UPCHURCH INSPECTION
+19013508885
wes@upchurchinspection.com
https://upchurchinspection.com

RESIDENTIAL REPORT

1234 Main Street
Memphis, TN 38117

Buyer Name
01/10/2026 9:00AM

Inspector
Wesley Upchurch
TN License #2967
+19013508885
wes@upchurchinspection.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner

Occupancy
Occupied

Style
A-Frame

Temperature
50 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

General Inspection Information

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 The Standards of Practice of the State of Tennessee 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. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. 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. 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. 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.

Standards
InterNACHI, Tennessee Standards

Excluded
Detached Structures, ie. Dog Kennels, are excluded from this report.

Limitations

General

TENNESSEE REQUIRED STATEMENTS

Please note, this report does not address environmental hazards, including: Lead-based paint; Radon; Asbestos; Cockroaches; Rodents; Pesticides; Treated lumber; Fungus; Mercury; Carbon monoxide; or Other similar environmental hazards. This report does not address subterranean systems or system components (operational or non-operational), including: Sewage disposal; Water supply; or Fuel storage or delivery.

General

OTHER LIMITATIONS - NOT TECHNICALLY EXHAUSTIVE

An inspection is not technically exhaustive. An inspection will not identify concealed or latent defects. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. An inspection will not determine the suitability of the property for any use. An inspection does not determine the market value of the property or its marketability. An inspection does not determine the insurability of the property. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. An inspection does not determine the life expectancy of the property or any components or systems therein. An inspection does not include items not permanently installed.

General

LIMITED INSPECTION - SUPPLEMENTAL INFORMATION ONLY

This report is not intended to serve as a comprehensive home or commercial property inspection. The scope of the inspection was specifically limited to the gas, mechanical, and electrical systems. Any additional observations or comments included in this supplementary report are provided solely for informational purposes and should not be interpreted as part of a full property evaluation. For a complete assessment of the property's condition, a comprehensive inspection covering all major systems and components is recommended.

General

EXCLUSIONS

The inspector is not required to operate: any system that is shut down, any system that does not function properly, or evaluate low-voltage electrical systems, such as, but not limited to: phone lines; cable lines; satellite dishes; antennae; low-voltage lighting systems; remote controls. The inspector is not required to operate: any system that does not turn on with the use of normal operating controls, any shut-off valves or manual stop valves, any electrical disconnect or over-current protection devices, any alarm systems, moisture meters, gas detectors or similar equipment. Any such inspection or reporting is done for the clients convenience and goes beyond the standard scope of practice.

2: EXTERIOR

Information

General: Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Wood

Exterior Doors: Exterior Entry Door
Wood

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps, Balcony

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway Material
Gravel, Dirt

Limitations

General

FIRE HYDRANTS

Fire hydrant present on site, but not inspected. Inspection of Fire Hydrants falls outside scope of standard home inspection.

Deficiencies

2.1.1 General

YARD – TRIP, FALL, AND GENERAL SAFETY HAZARDS

Safety Hazard

The yard contains a significant accumulation of debris, including empty planting pots, discarded tables, loose materials, fallen and rotting wood members with exposed nails, and other miscellaneous trash. Portions of rotting lumber appear to have fallen from the balcony/deck area and remain on the ground. The terrain includes uneven surfaces, changes in elevation, sloped areas, and deteriorated retaining wall sections, particularly near the hillside and creek areas.

The volume and distribution of debris substantially obstruct normal walking paths and obscure changes in grade.

The condition of the yard represents an extreme trip and fall hazard. Exposed nails, rotting wood, unstable debris, and uneven terrain significantly increase the risk of injury, particularly during routine access or maintenance. The combination of debris, slope, and retaining wall deterioration further elevates safety concerns.

All debris, trash, and loose materials should be removed from the yard. Exposed nails and rotting wood should be properly disposed of. A qualified professional should evaluate retaining wall conditions and grading, especially in areas near elevation changes and the creek. Extraordinary caution should be exercised when navigating the yard until corrective actions are completed.












2.1.2 General

TREE LIMB CLOSE TO HOME

Recommendation

A large tree root was observed in close proximity to the structure. Tree roots located near foundations can contribute to soil displacement, moisture retention, and potential damage to nearby structural elements, flatwork, or underground utilities over time. Root growth may also affect drainage patterns near the foundation. It is recommended that a qualified professional evaluate the tree and root system and determine whether trimming, removal, or other mitigation measures are necessary to reduce the risk of future structural or site-related issues. The inspection was visual in nature, and no determination was made regarding subsurface conditions.

2.2.1 Siding, Flashing & Trim

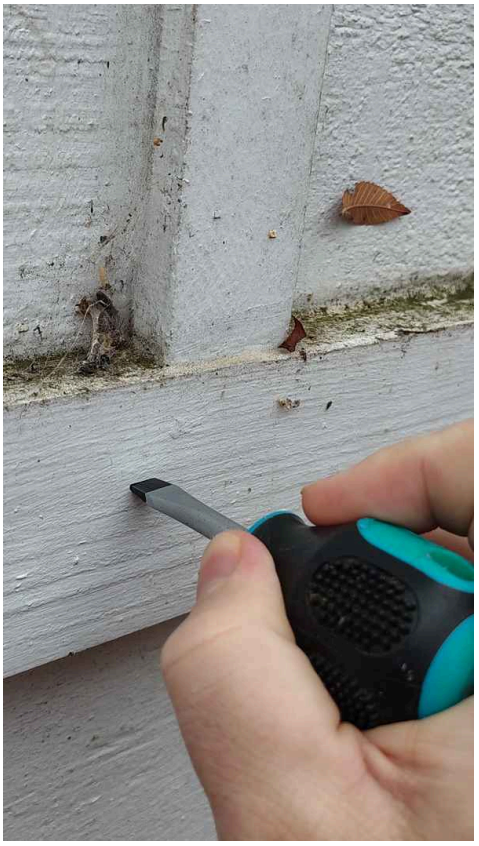
Recommendation

EXTERIOR – SIDING / WALL CLADDING

The exterior wood siding exhibited visible deterioration and material loss consistent with wood rot. Probing of the siding indicated softened wood, confirming moisture-related decay. This condition is commonly associated with prolonged moisture exposure and inadequate clearance, drainage, or sealing at wall components.

Deteriorated siding can allow moisture intrusion into the wall assembly and may contribute to concealed damage to underlying sheathing or framing.

Recommend repair or replacement of the affected siding by a qualified contractor. Repairs should include correcting the underlying moisture source and properly sealing or protecting repaired areas to help prevent recurrence.



2.4.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

2.4.2 Decks, Balconies, Porches & Steps

Safety Hazard

STAIRS - DETERIORATED

One or more sections of the exterior deck stairs are deteriorated. The stairs are being propped up by other objects and are not supported by the proper stringers for the steps. Excercise extreme caution if navigating these steps. In their current state, they are not safe. Recommend qualified concrete contractor evaluate & repair.


2.4.3 Decks, Balconies, Porches & Steps

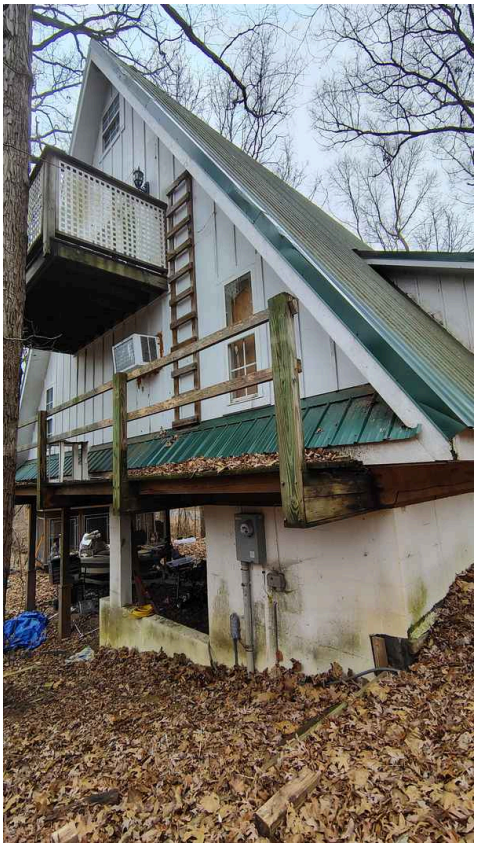
Safety Hazard

EXTERIOR / LIFE SAFETY – EMERGENCY EGRESS

An exterior ladder serving the upper level was observed to be improvised and not consistent with a compliant emergency egress system. The ladder does not appear to provide safe, permanent, or code-compliant means of emergency escape or access.

Improper egress provisions may delay evacuation during an emergency and increase the risk of injury.

Recommend evaluation and correction by a qualified contractor. A properly designed and code-compliant emergency egress solution should be provided where required.



2.4.4 Decks, Balconies, Porches & Steps

Safety Hazard

EXTERIOR – DECKS / BALCONIES

The upper-level deck lacked a compliant guard/railing system along open sides. Guards are intended to reduce the risk of falls from elevated surfaces.

The absence of proper guarding presents a safety hazard, particularly for occupants and guests.

Recommend installation of a properly designed and secured guard system by a qualified contractor to improve safety.

2.4.5 Decks, Balconies, Porches & Steps

Recommendation

EXTERIOR – DECK STRUCTURE / DRAINAGE INTERACTION

Debris accumulation and moisture-related deterioration were observed at the balcony / deck framing and adjacent structural wood components. This condition appears to be exacerbated by roof runoff and inadequate drainage at the roof edge above.

Prolonged moisture exposure can accelerate wood deterioration and may contribute to concealed damage.

Recommend repairs as needed by a qualified contractor, including correction of drainage conditions to help prevent recurrence.



2.4.6 Decks, Balconies, Porches & Steps

EXTERIOR – DECKS / ELEVATED STRUCTURES (SECOND-STORY DECK)

Safety Hazard

The second-story and upper-level balconies exhibited widespread moisture-related deterioration and improper construction details. Observed conditions included:

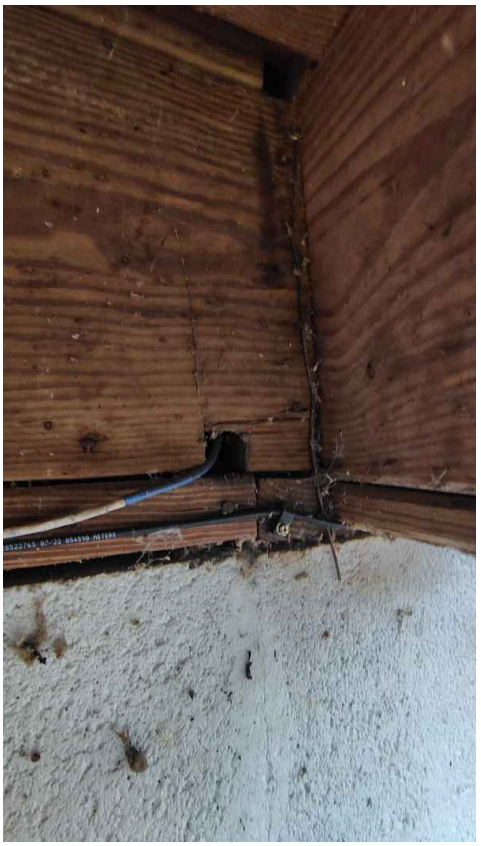
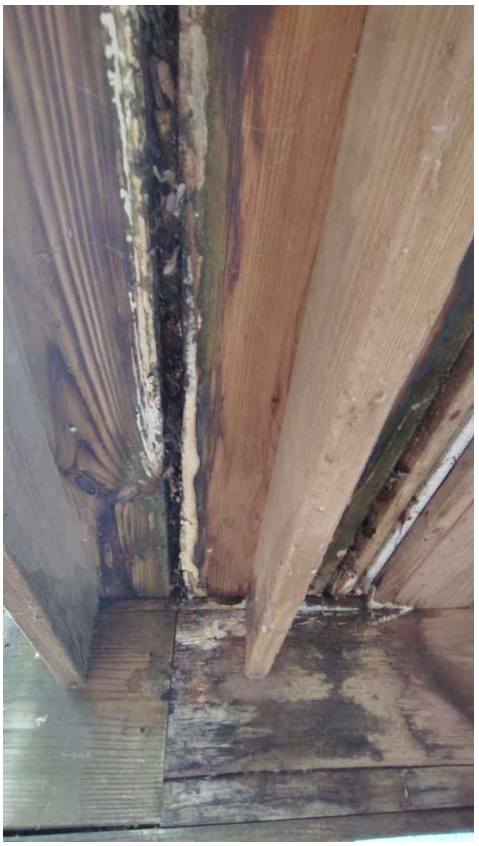
- Confirmed wood rot and material loss at deck beams, joists, and connection points (softened wood noted during probing)
- Open gaps between deck boards, allowing direct water intrusion onto structural members below
- Evidence of chronic moisture exposure, including dark staining, fungal growth, and decay at multiple locations
- Inadequate protection of structural wood members exposed to weather
- Improper or deteriorated connections between deck components and supporting structure
- Electrical wiring routed through deteriorated wood framing without proper protection
- Lack of proper guarding/railing at elevated walking surfaces (previously noted)
- Improvised or non-compliant access/egress components (previously noted)

These conditions indicate long-term water intrusion and deferred maintenance affecting both the structural integrity and safety of the deck.

Deterioration of deck framing and connections can compromise the deck’s ability to safely support design loads. Elevated decks with structural decay present an increased risk of collapse, falling hazards, and injury. Moisture intrusion may also contribute to concealed damage within adjacent structural components of the home.

