



HOLLOWTOP INSPECTION

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HOLLOWTOP INSPECTION REPORT

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08/27/2025



Inspector

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SUMMARY



MAINTENANCE ITEM OR
INFORMATIONAL



DEFECT OR
RECOMMENDATION



SAFETY HAZARD OR
SERIOUS DEFECT

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- ⊖ 2.1.2 Roof - Coverings: Nailing Missing Water Proofing
- ⊖ 2.1.3 Roof - Coverings: Tree Overhanging Roof
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 - ⊖ 13.5.1 Garage - Garage Door: Auto Reverse Pressure Sensor Recalibration
 - ⊖ 13.5.2 Garage - Garage Door: Sensors To High
 - ⊖ 13.7.1 Garage - Occupant Door (From garage to inside of home): Weather Stripping Damage

1: INSPECTION DETAILS

Information

In Attendance
Home Owner



Temperature (approximate)
72 Fahrenheit (F)



Main Entrance Door Direction
South

**Thermostat Location and
Temperature**

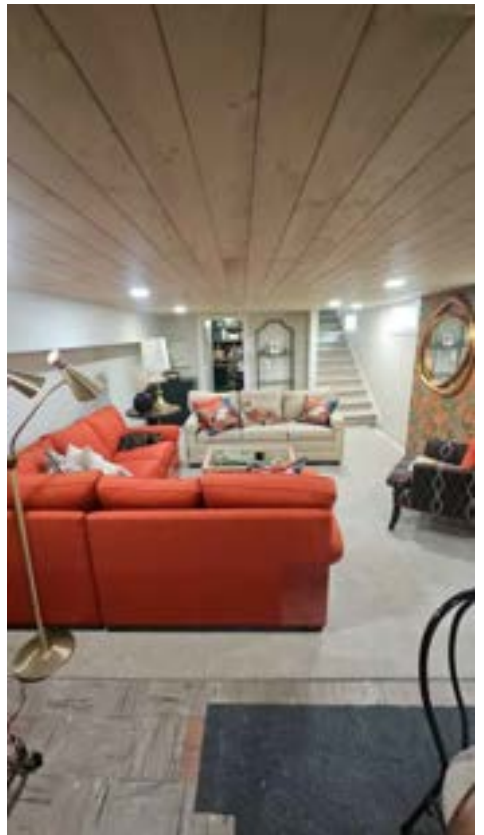
72 Degrees

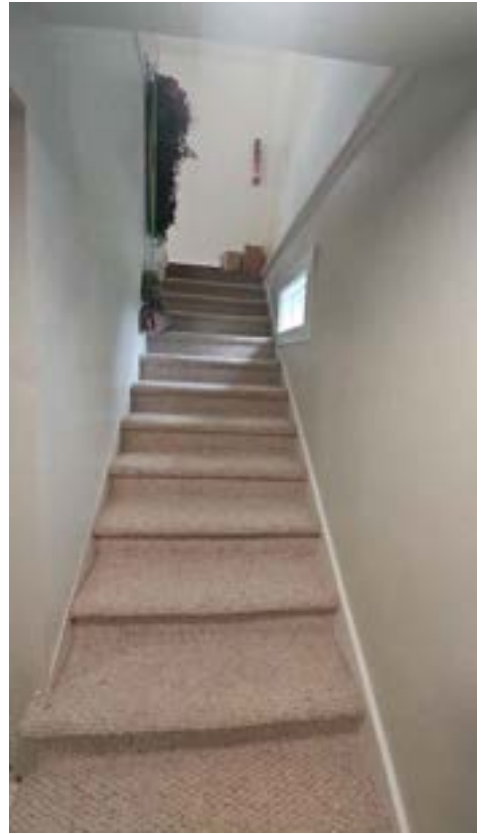
Weather Conditions

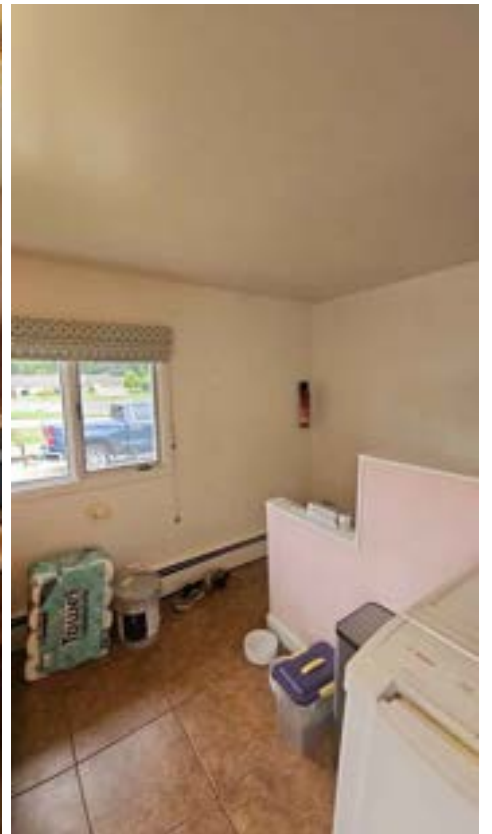
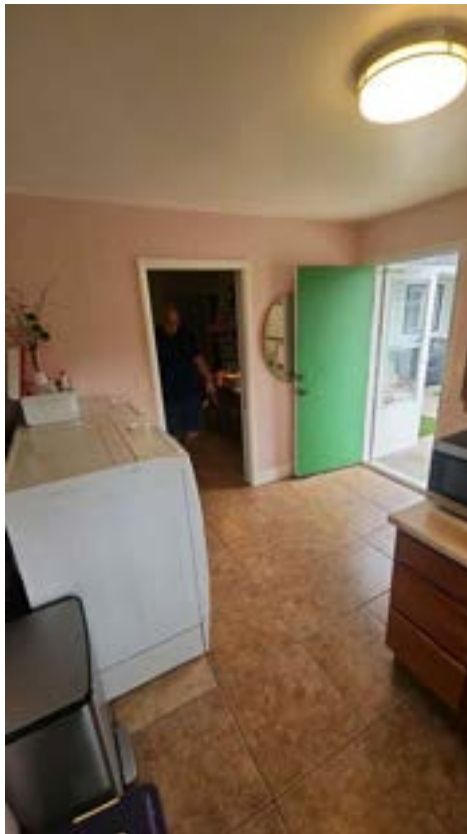
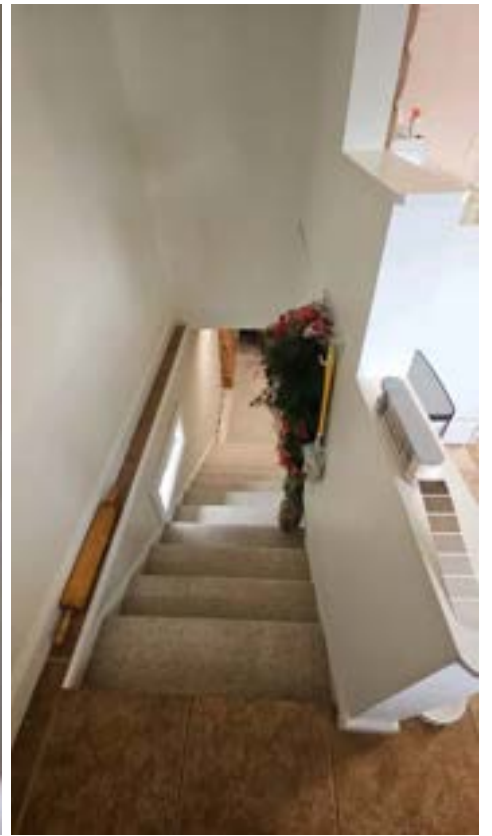
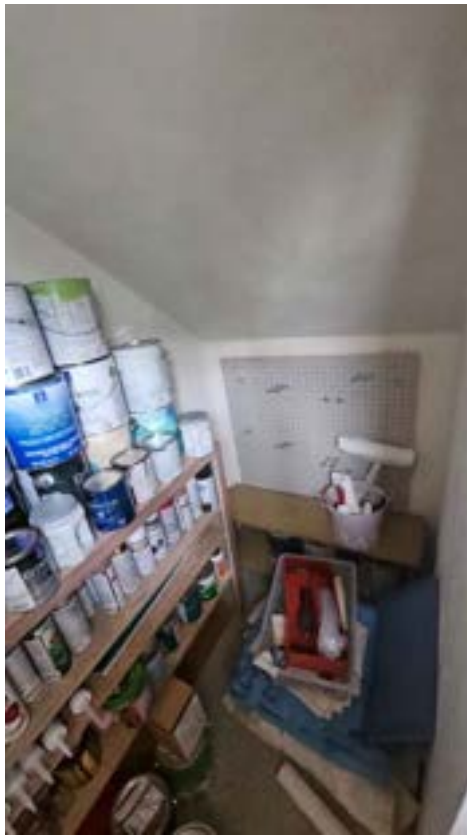
Cloudy



