. Ventilation

OK	MNTR	SA	RR	Access
X				

Observations:
• Under eave soffit inlet vents noted.
• Ridge exhaust venting noted.

12. Cabinets

OK	MNTR	SA	RR	Access
X				

Observations:
• No deficiencies observed.

13. Counters

OK	MNTR	SA	RR	Access
X				

Observations:
• Solid Surface tops noted.

Roof

Roof Continued

1. Roof Condition

OK	MNTR	SA	RR	Access
X				

Materials: Asphalt shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection.

2. Flashing

OK	MNTR	SA	RR	Access
X				

Observations:
• All flashing observed to be in good shape and performing as expected.

3. Chimney

OK	MNTR	SA	RR	Access
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

4. Spark Arrestor

OK	MNTR	SA	RR	Access
X				

Observations:
• I did not observe any issues or defects with the spark arrestor and rain cap

5. Vent Caps

OK	MNTR	SA	RR	Access
X				

6. Gutter

OK	MNTR	SA	RR	Access
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

Gutters drain away from building with extension and splashblocks

Foundation

Foundation Continued

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

OK	MNTR	SA	RR	Access
				X

Observations:
- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

OK	MNTR	SA	RR	Access
X				

Observations:
- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

OK	MNTR	SA	RR	Access
X				

Observations:
- No deficiencies were observed at the visible portions of the structural components of the home.

4. Post and Girders

OK	MNTR	SA	RR	Access
X				

Observations:
- Steel lally columns under wood beam.

5. Sub Flooring

OK	MNTR	SA	RR	Access
X				

Observations:
- both Plywood and particleboard sheathing sub floor.

6. Anchor Bolts

OK	MNTR	SA	RR	Access
				X

Observations:
- The anchor bolts were not visible.

7. Foundation Electrical

OK	MNTR	SA	RR	Access
X				

Observations:
- GFCI at sump pump responded to properly to test

8. Foundation Plumbing

OK	MNTR	SA	RR	Access
X				

Observations:
- **SUPPLY**
- Galvanized supply pipe noted.
- **DRAIN, WASTE, VENT**
- Poly Vinyl Chloride "PVC" waste and vent pipes noted.
- Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
- Appears Functional at time of inspection.

Foundation Continued

9. Sump Pump

OK	MNTR	SA	RR	Access
X				

Observations:
• **SUMP PUMP**
• TWO sump pumps and basins installed in basement. Pumps were not readily visible.
responded as expected when tested

10. Ducting

OK	MNTR	SA	RR	Access
X				

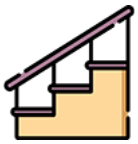
Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.
• Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.

Attic

1. Access

OK	MNTR	SA	RR	Access
				X

Observations:
• Did not inspect, unable to access attic due to hatch inaccessibility. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close.



Basement/Crawlspace

1. Walls

OK	MNTR	SA	RR	Access
X				

Materials: **BASEMENT** • Partly finished, full basement noted.
Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.
• Visible portions of foundation wall were dry at the time of the inspection.

2. Insulation

OK	MNTR	SA	RR	Access
X				

3. Windows

OK	MNTR	SA	RR	Access
X	X			

Materials: Aluminum framed sliding window noted. • Vinyl framed sliding window noted.

Observations:

• basement has both aluminum and vinyl windows. Aluminum windows are single pane glass with storm windows attached. Vinyl are insulated glas

• Recommend maintenance at aluminum windows to ensure storm/screen combos seal for energy efficiency.

4. Plumbing Materials

OK	MNTR	SA	RR	Access
X				

Materials: ABS • Copper • Galvanized • PVC

Observations:

• Appears Functional.

5. Basement Electric

OK	MNTR	SA	RR	Access
X				X

Observations:

• Some outlets not accessible due to furniture and or stored personal items. Outlets checked operated as intended

6. Stairs

OK	MNTR	SA	RR	Access
	X			

Observations:

• Stairs to basement are functional but have 5' 8" headroom, which is lower than today's standards. This may or may not be an issue to occupants but should be noted.

7. Railings

OK	MNTR	SA	RR	Access
	X			

Observations:

• Handrail bracket at bottom of stairs is loose. Recommend review for repair as necessary for safety.

8. Sump Pump

OK	MNTR	SA	RR	Access
X				

Observations:

• Functional at time of inspection.

