



IRON BUCK INSPECTIONS

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RESIDENTIAL HOME INSPECTION

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John Doe
08/19/2025



Inspector

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TABLE OF CONTENTS

1: Inspection Information	5
2: Pre-Inspection Systems Check	11
3: Heating & Cooling	13
4: Electrical	20
5: Plumbing	24
6: Roof	27
7: Attic	34
8: Exterior	39
9: Garages	51
10: Fireplaces	53
11: Interior	55
12: Bathrooms	67
13: Kitchen	69
14: Laundry	70
15: Foundation, Basement, Crawlspace, & Structure	71
16: Thermal Imaging	75
17: Client Walkthrough	76
Standards of Practice	77

SUMMARY

Summary Text (enter here)

- 🔧 2.2.1 Pre-Inspection Systems Check - Dishwasher: Clean Dishwasher scaling
- ⚠️ 2.3.1 Pre-Inspection Systems Check - Range: Gas Burner Not Lighting
- ⚠️ 3.1.1 Heating & Cooling - Heating System: Indications Of Delayed Maintenance
- 🔧 3.2.1 Heating & Cooling - Cooling System: HVAC Maintenance
- 🔧 5.1.1 Plumbing - Hot Water Source: Flex Lines Missing At Water Heater
- 🔧 6.1.1 Roof - Roof Structure and Covering: Roof Maintenance
- 🔧 7.1.1 Attic - Attic Access: Improper Sized Batt At Access (Too Small)
- 🔧 8.1.1 Exterior - Paved Surfaces: Remove Black Substance
- 🔧 8.6.1 Exterior - Porches, Decks & Balconies: Wood Imperfections At Front Pillars
- 🔧 8.6.2 Exterior - Porches, Decks & Balconies: Reseal Wood
- 🔧 8.9.1 Exterior - Wall-Covering, Flashing & Trim: Deteriorated Parging
- 🔧 8.9.2 Exterior - Wall-Covering, Flashing & Trim: Loose Trim
- 🔧 8.9.3 Exterior - Wall-Covering, Flashing & Trim: Caulking Recommended
- ⚠️ 8.9.4 Exterior - Wall-Covering, Flashing & Trim: Bowing Wall Covering Material
- 🔧 8.10.1 Exterior - Doors: Re-Keying Recommendation
- 🔧 8.10.2 Exterior - Doors: Cosmetic Issues At Door
- 🔧 8.10.3 Exterior - Doors: Missing/Damaged Weather Stripping
- 🔧 8.11.1 Exterior - Windows: Missing Window Well Cover
- 🔧 8.13.1 Exterior - Switches, Fixtures, Receptacles: Light Wouldn't Turn On
- ⚠️ 8.14.1 Exterior - Vegetation, Grading, Drainage, & Retaining Walls: Adjust Gate
- 🔧 9.1.1 Garages - Garage to House Door: Door Was Not Self-Closing
- ⚠️ 9.2.1 Garages - Garage Vehicle Door: Door Does Not Stay Open
- 🔧 10.1.1 Fireplaces - Fireplaces: Discolored Mesh
- 🔧 11.1.1 Interior - Doors: Door Stopper Missing
- 🔧 11.1.2 Interior - Doors: Cosmetic Issues At Door
- ⚠️ 11.1.3 Interior - Doors: Damaged At Door Threshold
- ⚠️ 11.1.4 Interior - Doors: Replace Door Knobs
- 🔧 11.2.1 Interior - Windows: Missing Blinds
- ⚠️ 11.3.1 Interior - Ceilings, Walls, & Floors: Moisture Damage - Dry
- ⚠️ 11.3.2 Interior - Ceilings, Walls, & Floors: Flooring Damaged
- 🔧 11.3.3 Interior - Ceilings, Walls, & Floors: Cosmetic Issues
- ⚠️ 11.3.4 Interior - Ceilings, Walls, & Floors: Damaged Carpet

-  11.4.1 Interior - Smoke and CO Detectors: Missing Smoke Detector
-  11.4.2 Interior - Smoke and CO Detectors: Chirping Detector
-  11.5.1 Interior - Switches, Fixtures, Receptacles: No Bulb Installed
-  12.1.1 Bathrooms - Toilets: Loose Toilet
-  15.1.1 Foundation, Basement, Crawlspace, & Structure - Foundation: Foundation Cracking - Minor
-  15.2.1 Foundation, Basement, Crawlspace, & Structure - Basement: Concrete Slab Shifting/Cracking
-  15.2.2 Foundation, Basement, Crawlspace, & Structure - Basement: Insulation Maintenance

1: INSPECTION INFORMATION

Information

General: Inspection Scope And General Limitations

Our inspections are conducted following the widely recognized [Home Inspection Standards of Practice](#), which are the industry standard for professional home inspectors.

Home inspections are non-invasive and consist of visual examinations of accessible areas of the property. Inspectors are not required to move furniture, stored items, or climb over obstacles to access components. The inspection is limited to observable areas and is not technically exhaustive—meaning we do not disassemble systems or inspect every individual component in great detail.

Purpose of the Inspection Report: This report is intended to assist the purchaser in forming an opinion about the condition of the property. While we use professional-grade tools to enhance our visual inspections, some defects may remain hidden or "latent" (not visible through reasonable observation). Therefore, some issues may not be identified during the inspection process.

Exclusions: As per industry standards, we do not inspect areas that are inaccessible or not permanently installed. For example, we do not inspect certain appliances like microwaves, washing machines, or dryers unless they are permanently installed. Similarly, we do not inspect gas fireplace inserts, alarm systems, or solar energy systems.

If the unit being inspected is a condominium, please note that our inspection will be limited to the interior of the condominium unit only. Common areas or spaces that are not privately owned will not be included in the inspection. As a courtesy, we may provide observations regarding the condition of shared spaces.

Although the inspection report may reference certain codes or standards, this is not a code compliance inspection. We do not verify whether the property complies with local building codes or manufacturer installation requirements.

Specialist Recommendations: Our role is to identify potential issues in various home systems and their major components. If we find issues that require more detailed evaluation, we will recommend seeking a specialist for further inspection, such as for structural, electrical, plumbing, or HVAC concerns.

Ultimately, the goal of the inspection is to provide a clear understanding of the property's current condition and the associated costs of ownership. Our inspectors do not offer advice on whether or not to purchase the property, but aim to give you the information needed to make an informed decision.

General: Understanding Your Report

Thank You for Choosing Iron Buck for Your Inspection Services!

To help you make the most of your inspection, here are a few key points to keep in mind about your report:

1. Purpose of This Report

This report provides an overview of the property's condition at the time of inspection and/or testing. It is intended to give you a snapshot of the property's current state. Please note that this report does not serve as a warranty, insurance, or guarantee, and should not replace any required legal disclosures.

2. Intended for Your Use Only

This report is prepared exclusively for you, the person named in the Inspection Agreement. It is not intended to be shared with or relied upon by others. If another party is interested in the property, we can arrange a separate inspection for them.

3. How to Use This Report

Consider this report as one of several resources to guide your decisions about the property. It should not be your sole source of information. Remember that the property's condition may change over time, and this report does not predict future conditions.

4. Recommended Actions

The report may suggest consulting with qualified professionals for further evaluation. If you are planning to buy or sell the property, we recommend taking action promptly, especially during the inspection period and before closing escrow. If you notice any issues that you believe we may have missed, please inform us within ten days, and we'll be happy to clarify or revisit the matter.

5. Prioritizing Defects

The findings in this report are categorized into three levels of priority: low (blue), medium (orange), and high (red). These priorities are assigned based on the inspector's professional judgment; however, what may seem like a minor issue to one person could be a major concern to another. We encourage you to prioritize repairs or improvements based on what matters most to you and your family.

- Low (Blue) Priorities: These items warrant awareness, monitoring, or correction. Components may have a limited useful life expectancy and could require replacement soon. Further evaluation by a licensed contractor or specialist may be needed. Note: This category may include recommendations for upgrades, such as safety improvements (e.g., smoke alarms, carbon monoxide detectors) to meet modern standards. However, in many cases, there are no legal requirement for upgrades, and it may not be reasonable to expect the seller to make these changes due to the cost involved.
- Medium (Orange) Priorities: These items are not functioning or installed as intended and should be further evaluated, repaired, or replaced by a qualified contractor or specialist.
- High (Red) Priorities: Corrective action should be taken to prevent injury or further damage to the property.

General: The Perfect Home

An inspection may uncover significant defects that need repair, potential oversights by the builder, or general maintenance tasks required to keep the property in good condition.

Every home will have some defects because no house is perfect. However, every house can be perfect for the right person at the right price.

Conditions For Inspection: Structure Type

Single-Family Home

A residential structure is a building designed for human habitation, typically categorized into single-family homes, multi-family dwellings, townhouses, condominiums, and mobile homes. The type of structure determines its construction methods, materials, ownership characteristics, and potential maintenance requirements.

Conditions For Inspection: Occupancy Status

Vacant

Occupancy status refers to whether a property is inhabited, vacant, or partially occupied. This information helps understand potential limitations during inspection and may influence maintenance considerations and property condition.

Conditions For Inspection: Weather Conditions

Weather conditions play a crucial role in home inspections, as they can significantly impact the assessment of a property's condition and potential maintenance needs. Inspectors consider current and recent weather patterns to understand potential stress on building materials, identify existing or potential moisture-related issues, and evaluate the overall performance of exterior systems.



Limitations

General

GENERAL LIMITATIONS

Limitations, Exceptions & Exclusions According to the [Home Inspection Standards of Practice](#)

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;

2. cable lines;
3. satellite dishes;
4. antennae;
5. lights; or
6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

2: PRE-INSPECTION SYSTEMS CHECK

Information

Hot Water & Kitchen Sink: Hot Water Check	Hot Water & Kitchen Sink: Kitchen Sink I looked at and ran water at the kitchen sink.	Range: Range I turned on the kitchen's range (stovetop and oven)
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Dishwasher: Dishwasher
I inspected the dishwasher by turning it on and letting it run a short cycle.

Thermostat Location: Thermostat Location
Hallway
A thermostat is a control device that regulates heating and cooling systems by monitoring and maintaining desired indoor temperatures. It serves as the primary interface for homeowners to manage their home's climate control, allowing manual or programmable temperature adjustments throughout different times of the day.



Interior Walkthrough: Interior Walkthrough
I performed an initial walkaround of the interior to familiarize myself with the layout

Recommendations

2.2.1 Dishwasher
CLEAN DISHWASHER SCALING

 Low Priority

Observation: Hard water scaling was observed in the dishwasher at the time of the inspection.

Why It Matters: Hard water scaling can build up over time, affecting the dishwasher’s performance by reducing water flow and potentially damaging components. It may also leave stains on dishes and reduce cleaning efficiency.

Recommendation: Recommend cleaning the hard water scaling in the dishwasher to restore its efficiency and prevent further buildup. Regular maintenance can help avoid long-term damage to the appliance.

Recommendation

Recommended DIY Project



2.3.1 Range

GAS BURNER NOT LIGHTING

Medium Priority

Observation: One of the gas burners on the range did not light or function during the inspection.

Why It Matters: A malfunctioning gas burner can hinder cooking performance and may indicate an issue with the ignition system, gas supply, or burner components.

Recommendation: Recommend further evaluation and repair of the gas burner by a qualified technician to ensure proper operation and safety.

Recommendation

Contact a qualified handyman.



3: HEATING & COOLING

Information

Heating System: Air Filter	Heating System: Gas Line	Cooling System: Condenser
I checked the air filter to see its condition	I looked at the gas line	Manufacture Date 2021

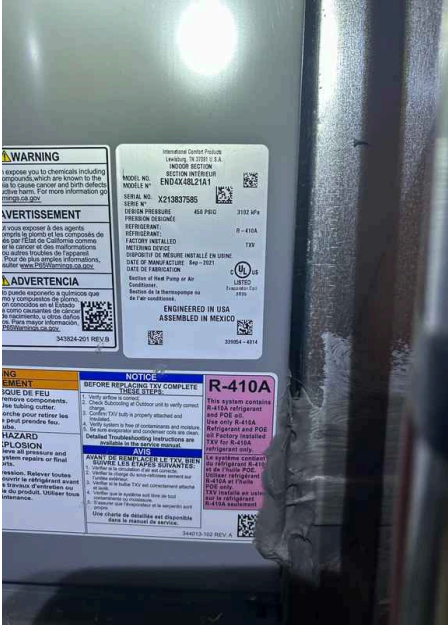
Heating System: Homeowner's Responsibility

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. 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 responsibility to get the HVAC system inspected and serviced every year. If you're system as an air filter, be sure to keep that filter cleaned.

Heating System: Heating Method and Energy Source
Gas, Forced Air

I looked at the heating system and the service switch/emergency disconnect.



Video
(click here to view on web)

Heating System: Furnace Manufacture Date
2022

Gas furnaces have an average life expectancy of 15-20 years.
Electric furnaces have an average life expectancy of 20-30 years.

Heating System: Venting Type

Indirect

I looked to see if the furnace is a direct-fire heater or indirect-fire heater.

Note: Indirect (or non-direct) vent systems typically pull air from inside the building for combustion and vent exhaust gases through a chimney or vent pipe. A direct-vent HVAC systems draw combustion air from outside and expel exhaust gases directly outdoors through sealed pipes, which can improve indoor air quality and boost energy efficiency by preventing the use of indoor air for combustion. Both types are approved for use and commonly found in Utah homes.

Heating System: Condensate Discharge

I looked at the condensate discharge to see if I could verify where it terminated

Cooling System: 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 responsibility to get the air conditioning system inspected and serviced every year. Be sure to keep the air filter cleaned.