Recommend prompt evaluation and repair by a qualified contractor experienced with elevated deck construction. Due to the extent of deterioration observed, partial or full deck reconstruction may be necessary.

If structural integrity is in question, evaluation by a licensed structural professional is advised to determine appropriate corrective measures. All repairs should include correction of moisture intrusion sources and proper detailing to prevent recurrence.







2.4.7 Decks, Balconies, Porches & Steps

Safety Hazard

DECK – STRUCTURAL DAMAGE, DETERIORATION, AND IMPROPER SUPPORT

The elevated deck shows extensive deterioration and multiple structural deficiencies. Deck framing members, including beams, joists, posts, and ledger areas, exhibit advanced weathering, moisture damage, biological growth, splitting, and rot. Several support posts and beams are improperly supported or not fully bearing on appropriate footings. Shimming, gaps, and misalignment were observed between structural members. Portions of the deck appear to be inadequately supported and not resting properly on structural supports.

Additionally, the deck surface and framing show excessive wear consistent with prolonged exposure and damage from animals being kept on the deck. Accumulated debris and organic material were noted in multiple areas, contributing to moisture retention and accelerated deterioration.

The observed conditions significantly reduce the structural integrity of the deck. Improper support and deteriorated framing increase the risk of movement, sagging, or partial or total structural failure. This condition presents a serious safety hazard to occupants and pets using the deck.

Recommend immediate evaluation by a qualified, licensed contractor. Repairs should include correction of all support deficiencies, replacement of deteriorated structural members, proper bearing on approved footings, and correction of any ledger or beam attachment issues. Due to the extent of deterioration, full reconstruction or replacement of the deck may be warranted.







2.4.8 Decks, Balconies, Porches & Steps

Recommendation

DEBRIS (OTHER)

Significant amount of organic debris and animal feces has accumulated on the deck. Recommend removal and further evaluation by qualified professional.



2.5.1 Eaves, Soffits & Fascia

Recommendation

SOFFIT - DAMAGED

One or more sections of the soffit or fascia are damaged. Recommend qualified roofer evaluate & repair.

2.5.2 Eaves, Soffits & Fascia

Recommendation

EXTERIOR – FASCIA / ROOF EDGE TRIM

The fascia board at the roof edge showed visible wood deterioration and moisture-related damage, including dark staining and material degradation. This condition is commonly associated with prolonged moisture exposure, debris accumulation, and/or inadequate drainage at the roof edge.

Deteriorated fascia can compromise attachment points for roofing materials and trim, contribute to continued moisture intrusion, and may allow concealed damage to adjacent structural components.

Recommend repair or replacement of the affected fascia by a qualified contractor. Any repairs should include addressing the underlying moisture source and ensuring proper drainage to help prevent recurrence.

2.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

2.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

EXTERIOR – RETAINING WALLS / SOIL RETENTION (UNDER DECK / OVERHANG)

A wood retaining wall was observed beneath the deck/overhang area, retaining soil and organic debris directly against wood components. The wall appears to be constructed of untreated or minimally protected wood and is located in an area prone to moisture accumulation and limited drainage.

Observed conditions included:

- Soil and organic debris in direct contact with wood materials
- Lack of visible drainage provisions (e.g., weep openings or gravel backfill)
- Wood components exposed to prolonged moisture conditions
- Accumulation of leaves and debris, which can trap moisture against the structure

Wood retaining walls in contact with soil are susceptible to accelerated deterioration, rot, and pest activity, particularly when not pressure-treated or properly drained.

Implications

Prolonged soil contact and moisture exposure may lead to:

- Premature wood decay and structural weakening
- Increased risk of pest infestation
- Continued moisture intrusion affecting adjacent structural components
- Potential movement or failure of the retaining wall over time

Deterioration of this assembly may contribute to moisture-related damage elsewhere under the deck and overhang.

Recommendation

Recommend evaluation by a qualified contractor. Improvements may include:

- Replacement with properly pressure-treated materials or a non-wood retaining solution
- Installation of appropriate drainage provisions
-

Removal of soil and debris from direct contact with wood components

-

Ongoing maintenance to prevent debris accumulation

Wood retaining wall beneath deck retains soil against wood components and lacks visible drainage, increasing the risk of rot and moisture-related damage.

2.6.3 Vegetation, Grading, Drainage & Retaining Walls

Safety Hazard

RETAINING WALL – YARD - POOR CONDITION

The wood retaining wall located in the yard was observed in poor condition. The wall shows advanced wood deterioration, displacement, and leaning structural members. Several timbers appear rotted, cracked, and no longer adequately retaining soil. Portions of the wall lack proper alignment and support, and no visible drainage system was observed behind the wall. Deteriorated and leaning retaining walls may fail without warning, allowing soil movement and erosion. Failure could result in property damage, create unsafe walking conditions, and negatively impact nearby structures or improvements.

Have a qualified contractor or landscape professional evaluate the retaining wall and repair or replace it as needed. Replacement should include proper structural support and drainage provisions to reduce future movement and deterioration.

2.7.1 Walkways, Patios & Driveways

Maintenance Item

WALKWAY CONDITION – MINOR DEBRIS

A minor amount of soil and mulch debris was noted on the walkway near the entry. While not a structural concern, this may contribute to surface staining, moss growth, or slip hazards if not kept clean. Recommend periodic cleaning and maintenance to keep the walkway clear.

Recommendation

Contact a qualified professional.

2.8.1 Overhangs

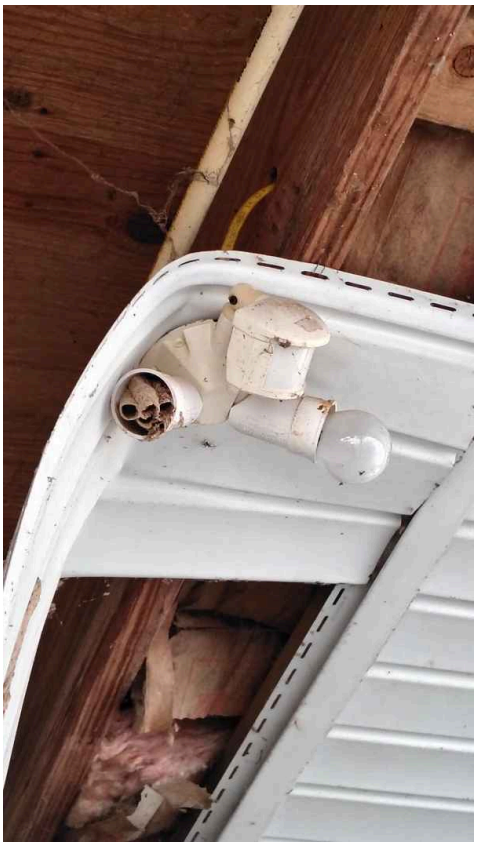
Safety Hazard

EXTERIOR – OVERHANGS / EAVES / SOFFITS

The overhang areas exhibited multiple deficiencies, including:

- Exposed and missing soffit panels, leaving framing and insulation visible
- Deteriorated wood framing, including cracked, split, and moisture-stained beams and posts
- Evidence of prolonged moisture exposure, including dark staining and fungal growth on wood members
- Improperly supported or altered framing, including cracked vertical support posts and questionable load paths
- Gaps and openings allowing pest entry and water intrusion
- Loose or damaged trim and soffit components not properly secured

These conditions indicate long-term water intrusion, inadequate detailing, and deferred maintenance.



2.8.2 Overhangs

OVERALL POOR CONDITION

Safety Hazard

Overhang areas show multiple deficiencies, including missing soffits, exposed insulation and wiring, and deterioration of structural wood members (Detailed here and in other areas of this report (where appropriate). Conditions warrant prompt professional evaluation and repair.

The combined conditions at the overhangs may result in:

- Continued moisture intrusion
- Accelerated wood decay
- Increased risk of structural weakening
- Pest intrusion
- Reduced energy efficiency
- Potential safety concerns related to electrical exposure and falling materials

Recommend evaluation and repair by a qualified contractor. Repairs should include:

- Replacement or repair of deteriorated framing members as needed
- Proper installation of soffit materials to fully enclose overhangs
- Correction of moisture intrusion sources
- Proper support and protection of electrical wiring
- Replacement of damaged or missing insulation

Given the number of interacting issues, further evaluation by a qualified structural professional may be warranted to determine the extent of repairs required.



3: ROOF

Information

Inspection Method
Ground

Roof Type/Style
A-Frame

Coverings: Material
Metal

Roof Drainage Systems: Gutter Material
None / Not Applicable

Flashings: Material
Copper

Skylights, Chimneys & Other Roof Penetrations: Overview
Roof penetrations were inspected and appeared properly sealed at the time of inspection. No issues noted.

Deficiencies

3.1.1 Coverings

Recommendation

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.



3.1.2 Coverings

ROOFING – FASTENERS

Recommendation

Widespread rust was noted on nails securing the metal roof. Corroded fasteners are more susceptible to failure and can allow water intrusion. Recommend further evaluation by a qualified roofing contractor and repair or replacement of affected fasteners to reduce the risk of leaks and premature roof failure.

3.1.3 Coverings

ROOFING – METAL ROOF SURFACE CONDITION

Recommendation

The metal roof covering exhibited widespread surface discoloration and organic buildup consistent with dirt, debris, and biological growth (such as algae or mildew). While this condition did not appear to be actively leaking at the time of inspection, surface buildup can retain moisture against the roof panels and may accelerate corrosion or reduce the service life of the roofing materials.

Recommend periodic cleaning and ongoing monitoring of the roof condition. If concerns about corrosion, fastener condition, or roof longevity exist, further evaluation by a qualified roofing contractor is advised.


3.2.1 Roof Drainage Systems

Recommendation

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

3.3.1 Flashings

Recommendation

ROOFING – FLASHING / ROOF-TO-WALL INTERSECTION

At the roof-to-wall intersection, a visible gap was observed between the metal roof panel and the trim/flashing. This condition may allow water intrusion behind the roofing or wall cladding, particularly during wind-driven rain or heavy precipitation. Evidence of surface staining and debris accumulation was also noted in this area, which can further contribute to moisture retention.

Recommend evaluation and correction by a qualified roofing contractor. Properly installed and sealed flashing should be provided to ensure a weather-tight transition and reduce the risk of leaks or concealed damage.

3.3.2 Flashings

Recommendation

FOUNDATION – FOUNDATION WALLS / WOOD SILL PLATE

The wood structural member at the top of the foundation wall (consistent with a sill plate or lower bearing member) exhibited visible wood deterioration and material loss. The wood appeared softened and degraded at the roof-to-foundation interface, consistent with prolonged moisture exposure.

In A-frame construction, this member serves as a primary load-bearing component transferring roof loads into the foundation. Deterioration at this location may compromise structural performance over time and may indicate concealed damage beyond what was visible at the time of inspection.

Recommend further evaluation and repair by a qualified contractor. Due to the structural nature of this component, evaluation by a licensed structural professional is advised to determine the extent of damage and appropriate corrective measures. Repairs should address both the deteriorated wood and the moisture intrusion source to help prevent recurrence.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access, Visual

Foundation: Material
Masonry Block

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Inaccessible

Deficiencies

4.2.1 Floor Structure

Safety Hazard

EVIDENCE OF STRUCTURAL DAMAGE

Structural damage was observed in the underlying floor structure. Recommend a structural engineer evaluate.

4.2.2 Floor Structure

Recommendation

JOISTS NEED REPAIR

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.

4.2.3 Floor Structure

Recommendation

MOLD

Observed signs of mold in one or more areas in the flooring structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

4.2.4 Floor Structure

Safety Hazard

STRUCTURE – COLUMNS / BEAMS (OVERHANG SUPPORT)

Several vertical support posts and horizontal framing members supporting the overhang exhibited:

- Longitudinal splitting and cracking of wood members
- Signs of weathering and possible section loss
- Improper protection of wood exposed to the elements

Cracked and deteriorated posts may have reduced load-bearing capacity, particularly where supporting elevated structures.

4.3.1 Wall Structure

Safety Hazard

EXTERIOR / FOUNDATION INTERFACE – SILL PLATE / STRUCTURAL BEARING MEMBER

A wood structural member located at the top of the foundation wall (consistent with a sill plate or lower bearing beam) showed visible moisture staining and wood deterioration. In A-frame construction, this member serves as a critical load-bearing component transferring roof loads to the foundation.

Moisture-related deterioration at this location may compromise structural performance over time and may indicate ongoing water management issues at the roof edge.

Recommend further evaluation and repair as necessary by a qualified contractor. If structural integrity is in question, evaluation by a licensed structural professional is advised. Repairs should address both the damaged wood and the source of moisture to help prevent recurrence.

