



JONES HOME INSPECTIONS

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joneshomeinspectionllc.com



RESIDENTIAL REPORT

2220 Henneman Ave
Baltimore, MD 21213

Jevon Shropshire

02/13/2026



Inspector

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MARYLAND STATE DISCLOSURES

Maryland Code, Business Occupations and Professions § 16-4A-01

(a) A licensed home inspector shall give to each person for whom the licensee performs a home inspection for

compensation or to the person's representative, a written report that states:

(1) the scope and the exclusions of the inspection;

(2) the conditions observed during the home inspection that are subject to the adopted standards of practice and

code of ethics approved by the Commission;

(3) the license number of the licensee; and

(4) a disclosure in 14-point bold type that includes the following statements:

(i) "An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based

on observation of the visible and apparent condition of the building and its components on the date of the

inspection";

(ii) "The results of this home inspection are not intended to make any representation regarding latent or concealed

defects that may exist, and no warranty or guaranty is expressed or implied";

(iii) "If your home inspector is not a licensed structural engineer or other professional whose license authorizes the

rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may

wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible

defects or other observations set forth in this report"; and

(iv) "Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home

inspection under a real estate contract".

(b) The licensee shall give the person or the person's representative the report:

(1) by the date set in a written agreement by the parties to the home inspection; or

(2) within 7 business days after the home inspection was performed, if no date was set in a written agreement by the

parties to the home inspection.

(c) Any limitation of the liability of the licensee for any damages resulting from the report on the home inspection shall

be agreed to in writing by the parties to the home inspection prior to the performance of the home inspection.

SUMMARY



ITEMS INSPECTED



REPAIRS



SAFETY HAZARD

OBJECTIVES AND SCOPE

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. Scope is based on industry standards of practice and Maryland state requirements of home inspectors, which may be different from the scope and definitions allowed by model real estate contracts for purchases and addendums. The inspector conducts an evaluation of the home and permanently-installed, readily-accessible systems and components. All components that are not inspected should be fully evaluated and tested as needed by qualified specialist prior to closing.

The inspection is limited in scope.

The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection. The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

The inspection report reflects observations and opinions of the inspector.

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases,

contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection. The inspection does not eliminate all risks involved in a real estate transaction. The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred. The inspection is not a code inspection. The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection, and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

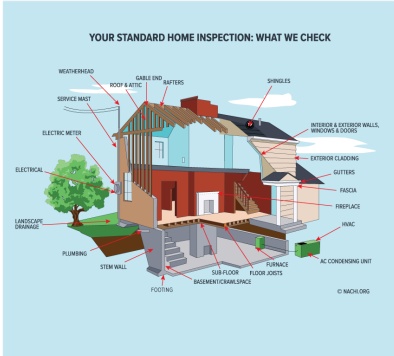
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- ⊖ 2.1.1 Roof - Coverings: Evidence of recent repairs
 - ⊖ 3.2.1 Exterior - Siding, Flashing & Trim : THERE IS GAP/ OPENING IN THE EXTERIOR SIDING OR FOUNDATION
 - ⊖ 3.3.1 Exterior - Exterior Doors: Weatherstripping damaged/missing
 - ⊖ 3.4.1 Exterior - Stairs, Steps, Stoops, Stairways, and ramps: Damaged/loose
 - ⊖ 6.1.1 Heating - Equipment: condensation in furnace
 - ⊖ 7.1.1 Plumbing - Exterior hose bib: Inoperable
 - ⊖ 7.4.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Damaged Pipe
 - ⚠ 8.5.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Misaligned Panel
 - ⊖ 8.5.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Ground Rod Not Flush
 - ⊖ 8.8.1 Electrical - GFCI & AFCI: GFCI Defect
 - ⊖ 10.1.1 Doors, Windows & Interior - Doors: Door Sticks
 - ⚠ 10.3.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Evidence of mold like substance
 - ⊖ 10.3.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Moisture stains on Ceiling
 - ⊖ 11.2.1 Built-in Appliances - Refrigerator: Water line inoperable
 - ⊖ 11.4.1 Built-in Appliances - Garbage Disposal: Inoperable

11.6.1 Built-in Appliances - Washer/Dryer: Damaged Dryer Exhaust Pipe

1: INSPECTION DETAILS

Information

In Attendance	Type of Building	What We Check
Client	Condominium / Townhouse, Attached	



Occupancy	Temperature	Weather Conditions
Vacant	30	Clear

Overview

Thank You for choosing Jones Home Inspections LLC to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. JHI endeavors to perform all inspections in substantial compliance with InterNACHI s Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without "JHI" express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call, text, or email.

Sincerely,
Esron Jones
Owner/Certified & Licensed Professional Inspector
Office: (301) 747-3948
contact@joneshomeinspectionllc.com
Standards of Practice

Definitions

MINOR CONCERN

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

MODERATE CONCERN

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

MAJOR CONCERN

A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These concerns are often imminent or may be very difficult or expensive to remedy.

All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.

Standards of Practice

2: ROOF

Information

Roof Covering 1

Mid Life

Skylights, & Other Roof

Penetrations: Plumbing Stack

PVC



Inspection Method

Extension Pole

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 or other installation detail of the roof system according to the manufacturers specifications or construction codes. It is virtually impossible to detect a leak accept as it is occurring or by specific word test, which are beyond the scope of our inspection. We recommend that you ask the seller to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Type/Style

Flat

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, outside 5 year leak repair warranty period.



Homeowners Responsibility

Your job as a 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 deteriorating or loosening in 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, 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 homeowners routine maintenance plan. Catch problems before they become major defects

Coverings: Material

Single Ply Membrane

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

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

Estimated remaining life of roofing is subjective and depends on numerous criteria, which vary by roof and may

include the following variables: e.g., south-facing slope generally wears out faster than a north-facing slope; than lower-sloped roofs; of the roof surface by as much as 10F to 20F; essential to reduce moisture-related sheathing damage.

Estimates of age and remaining life are based on an inspector's experience, as well as numerous assumptions and variables, including the aforementioned variables. Therefore, inspector estimates should be considered a general guide. Please note that roof leaks often are due to flashing or valley failures. If there are roofing leaks, inspect the flashings or valleys before assuming that damaged or deteriorated roofing material is the cause of the water penetration. 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. This is not a warranty or guarantee of the roof system.

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Coverings: Typical Roof Replacement Cost

Re-Roof with Conventional Asphalt Shingles	\$2.00-\$4.00 per sq.ft (12-20 year)
Re-Roof with Premium Quality Asphalt Shingles	\$4.00-\$8.00 per sq. ft (20-30 year)
Re-Roof with Cedar Shingles or Shakes-	\$9.00-\$18.00 per sq. ft (20-35 year)
Re-Roof with Slate	\$30-\$60 per sq. ft. (40-200 years)
Repair Slate Tiles	\$25-\$50 per slate tile (minimum of \$1000 ladder and set up fees)
Re-Roof Roll Roofing (Flat Roof)	\$1.50-\$3.00 per sq. ft. (5-10 years)
Re-Roof Modified Bitumen (Flat)	\$8.00-\$16.00 per sq. ft minimum of \$1000 (15-20 years)
Improve Flat Roof Drainage Prior to Replacement	\$2.00-\$4.00 per sq. ft
Install Sheet Metal on Small Roof Surfaces	\$10.00- \$20.00 per sq. ft.
Reflash Standard Chimney Asphalt (Gable Roof)	\$500-\$1000
Reflash Standard Chimney Modified (Flat Roof).	\$700-\$1500
Install Metal Cricket on Wide Chimney	\$400-\$800
Reflash Standard Skylight Asphalt	\$500-\$1000
Reflash Standard Skylight Modified (Flat Roof)	\$700- \$1500
Repair Flashings	\$25-\$50 per Lin ft. (minimum \$600)
Repoint Chimney	\$20-\$50 per row (minimum \$400)
Install Rain Cap	\$200-\$300 Each
Aluminum Gutter Replacement	\$5.00-\$10.00 Per. Lin Ft. (20-30 year)