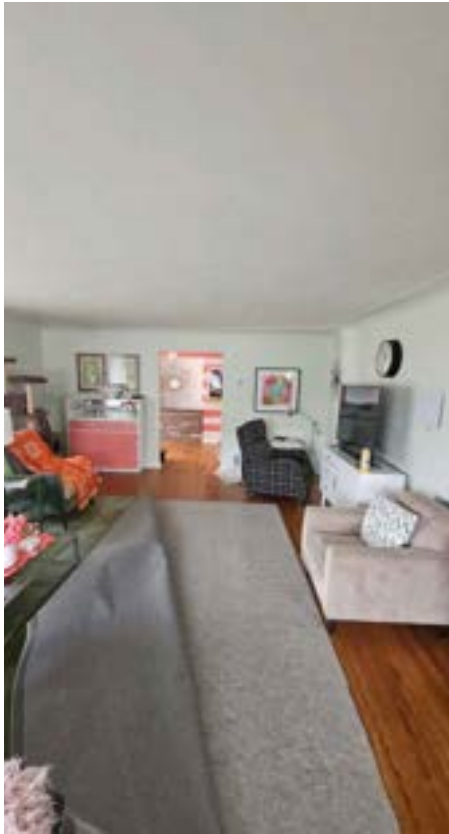
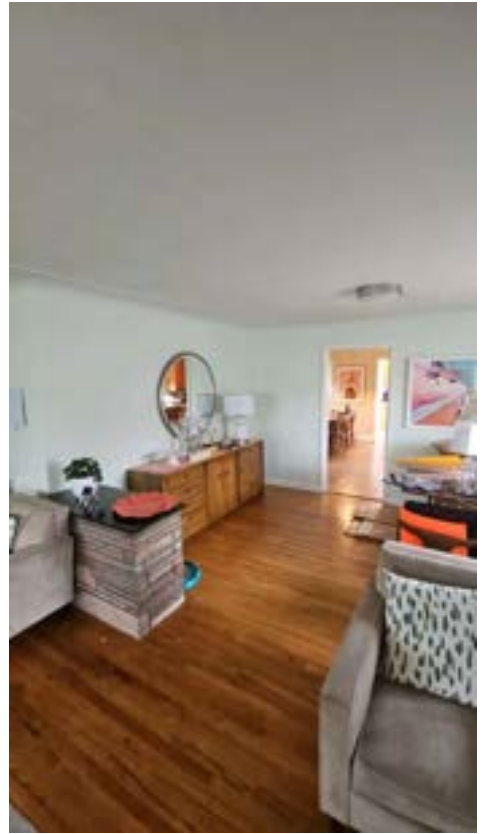
Occupancy
Occupied

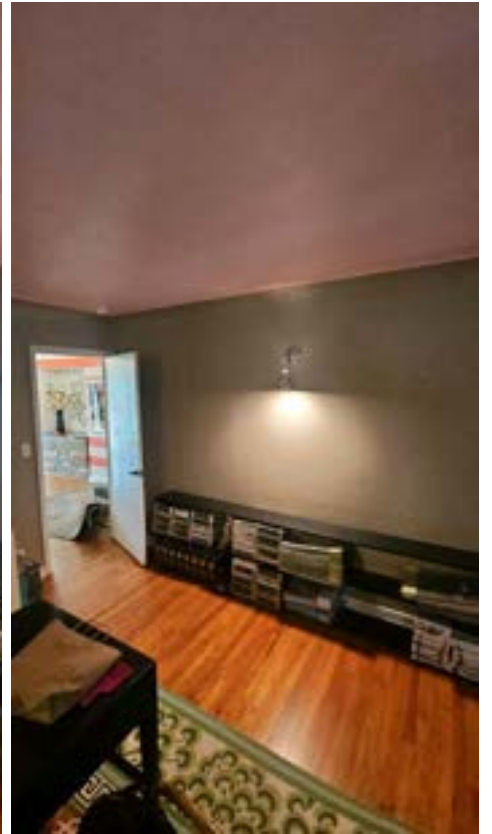
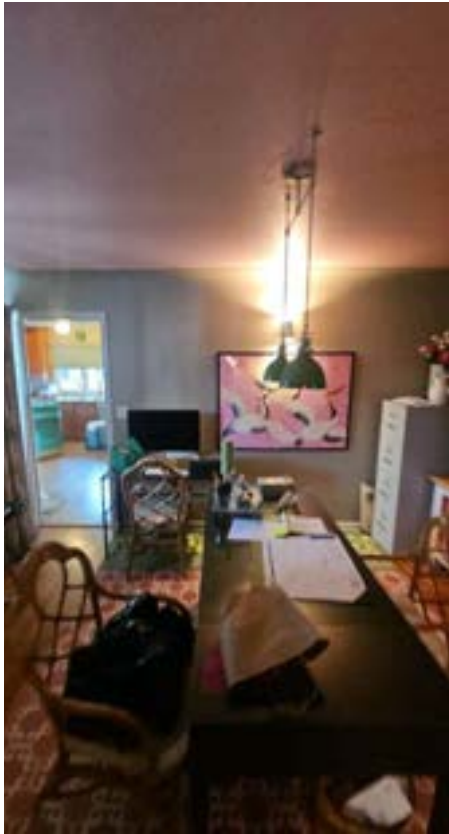
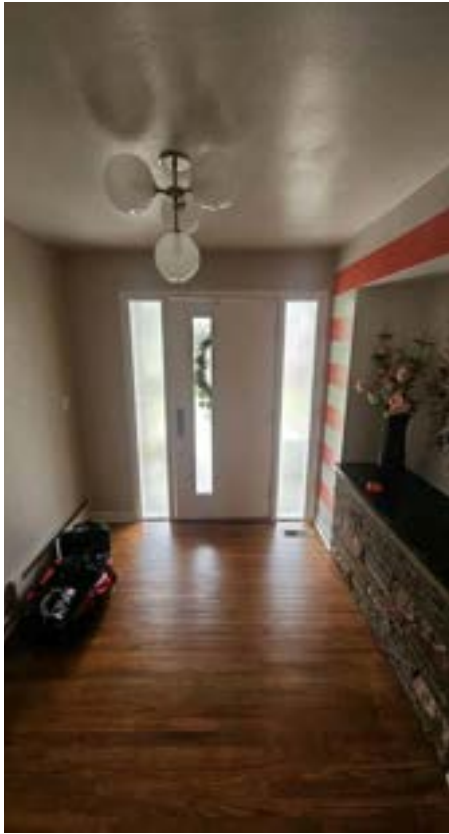


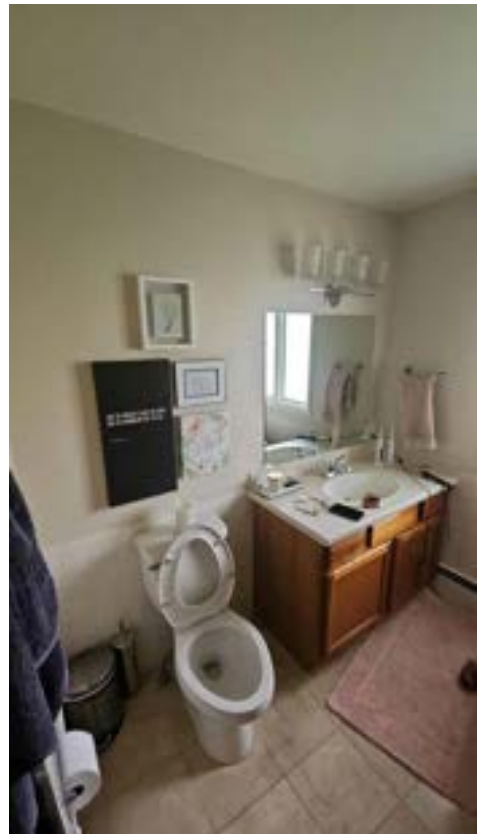
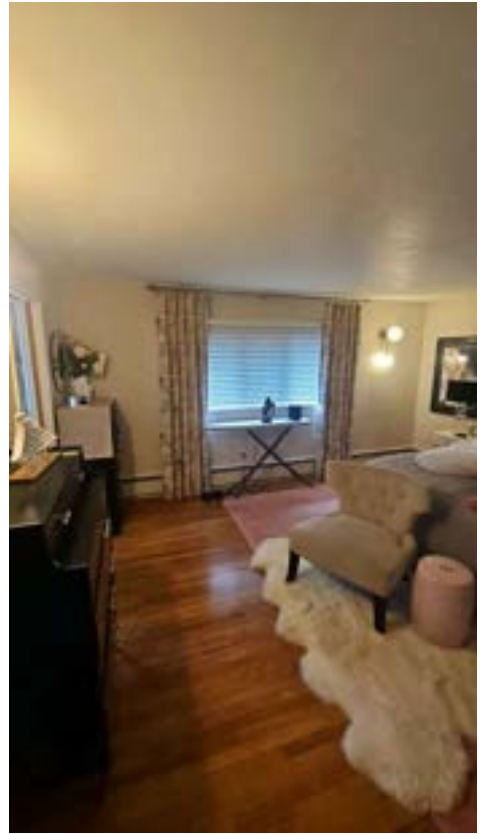


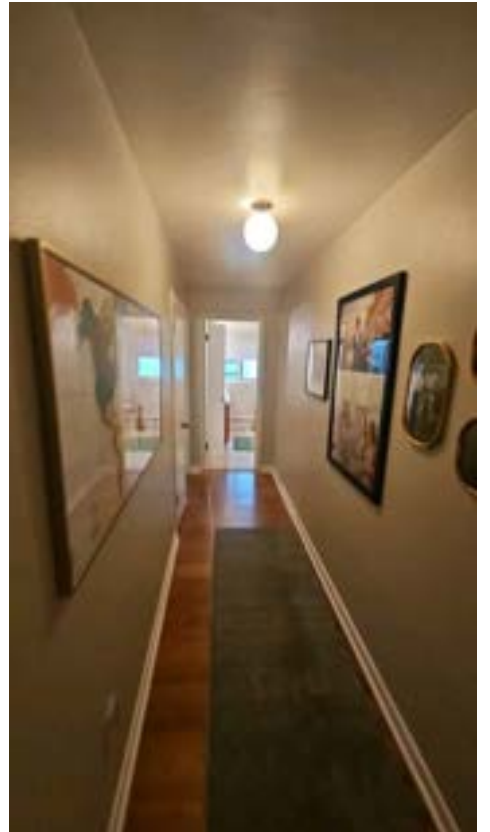


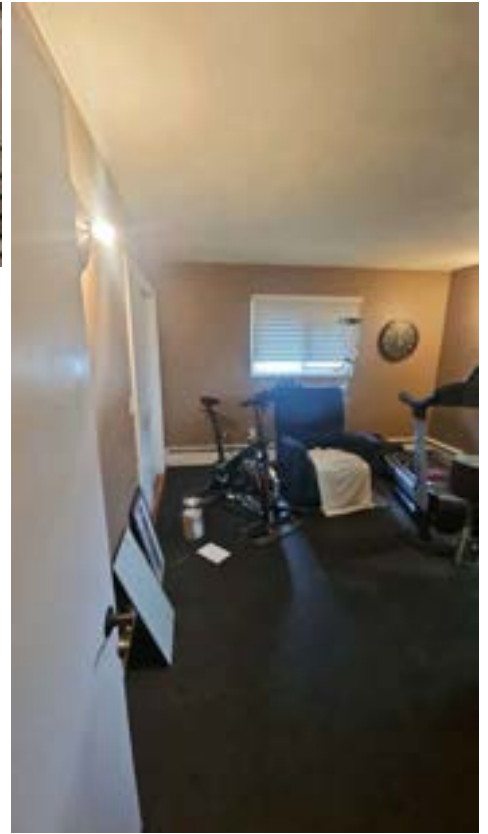












Limitations

General

PERSONAL ITEMS

Personal items were obstructing view or access in one or more areas, which limited the inspection of certain components. Recommend further evaluation once items are removed.