Cooling System: Air Conditioning Condenser

I looked at the condenser during the inspection



Cooling System: Refrigerant Lines & Type

R-410A

I inspected the suction (cold) and liquid (hot/high pressure) lines, as well as the tag/plates on the condenser to identify the refrigerant used.

Note: If your unit uses R-22 refrigerant, also known as freon, be aware that it is being phased out and can be costly to refill. It may be more cost-effective to replace the system when the time comes.

Ductwork: Ductwork

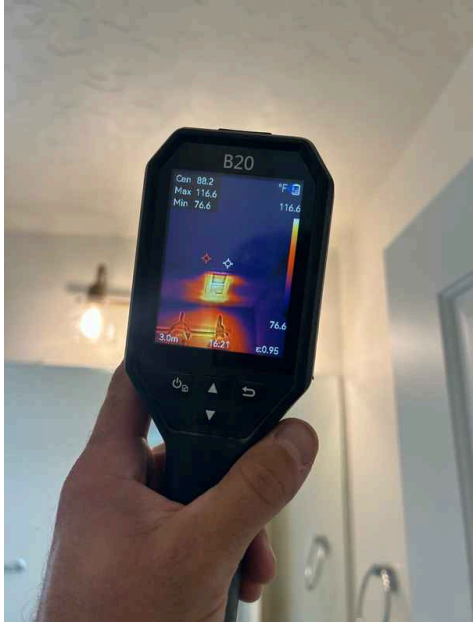
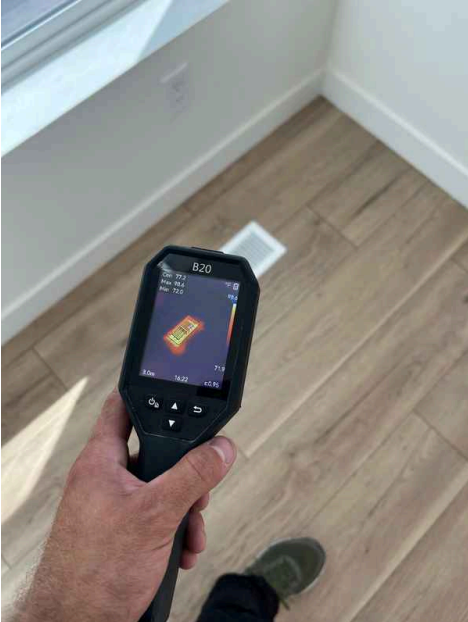
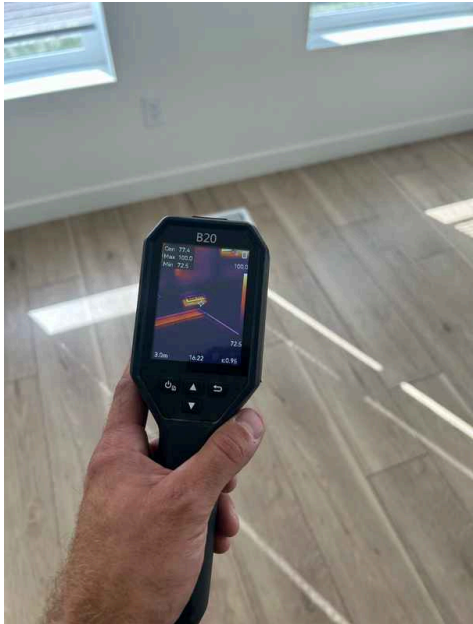
Non-insulated

I looked at the ductwork that was visible during the time of the inspection.

Note: Insulation is a bonus, not a requirement unless it's in an unconditioned space, like the attic.

Registers: Registers

I checked a representative number of registers.



Limitations

Heating System

HEATING LIMITATIONS

According to the Home Inspection Standards of Practice, the following are beyond the scope of a normal home inspection:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

A licensed HVAC company could perform this type of evaluation.

Cooling System

SCOPE AND LIMITATIONS

According to the Home Inspection Standards of Practice, the inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
 2. inspect portable window units, through-wall units, or electronic air filters.
 3. 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.
 4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
 5. examine electrical current, coolant fluids or gases, or coolant leakage.
-

Ductwork

DUCTWORK INACCESSIBLE

I was not able to inspect all areas of ductwork as much of it was inaccessible at the time of the inspection. This was a limitation.

Recommendations

3.1.1 Heating System

INDICATIONS OF DELAYED MAINTENANCE



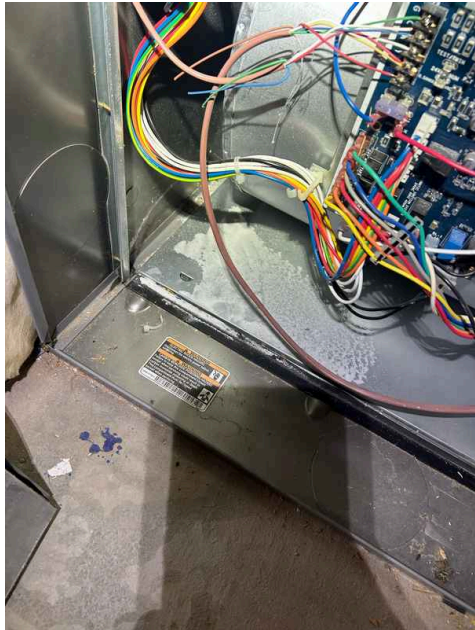
Observation: I observed indications of delayed maintenance at the heating system.

Why It Matters: Regular maintenance is important for ensuring the heating system operates efficiently, safely, and reliably. Lack of service can lead to reduced performance, higher energy costs, and potential system failures.

Recommendation: If the unit has not been serviced within the last year, I recommend having a qualified HVAC professional inspect, clean, and service the system. Annual maintenance is recommended to help extend the system’s lifespan and maintain optimal performance.

Recommendation

Contact a qualified heating and cooling contractor



3.2.1 Cooling System
HVAC MAINTENANCE

 Low Priority

Observation: The exterior condenser was not level, and the penetration where the refrigerant line entered the home was not sealed.

Why it matters: An unlevel condenser can place stress on components and reduce system efficiency, while unsealed penetrations allow for air leakage, moisture intrusion, and pest entry.

Recommendation: Level the condenser and seal the refrigerant line penetration to help maintain system performance and protect the building envelope.

Recommendation

Contact a qualified HVAC professional.



4: ELECTRICAL

Information

Main Panel: Main Disconnect

Side Of House, Square D

I looked at the panel where the main disconnect is located.



Main Panel: Main Disconnect

Rating

150amp

I looked at the main disconnect, located in the main panel outside.



Electrical Service Entrance: Electrical Service Entrance

While many components of the service entrance system were not accessible for inspection, I examined the visible parts where possible. These included, when present, overhead service entrance cables, service conduits, raceways, service heads, goosenecks, drip loops, service masts, and service entrance conductors to evaluate their condition and verify proper installation during the inspection.



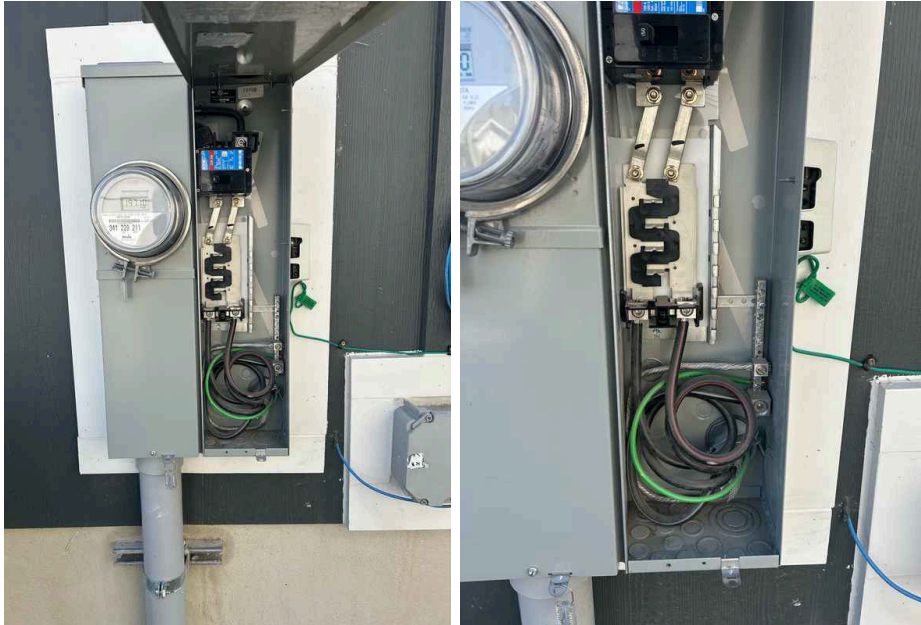
Main Panel: Homeowner's Responsibility

As a homeowner, you should 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 Panel: Service Grounding & Bonding

Observation: I examined the bonding and grounding of the electrical system where visible. Proper bonding and grounding are essential for electrical safety, helping to prevent electrical shock, system malfunctions, and fire hazards by ensuring proper dissipation of electrical currents.



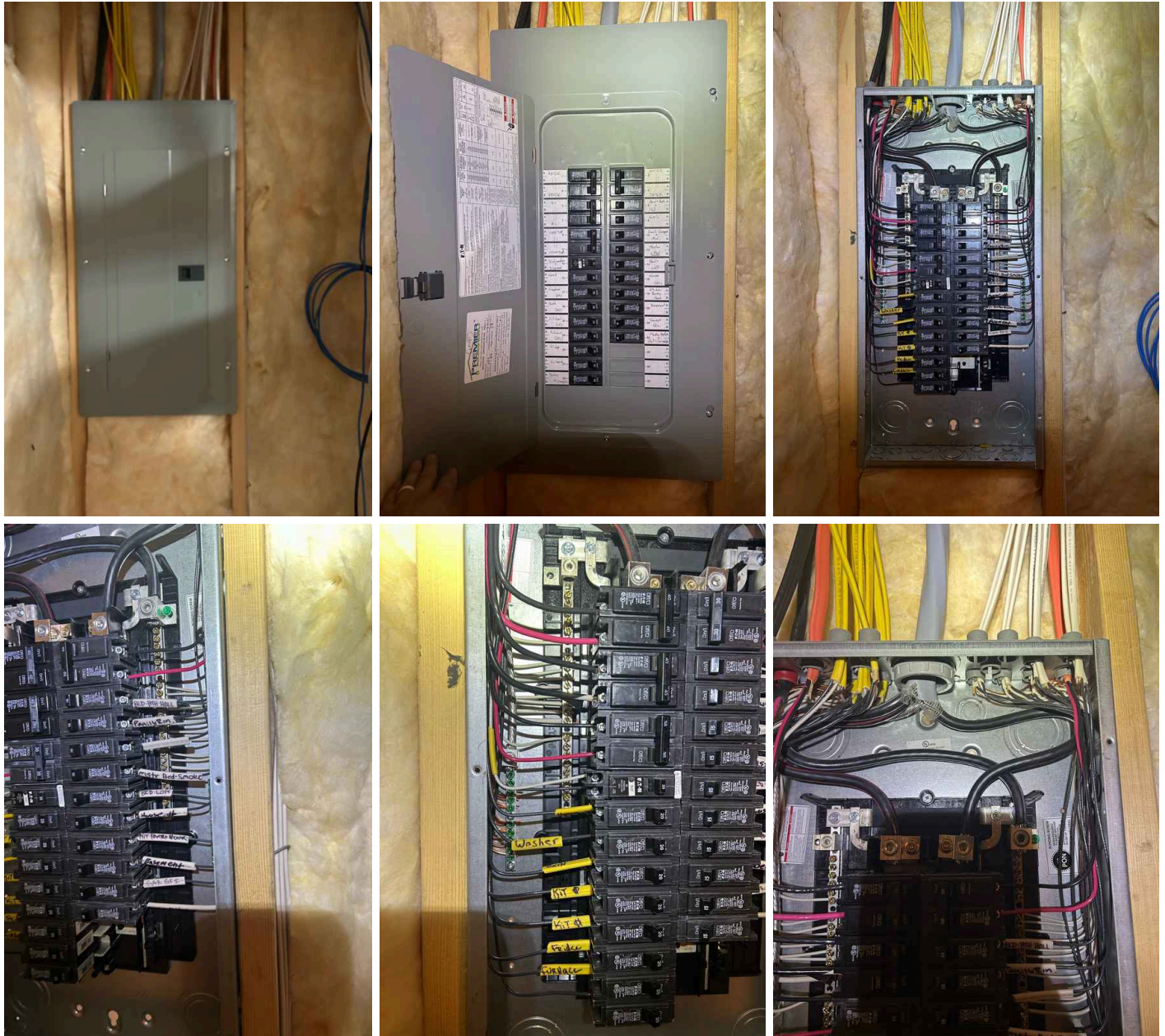
Distribution Panel(s): Distribution Panel(s)

Utility Closet, Square D, NM-B (Romex)

I looked at the distribution panels, if present.

I also looked for the presence of ground-fault circuit interrupter (GFCI) and arc-fault circuit interrupter (AFCI) circuit protection.

Note: Distribution panels are often mistakenly labeled as the "main" panel, especially if they are the only panel inside the house. The main panel is wherever the main disconnect is located.



Electrical Limitations: Certain Electrical Systems Not Tested

Note: Certain electrical items are not covered in a normal home inspection according to the [Home Inspection Standards of Practice](#).

Solar, security, alarm, intercom, and speaker systems are examples of some of the systems that are outside the scope of a normal home inspection and, if present, were not inspected.

Other low voltage systems, like phone lines, cable lines, satellite dishes, antenna, and remote controls, are also outside the scope of a normal home inspection and, if present, were not inspected.