9. Framing

OK	MNTR	SA	RR	Access
X				

Observations:
• Joists that are visible are dimensional lumber and appear functional. no issues observed at time of inspection.

10. Subfloor

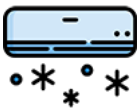
OK	MNTR	SA	RR	Access
				X

Observations:
• Not fully visible for inspection due to lack of access.

11. Columns

OK	MNTR	SA	RR	Access
X				

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

OK	MNTR	SA	RR	Access
	X			

Materials: The furnace is located in the basement
Materials: Gas fired forced hot air.
Observations:
• Fuel Furnace: Last service date is over one year ago, or is unable to be determined. This unit appears to be operating properly from controls.

There are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

Heat/AC Continued

2. Heater Base

OK	MNTR	SA	RR	Access
X				

Observations:
- The heater base appears to be functional.

3. Enclosure

OK	MNTR	SA	RR	Access
X				

4. Venting

OK	MNTR	SA	RR	Access
X				

Observations:
- Plastic - PVC vent noted.

5. Gas Valves

OK	MNTR	SA	RR	Access
X				

Observations:
- Gas shut off valves were present and functional.

Heat/AC Continued

6. Air Supply

OK	MNTR	SA	RR	Access
X				

Observations:
• The return air supply system appears to be functional.

7. Registers

OK	MNTR	SA	RR	Access
X				

8. Filters

OK	MNTR	SA	RR	Access
X				

Location: Located below heater in a slot cut into the ductwork.

9. Thermostats

OK	MNTR	SA	RR	Access
X				

Observations:
• Location: Main level/dining room
• Functional at the time of inspection.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a **priority**, and should be made by a qualified, licensed electrician.

1. Electrical Panel

OK	MNTR	SA	RR	Access
X				

Location: Main Location:
Detached garage
• Sub Panel located in basement.
Observations:
• At time of inspection
Main panel upgraded one year ago by licensed electrician to code.
200 amp panel.
100 amp for garage and 100 amp underground to house.

2. Main Amp Breaker

OK	MNTR	SA	RR	Access
X				

Observations:
• 200 amp

Electrical Continued

3. Breakers in off position

OK	MNTR	SA	RR	Access
X				

Observations:
- There were no breakers in the off position

4. Cable Feeds

OK	MNTR	SA	RR	Access
X				

Observations:
- There is an underground service lateral noted.

5. Breakers

OK	MNTR	SA	RR	Access
			X	

Materials: Copper non-metallic sheathed cable noted.
Observations:
- All of the circuit breakers appeared serviceable. However, the panel in the basement of the home is not rated for use of "tandem" breakers but there are a couple tandem breakers in the panel. The breakers show no signs of overheating and were observed to be functioning as intended. Since the panel is not rated for their use, it is recommended that an electrician review and update where necessary.

Water Heater

1. Base

OK	MNTR	SA	RR	Access
X				

2. Heater Enclosure

OK	MNTR	SA	RR	Access
X	X			

Observations:

• The water heater is functional and operating as intended.
Water heater manufactured in 2006. Recommend budgeting for replacement in future as service life can vary, with "average" life expectancy around 10 to 15 years.

3. Water Heater Condition

OK	MNTR	SA	RR	Access
		X		

Heater Type: Electric
Location: The heater is located in the basement.
Observations:

• The extension at the water heater TPR or temperature/pressure relief valve is present but removed.. This is a potential scalding concern as hot water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.

4. TPRV

OK	MNTR	SA	RR	Access
X				

Observations:

• TPR valve appears to be in satisfactory condition

5. Number Of Gallons

OK	MNTR	SA	RR	Access

Observations:

• 40 gallons

Water Heater Continued

6. Plumbing

OK	MNTR	SA	RR	Access
X				

Materials: Copper • Aquapex
Observations:
• No deficiencies observed at the visible portions of the supply piping.

7. Overflow Condition

OK	MNTR	SA	RR	Access
	X			

Observations:
• The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.

8. Strapping

OK	MNTR	SA	RR	Access
	X			

Observations:
• The water heater is not strapped. This was not code at the time of install but recommend strapping for added safety.

Laundry

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

OK	MNTR	SA	RR	Access
X				

Observations:
• Operated normally when tested, at time of inspection.

2. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• 6 panel solid wood interior doors at first floor and hollow wood doors at basement.