Flashings: Flashing Information

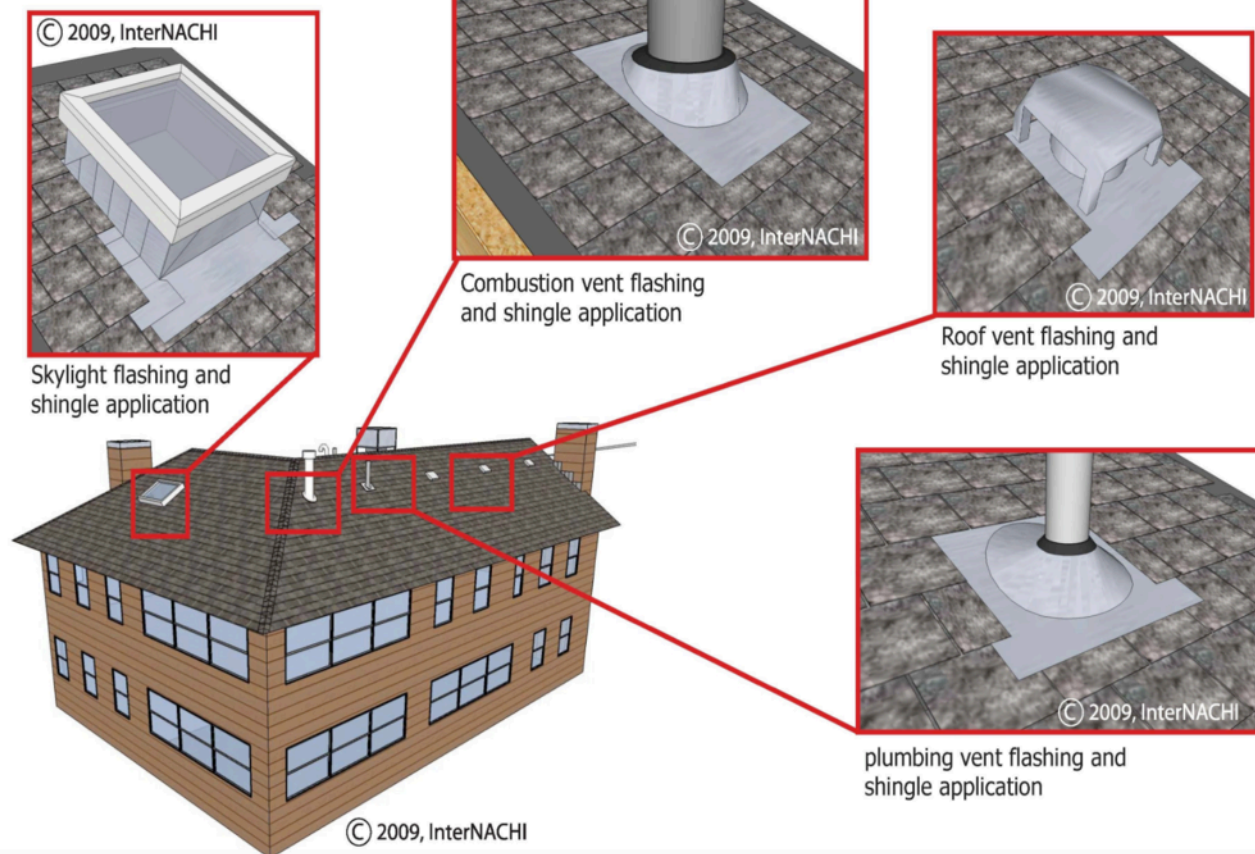
Roof flashing needs periodic maintenance in order to be effective in preventing water damage. Roof flashing is installed along chimneys, vents and roof pipes where these openings meet the roof line.

Resealing

At least once a year, the roof should be inspected. The best time of year for this project is at the end of summer, before the weather becomes cooler and winter rain and snow begins. Often, at the end of summer, roof flashing needs to be recaulked because the heat of the summer has resulted in the caulk material being damaged or peeling away.

Remove any damaged or peeling caulk and using a 100 percent water proof silicone caulk, apply a bead of caulk along roof shingles where they meet flashing materials. Also apply another layer of caulk where the flashing meets chimney masonry or other materials. This will completely seal the flashing and prevent water from entering between the flashing and the roof materials.

Roof penetrations and flashing



Flashings: Wall Intersections

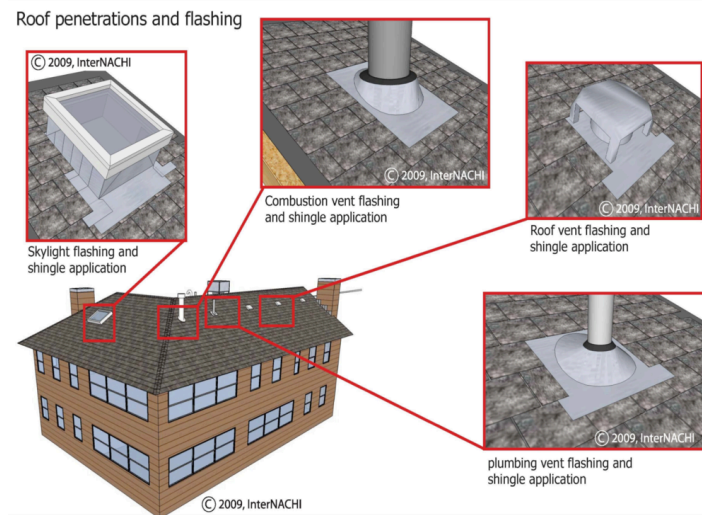
Rubber

Roof flashing needs periodic maintenance in order to be effective in preventing water damage. Roof flashing is installed along chimneys, vents and roof pipes where these openings meet the roof line.

Resealing

At least once a year, the roof should be inspected. The best time of year for this project is at the end of summer, before the weather becomes cooler and winter rain and snow begins. Often, at the end of summer, roof flashing needs to be recaulked because the heat of the summer has resulted in the caulk material being damaged or peeling away.

Remove any damaged or peeling caulk and using a 100 percent water proof silicone caulk, apply a bead of caulk along roof shingles where they meet flashing materials. Also apply another layer of caulk where the flashing meets chimney masonry or other materials. This will completely seal the flashing and prevent water from entering between the flashing and the roof materials.

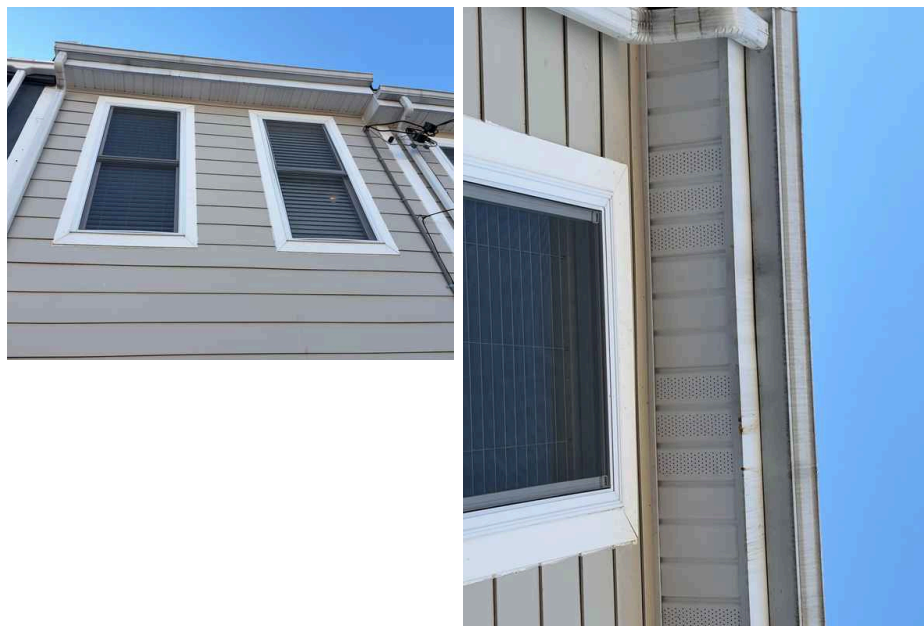


Gutters & Downspouts: Homeowners Responsibility

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 rainwater should be diverted far away from the house foundation.

Gutters & Downspouts: Gutter Material

Aluminum



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 home inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain storm it's recommended. In general, the gutter should catch rainwater and direct the water towards downspouts that discharge the water away from the house foundation.

Gutters & Downspouts: GUTTER / DOWNSPOUTS: INFORMATION

The overwhelming majority of water penetration problems is caused by surface water that is not managed properly. Grading which slopes towards the foundation of the home permits water to accumulate at the foundation; poor maintenance of gutter and downspout systems also contributes to water accumulation problems.

Grading around the home should be maintained so that surface water does not accumulate close to the foundation. Grading should slope away from the home at a rate of approximately 1" per 1' for at least 6'.

In order to divert water away from the foundation, soil must be dense and slope away from the foundation. In situations in which regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump may be required.