Electrical Limitations: Note on GFCI in Basement Areas

Modern safety standards recommend GFCI (Ground Fault Circuit Interrupter) protection for all outlets in basement areas, whether finished or unfinished, to help reduce the risk of electric shock in potentially damp environments. However, many homes in Utah do not have GFCI protection on all basement circuits, as local building codes often do not require it. While not always considered a defect under local standards, adding GFCI protection in these areas is generally considered a worthwhile safety upgrade and can be discussed with a licensed electrician.

Electrical Limitations: Note on AFCI Protection

AFCI (Arc-Fault Circuit Interrupter) protection is designed to detect and interrupt electrical arcs, minimizing the risk of electrical fires and protecting your property. While AFCI protection is recommended by national safety standards, Utah has amended its building codes to not require AFCI protection. As a result, many homes in Utah, including newer constructions, may not have AFCI protection installed. Although not mandated by local code, installing AFCI protection is considered a beneficial safety upgrade. Homeowners concerned about electrical fire risks should consult a licensed electrician to discuss the potential benefits of adding AFCI protection to their home's electrical system.

Limitations

Electrical Service Entrance

BURIED/COVERED CONDUCTORS

I was limited in my visual inspection in that the entrance conductors were buried and ran up through a covered raceway. This was a limitation.

Main Panel

NOT ABLE TO SEE EVERYTHING

I was unable to fully confirm proper installation of the system grounding and bonding according to modern code. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice. I was unable to inspect every electrical component or proper installation of the electrical 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.

Electrical Limitations

240 V RECEPTACLES

Any 240V (or high-voltage) receptacles present were not tested during the inspection. These receptacles typically serve appliances such as dryers, ranges, and HVAC equipment, and often require moving heavy equipment or using specialized tools to test safely and accurately. Testing these outlets is beyond the scope of a standard home inspection, which is limited to accessible and visually observable components. For a comprehensive evaluation of 240V circuits or receptacles, a licensed electrician should be consulted

5: PLUMBING

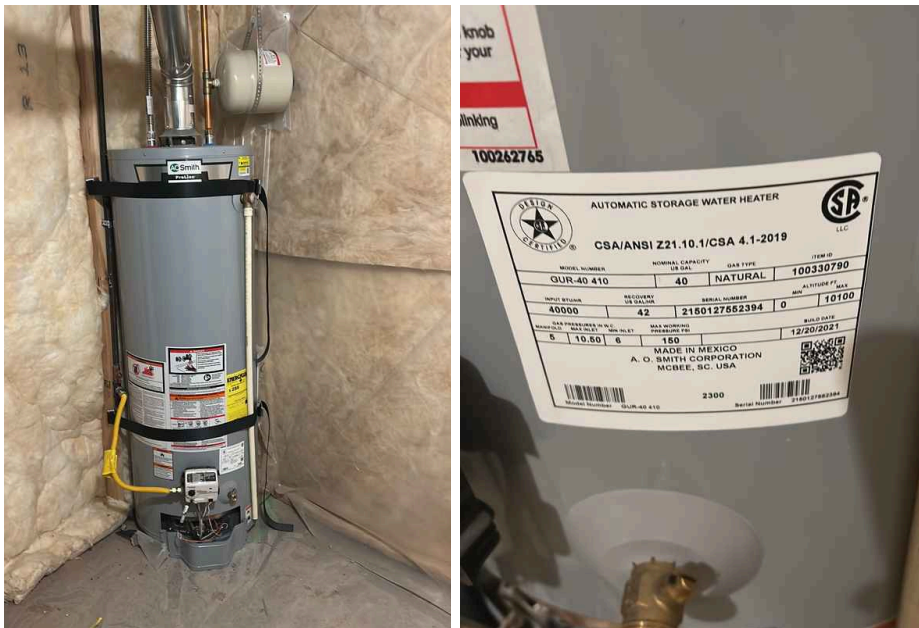
Information

Hot Water Source: Hot Water Source & Type

Gas-Fired Hot Water Tank

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

Note: I recommend asking the homeowner for details about the hot water equipment and past performance.



Hot Water Source: Hot Water Source Manufacture Date

2021

Note: Gas water heaters have an average life expectancy of 6 to 12 years.

Electric water heaters have an average life expectancy of 10-15 years.

Tankless water heaters have an average life expectancy of 15-20 years.

Hot Water Source: Hot Water Capacity

40

The capacity of a traditional water heater determines how much hot water is available at a given time. For tankless systems, hot water capacity is determined by the flow rate, which affects how much water can be heated on demand.

Main Water Shut-Off Valve: Homeowner's Responsibility

As a homeowner, you should know where the main water and fuel shutoff valves are located and keep an eye out for any water and plumbing leaks.

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

Basement



Primary Water Supply: Public Water Supply

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.

Water Supply & Distribution Systems: Water Supply & Distribution Piping Material

Cross-Linked Polyethylene (PEX)

I looked at the water supply and distribution pipes that were visible at the time of the inspection.

I recommend asking the homeowner about the water supply, problems with water supply, and past water leaks.

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

I attempted to inspect the drain, waste, and vent pipes. Ask the homeowner about water and sewer leaks or blockages in the past.

Limitations

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

Not all of 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.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

Not all of the drain and waste pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls. Sewer lateral inspections are not part of a normal home inspection. This was an inspection limitation. I recommend having the sewer lateral scoped to understand the condition of the main sewer line.

Recommendations

5.1.1 Hot Water Source

FLEX LINES MISSING AT WATER HEATER

Low Priority

Observation: The water heater supply lines were plumbed directly into the unit without flexible connectors.

Why It Matters: Flexible supply lines are recommended in seismic zones to help absorb movement and reduce the risk of pipe damage or leaks during an earthquake.

Recommendation: Recommend having a qualified plumber install flexible connectors at the water heater supply lines to improve safety in the event of seismic activity.

Recommendation

Contact a qualified plumbing contractor.



6: ROOF

Information

Roof Structure and Covering:	Gutters: Gutters
Inspection Method(s)	I looked at the rain gutters during the inspection.
Ladder, Roof, Drone	

Roof Structure and Covering: Homeowner's Responsibility

As a homeowner, you should 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.

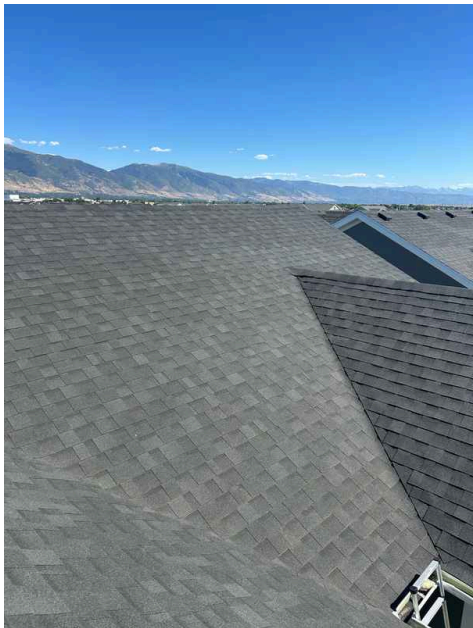
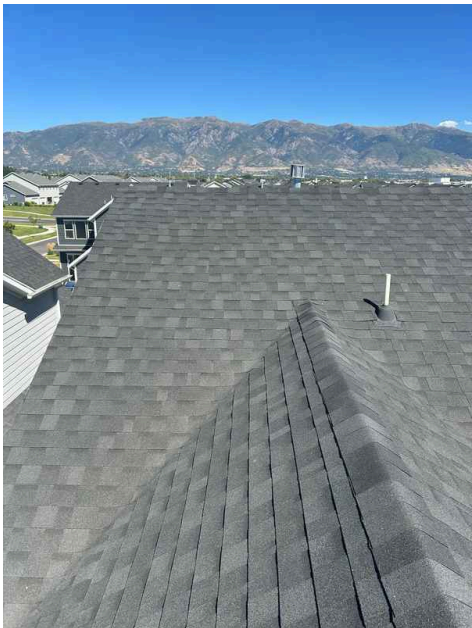
Remember, roofs are designed to be water-resistant, not water-proof. The roof system is going to leak eventually. No one can predict when, where or how a roof will leak.

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 Structure and Covering: Roof Structure (Exterior)

I looked at the roof's structure from the ground level and the roof to see if any ridge or sheathing issues stood out at the time of the inspection.







Roof Structure and Covering: Roof Layers

1

During the inspection, I checked to see if I could determine the number of layers of shingles were installed on the roof.

Note: There should never be more than 2 layers of shingles on a given roof. If a second layer is installed, then flashing should be redone at the same time. Do not install a second layer without removing the first layer if any of the following conditions exist:

1. Where the existing roof is water soaked or deteriorated to the point of not being adequate as a base for the second layer.
2. Where the existing layer is wood shake, slate, clay, cement, or asbestos
3. In areas prone to severe hail storms.

Roof Structure and Covering: Roof-Covering

Asphalt

During the inspection, I looked at the roof-covering material and attempted to identify the material used.

Note: 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.

The average service life of a roof with asphalt shingles is 20-30 years.

Roof Structure and Covering: Roof Flashing

I looked for flashing at the roofing system during the inspection, however, this was not an exhaustive inspection of all flashing.

Note: Flashing helps to prevent water intrusion under the roof-covering. I looked for drip edge flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). The flashing helps the surface water on the roof to discharge into the gutter.

I also looked for step and counter flashing installed at wall intersections and chimneys.

Ventilation and Exhaust Systems: Flue Gas & Plumbing Vent Pipes

I inspected the vent pipes, including flue gas and plumbing vent pipes, that pass through the roof covering during the inspection.

Note: Both plumbing and flue gas vent pipes are essential for proper system function. Plumbing vent pipes ensure correct flow through the system, while flue gas vent pipes direct exhaust gases safely away from the home.

As a homeowner, it's important to monitor the flashing around these vent pipes, as it can sometimes deteriorate and lead to roof leaks.

Ventilation and Exhaust Systems: Ridge Vents & Box Vents

I inspected any box or ridge vents that were installed at the time of the inspection.

Limitations

Roof Structure and Covering

UNABLE TO SEE EVERYTHING

I inspected the roof using various methods, including observation from the ground, a ladder, and on the roof itself where accessible. This was a visual inspection of the roof-covering materials, as well as accessible flashing at vent pipes, wall intersections, eaves, and gables.

Flashing is typically installed where the roof meets another structure, such as siding or a vent pipe. However, much of the flashing is concealed beneath roofing materials, making full evaluation impossible. In some cases, I may not have been able to closely inspect the flue gas vents or plumbing vent pipes. Additionally, several other roof components were not visible or accessible, including the underlayment, decking, fastening, and manufacturer installation details.

This inspection was not an exhaustive evaluation of every installation detail according to manufacturer specifications or construction standards. Detecting active leaks is only possible while they are occurring or through specialized water testing, which is beyond the scope of this inspection.

We recommend consulting the sellers for disclosure regarding the roof's history and ensuring your home insurance policy includes comprehensive roof coverage.

Recommendations

6.1.1 Roof Structure and Covering

ROOF MAINTENANCE



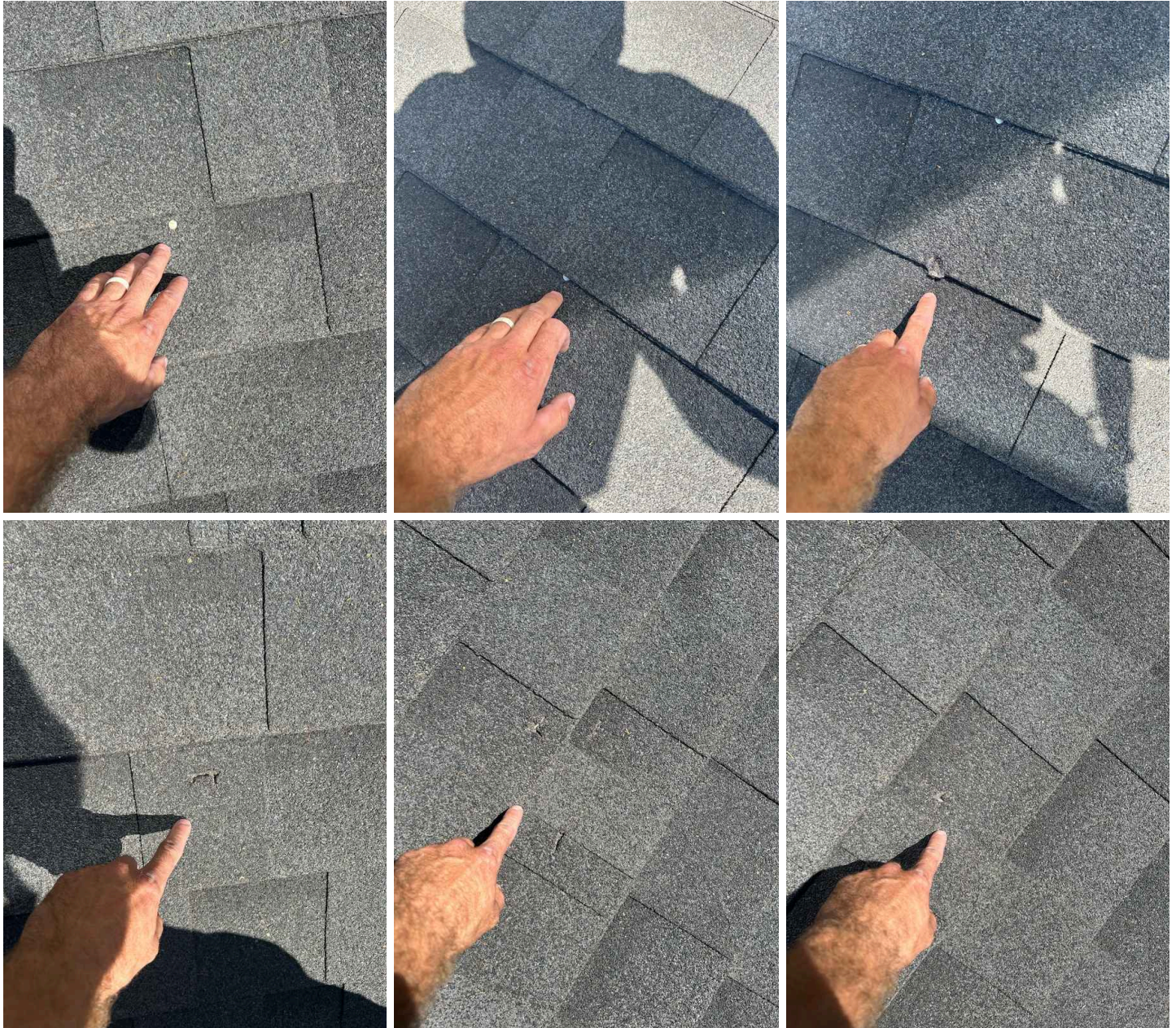
Observation: There were exposed fasteners at the roof, gutters discharging from an upper roof surface onto a lower surface, and several shingles with damage likely caused during installation or packaging.

