PROPERTY DOC
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HOME INSPECTION

1234 Main Street
Chesterfield, VA 23838

Buyer Name
10/29/2026 9:00AM



Inspector
Dylan Morgan
Certified Master Inspector
(804) 214-6339
dmorgan@propertydocinspections.com



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

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Spare yourself of confusing negotiation tactics. We have prepared a few articles concerning common pushback that we hear about.

"Is it a defect?" It depends.
"Our contractor said it's fine." Of course they did.
"We can get it done cheaper." Maybe.

We inspect all of the systems, components, and conditions described in accordance with the State of Virginia Home Inspection Standards of Practice. Red items are priority issues that may be actively causing damage to the home, creating serious safety hazards, and/or require significant resources to correct. Orange items are general recommendations for repairs or corrections to deteriorated, broken, or improperly installed components and systems.

Repair suggestions and cost estimates are provided as a courtesy only. You should obtain more specific estimates from qualified and licensed contractors whom perform these repairs on a regular basis. You should obtain these estimates prior to the end of the time allotted in your real estate sale agreement for you to perform inspections and investigation so that you have ample time to address any repairs with the seller.

Inspector: Dylan Morgan, Virginia Licensed NRS Home Inspector #3380001638,
Expiration Date: February 28th, 2028

Business Phone: (804) 214-6339

Business Address: 14430 Creek Stone Dr, Chesterfield, VA 23838

State of Virginia Home Inspection Standards of Practice can be found in VA Code: 18VAC15-40-130.

- 2.1.1 Roof - Coverings: Shingles Damaged
- 2.1.2 Roof - Coverings: Lichen
- 2.2.1 Roof - Flashing: Flashing Lifting
- 2.2.2 Roof - Flashing: Improper Vent Boot Nailing
- 3.3.1 Exterior - Walkways, Patios, & Driveways: Poor Slope for Drainage
- 3.4.1 Exterior - Siding, Flashing, & Trim: Sealant Missing
- 3.4.2 Exterior - Siding, Flashing, & Trim: Moisture Damage
- 3.4.3 Exterior - Siding, Flashing, & Trim: Sealant Cracked
- 3.5.1 Exterior - Eaves, Soffits, & Fascia: Fascia Rotted
- 3.6.1 Exterior - Exterior Doors: Hardware Damaged
- 3.7.1 Exterior - Decks, Balconies, Porches, & Steps: Guardrails Missing
- 3.7.2 Exterior - Decks, Balconies, Porches, & Steps: Joist & Ledger Rotted
- 4.4.1 Basement/Crawlspace, Foundation, & Structure - Floor Structure: Damaged Joist
- 4.6.1 Basement/Crawlspace, Foundation, & Structure - Basements & Crawlspaces: Humid Crawlspace
- 5.2.1 Heating, Ventilation, & Air Conditioning - Heat Pump: Refrigerant Line Ground Contact
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- 5.3.2 Heating, Ventilation, & Air Conditioning - Heat Pump 2: Auxiliary Inadequate
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- 5.4.2 Heating, Ventilation, & Air Conditioning - Heat Pump 3: Dirty Coil
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- 6.3.1 Plumbing - Drain, Waste, & Vent Systems: Drain Leaking
- 6.3.2 Plumbing - Drain, Waste, & Vent Systems: Floor Drain Blocked
- 6.4.1 Plumbing - Hot Water Systems, Controls, Flues, & Vents: Merged Condensate/TPR Drain
- 7.3.1 Electrical - Branch Wiring Circuits, Breakers, & Fuses: Poor Connection
- 7.3.2 Electrical - Branch Wiring Circuits, Breakers, & Fuses: Incorrect Breakers
- 7.3.3 Electrical - Branch Wiring Circuits, Breakers, & Fuses: NM Damp Location
- 7.3.4 Electrical - Branch Wiring Circuits, Breakers, & Fuses: Heat Damaged Conductor
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- 7.4.4 Electrical - Lighting Fixtures, Switches, & Receptacles: Voltage Drop
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9.3.1 Doors, Windows, & Interior - Bathroom: Toilet Caulk
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9.11.1 Doors, Windows, & Interior - Ceilings: Leak Damage - Dry
10.2.1 Fireplaces - Vents, Flues, & Chimneys: Creosote Buildup
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11.4.1 Garage - Occupant Door (From garage to inside of home): Inadequate Weatherstripping
12.1.1 Dock - Structure: Piers Leaning & Rotted
12.1.2 Dock - Structure: Beams Deteriorated & Settled

1: INSPECTION DETAILS

Information

Approximate Temperature
52 Fahrenheit (F)

Type of Building
Single Family

End Time
5:00PM

Occupancy
Occupied

Weather Conditions
Clear

In Attendance
Client's agent

Start Time
9:59AM

2: ROOF

Information

Inspection Method
Walked

Coverings: Estimated Age
10- 15 years

The estimated age of the roof covering is provided as a courtesy. Determining the age or predicting the remaining service years of the roofing system with precision is not within the scope of a home inspection. Roofing material will deteriorate depending on factors that cannot be considered on the day of the home inspection, such as weather history, orientation of the roof planes to the sun, homeowner maintenance, manufacturing quality, and adherence to proper installation practices.

Coverings: Material
Architectural Asphalt: 20-25 Year Expected Service Life, TPO: 7-20 Year Expected Service Life








Drainage Systems: Material
Aluminum

Skylights, Chimneys, & Other Penetrations: Chimney Material
Metal



Observations

2.1.1 Coverings

SHINGLES DAMAGED

NORTHERN GABLE & CENTER RIDGE

Multiple architectural asphalt shingles exhibited mechanical tearing, localized creasing, and significant granule loss leaving the underlying fiberglass mat exposed. Because the mineral granules shield the asphalt from UV degradation and provide the primary water-shedding surface, these damaged areas are vulnerable to accelerated deterioration and active water intrusion into the roof decking. Have a qualified roofing contractor carefully remove the compromised shingles and install new architectural shingles of matching weight, quality, and color, ensuring all adjacent tabs are properly hand-sealed with roofing cement.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

$500 - $800





2.1.2 Coverings

LICHEN

SOUTHERN SHED

Colonies of biological lichen were established across the shaded planes of the asphalt shingle roof. Lichen roots penetrate the asphalt matrix to anchor themselves, which traps moisture against the roof surface, dislodges protective granules, and accelerates premature shingle decay. Have a qualified roofing professional apply an EPA-registered algaecide or zinc/copper sulfate treatment to kill the growth, allowing it to weather off naturally rather than pressure washing or scrubbing, which would strip away the remaining granules.



Recommendation

Contact a qualified roofing professional.

Estimated Cost

$500 - $800

2.2.1 Flashing

FLASHING LIFTING

The metal apron flashing along the western dormer transition was lifting and separating from the shingle surface. Elevated flashing compromises the weather-tight transition between the vertical wall and roof plane, making the assembly susceptible to wind uplift and wind-driven water intrusion. Have a qualified roofing contractor re-secure the metal flashing tight to the roof plane using corrosion-resistant fasteners, and seal all exposed nailheads with high-grade polyurethane roofing sealant.



Recommendation

Contact a qualified roofing professional.