3. Electrical

OK	MNTR	SA	RR	Access
			X	X

Observations:
• Some outlets not accessible due to furniture and or stored personal items.
• It is HIGHLY recommended to have a qualified electrician install an Arc Fault Circuit Interrupter breaker in place of the one currently protecting the bedroom circuits. In the near future, it will be a requirement and is safety improvement.

Interior Areas Continued

4. Smoke Detectors

OK	MNTR	SA	RR	Access
X				

Observations:
• Operated when tested.

5. Stairs & Handrail

OK	MNTR	SA	RR	Access
X				

6. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are drywall ceilings noted. • There are wood plank ceilings noted.

7. Patio Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• The sliding patio door was functional during the inspection.

8. Screen Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• Sliding door screen is functional.

9. Wall Condition

OK	MNTR	SA	RR	Access
X				

Materials: Drywall walls noted. • The walls are clad in wood plank material.
Observations:
• Some areas not accessible due to stored personal items. There were no observed deficiencies at visible wall areas

10. Fireplace

OK	MNTR	SA	RR	Access
X				

Materials: Living Room
Materials: Masonry fireplace noted.
Observations:
• **Wood Fireplaces**
• Damper was opened and closed several times and functioned as intended.

• Recommend having a chimney sweep inspect interior of chimney each fall to verify it is clean and ready for the colder season.

Interior Areas Continued

11. Window Condition

OK	MNTR	SA	RR	Access
X				

Materials: Vinyl framed single hung window noted.

Bedroom1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: North East#1

2. Ceiling Fans

OK	MNTR	SA	RR	Access
X				

Observations:
- Operated normally when tested, at time of inspection.

3. Closets

OK	MNTR	SA	RR	Access
X				

Observations:
- No closets were present in this room. this room cannot be considered as a bedroom without at least one closet.

4. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
- 6-Panel wood interior door

5. Electrical

OK	MNTR	SA	RR	Access
				X

Observations:
- Some outlets not accessible due to furniture and or stored personal items.
- Most receptacles , except where noted, are in fair condition and tested ok

Bedroom1 Continued

6. Floor Condition

OK	MNTR	SA	RR	Access
X				

Flooring Types: Carpet at bedrooms

7. Smoke Detectors

OK	MNTR	SA	RR	Access
		X		

Observations:
• There were no smoke detectors present in any of the bedroom(s). For Safety Reasons a smoke detector should be installed in all bedrooms.
This note pertains to all bedrooms.

8. Wall Condition

OK	MNTR	SA	RR	Access
X				

Materials: Drywall walls noted.
Observations:
• Some areas not accessible due to stored personal items.

9. Window Condition

OK	MNTR	SA	RR	Access
X				

Materials: Vinyl framed single hung window noted.

10. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are acoustic grid and tile ceilings noted.

Bedroom2

1. Locations

Locations: North West#2

2. Ceiling Fans

OK	MNTR	SA	RR	Access
X				

Observations:
• Operated normally when tested, at time of inspection.

3. Closets

OK	MNTR	SA	RR	Access
X				

Observations:
• The closet is in serviceable condition.

4. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• 6-panel wood interior doors

5. Electrical

OK	MNTR	SA	RR	Access
X				X

Observations:
• Some outlets not accessible due to furniture and or stored personal items.
• The majority of grounded receptacles , were tested and found to be wired correctly.

Bedroom2 Continued

6. Floor Condition

OK	MNTR	SA	RR	Access
X				

Flooring Types: Carpet is noted in bedrooms

7. Smoke Detectors

OK	MNTR	SA	RR	Access
		X		

8. Wall Condition

OK	MNTR	SA	RR	Access
X				

Materials: Drywall walls noted.

9. Window Condition

OK	MNTR	SA	RR	Access
X			X	

Materials: Vinyl framed single hung window noted.
Observations:
• minor tears in screens observed.

10. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are acoustic grid and tile ceilings noted.

Bedroom3

1. Locations

Locations: South West#3

2. Ceiling Fans

OK	MNTR	SA	RR	Access
X				

Observations:
• Operated normally when tested, at time of inspection.

3. Closets

OK	MNTR	SA	RR	Access
X				

Observations:
• The closet is in serviceable condition.

4. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• 6-panel wood interior doors

5. Electrical

OK	MNTR	SA	RR	Access
X				X

Observations:
• Some outlets not accessible due to furniture and or stored personal items.
• Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

Bedroom3 Continued

6. Floor Condition

OK	MNTR	SA	RR	Access
X				

Flooring Types: Carpet is noted in bedrooms

7. Smoke Detectors

OK	MNTR	SA	RR	Access
		X		

8. Wall Condition

OK	MNTR	SA	RR	Access
X				

Materials: Drywall walls noted.

9. Window Condition

OK	MNTR	SA	RR	Access
X			X	

Materials: Vinyl framed single hung window noted.
Observations:
• Minor tears in screens observed.

10. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are acoustic grid and tile ceilings noted.

Bedroom4

1. Locations

Locations: Downstairs#4

2. Ceiling Fans

OK	MNTR	SA	RR	Access
X				

Observations:
• None present.

3. Closets

OK	MNTR	SA	RR	Access
X				

Observations:
• No closets were present in this room. this room cannot be considered as a bedroom without at least one closet.

4. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• Hollow wood doors.

5. Electrical

OK	MNTR	SA	RR	Access
X				X

Observations:
• Some outlets not accessible due to furniture and or stored personal items.
• Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

Bedroom4 Continued

6. Floor Condition

OK	MNTR	SA	RR	Access
X				

Flooring Types: Bare concrete floors noted.

7. Smoke Detectors

OK	MNTR	SA	RR	Access
		X		

8. Wall Condition

OK	MNTR	SA	RR	Access
X				

Materials: Drywall walls noted.

9. Window Condition

OK	MNTR	SA	RR	Access
	X			

Materials: Aluminum framed sliding window noted.

10. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are acoustic grid and tile ceilings noted.

Bedroom5

1. Locations

Locations: Downstairs#5

2. Ceiling Fans

OK	MNTR	SA	RR	Access
X				

Observations:
- None present.

Bedroom5 Continued

3. Closets

OK	MNTR	SA	RR	Access
X				

Observations:
• The closet is in serviceable condition.

4. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• Hollow wood doors.

5. Electrical

OK	MNTR	SA	RR	Access
X				X

Observations:
• Some outlets not accessible due to furniture and or stored personal items.
• Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

6. Floor Condition

OK	MNTR	SA	RR	Access
X				

Flooring Types: Bare concrete floors noted.

7. Smoke Detectors

OK	MNTR	SA	RR	Access
		X		

8. Wall Condition

OK	MNTR	SA	RR	Access
X				

Materials: Drywall walls noted.
Observations:
• Some areas not accessible due to stored personal items.

9. Window Condition

OK	MNTR	SA	RR	Access
	X			

Materials: Aluminum framed sliding window noted.

10. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are acoustic grid and tile ceilings noted.

Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. GFCI

OK	MNTR	SA	RR	Access

Master Bathroom Continued

2. Toilets

OK	MNTR	SA	RR	Access

HALF Bath1

Bath2

1. Locations

Locations: Basement Bathroom

2. Cabinets

OK	MNTR	SA	RR	Access
X				

Observations:
- Most not accessible due to stored personal items.

Bath2 Continued

3. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are acoustic grid and tile ceilings noted at basement bathroom

4. Counters

OK	MNTR	SA	RR	Access
X				

5. Doors

OK	MNTR	SA	RR	Access
X				

6. Electrical

OK	MNTR	SA	RR	Access
X				

Observations:
• Light fixture operational and no observed deficiencies.

7. GFCI

OK	MNTR	SA	RR	Access
		X		

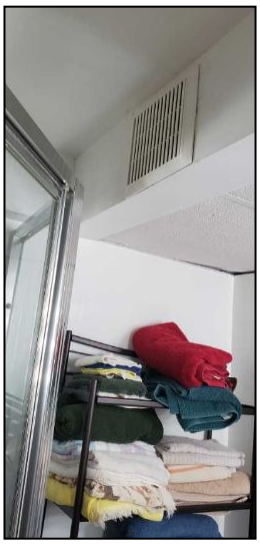
Observations:
• No GFCI protection present, at the vanity outlet. Recommend installing GFCI protected receptacle for safety.

8. Exhaust Fan

OK	MNTR	SA	RR	Access
			X	

Observations:
• The basement bath bath fan was operated and no issues were found. BUT fan cent does exit home through a basement window.
See notes on windows.

