



FIRELINE INSPECTIONS

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INSPECTION REPORT BY FIRELINE HOME INSPECTIONS

4501 Brandie Glen Rd
Charlotte, NC 28269

Joia Robinson

04/19/2025



Inspector
Jordan Steward

Jordan Steward

Owner, NC Licensed Inspector #5726, SC
RBI #50050, NACHI22090721, CCPIA-002923

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Agent
Patrick Griffin

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Dear client(s),

Thank you for the honor of providing you with your home inspection report. We appreciate your trust placed upon us. Your inspection was performed in accordance with the NC or SC "Home Inspection Standards of Practice" depending on your location. It is our sincere desire and effort to find every obvious visual issue possible. However, please understand, that despite every effort, there are still risks to buying a home, beyond our control.

This inspection is not a warranty or insurance policy, which would provide monetary reimbursement of conditions before, during, and after the date of inspection, which were or were not included within this report. To obtain a warranty or insurance policy, one must refer to other service providers, such as a warranty or insurance company, for these additional services. Neither Fireline Home Inspections nor any representing entity is responsible for any oversight or condition that was not visibly obvious.

Thank you again for your trust and for this honor to serve you. We congratulate you on the prospects of purchasing this home. It is our sincere desire to provide you with the very best certified inspection you need and deserve. We promise to give you our best effort and hope you spend many years creating memories with your friends and family.

Sincerely grateful,

Jordan Steward, Owner

SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATIONS



MAJOR DEFECT

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

- ⊖ 2.2.1 Exterior - Wall Exteriors: Dryer exhaust duct: Loose, no longer in use in crawlspace
- ⊖ 2.2.2 Exterior - Wall Exteriors: Flashing: improper installation
- ⊖ 2.2.3 Exterior - Wall Exteriors: Post With Wood Rot at Base
- 🔧 2.2.4 Exterior - Wall Exteriors: Weathering- commensurate with age
- 🔧 2.4.1 Exterior - Door/Window Exteriors: Doors: Hardware Missing
- ⚠️ 2.4.2 Exterior - Door/Window Exteriors: Windows: broken panes
- ⊖ 2.6.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Fascia
- ⊖ 2.6.2 Exterior - Eaves, Soffits & Fascia: Damage Observed at Soffit
- 🔧 2.6.3 Exterior - Eaves, Soffits & Fascia: Paint Surface in Poor Condition
- ⊖ 2.7.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Dense Vegetation
- ⊖ 2.7.2 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Grading: neutral/negative drainage
- 🔧 2.11.1 Exterior - Sunroom: Weathering: Evidence of Prior Moisture
- ⊖ 2.11.2 Exterior - Sunroom: Weathering: moderate; fungal growth
- ⊖ 3.1.1 Roof - Roof Covering: Exposed Fasteners
- 🔧 3.1.2 Roof - Roof Covering: Tree Too Close
- ⊖ 3.3.1 Roof - Flashing: Missing Kickout Flashing
- 🔧 3.5.1 Roof - Gutters & Downspouts: Downspouts Drain Near House
- 🔧 5.1.1 Interior - General Interior: General wear and deterioration: minor
- ⊖ 5.1.2 Interior - General Interior: Odor: cigarette/cigar smoke

- ⊖ 5.4.1 Interior - Ceilings: Drywall: patching visible (specific location)
- ⊖ 5.8.1 Interior - Bedrooms: AFCI receptacles: none installed
- ⚠ 5.9.1 Interior - Bathrooms: Active Water Leak at Toilet
- ⊖ 5.9.2 Interior - Bathrooms: Bathtub: sealant, caulk line failing
- ⊖ 5.9.3 Interior - Bathrooms: Shower: handles loose when operated
- ⊖ 5.9.4 Interior - Bathrooms: Sink: faucet inoperable
- 🔧 5.10.1 Interior - Windows: Deterioration: minor, commensurate
- ⊖ 5.11.1 Interior - Sinks, Tubs & Showers: Defect at Trap Component
- ⊖ 6.2.1 Kitchen - GFCI: Missing GFCI Protection
- ⊖ 6.2.2 Kitchen - GFCI: Receptacle: loose
- ⊖ 6.3.1 Kitchen - Kitchen Sink: Drainage slow
- ⊖ 6.4.1 Kitchen - Disposal: Inoperable
- ⊖ 7.4.1 Electrical - Electrical Wiring: AFCI receptacles: upgrade to modern standards
- ⊖ 7.4.2 Electrical - Electrical Wiring: Carbon monoxide alarm: none installed
- ⊖ 7.4.3 Electrical - Electrical Wiring: Receptacle: inoperable
- ⊖ 7.4.4 Electrical - Electrical Wiring: Receptacles: loose
- ⊖ 7.5.1 Electrical - Panelboards & Breakers: Two Neutrals Under Lug
- ⊖ 8.1.1 Heating - Heating System Information: Combustion chamber: burners, flame condition varied
- ⚠ 9.1.1 Cooling - Cooling System Information: Cooling System Did Not Operate Effectively
- ⊖ 9.1.2 Cooling - Cooling System Information: Old System - Manufactured 2001
- ⚠ 10.1.1 Plumbing - Water Supply and Distribution: Water distribution pipes: polybutylene, replace
- ⊖ 10.2.1 Plumbing - Water Heater: Combustion air: insufficient
- ⊖ 10.4.1 Plumbing - Gas System: Gas pipes: corrosion, moderate
- ⊖ 11.4.1 Attic - Thermal Insulation: Gaps in insulation
- 🔧 12.1.1 Structure - Foundation: CMU foundation walls: cracking , minor
- ⊖ 12.2.1 Structure - Crawlspace: Crawlspace: floor framing, inadequate support
- 🔧 12.2.2 Structure - Crawlspace: Crawlspace floor: soil cover not sealed
- 🔧 12.2.3 Structure - Crawlspace: Crawlspace: odor present
- ⊖ 12.2.4 Structure - Crawlspace: Crawlspace walls - Moderate efflorescence
- ⊖ 12.2.5 Structure - Crawlspace: Insulation: loose, missing insulation
- ⊖ 12.2.6 Structure - Crawlspace: Moisture intrusion: joists, fungal growth, no elevated moisture levels
- ⊖ 12.2.7 Structure - Crawlspace: Crawlspace Vent Cover Damaged

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance Client, Home Owner, Family of My Client, Client's Agent	General Inspection Info: Occupancy Occupied, Furnished	General Inspection Info: Construction Year (Pulled From Online Resources) 2002
General Inspection Info: Weather Conditions Sunny, Warm	General Inspection Info: Type of Building Single Family	General Inspection Info: Electrical Panel Location(s) Left Side Exterior The electrical panel is referenced in the photo(s).



General Inspection Info: Main Water Shut-Off Location

Front Yard by Sidewalk

The main water shut-off location is referenced in this photo. It was difficult to open but inside will be the meter and shut off to the main water line going into the house.



General Inspection Info: Gas Appliances & Main Shut Off

Right Side

The main shut off to the gas is referenced in the photo.



While I'm Here...: Complimentary Home Maintenance Book

I have provided you with a FREE home inspection maintenance book. It includes valuable information about how your home works, how to maintain it, and how to save on energy efficiency!

While I'm Here...: Schedule Your Annual Home Checkup

As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues will lead to a costly disaster if you're on top of home maintenance, and that would include hiring an inspector **once** a year.

Just as you regularly maintain your vehicle (every six months), it is wise to consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment; your home!

Your Fireline Home Inspections inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year. We even offer a discounted rate for re-inspections.

So do not wait, schedule next year's maintenance inspection with Fireline Home Inspections today!

2: EXTERIOR

Information

Door/Window Exteriors: Exterior door materials
Hollow core



Exterior Trim: Trim Material
Vinyl

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails.



Sunroom: Deck floor material and fastening
Nailed

Sunroom: Deck framing material
Wood

Sunroom: Deck Location
Rear of home

Sunroom: Foundation Type
Concrete pads

General: Exterior Was Inspected

I inspected the exterior of the house.

**Wall Exteriors: Type of Wall-Covering Material Described**

Vinyl

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures will constantly affect it. It would be wise to occasionally check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration. This report will show the condition of the exterior wall-covering and flashing material at the time of the inspection.

Driveway: Driveway surface material

Concrete



Door/Window Exteriors: Window exterior materials

Vinyl Fiberglass



Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.



Front



Front

Limitations

Wall Exteriors

DISCLAIMER

Inspection of wall exteriors includes identification of deficiencies that are readily visible. Fireline Inspections LLC disclaims identification of deficiencies not readily visible from the exterior.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

While I strive to inspect every electrical component, some were inaccessible. I inspected the electrical system as well as I could according to our standards of practice.

Sunroom

ATTACHMENT: UNABLE TO VIEW, DISCLAIMER

Due to height limitations or barrier installation, the deck means of attachment to the home was not readily visible and the inspection company disclaims responsibility for its inspection.



Recommendations

2.2.1 Wall Exteriors

DRYER EXHAUST DUCT: LOOSE, NO LONGER IN USE IN CRAWLSPACE



The old dryer exhaust duct was not loose from the crawlspace exterior at the rear of the home. This condition may allow pests to enter the opening around the vent. Recommend removal or securing of the duct to prevent easy access for water and/or pests.

Recommendation

Contact a qualified professional.



2.2.2 Wall Exteriors

**FLASHING: IMPROPER INSTALLATION**

Flashing at the front porch was improperly installed and/or deteriorated. Wood members was exposed due to sagging of the flashing material. Such areas are more likely to allow moisture intrusion than areas with properly installed flashing. This flashing should be replaced with properly installed flashing by a qualified contractor.