4.4.1 Ceiling Structure

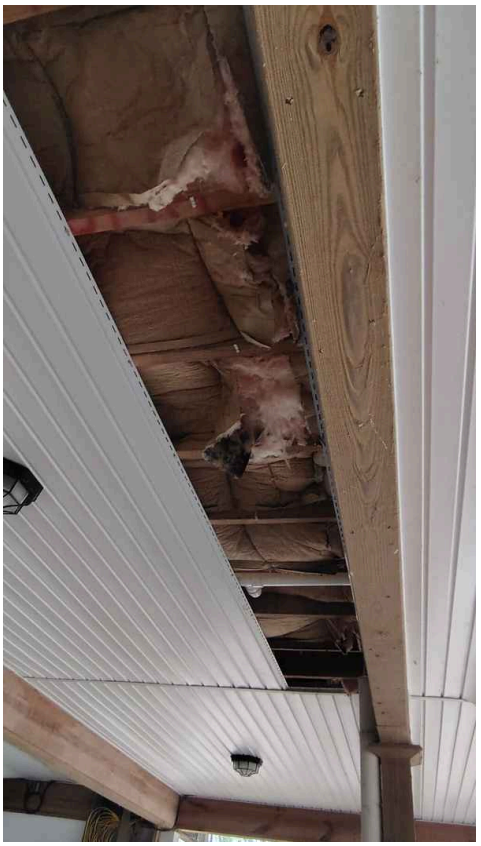
Safety Hazard

INSULATION – EXTERIOR CEILING / OVERHANG AREAS

Insulation was visible within the overhang cavities due to missing soffit material. Observed conditions included:

- Displaced and falling insulation
- Insulation exposed to outdoor conditions
- Potential loss of thermal performance
- Increased risk of moisture saturation and pest nesting

Exposed insulation is not designed for exterior exposure and may no longer perform as intended.

4.4.2 Ceiling Structure

ATTIC / ROOF FRAMING - WOOD DAMGE

Recommendation

Localized wood deterioration and surface damage were observed on a roof framing member in the attic. The affected area shows roughened and irregular wood fibers with material loss.

Recommend evaluation by a qualified professional to determine the cause and whether corrective action is needed.

5: HEATING

Information

Homeowner's Responsibility

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

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

Equipment: Heat Type

Portable Space / Ceramic Heaters Only

Deficiencies

5.1.1 Equipment

Safety Hazard

NO PERMANENT HEAT SOURCE

At the time of inspection, the home appeared to be heated primarily by portable electric space heaters. No permanent, centrally installed heating system was observed, and not all rooms were provided with a fixed heat source.

Portable space heaters are not considered a permanent or acceptable primary heating method for residential use. They present an increased risk of fire, electrical overload, and personal injury, particularly when used continuously or as a primary heat source. Lack of a permanent heating system may also impact habitability, insurance coverage, and lending requirements.

Have a qualified HVAC contractor evaluate the home and install a permanent heating system appropriate for the structure and climate. Until a permanent system is installed, use of space heaters should be limited and closely monitored, following manufacturer safety guidelines.

6: COOLING

Information

Cooling Equipment: Energy Source/Type
Window AC

Cooling Equipment: Location
Rear

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

Deficiencies

6.1.1 Cooling Equipment

COOLING SYSTEM – NO PERMANENT COOLING SOURCE OBSERVED

Safety Hazard

At the time of inspection, no permanent, centrally installed cooling system was observed. Cooling appeared to be limited to a single window-mounted air conditioning unit, which did not serve the entire home.

Window-mounted units are not considered a permanent whole-house cooling solution and may be inadequate for maintaining consistent indoor comfort and humidity control throughout the dwelling. Limited cooling coverage can contribute to elevated indoor temperatures, moisture-related concerns, and reduced habitability, particularly during warm or humid conditions.

Have a qualified HVAC contractor evaluate the property and install a permanent cooling system suitable for the size and layout of the home, or confirm whether an existing system was removed or is no longer functional.

6.1.2 Cooling Equipment

WINDOW UNIT CONCERNS

Safety Hazard

Window Unit is improperly installed, aged, and may be beyond it's useful life. Recommend replacement and proper installation by qualifed professional.

7: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
At Meter

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Overview
The plumbing drainage system was inspected and appears to be functioning properly.

A properly functioning drainage system ensures wastewater is effectively carried away from the home. Issues such as slow drains, leaks, or improper venting can lead to water damage, sewer backups, or unpleasant odors. If blockages or leaks were found, they may indicate underlying plumbing concerns that require attention.

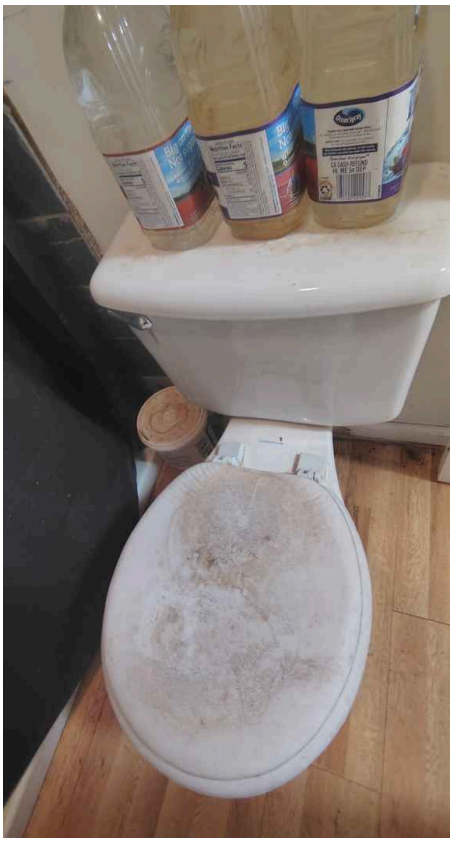
Continue routine maintenance, such as periodically flushing drains with appropriate cleaners and ensuring venting remains unobstructed.

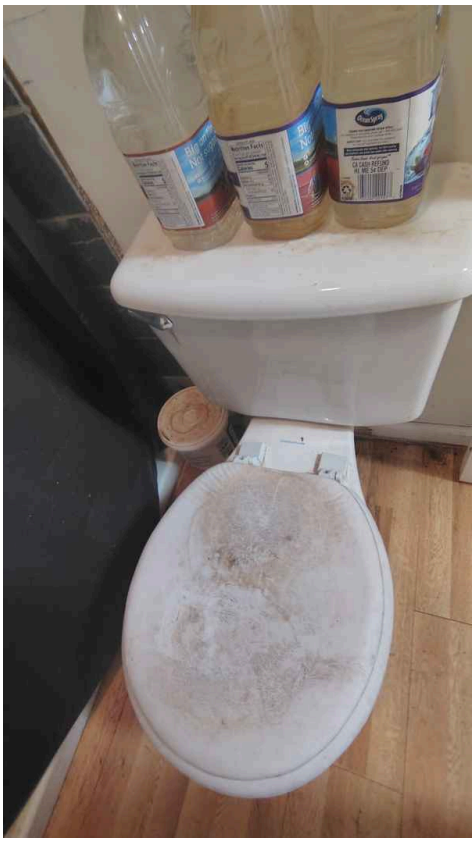
Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC

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

Water Supply, Distribution Systems & Fixtures: Overview

Inspected water supply, distribution systems, and fixtures. Fixtures, including sinks, bathtubs, toilets, and showers, were checked for proper installation, functionality, and attachment. This inspection included checking for hot and cold water supply (where applicable), adequate flow, proper drainage, and for presence of appropriate traps. Any defects were noted.





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

Hot Water Systems, Controls, Flues & Vents: Location
Upstairs Closet

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

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: Power Source/Type
Electric

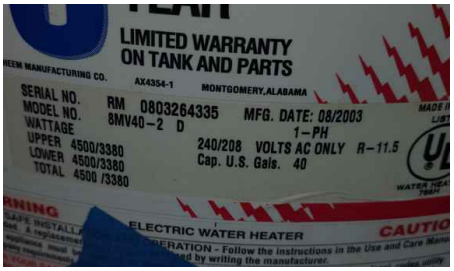
Hot Water Systems, Controls, Flues & Vents: Overview (Electric)

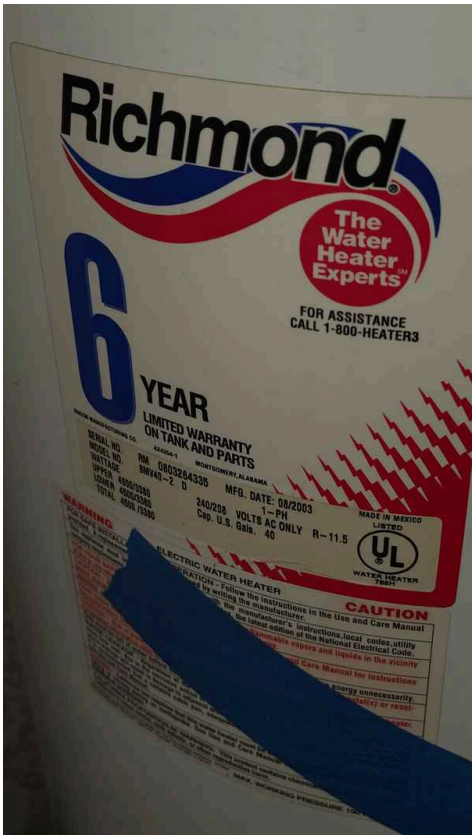
The electric water heater was inspected for proper operation, including functionality, condition of the tank, thermostat settings, and any visible signs of leaks or corrosion. [Specify if the water heater was in good condition or if any issues were noted.]

A properly functioning water heater is essential for providing hot water efficiently. Issues such as leaks, sediment buildup, or malfunctioning thermostats can reduce the efficiency of the water heater, leading to higher energy bills or potential water damage.

If no issues were found: Continue regular maintenance, such as flushing the tank annually to remove sediment buildup and inspecting for leaks.

If issues were found: A licensed plumber or technician should address any issues, such as repairing leaks, replacing the thermostat, or servicing the unit to restore proper function.





Limitations

Drain, Waste, & Vent Systems

SEPTIC SYSTEM

The septic system was not fully evaluated as part of this inspection. A home inspection does not include locating or excavating septic components, opening tanks, pumping the system, or determining the condition of underground piping or the drain field. No determination was made regarding system capacity, design, age, remaining service life, or compliance with current regulations. The inspection does not assess past, present, or future system performance. Evaluation of the septic system by a licensed septic contractor or health department is recommended if additional information or assurance is desired.

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

UNCAPPED SEWER CLEANOUT

The exterior sewer cleanout pipe is uncapped.

An open sewer cleanout can allow debris, pests, or rainwater to enter the sewer line, potentially leading to blockages or contamination. It may also emit unpleasant odors and pose a health and safety concern.

Recommend installation of an appropriate cap on the cleanout pipe to seal the opening. Cap should be securely fitted and rated for outdoor sewer cleanout use. If the cap is missing due to previous maintenance, confirm there are no signs of backup or damage to the cleanout.

Recommendation

Contact a qualified professional.

7.2.2 Drain, Waste, & Vent Systems

Safety Hazard

INCOMPLETE PLUMBING (UNDER SINK)

The kitchen sink plumbing was observed to be incomplete at the time of inspection. Drain piping and associated components beneath the sink were missing, leaving the drain connection open. Because the plumbing system was not fully installed, the sink could not be operated or tested for proper drainage or leakage. An incomplete plumbing system may allow water damage if the sink is used and does not meet normal functional expectations for a kitchen. Installation of proper drain piping and completion of the under-sink plumbing by a qualified plumber is recommended prior to use. The inspection was visual in nature, and plumbing performance could not be evaluated due to the missing components.

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

NO P-TRAP UNDER BATHROOM SINK

The P-trap is a crucial component of the plumbing system. It prevents sewer gases from entering the home by creating a water seal in the drain line. Without a P-trap, there is a risk of odors, gases, or even contaminants entering the living space. Additionally, without the trap, waste water may not flow correctly, leading to possible clogs or leaks.

Recommend having a licensed plumber install a P-trap under the bathroom sink to ensure proper drainage and to prevent sewer gases from entering the home. The installation should meet local plumbing codes to ensure functionality and safety. Verify that the rest of the drain system is clear and properly sealed to prevent leaks.

Recommendation

Contact a qualified plumbing contractor.

7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET BOLTS MISSING CAPS AND SHOWING RUST:

The toilet mounting bolts are missing protective caps. While this is typically a minor cosmetic issue, rusted bolts may eventually weaken and compromise the toilet's secure attachment to the floor. Recommend replacing the bolts if deteriorated and installing caps to protect against future corrosion and improve appearance.

Recommendation

Contact a qualified professional.

7.3.3 Water Supply, Distribution Systems & Fixtures

Safety Hazard

NO FAUCET

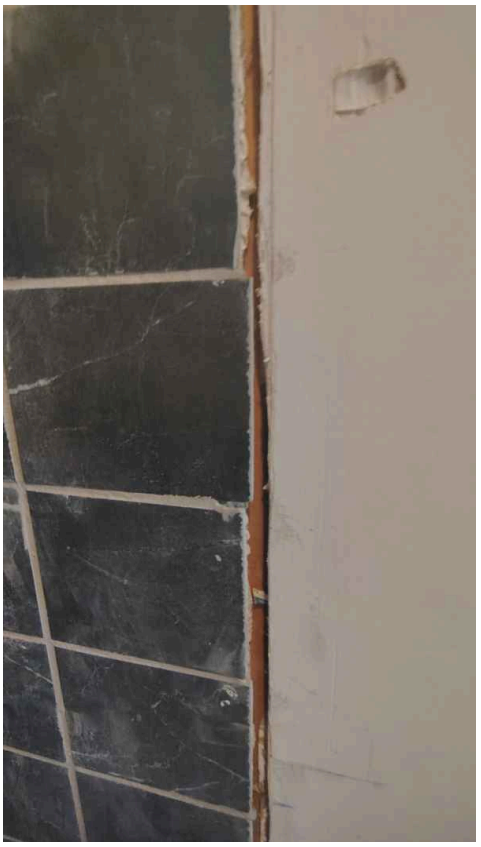
The kitchen sink was observed without a faucet or sprayer installed at the time of inspection. Without a faucet, the sink could not be operated or tested for proper water flow, drainage, or leakage. A functional faucet assembly is required for normal use of the sink and kitchen plumbing system. Installation of an appropriate faucet and any associated components is recommended, followed by verification of proper operation once installed. The inspection was visual in nature, and plumbing performance could not be evaluated due to the missing fixture.

