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

TABLE OF CONTENTS

SUMMARY

5 MAINTENANCE ITEM

55 RECOMMENDATION

7 SAFETY HAZARD

2.1.1 Exterior - General: Possible Filled In Well Structure
2.1.2 Exterior - General: House Number Missing or Incomplete
2.2.1 Exterior - Siding, Flashing & Trim: Fence Pipe incorrectly installed in brick veneer siding, leaving large gap.
2.2.2 Exterior - Siding, Flashing & Trim: Damage to Siding / Corner of House
2.2.3 Exterior - Siding, Flashing & Trim: Discoloration of Brick (Darker)
2.3.1 Exterior - Exterior Doors: Paint/Refinish Needed
2.3.2 Exterior - Exterior Doors: Rear Door Missing Glass Panel
2.5.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
2.5.2 Exterior - Eaves, Soffits & Fascia: Fascia - Loose
2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vines
3.1.1 Roof - Coverings: Improper/Incomplete Nailing
3.2.1 Roof - Roof Drainage Systems: Debris
3.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
3.2.3 Roof - Roof Drainage Systems: Downspouts Missing
3.2.4 Roof - Roof Drainage Systems: Gutter Damaged
3.2.5 Roof - Roof Drainage Systems: Gutter Loose
3.3.1 Roof - Flashings: Corroded - Severe
3.3.2 Roof - Flashings: Missing
3.3.3 Roof - Flashings: Drip Edge Missing / Improperly Installed
3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
3.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Unlined
3.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Seal around nails in Chimney flashing
3.4.4 Roof - Skylights, Chimneys & Other Roof Penetrations: Leak repair attempts evident.
3.4.5 Roof - Skylights, Chimneys & Other Roof Penetrations: Vents Show Rust
4.1.1 Basement, Foundation, Crawlspace & Structure - General: Crawspace Access Door Hinge Broke
4.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
4.3.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence

- 4.3.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Vent Covered
- 4.4.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Gap in Wood Planks
- 4.5.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Water Intrusion
- 5.1.1 Heating - Equipment: Needs Servicing/Cleaning
- 5.1.2 Heating - Equipment: Change Filters Regularly
- 6.1.1 Cooling - Cooling Equipment: Air Flow Restricted
- 6.1.2 Cooling - Cooling Equipment: Insulation Missing or Damaged
- 6.1.3 Cooling - Cooling Equipment: R-22 Refrigerant Notice
- 6.1.4 Cooling - Cooling Equipment: Poor attachment of electrical box
- 6.1.5 Cooling - Cooling Equipment: Unit Beyond Expected Service Life
- 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Had Loose Connection
- 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Bathtub Needs Recaulked
- 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Insufficient Capacity
- 7.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- 7.4.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- 7.4.4 Plumbing - Hot Water Systems, Controls, Flues & Vents: No TPR Valve Extension
- 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Junction Box Cover
- 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Missing Globes On Some Lights
- 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Inadequate Clearance
- 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 8.6.1 Electrical - Smoke Detectors: Missing / Inadequate Smoke Detectdors
- 8.7.1 Electrical - Carbon Monoxide Detectors: No Carbon Monoxide Detectors
- 10.2.1 Attic, Insulation & Ventilation - Vapor Retarders (Crawlspace or Basement): No Vapor Barrier
- 10.3.1 Attic, Insulation & Ventilation - Ventilation: Dryer Vent Cover Not Properly Attached
- 11.2.1 Doors, Windows & Interior - Doors: Noticeable Gap
- 11.2.2 Doors, Windows & Interior - Doors: Damaged Door Frame / Trim
- 11.3.1 Doors, Windows & Interior - Windows: Damaged Screen
- 11.3.2 Doors, Windows & Interior - Windows: Missing Screen
- 11.3.3 Doors, Windows & Interior - Windows: Window Lock Mechanism Broken
- 11.3.4 Doors, Windows & Interior - Windows: Peeling Paint
- 11.4.1 Doors, Windows & Interior - Floors: Damaged (General)
- 11.4.2 Doors, Windows & Interior - Floors: Moderate Wear
- 11.4.3 Doors, Windows & Interior - Floors: Severe Wear
- 11.6.1 Doors, Windows & Interior - Ceilings: Crack on Ceiling (Bathroom)
- 11.8.1 Doors, Windows & Interior - Countertops & Cabinets: Vanity Loose
- 12.2.1 Built-in Appliances - Range/Oven/Cooktop: Burner Not Lighting
- 12.3.1 Built-in Appliances - Garbage Disposal: No Garbage Disposal

1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Furnished, Occupied

Style
Bungalow

Temperature
65 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Partly Cloudy

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

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.