Recommendation

Contact a qualified professional.



2.2.3 Wall Exteriors

**POST WITH WOOD ROT AT BASE**

An exterior post had wood rot around the base of the post. This should be corrected.

Recommendation

Contact a qualified handyman.



2.2.4 Wall Exteriors

**WEATHERING- COMMENSURATE WITH AGE**

The exterior walls exhibited weathering, wear, and deterioration commensurate with the age of the home. Continue to clean, repair, and monitor the exterior siding throughout the course of homeownership

Recommendation

Contact a qualified professional.



2.4.1 Door/Window Exteriors

DOORS: HARDWARE MISSING

 Maintenance Item

The front door was missing necessary hardware. This should be installed to ensure that the door operates properly. Use photos as reference.



2.4.2 Door/Window Exteriors

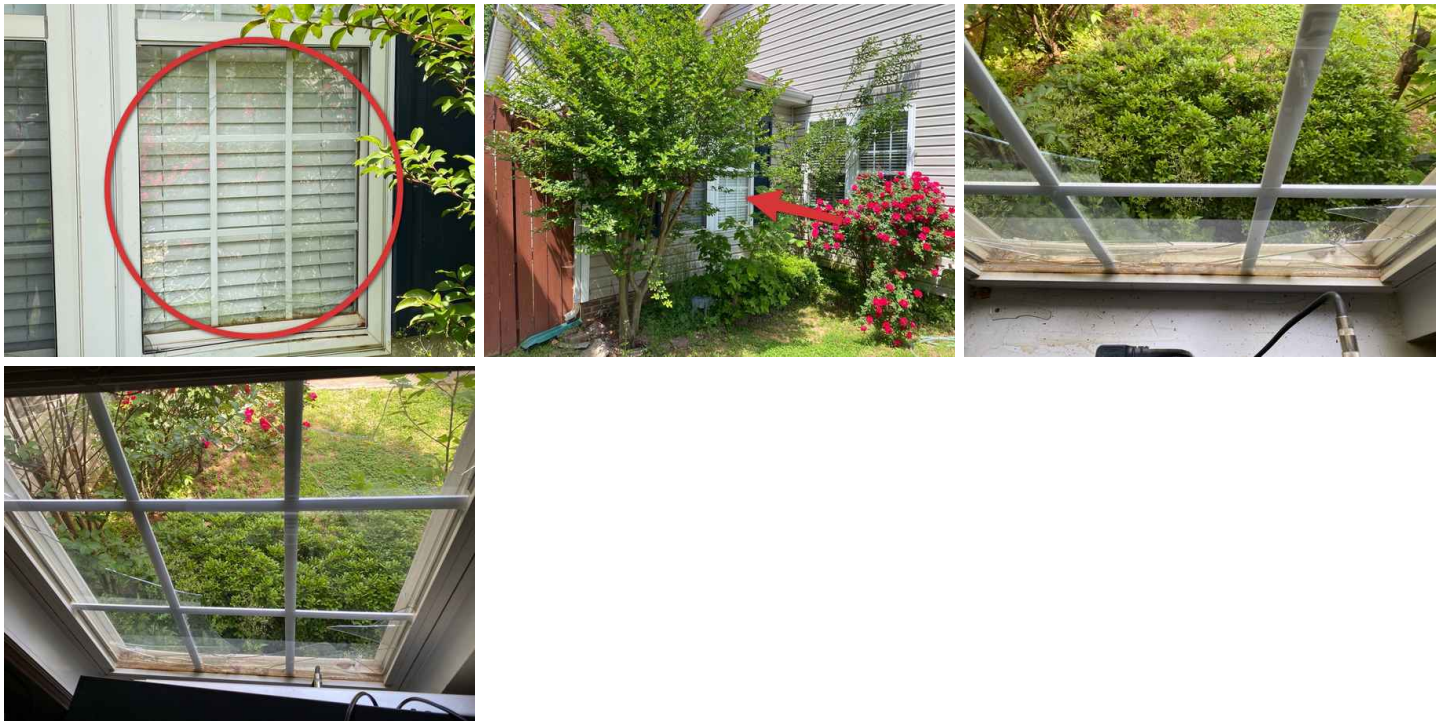
WINDOWS: BROKEN PANES

 Major Defect

The home had a broken window pane at the front left of the house. This window should be replaced by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



2.6.1 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT FASCIA

I observed indications that one or more areas of the fascia were damaged.
Correction and further evaluation is recommended.

Recommendation
Contact a qualified general contractor.



Attic Window

Attic Window

2.6.2 Eaves, Soffits & Fascia

DAMAGE OBSERVED AT SOFFIT

I observed indications that one or more areas of the soffit were damaged.
Correction and further evaluation is recommended.

Recommendation
Contact a qualified roofing professional.





Right Side



Left Side

2.6.3 Eaves, Soffits & Fascia

Maintenance Item

PAINT SURFACE IN POOR CONDITION

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified painting contractor.



Fascia (Left Side)

2.7.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Recommendations

DENSE VEGETATION

I observed dense vegetation around the house in areas. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation. At the front left side of the house, hydrostatic pressure has forced moisture through the crawlspace wall. This is evident by the heavy efflorescence deposits. Efflorescence is the grey, powdery deposit left by water permeating through the CMU block. It is recommended to remove the trees from this area to prolong the crawlspace.

Trimming, pruning and some landscaping is recommended in other areas.

Recommendation

Recommended DIY Project



Front Left



Front Left



Front Left



Rear



Rear

2.7.2 Vegetation, Surface Drainage, Retaining Walls & Grading

GRADING: NEUTRAL/NEGATIVE DRAINAGE



The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. You should consult with a qualified landscape contractor to discuss options and costs for correction.

Recommendation

Contact a qualified landscaping contractor



2.11.1 Sunroom

WEATHERING: EVIDENCE OF PRIOR MOISTURE



At the time of the inspection, there was evidence of prior leaks in the sunroom. While not wet during the inspection, it may or may not be actively leaking from the skylight windows. Monitor for leaks and moisture.

Recommendation

Contact a qualified professional.



2.11.2 Sunroom

**WEATHERING: MODERATE; FUNGAL GROWTH**

The sunroom exhibited moderate weathering and deterioration. There was evidence of fungal growth around the sliding window doors. Regular & routine maintenance will be necessary to prolong its lifespan. Recommend finding the permit for work performed on this sunroom to ensure proper construction. I was unable to closely examine the joists and ledger under the sunroom. An evaluation should be performed by a qualified contractor to provide an estimate for repairs as necessary.

Recommendation

Contact a qualified professional.



3: ROOF

		IN	NI	NP	R
3.1	Roof Covering	X			
3.2	Roof Structure Exterior	X			
3.3	Flashing	X			
3.4	Vents on the Roof	X			
3.5	Gutters & Downspouts	X			
3.6	Roof Drainage	X			
3.7	Asphalt Shingles	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Asphalt Shingles: Type of Fastening
Roofing nails

Asphalt Shingles: Type of Shingle Dimensional

Roof Covering: Type of Roof-Covering Described
Asphalt

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects. Feel free to ask us about our annual inspection program.

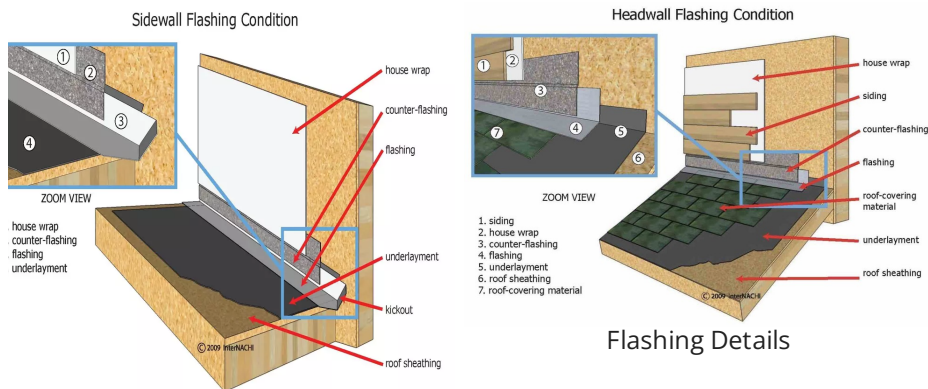


Roof Covering: Roof Was Inspected
Drone

We attempt to inspect the roof from various locations and methods, including from a ladder or with a drone.

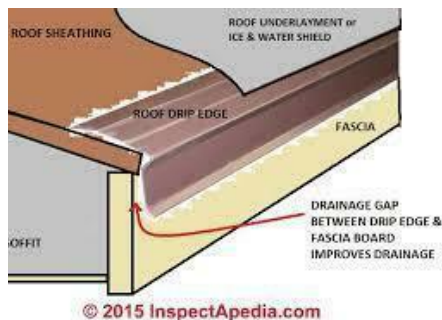
Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step, counter, and/or kickout flashing installed in these locations.

