



# THE VERMONT HOME INSPECTION COMPANY LLC

802-780-8028

[TheVtHomeInspection@gmail.com](mailto:TheVtHomeInspection@gmail.com)

<http://www.TheVtHomeInspection.com>



## THE VERMONT HOME INSPECTION COMPANY LLC COPY

1 Satisfied Client Lane  
Wilmington, VT 05363

Happy Neighbors

AUGUST 23, 2022



Inspector

**GARY KING**

InterNACHI CPI # NACHI21082352 VT State

License #143.0134081

802-780-8028

[thevthomeinspection@gmail.com](mailto:thevthomeinspection@gmail.com)



Agent

**Joe Agent**

Joe Agent Realtor

802-123-4567

[joeagent1961@gmail.com](mailto:joeagent1961@gmail.com)

---

# TABLE OF CONTENTS

1: Inspection Detail	4
2: Roof	8
3: Exterior	14
4: Basement, Foundation, Crawlspace & Structure	22
5: Heating	26
6: Cooling	27
7: Plumbing	28
8: Electrical	30
9: Attic, Insulation & Ventilation	35
10: Bathrooms	36
11: Doors, Windows & Interior	38
12: Laundry	40
13: Kitchen	41
Standard of Practice	42

---

## SUMMARY

---

72

ITEMS INSPECTED

7

MINOR DEFECT

4

MAJOR DEFECT

6

MATERIAL DEFECT

---

Summary Text (enter here)

---

- 🔧 2.4.1 Roof - Gutters & Downspouts: Debris in Gutters
- 🔧 2.4.2 Roof - Gutters & Downspouts: Downspouts Drain Near House
- 🔧 3.2.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Eaves
- ⚠️ 3.5.1 Exterior - GFCIs & Electrical: Missing GFCI
- 🔧 3.10.1 Exterior - Windows: Weatherstrp
- 🔧 4.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Efflorescence Observed
- 🔧 8.2.1 Electrical - Service-Entrance Conductors: Service Drop
- ⚠️ 8.5.1 Electrical - Panelboards & Breakers: Doubled Neutrals
- ⚠️ 8.5.2 Electrical - Panelboards & Breakers: Doubled Hot Conductors
- ⚠️ 8.7.1 Electrical - AFCIs: Missing AFCI
- ⚠️ 8.8.1 Electrical - GFCIs: Missing GFCI
- 🔧 10.2.1 Bathrooms - Sinks, Tubs & Showers: Inadequate Water Flow at Fixture
- ⚠️ 11.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing Smoke Detector
- ⚠️ 11.7.2 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing CO Detector
- ⚠️ 12.3.1 Laundry - Laundry Room, Electric, and Tub: Missing GFCI Protection
- ⚠️ 13.2.1 Kitchen - GFCI: Missing GFCI Protection
- ⚠️ 13.3.1 Kitchen - AFCI: Missing AFCI Protection

# 1: INSPECTION DETAIL

## Information

<b>General Inspection Info: Occupancy</b>	<b>General Inspection Info: Weather Conditions</b>	<b>General Inspection Info: Type of Building</b>
Occupied	Sunny	Detached, Single Family

**General Inspection Info: In Attendance**

Home Owner

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

**Your Job As a Homeowner: What Really Matters in a Home Inspection**

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

**But the issues that really matter fall into four categories:**

- 1. major defects, such as a structural failure;
- 2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
- 3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
- 4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

## Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

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

## We'll Buy Your Home Back



**If your home inspector misses anything, InterNACHI will buy your home back.**

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...



Share



Watch on  YouTube

## We'll Buy Your Home Guarantee



Watch on  YouTube

For more information, please visit [www.nachi.org/buy](http://www.nachi.org/buy).

### Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit [www.nachi.org/honor](http://www.nachi.org/honor).

## 2: ROOF

### Information

---

#### Roof Covering: 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.

#### Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

#### Roof Covering: Roof Was Inspected

Ground, Ladder, Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.