2: ROOF

Information

Flashings: Material

Metal

Homeowner's Responsibility

Your job as the homeowner is to 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.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Inspection Method

Ladder, Roof



Coverings: Material

Asphalt





Skylights, Chimneys & Other Roof Penetrations: Chimney and roof vents

Present

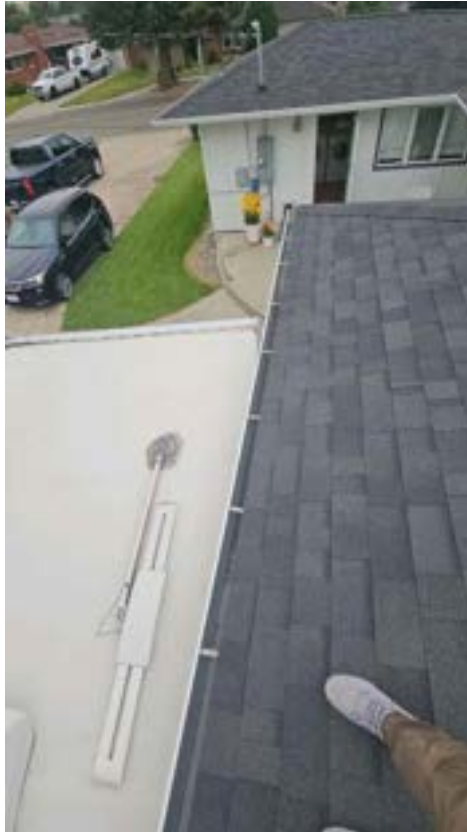
Chimney and roof vents were visibly inspected.







Roof Drainage Systems: Gutter Material
Aluminum



Deficiencies

2.1.1 Coverings

 Defect Or Recommendation

DAMAGED (GENERAL)

Roof coverings had visible damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



South



South



South



East



East



North

2.1.2 Coverings

NAILING MISSING WATER PROOFING Defect Or Recommendation

The nailing on the roof covering or on a roof vent is nailed correctly, but the nails do not have any water proofing. Whenever you put a hole into a roof you should properly water proof the intrusion. Recommend a qualified professional reapply water proofing caulk.

Recommendation

Contact a qualified roofing professional.



Northwest



South



Garage



Garage

2.1.3 Coverings

TREE OVERHANGING ROOF



Defect Or Recommendation

One or more trees were observed overhanging or in contact with the roof. This condition can lead to roof damage, debris accumulation, and provide a pathway for pests. Recommend a qualified tree service evaluate if branches should be trimmed or tree is in need of removal.

Recommendation

Contact a qualified professional.



Garage



Garage

2.2.1 Skylights, Chimneys & Other Roof Penetrations

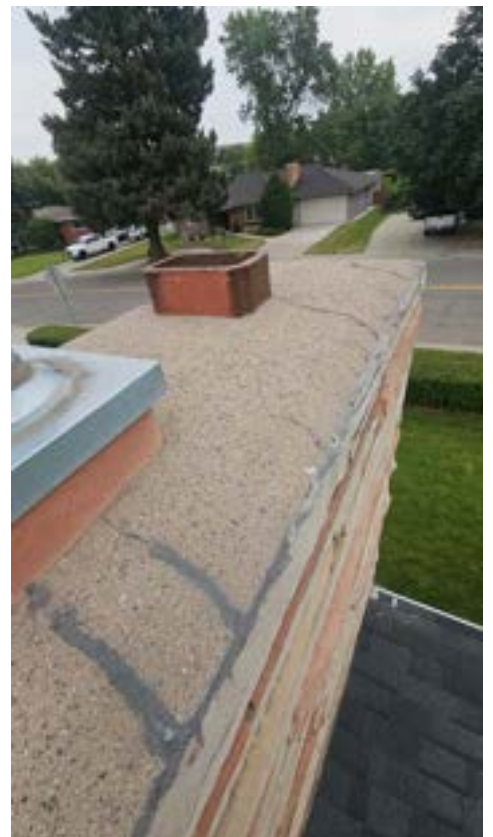
 Defect Or Recommendation

CROWN CAP CRACKING

Chimney crown cap is cracking and deteriorating. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified chimney contractor.



East

2.2.2 Skylights, Chimneys & Other Roof Penetrations

 Defect Or Recommendation

PLUMBING VENT DIAMETER

One or more of the plumbing vents had a diameter less than 3". Modern standards in Montana would have plumbing vent penetrations be 3" in diameter to stop freezing over in the winter. In older homes this was not a requirement. Recommend a qualified professional evaluate.



2.2.3 Skylights, Chimneys & Other Roof Penetrations

 Defect Or Recommendation

PLUMBING VENT HEIGHT OFF ROOF

One or more of the plumbing vents was not at least 12" off the roof. Recommend a qualified professional evaluate and correct.



North

2.4.1 Roof Drainage Systems

HAIL DAMAGE

 Defect Or Recommendation

In one or more areas the gutters or downspouts have visible hail damage. Recommend inquiring with sellers on any hail claims made and a roofing professional evaluate for any further damage.

Recommendation

Contact a qualified roofing professional.



Garage



Garage

2.4.2 Roof Drainage Systems

DEBRIS

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

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

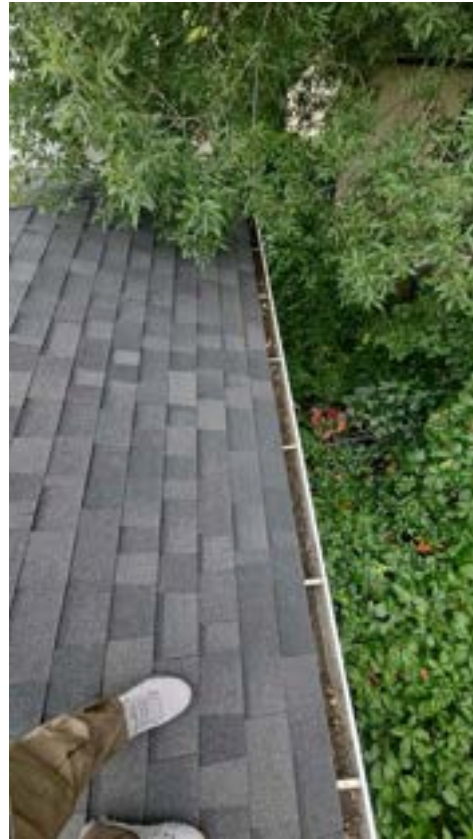
Contact a handyman or DIY project



Maintenance Item Or Informational



Garage



Garage

2.4.3 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



Defect Or Recommendation

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

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor



Garage



Garage

3: EXTERIOR

Information

**Siding, Flashing & Trim: Siding
Material**

Composite

Inspection Method

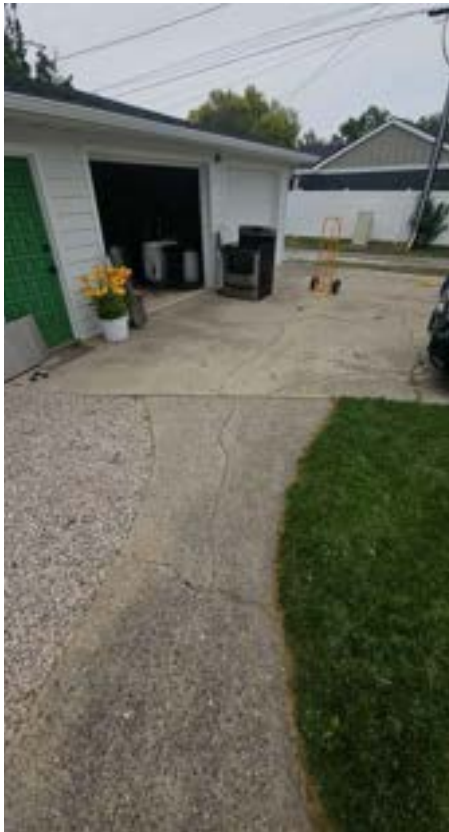
Visual







Walkways, Patios & Driveways: Driveway, Patio, Walkway Material
Concrete



Vegetation, Grading, Drainage & Retaining Walls: Sprinkler System

Present

There was a sprinkler system installed this item is not in the scope of inspection. Recommend a qualified professional evaluate.



Exterior Doors: Exterior Entry Door

Wood



Deficiencies

3.1.1 Siding, Flashing & Trim

 Defect Or Recommendation

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.



Garage Southeast

3.1.2 Siding, Flashing & Trim

 Defect Or Recommendation

PAINT DISCOLORATION OR PEELING

In one or more places there was visible paint discoloration and/or peeling. Recommend a qualified painter evaluate and repair.

Recommendation

Contact a qualified painting contractor.