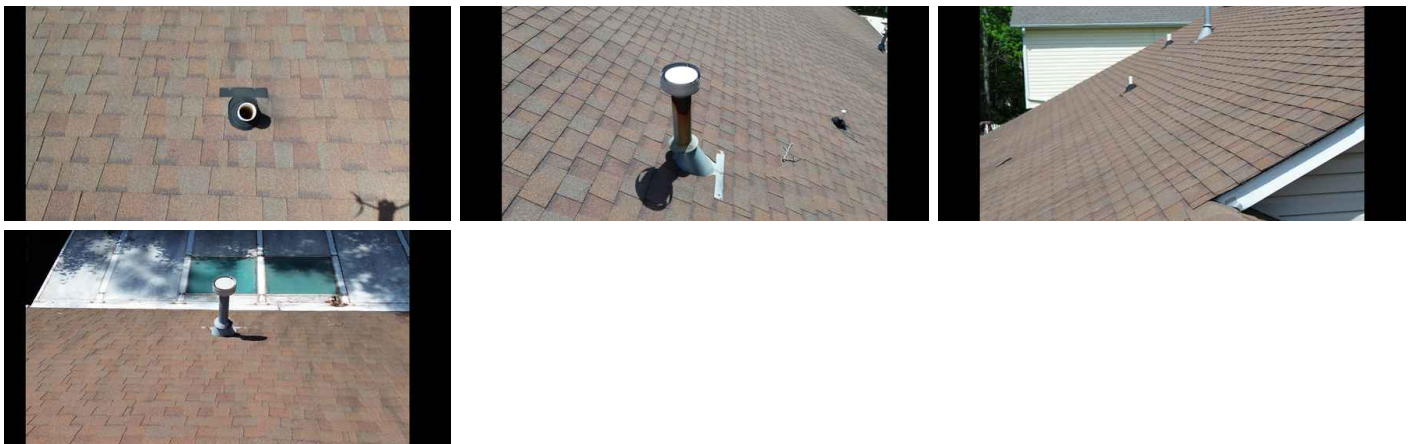


Flashing: Fascias, Eaves, and Gables

I looked for flashing installed at the fascias, eaves (near the gutter edge), and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.



Vents on the Roof: Vents Were Inspected



Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I check for the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during heavy rain (without lightening) is recommended.



Roof Drainage: Gutters & downspouts

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

Asphalt Shingles: Warranties: check with seller

Shingle condition indicated that the shingle warranty may not yet have expired. Confirmation would require documentation. Shingles may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Time limits for notifying the shingle manufacture of the sale of the home may exist. You should read the terms of any warranty carefully to determine whether any action is necessary by you, or by the seller, for the warranty to remain in effect.

Limitations

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything.

Recommendations

3.1.1 Roof Covering

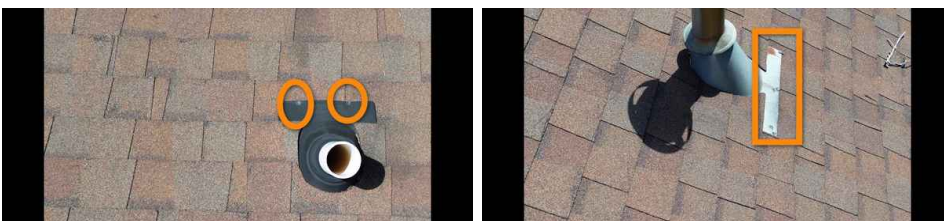
EXPOSED FASTENERS



I observed indications of exposed fasteners at the roof vents. Refer to photos. Fasteners should not be exposed. Potential water entry points. The roof could leak. Further evaluation and correction is recommended.

Recommendation

Contact a qualified roofing professional.



3.1.2 Roof Covering

TREE TOO CLOSE

I observed indications that a tree and or tree branch where overhanging the roof and maybe in contact with it.

Recommendation

Contact a qualified tree service company.



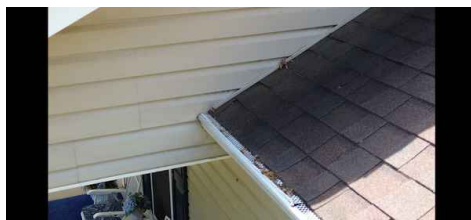
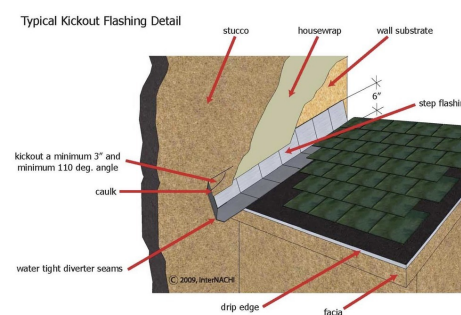
3.3.1 Flashing

MISSING KICKOUT FLASHING

I observed a defect that the flashing known as a "kickout" is missing. "Kickout" flashing "kicks" the roof water away from the house structure and diverts it into a gutter. This missing flashing could lead to hidden moisture intrusion and water damage issues that I would not be able to observe during a visual-only home inspection. A roofing professional is needed to further evaluate and make necessary corrections.

Recommendation

Contact a qualified roofing professional.



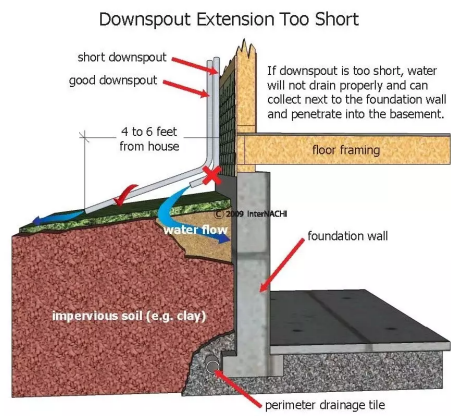
3.5.1 Gutters & Downspouts

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. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Recommended DIY Project



4: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	R
4.1	Fireplace	X			

IN = InspectedNI = Not InspectedNP = Not PresentR = Recommendations

Information

Fireplace: Type of Fireplace
Gas Fireplace Insert
I tried to describe the type of fireplace.



Limitations

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Fireplace

GAS INSERT - DID NOT INSPECT

I did not inspect the gas fireplace insert unit. This was beyond the scope of my home inspection. I recommend the homeowner or a professional inspect further and confirm it's safe operation and functionality.

5: INTERIOR

		IN	NI	NP	R
5.1	General Interior	X			
5.2	Floors	X			
5.3	Walls	X			
5.4	Ceilings	X			
5.5	Interior Trim	X			
5.6	Exterior Doors	X			
5.7	Interior Doors	X			
5.8	Bedrooms	X			
5.9	Bathrooms	X			
5.10	Windows	X			
5.11	Sinks, Tubs & Showers	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Floors: General Floor Materials

Carpet, Tile, Laminate

Interior Doors: Doors Inspected

I inspected all the accessible interior doors.

Interior Doors: Interior Door Types

Hollow core

Bedrooms: Number of Bedrooms

3 Bedrooms

Bedrooms: Bedrooms Floor Materials

Carpet

Bathrooms: Number of Bathrooms

3 bathrooms

Bathrooms: Bathroom Floor Materials

Tile

Bathrooms: Bathroom Ventilation

Exhaust fan

Bathrooms: Toilet type(s)

Conventional

Windows: Window Frame Material

Vinyl

Windows: Window Glazing Type

Double-pane

Windows: Window Style(s)

Single hung

General Interior: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings.

**General Interior: Inspected for Presence of Smoke and CO Detectors**

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

General Interior: Inspected Switches, Fixtures & Receptacles

I inspected all accessible switches, lighting fixtures and receptacles.

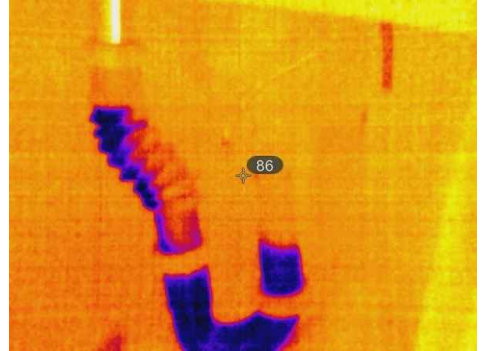
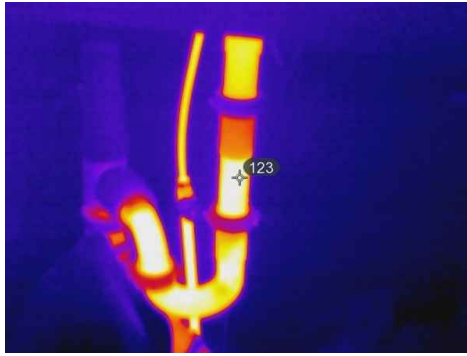
Bathrooms: Toilets Inspected

I flushed all of the toilets.



Bathrooms: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

**Bathrooms: GFCI-Protection Tested**

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Bathrooms: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected all of the accessible windows.



Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

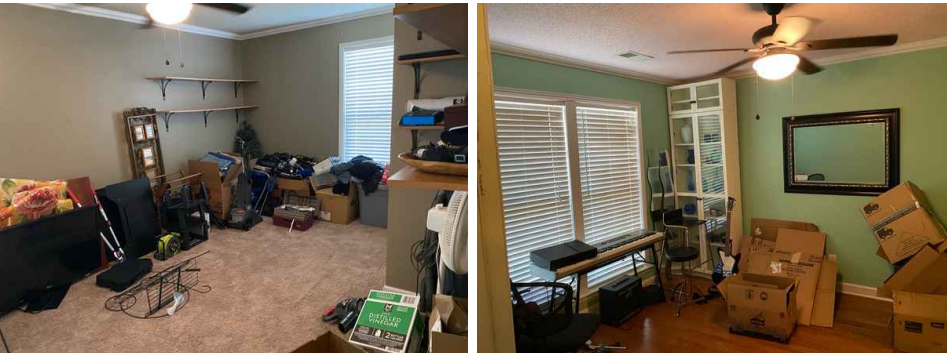
I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Limitations

Windows

COULD NOT OPEN EVERY WINDOW

Due to the house being fully furnished, some windows were not accessible to be opened during the inspection. Every effort was made to open each accessible window.