7.3.4 Water Supply, Distribution Systems & Fixtures

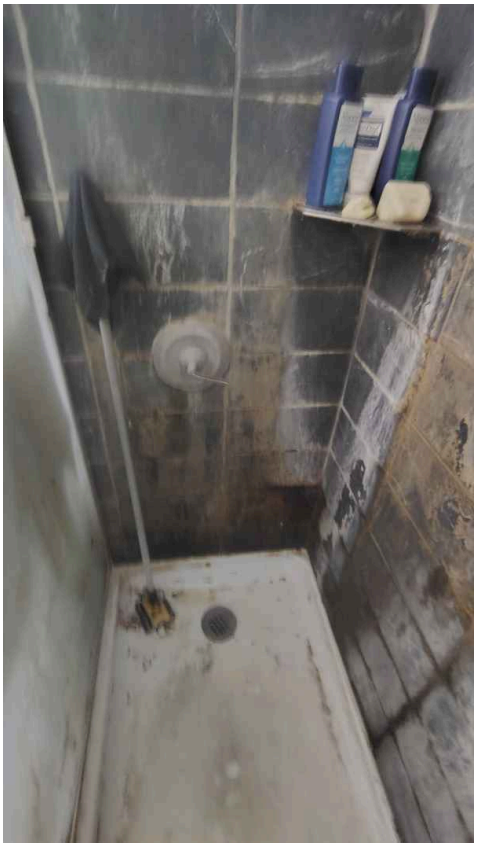
Safety Hazard

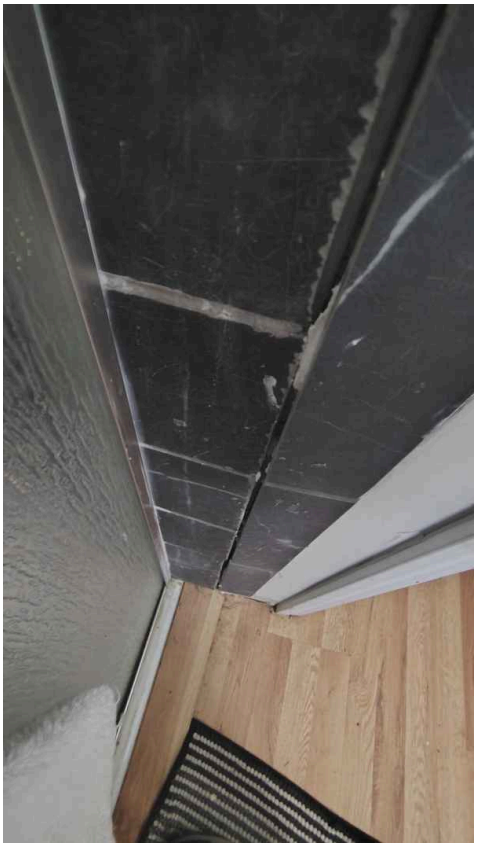
SHOWERS IN UNFINISHED STATE

The shower enclosure was observed to be in an unfinished condition at the time of inspection. Gaps were present between the shower wall tile and adjacent wall surfaces, and portions of the wall-to-tile transitions appeared incomplete or improperly sealed. Areas of missing or deteriorated grout, exposed backing materials, and unsealed penetrations were also observed. These conditions reduce the shower's ability to resist moisture intrusion and may allow water to migrate behind wall finishes, potentially leading to concealed moisture damage, deterioration, or microbial growth over time. Due to the unfinished condition, the shower could not be fully evaluated for proper waterproofing or long-term performance. Completion of the shower installation, including proper sealing, waterproofing, and finishing by a qualified contractor, is recommended prior to regular use. The inspection was visual in nature, and concealed conditions were not evaluated.



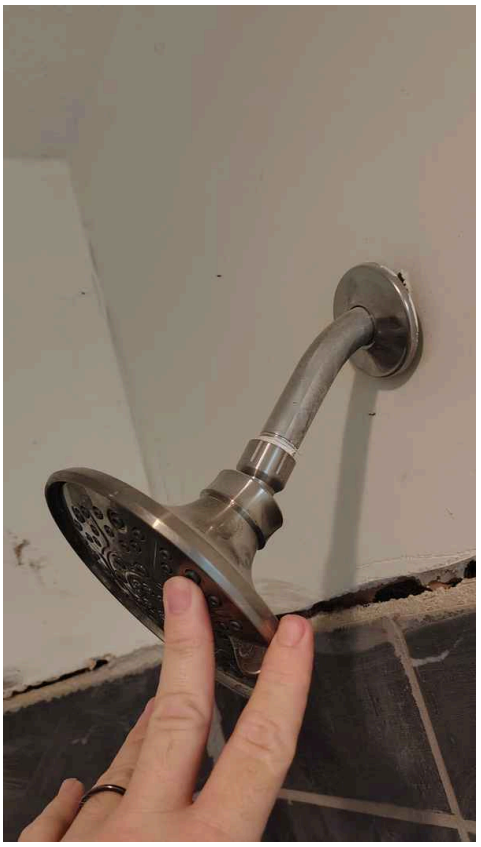


7.3.5 Water Supply, Distribution Systems & Fixtures

LOOSE SHOWERHEAD AND SHOWER FAUCET

Recommendation

The shower faucet and showerhead were observed to be loose at the wall. Plumbing fixtures should be securely mounted to prevent movement during normal use. Loose fixtures can stress plumbing connections behind the wall and may contribute to leaks, damage to wall finishes, or premature failure of the plumbing components over time. It is recommended that a qualified plumber or contractor properly secure the shower faucet and showerhead and verify that all connections are stable and leak-free. The inspection was visual in nature, and concealed plumbing connections were not evaluated.



7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

7.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

WATER HEATER – IMPROPER PIPING INSTALLATION

The water heater supply and distribution piping is constructed primarily of CPVC with multiple hard 90-degree fittings, nonstandard routing, and visible signs of age, mineral buildup, and deterioration at several joints. Portions of the piping appear unsupported and routed in a manner inconsistent with typical best practices.

In addition, CPVC piping is connected directly to the water heater without a visible metallic transition (such as copper or a listed dielectric connector) at the tank nipples. This can subject the CPVC to excessive heat, which may accelerate material degradation over time.

Evidence of prior leakage, corrosion staining, or mineral deposits was observed at several fittings. String and improvised materials were also noted in contact with the piping, indicating nonprofessional or temporary modifications.

Improperly installed or deteriorated water heater piping increases the risk of leaks, water damage, and premature failure. CPVC piping exposed to elevated temperatures can become brittle over time, increasing the likelihood of cracking or joint failure. Leakage in this area can cause damage to finishes, promote mold growth, and impact the serviceability of the water heater.

A licensed plumber should further evaluate the water heater piping system and make repairs or upgrades as necessary. Corrections may include installing proper metallic transition piping at the water heater, improving pipe support, replacing deteriorated sections, and reconfiguring the piping to meet current standards and manufacturer recommendations.

8: ELECTRICAL

Information

Service Entrance Conductors:

Electrical Service Conductors

Below Ground

Service Entrance Conductors: Electrical Meter

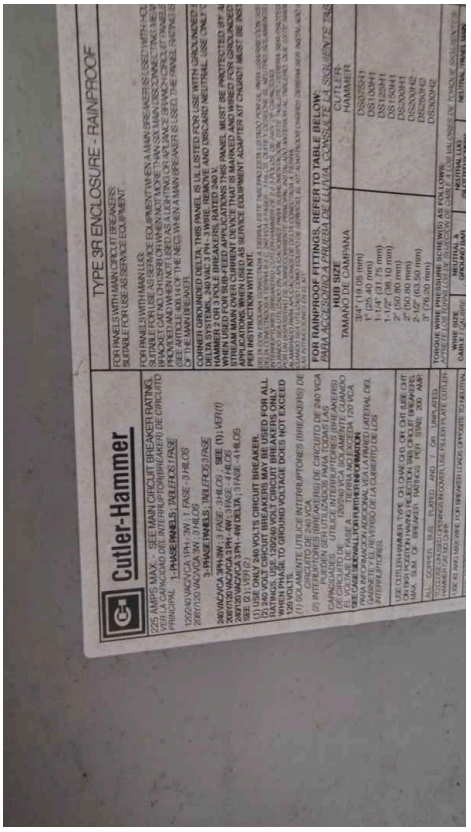
The electric meter located on the exterior of the property was inspected for condition and functionality. The electric meter is mounted securely on the exterior wall, positioned at a height that allows for easy reading and access. Upon examination, the meter appears to be in good condition, with no visible signs of damage or wear. The glass face is clear, allowing for easy visibility of the dials and digital display.

Conclusion:
Overall, the electric meter is in satisfactory condition, functioning properly, and compliant with local regulations. Regular monitoring of the meter readings is recommended to ensure efficient energy use and identify any potential issues with electrical consumption.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Rear (Under Overhang)

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

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



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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Overview

The electric panel was inspected for proper labeling, condition of breakers, and signs of overheating or damage. Panel was opened up to inspect wiring. [Specify if everything was in good condition or if issues were identified.]

A well-maintained electric panel is essential for safely distributing electricity throughout the home. Issues such as improperly labeled breakers, rust, or signs of overheating can lead to electrical hazards, including short circuits, power outages, or fire risks.

If no issues were found: Ensure regular inspections and monitor for any signs of wear or issues.

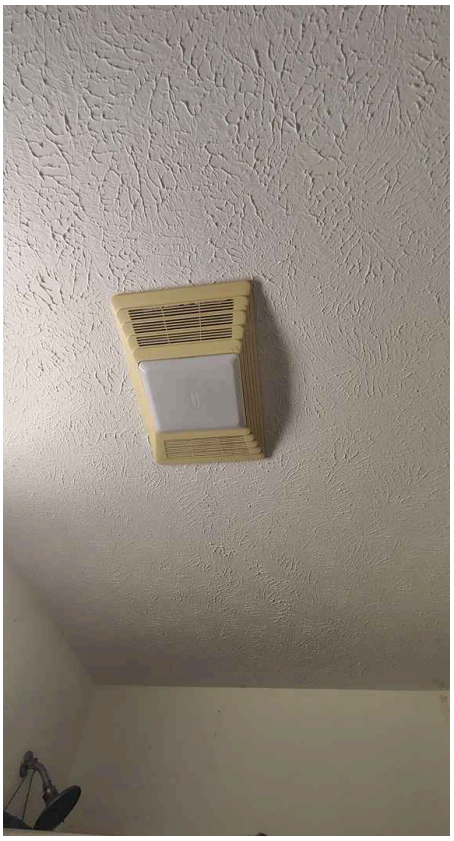
If issues were found: A licensed electrician should inspect the panel to address any concerns, such as replacing damaged breakers, ensuring proper labeling, or addressing any overheating or rust issues.

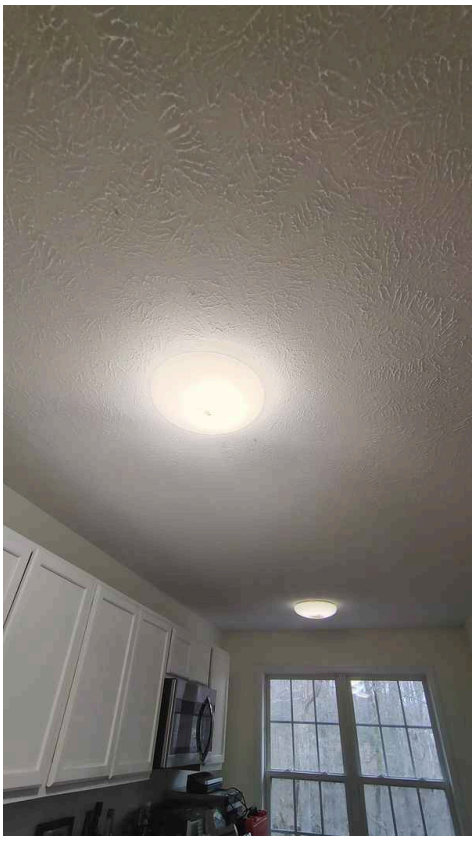
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Lighting Fixtures, Switches & Receptacles: Overview

A representative number of electrical outlets throughout the property were inspected for proper wiring, grounding, and functionality. All outlets were found to be in good working condition, with proper grounding and wiring present. No immediate issues were observed. However, it is always recommended to have a licensed electrician perform a more thorough inspection if there are concerns or if any outlets are not functioning as expected.





Deficiencies

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

Recommendation

INADEQUATE LABELING

The electrical panel labeling is inadequate; breakers are labeled with generic terms such as "lights" or "receptacles" rather than specifying the exact rooms or areas they serve.

Vague labeling can create confusion during maintenance, troubleshooting, or emergency situations. It may be difficult to quickly identify and shut off power to a specific circuit, which could delay necessary repairs or increase safety risks.

Update the panel labeling to clearly identify each circuit's location and purpose (e.g., "Kitchen Lights," "Primary Bedroom Outlets," "Living Room Lights") A licensed electrician or qualified individual should trace each circuit and update the directory to ensure accurate and specific labeling for safety and convenience.

Recommendation

Contact a qualified professional.

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

Safety Hazard

CONDITION: IMPROPERLY SEATED DEAD FRONT COVER

A gap was observed between the electrical panel dead front cover and the circuit breakers. The cover does not appear to be properly seated or aligned, leaving portions of the breaker assembly exposed.