2: EXTERIOR

Information

General: Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Masonry, Wood

Exterior Doors: Exterior Entry Door
Wood, Glass, Steel

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch, Steps

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete

Deficiencies

2.1.1 General

Recommendation

POSSIBLE FILLED IN WELL STRUCTURE

SIDE OF HOUSE

The presence of specific rock formations and soil conditions at side of house suggest the possible existence of a filled-in well.

A filled-in well may indicate a previous water source that was abandoned. If not properly decommissioned, old wells can present hazards such as ground instability, potential contamination pathways for groundwater, or unexpected subsidence over time.

A qualified well specialist or geotechnical professional should evaluate the site to determine if a well was previously present and whether proper decommissioning procedures were followed. If necessary, further investigation or official documentation review may be required to confirm its status and ensure compliance with local regulations.

Recommendation

Contact a qualified well service contractor.

2.1.2 General

Recommendation

HOUSE NUMBER MISSING OR INCOMPLETE

The house number is missing, incomplete, or not clearly visible from the street,

A missing or unclear house number can make it difficult for emergency responders, delivery services, and visitors to locate the home. In an emergency, delayed response times due to unclear addressing could pose a safety risk. Many municipalities have regulations requiring clearly displayed house numbers for safety and identification purposes.

Install or replace house numbers in a highly visible location, such as near the front door, mailbox, or curb. Numbers should be large, in a contrasting color, and well-lit if possible to ensure visibility at all times. A qualified contractor or homeowner can complete this installation.

Recommendation

Contact a qualified professional.

2.2.1 Siding, Flashing & Trim

Recommendation

FENCE PIPE INCORRECTLY INSTALLED IN BRICK VENEER SIDING, LEAVING LARGE GAP.

A fence post pipe has been improperly installed through the brick veneer siding at side of house. The surrounding mortar is damaged or missing, leaving gaps that could allow water intrusion or pest entry.

Implications: Gaps in the brick veneer can lead to moisture penetration, which may cause deterioration of the underlying structure, mold growth, or interior water damage. Additionally, openings can provide entry points for pests, such as insects or rodents. Over time, continued exposure to the elements may worsen the damage, leading to costly repairs.

A qualified mason or contractor should properly seal the opening with mortar or an appropriate weather-resistant sealant to prevent further deterioration and water intrusion. If necessary, the fence post pipe installation should be reevaluated to ensure it does not compromise the integrity of the brick veneer.

Recommendation

Contact a qualified professional.



2.2.2 Siding, Flashing & Trim

Recommendation

DAMAGE TO SIDING / CORNER OF HOUSE

Siding at corner damaged by fence gate. Recommend repair.

Recommendation

Contact a qualified professional.

2.2.3 Siding, Flashing & Trim

Recommendation

DISCOLORATION OF BRICK (DARKER)

The brick at Corner shows areas of darker discoloration.

Dark discoloration on brick can result from moisture retention, algae or mildew growth, efflorescence, or environmental staining. If caused by excess moisture, this could indicate poor drainage, leaking gutters, or water intrusion issues that may lead to long-term damage, such as mortar deterioration or interior moisture problems.

A qualified professional should evaluate the cause of the discoloration. Cleaning with a mild detergent, brick cleaner, or pressure washing (at a low setting) may help restore the brick's appearance. If moisture is contributing to the issue, address any underlying water management problems, such as improving drainage, repairing leaks, or resealing the brick if necessary.

Recommendation

Contact a qualified professional.

2.3.1 Exterior Doors

Recommendation

PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

Here is a DIY article on refinishing a wood door.