Recommendations

5.1.1 General Interior

GENERAL WEAR AND DETERIORATION: MINOR

The home interior exhibited minor wear and deterioration commensurate with its age.

Recommendation

Contact a qualified professional.

Maintenance Item



5.1.2 General Interior

ODOR: CIGARETTE/CIGAR SMOKE

The home had a noticeable odor of cigarette or cigar smoke. You should consult with a professional cleaning service to discuss options and costs for removing this odor.

Recommendation

Contact a qualified cleaning service.

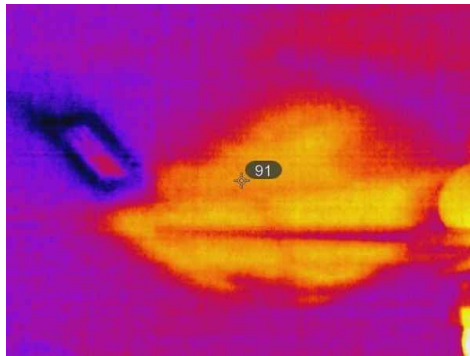
5.4.1 Ceilings

DRYWALL: PATCHING VISIBLE (SPECIFIC LOCATION)

Drywall patching was visible in the ceiling of the front guest bedroom. Upon investigation with a moisture probe, there was no evidence of an active moisture problem. The patchwork could be improved upon by a qualified contractor.

Recommendation

Contact a qualified professional.



5.8.1 Bedrooms

AFCI RECEPTACLES: NONE INSTALLED

Electrical receptacles in bedrooms in this home had no arc-fault circuit interrupter (AFCI) protection. AFCI protection shuts off power to an electrical circuit when it detects an electrical arc in that circuit that could start a fire.

Although AFCI protection may not have been required when the home was originally constructed, it is a requirement in the bedrooms of new homes. To reduce the danger of electrical fire, consider having AFCI protection installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

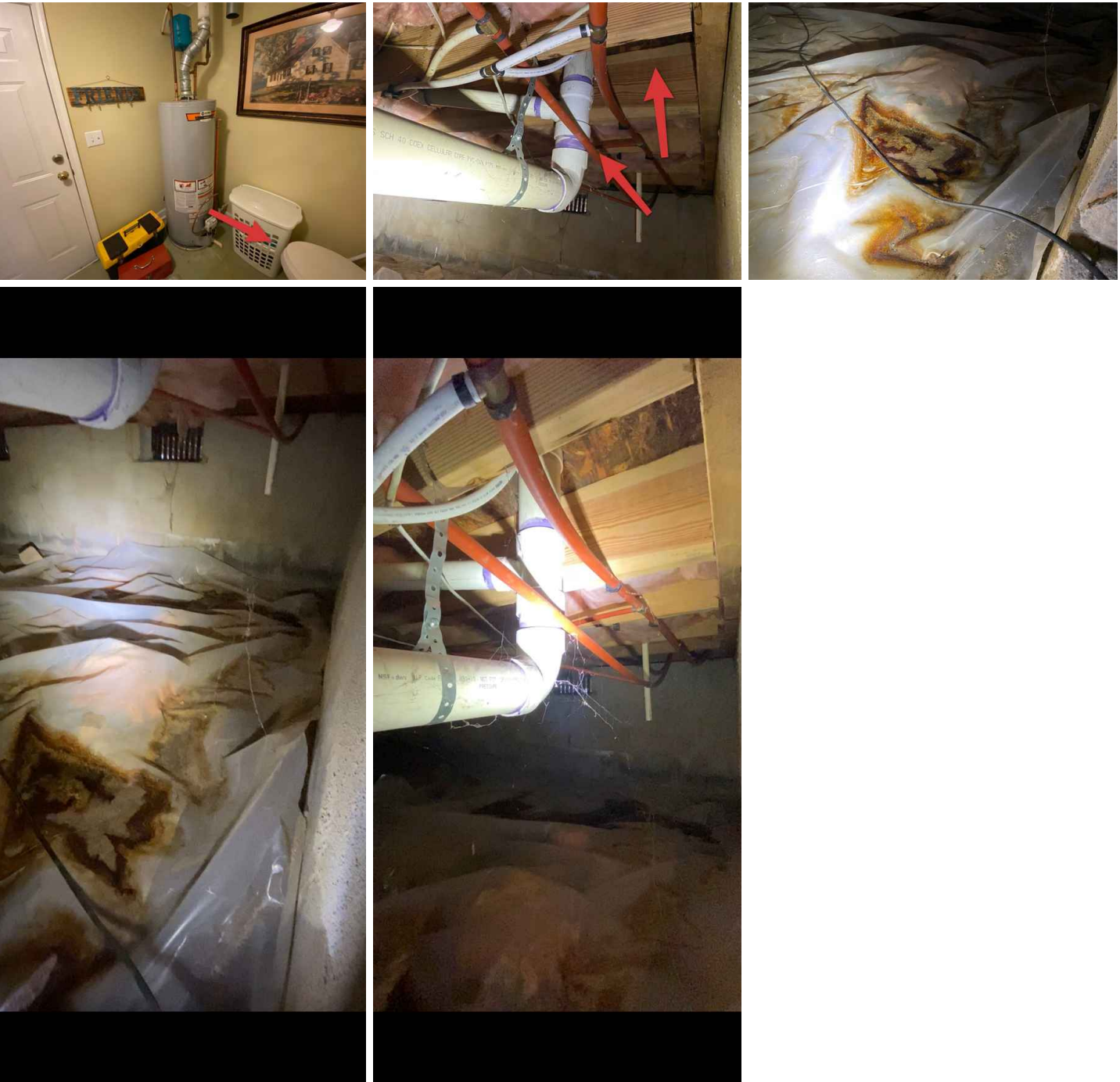
5.9.1 Bathrooms

ACTIVE WATER LEAK AT TOILET

Major Defect

I observed an active water leak at a toilet. This was the toilet in the same bathroom as the water heater. There was evidence of sewage in the crawlspace which should be cleaned and the leak remediated for safety. Recommend having a licensed plumber further evaluate and repair the leak.

Recommendation
Contact a qualified plumbing contractor.



Replace Wet OSB

5.9.2 Bathrooms

BATHTUB: SEALANT, CAULK LINE FAILING

Recommendations

Sealant around areas where the tub meets the wall was old and had sections of cracked or missing sealant that may allow damage from moisture intrusion of the wall assembly. Maintenance should be performed by qualified personnel.

Recommendation
Contact a qualified handyman.



Bathroom



Bathroom



Primary Bathroom

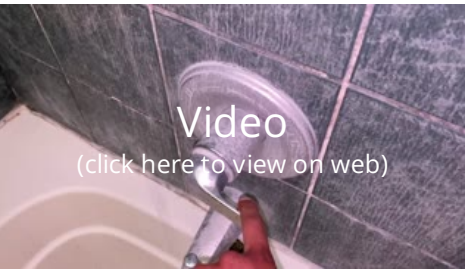
5.9.3 Bathrooms

SHOWER: HANDLES LOOSE WHEN OPERATED

 Recommendations

In the bathroom, valve handles were very loose when operated and should be tightened to prevent damage.

Recommendation
Contact a qualified handyman.



5.9.4 Bathrooms

SINK: FAUCET INOPERABLE

 Recommendations

The hot water faucet of this bathroom sink was inoperable. It is recommended that it be serviced by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.



Bathroom (both water lines appear connected)

5.10.1 Windows

DETERIORATION: MINOR, COMMENSURATE

Windows in the home exhibited minor deterioration commensurate with the age of the home.

 Maintenance Item



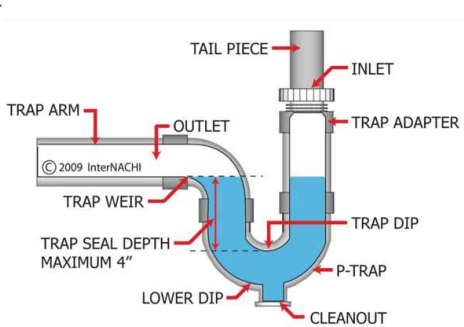
5.11.1 Sinks, Tubs & Showers

DEFECT AT TRAP COMPONENT

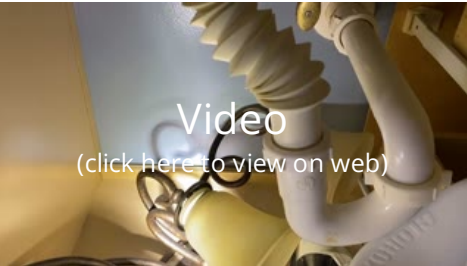
 Recommendations

I observed indications of a defect at the sink drain trap. Flexible traps were installed, which is not recommended. Traps are installed to prevent toxic sewer gas from entering the living space. The existing trap should be replaced with an approved P-trap by a qualified plumbing contractor. One of the current traps leaked at the time of the inspection.

Recommendation
Recommended DIY Project



Above illustration is of a trap and its components.