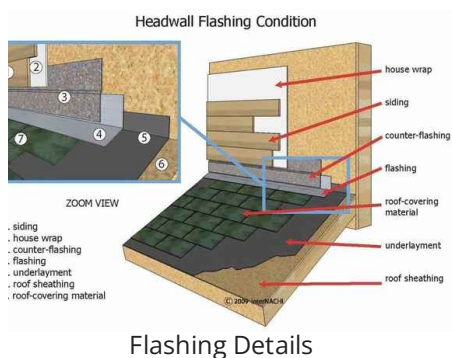
**Roof Covering: Roof**

I was able to go on the roof to inspect it. The roof is newer and looks great, just need to watch for pine needles and branches that may build up around the chimney and skylights.



## Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There was step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



## Flashing: Eaves and Gables

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



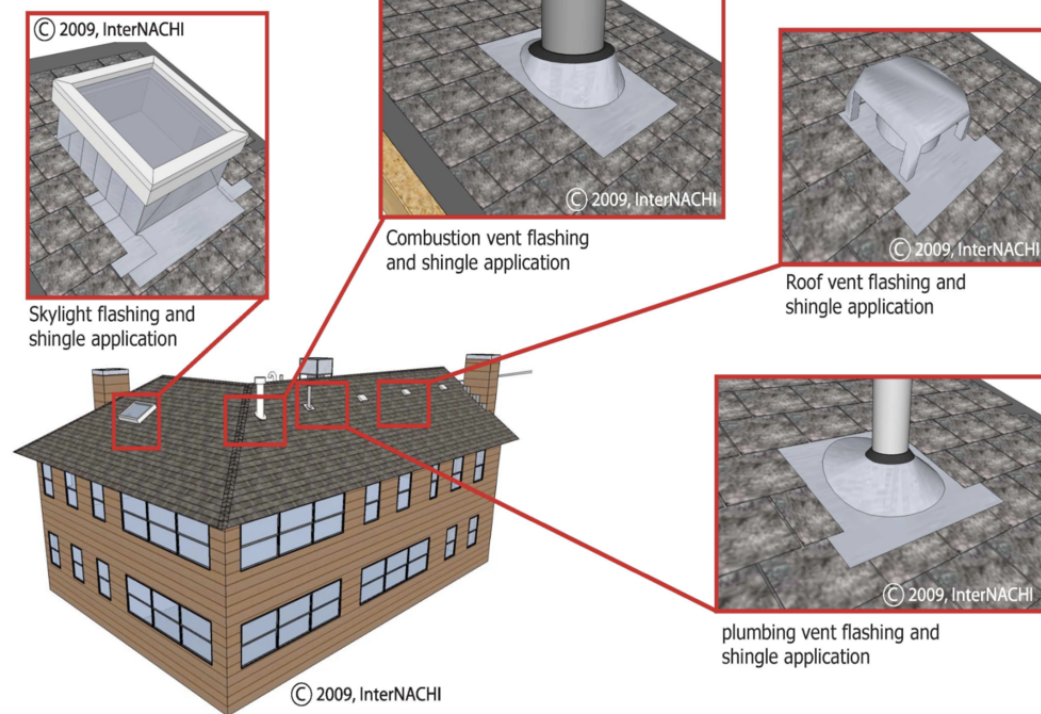


## Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

### Roof penetrations and flashing



## Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

The vent pipe appeared to have proper flashing.



## Plumbing Vent Pipes: Vent pipe

Vent pipe looks good



## Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

## Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

There were gutters on the front side of the house, none on the back. If water infiltration occurs along the back or side walls of the basement, the addition of gutters may be an affordable solution.



## Recommendations



## 2.4.1 Gutters &amp; Downspouts

**DEBRIS IN GUTTERS**

Minor Defect

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation

Contact a qualified gutter contractor



## 2.4.2 Gutters &amp; Downspouts

**DOWNSPOUTS DRAIN NEAR HOUSE**

Minor Defect

One or more downspouts drain too close to the home's foundation.

This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Recommended DIY Project



## 3: EXTERIOR

### Information

#### General: Exterior Was Inspected

I inspected the exterior of the house.

#### Wall-Covering, Flashing & Trim: Siding

The siding appears to be relatively new and in good shape



#### Exhaust Hoods: Exhaust hood Roof and gable ends

Exhaust hood appears to be in good shape.