Estimated Cost

$300 - $500

2.2.2 Flashing

IMPROPER VENT BOOT NAILING

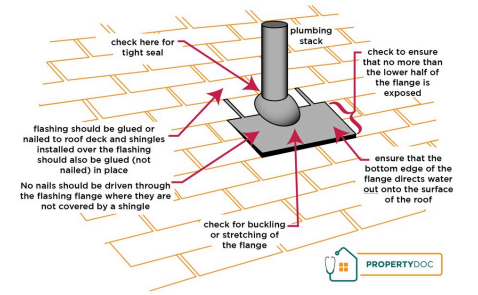
Plumbing vent pipe boots had exposed fasteners driven directly through the lower, exposed plastic base flanges, and the elastomeric collars showed early signs of weathering. Per manufacturer installation standards, such as Oatey and IPS, nails should never penetrate the lower half of the flashing flange because thermal movement causes the plastic base to warp and pull against the nails, creating direct leak paths around the fastener shanks. Have a qualified roofing contractor replace these plastic boots with rigid aluminum-base pipe flashings, tucking the upper flange beneath the courses above and securing it solely under the overlapping shingles without nailing the exposed lower apron.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

$500 - $800













3: EXTERIOR

Information

General: Elevations






General: Exterior Spaces




Vegetation, Grading, Drainage, & Retaining Walls: Grading

Sloped

Walkways, Patios, & Driveways: Driveway Material

Asphalt: 15-20 year expected service life when new





Siding, Flashing, & Trim: Siding Material

Fiber Cement: 40+ year expected service life when new

Decks, Balconies, Porches, & Steps: Material

Composite, Wood

Observations

3.3.1 Walkways, Patios, & Driveways

POOR SLOPE FOR DRAINAGE

The masonry paver walkway along the side of the home had settled, creating a negative slope that pitches surface runoff near the foundation wall. Directing water toward the structure saturates the backfill soil, increasing hydrostatic pressure against the foundation and contributing to high moisture levels inside the crawlspace. Have a qualified hardscape contractor lift the affected pavers along the house, re-grade and compact the aggregate base to establish a minimum 2% positive slope away from the foundation, and reset the pavers with polymeric sand joints.



Recommendation

Contact a qualified landscaping contractor

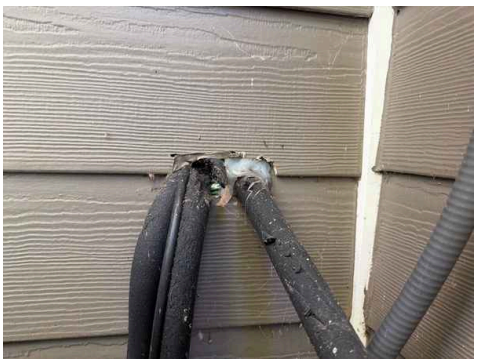
Estimated Cost

$1,000 - $1,500

3.4.1 Siding, Flashing, & Trim

SEALANT MISSING

An exterior wall penetration where the HVAC refrigerant line sets pass through the fiber-cement siding lacked weatherproof sealant. Unsealed wall penetrations provide a direct pathway for rainwater, air infiltration, and pests to enter the exterior wall cavity, leading to concealed framing rot. Have a qualified professional clean the penetrations, install foam backer rod in larger gaps, and tool a continuous bead of paintable, exterior-grade elastomeric polyurethane or tri-polymer sealant around the refrigerant lines.



Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300

3.4.2 Siding, Flashing, & Trim

MOISTURE DAMAGE

CHIMNEY

The exterior corner trim boards and lower siding transitions on the roof-mounted chimney chase exhibited wood rot, soft fibers, and peeling paint near the roof flashing line. Deteriorated trim absorbs rainwater via capillary action and allows bulk water to bypass the roof-to-wall flashing, threatening the underlying framing above the living space. Have a qualified professional remove the rotted trim and install primed and painted fiber-cement trim boards while maintaining a minimum 1-to-2-inch clearance above the roof shingles.

Recommendation

Contact a qualified professional.

Estimated Cost

$800 - $1,200




3.4.3 Siding, Flashing, & Trim

SEALANT CRACKED

MASTER PATIO, ELECTRICAL METER, DECK

Existing caulk joints at vertical trim-to-siding transitions and window/door casings were cracked, embrittled, and pulling away from the substrates. Failed sealant joints allow wind-driven rain to wick behind the fiber cement siding and trim boards, which can degrade the weather-resistant barrier and rot the wall sheathing. Have a qualified professional cut out the deteriorated caulk, clean and prime the joint surfaces, and apply a high-performance, flexible elastomeric sealant.

Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300





3.5.1 Eaves, Soffits, & Fascia

FASCIA ROTTED

DECK



The wooden fascia and rake board ends adjacent to the gutter termination above the deck were waterlogged, splitting, and decaying. Rotted fascia boards lose their fastener-holding capacity, which can cause the attached aluminum gutters to sag or pull away, and provide an entry point for moisture and pests into the eaves. Have a qualified professional temporarily detach the gutter end, cut back and replace the decayed fascia section with pressure-treated, fiber-cement, or Cedar stock, and prime and paint all raw cuts.

Recommendation

Contact a qualified professional.

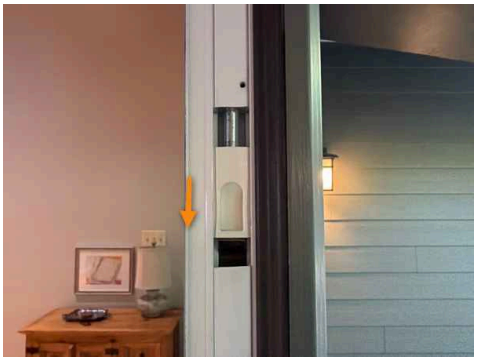
Estimated Cost

$700 - $1,000

3.6.1 Exterior Doors

HARDWARE DAMAGED

ENTRY



The mortised multipoint lock faceplate and latch assembly on the edge of the exterior patio door had broken securing hardware. Damaged latch hardware prevents the door from pulling tight against its weatherstripping, allowing air and moisture infiltration, and compromises the security of the entryway. Have a qualified professional repair the internal lock cassette.

Recommendation

Contact a qualified professional.

Estimated Cost

$300 - $500

3.7.1 Decks, Balconies, Porches, & Steps

Priority Issues

GUARDRAILS MISSING

Sections of the elevated rear deck positioned more than 30 inches above the adjacent grade lacked protective guardrails, featuring low bench/planter borders or unguarded drops instead. Any walking surface elevated more than 30 inches above grade without an approved barrier presents a severe fall hazard to occupants and guests. Have a qualified deck carpenter construct and bolt continuous guardrails at least 36 inches in height along all elevated perimeters, ensuring intermediate balusters are spaced so a 4-inch sphere cannot pass through.

Recommendation

Contact a qualified deck contractor.

Estimated Cost

$2,000 - $3,000





3.7.2 Decks, Balconies, Porches, & Steps

JOIST & LEDGER ROTTED

A deck joist and ledger board supporting the crawlspace hatch was rotted. Have a qualified professional replace the decayed joist and ledger section using ground-contact rated pressure-treated lumber and re-hang the joists with hot-dipped galvanized or stainless-steel joist hangers.

Recommendation

Contact a qualified professional.

Estimated Cost

$700 - $1,000

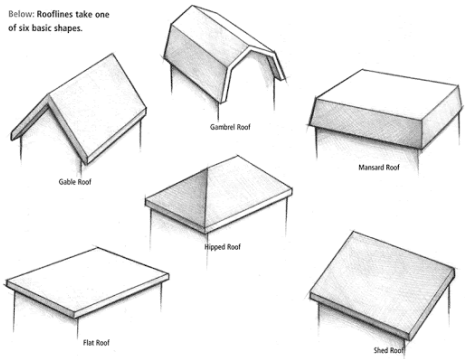



4: BASEMENT/CRAWLSPACE, FOUNDATION, & STRUCTURE

Information

Roof Structure: Material
Wood Rafters, Plywood Decking

Roof Structure: Style
Shed, Gable



Roof Styles

Ceiling Structure: Material
Wood

Wall Structure: Material
Wood

Floor Structure: Material
Wood Joists

Floor Structure: Sub-floor
Plywood

Foundation: Material
Masonry Block

Foundation: Type
Pier & Beam

Basements & Crawlspaces: Access Door Location
Exterior Rear







Basements & Crawlspaces: Method of Inspection
Entered crawlspace

Basements & Crawlspaces: Ventilation
Encapsulated

Basements & Crawlspaces: Vapor Barrier
Polyethylene

Observations

4.4.1 Floor Structure

DAMAGED JOIST

A wood floor joist directly beneath the hall bathroom was cut away to accommodate the shower drain. Removing a large section of a joist destroys its bending strength and shear capacity, leading to sagging bathroom floors, cracked tile, and potential structural failure under load. Have a qualified professional add a header joist attached with hangers to the cut joist and undamaged joists on either side of the plumbing penetration.



