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RESIDENTIAL REPORT

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FEBRUARY 26, 2019

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1: INSPECTION DETAILS

Information

In Attendance
Client

Temperature (approximate)
30 Fahrenheit (F)

Flooring Materials
Tile, Carpet

Occupancy
Furnished, Occupied

Type of Building
Single Family

Wall Materials
Drywall, Wood, Partially Unfinished

Style
Ranch

Weather Conditions
Clear, Snow

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

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

Information

Inspection Method
Roof

Roof Type/Style
Gable

Coverings: Material
30-Year Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Coverings: Description

The roofing material consisted of an architectural asphalt shingle, that is designed to last 30 years under proper conditions.

Limitations

Coverings

APPROXIMATE AGE

15-20 Years

Coverings

LAYERS

1 Layer

ONE (1) Layer - of roofing material is considered the norm in todays practice. When installed correctly, one layer provides the longest available lifespan for the shingle and oftentimes, is required by the manufacturer to validate any warranty.

TWO (2) Layers - of roofing is considered the MAXIMUM amount of layers in colder climates. Each additional layer reduces the lifespan of the shingle by approximately 25%. Also, when a roof replacement is required, both layers should be removed.

THREE (3) Layers - of roofing material is a known safety hazard in colder climates. With the weight of the roofing material, and any added weight such as snow or ice, the roof structure could be severely compromised. Each additional layer reduces the lifespan of the shingle by approximately 25%. IT IS RECOMMENDED HOWEVER, TO CONTACT A PROFESSIONAL ROOFING CONTRACTOR TO EVALUATE THE ROOF STRUCTURE.

Skylights, Chimneys & Other Roof Penetrations

CHIMNEY INSPECTED?

Yes

Observations

2.1.1 Coverings

COSMETIC DAMAGE

One or more areas on the roof showed signs of minor cosmetic damage caused during install or manufacturing defect. I recommend monitoring those particular areas as they are more susceptible to faster degrading and future roof leaks.

Recommendation

Recommend monitoring.




2.1.2 Coverings

EXPOSED FASTENERS

One or more roof fasteners were not covered by the correct roofing materials. I recommend keeping the fasteners sealed and monitoring for future signs of leaks.

Recommendation

Recommended DIY Project

2.1.3 Coverings

RIDGE CAP DAMAGED

One or more areas on the ridge cap, which is the uppermost part of your roof, were "slipping". I recommend contacting a qualified roofer in order to make the necessary repairs in order to avoid future leaks.

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

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. I recommend adjusting downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project

2.2.2 Roof Drainage Systems

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. I recommend sealing with a rubber based caulk from the inside of the gutter during a dry period in order to prevent further leakage.

Recommendation

Contact a handyman or DIY project

2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY UNLINED

The single flue chimney was unlined and used with a natural gas heating appliance, which can deteriorate the chimney structure over time, and allow harmful gasses to enter home. I recommend a qualified masonry or chimney contractor evaluate and install the proper chimney liner.

Recommendation

Contact a qualified chimney contractor.

2.4.2 Skylights, Chimneys & Other Roof Penetrations

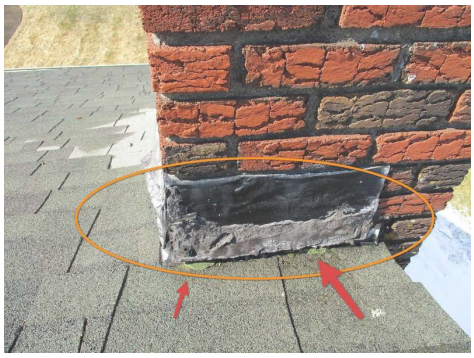
STEP FLASHING NEEDS REPAIR

The step cracking around the base of the double chimney, is showing signs of separation, which can cause leaks into the roof structure. I recommend contacting a qualified roofer or chimney professional in order to re-flash and seal the area.

Recommendation

Contact a qualified professional.





2.4.3 Skylights, Chimneys & Other Roof Penetrations

PLUMBING BOOT NEEDS REPAIR

One or more plumbing "boots" showed signs of wear around the seals. I recommend resealing around the "boot" using roofing caulk in order to prevent future roof leaks.