Northeast



East

3.1.3 Siding, Flashing & Trim

 Defect Or Recommendation

TRIM DAMAGE

In one or more areas there is exterior trim damage and deteriorating. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



North

3.1.4 Siding, Flashing & Trim

GROUT CRACKING

 Defect Or Recommendation

One or more areas of the brick or stone veneer had visible cracking to the grout. This can lead to loose sections over time. Recommend a qualified professional evaluate and correct.

Recommendation

Contact a qualified professional.



South



South



South

3.3.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

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

[Here is a link](#) to read about how GFCI receptacles keep you safe.

 Defect Or Recommendation



North

3.3.2 GFCI & AFCI

UNGROUND RECEPTACLE Defect Or Recommendation

One or more of the exterior outlets was ungrounded. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



North



Southeast

3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING Defect Or Recommendation

Cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



North

3.4.2 Walkways, Patios & Driveways

PATIO CRACKING

Settling and cracking observed on properties patio. Recommend a qualified professional evaluate and/or patch/seal.

 Defect Or Recommendation



3.4.3 Walkways, Patios & Driveways

WALKWAY CRACKING

Cracks observed on the walkway. Recommend concrete contractor evaluate and patch and seal as needed.

 Defect Or Recommendation



South



North

3.4.4 Walkways, Patios & Driveways

CONCRETE SPALLING- MINOR

Concrete has minor wear and spalling, watch for worsening condition, and cause of issue. Most likely weather or water wearing away the concrete.

Recommendation

Contact a qualified concrete contractor.



Defect Or Recommendation



3.4.5 Walkways, Patios & Driveways
SETTLEMENT/SLOPING

 Defect Or Recommendation

There was visible exterior patio or walkway settlement and sloping. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Garage Northeast

3.5.1 Vegetation, Grading, Drainage & Retaining Walls



Defect Or Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.



Garage South

3.5.2 Vegetation, Grading, Drainage & Retaining Walls



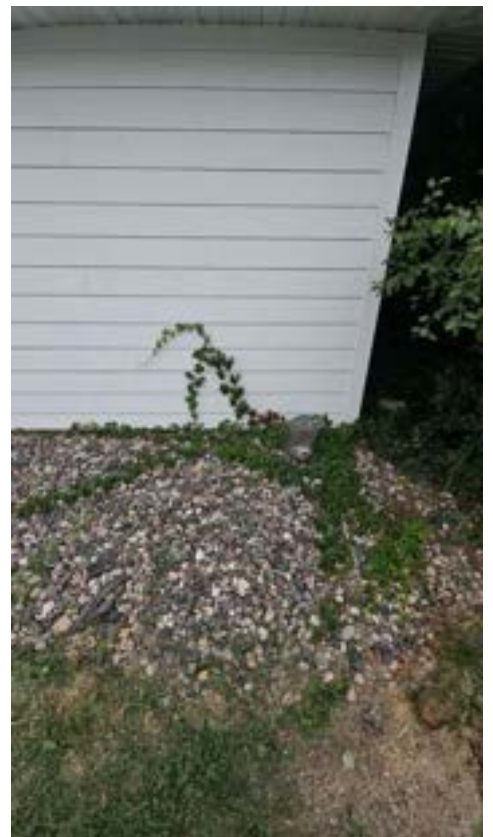
Defect Or Recommendation

VINES GROWN INTO SIDING OR ROOF

Vines or other vegetation has grown into the structure, although this may look nice it is very bad for the home. This can cause water intrusion, siding and roof damage, and also general decay of materials.

Recommendation

Contact a qualified tree service company.



Garage Northwest

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Crawlspace Access

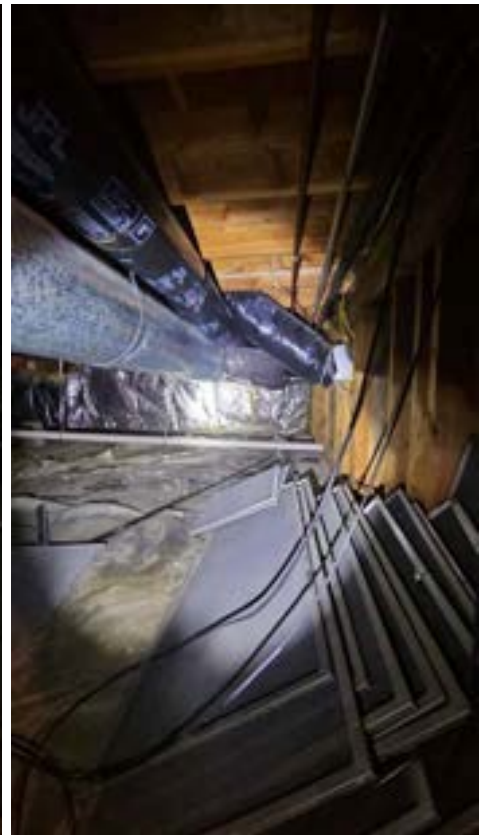
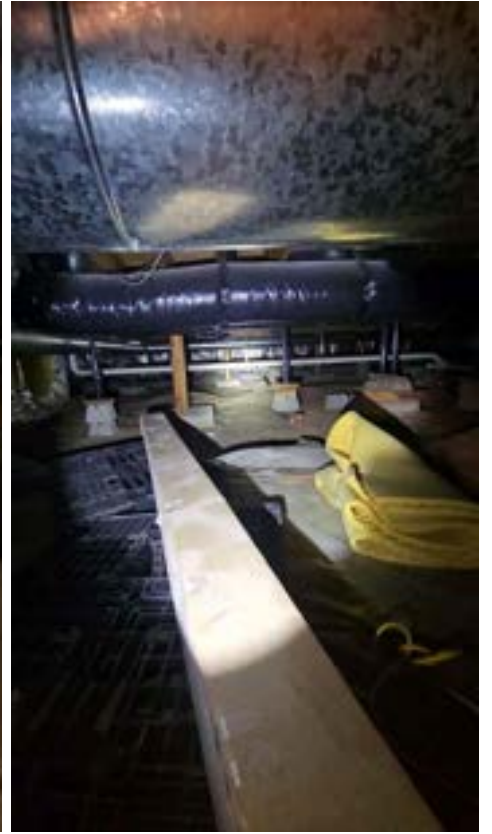
Location Of Access
Basement, Utilityroom

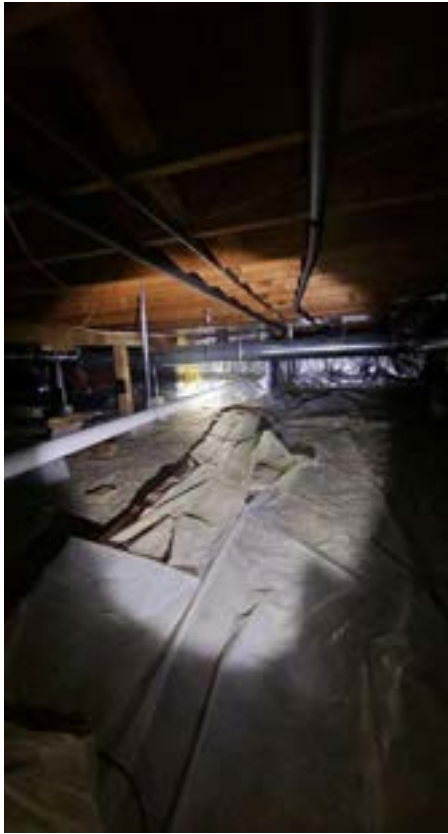
Floor Structure: Material
Wood Joists



Floor Structure: Sub-floor
Plywood

Foundation: Material
Concrete





Floor Structure: Basement/Crawlspace Floor

Dirt, Sealed



Limitations

Wall Structure

WALLS COVERED

The foundation walls were covered in the crawlspace or Basement this is a limitation.

Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS

Cracking was noted at the foundation. Some cracking is common as concrete ages and shrinks. Recommend the cracks be evlouted and properly sealed by a foundation contractor.

Recommendation

Contact a foundation contractor.





Southwest



Southwest



West



West



Northwest



Northeast



Garage South



Basement Utilityroom



Basement Utilityroom



Crawlspace Southwest



Basement Northeast

4.2.1 Basements & Crawlspace
EFFLORESCENCE

 Defect Or Recommendation

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



Southeast



Crawlspace



Crawlspace





Crawlspace Northwest



Basement Utilityroom



Basement Northeast

4.2.2 Basements & Crawlspace

CRAWLSPACE FLOOR NOT SEALED

 Defect Or Recommendation

In one or more areas of the crawlspace there is no vapor barrier installed. This could lead to unwanted moisture from the exposed ground. Recommend a qualified professional install

Recommendation

Contact a qualified professional.



4.2.3 Basements & Crawlspaces

VERMIN INTRUSION

Defect Or Recommendation

Evidence of vermin intrusion was noted in the crawlspace, including signs such as droppings or possible nesting activity. Vermin in crawlspaces can damage insulation, wiring, and vapor barriers while also creating sanitation and odor issues. Recommend evaluation and treatment by a licensed pest control professional, along with sealing potential entry points and removing any contaminated materials to prevent recurrence.

Recommendation

Contact a qualified professional.



Crawlspace

4.3.1 Floor Structure

CONCRETE SLAB CRACKING

Defect Or Recommendation

Concrete slab was found to have cracking at the floor structure. Recommend a qualified professional evaluate and repair as needed.



Basement Utilityroom

4.3.2 Floor Structure

MOISTURE DAMAGE

One or more floor members had moisture damage. This can lead to mold growth. Recommend a qualified contractor evaluate and repair.