2.3.2 Exterior Doors

Recommendation

REAR DOOR MISSING GLASS PANEL

Recommend Replacement by a qualified window or door contractor.

Recommendation

Contact a qualified professional.

2.5.1 Eaves, Soffits & Fascia

Recommendation

FASCIA - DAMAGED

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

2.5.2 Eaves, Soffits & Fascia

Recommendation

FASCIA - LOOSE

ON OVERHANG

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

Recommendation

Contact a qualified professional.

2.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

VINES

Vines previously growing on the side of the house. Certain types of vines can trap moisture against the surface, leading to potential rot, mold, or deterioration of siding materials. If growing on brick, vines can weaken mortar joints over time. Additionally, vines may provide a pathway for pests to access the structure.

Consider removing or trimming back the vines to prevent potential damage. If removal is pursued, it should be done carefully to avoid pulling off mortar or damaging siding. A qualified landscaper or contractor can provide guidance on safe removal and preventative maintenance.

Recommendation

Contact a qualified professional.

3: ROOF

Information

Inspection Method
Roof

Roof Type/Style
Combination

Coverings: Material
Asphalt, Metal

Coverings: Overview
Newer shingles over main portion of house; addition has asphalt roll roofing. Most of the new roof appears to be correctly installed with exceptions noted, related to attachment. Gutters have significant issues and need to be replaced.

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Deficiencies

3.1.1 Coverings

Recommendation

IMPROPER/INCOMPLETE NAILING

NEAR ROOF VALLEY OPOSITE DRIVEWAY

Roof coverings showed signs of improper installation and fastening. Recommend a qualified roofing contractor evaluate and repair.





3.2.1 Roof Drainage Systems

Recommendation

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

3.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

3.2.3 Roof Drainage Systems

DOWNSPOUTS MISSING

Recommendation

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

3.2.4 Roof Drainage Systems

Recommendation

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

3.2.5 Roof Drainage Systems

Recommendation

GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

3.3.1 Flashings

Recommendation

CORRODED - SEVERE

Roof flashing showed signs of severe corrosion, which can lead to moisture intrusion and/or mold. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified professional.

3.3.2 Flashings

MISSING

Recommendation

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

3.3.3 Flashings

DRIP EDGE MISSING / IMPROPERLY INSTALLED

Recommendation

The drip edge is either missing or improperly installed, leaving a gap along the roofline inspected areas.

A missing or improperly installed drip edge can allow water to infiltrate behind the fascia and under the roofing materials, potentially leading to moisture damage, wood rot, and deterioration of the roof decking or eaves. Over time, this can compromise the structural integrity of the roof and lead to costly repairs.

A qualified roofing contractor should install or correct the drip edge to ensure proper water runoff and protection of the roof structure. This should be done in accordance with local building codes and manufacturer recommendations to prevent future water damage.

Recommendation

Contact a qualified professional.


3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

Recommendation

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.


3.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY UNLINED

Recommendation

A portion of the chimney was unlined, which can deteriorate the chimney structure and allow harmful gasses to enter home. Recommend a qualified masonry or chimney contractor evaluate and remedy.

Recommendation

Contact a qualified chimney contractor.

3.4.3 Skylights, Chimneys & Other Roof Penetrations

Recommendation

SEAL AROUND NAILS IN CHIMNEY FLASHING

Missing sealant around nails in Chimney flashing.

Recommendation

Contact a qualified roofing professional.

3.4.4 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item

LEAK REPAIR ATTEMPTS EVIDENT.

The addition of sealant around chimney flashing provides evidence of repair attempts. Monitor for signs of leaks and reapply as needed.

Recommendation

Contact a qualified professional.

3.4.5 Skylights, Chimneys & Other Roof Penetrations

Recommendation

VENTS SHOW RUST

The roof vent piping at [location] shows visible rust and corrosion.

Rust on vent piping can weaken the metal over time, potentially leading to deterioration, leaks, or failure of the vent system. This could allow water intrusion into the home or compromise proper ventilation of plumbing gases. If left unaddressed, advanced corrosion may require full pipe replacement.