Recommendation

Contact a qualified professional.

Estimated Cost

$500 - $800

4.6.1 Basements & Crawlspaces

HUMID CRAWLSPACE

Psychrometric testing revealed elevated crawlspace relative humidity of 68.8% to 70.2% and fungal growth was observed on the joists, subfloor, and an HVAC supply register. The dehumidifier was placed in the center of the crawlspace without ducting, which causes it to dehumidify only the air immediately surrounding it and to short cycle. Incorrect tape was used to fasten the vapor barrier to the foundation walls and piers and was peeling off. Have a qualified crawlspace waterproofing and remediation specialist HEPA-vacuum and treat all wood framing with an EPA-registered antimicrobial solution, seal all seams of the polyethylene vapor barrier to the walls and piers, and reconfigure the dehumidifier to be positioned on the southern end of the crawlspace with exhaust-side ducting reaching to the northern end to better circulate air and reduce humidity pockets.

Recommendation

Contact a qualified waterproofing contractor

Estimated Cost

$3,000 - $5,000





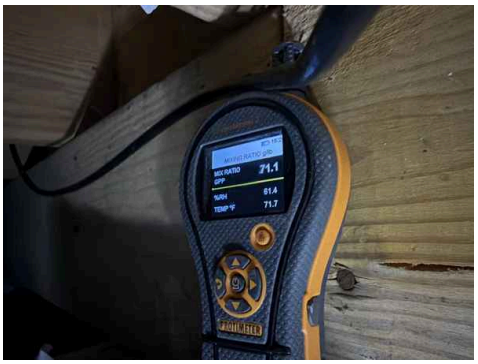




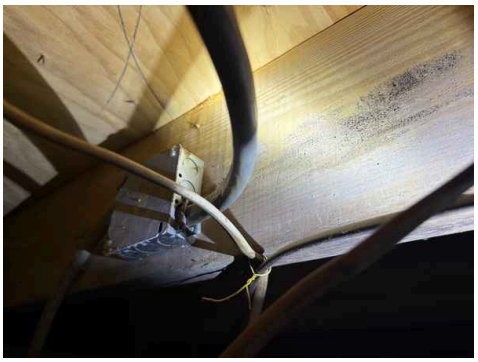








MIX RATIO
GPP
71.1
%RH
61.4
TEMP °F
71.7
PROTIMETER

MIX RATIO
GPP
78.8
%RH
66.5
TEMP °F
71.6
PROTIMETER





5: HEATING, VENTILATION, & AIR CONDITIONING

Information

Normal Operating Controls: Location
Dining Area, Hallway, Master





Heat Pump: Outside Appliance Location
Left Side

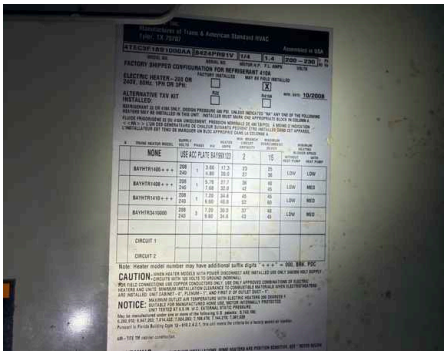


Heat Pump: Estimated Year of Manufacture
2008





Heat Pump: Estimated Year of Manufacture
2008



Heat Pump: Performance Information

Mode	Dry Bulb S plit	Return Air (DB / WB)	Supply Air (DB / WB)	Line Temps (Vapor / Liquid)
Coolin g	11.9 F	65.4 F / 56.4 F	53.5 F / 46.9 F	54.4 F / 64.0 F
Heati ng	19.8 F	69.7 F / 60.1 F	89.5 F / 68.5 F	93.3 F / 90.9 F
Auxili ary	11.3 F	69.0 F / 60.2 F	80.3 F / 66.6 F	N/A

Heat Pump 2: Outside Appliance Location

Left Side



Heat Pump 2: Estimated Year of Manufacture

2022



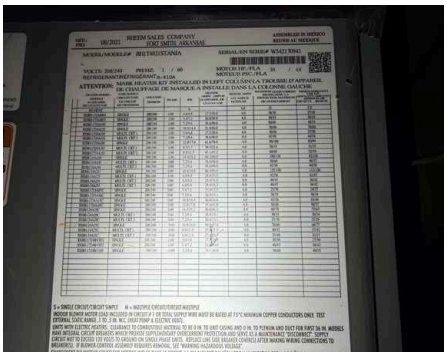
Heat Pump 2: Inside Appliance Location

Crawlspace



Heat Pump 2: Estimated Year of Manufacture

2021



Heat Pump 2: Performance Information

Mode	Dry Bulb Split	Return Air (DB / WB)	Supply Air (DB / WB)	Line Temps (Vapor / Liquid)
Cooling	11.2 F	69.0 F / 58.9 F	57.8 F / 50.5 F	42.7 F / 68.9 F
Heating	19.5 F	69.0 F / 59.9 F	88.5 F / 68.8 F	130.2 F / 88.2 F
Auxiliary	17.1 F	69.9 F / 60.1 F	87.0 F / 69.2 F	N/A

Heat Pump 3: Outside Appliance Location
Right Side



Heat Pump 3: Estimated Year of Manufacture
2014



Heat Pump 3: Inside Appliance Location
Attic



Heat Pump 3: Estimated Year of Manufacture
2014



Heat Pump 3: Performance Information

Mode	Dry Bulb Split	Return Air (DB / WB)	Supply Air (DB / WB)	Line Temps (Vapor / Liquid)
Cooling	15.8 F	66.9 F / 56.9 F	51.1 F / 47.9 F	Probe Error
Heating	11.6 F	72.4 F / 61.2 F	84.0 F / 65.3 F	135.8 F / 78.2 F
Auxiliary	14.0 F	73.3 F / 62.7 F	87.3 F / 68.1 F	N/A

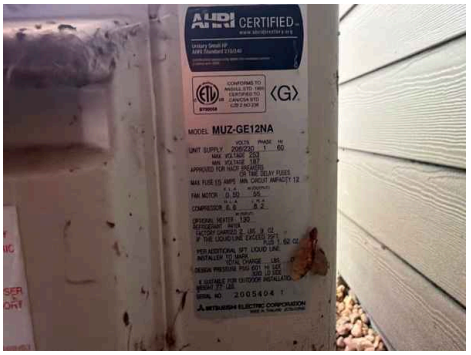
Heat Pump 4: Outside Appliance Location

Right Side



Heat Pump 4: Estimated Year of Manufacture

2020



Heat Pump 4: Inside Appliance Location

Garage

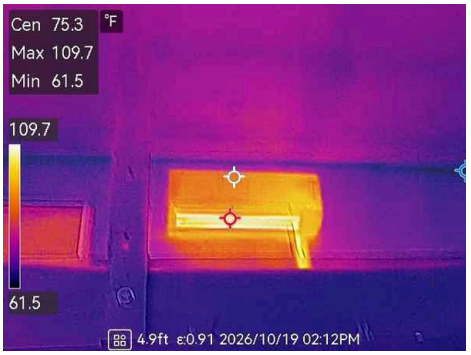


Heat Pump 4: Estimated Year of Manufacture

2020



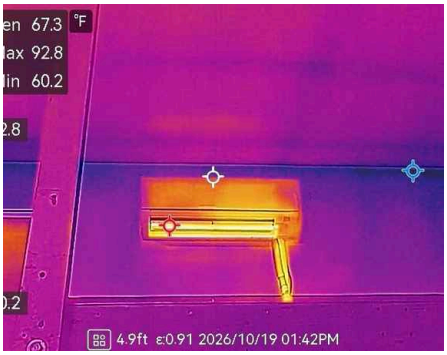
Heat Pump 4: System Operation - Heat Strips



Heat Pump 4: System Operation - Cooling Mode



Heat Pump 4: System Operation - Heating Mode



Dehumidifier: Location
Crawlspace



Distribution Systems: Configuration
Forced Convection, Central

Distribution Systems: Material
Insulated, Ductboard, Flexible Ducting

Observations

5.2.1 Heat Pump

REFRIGERANT LINE GROUND CONTACT

The copper refrigerant line set serving the heat pump was resting directly in the soil and wet mulch bed. Soil and decaying organic matter retain moisture and acidic compounds that degrade the foam insulation and corrode the copper tubing, eventually causing pinhole refrigerant leaks and compressor failure. Have a qualified HVAC technician elevate the refrigerant lines clear of the ground and replace the deteriorated foam insulation sleeve with UV-resistant line-set wrap.