Recommendation

Contact a handyman or DIY project

2.4.4 Skylights, Chimneys & Other Roof Penetrations

IMPROPER CHIMNEY CAP

The rain cap around one of the flues on the double chimney was secured using a loose brick, which may cause the cap to become dislodged during heavy winds. Although a proper chimney cap was installed around the entire chimney, I recommend properly securing the rain cap in order to prevent unwanted moisture intrusion between the chimney liner and brick structure.

Recommendation

Contact a qualified professional.

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Pest Treatment Evidence	X			

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

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Masonry, Vinyl

Siding, Flashing & Trim: Siding Style
Clapboard

Exterior Doors: Exterior Entry Door
Fiberglass, Steel

Walkways, Patios & Driveways: Driveway Material
Asphalt

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch, Front Porch, Patio, Retaining Wall, Sidewalk

Decks, Balconies, Porches & Steps: Material
Concrete

Observations

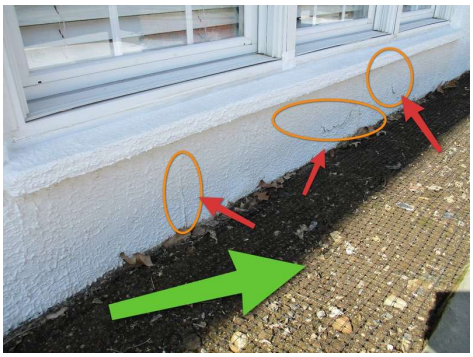
3.1.1 Siding, Flashing & Trim

SPALLING

One or more areas on the exterior masonry covering showed signs of spalling. Spalling is the separation of the foundation material from the exterior finishing material, and is caused by moisture entering the masonry material. In this case, it appears the moisture is being wicked up from the surrounding dirt from the garden area. I recommend either removing the dirt from around the foundation or installing a plastic sheet liner in between the dirt and foundation.

Recommendation

Contact a handyman or DIY project




3.3.1 Walkways, Patios & Driveways

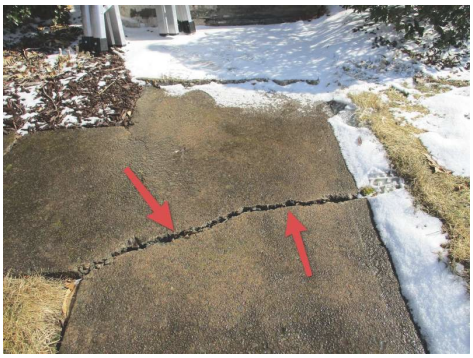
Safety Hazard

WALKWAY TRIP HAZARDS

One or more areas on the walkway/sidewalks is uneven/cracked, which presents a possible trip and fall hazard. It is recommended to repair the walkway using patching cement.

Recommendation

Contact a handyman or DIY project




3.4.1 Decks, Balconies, Porches & Steps

Safety Hazard

UNEVEN STEPS

One or more steps on the front porch are uneven and pose a possible trip hazard.

3.7.1 Pest Treatment Evidence

TERMITE TREATMENT EVIDENCE

Several termite bait cartridge stakes were noted to be installed around the perimeter of the home. The particular ones observed were of the same variety that are usually installed by professional pest management companies. The presence of the stakes indicate that treatment of termites was performed at the home at some point in the past. Although no other evidence of termites, or active infestation was observed, I recommend contacting the seller of the home to inquire about past termite activity or attempted treatment.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspaces	X			X
4.3	Floor Structure	X			X
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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