A qualified roofing or plumbing professional should assess the extent of the rust and determine if cleaning, sealing, or replacement is necessary. Applying a rust-inhibiting primer and weatherproof sealant may help extend the life of the vent piping.

Recommendation

Contact a qualified professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Inspection Method
Crawlspace Access

Foundation: Material
Brick

Basements & Crawlspaces: Photos










Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plank

Deficiencies

4.1.1 General

Recommendation

CRAWSPACE ACCESS DOOR HINGE BROKE

Crawspace access door needs to be reattached. Not properly hinged. Recommend repair.

Recommendation

Contact a qualified handyman.

4.2.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.

4.3.1 Basements & Crawlspaces

Recommendation

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

4.3.2 Basements & Crawlspaces

Recommendation

VENT COVERED

A screened vent is covered with metal. Some are partially covered. Recommend repair.

Recommendation

Contact a qualified professional.

4.4.1 Floor Structure

Recommendation

GAP IN WOOD PLANKS

A gap was observed between the wood planks of the subfloor. Gaps in the subfloor can lead to structural instability, creaking floors, and potential moisture intrusion if located in areas prone to water exposure. Over time, this may contribute to uneven flooring, separation of floor coverings, or increased wear on the finished flooring above. If the gap is excessive, it may indicate improper installation or settling of the structure.

Recommend having a qualified contractor or flooring specialist evaluate the gap to determine if repairs or reinforcements are necessary. Possible solutions may include filling the gap with appropriate materials, securing loose planks, or adding additional support to ensure a stable subfloor.

Recommendation

Contact a qualified professional.

4.5.1 Wall Structure

Safety Hazard

EVIDENCE OF WATER INTRUSION

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

5: HEATING

Information

AFUE Rating

80

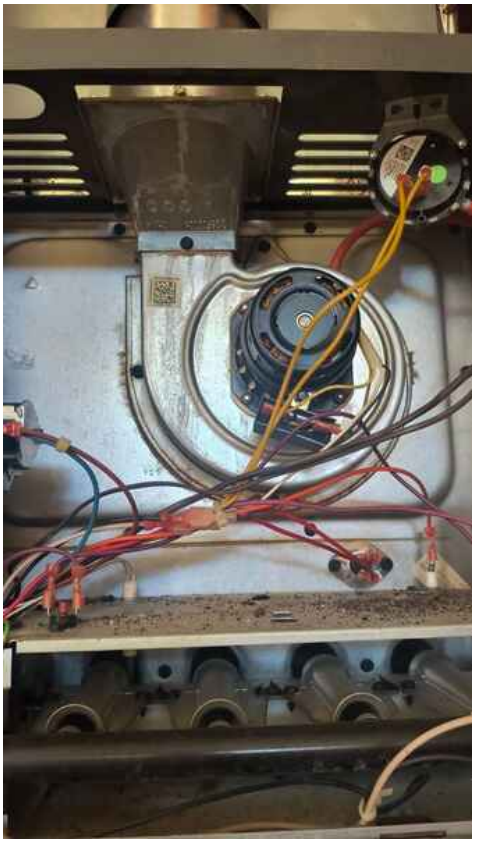
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

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: **Brand**
Goodman



Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Normal Operating Controls: Overview
Digital thermostat, on wall.

Distribution Systems: Ductwork

Insulated

Presence of Installed Heat Source in Each Room: Overview

Inspected for presence of heating distribution system in each room.

Deficiencies

5.1.1 Equipment

NEEDS SERVICING/CLEANING

Maintenance Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

5.1.2 Equipment

Maintenance Item

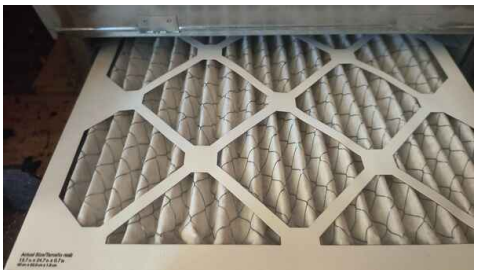
CHANGE FILTERS REGULARLY

The filter appeared to be adequate and cleaned. The filter size is 16x25x1.