Recommendation

Contact a qualified HVAC professional.

Estimated Cost

$500 - $1,000

5.3.1 Heat Pump 2

REFRIGERANT LINE GROUND CONTACT

The copper refrigerant line set serving the heat pump was resting directly in the soil and wet mulch bed. Soil and decaying organic matter retain moisture and acidic compounds that degrade the foam insulation and corrode the copper tubing, eventually causing pinhole refrigerant leaks and compressor failure. Have a qualified HVAC technician elevate the refrigerant lines clear of the ground and replace the deteriorated foam insulation sleeve with UV-resistant line-set wrap.



Recommendation

Contact a qualified HVAC professional.

Estimated Cost

$500 - $1,000

5.3.2 Heat Pump 2

AUXILIARY INADEQUATE

Priority Issues

When tested in emergency heat only mode, the crawlspace air handler produced a dry-bulb temperature split of only 17.1°F. Because the air handler is equipped with a multi-element electric heater kit, this low temperature rise indicates that one of the electric heating elements, limit switches, or staging relays is not energizing, reducing backup heating capacity during freezing weather. Have a licensed HVAC technician test the voltage and amperage draw across each stage of the electric heat strip assembly and repair or replace the inoperative heating element or control relay.



Recommendation

Contact a qualified HVAC professional.

Estimated Cost

$500 - $2,000

5.4.1 Heat Pump 3

UNIT NOT LEVEL

The equipment pad supporting the heat pump had settled, causing the unit to tilt noticeably out of plumb. An unlevel condenser can disrupt proper refrigerant oil return to the compressor and place uneven mechanical stress on the vertical fan motor bearings, accelerating wear and vibration. Have a qualified HVAC contractor lift the condenser, add compacted crushed stone under the pad to level it while maintaining clearance above the mulch, and reset the unit.



Recommendation

Contact a qualified HVAC professional.

Estimated Cost

$300 - $500

5.4.2 Heat Pump 3

DIRTY COIL

The exterior condensing coil fins of the heat pump were fouled with accumulated dirt, leaves, and organic debris inside the protective wire cage. Restricted airflow across the condenser coil impedes heat rejection, forcing the compressor to run at higher head pressures, which increases electricity consumption and shortens compressor life. Have a qualified professional remove the top fan grille, clear organic debris from the base pan, and gently rinse the coil fins from the inside outward using low-pressure water.

Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300





5.4.3 Heat Pump 3

Priority Issues

HEATING SPLIT INADEQUATE

When tested in normal heating mode, the heat pump produced a weak dry-bulb temperature split of only 11.6°F, despite having a 135.8°F discharge vapor line and a 78.2°F liquid line. A large 57.6°F temperature drop across the refrigerant lines paired with a low 11.6°F air temperature rise indicates restricted refrigerant mass flow, an improper refrigerant charge, or conditioned air leakage/bypass at the attic air handler. Have a licensed HVAC technician evaluate the refrigerant charge, metering device, and attic plenum connections to restore proper heating performance.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

$500 - $1,000

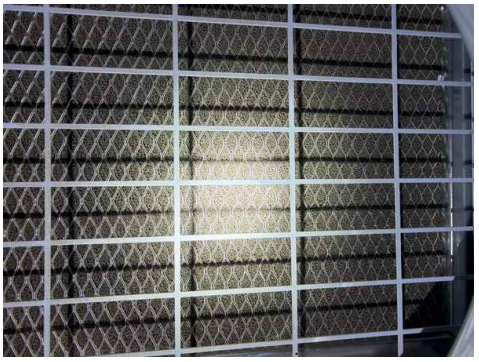




5.6.1 Dehumidifier

FILTER DIRTY

The intake air filter inside the crawlspace dehumidifier was heavily loaded with dust. A clogged filter restricts airflow across the dehumidifier's internal coils, causing the unit to ice up, run continuously without removing moisture, and fail to control the high humidity levels observed in the crawlspace. Have a qualified professional remove and wash or replace the dehumidifier filter, and establish a routine maintenance schedule to clean the filter every 3 to 6 months.



Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300

5.6.2 Dehumidifier

PINCHED DRAIN

The condensate drain hose exiting the crawlspace dehumidifier's condensate pump was sharply kinked at a 90-degree angle right at the discharge barb. A pinched discharge line restricts or completely blocks water from being pumped out of the reservoir, causing the condensate pump to overflow directly into the crawlspace and worsening the existing moisture issues. Evidence of leaking from the bottom of the cabinet was present. Hard pipe the dehumidifier drain with a gravity fed rigid 1 inch PVC pipe when the dehumidifier is relocated.

Recommendation

Contact a qualified waterproofing contractor

Estimated Cost

$300 - $500





6: PLUMBING

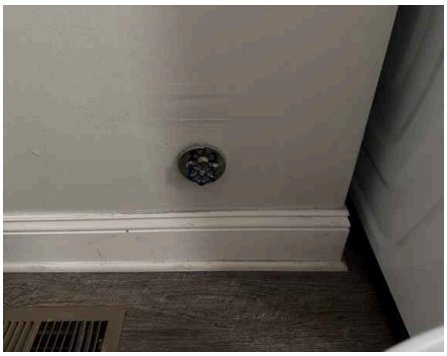
Information

Water Source
Public

Visible Materials Only

Plumbing system materials were identified only by what was visible and observed during the home inspection. Other materials may have been used, but were concealed or otherwise inaccessible during the home inspection.

Main Water Shut-off Device: Location
Laundry Room



Water Service & Distribution Systems: Water Service Material
Polyethylene

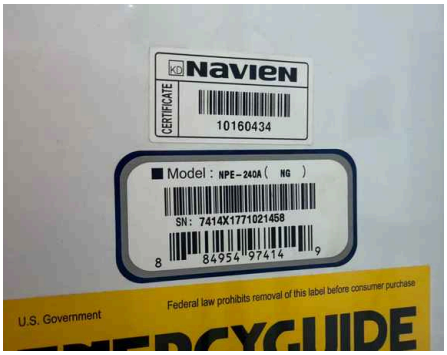
Drain, Waste, & Vent Systems: Material
Acrylonitrile Butadiene Styrene (ABS), Polyvinyl Chloride (PVC)

Water Service & Distribution Systems: Distribution Material
Copper

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

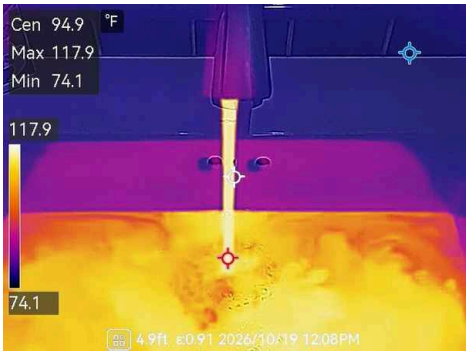


Hot Water Systems, Controls, Flues, & Vents: Estimated Year of Manufacture
2014



Hot Water Systems, Controls, Flues, & Vents: Power Source/Type
Gas Tankless: 20+ Year Expected Service Life When New

Hot Water Systems, Controls, Flues, & Vents: Appliance Operation



Fuel Storage & Distribution Systems: Fuel Storage Tank Location
Exterior Left



Fuel Storage & Distribution Systems: Main Shut-off Location
At Tank



Sump Pump: Location
Crawlspace, Crawlspace



Observations

6.2.1 Water Service & Distribution Systems

SADDLE VALVES

Self-piercing saddle valves were clamped onto a copper water distribution pipe in the crawlspace, with green oxidation and corrosion visible around the fittings. Saddle valves rely on a thin rubber gasket and a piercing lance that frequently corrode, clog, or leak over time, and they are prohibited by modern plumbing standards due to their high failure rate. Have a qualified professional remove the saddle valves and sweat fit replacement 3/4 inch Type M copper pipe in the affected areas.