Keep gutters and downspouts clean and free of debris or obstructions. Gutters which hold water tend to sag, overflow, and may cause water penetration to occur through below grade foundation walls. Homes near trees require more frequent gutter and downspout cleaning to ensure continued proper functionality. Roof gutters should be installed with adequate slope towards the downspouts to allow for proper draining off the gutters. Downspouts should deposit roof water away from the walls of the house with splash blocks or downspout extensions. The grades in the areas where the water is being deposited must slope away from the walls and properly divert water from the house.

Skylights, & Other Roof Penetrations: Homeowners Responsibility

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

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual only inspection of the roof covering materials. It does not include an inspection of the entire system. There are components of the roof they are not visible or accessible at all, including the underlayment, decking, flashing, fastening, age, quality, manufacturer installation recommendations, etc. period



Deficiencies

2.1.1 Coverings

EVIDENCE OF RECENT REPAIRS

I observed recent repairs on roof, recommend monitoring for further evaluation

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

Exterior Was Inspected

Visual

I inspected the exterior of the house.

Eaves, Soffits & Fascia: Soffit

Vinyl

Homeowners Responsibility

The exterior of your home is slowly deteriorating in aging. The sun, wind, rain, and temperatures are constantly affecting it. your job is to monitor the building's exterior for condition and weather tightness

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 patters of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all side. Downspouts, surface gutters and drains should be directing water away from the foundation

Siding, Flashing & Trim : Siding Material

Fiber Cement, Brick

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

All window and door penetrations, siding terminations and trim intersections should be sealed on a routine basis to help prevent water penetration.

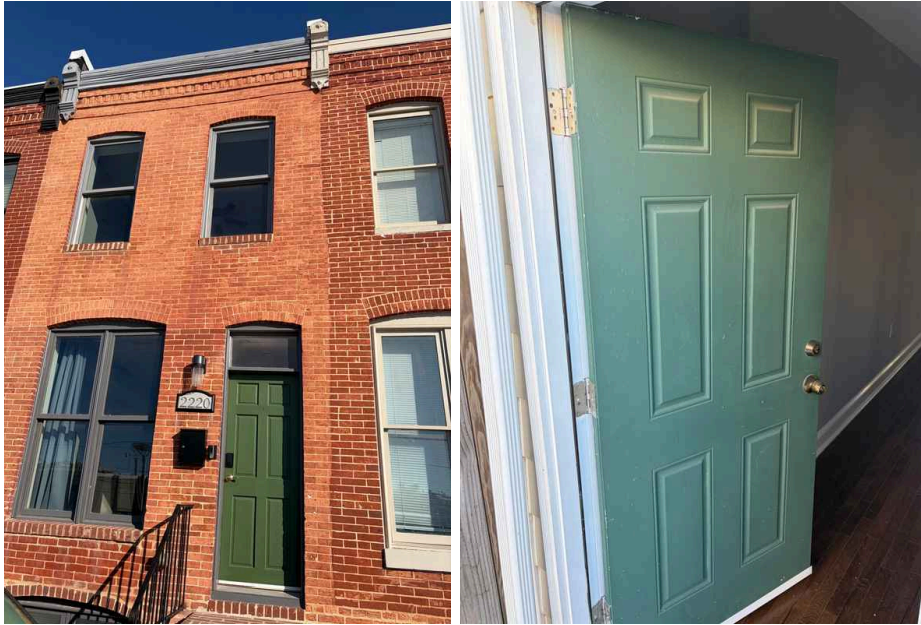
Check the condition of all exterior wall covering materials and look for developing patterns of damage or deterioration



Exterior Doors: Exterior Doors

Wood

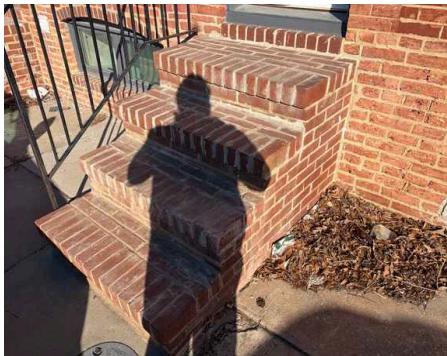
Exterior doors serve as critical entry points and boundaries for residential structures, providing security, insulation, and aesthetic appeal. These doors are typically constructed from materials like wood, fiberglass, steel, or composite, each offering distinct advantages in durability, maintenance requirements, and energy efficiency. Proper installation and regular maintenance are essential for ensuring optimal performance, weather resistance, and home protection.



Stairs, Steps, Stoops, Stairways, and ramps: Exterior Stairs Material

Brick

Exterior stairs, steps, stoops, stairways, and ramps are critical architectural features that provide safe access between different elevation levels. These structures can be constructed from various materials, each with unique characteristics, durability, and maintenance requirements. The material choice impacts the stairs' longevity, aesthetic appeal, and performance under different environmental conditions.



Eaves, Soffits & Fascia: Fascia, Soffit & Fascia

Vinyl

Maintaining the stain or paint on all exterior wooden surfaces is crucial to prevent the absorption of moisture. The act of applying paint serves as a safeguarding barrier against water, which not only preserves the wood's integrity but also has the potential to extend its useful lifespan. Through the application of paint, a protective shield is formed, effectively warding off water-related issues like rotting, warping, or decay that may arise from moisture infiltration into the wood fibers. Consistently upkeeping the paint coating by reapplying it as necessary guarantees an ongoing shield, ultimately extending the wood's longevity. This care ensures that you can relish in the wood's aesthetics and functionality for years to come.



Vegetation, Grading, Drainage & Retaining Walls: General

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.

Railings, Guards, & Handrails: Railings, Guards, & Handrails

I inspected the railings, guards and hand rails that were within the scope of the home inspection

Exhaust Hoods: Exhaust Systems

I inspected the exterior exhaust hoods.



Limitations

Walkways, Driveways & Patio

WALKWAY VISIBILITY LIMITED

Doing an inspection walkway visibility was limited due to ice/snow



Vegetation, Grading, Drainage & Retaining Walls

GRADING IN VISIBILITY LIMITED



Deficiencies

3.2.1 Siding, Flashing & Trim

THERE IS GAP/ OPENING IN THE EXTERIOR SIDING OR FOUNDATION



There is gap/ opening in the exterior siding or foundation. This may allow water and insect penetration.
Seal the gaps.

Recommendation

Contact a qualified professional.



3.3.1 Exterior Doors

WEATHERSTRIPPING DAMAGED/MISSING

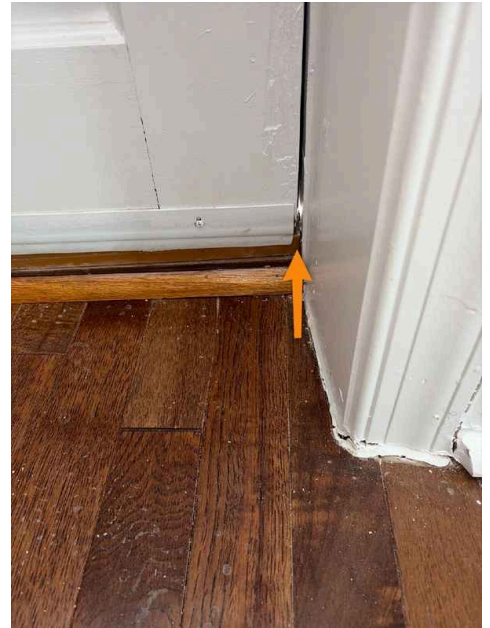
Repairs

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation

Contact a handyman or DIY project



3.4.1 Stairs, Steps, Stoops, Stairways, and ramps

DAMAGED/LOOSE

Repairs

Evidence of loose/damaged brick on stoop, have repaired to prevent further damage

Recommendation

Contact a qualified masonry professional.