6: KITCHEN

		IN	NI	NP	R
6.1	General Condition	X			
6.2	GFCI	X			
6.3	Kitchen Sink	X			
6.4	Disposal	X			
6.5	Dishwasher		X		
6.6	Range	X			
6.7	Oven	X			
6.8	Cabinets	X			
6.9	Countertops	X			
6.10	Refrigerator	X			
6.11	Lighting	X			
6.12	Floors	X			
6.13	Walls	X			
6.14	Ceiling	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

General Condition: Kitchen Was Inspected



GFCI: GFCI Tested

Kitchen

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.



Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



Range: Range Type
Gas range



Oven: Built-in Oven(s) Type
Built-in gas-fired



Refrigerator: Refrigerator Brand: Samsung



Recommendations

6.2.1 GFCI

MISSING GFCI PROTECTION

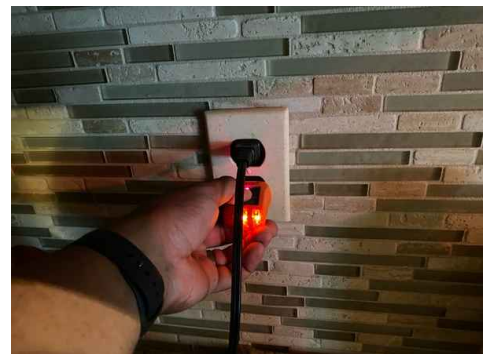
I observed indications of missing GFCI protection in the majority of the kitchen receptacles. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



Recommendations



6.2.2 GFCI

RECEPTACLE: LOOSE

An electrical receptacle in the kitchen was improperly secured and moved when a plug were inserted. It should be made secure by a qualified contractor safety reasons.

Recommendation

Contact a qualified electrical contractor.



Recommendations



6.3.1 Kitchen Sink

DRAINAGE SLOW

The kitchen sink was slow to drain and should be serviced by a qualified plumbing contractor. The disposal did not cut on as well.



Recommendations

Recommendation
Contact a qualified plumbing contractor.



6.4.1 Disposal

INOPERABLE

 Recommendations

The garbage disposal was inoperable. It should be repaired or replaced by a qualified contractor.

Recommendation
Contact a qualified appliance repair professional.

7: ELECTRICAL

		IN	NI	NP	R
7.1	Electric Meter & Base	X			
7.2	Service-Entrance Conductors	X			
7.3	Main Service Disconnect	X			
7.4	Electrical Wiring	X			
7.5	Panelboards & Breakers	X			
7.6	Service Grounding & Bonding	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Electric Meter & Base: Electric meter location

Left side



Electric Meter & Base: Electric meter type

Meter main

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Electrical Wiring: Branch Circuit Conductor Type

Copper

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Electrical Wiring: Ground fault circuit interruption (GFCI) protection method

GFCI receptacles

GFCI protection of some branch circuits was provided by this method.

Electrical Wiring: Overcurrent protection type

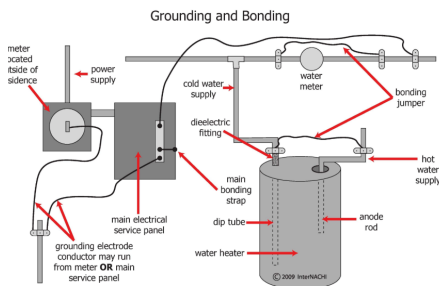
Circuit breakers, GFCI

Service Grounding & Bonding: Grounding electrode Type

Driven rod

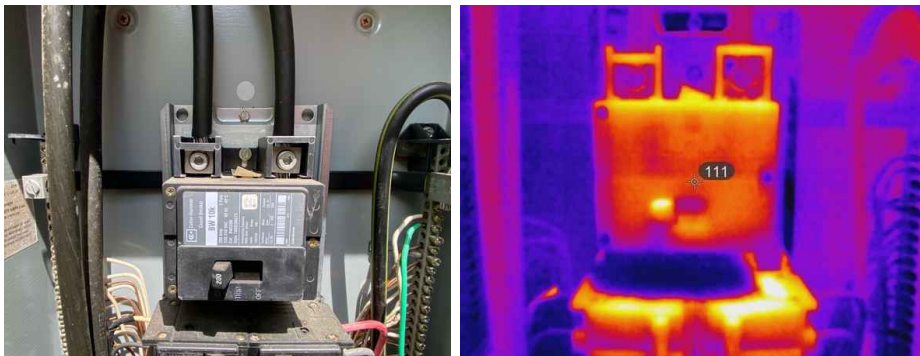
Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Main Service Disconnect: Main Disconnect Rating, If Labeled 200

I observed indications of the main service disconnect's amperage rating. It was labeled.

Electrical Wiring: About AFCI protection

- An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.
- AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada).
- AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

Electrical Wiring: About GFCI protection

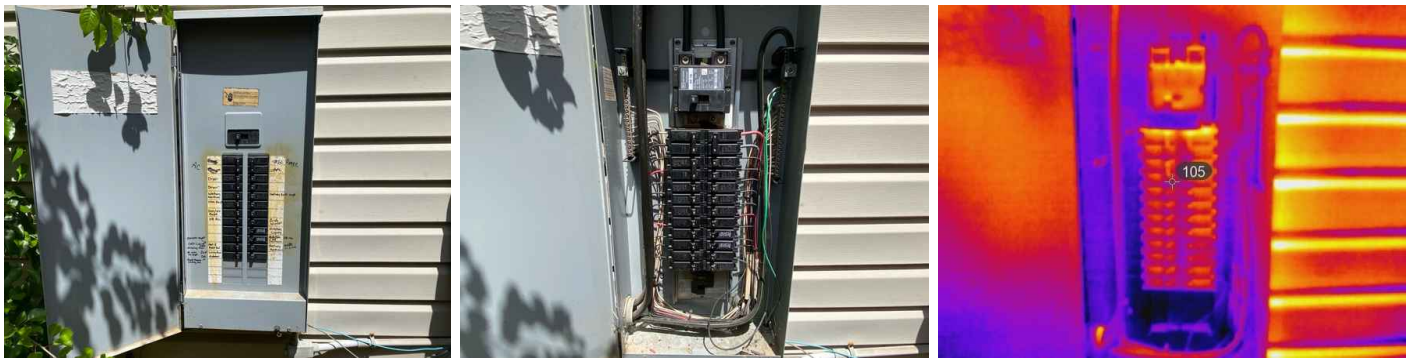
Ground Fault Circuit Interrupter (GFCI) are life-safety devices (typically a GFCI circuit breaker or electrical outlet) designed to protect people from electrical shock if they should accidentally become part of an electrical circuit. In most jurisdictions they have been required within 6 feet of a plumbing fixture for many years. Additional locations have been added periodically. As of 2023 the National Electric Code (NEC) required GFCI protection at the following locations:

- Bathrooms;
- Garages, accessory buildings and boat houses;
- Outdoors;
- Crawlspace and Basements;
- Laundry areas;
- Damp or wet locations;
- Within 6 feet of a sink, tub, or shower, and
- At specific appliances: sump pumps, dishwashers, electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and microwave ovens.

GFCI protection may not have been required at all of these locations when the home was built and homes are not required to be updated when new requirements are enacted. Researching those requirements exceeds the scope of the General Home Inspection.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



Service Grounding & Bonding: Ground and neutrals on same bus bar, OK

In the electrical service panel, equipment grounding and neutral conductors terminated on the same bus bar. This is not a concern.

Service Grounding & Bonding: Grounding bus bar: multiple grounds under single lugs

At the electrical service panel, the grounding bus bar had multiple equipment grounding conductors under individual lugs. While not ideal, this condition is acceptable.

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Recommendations

7.4.1 Electrical Wiring



AFCI RECEPTACLES: UPGRADE TO MODERN STANDARDS

Electrical receptacles in this home did not comply with the most recent requirements for branch circuit protection by an arc-fault circuit interrupter (AFCI) device. Although AFCI protection may not have been required when the home was originally constructed, to reduce the danger of electrical-source fire, consider having AFCI protection installed that will comply with modern electrical safety standards.

Recommendation

Contact a qualified electrical contractor.

7.4.2 Electrical Wiring



CARBON MONOXIDE ALARM: NONE INSTALLED

No carbon monoxide alarm were installed in the home. Carbon monoxide is an invisible, tasteless, odorless, toxic gas produced by combustion appliances like furnaces and water heaters. Alarms should be installed near each bedroom and in the living space of each floor of the home.

Recommendation

Contact a qualified electrical contractor.

7.4.3 Electrical Wiring



RECEPTACLE: INOPERABLE

Electrical receptacles around the exterior of the home (independent of the front of the house) were inoperable. An evaluation and any necessary work should be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.4.4 Electrical Wiring

RECEPTACLES: LOOSE

Multiple electrical receptacles were loose and moved when a plug was inserted, a potential fire/electrical shock hazard. Correction should be made as necessary by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



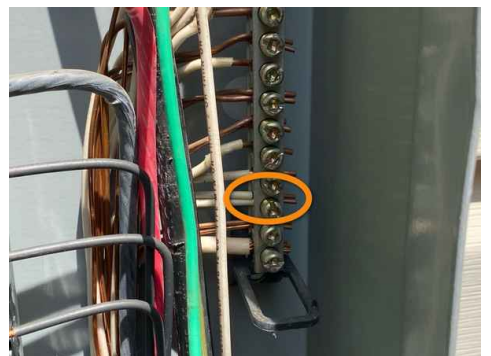
7.5.1 Panelboards & Breakers

TWO NEUTRALS UNDER LUG

I observed indications at the panelboard that there is more than one neutral conductor under a terminal. While certain manufacturers allow this, it has to be specified in the information sheet. It is the common standard that both hot wires and neutral wires be under an individual terminal. Unless otherwise stated by the manufacturer, this is a safety concern as one of the neutral wires can dislodge from the shared terminal and become live. This should be corrected by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8: HEATING

		IN	NI	NP	R
8.1	Heating System Information	X			
8.2	Thermostat and Normal Operating Controls	X			
8.3	Ductwork	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating System Information:
Heating Method
Warm-Air Heating System

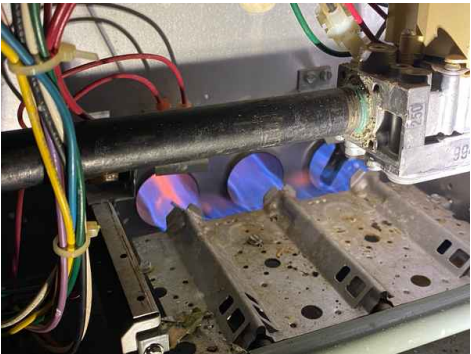
Heating System Information:
Energy Source
Natural Gas

Heating System Information:
Return Air Temperature
77.5 Degrees Fahrenheit
Room temperature air which is returning to the HVAC unit.