Recommendation

Contact a qualified professional.

Estimated Cost

$300 - $500

6.2.2 Water Service & Distribution Systems

STOP VALVE OFF

The cold water stop valve under the bar sink was shut off during the inspection and moisture staining was present on the drywall below. It was turned on for testing and leaks were not observed. However, it was turned off again in case of slow leakage. Inquire with the owner as to the status of this valve, faucet, and fittings. Have a qualified professional repair as necessary.

Recommendation

Contact the seller for more info

Estimated Cost

$300 - $500




6.3.1 Drain, Waste, & Vent Systems

Priority Issues

DRAIN LEAKING

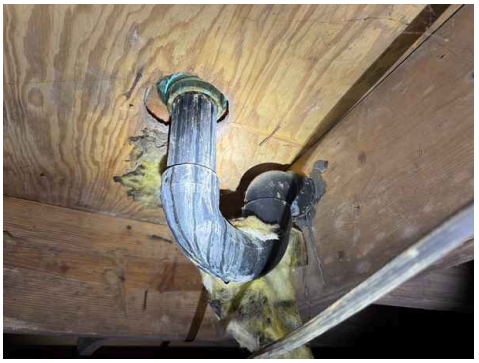
The shower waste drain pipe beneath the hall bathroom was actively leaking into the crawlspace, saturating the surrounding materials and rotting the adjacent plywood subfloor and notched floor joist. Have a licensed plumber repair the leaking drain.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$300 - $500



6.3.2 Drain, Waste, & Vent Systems

FLOOR DRAIN BLOCKED

The garage floor drain in the concrete slab had its protective strainer/cover removed and it was blocked with a piece of wood, which will obstruct drainage in the event that water floods into the garage. Secure a proper bolted strainer grate over the opening.

Recommendation

Contact a qualified professional.

Estimated Cost

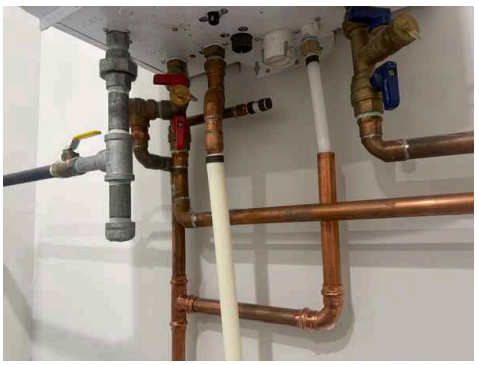
$200 - $300



6.4.1 Hot Water Systems, Controls, Flues, & Vents

MERGED CONDENSATE/TPR DRAIN

Beneath the tankless gas water heater, the white PEX condensate drain tube terminates loosely into an open 3/4-inch copper receiver pipe that tees directly into the Temperature and Pressure (TPR) relief valve discharge line. A high-pressure TPR valve blow-off will violently eject scalding water and steam out of the open top of the copper condensate receiver pipe. Additionally, the acidic condensate produced by the high-efficiency gas burner will corrode the copper piping from the inside out. Have a licensed plumber cap or remove the copper tee branch so the TPR discharge pipe runs completely independent to its termination, and route the PEX condensate line separately through a dedicated corrosion-resistant drain, such as PVC or PEX.



Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$500 - $800

7: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, Aluminum, 120 Volts, 240 Volts

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







Main & Subpanels, Service, Grounding, & Main Overcurrent Device: Panel Capacity
(2) 200 AMP

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

Main & Subpanels, Service, Grounding, & Main Overcurrent Device: Grounding Method
Inaccessible

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

Branch Wiring Circuits, Breakers, & Fuses: Wiring Material
Non-Metallic Sheathed

GFCI & AFCI: GFCI Present

Smoke Detectors: Present
Smoke detectors were present in the home.



Smoke Detectors: For Your Safety

It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.

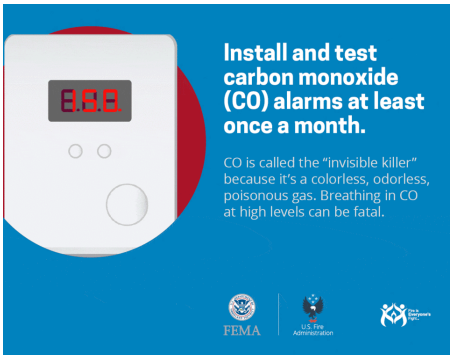


Carbon Monoxide Detectors: For Your Safety

This recommendation is included in every report by default, regardless of findings.

For your safety, Property Doc recommends that your home have hardwired carbon monoxide detectors with battery backups installed on every floor and within 5-20 feet of any fuel-burning appliance. Carbon monoxide detectors should be tested at least monthly, and batteries should be replaced every six months, unless stated otherwise by the manufacturer. Carbon monoxide detectors have an estimated usable life of six years, and should be replaced at that age. We only visually confirm the presence of carbon monoxide detectors during our home inspection, and we cannot confirm that they will function as designed in the event of a carbon monoxide leak.

Please take a moment to read more about carbon monoxide safety at: https://www.cdc.gov/co/guidelines.htm



Limitations

Smoke Detectors

NOT TESTED - ALARM

The smoke detector(s) were not tested because it was either believed that they were a part of a central alarm or security system that could automatically alert a fire department or other authority or the inspector was unable to determine whether testing will cause an automatic alert.

Observations

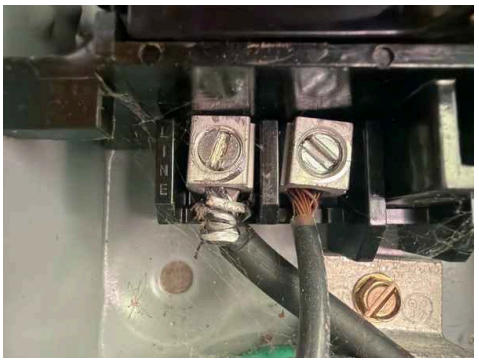
7.3.1 Branch Wiring Circuits, Breakers, & Fuses

Priority Issues

POOR CONNECTION

RIGHT SIDE HEAT PUMP

Inside the exterior electrical disconnect box serving a heat pump, a stranded aluminum supply conductor was poorly terminated with multiple wire strands splayed outside the terminal lug. When individual strands fail to land inside the lug, the effective wire gauge is reduced, forcing the full amperage draw of the heat pump through the remaining strands; combined with aluminum's higher thermal expansion rate and susceptibility to oxidation, this creates high resistance, localized overheating, and a serious fire hazard. Have a qualified professional trim the damaged wire end back to clean metal, apply an anti-oxidant compound, and re-terminate all aluminum strands neatly inside the lug torqued to manufacturer specifications.



Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300

7.3.2 Branch Wiring Circuits, Breakers, & Fuses

Priority Issues

INCORRECT BREAKERS

Alien circuit breakers were installed inside an electrical panel board manufactured by a different brand. Circuit breakers are only UL-listed and tested for use in specific panel enclosures; mismatched breakers may not clip securely onto the bus bar tabs, creating arcing, increased resistance, and a severe fire hazard. Have a licensed electrician remove all mismatched breakers and replace them with breakers specifically listed on the panelboard's interior manufacturer compatibility label.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

$300 - $500





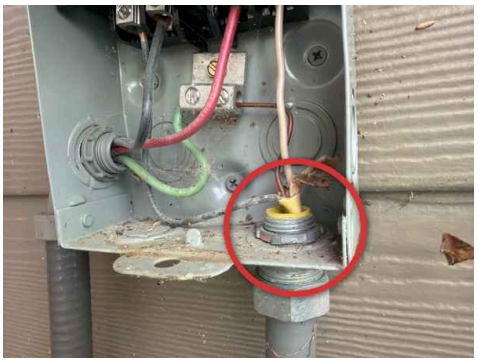
7.3.3 Branch Wiring Circuits, Breakers, & Fuses

Priority Issues

NM DAMP LOCATION

RIGHT SIDE HEAT PUMP

Non-metallic sheathed cable had been used in a damp location, however, it cannot be exposed to exterior conditions because of its paper sheathing. This is at risk of degrading the cabling and causing a short. Replace the material with either underground feeder (UF) cable or thermoplastic heat-resistant water-resistant nylon-coated (THWN) conductors.



Recommendation

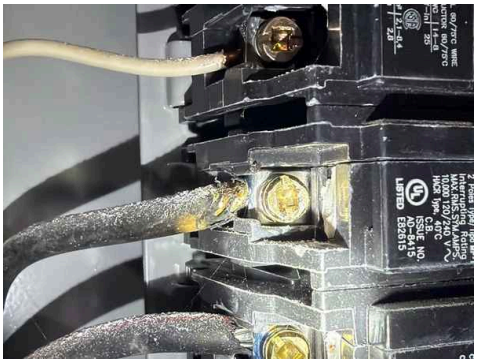
Contact a qualified electrical contractor.

Estimated Cost
$500 - $800

7.3.4 Branch Wiring Circuits, Breakers, & Fuses

Priority Issues

HEAT DAMAGED CONDUCTOR



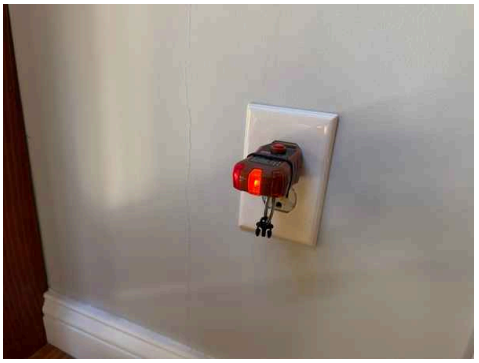
Inside the main electrical panel, a branch-circuit conductor connected to a circuit breaker exhibited blackened, charred, and heat-damaged insulation near the terminal lug. Thermal damage at a breaker termination is caused by high electrical resistance from a loose terminal screw, an improperly seated wire, or an overloaded circuit; once copper and its insulation overheat, the metal oxidizes and becomes brittle, which further increases resistance and creates an immediate electrical fire hazard in the panelboard. Have a licensed electrician replace the heat-stressed circuit breaker, cut the damaged conductor back to clean, bright copper with intact insulation, and re-terminate the wire to the new breaker torqued to manufacturer specifications.

Recommendation
Contact a qualified electrical contractor.
Estimated Cost
$300 - $500

7.4.1 Lighting Fixtures, Switches, & Receptacles

Priority Issues

REVERSED POLARITY



LOFT
Circuit testing of a 120-volt receptacle in the loft indicated reversed hot and neutral polarity. When hot and neutral wires are swapped, connected appliances remain energized even when their power switches are turned off, exposing users to a dangerous electrical shock hazard. Have a qualified professional open the receptacle box, connect the ungrounded conductor to the brass terminal screw and the grounded conductor to the silver terminal screw, and torque the terminals to 12–15 inch-pounds.

Recommendation
Contact a qualified professional.
Estimated Cost
$200 - $300

7.4.2 Lighting Fixtures, Switches, & Receptacles

COVER PLATE MISSING



A receptacle was missing a cover plate, which is a short and shock risk. Add a cover plate.

7.4.3 Lighting Fixtures, Switches, & Receptacles

RECEPTACLES DAMAGED

HUTCH, 1ST FLOOR HALLWAY

Two wall receptacles had broken duplex outlet bodies. Cracked receptacle housings compromise the internal contact tension on inserted plugs, leading to arcing and overheating, and expose live internal components to accidental contact. Have a qualified professional replace the broken receptacles with heavy-duty 15-amp tamper-resistant outlets and install new cover plates.

Recommendation

Contact a qualified professional.

Estimated Cost

$300 - $500





7.4.4 Lighting Fixtures, Switches, & Receptacles

VOLTAGE DROP

Circuit load testing revealed excessive voltage drop within several branch circuits. Voltage drops exceeding the NEC-recommended 5% threshold indicate high impedance from loose wire splices, daisy-chained backstabbed receptacles, or overly long wire runs, which causes motors and electronics to run hot and generates heat at the point of resistance. Have a qualified professional trace the affected branch circuits, eliminate any push-in backstab connections, clean and re-torque all receptacle terminals and wire-nut splices to 12–15 inch-pounds, and replace any degraded devices.

Recommendation

Contact a qualified professional.

Estimated Cost

$800 - $1,200



Rear Office



Exterior



Right Bedroom



Hall/Bedroom Bath



2nd Floor Hall Bath



Right Rear Bedroom



Right Front Bedroom

7.4.5 Lighting Fixtures, Switches, & Receptacles

HEAT DAMAGED RECEPTACLE

A 120-volt duplex wall receptacle exhibited dark brown thermal scorching and melting around its plug blade slots. Charring on the face of a receptacle indicates severe localized overheating caused by worn internal blade contacts that no longer grip plug prongs tightly, loose wire terminations inside the box, or a high-wattage appliance overloading the outlet, representing an active fire and shock hazard. Have a qualified professional remove the damaged outlet, inspect the branch wiring inside the junction box to trim back any brittle or discolored insulation, and install a new specification-grade receptacle using the side-screw terminals torqued to 12–15 inch-pounds.



Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300

7.5.1 GFCI & AFCI

Priority Issues

GFCI PROTECTION NOT PRESENT

WASHER

The 120-volt duplex receptacle lacked Ground Fault Circuit Interrupter (GFCI) protection. Laundry rooms are wet locations where grounded appliances and water plumbing are in close proximity, creating a high risk of lethal electrocution if a ground fault occurs. Have a qualified professional replace the standard outlet with a 20-amp GFCI receptacle and torque the terminal screws to 12–15 inch-pounds.



Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300

7.5.2 GFCI & AFCI

Priority Issues

GFCI TRIP TEST FAILED

DECK



An exterior GFCI receptacle failed to trip when tested with its integrated test button. Exterior outlets are exposed to rain and dampness; when a GFCI's internal sensing mechanism fails, it no longer interrupts power during a ground fault, leaving users vulnerable to severe electrical shock. Have a qualified professional replace the defective device with a new Weather-Resistant (WR) rated GFCI receptacle inside an in-use weatherproof bubble cover.

Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300

7.7.1 Carbon Monoxide Detectors

Priority Issues

NOT PRESENT



Carbon monoxide alarms were not installed in the home despite the presence of fuel-burning appliances, such as a propane tankless water heater and a wood-burning fireplace, and an attached garage. Carbon monoxide is an odorless, colorless, and potentially fatal gas that can accumulate unnoticed if a flue drafts poorly or a vehicle idles in the garage. Install UL listed carbon monoxide or combination smoke/CO alarms on every level of the home and outside each separate sleeping area in accordance with manufacturer guidelines.

Recommendation

Contact a qualified professional.