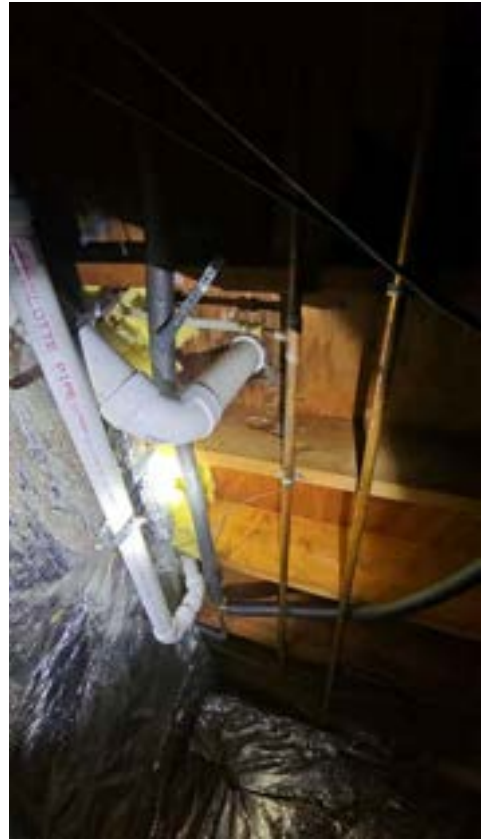




Crawlspace North



Crawlspace North



Crawlspace South



Crawlspace South

4.3.3 Floor Structure

SEMI PERMANENT FLOOR BEAM SUPPORTS

 Defect Or Recommendation

Semi-permanent floor beam supports were observed in the crawlspace. These supports may not be rated for permanent structural use, and relying on them long-term can create safety and stability concerns for the home. Recommend evaluation by a qualified structural or foundation professional to confirm whether the supports are properly rated for permanent use, and to install permanent supports if needed to ensure the integrity of the floor system.



Crawlspace



Crawlspace



5: HEATING

Information

Equipment: Location

Basement, Utilityroom

Distribution Systems: Ductwork

Insulated, Non-insulated

Equipment: Brand

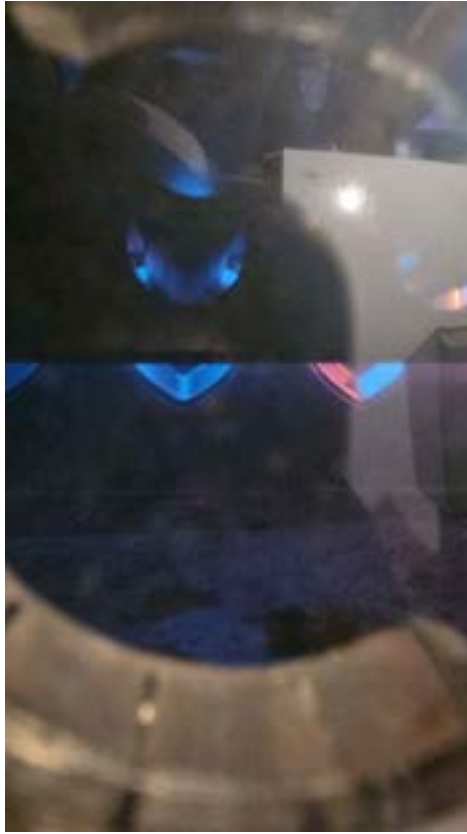
Trane

The Trane furnace was manufactured in August 2008.

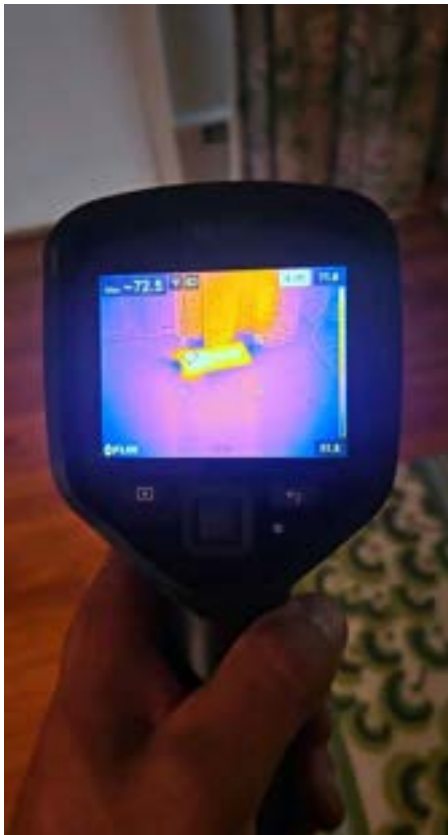


Equipment: Energy Source

Gas



Equipment: Heat Type
Forced Air



Normal Operating Controls: Humidifier

The humidifier is outside of the scope of the inspection. Recommend a qualified professional evaluate for proper functionality.



Deficiencies

5.1.1 Equipment

CORROSION

 Defect Or Recommendation

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.



Basement Utilityroom



Basement Utilityroom

5.1.2 Equipment

NEEDS SERVICING/CLEANING

 Defect Or Recommendation

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

[Here is a resource](#) on the importance of furnace maintenance.

5.1.3 Equipment

NEARING AVERAGE LIFESPAN

 Defect Or Recommendation

The furnace appears to be nearing the end of its typical average lifespan of 15–20 years. While it may currently be functional, older systems may become less efficient and more prone to failure. Recommend a qualified professional evaluate and to budget for possible replacement costs. The Trane furnace was manufactured in 2008.

Recommendation

Contact a qualified heating and cooling contractor



6: COOLING

Information

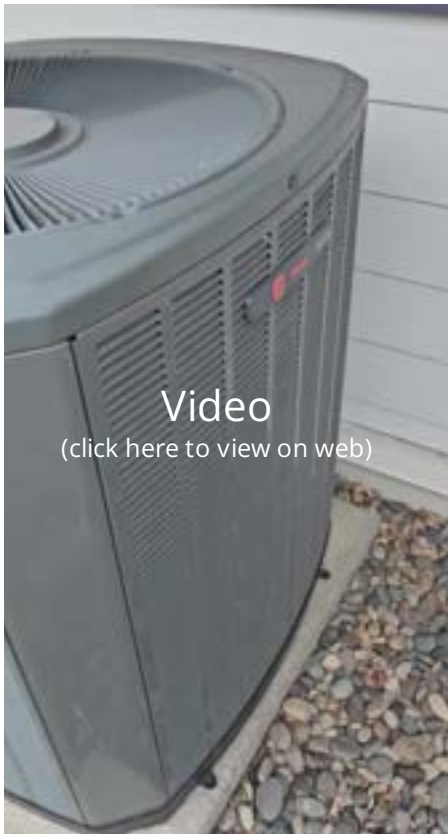
**Distribution System:
Configuration**

Central



Cooling Equipment: Energy Source/Type

Central Air Conditioner, Electric



Deficiencies

6.1.1 Cooling Equipment

 Defect Or Recommendation
NEARING AVERAGE LIFESPAN

The air conditioning unit appears to be nearing the end of its typical average lifespan of 10–20 years. While it may currently be operational, aging units can become less efficient and more susceptible to failure. Recommend a qualified professional evaluate and budgeting for replacement as needed. The Trane ac unit was manufactured in January 2008.

Recommendation

Contact a qualified heating and cooling contractor



6.1.2 Cooling Equipment

 Defect Or Recommendation
INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing insulation by a qualified professional.



Southeast



Basement Utilityroom

6.1.3 Cooling Equipment

UNIT NOT LEVEL

The outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

 Defect Or Recommendation



Southeast

6.1.4 Cooling Equipment

NEEDS SERVICE AND CLEANED



Recommend a qualified professional service and clean AC unit annually.

Recommendation

Contact a qualified professional.

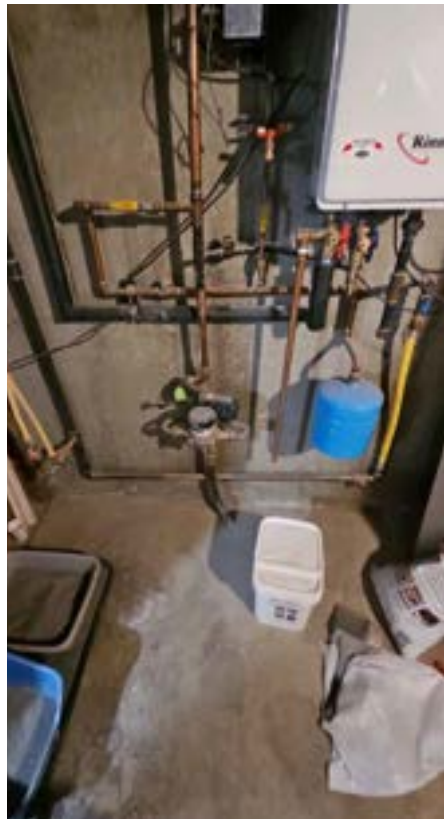
7: PLUMBING

Information

Water Source

Public

C



Main Water Shut-off Device:

Location

Basement, Utilityroom



Hot Water Systems, Controls, Flues & Vents: Location

Basement, Utility Room

The Rinnai tankless water heater was manufactured in August 2006.



Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Gas

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Drain, Waste, & Vent Systems: Material

PVC

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

Gas Meter



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.](#)



Fixtures, Sinks, Tubs and 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.