The dead front cover is designed to prevent accidental contact with energized components. Gaps or misalignment reduce this protective function and may expose occupants to an increased risk of electric shock if the panel is accessed.

Recommend evaluation and correction by a qualified electrician.

8.3.1 Branch Wiring Circuits, Breakers & Fuses

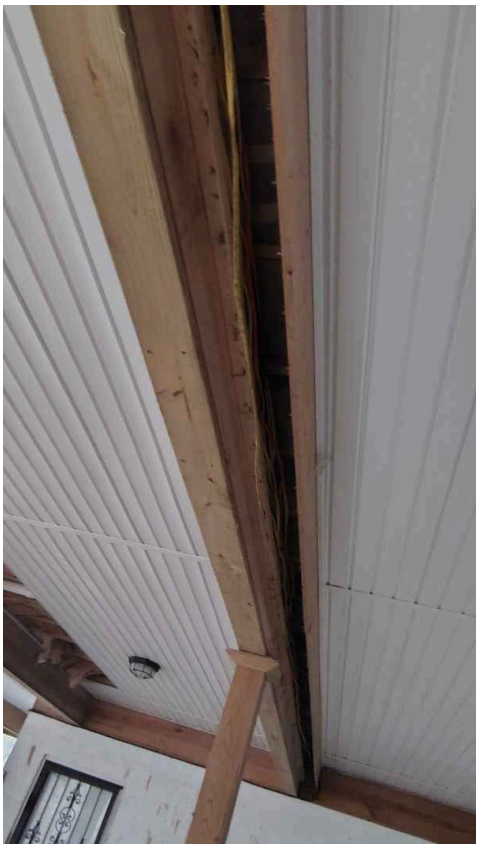
Safety Hazard

ELECTRICAL – EXTERIOR WIRING (OBSERVED)

Electrical wiring was observed routed through overhang framing and exposed due to missing soffit material. Wiring appeared to be:

- Unprotected from physical damage
- Exposed to moisture and environmental conditions
- Installed without proper enclosures or protection

This condition may increase the risk of damage, deterioration, or unsafe operation.



8.3.2 Branch Wiring Circuits, Breakers & Fuses

Recommendation

OPEN JUNCTION BOX

An open electrical junction box was observed with exposed wiring and no cover installed. Electrical connections were visible within the box, and the conductors were not protected from accidental contact, physical damage, or debris. Junction boxes are intended to fully enclose and protect electrical splices, and missing covers reduce this protective function and increase the risk of electric shock or damage to the wiring. It is recommended that a qualified electrician install an appropriate cover and verify that all wiring within the box is properly secured and protected. The inspection was visual and non-invasive, and no testing of the electrical system was performed.

8.3.3 Branch Wiring Circuits, Breakers & Fuses

Recommendation

LIGHT FIXTURE MISSING (EXPOSED WIRING)

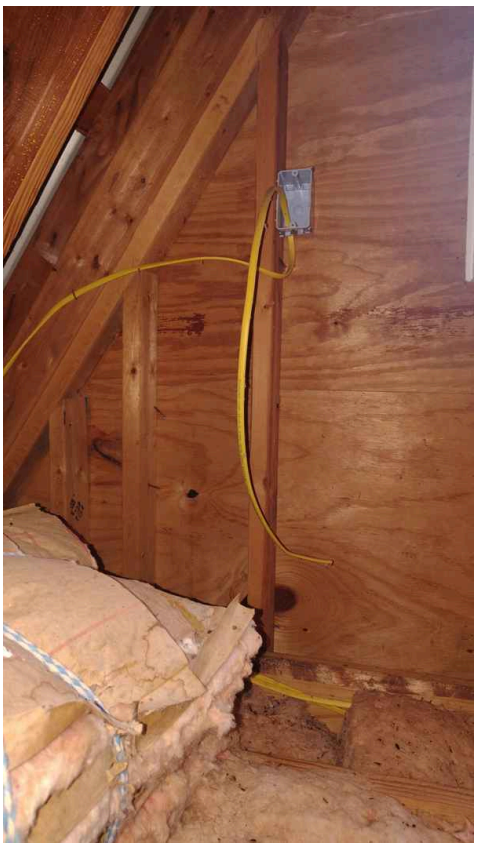
Light fixture not installed. Wiring exposed. Recommend correction by a qualified electrician.

8.3.4 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

WIRE IMPROPERLY TERMINATED (IN ATTIC)

Wire Improperly Terminated in Attic. Recommend having electrician correct.

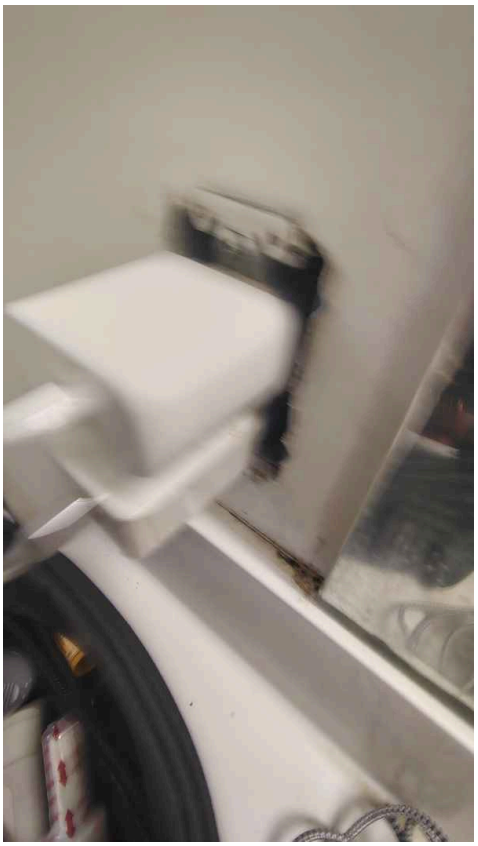


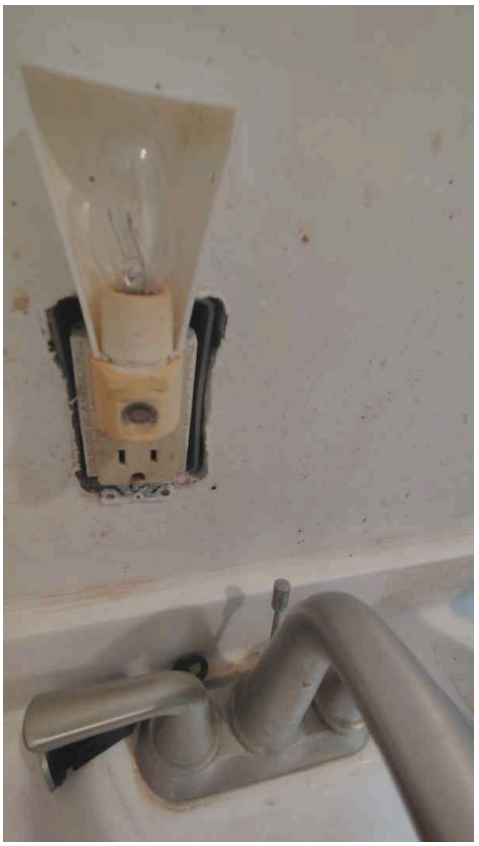
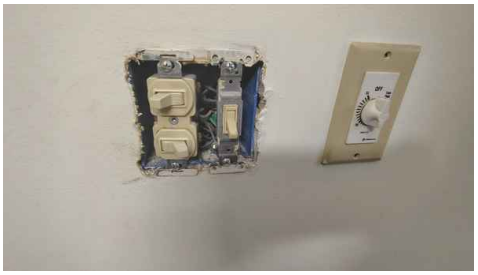
8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES MISSING

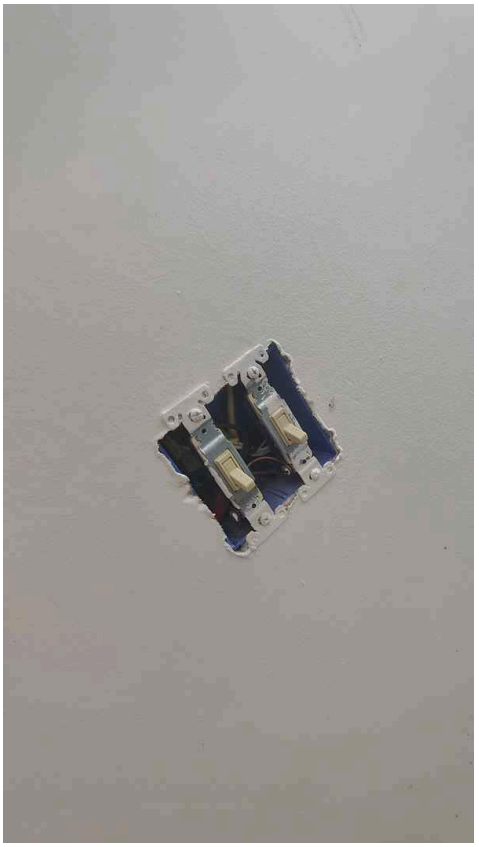
Many receptacles and lightswitches are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



Under Kitchen Sink





8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

EXPOSED WIRING - NO LIGHT FIXTURE INSTALLED

Light fixture not installed, wiring exposed. Have an electrician install light fixture.

8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

CONDITION: OPEN ELECTRICAL ENCLOSURE / IMPROPERLY SECURED COVER

An electrical enclosure was observed with the cover loose and partially open, leaving internal wiring and components exposed. Electrical enclosures are intended to protect wiring from physical damage, debris, moisture intrusion, and accidental contact. When covers are not properly secured, the protective function of the enclosure is reduced and the risk of electric shock or damage to the wiring increases. It is recommended that a qualified electrician secure the enclosure with an appropriate cover and evaluate the internal wiring to ensure it is properly installed and protected. The inspection was visual and non-invasive, and no testing or disassembly of electrical components was performed.

8.4.4 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT COVER MISSING (BATHROOM FAN/LIGHT)

Light Cover Missing (Bathroom Fan/Light). Recommend replacement by qualified electrician.

8.4.5 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT NOT FUNCTIONAL

Light not functional, may need bulb replacement.

8.6.1 Smoke Detectors

Recommendation

INAPPROPRIATE LOCATION

Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturer's instructions.

8.6.2 Smoke Detectors

Safety Hazard

MISSING / INADEQUATE SMOKE DETECTDORS

The home has missing and/or inadequate smoke detectors in key areas. Current safety standards recommend smoke detectors in every bedroom, outside sleeping areas, and on every level of the home.

Smoke detectors are essential for early fire detection and occupant safety. Missing or non-functional detectors significantly increase the risk of injury or property damage in the event of a fire.

Recommend installing new smoke detectors in all required locations per National Fire Protection Association (NFPA) guidelines. Test existing detectors to ensure they are operational, and replace any units that are more than 10 years old. Consider interconnected smoke detectors for enhanced safety. A qualified electrician or fire safety professional can assist with proper installation.

Recommendation

Recommended DIY Project

8.7.1 Carbon Monoxide Detectors

Recommendation

MISSING

There is no carbon monoxide (CO) detector present in the home. Carbon monoxide is an odorless, colorless gas that can be harmful or even fatal in high concentrations. It is especially important to have a CO detector near sleeping areas and on every level of the home, particularly if there are fuel-burning appliances such as gas heaters, stoves, or water heaters.

A carbon monoxide detector should be installed in recommended locations, including near sleeping areas and any floors with fuel-burning appliances. This will help ensure the safety of the household. It is advised to follow manufacturer guidelines for installation, and a licensed professional should be consulted if necessary.

Recommendation

Contact a qualified handyman.

9: FIREPLACE

Information

Type
None (Removed)

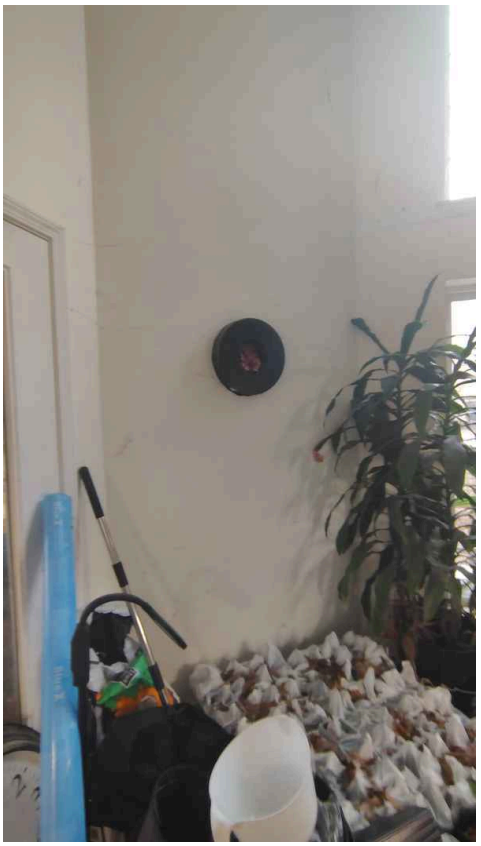
Deficiencies

9.1.1 Vents, Flues & Chimneys

Recommendation

VENT FOR STOVE (IMPROPERLY SEALED)

Wood buring or pellet stove removed, left gap to outside structure, improperly sealed with rags. Recommend having a qualified contrator properly seal this opening.