#### General: Homeowner's Responsibility

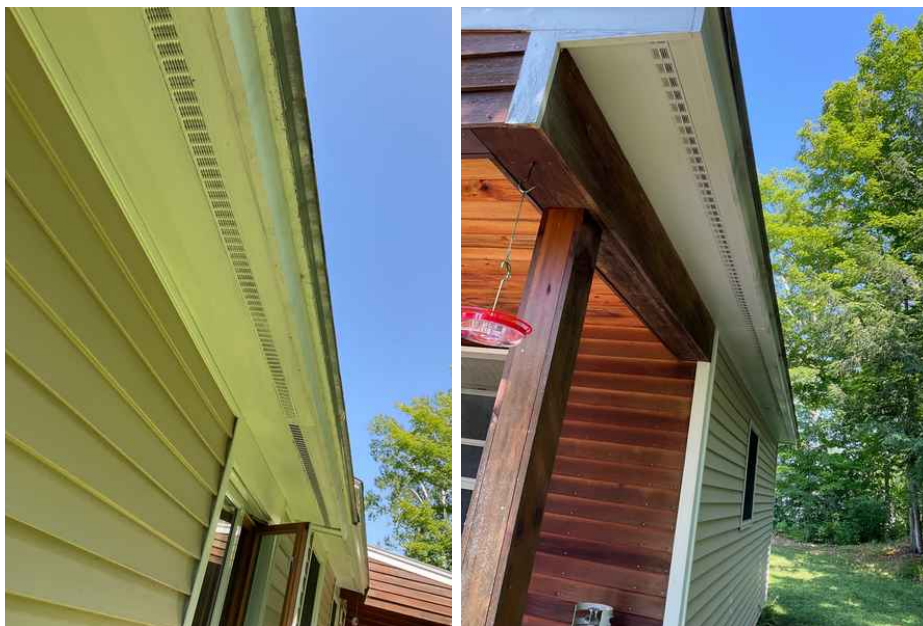
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

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

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

**Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described**

Vinyl

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

The vinyl siding is newly renovated and appears to be fine.

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

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



**Vegetation, Surface Drainage, Retaining Walls & Grading: Surface drain**

Along the back of the house there's what appears to be a surface drain / French drain. I'm not sure where that drain exits too, but it's good to have that drain in place.

**GFCIs & Electrical: Inspected GFCIs**

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

**Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. All appeared to be in acceptable condition.





---

**Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

Front porch.

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches. The stairs were built within that standard.

The height of the front deck was 29".

**Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

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

I inspected the railings, guards and handrails that were within the scope of the home inspection. The front porch height was 29".

---

**Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected. Mostly vinyl windows appear to be in good shape, Andersen Windows with wood interiors.



## Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors. All were inspected for operation and weather tightness, there were no apparent defects.



## Limitations

Walkways & Driveways

### **RAMP TO GARAGE**

Observed some cracking on the ramp to the garage





## Windows

### WEATHERSTRIP

Repair or replace



## Recommendations

### 3.2.1 Eaves, Soffits & Fascia

#### DAMAGE OBSERVED AT EAVES

##### GABLE TRIM BOARDS

I observed indications that one or more areas of the eaves were damaged.

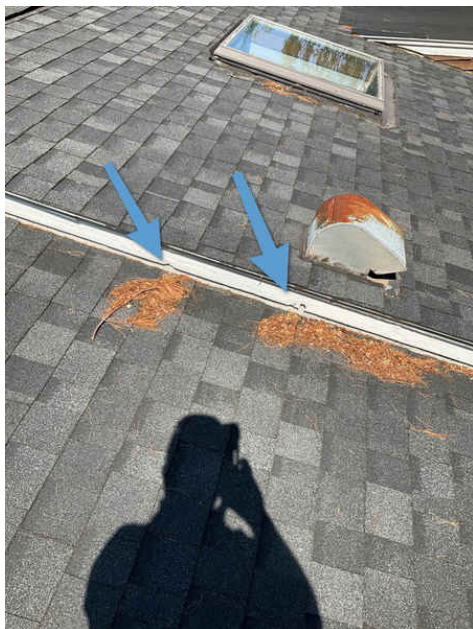
Correction and further evaluation is recommended.

The gable trim boards at the different levels of roof require painting or possible replacement.

##### Recommendation

Contact a qualified handyman.