Thermostat and Normal Operating Controls: Thermostat
Location
Hallway

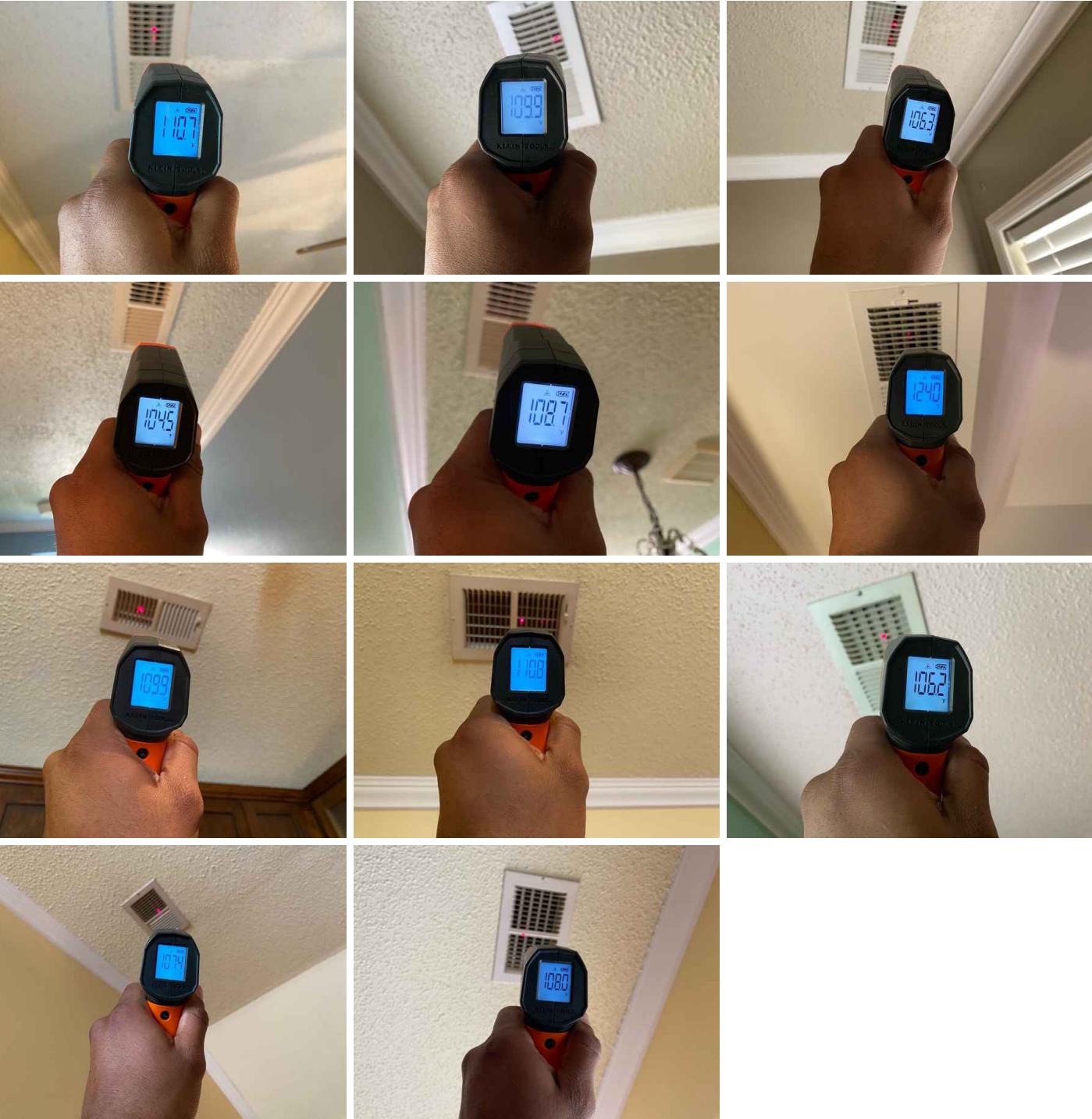
Heating System Information: Energy Source
Gas



Heating System Information: Supply Air Temperature

104.5-124 Degrees Fahrenheit

The temperature of the air after being conditioned by the HVAC unit.



Ductwork: Ductwork Installed

Insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.



Recommendations

8.1.1 Heating System Information

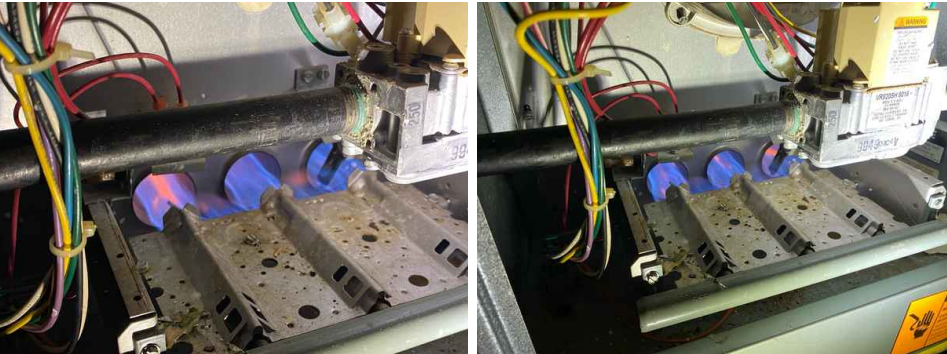
COMBUSTION CHAMBER: BURNERS, FLAME CONDITION VARIED

Recommendations

Individual furnace gas burners varied in flame characteristics. Burner flames should be uniform. This condition indicates a need for service. Improperly operating burners can produce excessive amounts of the toxic products of combustion such as carbon monoxide. The furnace should be serviced by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Orange Flickers Indicate
Dust/imcomplete combustion

9: COOLING

		IN	NI	NP	R
9.1	Cooling System Information	X			
9.2	Thermostat and Normal Operating Controls	X			
9.3	Condensate	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Cooling System Information:
Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.



Thermostat and Normal
Operating Controls: Thermostat
Location
Hallway

Cooling System Information: Air Conditioning (Outdoor Unit) System Inspected

The air conditioning unit (outdoor unit) was inspected.

Central air condition maintenance and precautions:

- A. Properly balance the system. Consult with a licensed HVAC Contractor.
- B. Keep compressor clean of shrub and debris in a 6 foot radius.
- C. Keep compressor unit level.
- D. Clean the compressor coil each season before using system.
- E. Replace filter monthly or more often if it becomes dirty.
- F. Lubricate fan motor with a non-detergent motor oil.
- G. Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed HVAC Contractor.
- H. Do not run system if exterior temperature is below 55 degrees.
- I. Have a licensed HVAC Contractor check the amount of Freon and the possibility of Freon leaks in the system.
- J. Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.
- K. If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.