Reminder: Remember to change your furnace filter every 1 to 3 months, but more frequently if you have pets or allergies or if the filter becomes visibly dirty.

Recommendation

Recommended DIY Project

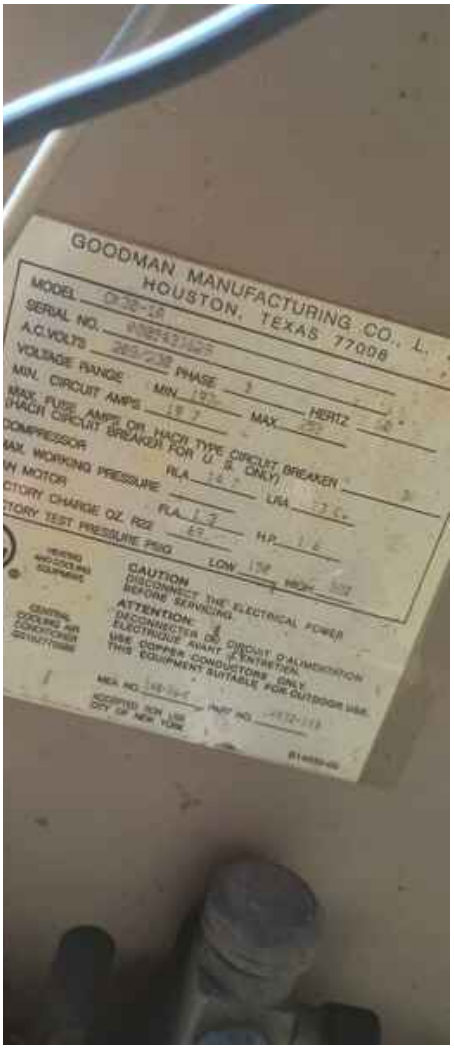


6: COOLING

Information

Cooling Equipment: Brand

Goodman



Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Rear

Normal Operating Controls: Overview
Controlled by same thromstat as heating system.

Distribution System: Configuration
Central

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

Safety Hazard

AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendation

Contact a qualified electrical contractor.

6.1.2 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

6.1.3 Cooling Equipment

Maintenance Item

R-22 REFRIGERANT NOTICE

Observed that the Air Conditioning system may be using R-22 Refrigerant. R-22 is the former industry-standard refrigerant (also known as Freon) and is being phased-out worldwide due to its harmful effects on the ozone layer. Per the US Environmental Protection Agency, no new R-22 refrigerant can be manufactured or imported into the US. As a result, it is becoming much more difficult (and expensive) to get R-22. Repairing older R-22 systems will be more costly if the repair requires adding refrigerant to the system. Except for some simple electrical issues, many types of Air Conditioning system repairs require recharging refrigerant. As it will become cost-prohibitive to try to maintain R-22 systems soon, now is the time to figure out your plan for replacing the system.

6.1.4 Cooling Equipment

Recommendation

POOR ATTACHMENT OF ELECTRICAL BOX

The fuse box for the exterior air compressor is hanging from the conduit and is not securely mounted to the building or a dedicated support post.

A loose or improperly secured fuse box can strain electrical connections, leading to potential damage, exposed wiring, or electrical hazards. This condition also increases the risk of weather-related deterioration, physical damage, or accidental disconnection, which could impact the operation of the air conditioning system.

A qualified electrician should properly secure the fuse box to the building or install a dedicated mounting post to ensure stability and compliance with electrical safety codes. All connections should be inspected to verify they are intact and free from damage.

Recommendation

Contact a qualified professional.

6.1.5 Cooling Equipment

Safety Hazard

UNIT BEYOND EXPECTED SERVICE LIFE

The air conditioning unit is aged and has exceeded its expected service life of approximately 10-15 years. The unit was manufactured in 2000, making it 26 years old.

While the system may still be operational, older AC units typically experience reduced efficiency, higher energy costs, and an increased risk of component failure. Replacement parts may become difficult to find, and refrigerant regulations may impact repair options if the unit uses an outdated refrigerant such as R-22.