4: COOLING

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Rear of Property

Cooling Equipment: Condenser Age
02/13/2020



Normal Operating Controls: Thermostat Location
Hallway

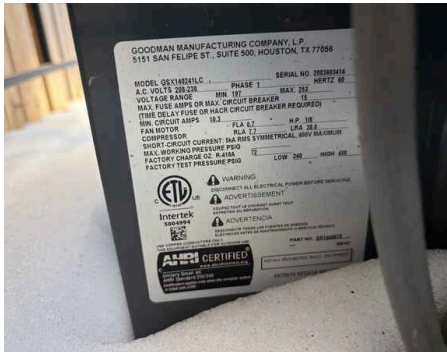
Ductwork: Configuration
Central

Cooling Equipment: Homeowners Responsibility

Most air conditioning systems in houses are relatively simple in design and operation. The adequacy of 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 your system as an air filter, be sure to keep that filter clean

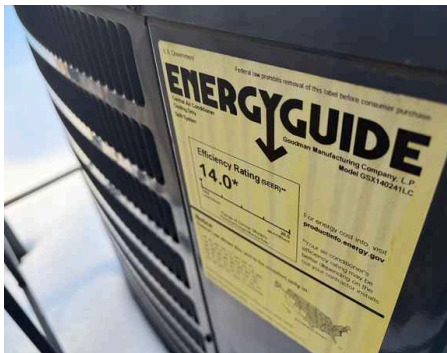
Cooling Equipment: Brand Goodman



Cooling Equipment: SEER Rating 14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).



Limitations

Cooling Equipment

COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction period asked the homeowner about the system, including past performance

5: STRUCTURE

Information

Basements & Crawlspaces:

Beams

Unable to Determine Not Visible/
Finished Area

Basements & Crawlspaces: Homeowners Responsibility

One of the most common problems in the 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 middle parts. And 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, leaking plumbing lines, or a clogged air conditioner condensate line.

Basements & Crawlspaces: Type of Foundation Described

Poured Concrete, Masonry Block



Basements & Crawlspaces: Foundation Was Inspected

The foundation was inspected according to the Home Inspection Standards of Practice

Basements & Crawlspaces: Structural Components Were Inspected

Structural components were inspected according to the home inspection standards of practice, including readily observed floor joists

Floor Structure: Basement/Crawlspace Floor

Concrete



Floor Structure: Sub-floor

OSB



Floor Structure: Structural Components Inspected

Structural components were inspected according to the home inspection standards of practice, including readily observed for joists

Ceiling Structure: Roof Structure Flat Roof framing

Flat roof framing is the construction of a roof that has a slight slope, usually less than 10 degrees, to prevent water from pooling. Flat roof framing is similar to floor framing, but flat roofs are not parallel to the ground

Ventilation in Foundation /Basement Area: Ventilation Inspected

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

our report adds in need of correction the general absence of ventilation in unfinished spaces

Limitations

Basements & Crawlspaces

BASEMENT FINISHED

The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection to the basement, its systems and components



6: HEATING

Information

Energy Source

Gas



Equipment: Brand

Goodman



Thermostat Normal Operating

Controls: Thermostat location

Hallway



Homeowners Responsibility

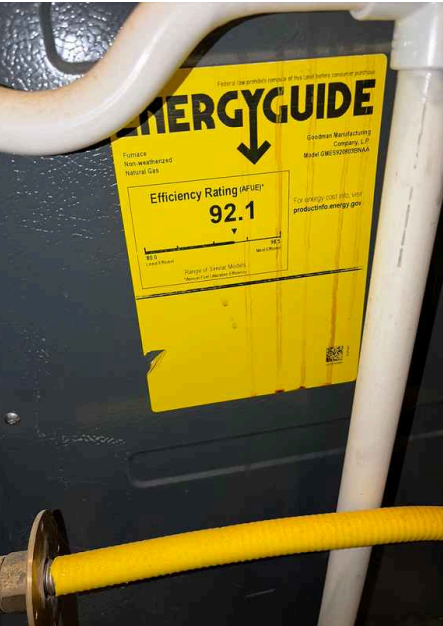
Most HVAC (heating, ventilating and air conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. That adequacy of heating and cooling is often quite subjective and depends upon 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 has an air filter, be sure to keep that filter clean.

AFUE Rating

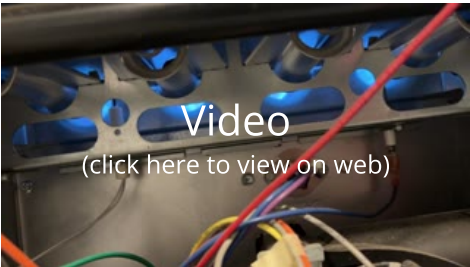
92

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.



Heating Method

Warm Air Heating System

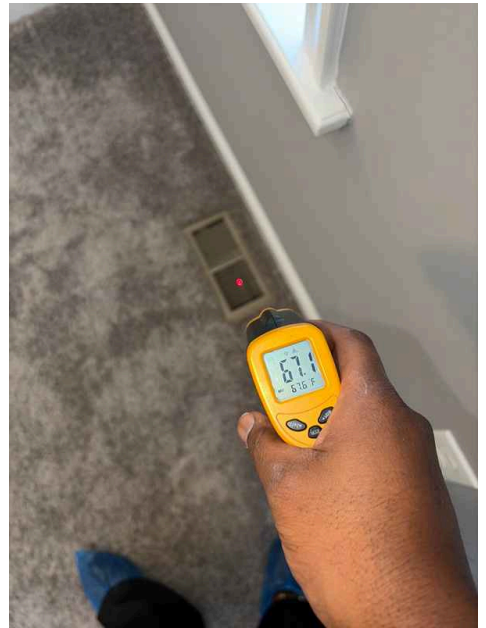


Equipment: Emergency Shut Off Switch Inspected

I observed an emergency shut off switch. I inspected it. It worked when I used it during my inspection



Thermostat Normal Operating Controls: Register Readings



Ductwork: Ductwork

Non-insulated

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



Ductwork: Venting Material

PVC pipe venting



Deficiencies

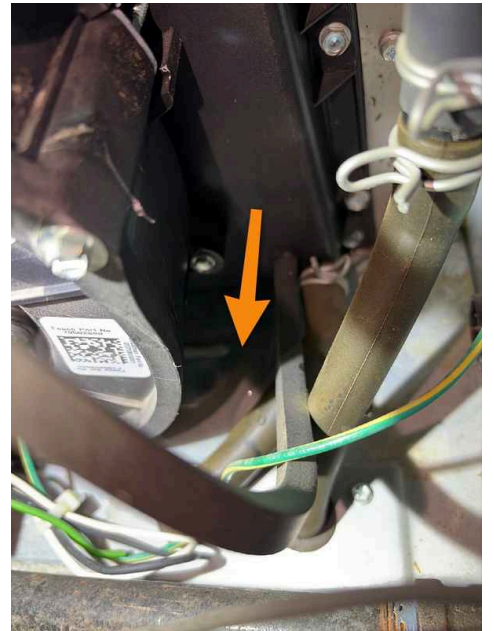
6.1.1 Equipment

CONDENSATION IN FURNACE

Evidence of moisture in furnace High-efficiency units often leak due to backed-up, accumulated moisture. Have evaluated/ repaired by licensed HVAC technician

Recommendation

Contact a qualified HVAC professional.



7: PLUMBING

Information

Water Source Public	Exterior hose bib: Description Chrome Polished	Main Water Shut-off Device: Water Source System Public
Drain, Waste, & Vent Systems: Material PVC	Hot Water Systems, Controls, Flues & Vents: Capacity 50 gallons	Hot Water Systems, Controls, Flues & Vents: Location Basement



Hot Water Systems, Controls, Flues & Vents: Inspected TPR Valve

i inspected the temperature and pressure relief valve



Hot Water Systems, Controls, Flues & Vents: Water Heater 1: Estimated Useful Life When New (Years)

10-15

Hot Water Systems, Controls, Flues & Vents: Water Heater Age

2020

Fuel Storage System: Fuel Storage System Was Observed

In the Basement

I observed a fuel storage system



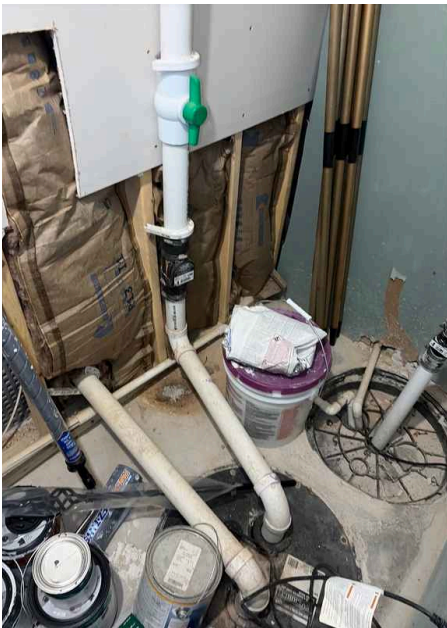
Main Water Shut-off Device: Homeowners Responsibility

Its 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

Water Supply, Distribution Systems & Fixtures: Water Supply Material PVC



Drain, Waste, & Vent Systems: Drain Size 3"



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



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

Electric

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



Sump Pump: Location

Basement



Sump Pump: Sump Pump Installed

I observed A sump pump was installed in the house

neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home

Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water build up under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back flows, and other problems.