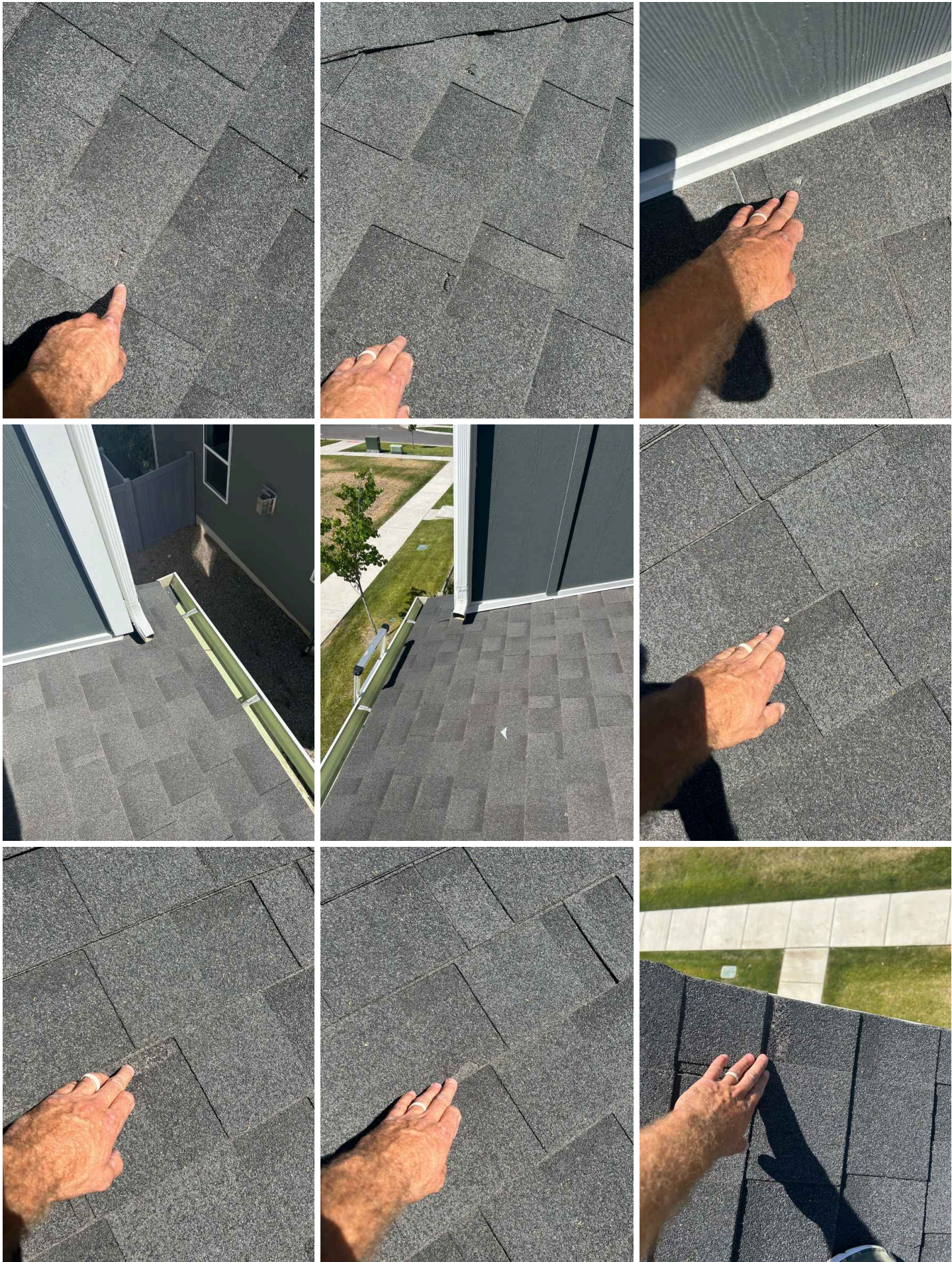
Why it matters: Exposed fasteners can loosen and allow water intrusion, gutters draining onto lower roof surfaces increase wear in those areas, and damaged shingles reduce the roof's ability to shed water effectively.

Recommendation: Have a qualified roofing contractor evaluate the conditions and perform necessary repairs or adjustments to help maintain roof performance.

Recommendation

Contact a qualified roofing professional.





7: ATTIC

Information

Attic Access: Attic Access & Location

Laundry Room

Mechanical Exhaust: Mechanical Exhaust Running Through The Attic

I inspected the mechanical exhaust systems that run through the attic.

Roof Structure: Roof Structure From Attic

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





Attic Insulation: Insulation In Attic Space

Fiberglass - 12-15 Inches (Good)

Where possible, I inspected for insulation in the unfinished attic spaces.

The general recommendation for attics in Utah is at least an R38.

Every specific manufacture is different, but in general, the approximate R-38 depth by insulation type is as follows:

Fiberglass Batt Insulation- 12-13 inches

Blown-in Fiberglass Insulation- 14-17 inches

Blown-in Cellulose Insulation- 10-12 inches

Closed Cell Spray Foam Insulation- 5-6 inches

Garage attics are not required to be insulated as they are not considered part of the home's thermal envelope, however, some people's preference is to insulate them for better climate control.

Attic Ventilation: Ventilation

I looked at the attic ventilation, including box vents, ridge vents, soffit vents, gable vents, and attic fans.

Limitations

Roof Structure

COULD NOT SEE EVERYTHING IN ATTIC

I was unable to fully inspect the attic space as some areas were restricted due to insulation coverage. While I made efforts to inspect as much of the attic as possible, certain areas were not easily accessible without heavily disturbing the insulation, which limited visibility.

Roof Structure

INACCESSIBLE ATTIC SPACE

I could not access all corners of the attic space at the time of inspection. I did my best, but access was limited based on the layout and framing. This was an inspection limitation.



Recommendations

7.1.1 Attic Access

IMPROPER SIZED BATT AT ACCESS (TOO SMALL)

Observation: The insulation at the attic access lid was cut too small and did not fully cover the lid.

Why it matters: Gaps in insulation reduce energy efficiency, increase heat loss, and can contribute to uneven temperatures in the home.

Recommendation: Extend or replace the insulation at the attic access lid to provide full coverage and improve energy efficiency.

Recommendation

Contact a qualified insulation contractor.



8: EXTERIOR

Information

Wall-Covering, Flashing & Trim: Exterior Flashing & Trim I looked at the flashing and trim at the exterior, where accessible.	Doors: Doors I inspected all of the exterior doors by opening and closing them.	Downspouts: Downspouts I looked at the downspouts at the exterior
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Paved Surfaces: Driveways, Walkways, Patios
I inspected the paved surfaces adjacent to the house that were within the scope of my inspection.

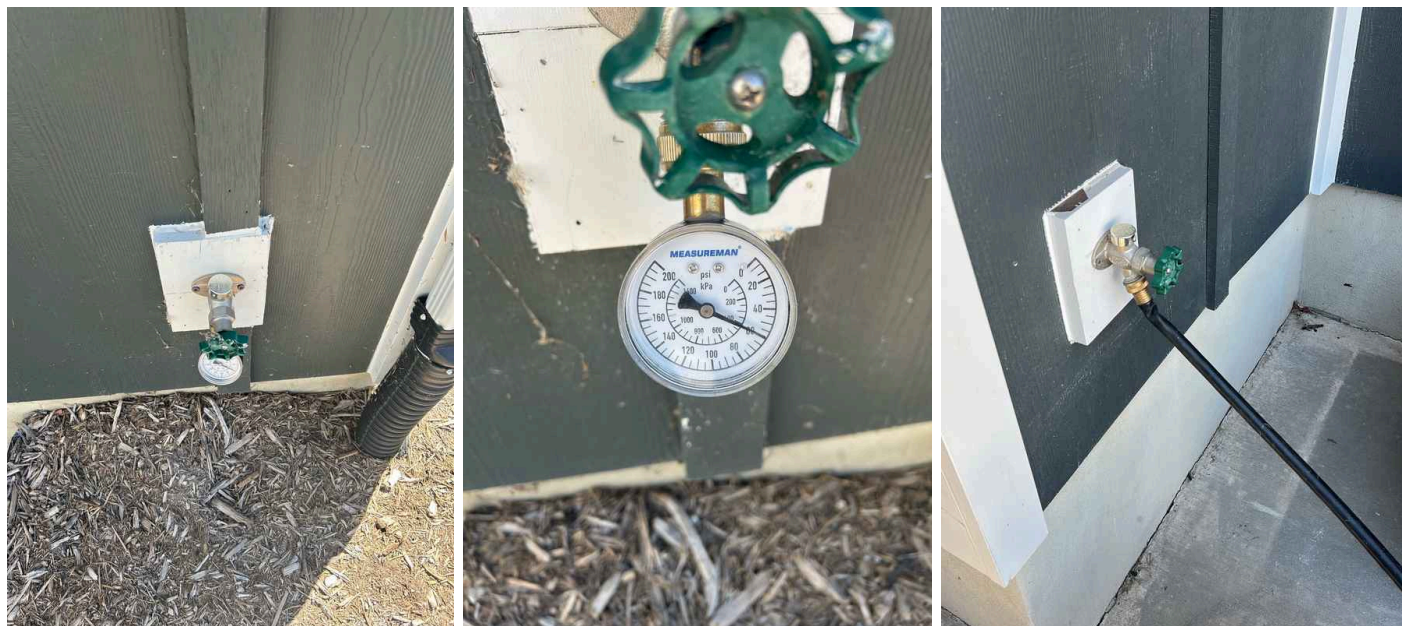
Gas Meter: Gas Meter & Main Shut-Off Location
Side of House
I looked for the gas meter and shut off valve during my inspection and Identified its location, where possible.



Hose Bibs: Hose Bibs

I looked at the hose bibbs that were accessible at the time of the inspection.

Note: The pressure at hose bibbs should ideally read between 40-60 PSI. Pressure above 80 is hard on the plumbing system and risks damage. Often you can adjust the pressure at the pressure valve located near the water main.



Stairs, Steps, Stoops, Stairways & Ramps: Exterior Stairs, Steps, Stoops, Stairways & Ramps

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

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

I looked at the railings, guards, and handrails installed at the exterior at the time of the inspection.

Porches, Decks & Balconies: Porches, Decks, & Balconies

I looked at the porches, decks, and balconies that were present at the time of the inspection.

Exhaust Hoods, Vents, & Other Penetrations: Exterior Exhaust Hoods, Vents & Other Penetrations

I looked at the exterior exhaust hoods, vents, and other penetrations that were accessible at the time of the inspection.

Note: To keep these areas in good working order, it's important to routinely check and maintain them. Regular inspections and cleaning can help prevent blockages, avoid damage, and ensure proper ventilation, ultimately maintaining the efficiency of your home's exterior systems.

Eaves, Soffits & Fascia: Eaves, Soffits, and Fascia

I looked at the eaves, soffits, and fascia that were accessible at the time of the inspection. I was not able to inspect every detail as a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Homeowner's Responsibility

The exterior of your home is constantly exposed to the elements, leading to gradual wear and aging. Sun, wind, rain, and temperature fluctuations all impact its condition over time. It's essential to regularly check your home's exterior for signs of damage or deterioration to ensure it remains weather-tight.

To effectively monitor your home's exterior, inspect all materials for any patterns of wear or damage. During a heavy rainstorm (as long as there's no lightning), take an umbrella and walk around your home to observe the roof, downspouts, and grading. This is an excellent opportunity to see how your drainage system is performing. Ensure that the ground around your home slopes away from the foundation and that downspouts, gutters, and drains are directing water away from the structure.

Proactive maintenance is key to preserving the integrity, weather protection, and appearance of your home. Regular cleaning, repainting, and inspections can help prevent damage and extend the life of your exterior surfaces. Additionally, it's important to touch up caulking around windows, doors, and any openings or gaps—especially before the rainy season. This helps prevent water from seeping behind siding and causing premature deterioration.

Wall-Covering, Flashing & Trim: Wall-Covering Material

Fiber Cement

I looked at the exterior wall covering and attempted to identify the material used.

Note: The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it.

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

Windows: Windows

I inspected the exterior windows that were within reach at the time of the inspection.

Switches, Fixtures, Receptacles: Lights, Receptacles, and GFCIs

I looked at the switches and lights to see if they worked. I also tested all of the receptacles that were accessible.

Where possible, I inspected ground-fault circuit interrupter receptacles observed and deemed to be GFCI using an outlet tester and/or the test button on the receptacle.

Vegetation, Grading, Drainage, & Retaining Walls: Vegetation

I inspected the vegetation at the exterior where it may adversely affect the structure due to moisture intrusion.