## 3.5.1 GFCIs &amp; Electrical

**MISSING GFCI**

## BACK PORCH

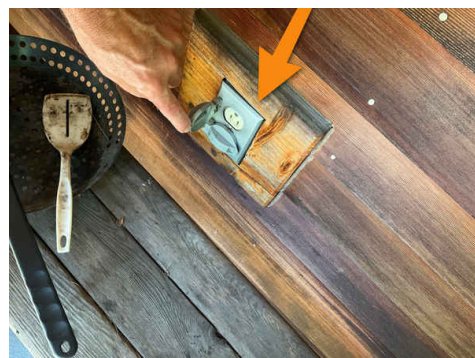
I observed that a GFCI is missing in an area that is required to keep people safe.

## Recommendation

Contact a qualified electrical contractor.



Major Defect



## 3.10.1 Windows

**WEATHERSTRIP**

## Repair or replace

## Recommendation

Contact a qualified professional.



Minor Defect



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

**Basement: Type of Basement Foundation Described**  
Concrete

**Insulation in Foundation/Basement Area: Type of Insulation Observed**  
Between joists in the basement.  
Spray Foam

**Sump Pump: No Sump Pump**  
The house doesn't have a sump pump



**Under-Floor Crawlspaces: Type of Under-Floor Crawlspaces Foundation Described**  
Concrete

**Under-Floor Crawlspaces: Under-Floor Crawl Access Location**  
Backside of house  
Basement

**Insulation in Crawlspaces: Type of Insulation Observed**  
Spray Foam

**Basement: Homeowner's Responsibility**  
One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.



## Basement: Basement Was Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.



## Basement: Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observable floor joists.



## Insulation in Foundation/Basement Area: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The ventilation in the basement was available and apparently adequate. The ventilation was closed during the time of the inspection. There was a dehumidifier operating to control the relative humidity in the basement.

## Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

Attic

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

## Under-Floor Crawlpace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

## Under-Floor Crawlpace: Under-Floor Crawlpace Inspected

The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

## Under-Floor Crawlpace: Structural Components Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

## Insulation in Crawlpace: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

The ventilation in the crawlspace was available and apparently adequate. The ventilation was closed during the time of the inspection. There was a dehumidifier operating in the basement area to control the relative humidity in the basement and the crawl space.

## Insulation in Crawlpace: Approximate Average Depth of Insulation

Attic

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

## Recommendations

### 4.1.1 Basement

### **EFFLORESCENCE OBSERVED**

FOUNDATION CRAWL SPACE.





I observed efflorescence.

Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.

I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture, a condition that also encourages the growth of mold.

Watch this area after significant weather events to determine if there may be a need for correction.

Recommendation

Contact a qualified professional.



# 5: HEATING

## Information

<b>Heating System Information:</b> <b>Energy Source</b> Oil	<b>Heating System Information:</b> <b>Heating Method</b> Basement Hot-Water Heating System  The unit was running during the inspection.	<b>Thermostat and Normal Operating Controls: Thermostat Location</b> First floor, Multiple locations
---	--	---



### Heating System Information: Homeowner's Responsibility

Basement

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if your system as an air filter, be sure to keep that filter cleaned.

# 6: COOLING

## Information

---

<b>Cooling System Information: No Air Conditioning</b>	<b>Thermostat and Normal Operating Controls: Thermostat</b>	<b>Condensate: N/A</b>
The home did not have a permanently installed cooling system.	<b>Location</b> N/A	

### Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

## 7: PLUMBING

### Information

---

#### Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.



#### Main Water Shut-Off Valve: Homeowner's Responsibility

**It's your job** to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

#### Main Water Shut-Off Valve: Location of Main Shut-Off Valve Basement



## Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

## Hot Water Source: Type of Hot Water Source

Hot Water from Boiler

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

## Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

## Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

Basement

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Public Sewer



## Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

## Limitations

Drain, Waste, & Vent Systems

### **NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

8: ELECTRICAL

Information

**Electric Meter & Base: Inspected the Electric Meter & Base**

I inspected the electrical electric meter and base.

**Electrical Wiring: Type of Wiring, If Visible**

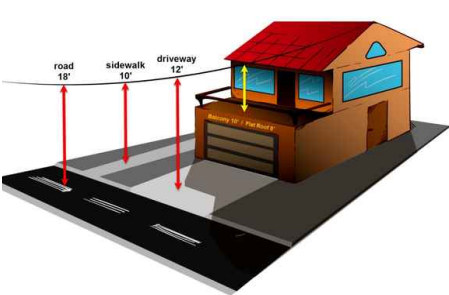
NM-B (Romex)



**Service-Entrance Conductors: Inspected Service-Entrance Conductors**

Front of house

I inspected the electrical service-entrance conductors.