Budget for replacement in the near future. Have a qualified HVAC technician evaluate the system's current performance and determine whether repairs or upgrades are needed to maintain efficiency and reliability.

Recommendation

Contact a qualified HVAC professional.

7: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Front

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

Drain, Waste, & Vent Systems: Material
Iron

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper, Hose

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.






Washer Connection

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

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

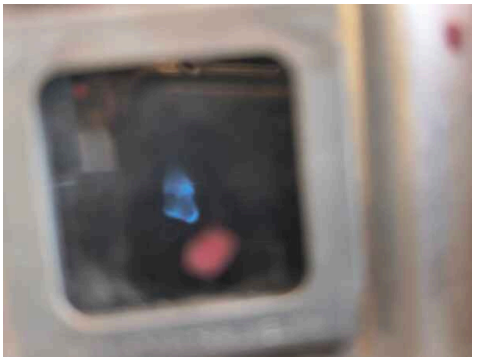
Hot Water Systems, Controls, Flues & Vents: Manufacturer
GE

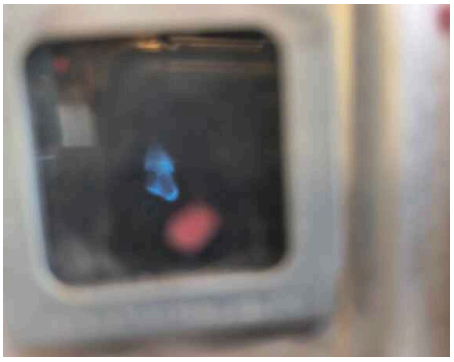
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas





Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET HAD LOOSE CONNECTION

The toilet has a loose connection, causing instability when used. A loose toilet can lead to leaks at the base, potential water damage to flooring and subflooring, and compromised sealing of the wax ring, which may allow sewer gases to escape. If not addressed, prolonged movement may worsen the issue and lead to costly repairs.

A qualified plumber should inspect the toilet, tighten or replace the mounting bolts as needed, and assess the wax ring for potential replacement. If there are signs of water damage, further evaluation of the subfloor may be necessary.

Recommendation

Contact a qualified plumbing contractor.


7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

BATHTUB NEEDS RECAULKED

The caulking around the tub at is deteriorated, cracked, or missing in some areas. Gaps or failing caulk can allow water to seep behind walls and under flooring, leading to moisture damage, mold growth, and potential structural issues over time.

Recommend removing the old caulk and apply a new, high-quality, mold-resistant bathroom caulk to ensure a proper seal. This will help prevent water intrusion and maintain the integrity of surrounding surfaces. A qualified contractor or homeowner with appropriate experience can complete this repair.

Recommendation

Contact a handyman or DIY project

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

INSUFFICIENT CAPACITY

Water heater may not have the capacity necessary to supply sufficient water to the home. Recommend evaluating options to replace water heater with a larger capacity tank.

7.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

NEAR END OF LIFE

Water heater from 2007.

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

7.4.3 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

7.4.4 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO TPR VALVE EXTENSION

The Temperature and Pressure Relief (TPR) valve on the water heater located at does not have a proper extension pipe installed.

The TPR valve is a critical safety feature designed to release excess pressure and prevent potential water heater explosions. Without an extension pipe, scalding hot water or steam could be discharged in an unsafe manner, posing a burn hazard and potential water damage to surrounding areas.

A qualified plumber should install a proper TPR valve extension pipe that terminates within 6 inches of the floor and meets local plumbing codes. This will help ensure safe operation and compliance with industry standards.

Recommendation

Contact a qualified plumbing contractor.


DO NOT RETURN
ENERGYGUIDE


ENERGYGUIDE

8: ELECTRICAL

Information

Overview

Checked a representative number of outlets for proper wiring, functionality, and other defects. Any defects noted.

Service Entrance Conductors:

Electrical Service Conductors

Overhead

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.

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.

(Note: Properly covered, but cover is not pictured. Inspected interior - shown)

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

Exterior



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

200 AMP

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

Siemens

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

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

Checked lighting fixtures, switches, and receptacles for proper wiring, functionality, and grounding.