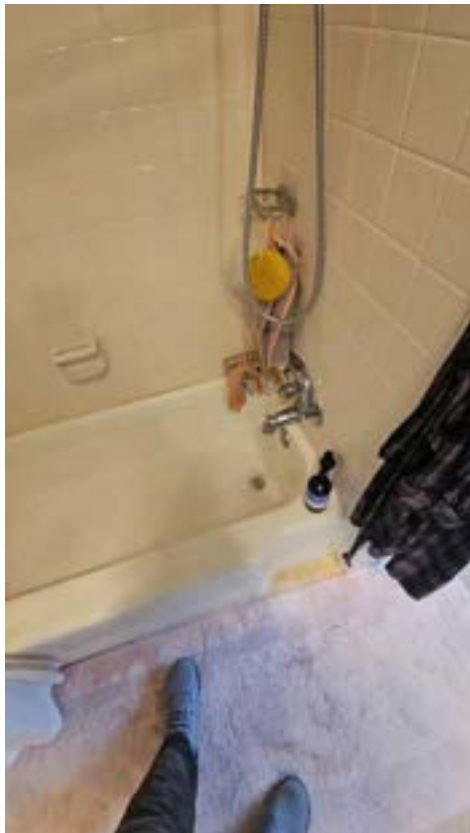
Kitchen



Kitchen



Master Bathroom



Master Bathroom



Master Bathroom



Hallway Bathroom Left



Hallway Bathroom Right



Hallway Bathroom



Hallway Bathroom



Laundry Room

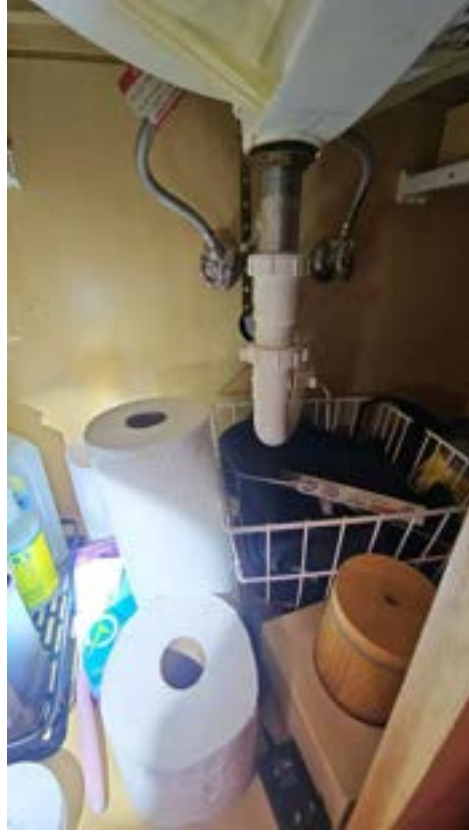


Drain, Waste, & Vent Systems: Drain Size

1 1/2"



Kitchen



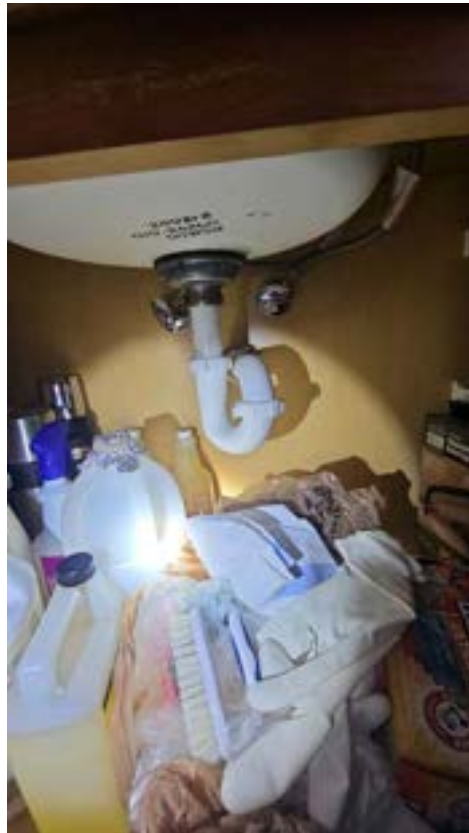
Master Bathroom



Hallway Bathroom Left



Hallway Bathroom Right



Laundry Room

Deficiencies

7.3.1 Hot Water Systems, Controls, Flues & Vents

Defect Or Recommendation

PASSED AVERAGE LIFESPAN

The water heater appears to be beyond its typical average lifespan of 8-12 years. While it may still be functional, older units are at increased risk of leakage or failure. Recommend evaluation by a qualified plumber and budgeting for replacement. The water heater was manufactured in 2006.

Recommendation

Contact a qualified professional.



7.4.1 Fixtures, Sinks, Tubs and Showers

Defect Or Recommendation

LEAKING FIXTURE

In one or more areas there is a leaking sink or tub fixture. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

7.4.2 Fixtures, Sinks, Tubs and Showers

Defect Or Recommendation

WATER PRESSURE TO HIGH

The homes water pressure was higher than the recommended 40-80psi. This can lead to leaking at connections. Recommend a qualified professional evaluate and correct.



Northwest

7.4.3 Fixtures, Sinks, Tubs and Showers

SINK - POOR DRAINAGE

Sink had slow/poor drainage. Recommend a qualified plumber repair.



Maintenance Item Or Informational



Master Bathroom



Hallway Bathroom

7.4.4 Fixtures, Sinks, Tubs and Showers



Maintenance Item Or Informational

MISSING OR INOPERABLE DRAIN PLUG

Sink or bathtub has a missing or inoperable drain plug. Recommend a qualified professional repair.

Recommendation

Contact a handyman or DIY project



Master Bathroom

7.4.5 Fixtures, Sinks, Tubs and Showers

 Defect Or Recommendation**TILE DAMAGE**

One or more of the showers tiles was cracked or damaged. Recommend a qualified professional evaluate and correct.

Recommendation

Contact a qualified professional.



Master Bathroom

7.4.6 Fixtures, Sinks, Tubs and Showers

 Defect Or Recommendation**TILE GROUT OR CAULKING CRACKING**

Cracking or deterioration of grout or caulking was observed in the bathroom shower, wall, or floor tile areas. This condition can allow water intrusion, potentially leading to moisture damage. Recommend repair and resealing by a qualified professional to help maintain a watertight seal.

Recommendation

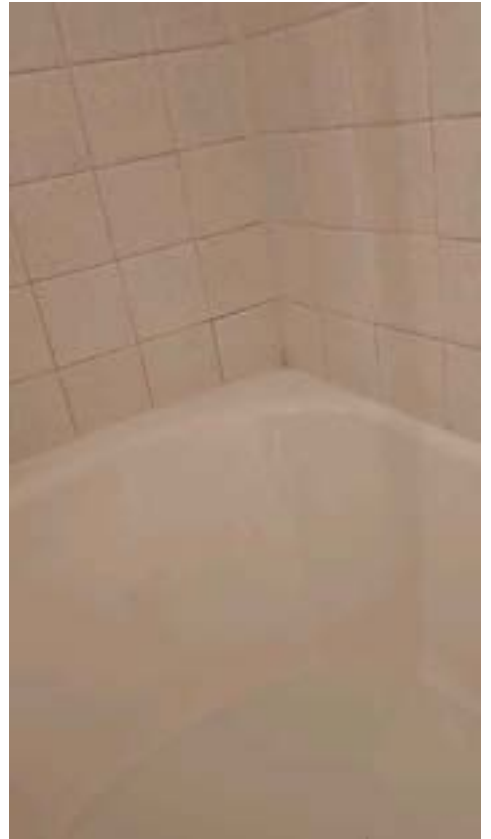
Contact a qualified professional.



Hallway Bathroom



Hallway Bathroom



Hallway Bathroom



Hallway Bathroom

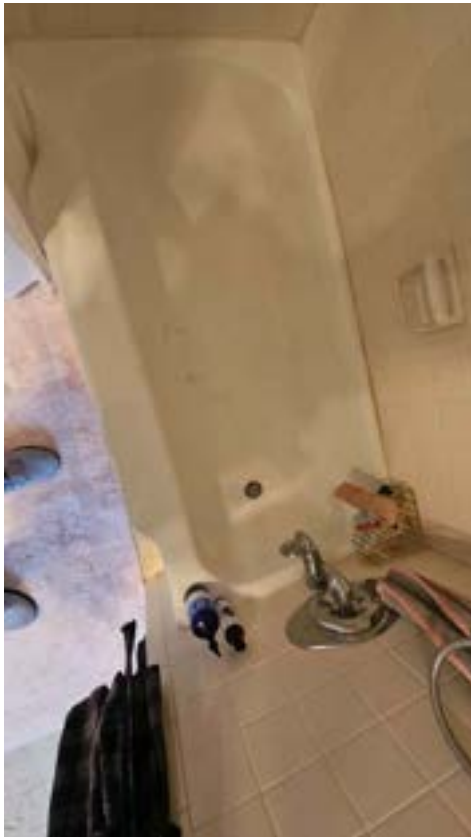
7.4.7 Fixtures, Sinks, Tubs and Showers
DAMAGED SINK OR TUB BASIN

 Defect Or Recommendation

One or more of the sink basins had visible damage. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



Master Bathroom



Hallway Bathroom

7.6.1 Drain, Waste, & Vent Systems

LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.





Master Bathroom



Master Bathroom



Master Bathroom Crawlspace

7.6.2 Drain, Waste, & Vent Systems

MOISTURE DAMAGE

One or more of the homes sink cabinets had visible moisture damage from a leak. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.

 Defect Or Recommendation



Hallway Bathroom Left

7.6.3 Drain, Waste, & Vent Systems

 Defect Or Recommendation**OVER FLOW CLOGGED**

One or more of the homes sink over flows were clogged at the time of the inspection. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



Master Bathroom

7.6.4 Drain, Waste, & Vent Systems

 Defect Or Recommendation**IMPROPER CONNECTION**

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.