Bath2 Continued



9. Floor Condition

OK	MNTR	SA	RR	Access
X				

Materials: Sheet vinyl flooring is noted at main floor bathroom

10. Heating

OK	MNTR	SA	RR	Access
X				

Observations:
• Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

OK	MNTR	SA	RR	Access
X				

Observations:
• The mirror/medicine cabinet was not accessible due to stored personal items.

12. Plumbing

OK	MNTR	SA	RR	Access
X				

13. Shower Walls

OK	MNTR	SA	RR	Access
	X			

Observations:
• Plastic tub/shower surround noted. Resealing at the panel connections at the shower walls needed as some of the caulking has let loose.
no water intrusion was observed at the time of the inspection at this location but controlling moisture is very important in this area to prevent moisture damage or fungal growth.

Bath2 Continued

14. Sinks

OK	MNTR	SA	RR	Access
X				

15. Toilets

OK	MNTR	SA	RR	Access
X				

Observations:

- 0bserved as functional and in good visual condition.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

Kitchen Continued

1. Cabinets

OK	MNTR	SA	RR	Access
X				

Observations:
- Most not accessible due to stored personal items.
- No deficiencies observed.

2. Counters

OK	MNTR	SA	RR	Access
X				

Observations:
- Plastic laminate tops noted.

3. Dishwasher

OK	MNTR	SA	RR	Access
X				

Observations:
- None present.

4. Microwave

OK	MNTR	SA	RR	Access
X				

Observations:
- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak testing was completed and no signs of a leak were observed at the time of the inspection.

5. Oven & Range

OK	MNTR	SA	RR	Access
X				

Observations:
- Oven(s): Electric
- Oven(s) operated when tested.

6. Sinks

OK	MNTR	SA	RR	Access
X				

7. Vent Condition

OK	MNTR	SA	RR	Access
X				

Materials: Recirculating
Observations:
- Exhaust fan is operable.

8. Window Condition

OK	MNTR	SA	RR	Access
X				

Materials: Vinyl framed single hung window noted.

9. Floor Condition

OK	MNTR	SA	RR	Access
X				

Materials: Floating laminate type flooring noted.

10. Plumbing

OK	MNTR	SA	RR	Access
			X	

Observations:
• Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odor to enter the dwelling. This situation may rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. Until addressed, run water into the sink to reseal the trap if odor is detected.

11. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are drywall ceilings noted.

12. Electrical

OK	MNTR	SA	RR	Access
			X	

Observations:
• Some outlets were showing a reversed hot and neutral. They did operate as intended but this situation should be repaired as soon as possible for proper grounding of the electrical. Two outlets to the immediate right side of the refrigerator and on the right of the stove.

13. GFCI

OK	MNTR	SA	RR	Access
X				

Observations:
• GFCI in place and operational.

14. Wall Condition

OK	MNTR	SA	RR	Access
X				

Materials: Drywall walls noted.

Bath3

Exterior Doors

1. Door Bell

OK	MNTR	SA	RR	Access
			X	

Observations:
• No Door bell resent at the home.

2. Doors

OK	MNTR	SA	RR	Access

Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

Entry door and rear exterior patio door operate satisfactory at time of inspection
• The entry door appeared in functional and in satisfactory condition, at time of inspection
• There is a storm and screen combination door at the front entry. This door operated satisfactorily at the time of the inspection.

3. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

Entry door and rear exterior patio door operate satisfactory at time of inspection
• The entry door appeared in functional and in satisfactory condition, at time of inspection
• There is a storm and screen combination door at the front entry. This door operated satisfactorily at the time of the inspection.

4. Patio Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• The sliding patio door was functional during the inspection.

Bath 1

1. Locations

Locations: Main Floor Bathroom

2. Cabinets

OK	MNTR	SA	RR	Access
X				

Observations:
• Most not accessible due to stored personal items.
• No deficiencies observed.

3. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are drywall ceilings noted at main floor bathroon

4. Counters

OK	MNTR	SA	RR	Access
X				

Observations:
• Vitrious marble tops noted at both main floor and basement bath.

Bath 1 Continued

5. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

6. Electrical

OK	MNTR	SA	RR	Access
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

7. GFCI

OK	MNTR	SA	RR	Access
X				

Observations:
• In main floor bath,, GFCI in place and operational

8. Exhaust Fan

OK	MNTR	SA	RR	Access
X				

Observations:
• Exhaust fan is operable.