Lack of a backup sump pump, which can be quickly installed in the event the first pump fails, can lead to serious water damage and property loss period this is especially important if the sump pump is relied upon to maintain a dry basement, or if the house is located in an area of seasonally high groundwater. Some failure can cause extensive water damage and loss of valuable personal belongings

Limitations

General

WATER SHUT OFF

The water to the property was in the off position at time of inspection

Main Water Shut-off Device

UNABLE TO LOCATE

I was unable to determine the location of the main water shutoff valve. Asked the homeowner

Water Supply, Distribution Systems & Fixtures

NOT ALL PIPES WERE INSPECTED

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

Sump Pump

SUMP PUMP LID IS SEALED SHUT

The sump pump lid was sealed shut. This is an inspection restriction



Deficiencies

7.1.1 Exterior hose bib

INOPERABLE

One or more hose bibs were non-operational at time of inspection when tested

Recommendation

Contact a qualified plumbing contractor.

Repairs



7.4.1 Water Supply, Distribution Systems & Fixtures

DAMAGED PIPE

UTILITY ROOM

Evidence of damaged/leaking termination pipe to sump pump have repaired to prevent further damage and moisture problems

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

Information

Electric meter: Inspected the Electric Meter & Base

I inspected the electrical meter and base



Service Head, Gooseneck & Drip Loop: I inspected the Service Head, Gooseneck & Drip Loops

I inspected the electrical service head, gooseneck and drip loops



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



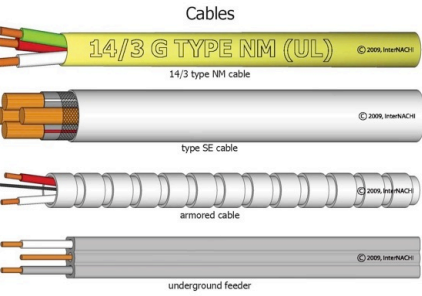
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 150 AMP



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Voltage 120/240

Branch Wiring Circuits, Breakers
& Fuses: Wiring Method If visible
Not Visible



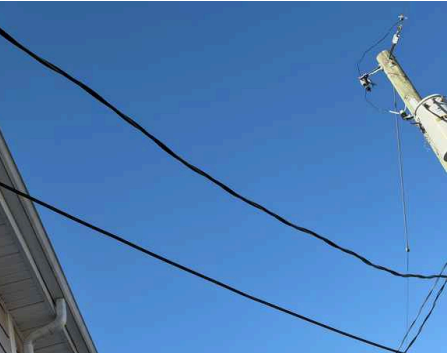
Branch Wiring Circuits, Breakers
& Fuses: Type of Disconnect
Breakers



Service Drop: Inspected the Service Drop

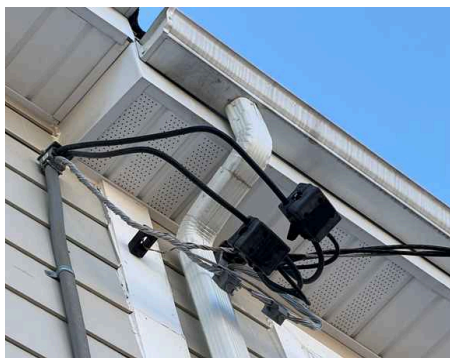
I inspected the electrical service drop

The service drop is the overhead service conductors located between the utility electric supply system and the service point.



Service Entrance Conductors: Electrical Service Conductors

Overhead



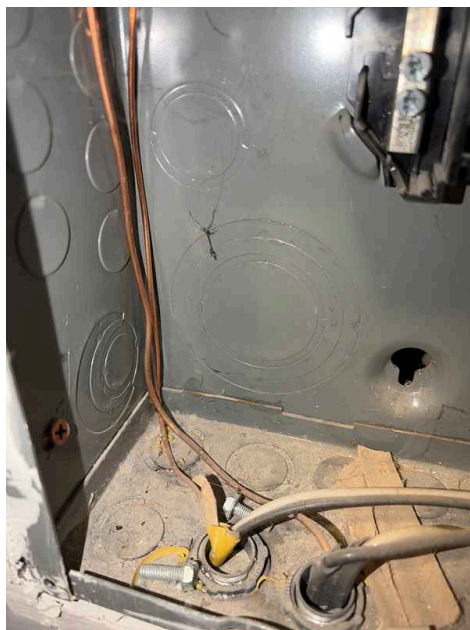
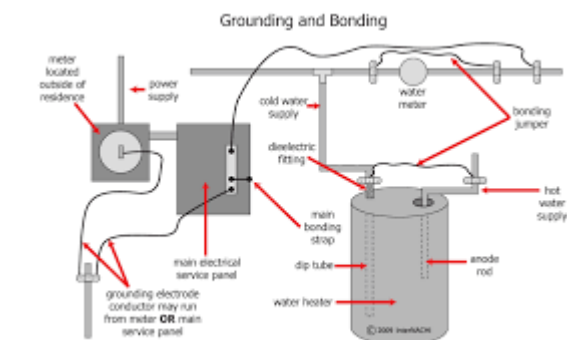
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Homeowners Responsibility

Its 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 GFCI, FCI's, 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 is an electrical problem in your house

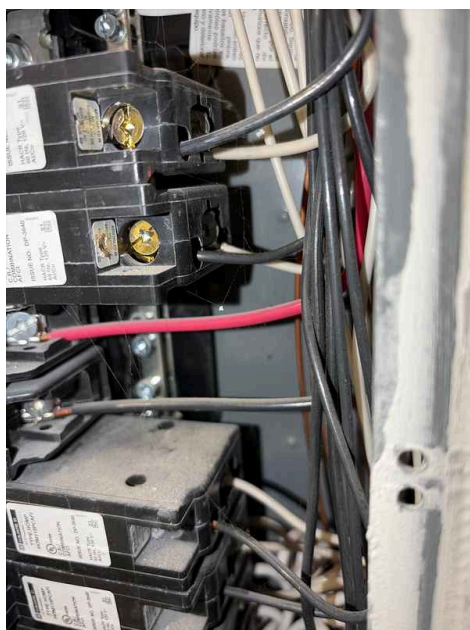
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding



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

Copper



Branch Wiring Circuits, Breakers & Fuses: Inspected Main Panelboard & Breakers

I inspected the electrical panel boards and overcurrent protection devices (circuit breakers and fuses)

Lighting Fixtures, Switches & Receptacles: I Inspected Lighting Fixtures, Switches, & Receptacles

RECEPTACLES: AFCI devices are for electrical safety protection to interrupt power to a circuit if electrical arcing occurs, no AFCI testing:

AFCI devices are for electrical safety protection to interrupt power to a circuit if electrical arcing occurs. We do not test AFCIs because receptacles often are connected to clocks, PCs or other electronic equipment.

RECEPTACLES: Exterior receptacles which are not GFCI-protected, help to prevent shock hazards, consider hiring electrician to convert to GFCI receptacles:

There are exterior receptacles which are not GFCI-protected. GFCI receptacles help to prevent shock hazards. However, in older homes, GFCI protection was not required at locations which otherwise would be required according to present industry standards. Consider hiring an electrician to convert the receptacles to GFCI receptacles.

RECEPTACLES: GFCI protection in older homes not installed at many locations required by current standard, recommend upgrading to GFCI:

In older homes, GFCI protection was not installed at many locations required by current industry standards, e.g., kitchen counters and kitchen islands, bathrooms, exterior. We recommend upgrading such receptacles to GFCI. Upgrading is inexpensive and can prevent shock hazards.

GFCI & AFCI: Inspected GFCI's

Test GFCI devices regularly to ensure proper working order. Most GFCI manufacturers recommend testing monthly. If any GFCI device does not test or reset properly, it should be replaced. GFCI devices monitor electrical current through a circuit. If electrical current is not balanced, there is a current leakage, also referred to as a "ground fault." GFCIs devices sense current leakages as small as .0005 Amps. If the GFCI device senses a ground fault, the GFCI device will terminate the current in approximately 1/40 of a second, fast enough to prevent personal injury. To test GFCI devices, push the "test" button, which should pop the "reset" button and terminate power. To restore power, push the "reset" button. To test GFCI circuit breakers in electrical panels, push the "test" button. The circuit breaker should switch off and terminate power to the circuit. To restore power, switch the circuit breaker off and then on.