Crawlspace South

7.6.5 Drain, Waste, & Vent Systems

**GALVANIZED DRAIN LINE**

There was galvanized drain line present under the kitchen sink. Galvanized line has an average life span of 40-100 years. Based on the age of the home this piping could be nearing the average lifespan. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



Master Bathroom

8: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Overhead



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Laundry Room



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

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



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



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



Branch Wiring Circuits, Breakers & Fuses: Wiring Method NM, Fabric Insulated Wires



Service Entrance Conductors: Main Shut Off Location At Meter



Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

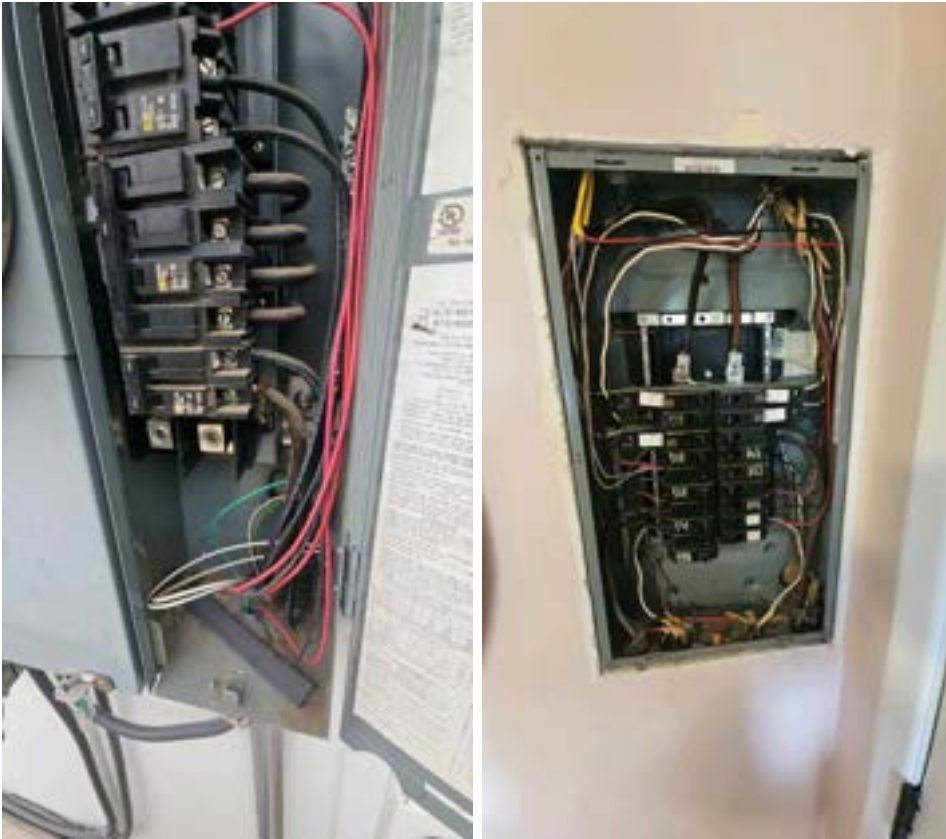
CLOTH WIRING

Cloth insulated wiring can wear over time exposing hot or live wires. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.

 Defect Or Recommendation



North

8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.

 Defect Or Recommendation



Basement



Basement



Basement Northeast

8.4.2 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLE



Defect Or Recommendation

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles should be grounded especially in the kitchen, bathrooms, garage & exterior. Recommend a licensed electrician evaluate.

Recommendation

Contact a qualified electrical contractor.



Dining Room



Living Room



Living Room



Entranceway



Office



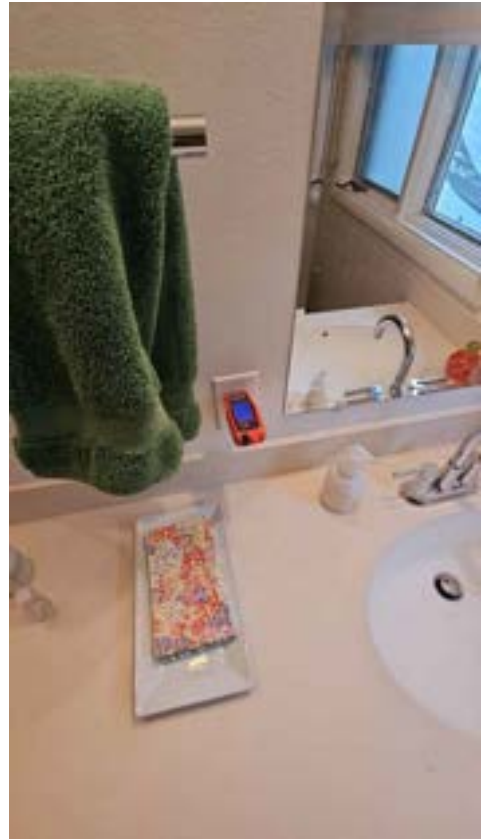
Master Bedroom



Hallway Northwest



Bedrooms



Hallway Bathroom



Northwest Bedroom



Northwest Bedroom

8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Defect Or Recommendation

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

[Here is a link](#) to read about how GFCI receptacles keep you safe.



Master Bathroom



Hallway Bathroom

9: FIREPLACE

Information

Type

Gas



Deficiencies

9.1.1 Vents, Flues & Chimneys

COULDN'T TURN ON



Defect Or Recommendation

The fireplace could not be turned on. Recommend inquiring with sellers for proof of functionality. If proof can not be given recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



Living Room East

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

220 Electric



Dryer Vent

Metal (Flex)

Attic Insulation: Attic Access Location

Hallway, Closet, Laundryroom



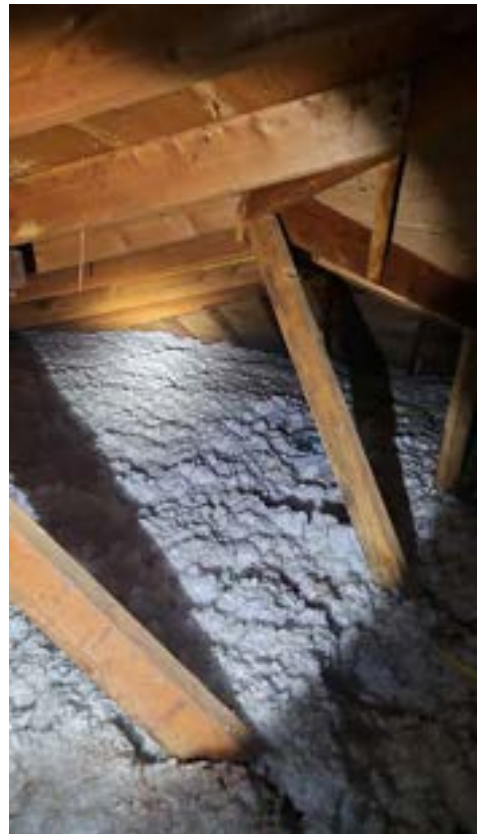
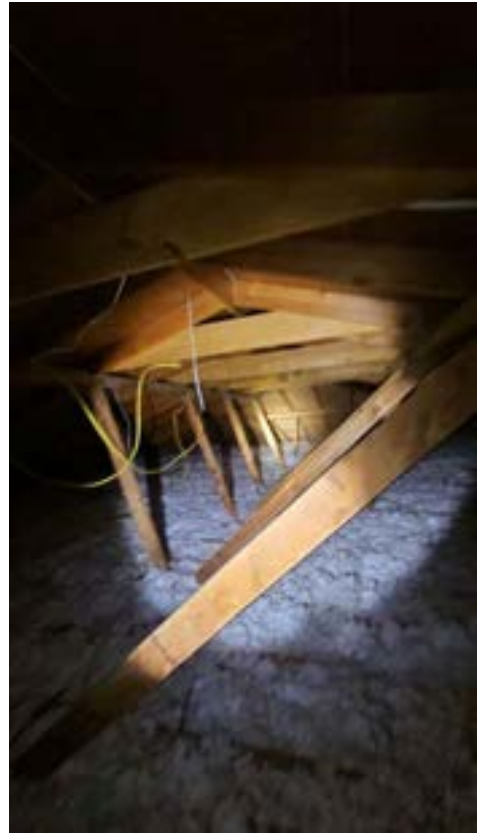
Ventilation: Ventilation Type
Soffit Vents, Ridge Vents,
Thermostatically Controlled Fan

Exhaust Systems: Exhaust Fans
None



Attic Insulation: Insulation Type
Fiberglass







Attic Insulation: Asbestos Possible

Yes

From the 1930s to 1970s, asbestos was included in building materials. It was also incorporated into a number of asbestos containing vinyl products. There is no danger unless the asbestos is disturbed and fibers are released and then inhaled into the lungs. Any work on asbestos insulation or other materials should be done by a professional.

Deficiencies

10.1.1 Attic Insulation

INSUFFICIENT INSULATION



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



Northeast

10.1.2 Attic Insulation

MOISTURE STAINING

 Defect Or Recommendation

In one or more area of the attic there was visible moisture staining. The areas did not have high levels of moisture when tested and no visible damage to the roof structure was noted. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



Attic South



Attic Southwest

10.1.3 Attic Insulation

VINTAGE HOME INSULATION

 Defect Or Recommendation

The home had vintage insulation that does not meet modern energy standards. Insulation depth and materials provide low R-values, leading to reduced efficiency and higher energy costs. Recommend evaluation and upgrade by a qualified insulation contractor to improve comfort and performance.



11: DOORS, WINDOWS & INTERIOR

Information

Floors: Floor Coverings

Carpet, Tile, Wood

Walls: Wall Material

Drywall, Plaster

Ceilings: Ceiling Material

Drywall, Plaster

Countertops & Cabinets:**Countertop Material**

Laminate

Windows: Window Type

Sliders, Casement







Presence of Smoke and CO Detectors: 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.

Countertops & Cabinets: Cabinetry

Wood



Limitations

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Deficiencies

11.1.1 Doors

DOOR STICKS



Maintenance Item Or Informational

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project



Basement Northeast



Office

11.2.1 Windows

INOPERABLE WINDOW

Window stuck or unmoving. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.





Living Room East



Living Room South

11.2.2 Windows

WINDOW CRACKED OR BROKEN

The window is cracked or broken this could cause water intrusion and will get worse over time. Recommend repair or replace by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.

 Defect Or Recommendation



Northwest Bedroom

11.2.3 Windows

 Defect Or Recommendation

WINDOW WOULDN'T SHUT WITHOUT ASSISTANCE

The basement window would not shut without pushing it from the exterior. This indicates the window is misaligned, warped, or has damaged hardware preventing proper operation. A window that cannot close securely can allow drafts, water intrusion, and pest entry, and also poses a security concern. Recommend evaluation and adjustment or repair by a qualified contractor to ensure the window closes and locks properly.



Kitchen



11.3.1 Floors

 Defect Or Recommendation

DAMAGE

In one or more areas there was visible flooring damage. This should be repaired by a qualified professional as needed.

Recommendation

Contact a qualified professional.