## Main Service Disconnect: Homeowner's Responsibility

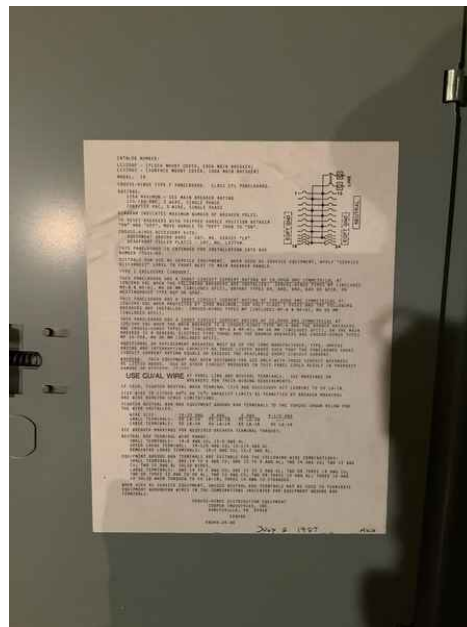
**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

## Main Service Disconnect: Inspected Main Service Disconnect

Basement, streetside to the right

I inspected the electrical main service disconnect.



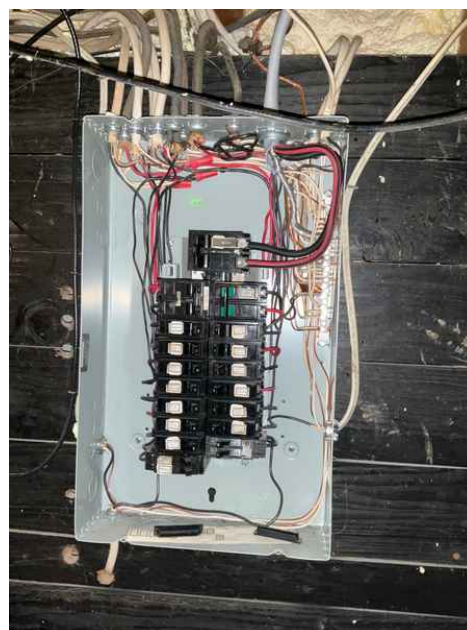
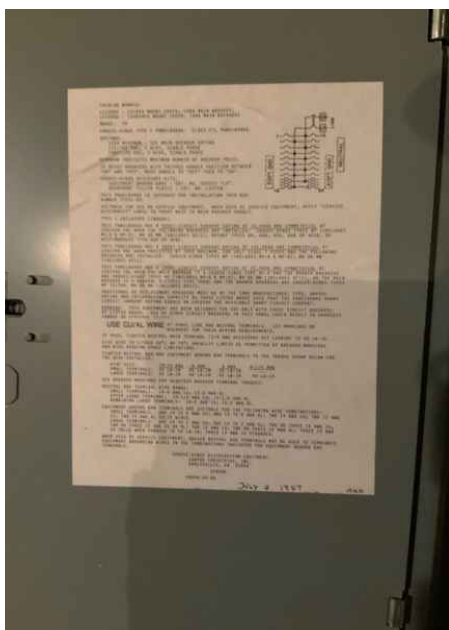
## Main Service Disconnect: Main Disconnect Rating, If Labeled

100

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

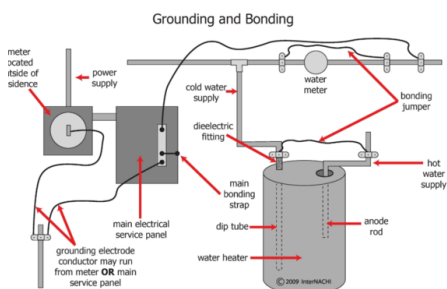
## Panelboards & Breakers: Inspected Main Panelboard & Breakers

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



## Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



## AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

## GFCIs: Inspected GFCIs

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

## Limitations

AFCIs

### UNABLE TO INSPECT EVERYTHING

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

AFCIs

**THERE WAS NOT ANY AFCI OUTLETS OR BREAKERS IN THE HOUSE.**

## Recommendations

### 8.2.1 Service-Entrance Conductors

#### SERVICE DROP

The Service Drop (electric line) from the pole to the house is very close to the minimum allowable height. The data lines (phone and cable) are too close to ground level. Both of these utilities should be inspected by the respective companies.