9.1.2 Vents, Flues & Chimneys

Recommendation

WEATHED SIDING

The chimney exterior was observed with weathered siding and visible gaps at the roof-to-chimney intersection. The flashing and termination details appear worn and may not provide adequate long-term protection against moisture intrusion. Chimneys are common sources of roof leaks when flashing or sealing is deteriorated or improperly installed. Moisture entry at this location can contribute to concealed damage to roof framing, sheathing, and interior finishes over time. It is recommended that a qualified roofing contractor or chimney professional evaluate the chimney exterior and flashing and perform repairs or sealing as needed to reduce the risk of water intrusion. The inspection was visual in nature, and no determination was made regarding concealed conditions within the chimney or roof assembly.

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal, To Exterior

Attic Insulation
Batt

Attic Overview

The attic was inspected for proper insulation, ventilation, structural integrity, and signs of moisture, pests, or damage. [Specify if any issues were found or if the attic is in good condition.]

A well-maintained attic is crucial for preventing heat loss, controlling moisture, and ensuring the structural integrity of the roof and ceiling. Issues such as inadequate insulation, poor ventilation, water damage, or signs of pest activity can lead to higher energy costs, mold growth, and potential damage to the home's structure.

If no issues were found: Continue monitoring the attic periodically for any signs of changes, such as moisture or pests. Ensure that insulation and ventilation remain adequate.

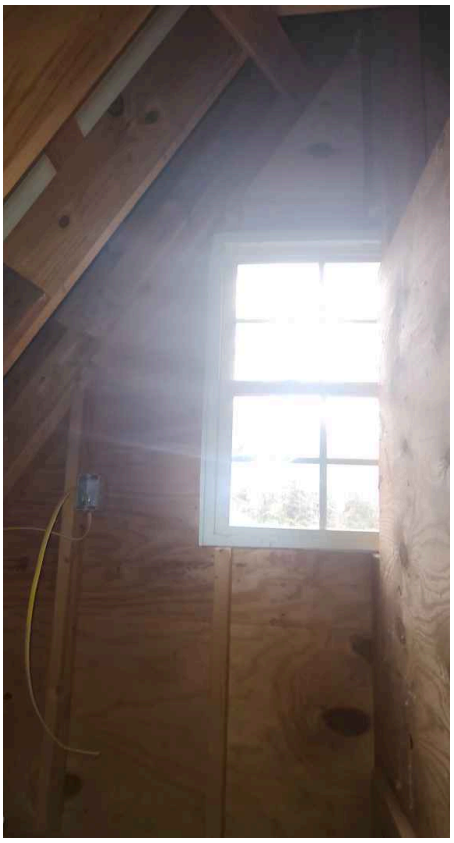
If issues were found: Address any concerns promptly, such as adding insulation, improving ventilation, or repairing any water damage. If pests are present, a professional pest control service should be contacted to remove them and prevent further infestation.

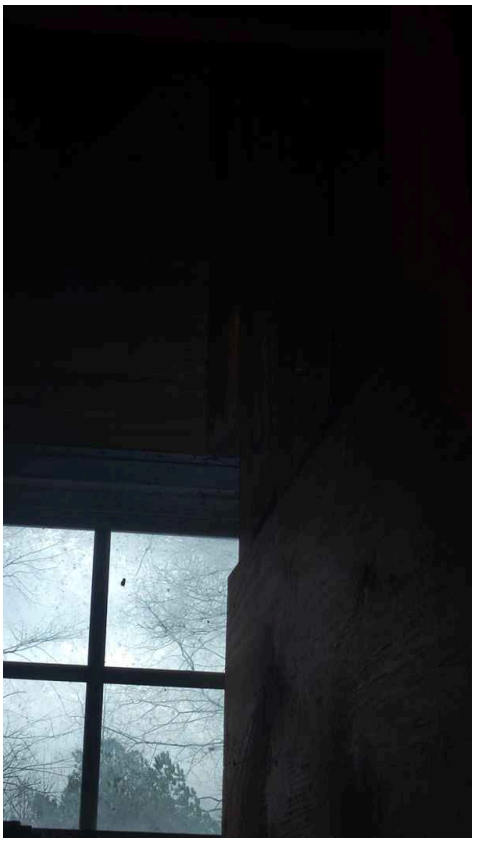










Attic Insulation: Attic Access
Pull Down Stairs

Attic Insulation: Attic Insulation

The attic insulation was inspected for type, depth, and overall condition. [Specify if insulation is adequate or if any issues were identified.]

Proper attic insulation helps maintain energy efficiency by reducing heat loss in winter and heat gain in summer. Inadequate or damaged insulation can lead to increased energy costs, poor indoor comfort, and potential issues with moisture buildup or mold growth.

If insulation is adequate: Ensure the insulation remains undisturbed and periodically check for any signs of compression or damage.

If insulation is inadequate or damaged: Consider adding or replacing insulation to meet recommended levels for your climate. A contractor specializing in insulation can provide options, including spray foam, fiberglass, or cellulose, based on the home's needs.

Ventilation: Ventilation Type
Ridge Vents, Gable Window

Exhaust Systems: Exhaust Fans
Fan with Light

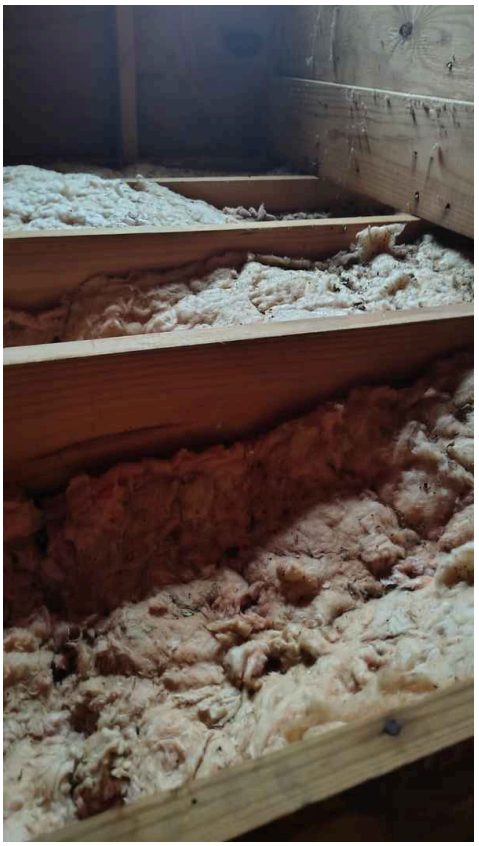
Deficiencies

10.1.1 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

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



10.1.2 Attic Insulation

Recommendation

PORTIONS OF ATTIC WERE NOT INSULATED

Some portions of the attic were not insulated, particularly over areas extending beyond the interior, such as those above the back patio.

Insulating all areas of the attic, including those that extend beyond the interior, is crucial for maintaining consistent temperatures throughout the home. Uninsulated areas can lead to heat loss during the winter and excessive heat gain during the summer, reducing energy efficiency and increasing utility bills. In addition, uninsulated spaces may contribute to the formation of ice dams or moisture issues in colder months.

It is recommended to insulate all areas of the attic, including those extending over non-living spaces like the back patio. This will improve energy efficiency, help regulate indoor temperatures, and prevent potential moisture-related problems.

Recommendation

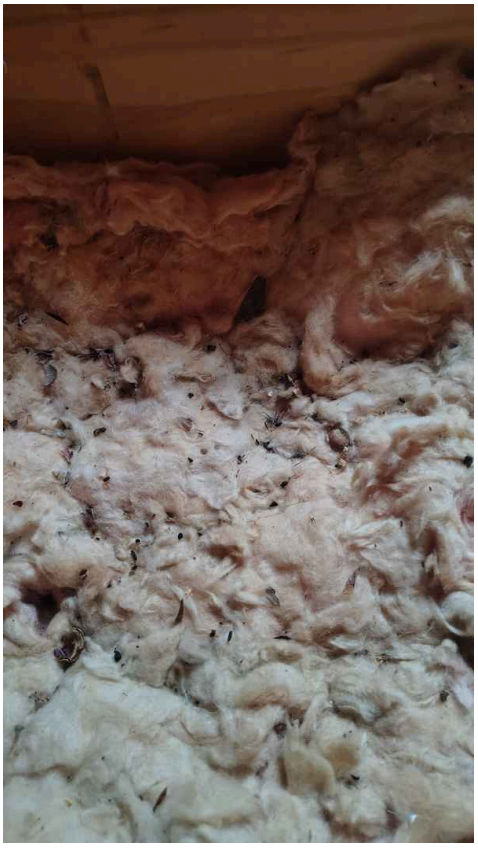
Contact a qualified professional.

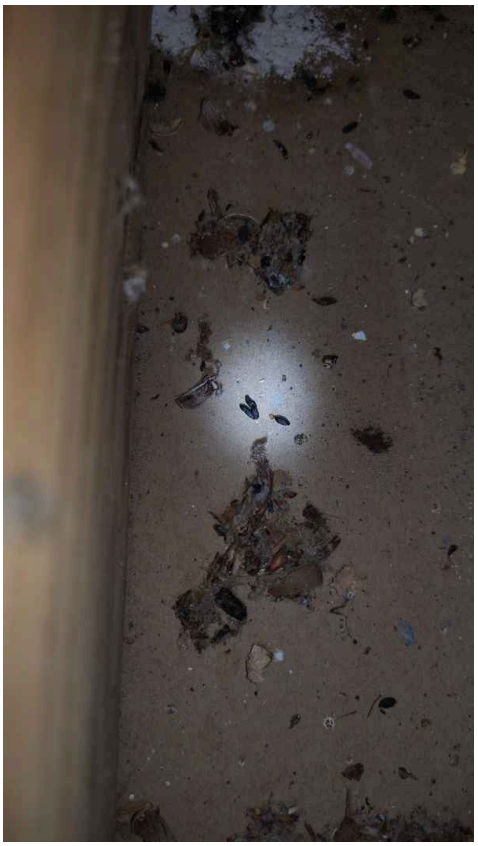
10.1.3 Attic Insulation

Recommendation

EVIDENCE OF RODENT ACTIVITY

Rodent Feces observed in attic. Recommend further evaluation by licensed pest control specialist.





10.1.4 Attic Insulation

Recommendation

MOISTURE STAINING ON ATTIC STAIRS

Moisture staining on attic stairs noted. Indicative of the widespread moistsure and ceiling damage. Possible ongoing moisture intrusion. Can damage wood, lead to mold growth, etc. Have qualified contrator evaluate and repair as necessary.

10.2.1 Ventilation

Recommendation

DRYER VENT FLAP DOES NOT CLOSE

Dryer vent flap does not close properly. A non-closing vent flap can allow pests, debris, and outdoor air to enter the vent system, potentially reducing dryer efficiency and increasing the risk of moisture buildup.

Clean the vent and ensure the flap moves freely. If damaged, replace the vent cover to maintain airflow and prevent unwanted entry.

Recommendation

Contact a handyman or DIY project

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Casement, Double-hung, Single-hung

Windows: Overview

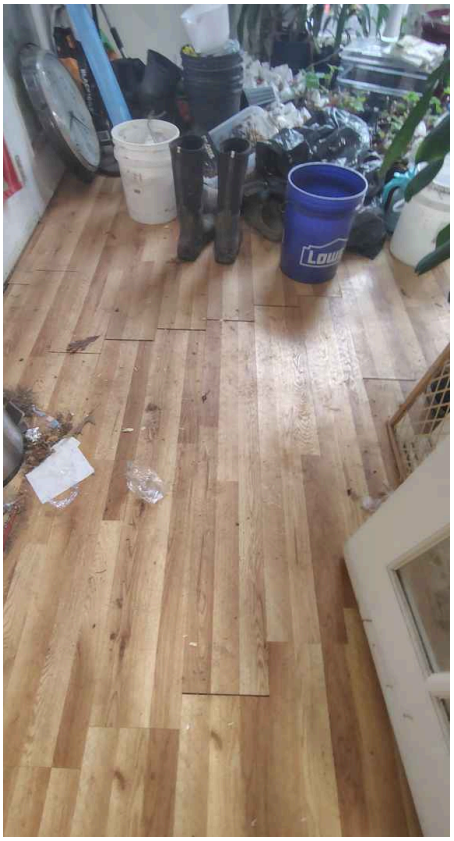
A representative number of windows were inspected for proper functionality, including operation, locks, seals, and overall condition.

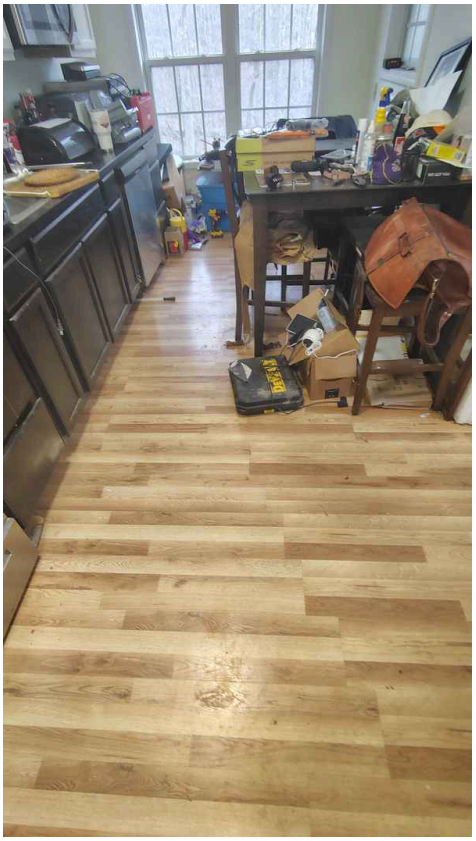
Properly functioning windows contribute to security, energy efficiency, and ventilation. If windows do not open or close properly, have damaged seals, or have faulty locks, this could lead to air leaks, moisture intrusion, or security concerns.