Smoke & CO Detectors: Smoke Detectors

The age of batteries in smoke detectors and carbon monoxide detectors is not evident; therefore, we recommend installation of new batteries upon occupancy of the home.



Deficiencies

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

 Safety Hazard

MISALIGNED PANEL

There is evidence of screws not flush with panel, Screws that are not flush with an electric panel cover often indicate that the screws are too long, the wrong type, or the cover is misaligned

Recommendation

Contact a qualified electrical contractor.



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

 Repairs

GROUND ROD NOT FLUSH

I observed indications that the grounding rod is not flush with or below grade level to be protected from damage. Recommend installing further into ground, cut it flush with surface or protect the protruding end

Recommendation
Contact a qualified electrical contractor.



8.8.1 GFCI & AFCI

GFCI DEFECT

EXTERIOR

I observed indications of a defect at a GFCI, when tested the GFCI did not properly function have repaired by licensed electrician

Recommendation
Contact a qualified professional.



9: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric



Dryer Vent
Metal (Flex)



Attic Method
Not Present

10: DOORS, WINDOWS & INTERIOR

Information

Doors: Description
Wood

Windows: Window Type
Double-hung

Steps, Stairways & Railings:
Interior steps

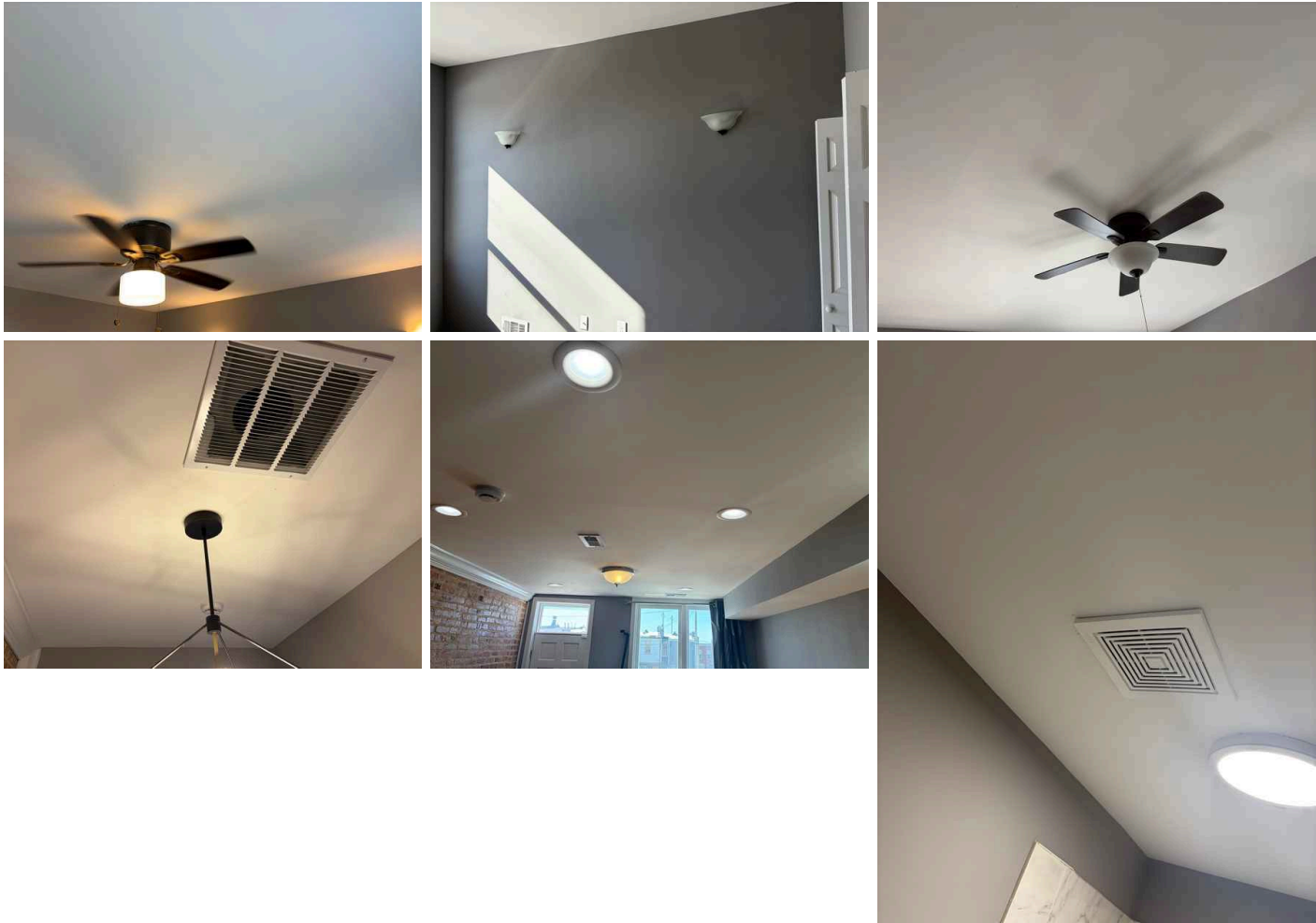


Doors: Doors Inspected

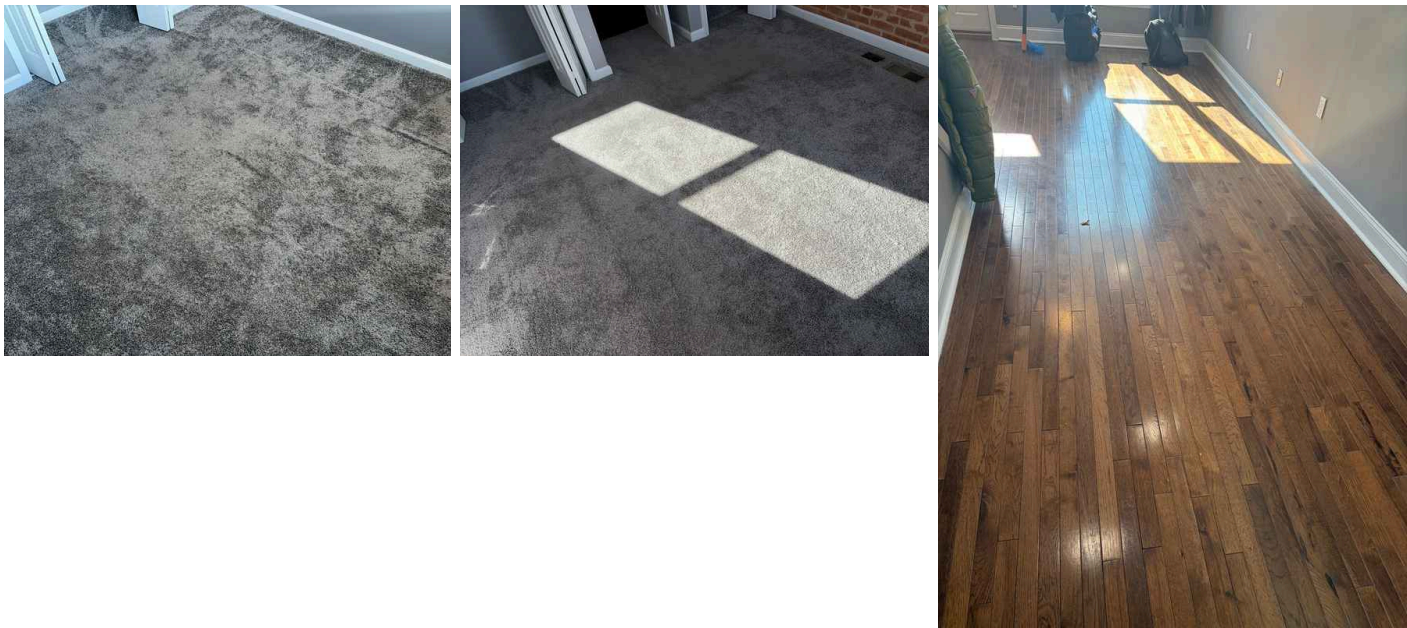
I expected a representative number of doors according to the home inspection standards of practice by opening and closing them I did not operate door locks and door stops which is beyond the scope of a home inspection