Note: Vegetation should be kept trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees and plants is recommended.

Vegetation, Grading, Drainage, & Retaining Walls: Grading & Drainage

I looked at the drainage and grading at the exterior where it may adversely affect the structure due to moisture intrusion

Vegetation, Grading, Drainage, & Retaining Walls: Irrigation System

Exhaustive inspections of irrigation systems are outside the scope of a normal home inspection. I attempted to manually operate the system where possible.

Vegetation, Grading, Drainage, & Retaining Walls: Retaining Walls

If present, I looked at the retaining walls where they may adversely affect the structure.

Vegetation, Grading, Drainage, & Retaining Walls: Fences & Gates

Fences are outside the scope of a normal home inspection. If present, I took a quick look out of courtesy to the client, but it was not an exhaustive inspection.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not exhaustively inspect all of the eaves, soffit, and fascia. A home inspection is not an exhaustive evaluation, and my inspection of the exterior was limited. I was unable to closely inspect or access every part of the eaves, soffit, and fascia during the inspection.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation, and my inspection of the exterior was limited to what I could see. I was unable to closely reach or access every part of the exterior wall-covering.

Downspouts

CANNOT CONFIRM DOWNSPOUT DISCHARGE

One or more downspouts were observed to discharge directly into the ground at the time of the inspection. Underground diverter drainage pipes cannot be inspected during a visual-only home inspection, so I cannot confirm the specific path or destination of the drainage.

Additional Information: Typically, underground systems may connect to:

1. Subterranean piping that directs water to a low area of the property.
2. The municipal drain system through foundation drains.
3. French drains designed to manage water flow.

Since these systems are not visible, further evaluation may be necessary if concerns about drainage exist.



Recommendations

8.1.1 Paved Surfaces

REMOVE BLACK SUBSTANCE



Observation: A black, tar-like substance was adhered to the concrete in the garage and on the driveway at the back of the garage.

Why it matters: Foreign substances on concrete can be cosmetic or may indicate chemical residue, staining, or previous repairs. They can make cleaning and maintenance more difficult and may affect surface durability over time.

Recommendation: Clean or remove the substance as needed and monitor the area. If the material does not come up easily or appears to be petroleum-based, consult a concrete specialist for proper removal options.

Recommendation

Contact a qualified concrete contractor.



8.6.1 Porches, Decks & Balconies

WOOD IMPERFECTIONS AT FRONT PILLARS

 Low Priority

Observation: The wooden pillars at the front of the house were square at the top but appeared rotated at the bottom, which was due to natural imperfections and checking in the overhead beam that caused some twisting.

Why it matters: Beam movement and twisting can affect the alignment of connected components, impact the home's appearance, and may progress over time with weather exposure.

Recommendation: Have a qualified contractor further assess the beam and pillars to determine if any corrective measures or reinforcement would be beneficial.



8.6.2 Porches, Decks & Balconies

RESEAL WOOD

 Low Priority

Observation: Scratch marks were present on the wood at the exterior porch.

Why it matters: Exposed or damaged wood surfaces can be vulnerable to moisture intrusion, weathering, and deterioration if not properly sealed.

Recommendation: Reseal the affected area to help protect the wood and maintain appearance.



8.9.1 Wall-Covering, Flashing & Trim

DETERIORATED PARGING

 Low Priority

Observation: The parging on the exterior foundation was observed to be cracking or spalling in one or more areas at the time of the inspection.

Why it matters: While parging is mainly cosmetic, damage to the skim coat of concrete can expose the foundation to moisture, potentially leading to further deterioration or structural concerns.

Recommendation: Further evaluation and correction are recommended to restore the appearance and protect the foundation from potential moisture damage.

Recommendation

Contact a qualified concrete contractor.



8.9.2 Wall-Covering, Flashing & Trim

LOOSE TRIM

 Low Priority

Observation: One or more areas of the trim were observed to be loose at the time of the inspection.

Why it matters: Loose trim can affect the aesthetic appeal of the exterior and may allow water to penetrate behind the trim, potentially causing moisture damage or deterioration of the underlying materials.

Recommendation: It is recommended to secure the loose trim to prevent further movement and potential moisture infiltration. Regular monitoring should be done to ensure the trim remains properly attached.

Recommendation

Contact a handyman or DIY project



8.9.3 Wall-Covering, Flashing & Trim

CAULKING RECOMMENDED



Observation: One or more areas at the exterior had missing, deteriorated, or separated caulking. These conditions were allowing gaps at protective surfaces.

Why it Matters: Deteriorated or missing exterior caulking can allow water to penetrate the building envelope, leading to moisture intrusion, material deterioration, and potential hidden damage to structural components over time.

Recommendation: Recommend reapplying exterior-grade as part of regular maintenance to help protect the home from moisture damage.

Recommendation

Contact a handyman or DIY project



8.9.4 Wall-Covering, Flashing & Trim

Medium Priority

BOWING WALL COVERING MATERIAL

Observation: Sections of the exterior fiber cement wall covering were bowed outward at the bottom, creating gaps. Other sections were not bowing, but still had gaps.

Why it matters: Bowed and exposed siding can allow moisture and pest intrusion, which may lead to damage of the wall assembly and reduce the effectiveness of the exterior cladding.

Recommendation: Have a qualified contractor repair or replace the affected siding to restore proper alignment and sealing.

Recommendation
Contact a qualified siding specialist.



8.10.1 Doors

Low Priority

RE-KEYING RECOMMENDATION

It is recommended to rekey the door locks after a real estate transaction.

Changing the locks ensures that only authorized individuals have access to the property, providing added security for the new owners. This is a common step taken after a home sale or transfer to prevent potential issues with unauthorized access.

Rekeying should be part of the homeowner’s post-purchase routine to ensure peace of mind and protect the safety of the property.

Recommendation

Contact a handyman or DIY project

8.10.2 Doors

COSMETIC ISSUES AT DOOR

 Low Priority

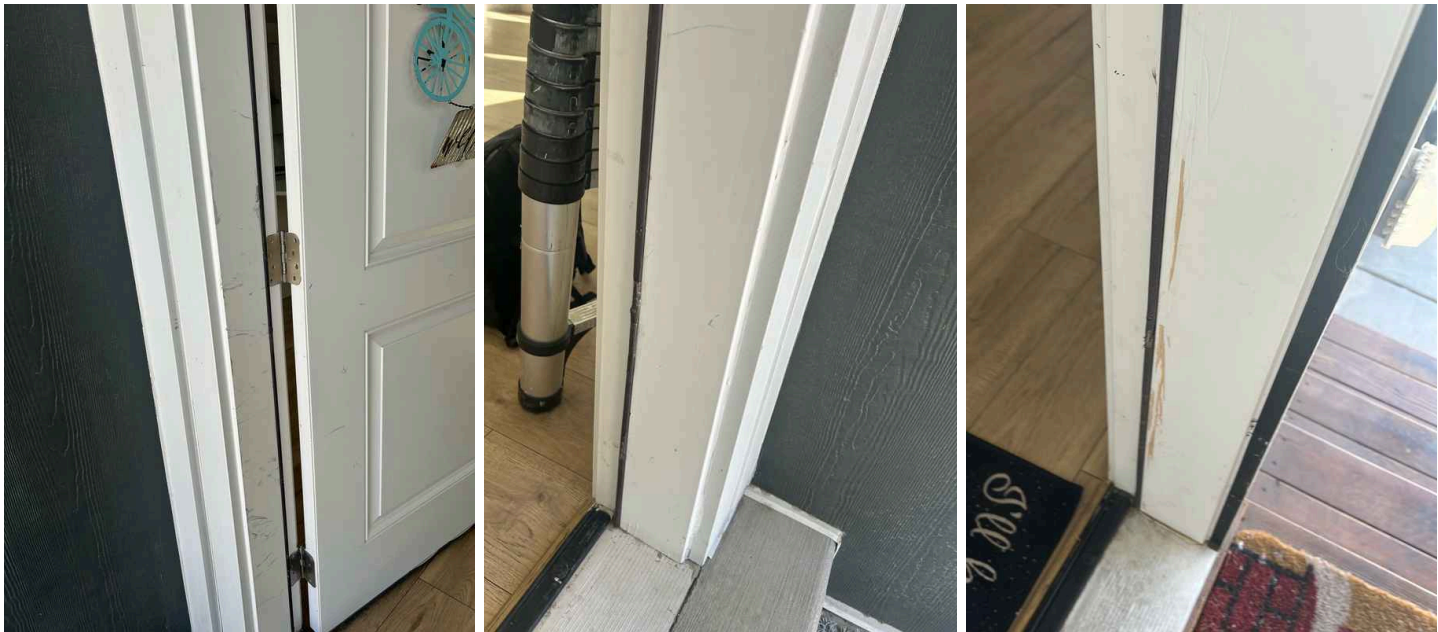
Observation: One or more doors were observed to be in poor cosmetic condition at the time of the inspection.

Why It Matters: Poor cosmetic condition can affect the aesthetic appeal of the home and may indicate wear, damage, or neglect that could worsen over time.

Recommendation: Necessary corrections should be made to restore the doors' appearance and function.

Recommendation

Contact a qualified door repair/installation contractor.



8.10.3 Doors

MISSING/DAMAGED WEATHER STRIPPING

 Low Priority

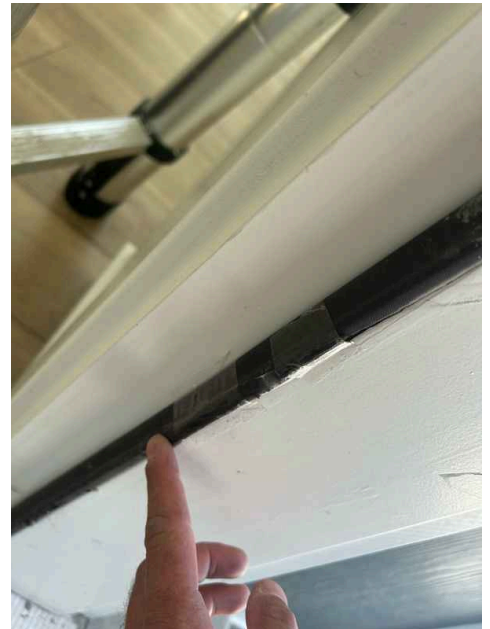
Observation: Missing or damaged weather stripping was observed at one or more areas of the exterior door.

Why It Matters: Missing or damaged weather stripping can lead to drafts, energy loss, and moisture intrusion, which can affect the comfort and efficiency of the home.

Recommendation: The weather stripping should be replaced or repaired to restore its effectiveness in sealing the door and preventing energy loss or water infiltration.

Recommendation

Contact a qualified door repair/installation contractor.



8.11.1 Windows

MISSING WINDOW WELL COVER



Observation: One or more windows had deep window wells that were missing covers at the time of the inspection.

Why it matters: Open window wells pose a safety hazard, especially for children or pets, as they can lead to falls or injury. Additionally, they can collect debris and water, potentially causing issues with the window or surrounding foundation.

Recommendation: I recommend installing window well covers to improve safety and prevent water or debris accumulation.

Recommendation

Contact a qualified window repair/installation contractor.



8.13.1 Switches, Fixtures, Receptacles



Low Priority

LIGHT WOULDN'T TURN ON

Observation: One or more lights were observed to not turn on at the time of the inspection.

Why It Matters: A non-functioning light could be due to the light being on a timer or sensor, a burned-out bulb, or it could be indicative of a deeper issue. Not having the light may impact visibility and convenience in the area.

Recommendation: The light(s) should be evaluated to identify the cause, and the necessary correction (such as replacing the bulb or fixture) should be made to restore proper function.

Recommendation

Contact a qualified electrical contractor.



8.14.1 Vegetation, Grading, Drainage, & Retaining Walls



Medium Priority

ADJUST GATE

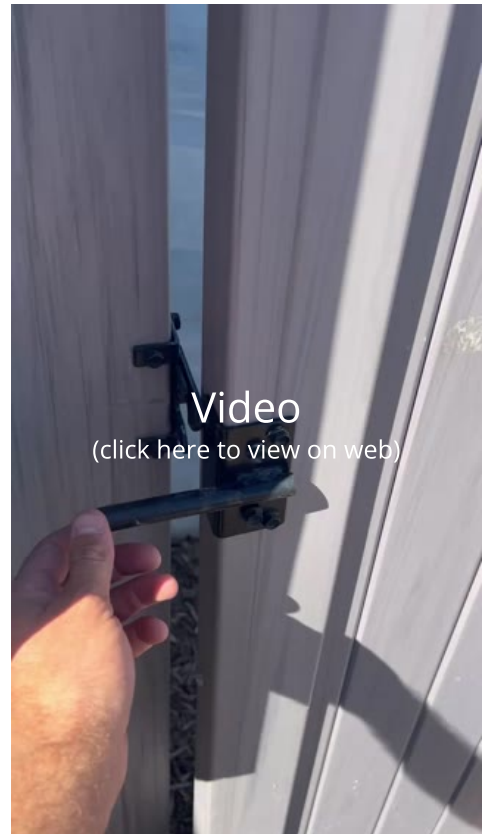
Observation: The gate for the fence was misaligned and required adjustment in order to close properly.

Why it matters: A misaligned gate can place stress on hinges and latches, make operation difficult, and may worsen with continued use or shifting.

Recommendation: Adjust or repair the gate to ensure smooth operation and prevent further wear.