If no issues were found: Continue regular maintenance, including cleaning tracks, lubricating moving parts, and checking seals periodically.

If issues were found: A qualified contractor or window specialist should repair or replace any damaged or non-functional windows to ensure proper security, insulation, and ease of use.

Floors: Floor Coverings
Laminate



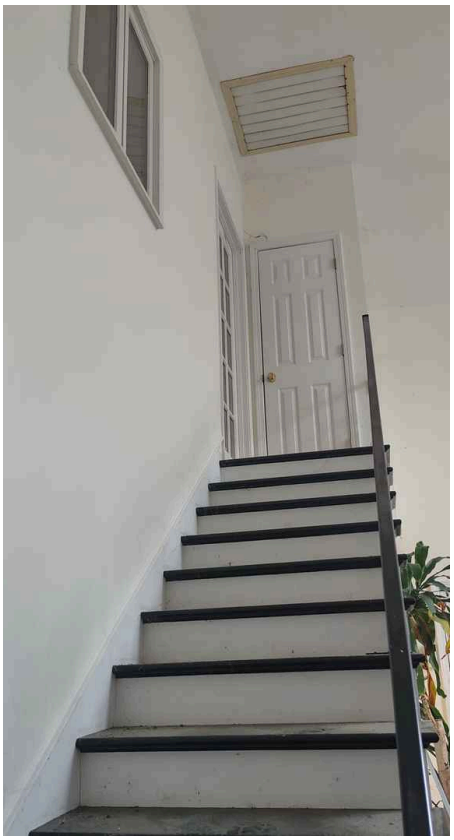


Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board, Textured Ceilings

Steps, Stairways & Railings: Overview

Interior stairways were inspected at the time of inspection. The stair treads, risers, handrails, and guardrails were visually evaluated where accessible. The inspection was limited to visible and readily accessible components only, and no load testing or disassembly was performed.



Countertops & Cabinets:
Cabinetry
Laminate

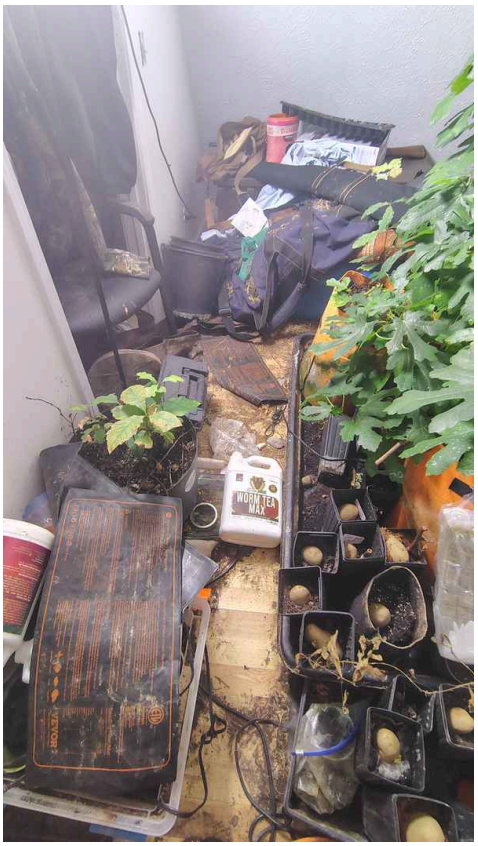
Countertops & Cabinets:
Countertop Material
Laminate

Limitations

General

OCCUPANT BELONGINGS LIMITATION

The presence of occupant belongings limited the scope of the inspection. Furniture, a large number of pots, and stored personal items restricted access to certain areas and components of the home. As a result, some surfaces, systems, and conditions may not have been visible or fully evaluated at the time of inspection. The inspection was limited to accessible areas only, and concealed or obstructed conditions were not assessed.



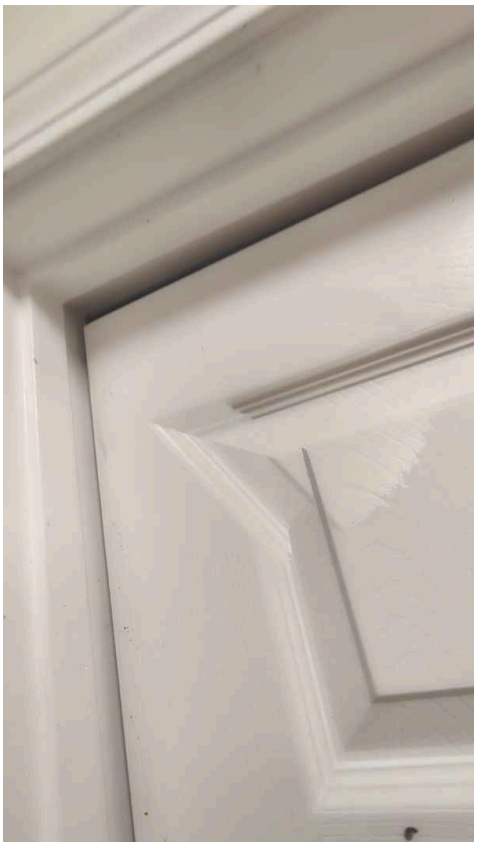
Deficiencies

11.2.1 Doors

DOOR ALIGNMENT

Recommendation

Door, latch and/or strike plate is out of alignment. Recommend a handyman repair.



11.2.2 Doors

DOOR HARDWARE MISSING

Recommendation

The door was observed with missing or incomplete hardware at the time of inspection. The latch mechanism was not properly installed, and the door did not latch or secure when closed. Doors that do not latch properly may not provide adequate privacy, security, or fire separation, depending on location. Repair or replacement of the missing hardware and proper adjustment of the latch by a qualified contractor is recommended to restore normal operation. The inspection was visual in nature, and no disassembly was performed.

11.2.3 Doors

Recommendation

DOOR HARDWARE LOOSE

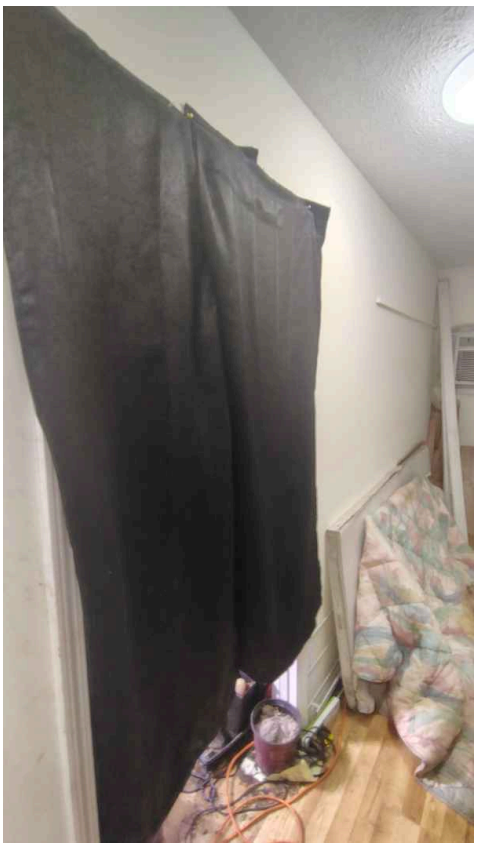
Door hardware is loose, recommend correction by qualified handyman.

11.2.4 Doors

Recommendation

DOOR MISSING / REMOVED

A door was removed. Recommend replacement by qualified professional.



11.3.1 Windows

Recommendation

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

11.3.2 Windows

Recommendation

WINDOW LOCK MECHANISM BROKEN

The window lock mechanism (or other hardware) is broken. A broken lock compromises security and may allow drafts or water intrusion.

Recoommend having window repair professional repair or replace the lock to restore proper function and security.

Recommendation

Contact a qualified window repair/installation contractor.

11.3.3 Windows

Recommendation

WINDOWS MISSING SCREENS

Screens are missing from one or more windows.

Missing window screens can allow insects and pests to enter the home while windows are open. They also reduce the ability to ventilate the home naturally, especially during warmer months. In some cases, missing screens may also indicate potential maintenance or damage issues.

Recommend replacing the missing screens to restore proper ventilation and protect the interior from insects. Ensure that the replacement screens are the correct size and type for the windows, and install them securely to avoid future issues.

Recommendation

Contact a qualified window repair/installation contractor.

11.4.1 Floors

Recommendation

DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

11.4.2 Floors

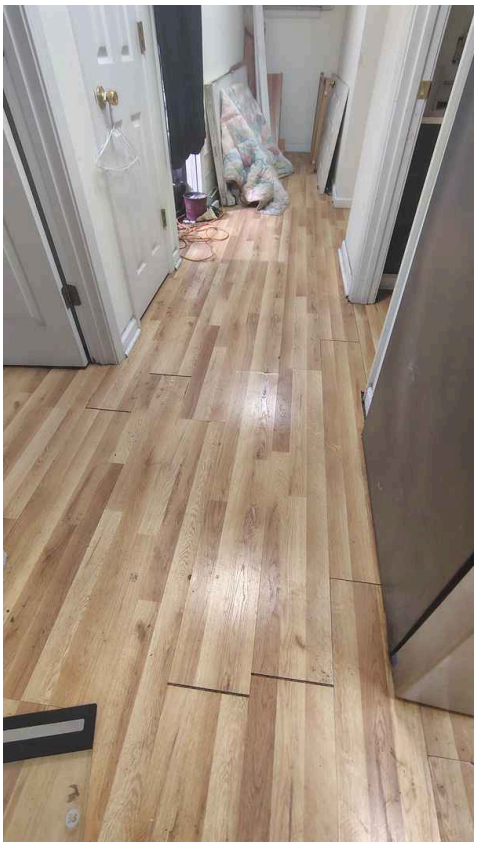
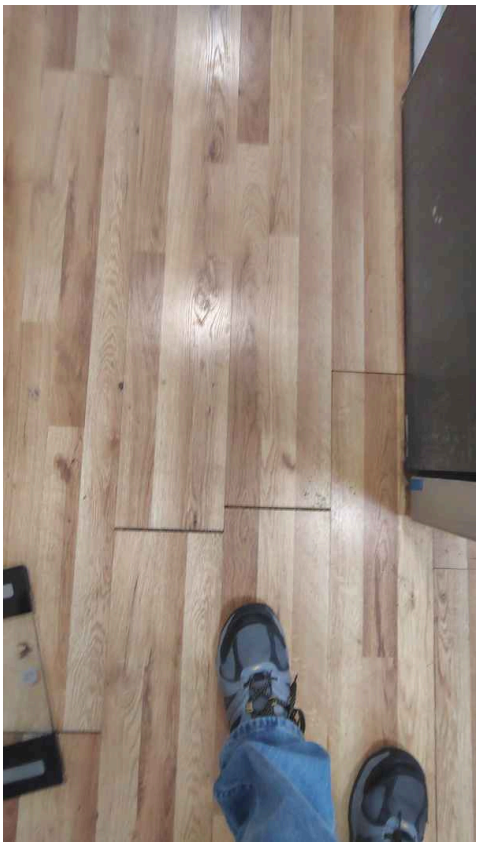
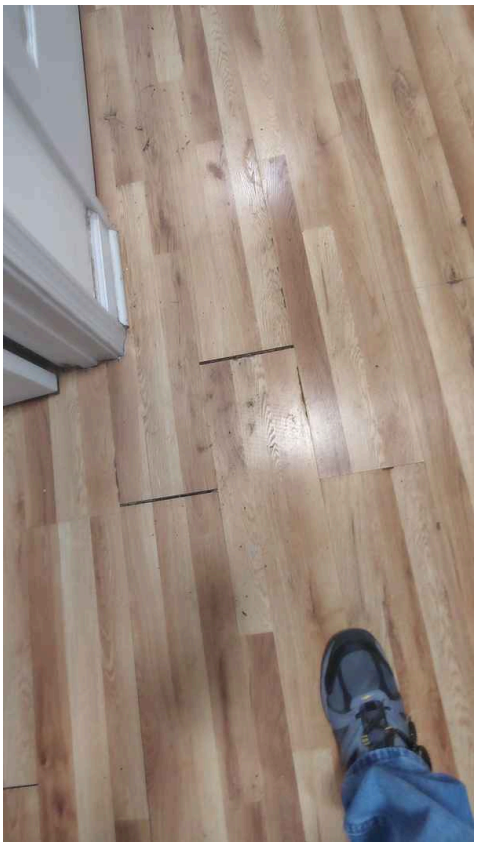
Recommendation

GAPS IN LAMINATE FLOORING

Gaps are present between sections of the laminate wood flooring. This may be due to improper installation, age, or environmental factors such as humidity changes. While primarily cosmetic, these gaps can collect debris and may affect the durability of the flooring. Recommend evaluation by a flooring specialist if concerned or if the condition worsens.