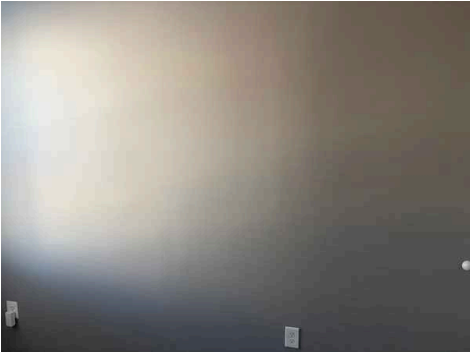
Floors, Walls, Ceilings: Ceiling Material
Gypsum Board



Floors, Walls, Ceilings: Floor Coverings
Hardwood, Carpet

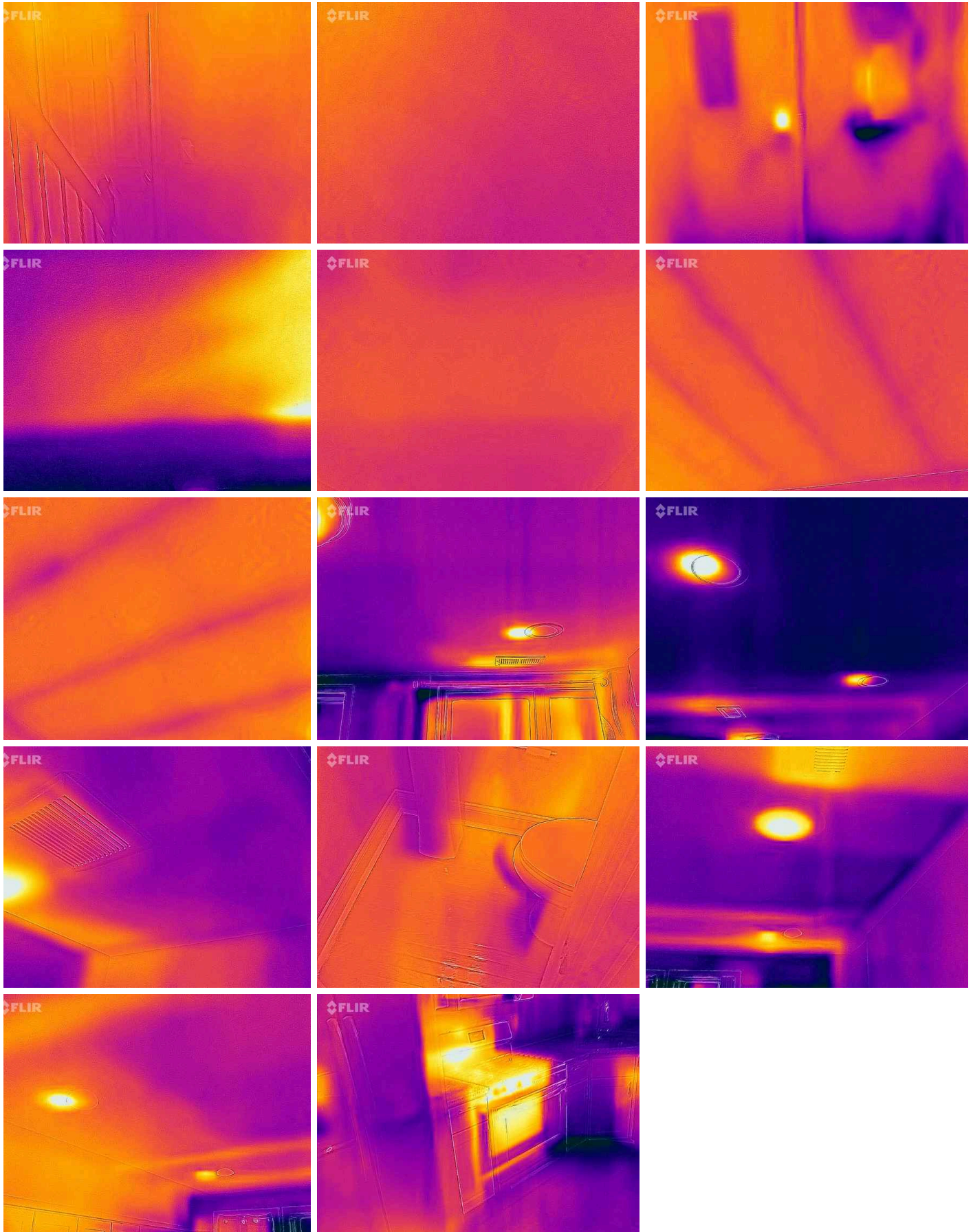


Floors, Walls, Ceilings: Wall Material
Drywall, Masonry



INFRARED SCAN PHOTOS: The Infrared Scan DID NOT Detect Any Significant Defects

The inspector scanned the interior floors, walls, and ceilings of the home with an infrared camera. The infrared scan did not detect any significant defects at the time of the inspection. When systems are functional, and prior to conducting the scan, the HVAC system(s) are operated to increase the temperature differential between the interior and exterior of the home. This aids in the detection of reportable defects such as roof leaks, plumbing leaks, exterior water intrusion, etc.



Deficiencies

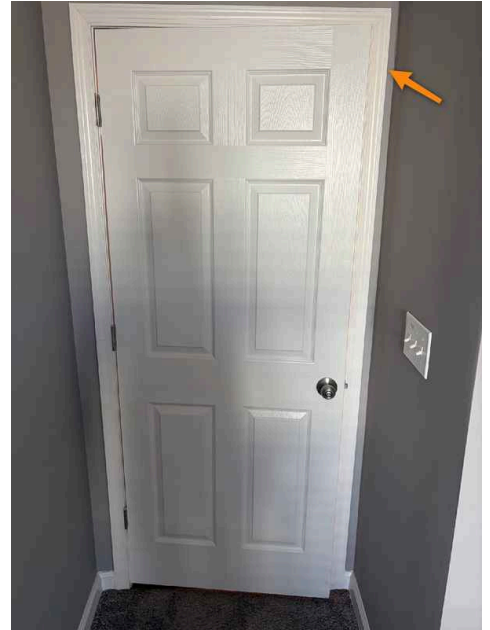
10.1.1 Doors

DOOR STICKS

2ND FLOOR BEDROOM

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

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



10.3.1 Floors, Walls, Ceilings

EVIDENCE OF MOLD LIKE SUBSTANCE

UTILITY ROOM

There are possible signs of fungi growth under steps. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified environmental contractor