Information

Inspection Method
Attic Access, Visual, Finished Basement

Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Concrete, Wood Beams

Floor Structure: Sub-floor
Plank

Observations

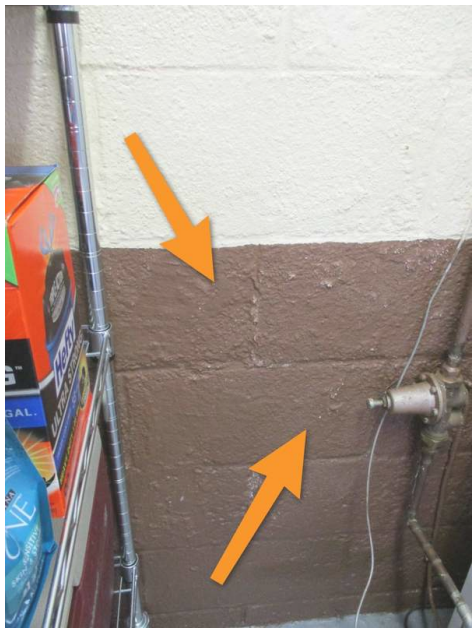
4.2.1 Basements & Crawlspaces

EFFLORESCENCE

Efflorescence was noted on the basement wall surface. This a white, powdery deposit that is consistent with moisture intrusion. I recommend monitoring and/or correction to any grading outside that may contribute to this issue. It is also noteworthy, that some basements, no matter the grading, will always have above average levels of moisture. In this case, I recommend placing a dehumidifier in the basement to keep moisture levels manageable.

Recommendation

Recommend monitoring.



4.3.1 Floor Structure

LEAK-INACTIVE

One or more areas in the ceiling (flooring of second floor) structure were observed to be stained from a leak above. Although the leak does not appear to be active at this time, I recommend consulting the current homeowner if possible and monitoring the area to prevent further leaks.

Recommendation

Recommend monitoring.

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			X
5.4	Appliance Shut-Off	X			
5.5	Presence of Installed Heat Source in Each Room	X			

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

Information

Fuel Shut-Off
Outside Meter

Equipment: Brand
Burnham

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Circulated Boiler

Equipment: AGE
1991-01-01

Equipment: BTU's
130,000 BTU's

Observations

5.1.1 Equipment

INCORRECT TPR VALVE

The TPR valve on the natural gas boiler was not properly installed, which can create unnecessary resistance to any steam/water discharge in the event the valve needs to be used. The valve should extend directly to the side of the boiler and down, terminating within 6 inches of the floor. I recommend contacting a qualified plumber to repair as needed.

Recommendation

Contact a qualified plumbing contractor.

5.1.2 Equipment

Safety Hazard

GAS APPLIANCE IMPROPER GROUND CLEARANCE

The natural gas boiler located in the garage lacked the proper ground clearance of 18 inches, which can create a combustion/fire hazard. I recommend contacting a qualified HVAC technician to evaluate and relocate the appliance as needed.

Recommendation

Contact a qualified HVAC professional.

5.1.3 Equipment

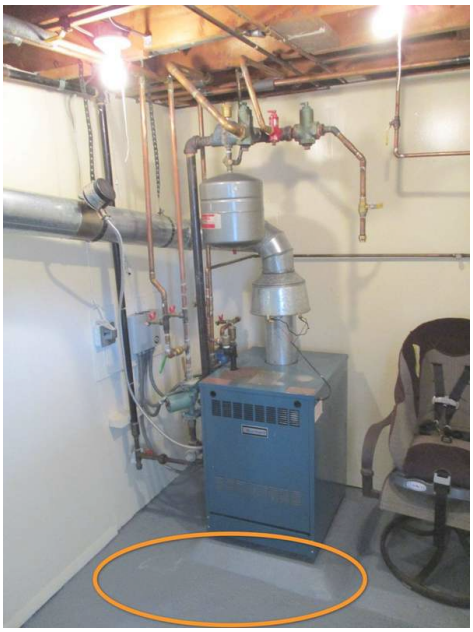
GAS APPLIANCE - NO SAFETY BARRIER

Safety Hazard

The natural gas boiler located in the garage lacked the recommended safety barriers. This can create a fire/explosion hazard if a vehicle were to strike the heating unit. I recommend contacting a qualified contractor to install a proper safety barrier around the unit.

Recommendation

Contact a qualified professional.



5.3.1 Distribution Systems

LEAKING PIPE ON BOILER

A hot water distribution "T" connection on the boiler had evidence of a past leak. I recommend contacting a qualified plumber in order to evaluate and repair pipe as needed.