9. Floor Condition

OK	MNTR	SA	RR	Access
X				

Materials: Sheet vinyl flooring is noted at main floor bathroom

10. Heating

OK	MNTR	SA	RR	Access
X				

Observations:
• Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

OK	MNTR	SA	RR	Access
				X

Observations:
• The mirror/medicine cabinet was not accessible due to stored personal items.

12. Plumbing

OK	MNTR	SA	RR	Access
X				

13. Security Bars

OK	MNTR	SA	RR	Access
X				

Observations:
• The handicap bars were operated and were functional.

14. Enclosure

OK	MNTR	SA	RR	Access
X				

Observations:
• The shower enclosure was functional at the time of the inspection.

15. Sinks

OK	MNTR	SA	RR	Access
X				

Observations:
• No deficiencies observed.

Bath 1 Continued

16. Toilets

OK	MNTR	SA	RR	Access
X				

Observations:
• 0bserved as functional and in good visual condition.

17. Window Condition

OK	MNTR	SA	RR	Access
X				

Materials: Vinyl framed single hung window noted in main floor bathroom. Operated as intended at time of inspection.

Bedroom6

1. Locations

Locations: Downstairs#6

2. Ceiling Fans

OK	MNTR	SA	RR	Access
X				

Observations:
• None present.

3. Closets

OK	MNTR	SA	RR	Access
X				

Observations:
• The closet is in serviceable condition.

4. Doors

OK	MNTR	SA	RR	Access
X				

Observations:
• Hollow wood doors.

5. Electrical

OK	MNTR	SA	RR	Access
X				X

Observations:
• Some outlets not accessible due to furniture and or stored personal items.
• Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

6. Floor Condition

OK	MNTR	SA	RR	Access
X				

Flooring Types: Bare concrete floors noted.

7. Smoke Detectors

OK	MNTR	SA	RR	Access
		X		

8. Wall Condition

OK	MNTR	SA	RR	Access
X				

Materials: Drywall walls noted.

9. Window Condition

OK	MNTR	SA	RR	Access
	X			

Materials: Aluminum framed sliding window noted.

Bedroom6 Continued

10. Ceiling Condition

OK	MNTR	SA	RR	Access
X				

Materials: There are acoustic grid and tile ceilings noted.

Bath4

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Northern Waters Inspections and Testing

Standards of Practice

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4. Glossary of Terms

1. Definitions and Scope

1.1. A **home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that

poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A **home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed **and** deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the insurability of the property.
VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

A. property boundary lines or encroachments.
B. the condition of any component or system that is not readily accessible.
C. the service life expectancy of any component or system.
D. the size, capacity, BTU, performance or efficiency of any component or system.
E. the cause or reason of any condition.
F. the cause for the need of correction, repair or replacement of any system or component.
G. future conditions.

H. compliance with codes or regulations.
I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
J. the presence of mold, mildew or fungus.
K. the presence of airborne hazards, including radon.
L. the air quality.
M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N. the existence of electromagnetic fields.
O. any hazardous waste conditions.
P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
Q. acoustical properties.
R. correction, replacement or repair cost estimates.
S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

A. any system that is shut down.
B. any system that does not function properly.
C. or evaluate low-voltage electrical systems, such as, but not limited to:
   1. phone lines;
   2. cable lines;
   3. satellite dishes;
   4. antennae;
   5. lights; or
   6. remote controls.
D. any system that does not turn on with the use of normal operating controls.
E. any shut-off valves or manual stop valves.
F. any electrical disconnect or over-current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
B. dismantle, open or uncover any system or component.
C. enter or access any area that may, in the inspector's opinion, be unsafe.
D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited

to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems or security systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than a home inspection.
M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
O. determine the insurability of a property.
P. perform or offer Phase 1 or environmental audits.
Q. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. 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 inspector's 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.

3.2. Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials;
B. the eaves, soffits and fascia;
C. a representative number of windows;
D. all exterior doors;
E. flashing and trim;
F. adjacent walkways and driveways;
G. stairs, steps, stoops, stairways and ramps;
H. porches, patios, decks, balconies and carports;
I. railings, guards and handrails; and
J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

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

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

IV. The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.

B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geotechnical, hydrological or soil conditions.
D. inspect recreational facilities or playground equipment.
E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.
J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.
L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drainfields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

A. the foundation;
B. the basement;
C. the crawlspace; and
D. structural components.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
B. move stored items or debris.
C. operate sump pumps with inaccessible floats.
D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. provide any engineering or architectural service.
F. report on the adequacy of any structural system or component.