10.3.2 Floors, Walls, Ceilings

MOISTURE STAINS ON CEILING

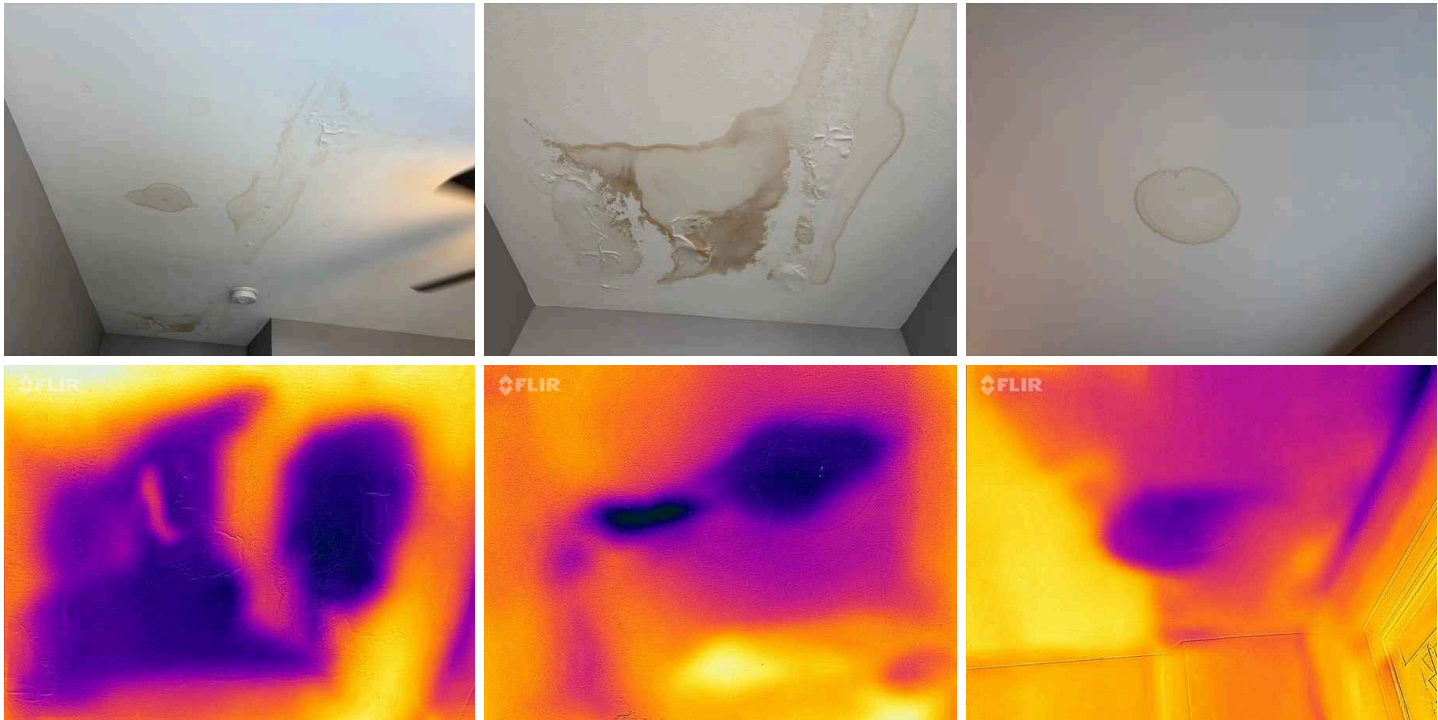
2ND FLOOR BEDROOM

There is evidence of moisture stain on ceiling/wall that requires repair/ evaluation by professional roofer. Source of staining should be determined.

Recommendation

Contact a qualified roofing professional.





11: BUILT-IN APPLIANCES

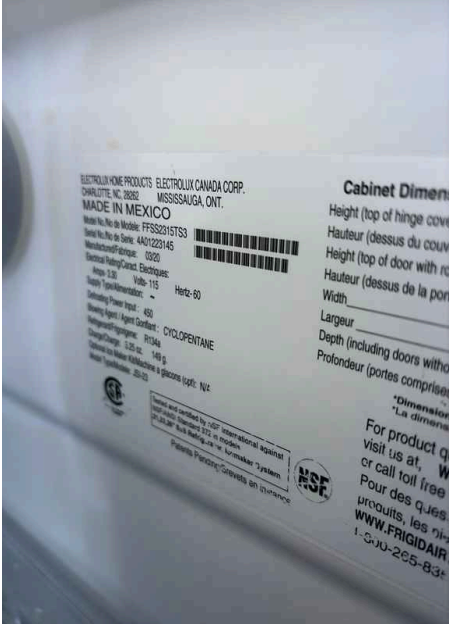
Information

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Dishwasher: Brand
Frigidaire



Refrigerator: Brand
Frigidaire



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



Range/Oven/Cooktop: Range/Oven Brand
Frigidaire



Countertops & Cabinets: Cabinetry
Wood



Countertops & Cabinets: Countertop Material

Granite



Washer/Dryer: Dryer Operational

General Maintenance Recommendation:

1. Clean the Lint Filter:

Clean the lint filter before or after each use to maintain proper airflow and prevent fire hazards.

2. Inspect the Venting System:

Regularly check the dryer vent and exhaust hose for lint buildup or obstructions. Clean or replace them if necessary.

3. Dry Full Loads:

Dry full loads whenever possible, as a partially filled dryer may take longer to dry and waste energy.

4. Check for Leveling and Vibration:

Ensure the dryer is level and stable to reduce vibrations and noise.

5. Clean the Dryer Interior:

Occasionally clean the dryer interior and drum with a damp cloth to remove any residue or stains.

6. Professional Maintenance:

Consider scheduling professional dryer vent cleaning every 1-2 years to prevent lint buildup and ensure optimal



Limitations

Washer/Dryer

DID NOT INSPECT

I did not inspect the clothes washer fully. These appliances are beyond the scope of home inspection period I did not operate the appliances.
Appliance not connected



Deficiencies

11.2.1 Refrigerator

WATER LINE INOPERABLE

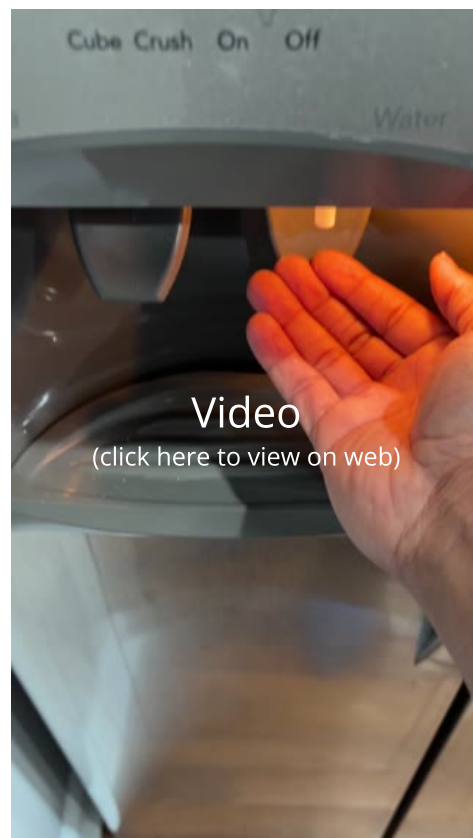
Water line inoperable at time of inspection recommend repair/evaluation

Recommendation

Contact a qualified professional.



Repairs



Video

(click here to view on web)

11.4.1 Garbage Disposal

INOPERABLE

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)



Repairs



11.6.1 Washer/Dryer

DAMAGED DRYER EXHAUST PIPE

BASEMENT

I observed indications of a damaged exhaust pipe of the clothes dryer, have repaired correctly to prevent unwanted lint into living space

Recommendation

Contact a qualified appliance repair professional.



12: BATHROOMS

Information

Faucets& Fixtures: Description	Toilets: Toilets inspected	Toilets: Style
Stainless Steel		Standard
		

Bathroom Exhaust Fan/Window: Inspected Bath Exhaust Fan

I inspected the exhaust fans of the bathrooms. All mechanical exhaust fans should terminate outside. Confirming that the fan exhaust outside is beyond the scope of the home inspection



Limitations

Sinks, Tubs & Showers

WATER SHUT OFF IN PROPERTY

At time of inspection the water was shut off

13: ENVIRONMENTAL OTHER ITEMS

Information

Microbial Growth: Disclaimer

Disclaimer: This inspection does not include testing for microbial growth, mold presence, type or toxicity. If you are concerned about mold, further testing and inspecting by the specialized industrial hygienist is recommended to determine if mold is present, and if it is present, then the type of the mold and toxicity level. A serious health hazard may exist from what appears as a simple mold. Certain molds have been recorded as having various levels of toxicity and known to produce respiratory and neural conditions of various intensities. See our Inspection Agreement.

<http://www..com/?MOLDLDCD>

<http://www..com/?MOLDEPA>

Asbestos ? Lead General comment pertaining to asbestos and lead

This report DOES NOT include any testing or identification of any type of asbestos or lead containing products. Such items need to be identified through specific testing for these products which is not part of the inspection standards. You are encouraged to have any suspected area or material tested by an environmental testing a professional. You are encouraged to research these materials and have any testing done if you may suspect these items are present in the property you are purchasing either due to age of the property or just for your general knowledge. Any mention of these items in the report are for your general knowledge and to encourage you to have further testing performed by an environmental testing a professional

Insects, Rodents, Animals: Disclaimer

This inspection does not include testing or inspecting for any wood-destroying insects, insects, rodents, birds, and any other animals. We performed visible inspection of the readily available areas and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

Marijuana, Meth or similar item: Disclaimer:

Inspecting for marijuana grow operations, meth lab or any other similar operation is not included in the this inspection and no evaluations were made. If anything is mentioned about these items, it is considered a courtesy.

STANDARDS OF PRACTICE

Inspection Details

INFRARED SCAN PHOTOS

Our inspectors are Certified Real Estate Thermographers, having completed rigorous training developed by NACHI, the nation's largest professional inspector associations. The infrared scan does not replace any portion of a traditional home inspection. Rather, it complements and provides a more thorough inspection of the property. Additionally, infrared increases confidence in the property's condition, reduces guesswork, and provides a more accurate diagnosis when problems are found.

Jones Home Inspection LLC utilizes infrared thermography during home inspections. Our inspectors use infrared cameras to

scan walls, ceilings, and floors; infrared cameras identify small variances in temperature which could indicate a roof leak, plumbing leak, exterior moisture intrusion, or an electrical concern. The images on this page show our inspector performing the infrared scan. Any actual defects discovered during this part of the inspection will appear in the Issues section(s) of your report.

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.

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.

Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing,

span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

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

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 timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical

storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.