## Recommendation

Contact a qualified professional.

## 8.5.1 Panelboards &amp; Breakers

**DOUBLED NEUTRALS**

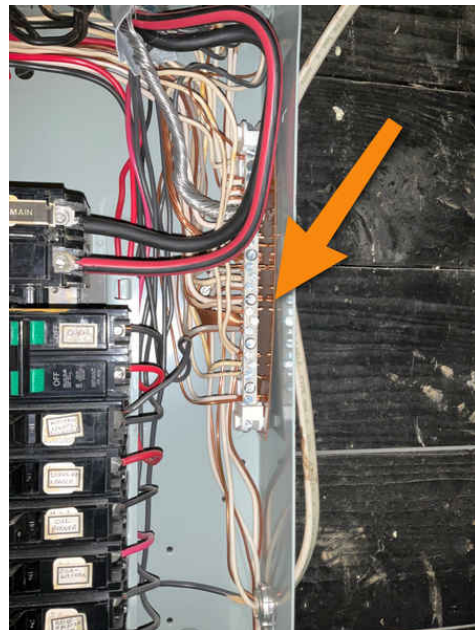
I observed doubled neutral wires connected under the same single lug.

## Recommendation

Contact a qualified electrical contractor.



Major Defect



## 8.5.2 Panelboards &amp; Breakers

**DOUBLED HOT CONDUCTORS**

## BREAKER FOR KITCHEN LIGHTS

I observed doubled hot conductor wires connected to the same single breaker disconnect.

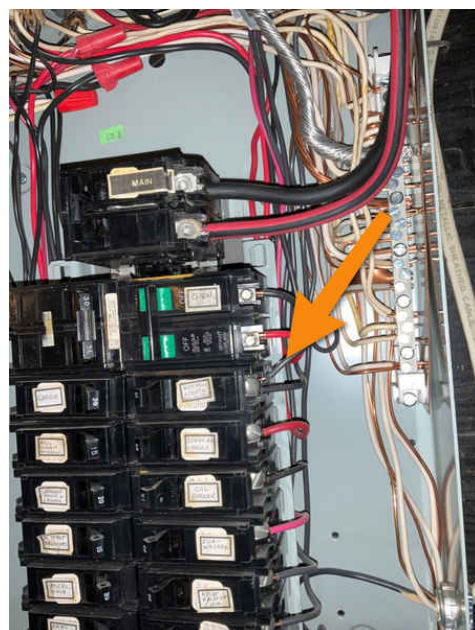
Each breaker should have just one conductor wire connected to it.

## Recommendation

Contact a qualified electrical contractor.



Major Defect



## 8.7.1 AFCIs

**MISSING AFCI**

I observed indications that an AFCI is missing in an area that is required to keep the house safe.

## Recommendation

Contact a qualified electrical contractor.



Major Defect

## 8.8.1 GFCIs

**MISSING GFCI**

## KITCHEN



Material Defect

I observed indications that a GFCI is missing in an area that is required to keep people safe.

## Recommendation

Contact a qualified electrical contractor.

## 9: ATTIC, INSULATION & VENTILATION

### Information

---

#### Insulation in Attic: Type of

#### Insulation Observed

Fiberglass

#### Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

#### Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

#### Insulation in Attic: Approximate Average Depth of Insulation

Attic

6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

### Limitations

---

Structural Components & Observations in Attic

#### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.


# 10: BATHROOMS

## Information

<b>Bathroom Toilets: Toilets Inspected</b> First floor I flushed all of the toilets.	<b>Heat Source in Bathroom: Heat Source in Bathroom Was Inspected</b> I inspected the heat source in the bathroom (register/baseboard).	<b>Cabinetry, Ceiling, Walls &amp; Floor: Cabinets, ceilings and walls</b> I inspected the cabinets, ceilings and walls.
<b>Door: Bathroom Door(s)</b> I inspected the bathroom doors		
<b>Sinks, Tubs &amp; Showers: Ran Water at Sinks, Tubs &amp; Showers</b> 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.		
<b>Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans</b> Overhead I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.		
<b>GFCI &amp; Electric in Bathroom: GFCI-Protection Tested</b> I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument. All receptacles in the bathroom must be GFCI protected. The GFCI tested properly in the bathroom closest to the back of the house. I could not locate a receptacle in the bathroom in the center of the house.		