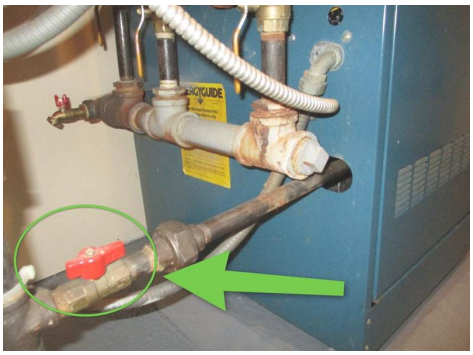
Recommendation

Contact a qualified plumbing contractor.

5.4.1 Appliance Shut-Off

LOCATION

The fuel shut-off for the gas boiler is located to the left of the boiler. I have highlighted the shut-off for your convenience.



6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X	X		X
6.2	Normal Operating Controls		X		
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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

Information

Cooling Equipment: Brand
Weather King

Cooling Equipment: Energy Source/Type
Central Air Conditioner, Whole House Fan

Cooling Equipment: Location
Exterior Side

Cooling Equipment: AGE
2003-02-01

Cooling Equipment: BTU's
100,000 BTU's

Distribution System: Configuration
Central

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature, which may cause damage to the unit. I recommend further testing of the unit once the outside air temperature maintains at least 60 degrees F.

Observations

6.1.1 Cooling Equipment

** BEYOND EXPECTED LIFESPAN ** A/C AIR HANDLER

Air Conditioning Air Handlers like the one installed in the home are designed to last approximately 15 years. The unit present during the inspection was 15 years or older, which means it can fail at any time. I recommend replacing the unit in the near future.

Recommendation

Contact a qualified HVAC professional.

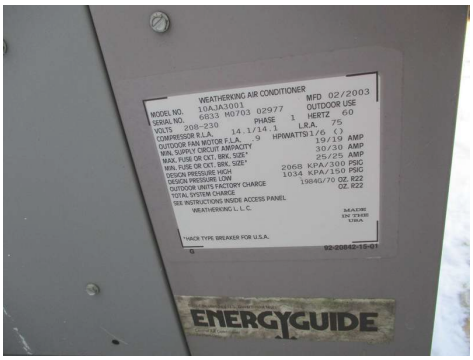
6.1.2 Cooling Equipment

** BEYOND EXPECTED LIFESPAN ** A/C CONDENSER/COMPRESSOR

Air Conditioning Condenser/Compressor units like the one on the exterior of your home are designed to last approximately 15 years. The unit present during the inspection was 15 years or older, which means that it could fail at any time. I recommend replacing the unit in the near future.

Recommendation

Contact a qualified HVAC professional.



7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump			X	

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

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Basement Garage Rear
Basement

Drain, Waste, & Vent Systems: Drain Size
Unknown

Drain, Waste, & Vent Systems: Material
Copper, Iron, PVC

Drain, Waste, & Vent Systems: Location
Basement

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Pex

Water Supply, Distribution Systems & Fixtures: Main Water Supply Material
Copper

Water Supply, Distribution Systems & Fixtures: Tub/Shower Facilities
Tub/Shower Combo

Water Supply, Distribution Systems & Fixtures: Tub/Shower Material
Fiberglass

Hot Water Systems, Controls, Flues & Vents: Location
Attached Garage

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

Hot Water Systems, Controls, Flues & Vents: Picture of Unit
Attached Garage

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

Fuel Storage & Distribution Systems: Distribution Material
Flex (Yellow)

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

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.

Observations

7.1.1 Main Water Shut-off Device

MAIN WATER SHUT-OFF LOCATION

The main water shut-off valve is located in the tucked-in garage, in the rear. I have highlighted the shut-off for your convenience.

7.2.1 Drain, Waste, & Vent Systems

LOCATION OF MAIN WASTE DRAIN PIPE

The location of the main waste drain pipe is in the attached garage to the left of the garage door. The cleanout cap appears to be in good condition and in working order.