Recommendation

Contact a qualified flooring contractor

11.5.1 Walls

MOISTURE STAINING

Recommendation

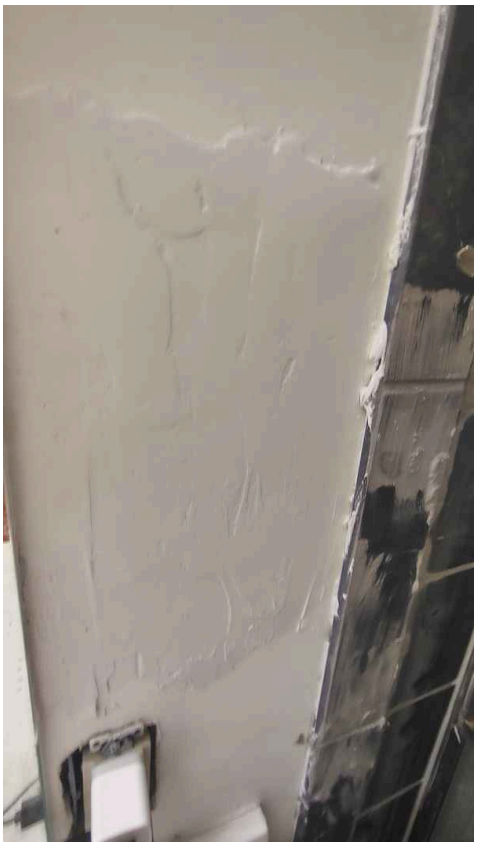
Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

11.5.2 Walls

POOR PATCHING

Recommendation

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.



11.5.3 Walls

Recommendation

GAP IN WALL

Gap in wall at floor. Recommend installation of proper trim piece or other repair by qualified professional.

11.6.1 Ceilings

Safety Hazard

POSSIBLE MOLD

There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

11.6.2 Ceilings

Recommendation

RECENT ROOF LEAK DAMAGE

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

11.6.3 Ceilings

SEVERE DAMAGE

Safety Hazard

Severe ceiling damage with moisture staining observed. Recommend a qualified drywall or structural engineer evaluate and advise.



11.6.4 Ceilings

CRACKS ON CEILING

Safety Hazard

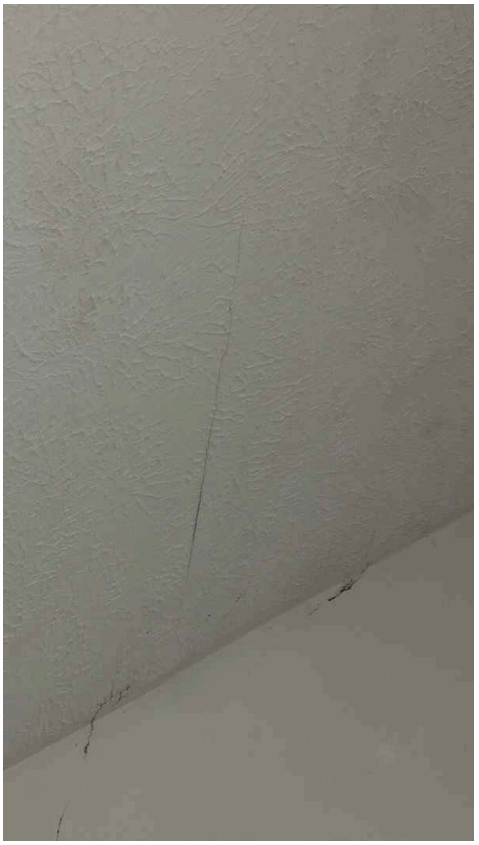
Cracks were observed on the ceiling in Living Room and Bedroom. The cracks vary in size, with some appearing to be hairline and others more noticeable. These cracks may be caused by normal settling of the home, minor structural shifts, or changes in temperature and humidity.

While many ceiling cracks are typical in homes as they age, it is important to monitor them for any changes in size or pattern. If the cracks expand or become more pronounced over time, it could indicate a more significant structural issue, such as foundation movement or problems with the framing.

A professional contractor or structural engineer is recommended to assess the cause of the cracks and determine if any repairs are needed to ensure the home's structural integrity.

Recommendation

Contact a qualified structural engineer.



11.6.5 Ceilings

HOLES IN CEILING / DISCOLORATION

Safety Hazard

Multiple openings and areas of damage were observed in the ceiling surface. These include unsealed cutouts/openings and areas of staining or discoloration. Some openings appear to expose the ceiling cavity above. A circular stained area was also noted, consistent with prior moisture intrusion or past ceiling repair.

Assessment:The observed ceiling openings appear inconsistent with a finished interior condition and may be related to prior fixture removal, abandoned electrical boxes, or unfinished repairs. The staining pattern is suggestive of previous moisture intrusion, though no active leakage was observed at the time of inspection. The exact source, timing, and extent of any prior moisture exposure could not be determined.

Unsealed ceiling openings can allow:

- Air leakage and energy loss
- Pest entry
- Moisture migration and condensation
- Exposure of concealed electrical or framing components

Ceiling staining may indicate past roof, plumbing, or HVAC-related moisture issues and may conceal hidden damage above the ceiling surface.

Recommend repair of all ceiling openings and damaged areas by a qualified contractor. Prior to cosmetic repairs, the source of any past moisture intrusion should be identified and corrected as necessary. If staining reappears, further evaluation by a qualified professional is advised.

The inspection is visual and non-invasive. Concealed conditions within the ceiling cavity were not evaluated.







11.6.6 Ceilings

Recommendation

DAMAGE REPAIR

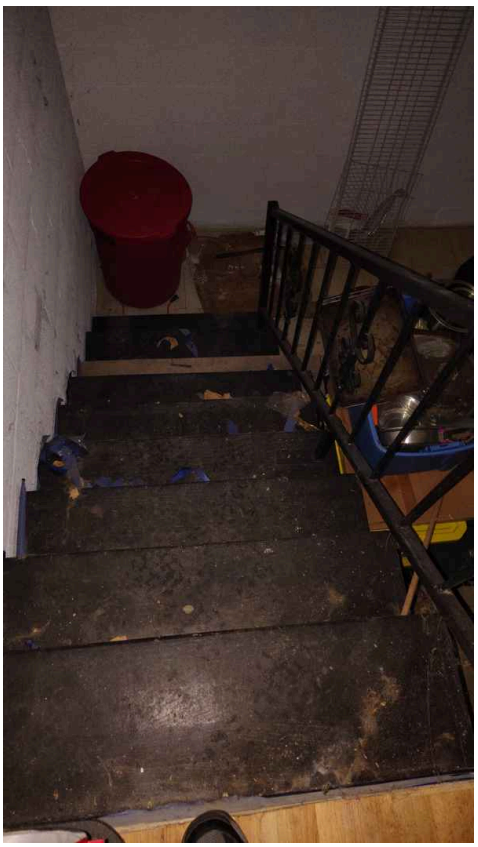
Poorly Repaired Ceiling Damage. May indicate prior leak.

11.7.1 Steps, Stairways & Railings

Safety Hazard

LOOSE STEPS

One or more steps were observed to be loose and unstable at the time of inspection. Loose steps can create a trip or fall hazard and may worsen with continued use. It is recommended that the steps be properly secured and repaired by a qualified contractor to improve safety and stability. The inspection was visual in nature, and no load testing was performed.



12: BUILT-IN APPLIANCES

Information

Dishwasher: No Dishwasher

There is no dishwasher installed in the kitchen. A dishwasher is a convenient appliance that helps with the efficient cleaning of dishes and utensils.

Consider installing a dishwasher in the kitchen to improve convenience and time efficiency in managing household chores. A licensed plumber or appliance technician can install the unit and ensure proper plumbing and electrical connections.

Refrigerator: Brand

GE

Refrigerator: Overview

The refrigerator and freezer were inspected. Both were operational at the time of inspection. The refrigerator was cooling, and the freezer was maintaining appropriate freezing temperatures. No unusual noises, visible leaks, or signs of damage were observed.

Temperature settings and internal thermometer readings were not verified with precision instruments. Performance may vary depending on usage and maintenance.

Continue routine maintenance, such as cleaning condenser coils and checking door seals for proper closure. Monitor for consistent temperature performance and unusual noises or cycling patterns.

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Range/Oven/Cooktop: Overview

The range/oven was inspected for proper operation, including burners, oven functionality, and overall condition. All components were functioning properly at the time of inspection.

Recommend regular cleaning and maintenance to ensure longevity and efficiency.

Garbage Disposal: No Garbage Disposal

The kitchen does not have a garbage disposal installed. A garbage disposal can help manage food waste efficiently and reduce the likelihood of clogged drains.

Consider installing a garbage disposal to improve kitchen waste management and convenience. A licensed plumber or qualified technician can install the unit and ensure it is properly connected to the plumbing system.

Built-in Microwave: Overview

The built-in microwave was tested using normal operating controls and was observed to operate as intended at the time of inspection. A microwave tester was used to verify heating performance and to check for potential microwave leaks; no abnormal leakage was detected. The unit responded properly during operation. Inspection of the microwave is limited to basic functionality and safety; the unit is not evaluated for performance relative to manufacturer specifications. Recommend routine use and maintenance per manufacturer guidelines.

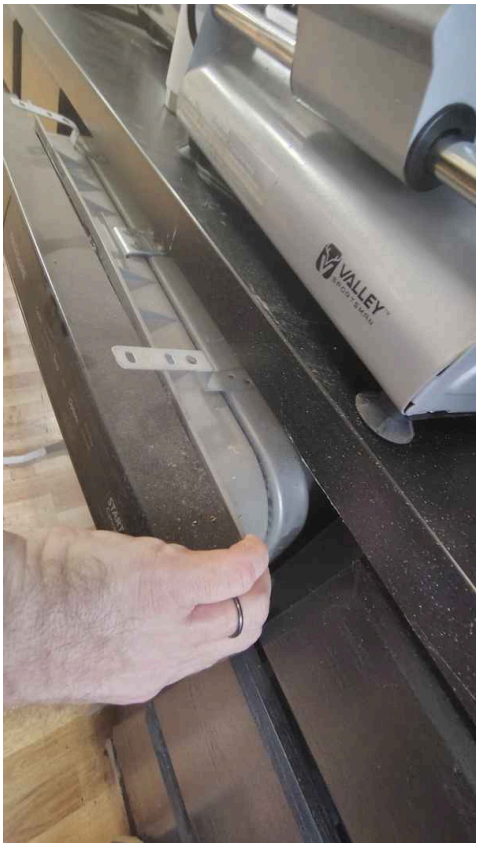


Deficiencies

12.1.1 Dishwasher

NOT INSTALLED

Recommendation

12.3.1 Range/Oven/Cooktop

EXHAUST FAN INOPERABLE

Recommendation

Exhaust fan was inoperable. Recommend a qualified contractor repair.

12.3.2 Range/Oven/Cooktop

Safety Hazard

NON-FUNCTIONAL

The oven & range did not function using normal operating controls. A hotplate appears to be used in place. Recommend evaluation by an appliance repair professional.



12.4.1 Garbage Disposal

Maintenance Item

NO GARBAGE DISPOSAL

The kitchen sink does not have a garbage disposal installed.

While a garbage disposal is not a required component, it is a common convenience in many homes. The absence of a disposal may require alternative food waste management, such as using a sink strainer to prevent drain clogs. If a disposal was expected or previously installed, missing plumbing connections or electrical wiring may need to be addressed.

If desired, a licensed plumber or qualified contractor can install a garbage disposal unit. Ensure proper electrical and plumbing connections are available and compliant with local codes.

Recommendation

Contact a qualified plumbing contractor.

13: ADDITIONAL PHOTOS

Information

Interior Walkthrough Photos: Overview

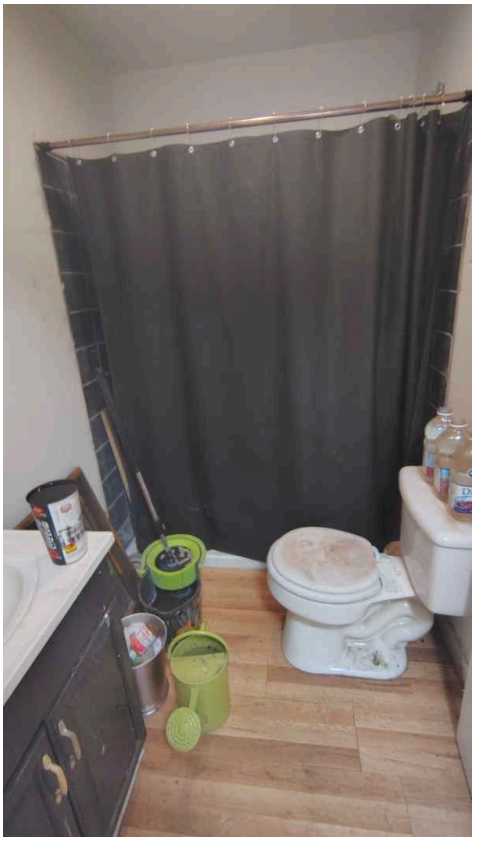
The following interior photographs are provided at the client's request and for the client's benefit in further evaluating the property. These images are supplemental to the inspection findings documented elsewhere in this report and do not represent additional inspection, testing, or evaluation.















Exterior Elevation Photos: Overview

The following exterior elevation photographs are provided at the client's request and for the client's benefit in further evaluating the property. These images show the property from various angles and are supplemental to the inspection findings documented elsewhere in this report. They do not represent additional inspection, testing, or evaluation.


Limitations

Interior Walkthrough Photos

WALKTHROUGH PHOTOS

The following interior photographs are provided at the client's request and for the client's benefit in further evaluating the property. These images are supplemental to the inspection findings documented elsewhere in this report and do not represent additional inspection, testing, or evaluation.

Exterior Elevation Photos

EXTERIOR ELEVATION PHOTOS

The following exterior elevation photographs are provided at the client's request and for the client's benefit in further evaluating the property. These images show the property from various angles and are supplemental to the completed inspection. They do not represent additional inspection, testing, or evaluation.

STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

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.

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.

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.

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.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
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.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

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.

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, 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.