Basement



Basement



Basement



Basement



Basement



Stairway

11.3.2 Floors

TILE GROUT CRACKING

In one or more areas there was visible tile grout cracking of the floor structure. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.

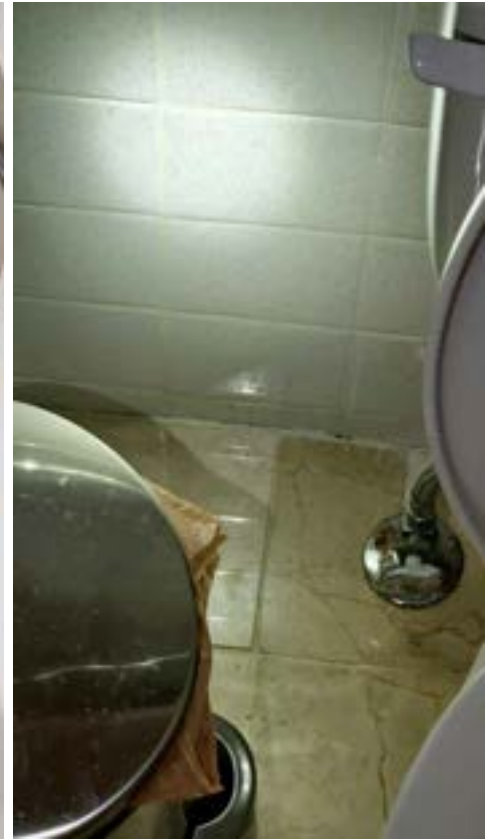
 Defect Or Recommendation



Master Bathroom



Master Bathroom



Hallway Bathroom



Hallway Bathroom



Hallway Bathroom

11.4.1 Walls

CORNER CRACKS

Cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Recommend a qualified professional evaluate.

 Defect Or Recommendation



Basement East



Laundry Room



Laundry Room Bathroom



Office



Living Room West



Living Room



Entranceway



Entranceway



Master Bathroom



Master Bathroom



Northwest Bedroom



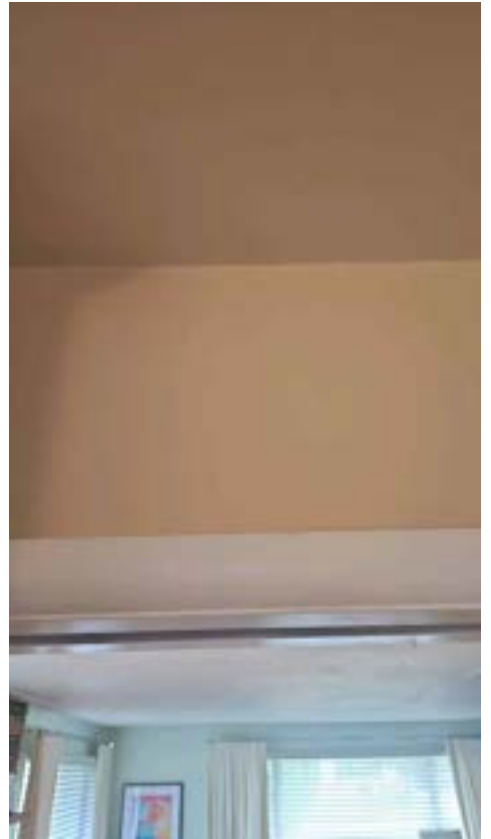
Northwest Bedroom



Hallway Northwest



Hallway Northwest



Kitchen



Dining Room

11.4.2 Walls

MOISTURE DAMAGE

 Defect Or Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture damage. Recommend a qualified professional evaluate and repair as needed.



Hallway Bathroom

11.4.3 Walls

DAMAGE (GENERAL)

General wall damage, nail holes, dents, and holes. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



Defect Or Recommendation



Office

11.4.4 Walls

POSSIBLE MOLD GROWTH

One or more areas of the interior walls had visible possible mold growth. This could indicate flooding or moisture intrusion of the home. Recommend a qualified professional evaluate and mitigate.

Recommendation

Contact a qualified professional.



Defect Or Recommendation



Hallway Bathroom

11.5.1 Ceilings

CRACKING

Cracking was visible on the ceiling structure. This could be due to home settlement over time. Recommend a qualified professional examine.



Defect Or Recommendation

Recommendation

Contact a qualified professional.



Basement Northeast



Laundry Room



Hallway West



Entranceway



Living Room East

11.7.1 Steps, Stairways & Railings

**Safety Hazard Or Serious Defect****NO RAILING**

Missing railing on the steps. This is a safety hazard. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



Basement

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Thermador



13: GARAGE

Information

General: Garage Detached



Floor: Material

Concrete



Garage Door: Material

Metal



Deficiencies

13.2.1 Ceiling

CRACKING Defect Or Recommendation

Visible cracking was observed in the ceiling structure of the garage or outbuilding. This may be due to normal settling, thermal expansion, or potential structural movement. While the extent of the cracking was not fully assessed, it is recommended that a qualified contractor or structural professional evaluate the condition to determine if repairs or reinforcement are necessary to ensure the structural integrity of the building.

Recommendation

Contact a qualified professional.



Garage



Garage

13.3.1 Floor

CRACKING Defect Or Recommendation

Cracking visible in the garage floor. Concrete is expected to crack, recommend a concrete contractor evaluate and seal as needed.

Recommendation

Contact a qualified concrete contractor.



13.3.2 Floor

SETTLING



Defect Or Recommendation

Garage floor shows signs of settling in the soil beneath the slab. Recommend a foundation or concrete contractor evaluate for potential repairs.

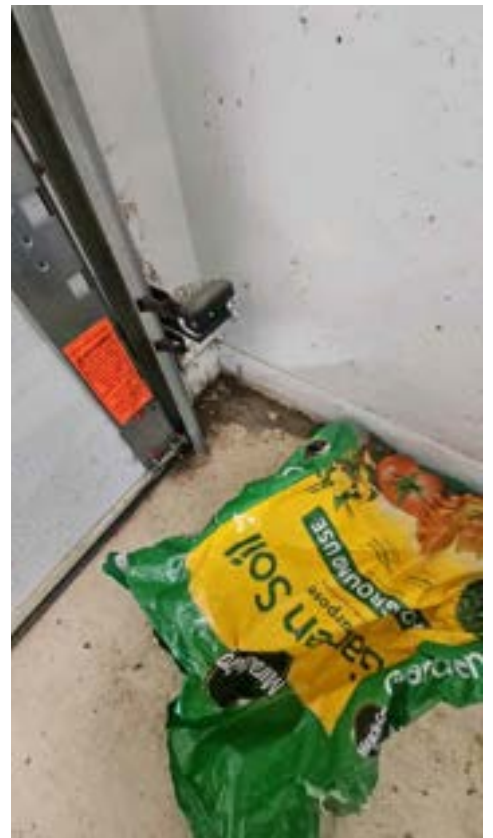


13.4.1 Walls & Firewalls

MOISTURE DAMAGE

 Defect Or Recommendation

Garage walls showed signs of moisture damage. Recommend a qualified contractor evaluate and find source of moisture to prevent further damage and/or mold.



Garage East

13.4.2 Walls & Firewalls

CRACKING

 Defect Or Recommendation

Cracks were observed in the drywall on one or more garage walls. This may be due to normal settling, thermal expansion, or minor structural movement. While typically cosmetic, cracks should be monitored for progression. If widening or additional movement is noted, further evaluation by a qualified contractor may be warranted to rule out underlying structural concerns. Repair and sealing of the cracks is recommended for improved appearance and to prevent further deterioration.

Recommendation

Contact a qualified professional.



Garage

13.4.3 Walls & Firewalls

WOOD ROT OR DECAY

Wood rot or decay was observed in the garage. This condition is typically caused by prolonged moisture exposure and can weaken framing members, trim, or siding. Left unaddressed, it may spread further and compromise the structural integrity of the garage. Recommend evaluation and repair by a qualified contractor, which may include replacing decayed wood and correcting any moisture sources to prevent future deterioration.





Garage East



Garage

13.5.1 Garage Door

AUTO REVERSE PRESSURE SENSOR RECALIBRATION

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

 Defect Or Recommendation


Garage

13.5.2 Garage Door

SENSORS TO HIGH

In one or more areas the garage door safety sensor were installed to high. The sensor should be within 6" of the ground. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.

 Defect Or Recommendation



Garage

13.7.1 Occupant Door (From garage to inside of home)

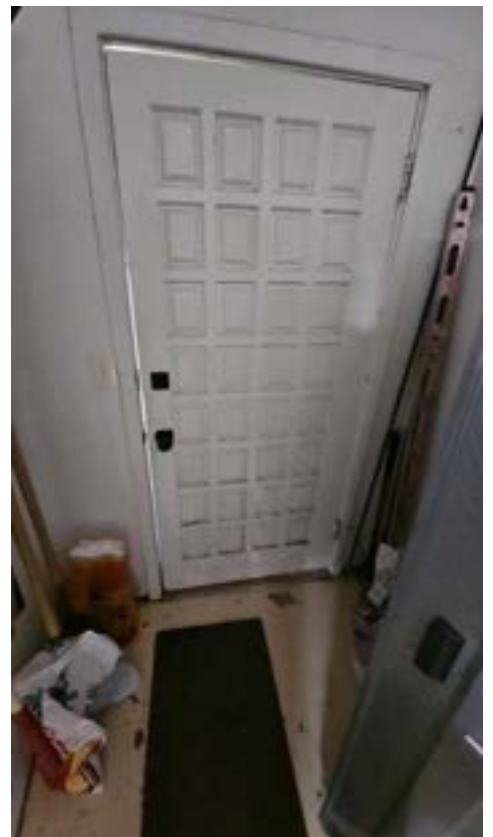
Defect Or Recommendation

WEATHER STRIPPING DAMAGE

The weather stripping had visible damage at the time of the inspection. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.



Garage Southeast

STANDARDS OF PRACTICE

Inspection Details

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, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.