Kitchen receptacles were grounded, however, receptacles in much of the rest of the house were not grounded.

Deficiencies

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

Recommendation

MISSING LABELS ON PANEL

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

Recommendation

Contact a qualified electrical contractor.

8.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

JUNCTION BOX COVER

BEDROOM

Cover needed at electrical junction box / former panel. The lack of a cover could pose an electrocution hazard to children or other individuals who reach inside. Note that live components are inside.

Recommendation

Contact a qualified electrical contractor.




8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

MISSING GLOBES ON SOME LIGHTS

Missing globes on some light fixtures. Exposed bulbs can create glare, be more susceptible to damage, and pose a potential safety hazard, especially if the fixture is within reach.

Recommend replacing missing globes to protect bulbs, improve lighting aesthetics, and reduce the risk of breakage or accidental contact.

Recommendation

Contact a qualified professional.

8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded.

To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.

8.4.4 Lighting Fixtures, Switches & Receptacles

Safety Hazard

INADEQUATE CLEARANCE

Light in the Utility Room doesn't have adequate clearance to the ceiling, resulting in heat damaging the ceiling. This is a potential fire hazard. The light should have a globe installed and adequate clearance should be provided to combustible materials. Also, recommend installation of a bulb that does not get hot (such as an LED), rather than the incandescent bulb.

Recommendation

Contact a qualified electrical contractor.




8.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

8.6.1 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

Safety Hazard

NO CARBON MONOXIDE DETECTORS

No carbon monoxide (CO) detectors were found in the home at the time of inspection.

Carbon monoxide is a colorless, odorless gas that can be deadly if undetected. Homes with fuel-burning appliances, fireplaces, or attached garages are particularly at risk. Without a functioning CO detector, occupants may not be alerted to dangerous levels of carbon monoxide, increasing the risk of poisoning.

Recommend installation of CO detectors on every level of the home and outside sleeping areas, as recommended by the National Fire Protection Association (NFPA) and local building codes. Combination smoke and CO detectors can also be used. Units should be tested regularly and replaced per manufacturer guidelines. A qualified professional can assist with proper placement and installation.

Recommendation

Contact a qualified professional.

9: FIREPLACE

Information

Type
Decommissioned

Limitations

General

CHIMNEY SEALED OFF

No access to fireplace. Inspection inherenly limited.

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Flooring Insulation
Loose Fill

Attic Insulation: Attic Access

Access panel

Ventilation: Ventilation Type

Gable Vents

Exhaust Systems: Exhaust Fans

Fan Only

Deficiencies

10.2.1 Vapor Retarders (Crawlspace or Basement)

Recommendation

NO VAPOR BARRIER

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.

10.3.1 Ventilation

Recommendation

DRYER VENT COVER NOT PROPERLY ATTACHED

The dryer vent has a flap that closes but doesn't rest securely against the house. It should be screwed into place.

Recommendation

Contact a handyman or DIY project

11: DOORS, WINDOWS & INTERIOR

Information

Doors: Overview

Checked doors for proper alignment, functionality, and other defects. Any defects noted.

Front door contains decorative window features and a security door.

Windows: Window Manufacturer

Unknown

Windows: Window Type

Casement, Sliders, Double-hung

Floors: Floor Coverings

Hardwood, Linoleum

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Gypsum Board

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Laminate

Deficiencies

11.2.1 Doors

Recommendation

NOTICEABLE GAP

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation

Contact a qualified door repair/installation contractor.

11.2.2 Doors

Recommendation

DAMAGED DOOR FRAME / TRIM

A door frame was found to have visible damage. It may affect the proper operation and security of the door.

If left unaddressed, this issue could lead to further deterioration, difficulty in door operation, reduced energy efficiency, and potential security concerns.

A qualified contractor or carpenter should assess the damage and make necessary repairs or replacements as needed. If moisture-related deterioration is suspected, further evaluation of potential water intrusion sources is advised.

Recommendation

Contact a qualified door repair/installation contractor.



11.3.1 Windows

DAMAGED SCREEN

Recommendation

Damaged screen. Recommend replacement.