Recommendation

Contact a qualified fencing contractor



9: GARAGES

Information

Garage to House Door: Garage To House Door	Garage Vehicle Door: Garage Vehicle Door	Ceilings, Walls & Floors: Garage Ceilings, Walls & Floors
I inspected the door between the attached garage and the house.	Opener I looked at the garage door during the inspection.	I inspected the ceiling, walls, and floors of the garage

Recommendations

9.1.1 Garage to House Door

Low Priority

DOOR WAS NOT SELF-CLOSING
Observation: The door between the garage and the house was not equipped with a self-closing or automatic-closing device.
Why it matters: While not currently required in Utah, a door without a self-closing or automatic-closing device can increase the risk of fire spreading between the garage and living areas. A self-closing mechanism helps contain potential fires to the garage and prevent the spread of smoke and flames to the interior.
Recommendation: Consider installing a self-closing or automatic-closing device on this door. This is a relatively easy and inexpensive repair that could significantly enhance fire safety.
Recommendation
Contact a handyman or DIY project



9.2.1 Garage Vehicle Door

Medium Priority

DOOR DOES NOT STAY OPEN

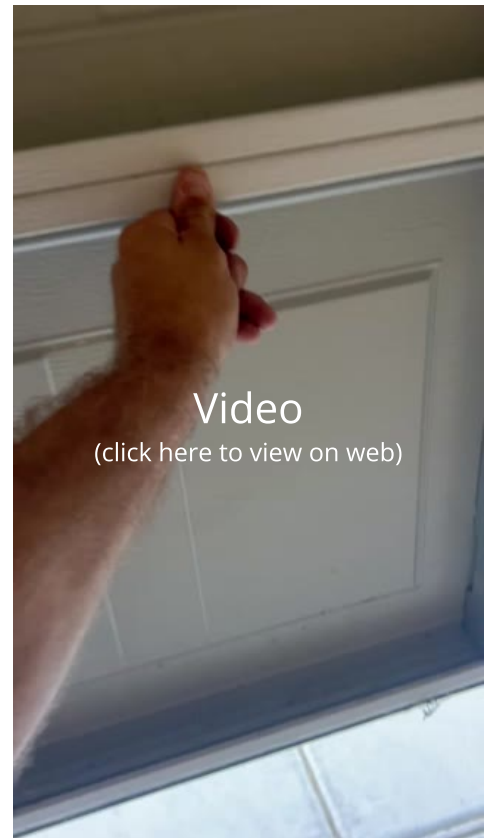
Observation: The garage door does not stay open on its own once it has been lifted.

Why it matters: Garage doors are heavy and should remain open when lifted to prevent them from unexpectedly falling, which could cause injury or damage to property. A door that falls can indicate issues with the springs, potentially leading to further damage.

Recommendation: It is important to have the garage door's springs inspected and adjusted to ensure the door stays open as intended and operates safely.

Recommendation

Contact a qualified garage door contractor.



10: FIREPLACES

Information

Fireplaces: Fireplace Type

Factory-Built

Where present, I observed the lintel above the fireplace opening. I inspected the fireplace cleanout doors and frames, as well as the damper doors by opening and closing them when they were readily accessible and manually operable.



Limitations

Fireplaces

FIREPLACE AND STACK INSPECTION LIMITATIONS

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

Fireplaces

GAS INSERT LIMITATIONS

The inspection of gas fireplaces was limited to a visual evaluation of readily accessible components and basic operation, if controls were present and accessible. The internal condition of the gas lines, burners, thermocouples, igniters, venting, and safety controls were not fully evaluated. Gas fireplace systems are not dismantled or pressure tested during a standard home inspection. For a complete assessment, including gas leak testing and internal component inspection, a licensed HVAC technician or fireplace specialist should be consulted prior to use.

Recommendations

10.1.1 Fireplaces

DISCOLORED MESH

Low Priority

Observation: The wire mesh at the gas fireplace insert was discolored.

Why it matters: Discoloration can result from heat exposure or normal use but may also indicate improper combustion or overheating if excessive.

Recommendation: Monitor the condition and have the fireplace serviced by a qualified technician if discoloration worsens or if there are any concerns with operation.



11: INTERIOR

Information

Doors: Doors I inspected all of the exterior doors by opening and closing them.	Smoke and CO Detectors: Smoke and CO Detectors I inspected for the presence of smoke and carbon-monoxide detectors.	Interior Stairways: Stairs, Steps, Stoops, Stairways & Ramps I inspected the interior stairs, steps, stoops, stairways and ramps
Interior Stairways: Railings, Guards, and Handrails I looked at the railings and guards at the interior.		
Windows: Windows I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them.		
Ceilings, Walls, & Floors: Ceilings, Walls, & Floors I inspected the readily visible surfaces of the ceilings, walls, and floors. I looked for defects according to the Home Inspection Standards of Practice . Recommendation: It is recommended to regularly inspect and maintain the caulking around areas such as windows, sinks, tubs, toilets, and other potential gaps inside the home. Proper caulking helps prevent water infiltration, which can lead to moisture damage, mold growth, and deterioration of materials. It also improves energy efficiency by sealing air leaks. This maintenance should be part of an annual homeowner routine to ensure the home remains protected from water damage and continues to perform efficiently.		
Switches, Fixtures, Receptacles: Lights, Receptacles, and GFCIs I looked at the switches and lights to see if they worked. I also tested all of the receptacles that were accessible. Where possible, I inspected ground-fault circuit interrupter receptacles and deemed to be GFCI using an outlet tester and/or the test button on the receptacle.		
Countertops & Cabinets: Cabinets & Countertops I inspected a representative number of cabinets and countertop surfaces.		

Limitations

Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I may not have been unable to test every detector if they were out of reach. 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 older detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Switches, Fixtures, Receptacles

INACCESSIBLE RECEPTACLES

I attempted to inspect all receptacles at the interior of the property, including GFCI receptacles. However, some receptacles may not have been inspected if they were obstructed by the occupant's belongings. Home inspectors are not required to move personal items to access receptacles, as doing so could potentially cause damage, violate privacy, or extend the inspection beyond the time limitations. As a result, I may not have been able to inspect all of the receptacles during the inspection.

Recommendations

11.1.1 Doors

 Low Priority

DOOR STOPPER MISSING

Observation: One or more doorstoppers were missing at the time of the inspection.

Why It Matters: Missing doorstoppers can lead to damage to the door, wall, or surrounding trim as the door swings open, potentially causing wear or dents.

Recommendation: The missing doorstoppers should be installed or replaced to prevent damage and ensure proper door function.

Recommendation

Contact a handyman or DIY project



11.1.2 Doors

 Low Priority

COSMETIC ISSUES AT DOOR

Observation: One or more doors were observed to be in poor cosmetic condition at the time of the inspection.

Why It Matters: Poor cosmetic condition can affect the aesthetic appeal of the home and may indicate wear, damage, or neglect that could worsen over time.

Recommendation: Necessary corrections should be made to restore the doors' appearance and function.

Recommendation

Contact a qualified door repair/installation contractor.



11.1.3 Doors

DAMAGED AT DOOR THRESHOLD

Medium Priority

Observation: The threshold at the basement door was damaged.

Why it matters: This condition is primarily cosmetic and does not currently impact function, though it may affect appearance.

Recommendation: Repair or replace as desired for improved appearance.

Recommendation

Contact a qualified flooring contractor



11.1.4 Doors

REPLACE DOOR KNOBS

Medium Priority

Observation: Three interior door knobs were damaged.

Why it matters: This is primarily a cosmetic and functional concern, as damaged knobs can make operation difficult and affect appearance.

Recommendation: Replace the damaged knobs as needed for proper operation and improved appearance

Recommendation

Contact a qualified handyman.



11.2.1 Windows

MISSING BLINDS

Low Priority

Observation: Many windows throughout the home were missing blinds. The blinds that were installed were of lower quality and not properly fitted to the window openings. Approximately 22 blinds would be needed to provide full coverage.

Why it matters: Missing or poorly fitted window coverings are primarily a cosmetic and functional concern, affecting privacy, light control, and appearance.

Recommendation: Replace or install blinds sized appropriately for each window to improve function and appearance.

Recommendation
Recommended DIY Project



11.3.1 Ceilings, Walls, & Floors
MOISTURE DAMAGE - DRY

 Medium Priority

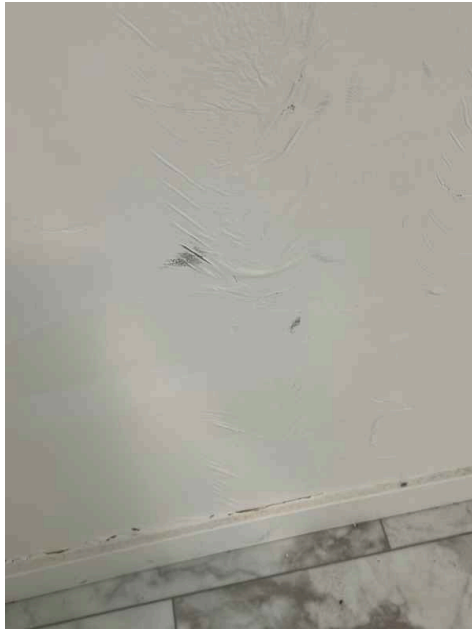
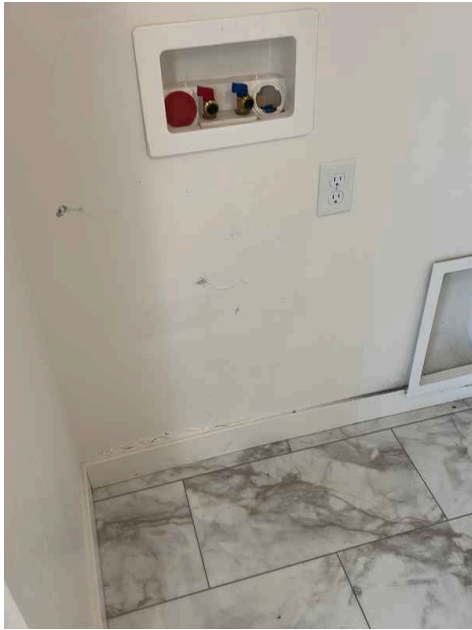
Observation: Moisture damage was observed in one or more areas during the inspection. Moisture meter testing indicated that the areas were dry at the time of the inspection.

Why it matters: Although the areas were dry during the inspection, the underlying cause of moisture may still be present. Even if no moisture is visible, there could be ongoing issues that may lead to future damage, such as mold growth or material degradation.

Recommendation: Restore the affected areas to their original condition and monitor them for signs of recurring moisture. If the issue persists, further investigation by a qualified contractor is recommended to identify and resolve the source of moisture.

Recommendation

Contact a qualified general contractor.



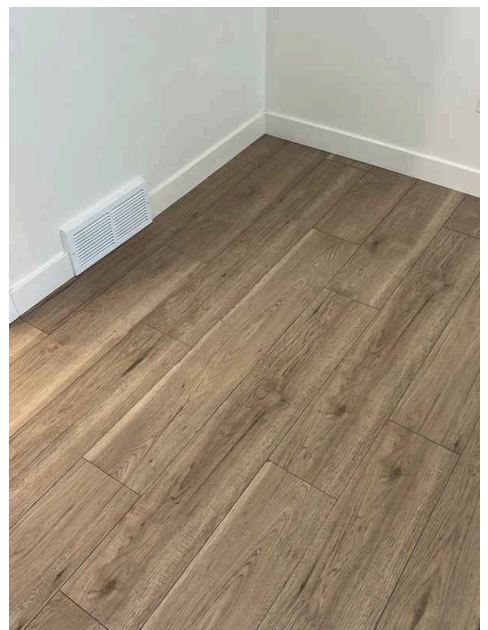
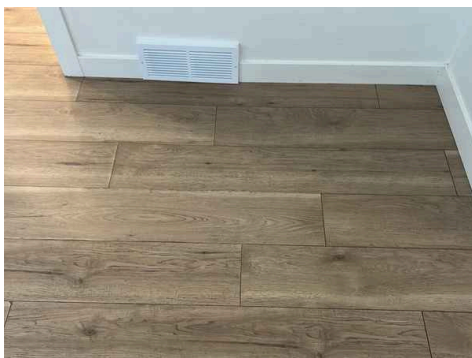
11.3.2 Ceilings, Walls, & Floors