Estimated Cost

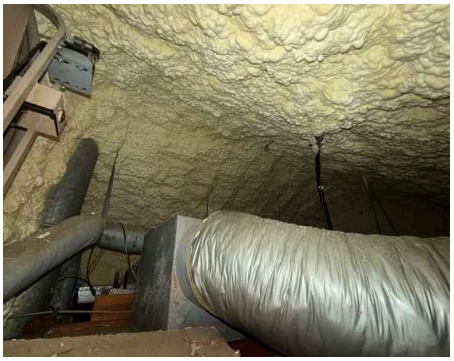
$500 - $800

8: ATTIC, INSULATION, & VENTILATION

Information

Attics: Location
Bedroom Closet



Attics: Ventilation
None

Ceiling Insulation: Approximate Depth
8 inches

Ceiling Insulation: Type
Closed Cell Polyurethane Foam

Wall Insulation: Inaccessible

Flooring Insulation: Type
Closed Cell Foam at Foundation Wall

Observations

8.1.1 Attics

Priority Issues

HUMID ATTICS

The attic spaces had closed-cell polyurethane spray foam applied directly to the underside of the roof decking, and psychrometric testing showed an elevated relative humidity of 65.2% to 69.2%. Because closed-cell foam seals the roof deck from exterior venting, indoor moisture migrating up into the unconditioned attic becomes trapped with no pathway to escape, leading to condensation on framing members, fungal growth, and potential unseen roof deck rot. Have a licensed HVAC technician evaluate the sealed attic assembly and install a dedicated mechanical dehumidification system or a properly engineered conditioned-air supply/return pathway to actively control humidity in the sealed attics.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

$1,000 - $4,000













9: DOORS, WINDOWS, & INTERIOR

Information

General: Interior Rooms











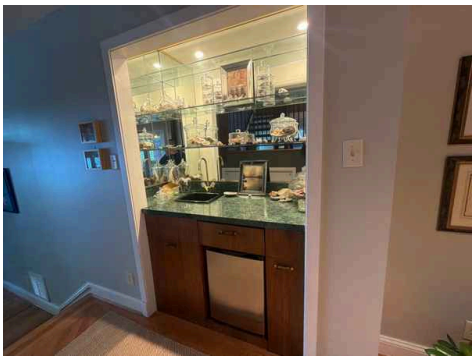









Kitchen & Appliances: Kitchen Photo

Kitchen & Appliances: Installed Appliances

Range/Oven/Cooktop, Refrigerator, Dishwasher, Built-In Microwave, Food Waste Disposal

Bathroom: Location

Master




Bathroom: Ventilation

Powered Fan

Bathroom: Whirlpool Tub



Bathroom: Shower Pan Test

Pass





Bathroom 2: Location

2nd Floor, Hallway



Bathroom 3: Location

1st Floor, Hallway, Bedroom



Bathroom 4: Location

1st Floor, Hallway



Windows: Material

Vinyl

Observations

9.1.1 General

FUNGAL GROWTH

Fungal growth was observed inside the closet spaces of the 1st floor guest bedroom. Interior fungal growth indicates chronically elevated indoor relative humidity or localized moisture intrusion, correlating with the damp crawlspace and unvented attic, and can trigger allergic or respiratory reactions in occupants. Psychrometric testing indicated that elevated humidity was present at 64%. Have a qualified professional clean all affected interior surfaces with an antimicrobial detergent, and address the underlying humidity sources in the crawlspace and HVAC systems to prevent recurrence.

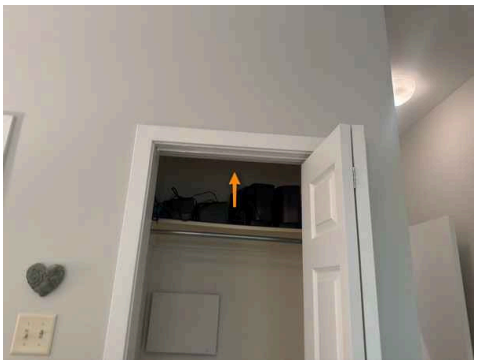
Recommendation

Contact a qualified professional.

Estimated Cost

$300 - $500





9.2.1 Kitchen & Appliances

REFRIGERATOR INOPERABLE

The refrigerator was not operating at the time of the inspection. It may have been unplugged. Inquire with the seller as to the condition of the refrigerator and repair or replace as necessary.

Recommendation

Contact a qualified professional.

Estimated Cost

$300 - $500



9.3.1 Bathroom

TOILET CAULK

Caulk was missing around the toilet, which creates an unsanitary condition under the toilet because the space cannot be easily cleaned. Apply an appropriate caulk around the base of the toilet, but leave a two inch gap in the back in case of a leak at the flange.

Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300



9.3.2 Bathroom

VALVE BODY LOOSE

The shower mixing valve body and trim assembly in the master bathroom shifted within the wall cavity when the handle was operated. Because the brass valve body is not rigidly anchored to internal wood blocking behind the shower wall, repeated movement places mechanical stress on the attached hot and cold supply pipes and the shower riser, which can fatigue the pipe joints and cause concealed leaks inside the wall, while also pulling the escutcheon plate away from the tile and allowing shower water to penetrate behind the wall surround. Have a licensed plumber access the plumbing cavity, securely anchor the mixing valve body to rigid framing or a dedicated mounting bracket, and seal the perimeter of the trim plate against the tile with 100% silicone caulk, leaving a small weep gap at the bottom edge.



Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$300 - $500

9.3.3 Bathroom

SPACER CLIPS

Plastic tile-leveling spacer clips were left protruding from the grout joints along the bottom edge of the master shower tile wall. Exposed plastic spacers are an unfinished installation defect that interrupts the grout seal and traps soap scum and moisture. Have a tile contractor snap off or flush-cut the protruding plastic leveling tabs using a utility blade or oscillating tool and pack the resulting voids with matching sealed grout.

Recommendation

Contact a qualified tile contractor

Estimated Cost

$300 - $500







9.4.1 Bathroom 2

TOILET LOOSE

The toilet was loose at the base, which will allow water leakage. Either tighten the flange bolts or replace the bowl-to-flange seal as needed.

Recommendation

Contact a qualified professional.

Estimated Cost

$300 - $500



9.4.2 Bathroom 2

TOILET CAULK

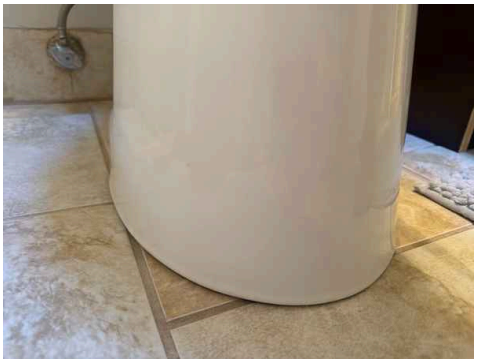
Caulk was missing around the toilet, which creates an unsanitary condition under the toilet because the space cannot be easily cleaned. Apply an appropriate caulk around the base of the toilet, but leave a two inch gap in the back in case of a leak at the flange.

Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300



9.5.1 Bathroom 3

TOILET LOOSE

The toilet was loose at the base, which will allow water leakage. Either tighten the flange bolts or replace the bowl-to-flange seal as needed.

Recommendation

Contact a qualified professional.

Estimated Cost

$300 - $500



9.5.2 Bathroom 3

TOILET CAULK

Caulk was missing around the toilet, which creates an unsanitary condition under the toilet because the space cannot be easily cleaned. Apply an appropriate caulk around the base of the toilet, but leave a two inch gap in the back in case of a leak at the flange.

Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300



9.6.1 Bathroom 4

TOILET CAULK

Caulk was missing around the toilet, which creates an unsanitary condition under the toilet because the space cannot be easily cleaned. Apply an appropriate caulk around the base of the toilet, but leave a two inch gap in the back in case of a leak at the flange.



Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300

9.7.1 Doors

STRIKE PLATE

RIGHT REAR BEDROOM

A door did not latch properly. Mortise the door frame and adjust the strike plate to accept the door latch. Toothpicks dipped in wood glue work well for plugging old screw holes to prevent blowout.