11.3.2 Windows

MISSING SCREEN

Recommendation

Window missing screen. Recommend replacement.

11.3.3 Windows

WINDOW LOCK MECHANISM BROKEN

Recommendation

The window lock mechanism 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.

11.3.4 Windows

PEELING PAINT

Recommendation

Window sill has peeling paint, which may indicate prolonged exposure to moisture, sun damage, or aging paint. Peeling paint can expose the underlying wood to moisture, potentially leading to wood deterioration or rot over time. In older homes, peeling paint may also indicate the presence of lead-based paint, which can pose health risks.

The affected area should be prepped and repainted to protect the surface. If the home was built before 1978, testing for lead-based paint is recommended before sanding or scraping. A qualified contractor or painter should perform any necessary repairs.

Recommendation

Contact a qualified professional.

11.4.1 Floors

Recommendation

DAMAGED (GENERAL)

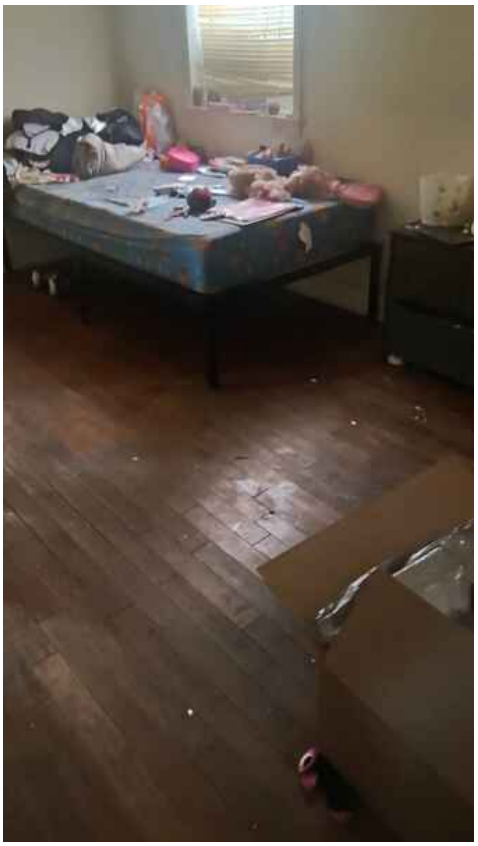
The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

11.4.2 Floors

Recommendation

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.



11.4.3 Floors

Recommendation

SEVERE WEAR

Floors have severe surface wear in many areas. Recommend a qualified flooring contractor evaluate & remedy.

Here is a DIY article that outlines how to refinish wood floors yourself.

11.6.1 Ceilings

Recommendation

CRACK ON CEILING (BATHROOM)

A visible crack is present on the ceiling above the tub at [location].

Ceiling cracks in this area may result from moisture exposure, settling of the home, or structural movement. If the crack is accompanied by staining, it could indicate an active moisture issue or a previous leak. Left unaddressed, the damage may worsen over time, potentially leading to peeling paint, plaster deterioration, or further structural concerns.

Monitor the crack for any changes in size or new signs of water damage. If moisture intrusion is suspected, further evaluation by a qualified contractor is recommended. Repair options may include sealing the crack with joint compound, repainting, or addressing any underlying issues if present.

Recommendation

Contact a qualified professional.

11.8.1 Countertops & Cabinets

Recommendation

VANITY LOOSE

BATHROOM

Vanity was improperly installed and not secured. Recommend qualified contractor secure vanity properly.


MaxFresh


MaxFresh

12: BUILT-IN APPLIANCES

Information

Refrigerator: Brand
Unknown

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Magic Chef

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Limitations

Refrigerator

OVERVIEW

Refridgerator not inspected, per homeowner request, as it was indicated that refrigerator and stove would be replaced.

Range/Oven/Cooktop

OVERVIEW

Refridgerator not fully inspected, per homeowner request, as it was indicated that refrigerator and stove would be replaced.

Deficiencies

12.2.1 Range/Oven/Cooktop

Recommendation

BURNER NOT LIGHTING

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

Here is a DIY resource on possible solutions.

12.3.1 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.

STANDARDS OF PRACTICE

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.