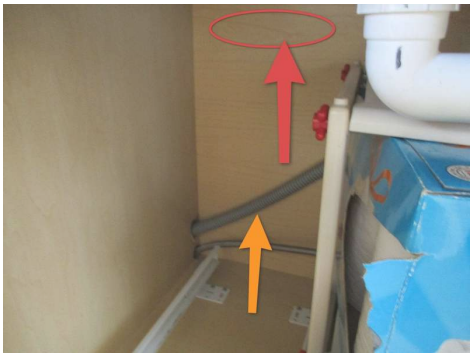
7.3.1 Water Supply, Distribution Systems & Fixtures

DISHWASHER - NO "HIGH-LOOP"

Dishwashers are required to be installed using a "high-loop" in their drain line. That is, prior to entering into the main drain pipe underneath sink, the drain tube should extend upwards at least 32" and then proceed to the drain. This is recommended in order to prevent backflow from the drain into the dishwasher itself. I recommend either a plumber or DIY'er install a proper "high-loop".

Recommendation

Contact a handyman or DIY project



7.4.1 Hot Water Systems, Controls, Flues & Vents

FUEL SHUT-OFF LOCATION

The fuel shut-off for the tankless water heater is located to the right of the unit. I have highlighted the shut-off for your convenience.

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			X
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			

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

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, Copper

Service Entrance Conductors: Location
Basement

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

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

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

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Wiring Method
Romex, Cloth

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Wiring Type
Copper

Observations

8.1.1 Service Entrance Conductors

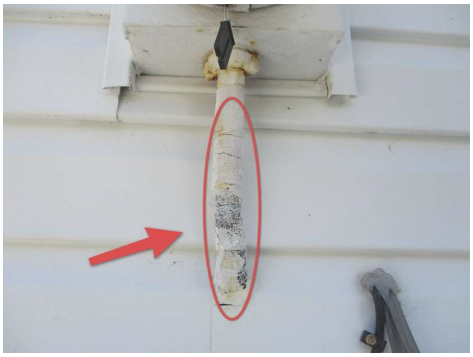
Safety Hazard

FRAYED SHEATHING

The wires on the service entrance are damaged or frayed, which can pose a safety hazard. I recommend contacting a qualified electrician to evaluate and replace conductor.

Recommendation

Contact a qualified electrical contractor.



8.1.2 Service Entrance Conductors

Safety Hazard

NOT ENOUGH CLEARANCE

The electrical service drop overhead wires are too low, not giving the recommended 3 foot clearance to the roofline. I recommend contacting a qualified electrician in order to install a taller electrical service mast to increase clearance.

Recommendation

Contact a qualified electrical contractor.

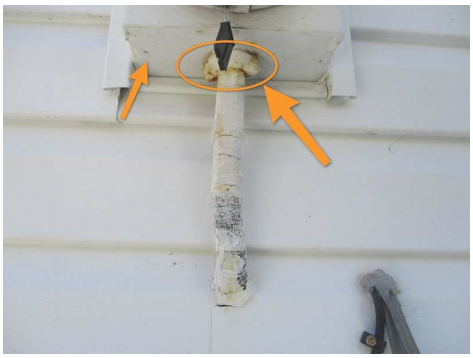
8.1.3 Service Entrance Conductors

WATER INTRUSION

The frayed electrical service wire is allowing moisture to enter into the meter housing, as evidenced by rust near the bottom of the meter. I recommend the wire be replaced as soon as possible in order to prevent moisture from entering the wire housing or the meter base itself.

Recommendation

Contact a qualified electrical contractor.