Recommendation

Contact a qualified professional.

Estimated Cost

$200 - $300

9.8.1 Windows

FAILED SEAL

Three double-pane vinyl windows or transoms exhibited fogging, condensation, and mineral hazing trapped between the insulated glass panes. Inter-pane condensation confirms that the perimeter hermetic desiccant seal of the Insulated Glass Unit (IGU) has ruptured, permanently obstructing visibility and reducing the window's thermal insulating value. Have a qualified glazing or window contractor measure the affected sashes and replace the failed Insulated Glass Units (IGUs) while retaining the existing window frames.

Recommendation

Contact a qualified window repair/installation contractor.

Estimated Cost

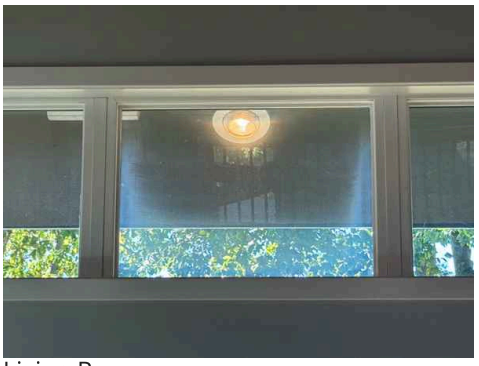
$700 - $1,000



Bathroom



Front Office



Living Room

9.11.1 Ceilings

LEAK DAMAGE - DRY

Water staining was present on the ceiling of the rear office closet; thermal imaging confirmed the staining was dry at the time of inspection. While dry during the inspection, the staining indicates historic leaks from the roof flashings or penetrations in the roof sheathing.



10: FIREPLACES

Information

General: Type
Wood




Observations

10.2.1 Vents, Flues, & Chimneys

Priority Issues

CREOSOTE BUILDUP

LIVING ROOM

Internal camera inspection of the factory-built metal chimney flue revealed an accumulation of soot and creosote deposits along the interior liner walls. Creosote is a highly combustible, tar-like byproduct of incomplete wood combustion that restricts flue draft, accelerates acidic corrosion of the metal liner joints, and presents a severe chimney fire hazard if ignited by rising embers. Have a Certified Chimney Sweep (CSIA) mechanically sweep and clean the entire flue assembly using rotary poly brushes specifically designed for manufactured metal chimneys before using the fireplace.



Recommendation

Contact a qualified fireplace contractor.

Estimated Cost

$200 - $300

10.2.2 Vents, Flues, & Chimneys

Priority Issues

VENT FLANGE DAMAGE

OFFICE

Internal camera inspection of the second factory-built metal chimney flue revealed bent, lifted, and partially separated inner pipe flanges with visible rust and corrosion along the distorted joint seams. Manufactured multi-wall metal chimney systems rely on tight, factory-locked joints to contain combustion byproducts and cool the outer pipe walls; bent and corroded flanges create gaps that allow toxic carbon monoxide, sparks, and intense heat to escape into the surrounding wood-framed chimney chase, while also creating ledges that trap highly flammable creosote. Prohibit use of this fireplace immediately and have a qualified chimney specialist replace the damaged and corroded metal flue sections with manufacturer-approved components, or replace the entire factory-built chimney system if matching listed parts are no longer available, while verifying that the rain cap and chase-top flashing are watertight to prevent ongoing moisture corrosion.

Recommendation

Contact a qualified fireplace contractor.

Estimated Cost

$1,000 - $3,000





11: GARAGE

Information

General Photo



Garage Door: Material
Insulated, Steel

Garage Door: Type
Automatic, Sectional

Observations

11.4.1 Occupant Door (From garage to inside of home)

INADEQUATE WEATHERSTRIPPING

The garage-to-house bottom door sill weatherstripping was deteriorated. This door is a critical fire and air barrier; gaps around the perimeter allow toxic carbon monoxide exhaust fumes, chemical vapors, and unconditioned air to enter the home and compromise fire separation. Have a qualified professional replace the bottom sill weatherstripping.



Recommendation

Contact a qualified professional.

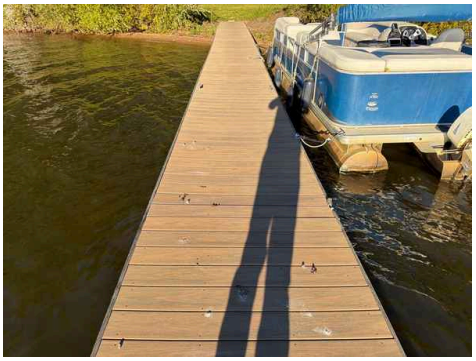
Estimated Cost

$200 - $300

12: DOCK

Information

Photos

Observations

12.1.1 Structure

Priority Issues

PIERS LEANING & ROTTED

Several timber support pilings beneath the dock were leaning severely out of plumb and exhibited advanced wood rot, deep vertical checking, and fungal decay at the waterline and mudline transitions. When marine pilings decay and tilt out of vertical alignment, they lose both their axial load-bearing capacity and lateral stability against wave action, currents, and sediment shifting, twisting the attached cross-beams and creating a risk of localized structural collapse. Have a qualified marine contractor drive new marine-grade CCA pressure-treated timber pilings to refusal into the lakebed and securely bolt the dock substructure to the new vertical supports.

Recommendation

Contact a qualified carpenter.

Estimated Cost

$6,000 - $10,000







12.1.2 Structure

BEAMS DETERIORATED & SETTLED

The beams spanning the dock pilings exhibited severe horizontal splitting along the lower tension fibers, fastener corrosion, and differential settlement. Longitudinal splitting and rotation at the thru-bolt connections significantly reduce the shear and bending strength of the beams, resulting in an uneven, structurally compromised walking surface. Have a qualified deck contractor jack and level the dock framing, remove the deteriorated beams, and install new, properly sized pressure-treated timber beams fastened directly beneath the joists using hot-dipped galvanized or 316 stainless-steel thru-bolts, washers, and hurricane ties.

Recommendation

Contact a qualified carpenter.

Estimated Cost

$1,500 - $2,500





13: MOLD INSPECTION

Information

Calibration Check

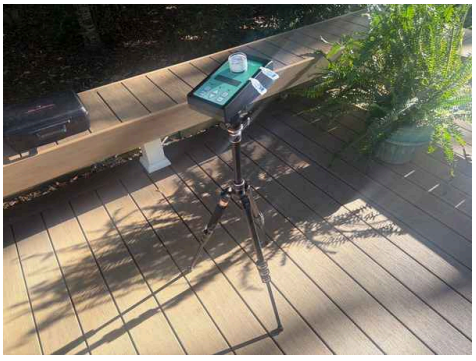


Location

Dining Room, Hallway, Master Bedroom, Southwest Corner, Northeastern Corner







Sample IDs











Wind Direction

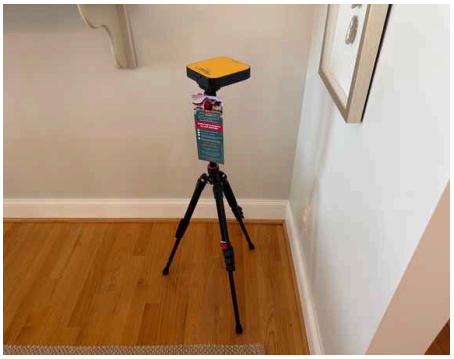
South South West

14: RADON TEST

Information

Location

Bedroom, Dining Room





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/Crawlspace, Foundation, & 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, Ventilation, & Air Conditioning
Heating:

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling:

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of

correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled 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.

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.

As a courtesy to our clients, we inspect and test installed appliances for basic function. The inspection of appliances is not technically exhaustive, so it is not a guarantee that every appliance will perform as designed and that every feature is still functional.

Fireplaces

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 clean-out 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 clean-outs not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: Inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection, nor perform a Phase I fireplace and chimney inspection.