3.4. 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, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, 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.

I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls.

II. The inspector shall describe:

A. the location of the thermostat for the cooling system; and
B. the cooling method.

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

A. any cooling system that did not operate; and
B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. inspect portable window units, through-wall units, or electronic air filters.
C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. 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. active plumbing water leaks that were observed during the inspection; 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 for 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, back-flow 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, polyethylene, or similar plastic piping.
V. inspect or test for gas or fuel leaks, or indications thereof.

3.7. 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. for the presence of 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 and/or carbon monoxide 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 alarm 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 time-controlled 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.

3.8. Fireplace

I. The inspector shall inspect:

A. readily accessible and visible portions of the fireplaces and chimneys;

B. lintels above the fireplace openings;
C. damper doors by opening and closing them, if readily accessible and manually operable; and
D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

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

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

IV. The inspector is not required to:

A. inspect the flue or vent system.
B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. determine the need for a chimney sweep.
D. operate gas fireplace inserts.
E. light pilot flames.
F. determine the appropriateness of any installation.
G. inspect automatic fuel-fed devices.
H. inspect combustion and/or make-up air devices.
I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
J. ignite or extinguish fires.
K. determine the adequacy of drafts or draft characteristics.
L. move fireplace inserts, stoves or firebox contents.
M. perform a smoke test.
N. dismantle or remove any component.
O. perform a National Fire Protection Association (NFPA)-style inspection.
P. perform a Phase I fireplace and chimney inspection.

3.9. 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.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments.
B. inspect floor coverings or carpeting.
C. inspect central vacuum systems.
D. inspect for safety glazing.
E. inspect security systems or components.
F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
H. move suspended-ceiling tiles.
I. inspect or move any household appliances.
J. inspect or operate equipment housed in the garage, except as otherwise noted.
K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
O. inspect microwave ovens or test leakage from microwave ovens.
P. operate or examine any sauna, steam-generating 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.

4. Glossary of Terms

- **accessible:** In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- **activate:** To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- **adversely affect:** To constitute, or potentially constitute, a negative or destructive impact.
- **alarm system:** Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- **appliance:** A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- **architectural service:** Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- **component:** A permanently installed or attached fixture, element or part of a system.
- **condition:** The visible and conspicuous state of being of an object.
- **correction:** Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- **cosmetic defect:** An irregularity or imperfection in something, which could be corrected, but is not required.
- **crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- **decorative:** Ornamental; not required for the operation of essential systems or components of a home.

- **describe:** To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- **determine:** To arrive at an opinion or conclusion pursuant to examination.
- **dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- **engineering service:** Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
- **enter:** To go into an area to observe visible components.
- **evaluate:** To assess the systems, structures and/or components of a property.
- **evidence:** That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
- **examine:** To visually look (see **inspect**).
- **foundation:** The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
- **function:** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- **functional:** Performing, or able to perform, a function.
- **functional defect:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
- **general home inspection:** See "home inspection."
- **home inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
- **household appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.
- **identify:** To notice and report.
- **indication:** That which serves to point out, show, or make known the present existence of something under certain conditions.

- **inspect:** To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
- **inspected property:** The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.
- **inspection report:** A written communication (possibly including images) of any material defects observed during the inspection.
- **inspector:** One who performs a real estate inspection.
- **installed:** Attached or connected such that the installed item requires a tool for removal.
- **material defect:** A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- **normal operating controls:** Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- **observe:** To visually notice.
- **operate:** To cause systems to function or turn on with normal operating controls.
- **readily accessible:** A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- **recreational facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
- **report** (verb form)**:** To express, communicate or provide information in writing; give a written account of. (See also **inspection report**.)
- **representative number:** A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
- **residential property:** Four or fewer residential units.
- **residential unit:** A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **safety glazing:** Tempered glass, laminated glass, or rigid plastic.
- **shut down:** Turned off, unplugged, inactive, not in service, not operational, etc.

- **structural component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- **system:** An assembly of various components which function as a whole.
- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- **verify:** To confirm or substantiate.