FLOORING DAMAGED

Recommendation

Contact a qualified flooring contractor

Medium Priority



11.3.3 Ceilings, Walls, & Floors

COSMETIC ISSUES

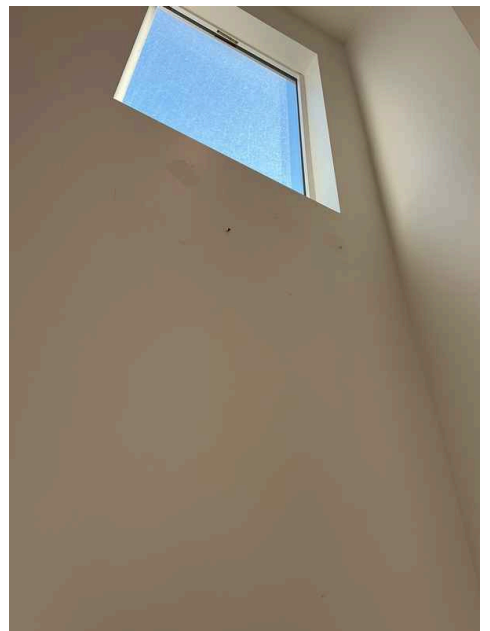
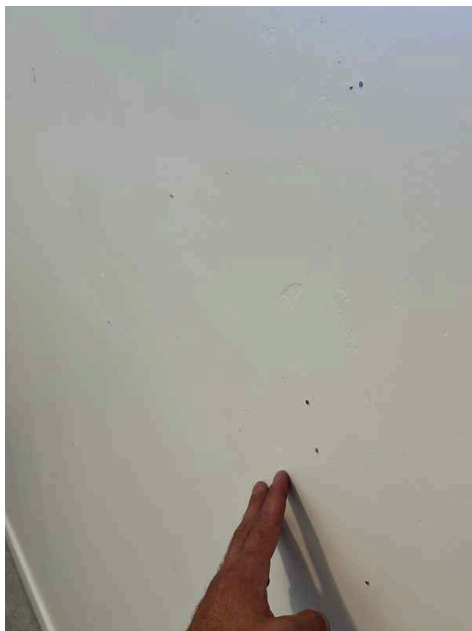
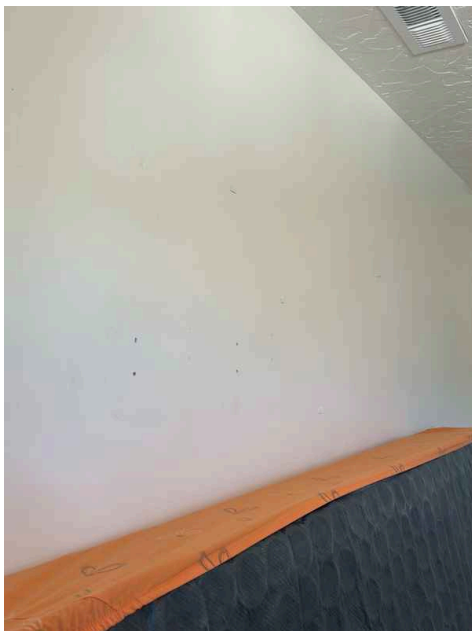
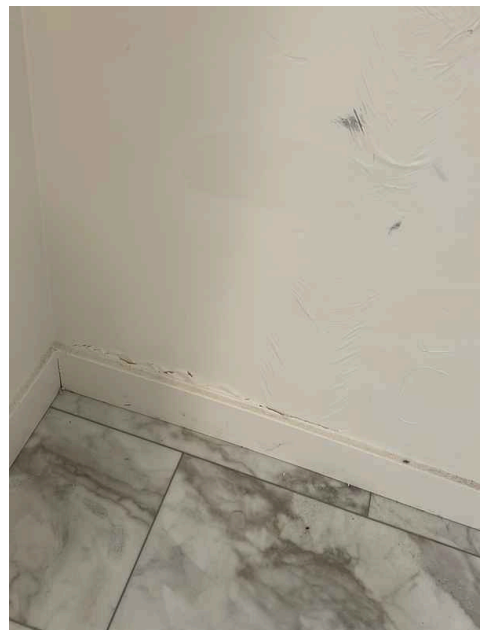
Observation: There was widespread cosmetic damage to interior drywall and baseboards, including scratches, nail and screw holes, chunks missing, water damage and general wear. Many areas appeared in poor condition and would benefit from refinishing.

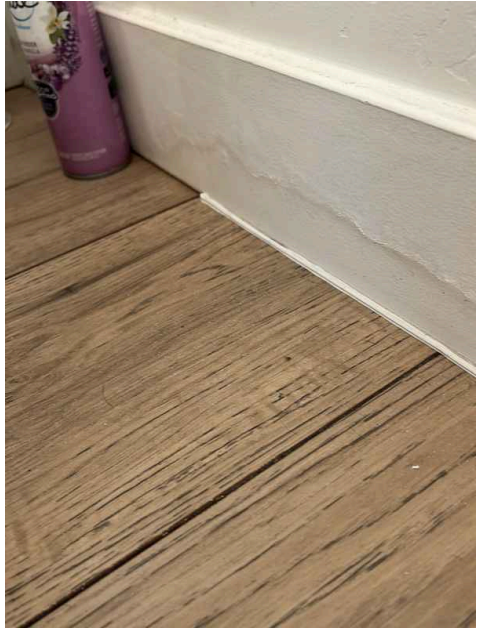
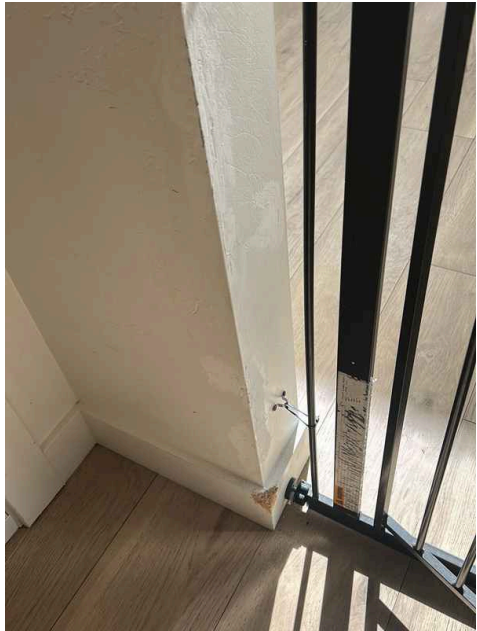
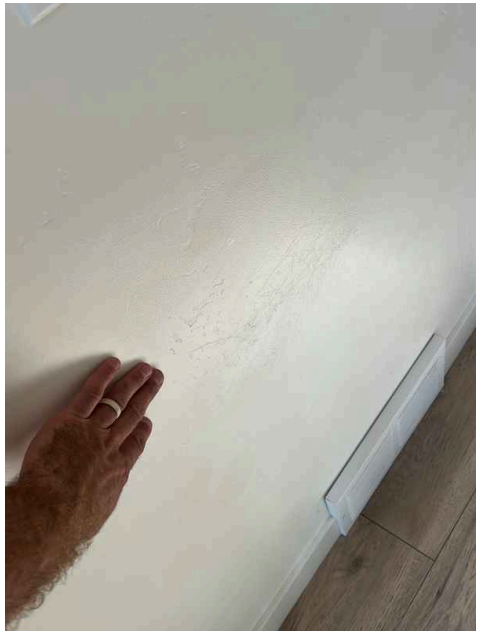
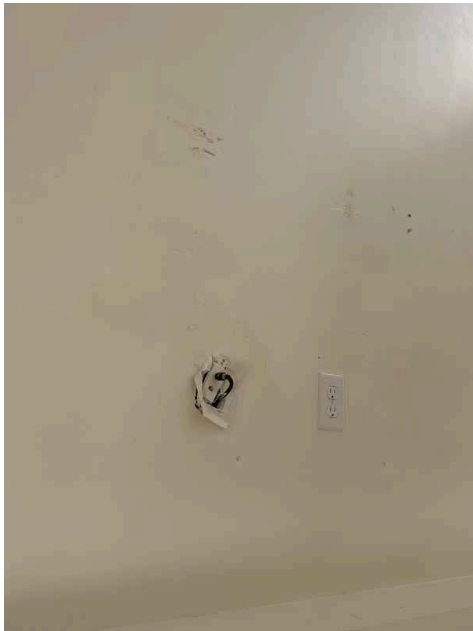
Why it matters: While primarily cosmetic, extensive drywall and baseboard damage can negatively affect appearance, reduce durability, and may allow for minor moisture intrusion or further deterioration if not maintained.

Recommendation: Plan for drywall patching/mudding, repainting, and replacement of damaged baseboards as needed to restore appearance and finish quality.

Recommendation

Contact a qualified drywall contractor.





11.3.4 Ceilings, Walls, & Floors

DAMAGED CARPET

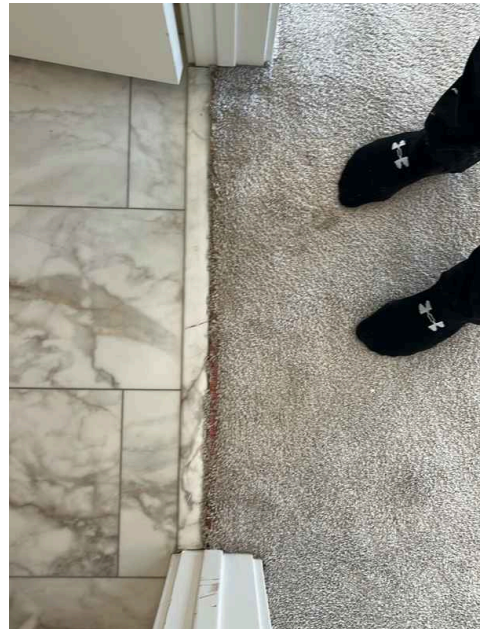
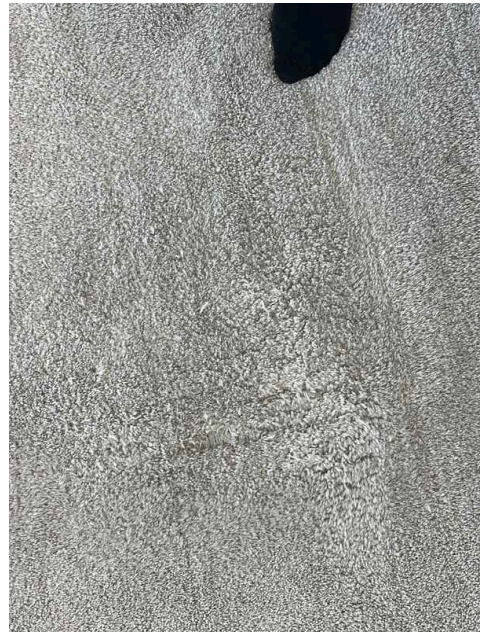
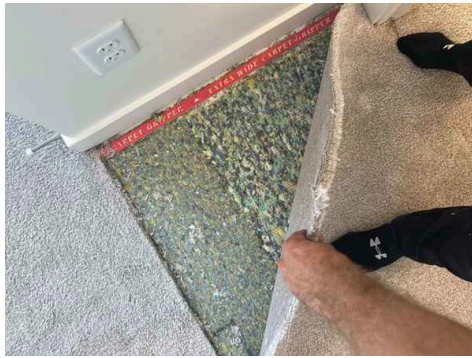
Observation: Carpet was damaged in an upstairs bedroom and at the threshold of the laundry room. There's also sections that are buckling.

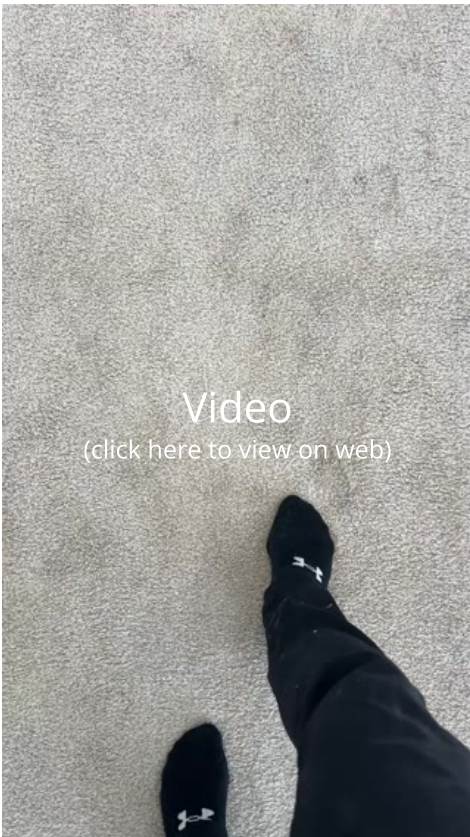
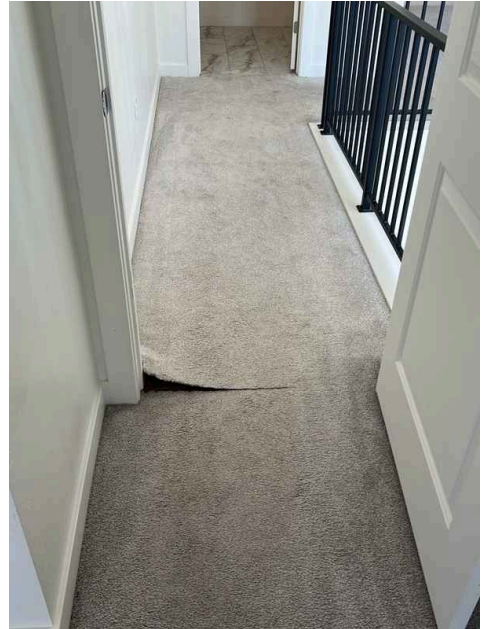
Why it matters: Damaged carpet is primarily a cosmetic concern but can worsen with use, create tripping hazards, and reduce appearance.

Recommendation: Repair or replace the damaged carpet as needed for safety and improved appearance.

Recommendation

Contact a qualified flooring contractor





11.4.1 Smoke and CO Detectors

MISSING SMOKE DETECTOR



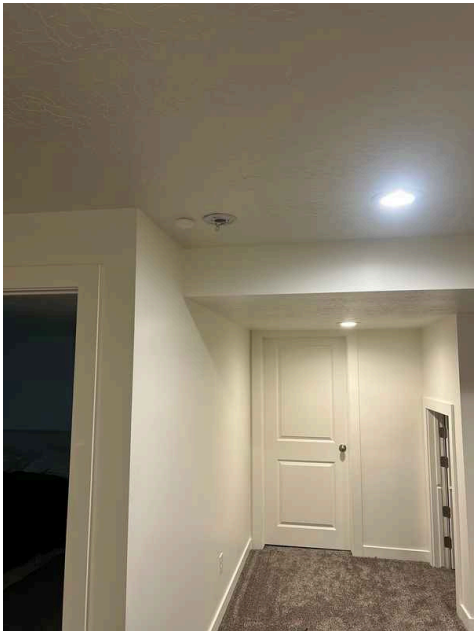
High Priority

Observation: Smoke detectors were not present in one or more required areas of the home.

Why it matters: Smoke detectors are crucial for early detection of fire hazards. Proper placement is necessary to ensure safety.

Recommendation: Recommend installing smoke detectors in all sleeping areas, common areas, cooking areas, in rooms with fireplaces, and on each level of the home

Recommendation
Contact a qualified electrical contractor.