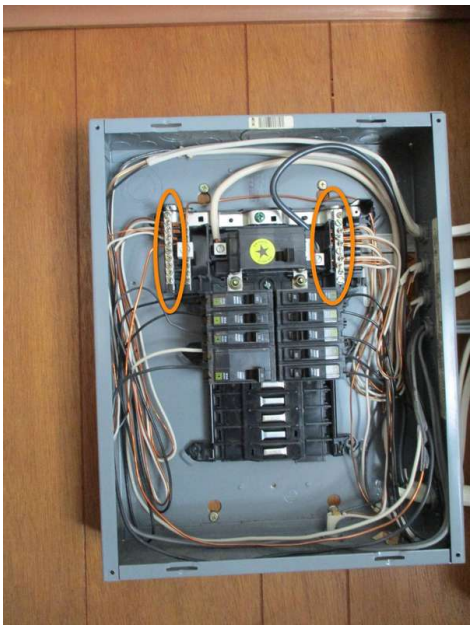
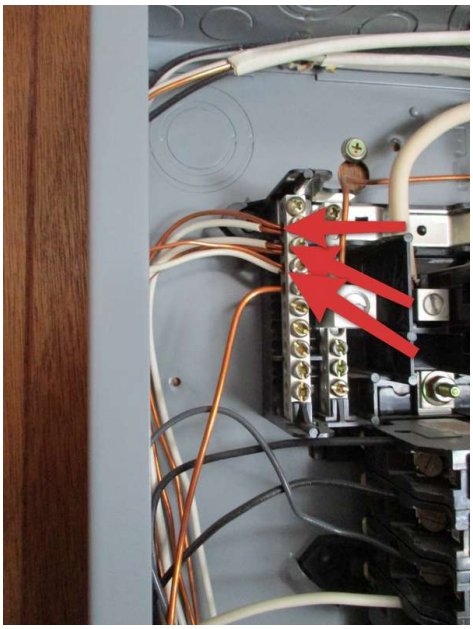
8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

NEUTRAL/GROUND - SAME LUG

In addition to the sub-panel needing an isolated neutral bar (that is, all neutral wires are installed onto their own bar, separate from any ground wiring), they also require separate lugs. The sub panel in the home contains neutrals and grounds that not only share the same bar, but also the same lug. This can create unsafe electrical conditions in which the ground wires are electrically charged. I recommend contacting a qualified electrician to isolate the ground/neutral bars as well as install on separate lugs.

Recommendation

Contact a qualified electrical contractor.

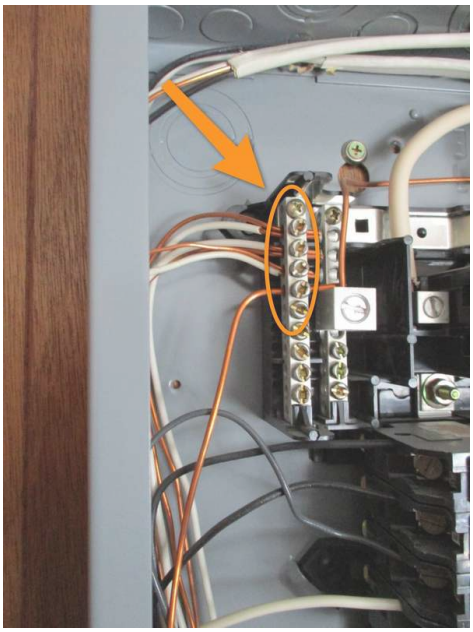

8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

SUB-PANEL - NOT ISOLATED NEUTRAL

The sub-panel was observed to have a shared neutral bar with ground wires. Current practice dictates all neutral and ground wires remain isolated beyond the main electrical panel. I recommend contacting a licensed electrician to evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.




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

SUB-PANEL - NO BONDING

The sub-panel was not correctly bonded to the panel cabinet. I recommend contacting a licensed electrician to evaluate and install a

proper bonding strap.

Recommendation

Contact a qualified electrical contractor.