Cooling System Information: Return Air Temperature

78.3-80.2 Degrees Fahrenheit

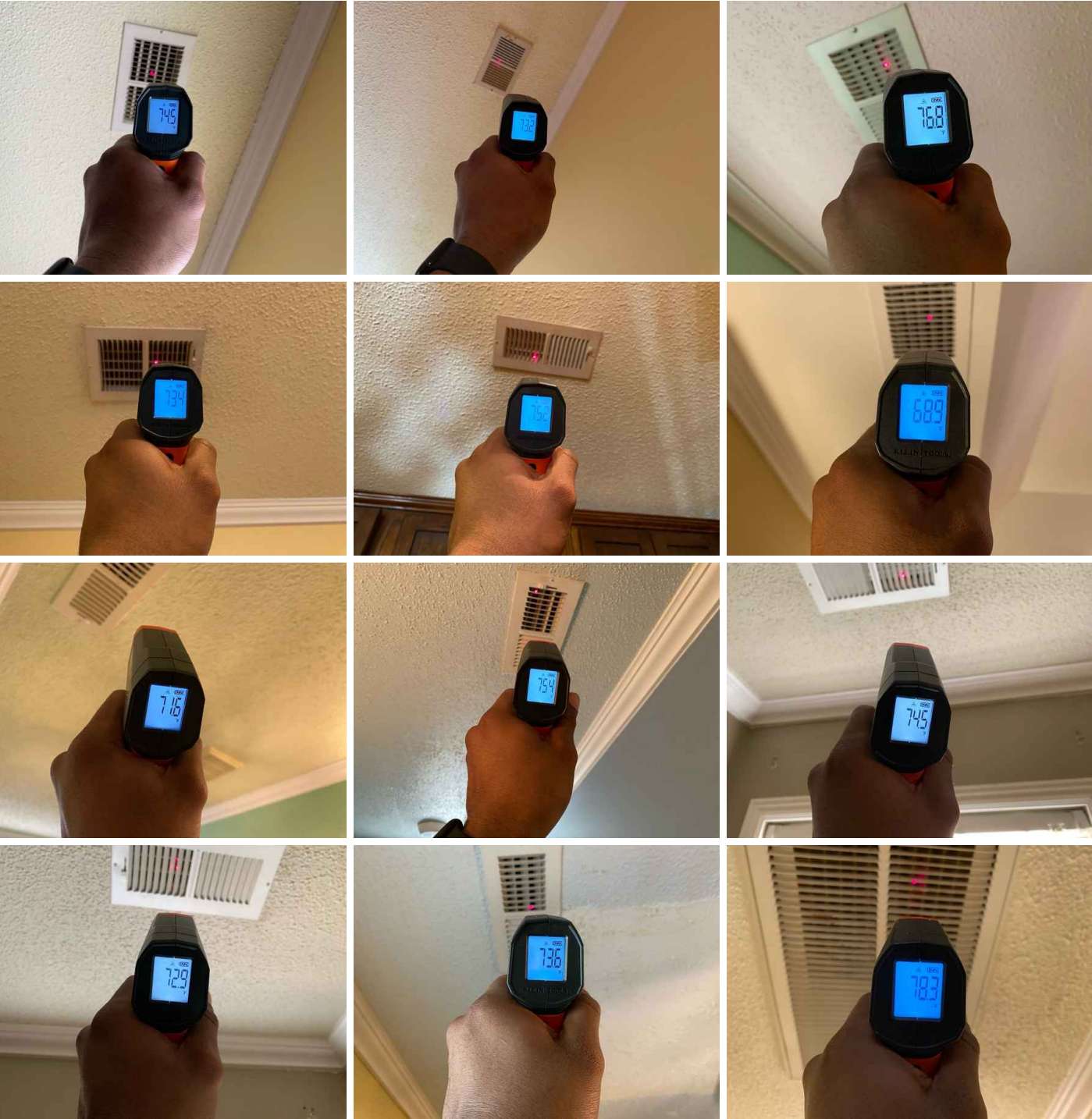
Room temperature air which is returning to the HVAC unit.



Cooling System Information: Supply Air Temperature

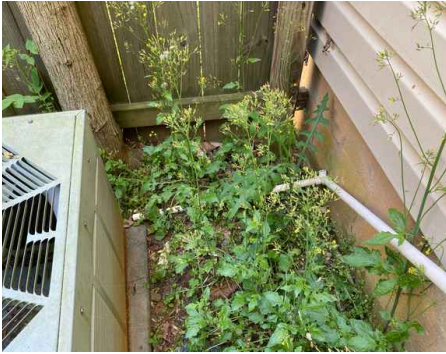
68.9-78.3 Degrees Fahrenheit

The temperature of the air after being conditioned by the HVAC unit.



Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.



Recommendations

9.1.1 Cooling System Information

 Major Defect

COOLING SYSTEM DID NOT OPERATE EFFECTIVELY

I observed that the heating system did not operate effectively. While testing the system, the temperature was set to 70 degrees. The A/C system ran for 30 minutes, but the temperature never got below 75 degrees in the house. An operating A/C system will have between a 14-22 degree difference between the supply air and return air temperature. While testing the system, the differential was just 3 degrees.

Correction and further evaluation is recommended by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



9.1.2 Cooling System Information

 Recommendations

OLD SYSTEM - MANUFACTURED 2001

I observed during my inspection that the system appeared to be very old and at the end of its service life. It is not reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.



10: PLUMBING

		IN	NI	NP	R
10.1	Water Supply and Distribution	X			
10.2	Water Heater	X			
10.3	Drain, Waste and Vent (DWV)	X			
10.4	Gas System	X			
10.5	Cleanouts	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Supply and Distribution: Water Source

Public

Water Supply and Distribution: Water meter location

underground box near front sidewalk

Water Supply and Distribution: Water Service Pipe Material

CPVC/AL/CPVC

Water Heater: Water heater location

bathroom

Water Heater: Water heater tank capacity

50 gallons (189 litres)

Water Heater: Data plate: photo

The photo shows the data plate of this water heater.



Water Heater: Date of manufacture

The date of manufacture for this water heater appeared to be 2023.

Drain, Waste and Vent (DWV) : Drain, Waste, & Vent Pipe Materials

Polyvinyl Chloride (PVC)

Gas System: Distribution pipe bonding OK

Gas pipe appeared to be adequately bonded.

Gas System: Main Gas Shut-off Location

At the gas meter

Gas System: Type of Gas

Natural gas

Water Supply and Distribution: Distribution Pipe Material

Crosslinked polyethylene (PEX), Polybutylene



Water Heater: Water Heater Type

Gas-fired



Water Heater: Water Heater Brand State Industries



Water Heater: Drip pan: w/overflow OK

This water heater rested in a drip pan that had a properly-routed overflow pipe.

Water Heater: Gas: photo, shut-off valve: gas

The photo shows the location of the shut-off valve for gas at the water heater.



Water Heater: Gas: photo, shut-off valve: water

The photo shows the locations of shut-off valve for water at the water heater.



Gas System: Gas meter: photo of regulator

The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.



Cleanouts: Cleanout definition

A Plumbing system "cleanout" is an access opening in a home drainage/waste/sewer pipe system installed for the purpose of removing a clog, blockage, or other obstruction from the pipes. Building standards specify locations for clean outs, although these specified locations have varied over the years, with older homes typically having fewer cleanouts.

Recommendations

10.1.1 Water Supply and Distribution



WATER DISTRIBUTION PIPES: POLYBUTYLENE, REPLACE

Some of the distribution pipes in the rear bathroom sink was polybutylene. Certain polybutylene water distribution pipe installed between January 1, 1978 through July 31, 1995 has been identified as deficient. Pipes may become weak and fail without warning, resulting in flood damage. You should consult with a qualified plumbing contractor to discuss the necessity, options, and costs for replacement of all polybutylene pipe.

Recommendation

Contact a qualified plumbing contractor.



PB 2110



10.2.1 Water Heater

COMBUSTION AIR: INSUFFICIENT



The water heater appeared to have insufficient combustion air. It is not standard for gas water heaters to be located in the bathroom. Inadequate combustion air can result in improper fuel combustion and the release into indoor air of excessive amounts of carbon monoxide, an invisible, odorless, toxic gas. An evaluation and work as necessary should be performed by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



10.4.1 Gas System

GAS PIPES: CORROSION, MODERATE



Gas pipes in the crawlspace of the home exhibited moderate general corrosion. If this condition continues it may eventually cause gas pipes to leak, introducing toxic gas into indoor air. The source of moisture causing this corrosion should be identified and corrected by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



11: ATTIC

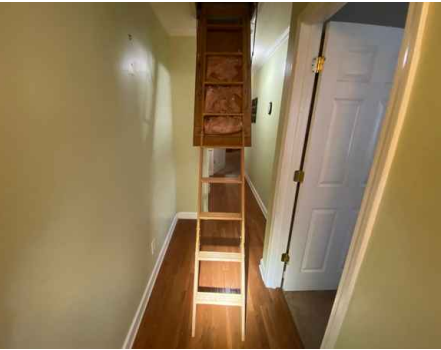
		IN	NI	NP	R
11.1	Attic Access	X			
11.2	Attic Conditions	X			
11.3	Attic/Roof Structure Ventilation	X			
11.4	Thermal Insulation	X			
11.5	Roof Trusses	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Attic Access: Access hatch type and location