## Recommendations

10.2.1 Sinks, Tubs & Showers

Minor Defect

**INADEQUATE WATER FLOW AT FIXTURE**  
SECOND BATH WITH TUB  
I observed indications of a defect in the water supply by viewing the functional flow in two fixtures operated simultaneously. The flow was not as strong as expected.  
The concern with a lack of water flow at the fixture could result in an unexpected loss of cold water to the shower fixture should someone flush the toilet. This could result with the shower occupant receiving too much hot water if the shower valve does not have a automatic temperature control. Modern showers have temperature control valves, sometimes called anti-scald valves.

Recommendation

Contact a qualified plumbing contractor.



# 11: DOORS, WINDOWS & INTERIOR

## Information

---

### Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

### Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

### Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

### Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

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

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

### 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.

There was a smoke detector and a carbon monoxide detector in the hall. I did not find any in the bedrooms

## Limitations

---

Switches, Fixtures & Receptacles

### UNABLE TO INSPECT EVERYTHING

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

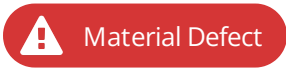
Presence of Smoke and CO Detectors

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.

Recommendations

11.7.1 Presence of Smoke and CO Detectors



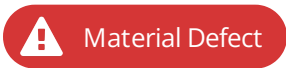
MISSING SMOKE DETECTOR

I observed indications of a missing smoke detector. Hazard.

Recommendation

Contact a qualified professional.

11.7.2 Presence of Smoke and CO Detectors



MISSING CO DETECTOR

I observed indications of a missing carbon monoxide detector. Hazard.

Recommendation

Contact a qualified professional.

# 12: LAUNDRY

## Information

Clothes Washer: I inspected the laundry room washer

Clothes Dryer: Dryer  
I inspected the dryer

## Recommendations

12.3.1 Laundry Room, Electric, and Tub

### MISSING GFCI PROTECTION



I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A)(10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.



# 13: KITCHEN

## Information

---

### Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

### Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

## Recommendations

---

### 13.2.1 GFCI

#### MISSING GFCI PROTECTION



Material Defect

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

#### Recommendation

Contact a qualified electrical contractor.

### 13.3.1 AFCI

#### MISSING AFCI PROTECTION



Material Defect

I observed indications of missing AFCI protection in the kitchen.

All wall kitchen receptacles should be AFCI protected. Kitchen counter receptacles should be GFCI protected.

#### Recommendation

Contact a qualified electrical contractor.

---

# STANDARDS OF PRACTICE

---

## Inspection Detail

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

## Roof

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

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

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

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

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

### II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

## Exterior

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

### I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

### II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

---

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

**Basement, Foundation, Crawlspac & Structure****I. The inspector shall inspect:**

the foundation;  
the basement;  
the crawlspac; and  
structural components.

**II. The inspector shall describe:**

the type of foundation; and  
the location of the access to the under-floor space.

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

observed indications of wood in contact with or near soil;  
observed indications of active water penetration;  
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and  
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

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

1. the heating system, using normal operating controls.

**II. The inspector shall describe:**

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

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

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

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

1. the cooling system, using normal operating controls.

**II. The inspector shall describe:**

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

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

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

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

1. the main water supply shut-off valve;

2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

## **II. The inspector shall describe:**

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

## **Electrical**

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

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

### **II. The inspector shall describe:**

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

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

## **Attic, Insulation & Ventilation**

**The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and  
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

**The inspector shall describe:**

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

**The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

**Bathrooms****The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

**Doors, Windows & Interior****The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;  
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;  
railings, guards and handrails; and  
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

**The inspector shall report as in need of correction:**

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;  
photo-electric safety sensors that did not operate properly; and  
any window that was obviously fogged or displayed other evidence of broken seals.

**Laundry****The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

**Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.