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

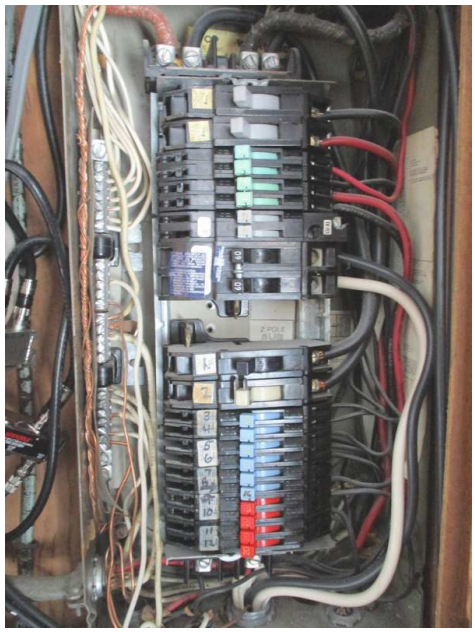
Safety Hazard

** ZINSCO PANEL **

The main electrical panel is made by a company called Zinsco, and is no longer manufactured or used. These panels are a known fire, shock, and safety hazard and should be replaced. The breakers are known for not tripping when required, as well as having poor contact with the "bus bar", which is the electrically charged bar behind the breakers. This poor contact can cause overheating and subsequent fire inside the panel. I recommend contacting a licensed electrician to evaluate and replace the panel.

Recommendation

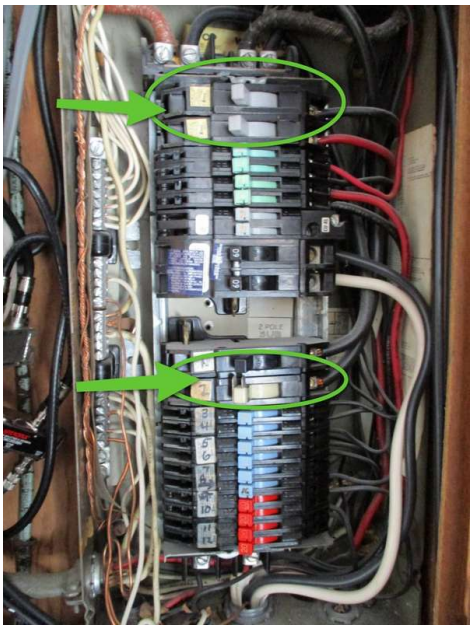
Contact a qualified electrical contractor.



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

MAIN ELECTRICAL SHUT-OFF LOCATION

The main shut off for the electrical service is located within the Zinsco panel. The shut off requires 4 (four) separate breaker switches be turned off in order to shut off all electrical service within the home. I have highlighted the 4 shut-offs for your convenience.



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

Safety Hazard

PANEL COVER MISSING

The main electrical service panel was missing it's factory cover, which leaves live electrical elements exposed. I recommend using caution around the panel until the panel is replaced and fitted with the proper cover.

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

DAMAGED WIRES INSIDE PANEL

One or more wires inside the panel showed signs of damage and abnormal wear due to staple fasteners, which can expose live conductors within the wire housing. When the panel is replaced, the damaged wires should be replaced as well.

8.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

FAULTY SWITCH

The light switch that controls the light over the kitchen counter was faulty. When switched on, the switch housing creates muted "sparking" sound, which indicates lose connections. The light also flickers. These conditions can create a fire or shock hazard. I recommend replacing the faulty switch or contacting a qualified electrician to do so.

Recommendation

Contact a qualified electrical contractor.


8.5.1 GFCI & AFCI

Safety Hazard

NO GFCI - KITCHEN

One or more outlets in the kitchen were not GFCI protected, resulting in potential shock hazards. GFCI protection is required to be installed in all kitchen outlets. I recommend contacting a licensed electrical contractor to evaluate and install proper GFCI outlets in all kitchen areas.

Recommendation

Contact a qualified electrical contractor.


9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys	X			
9.2	Lintels	X			
9.3	Damper Doors			X	
9.4	Cleanout Doors & Frames	X			
9.5	Fuel Shut-Off	X			

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

Information

Vent
Chimney

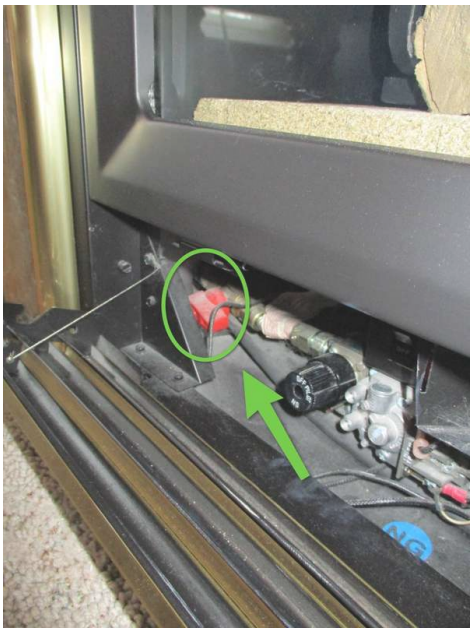
Type
Gas

Observations

9.5.1 Fuel Shut-Off

FUEL SHUT-OFF LOCATION

The main fuel shut-off for the gas fireplace was located in the control panel underneath the unit. I have highlighted the shut-off for your convenience.