Pull-down ladder



Attic Access: Attic inspection method

Direct entry

Attic/Roof Structure Ventilation: Roof Structure Ventilation

Continuous ridge and soffit vents

Thermal Insulation: Thermal Insulation Type

Blown fiberglass, Fiberglass batt

Attic/Roof Structure Ventilation: Attic Ventilation Method

Continuous ridge and soffit vents



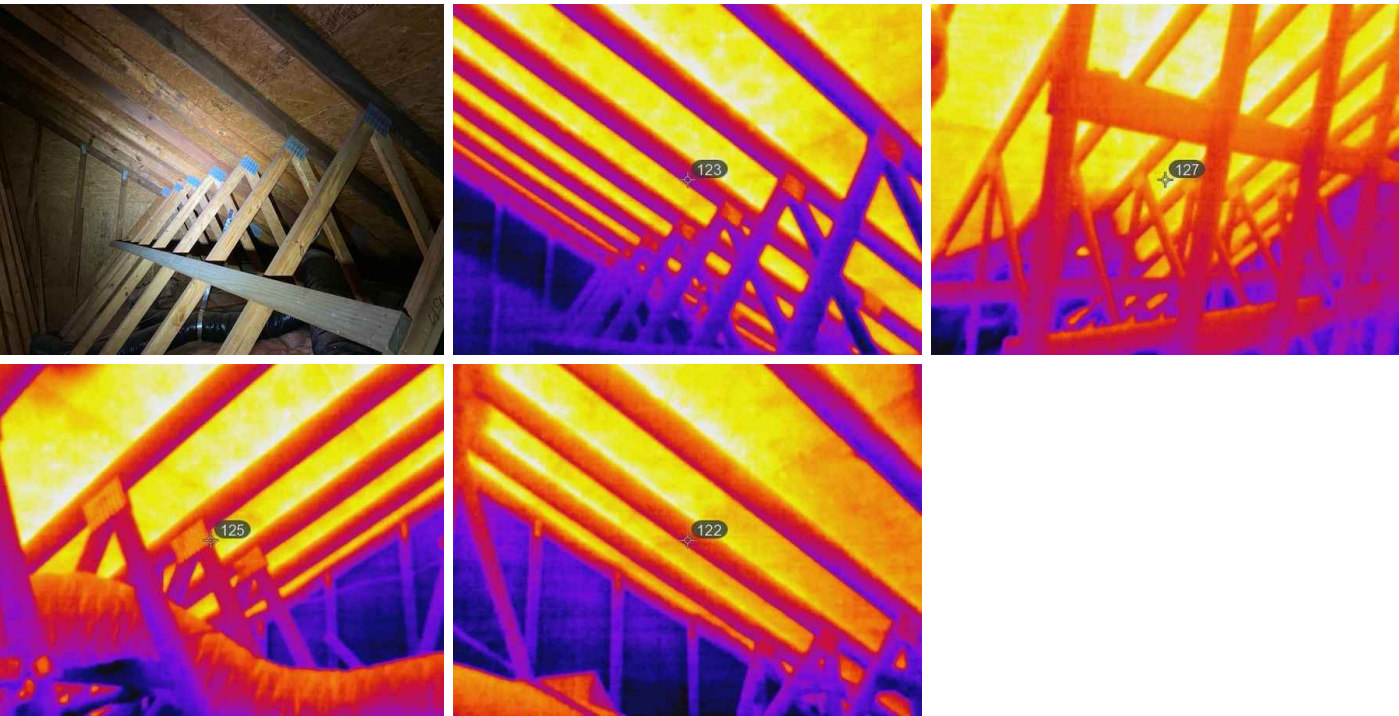
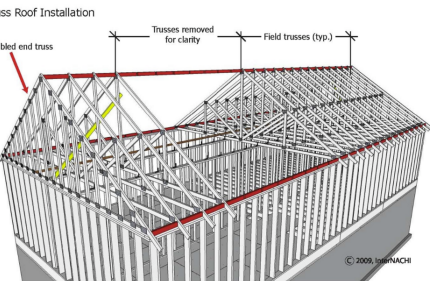
Thermal Insulation: Application Type

Attic is inside the thermal envelope



Roof Trusses: Truss roof

The roof was framed using manufactured roof trusses. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.



Recommendations

11.4.1 Thermal Insulation

GAPS IN INSULATION

Recommendations

Thermal insulation in the attic was poorly-installed and had significant gaps that will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels and may contribute to ice damming of the roof during the winter. Insulation should be properly distributed to cover all portions of the attic located above the home living space.

Recommendation

Contact a qualified insulation contractor.



12: STRUCTURE

		IN	NI	NP	R
12.1	Foundation	X			
12.2	Crawlspace	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Foundation: Foundation Configuration
Crawlspace

Foundation: Foundation Wall Material
Concrete masonry unit (CMU)

Crawlspace: Access Hatch Location
Home exterior



Crawlspace: Main floor insulation type
Fiberglass batt

Crawlspace: Crawlspace floor material
Dirt w/soil cover (plastic)



Crawlspace: Crawlspace floor: soil cover sealed

The floor of the crawlspace was covered with a plastic soil cover that consisted of sheet plastic. Soil covers are installed to help minimize moisture evaporation and soil gas movement into crawlspace air from the soil. Edges were sealed at overlaps and at the perimeter, which is also typically done to help lower radon levels.

Recommendations

12.1.1 Foundation

CMU FOUNDATION WALLS: CRACKING , MINOR

Concrete masonry unit (CMU) foundation walls had minor cracking. Cracking did not appear to be continuous through the wall. Determining the cause of cracking can only be determined by a structural engineer or foundation expert. Continue to monitor.

Recommendation

Contact a qualified professional.



Maintenance Item



12.2.1 Crawlspace

CRAWLSPACE: FLOOR FRAMING, INADEQUATE SUPPORT

Floor framing members visible in the crawlspace were inadequately supported. Corrections should be made by a qualified contractor.

Recommendation

Contact a qualified carpenter.



Recommendations



12.2.2 Crawlspace

CRAWLSPACE FLOOR: SOIL COVER NOT SEALED

The floor of the crawlspace was covered with a plastic soil cover that consisted of sheet plastic. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil. Edges at overlaps and the crawlspace perimeter were not sealed. This will reduce the effectiveness of the cover.

Recommendation

Contact a qualified professional.



Maintenance Item



12.2.3 Crawlspace

CRAWLSPACE: ODOR PRESENT

The crawlspace had a noticeable musty odor. Possible sources of odor in basements include mold, soil-borne bacteria, and the sewage leak from the bathroom. These sources should be identified and the conditions corrected.

Recommendation

Contact a qualified professional.



Maintenance Item

12.2.4 Crawlspace

CRAWLSPACE WALLS - MODERATE EFFLORESCENCE

In the crawlspace, moderate amounts of efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white powdery mineral residue deposited by water seeping through porous concrete or masonry and evaporating when it reaches the surface. To avoid potential material damage, the source of moisture should be identified and corrected.

Recommendation

Contact a qualified professional.



12.2.5 Crawlspace

INSULATION: LOOSE, MISSING INSULATION

Thermal insulation was loose or missing in the crawlspace. Insulation should be secured or replaced to help reduce heating costs and increase home comfort.

Recommendation

Contact a qualified professional.

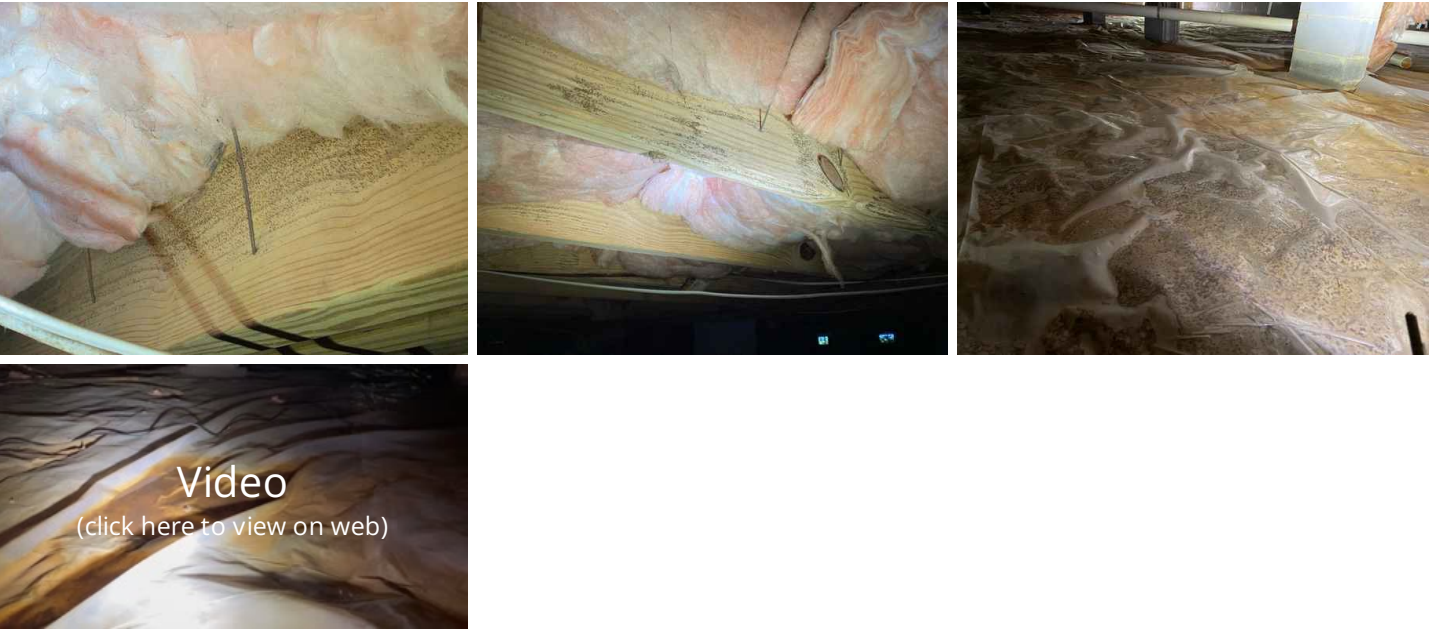


12.2.6 Crawlspace

MOISTURE INTRUSION: JOISTS, FUNGAL GROWTH, NO ELEVATED MOISTURE LEVELS

Floor joists in the crawlspace had areas covered with a substance resembling fungal growth/mold. This condition indicates moisture intrusion of the crawlspace. There was evidence of groundwater towards the center of the crawlspace. Fungal growth/mold can only be positively identified through sampling and analysis by qualified personnel. Growing fungal/mold colonies can cause spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage fungal/mold growth can also cause structural damage from wood decay. The moisture meter showed no elevated levels of moisture present in floor joists at the time of the inspection. This area should be monitored in the future for signs of moisture intrusion.

Recommendation
Recommend monitoring.



12.2.7 Crawlspace

**CRAWLSPACE VENT COVER
DAMAGED**

 Recommendations

The Crawlspace vent cover was damaged at the time of the inspection. Recommend replacing the vent to prevent moisture and pests from gaining entry into the Crawlspace.



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

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

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

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

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

Kitchen

Kitchen Checklist

Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling**I. The inspector shall inspect:**

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.