10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation	X			
10.2	Vapor Retarders (Basement or Crawlspace)			X	
10.3	Ventilation	X			
10.4	Exhaust Systems	X			
10.5	Roof Structure	X			X

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

Information

Approximate Inches
10 in.

Flooring Insulation
Rolled Fiberglass (R3.5)

R-Value
R-30+

Ventilation: Ventilation Type
Gable Vents, Ridge Vents, Soffit Vents, Whole House Fan

Roof Structure: Framing
Rafters

Roof Structure: Roof Sheathing Material
Plywood

Observations

10.5.1 Roof Structure

LEAK EVIDENCE - INACTIVE

The area around the chimney showed signs of a past leak. The moisture meter revealed the area was dry, which may indicate the leak has been repaired. I recommend contacting the sellers of the property to inquire about any past leaks or repairs made. Also, monitor area closely to detect early signs of any future leaks.

Recommendation

Recommend monitoring.



11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
11.1	Doors	X			
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			

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

Information

Windows: Window Manufacturer
Andersen

Windows: Window Type
Double-hung, Sliders

Windows: Window Material
Wood, Vinyl

Floors: Floor Coverings
Carpet, Linoleum, Tile

Walls: Wall Material
Drywall, Unfinished, Wood

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Tile

12: GARAGE

		IN	NI	NP	D
12.1	Walls & Firewalls	X			X
12.2	Garage Door	X			
12.3	Garage Door Opener	X			
12.4	Occupant Door (From garage to inside of home)	X			X

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

Information

Type
Tuck-In

Garage Door: Type
Automatic

Observations

12.1.1 Walls & Firewalls

Safety Hazard

NO FIREWALL - WALLS

It is recommended that all garages that are attached to homes, have an adequate firewall to prevent the spread of fire from the garage area, to any living areas. An adequate firewall consists of drywall on all walls and ceilings abutting any living areas. In addition, any doors leading to living areas, must be constructed of metal/steel at least 1 3/8-inch thick or a 20-minute fire-rated door. Although no vehicles were currently being stored/parked in the garage, I recommend contacting a general contractor in order to install a proper firewall in the garage if the garage were to be used to park vehicles in the future.

Recommendation

Contact a qualified general contractor.

12.4.1 Occupant Door (From garage to inside of home)

Safety Hazard

NO FIREWALL - DOOR

It is recommended that all garages that are attached to homes, have an adequate firewall to prevent the spread of fire from the garage area, to any living areas. An adequate firewall consists of drywall on all walls and ceilings abutting any living areas. In addition, any doors leading to living areas, must be constructed of metal/steel at least 1 3/8-inch thick or a 20-minute fire-rated door. Although no vehicles are currently being parked/stored in the garage, I recommend contacting a general contractor in order to install a proper firewall in the garage if it were to be used as a storage/parking area for any vehicles.

Recommendation

Contact a qualified general contractor.

13: BUILT-IN APPLIANCES

		IN	NI	NP	D
13.1	Dishwasher	X			
13.2	Refrigerator	X			
13.3	Range/Oven/Cooktop	X			
13.4	Garbage Disposal			X	

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

Information

Dishwasher: Brand
Whirlpool

Dishwasher: Approximate Age
10-15 Years

Refrigerator: Brand
Frigidaire

Refrigerator: Approximate Age
10-15 Years

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
Kenmore

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Approximate Age
10-15 Years

STANDARDS OF PRACTICE

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.

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

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 serviceentrance 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.

operate 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.