11.4.2 Smoke and CO Detectors

CHIRPING DETECTOR

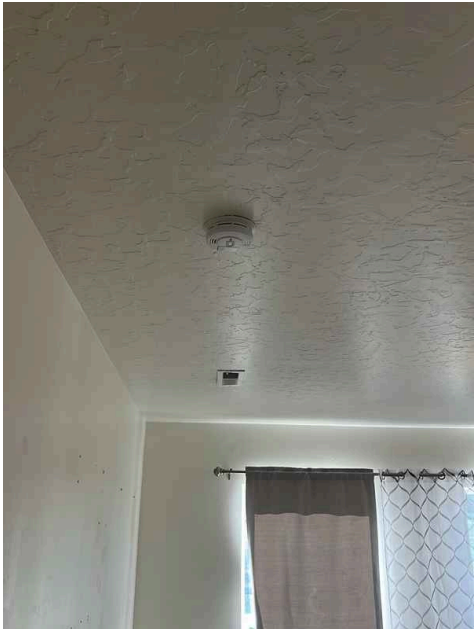
 Low Priority

Observation: One of the smoke detectors was chirping, indicating a low battery, but it was difficult to pinpoint the exact source.

Why it matters: A chirping smoke detector typically indicates that the battery needs replacing. Neglecting this issue can compromise the functionality of the detector, which is critical for safety in case of a fire.

Recommendation: Recommend replacing the battery in the smoke detector immediately. If the chirping persists, further investigation may be needed to ensure the detector is functioning properly.

Recommendation
Contact a qualified electrical contractor.



11.5.1 Switches, Fixtures, Receptacles

NO BULB INSTALLED

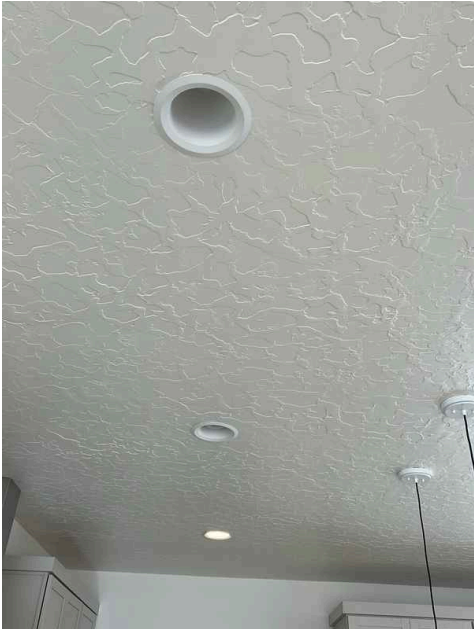
 Low Priority

Observation: One or more light fixtures are missing bulbs, leaving empty sockets exposed.

Why It Matters: Aside from the inconvenience of a nonfunctioning light, empty light sockets pose an electrical shock hazard since the energized contact point is accessible to touch or accidental contact. Additionally, open sockets can collect dust and debris which could create a fire hazard when a bulb is eventually installed.

Recommendation: Install appropriate bulbs in all empty sockets. If the fixture is not intended for current use, install covered dummy bulbs to protect the socket and prevent accidental contact with live electrical components.

Recommendation
Recommended DIY Project



12: BATHROOMS

Information

Sinks, Tubs & Showers: Tub & Shower

I ran water at all of the bathroom tubs and showers.

Toilets: Toilets

I looked at all of the toilets that were installed at the time of the inspection and tested them by flushing them.

Sinks, Tubs & Showers: Bathroom Sink

I ran water at all of the bathroom sinks that were installed at the time of the inspection.

Sinks, Tubs & Showers: Functional Flow

I checked for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Bathroom Exhaust: Bathroom Window/Fan

Every bathroom should have some form of exhaust. I looked to see if the bathroom had a fan and/or a window for ventilation. If there was a fan I turned it on.

Limitations

Bathroom Exhaust

EXHAUST TERMINATION

All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a normal home inspection.

Recommendations

12.1.1 Toilets

LOOSE TOILET

 Low Priority

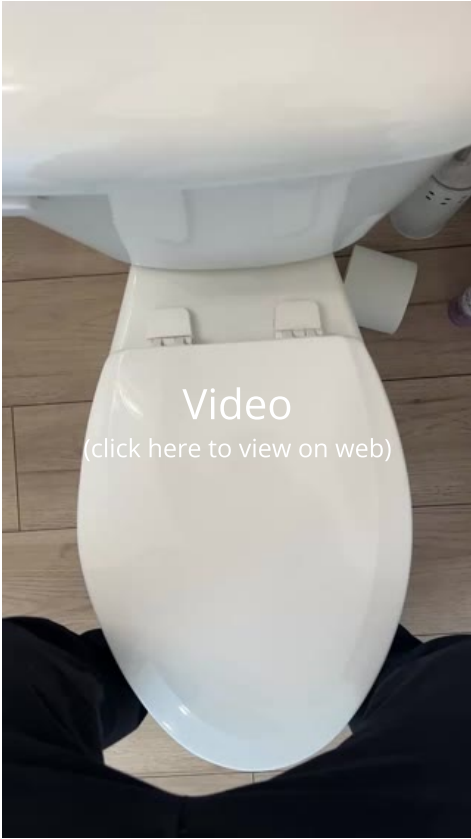
Observation: One or more toilets were observed to be improperly secured to the floor.

Why It Matters: Loose toilets can cause leakage around the base, potentially leading to water damage, mold growth, or damage to the subfloor. Additionally, there may be a wax ring that needs to be replaced to reseal the connection properly.

Recommendation: Recommend properly fastening the toilet(s) to the floor and replacing the wax ring if necessary to ensure a secure seal and prevent leakage.

Recommendation

Contact a handyman or DIY project



13: KITCHEN

Information

Garbage Disposal: Garbage Disposal

I turned on the garbage disposal.

Microwave: Microwave

I turned on the microwave

Kitchen Exhaust: Kitchen Window/Fan

I inspected the exhaust in the kitchen.

Limitations

Refrigerators & Freezers

NOT INSTALLED

There was no refrigerator installed at the time of inspection



Kitchen Exhaust

EXHAUST TERMINATION NOT CONFIRMED

All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a normal home inspection.

14: LAUNDRY

Information

Washing Machine & Hookups: Washing Machine & Hookups

I looked at the washing machine hookups and standpipe.

Note: If a washing machine was present, I did not closely inspect it. I did turn it on to see if it had power, but these appliances are beyond the scope of a normal home inspection and I did not operate the appliance to test its performance.

Dryer & Exhaust: Dryer & Dryer Exhaust

I looked at the dryer's exhaust. If present, I did not fully inspect the dryer. I did turn it on to see if it had power, but these appliances are beyond the scope of a normal home inspection and I did not operate the appliances to test its performance.

Note: Home owners should clean the exhaust every year to help prevent lint buildup as lint is flammable.

15: FOUNDATION, BASEMENT, CRAWLSPACE, & STRUCTURE

Information

Basement: Basement Ventilation

I looked at the ventilation in the basement

Foundation: Foundation Type

Concrete

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

Basement: Homeowner's Responsibility

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.

One of the most common problems in a house is a wet basement or foundation. Home owners 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 Structure

The basement and its structural components were inspected according to the [Home Inspection Standards of Practice](#).

Basement: Basement Insulation

3-4 Inches (R11-R13)

I looked at the insulation in the unfinished areas, where possible.

Insulation is given an R-value to help express how well it performs. The higher the R-value, the better it performs. R-value is determined by the thickness of the insulation as well as the insulation type.

Unfinished foundation walls only require an R-11 value. Interior walls and ceilings are also not required to be insulated, however, some people choose to insulate these areas for sound proofing and temperature control. Interior walls are typically installed to an R-11 value.

Recommendations

15.1.1 Foundation

FOUNDATION CRACKING - MINOR



Observation: Indications of a crack were observed at one or more areas of the foundation at the time of the inspection.

Why it matters: While the crack appears to be minor with no major displacement or movement, foundation cracks can allow water infiltration, which could lead to future issues like mold growth or further deterioration.

Recommendation: Recommend sealing the crack to prevent moisture intrusion and continuing to monitor it over time for any signs of further movement or expansion. If concerns arise, further evaluation by a structural engineer may be warranted.

Recommendation
Recommend monitoring.



15.2.1 Basement

CONCRETE SLAB SHIFTING/CRACKING

 Low Priority

Observation: Concrete slab was found to be shifting and/or cracking at the floor structure.

Why It Matters: Shifting or cracking of the concrete slab can be caused by moisture intrusion or soil movement, both of which are common issues.

Recommendation: I recommend monitoring the condition of the slab and consulting with a foundation specialist if any further movement or cracking occurs. Regular checks will help identify if repairs or further action are needed in the future.



15.2.2 Basement

INSULATION MAINTENANCE

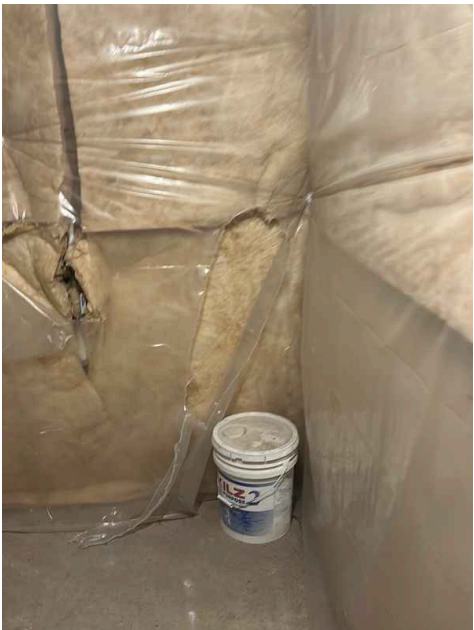
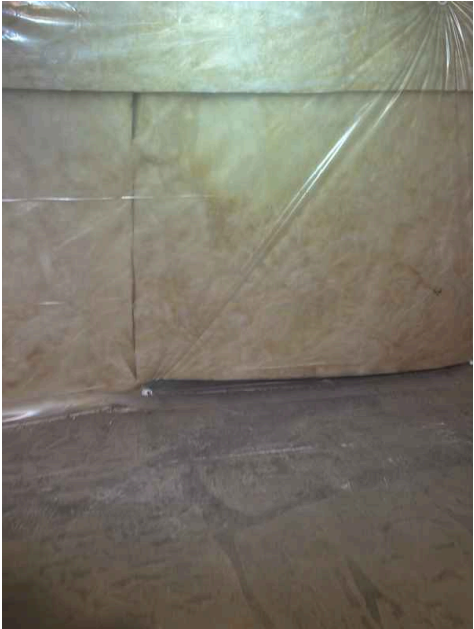
 Medium Priority

Observation: There were multiple insulation deficiencies in the basement. Insulation was missing in areas, had gaps and compression, and was installed haphazardly around the rim joist and within the mechanical closet. A plastic vapor barrier had been installed directly over insulation at the foundation walls, which can trap moisture. The mechanical closet was also not fully sealed.

Why it matters: Poorly installed or missing insulation reduces energy efficiency and comfort, increases utility costs, and can allow moisture accumulation that contributes to deterioration or microbial growth. A plastic barrier against the foundation can trap moisture and cause damage over time. Gaps at the mechanical closet reduce the effectiveness of conditioned air control.

Recommendation: Have a qualified insulation or weatherization contractor correct the deficiencies, remove or modify the plastic barrier to allow the foundation to breathe, and properly insulate and seal the mechanical closet and rim joist areas.

Recommendation
Contact a qualified insulation contractor.





16: THERMAL IMAGING

Information

Thermal Imaging: Thermal Imaging

I used a thermal imaging camera to inspect several areas of the home.

Note: Thermal imaging is used as an additional tool during the home inspection to detect surface temperature variations that may indicate potential issues such as moisture intrusion, insulation deficiencies, or electrical hotspots. However, thermal imaging is limited by several factors, including, but not limited to, ambient temperature, humidity, the surface type, and weather conditions at the time of inspection.

This tool does not guarantee the detection of all hidden issues or defects, and its findings should not be considered conclusive. Areas that are inaccessible or obstructed may not be fully assessed. Thermal imaging cannot detect conditions behind walls, beneath flooring, or within insulation materials without visible surface temperature changes. This inspection does not substitute for further professional evaluation where specific concerns are noted.

17: CLIENT WALKTHROUGH

Information

In Attendance

Client

Client Walkthrough Guide

Thank you for allowing me to inspect this property! Below is a quick summary of what we covered before our walkthrough.

This inspection is meant to give you a comprehensive understanding of the home's condition so that you can make informed decisions moving forward.

Key Takeaways About Your Inspection

- ▣ **This is not a pass/fail inspection** – The goal was to provide insights into the home's condition, not to dictate whether or not you should buy it.
- ▣ **Repairs are your decision** – You have the flexibility to address any, some, or none of the items found based on what matters most to you.
- ▣ **Every home has defects** – Even well-maintained homes will have maintenance needs and potential repairs. This is a normal part of homeownership.
- ▣ **The report contains all the details** – You don't need to remember everything from the walkthrough. The report will include photos, descriptions, and a full breakdown of all findings.
- ▣ **Defects vary in severity** – Some issues are minor, while others may require more immediate attention. In general, they are broken down as follows:
 - ▣ **Low Priority** (Maintenance/Minor Issues) – Cosmetic concerns, routine upkeep, or non-ideal installations.
 - ▣ **Medium Priority** (Functional Issues) – Things not working or installed correctly that may need further evaluation or correction.
 - ▣ **High Priority** (Safety/Structural/Costly Concerns) – Items that pose safety risks, affect structural integrity, or require significant repairs.
- ▣ **Next Steps** – Review your report and decide which issues, if any, you'd like to address. Feel free to reach out with any questions or for clarification!

STANDARDS OF PRACTICE

Inspection Information

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.

If the unit being inspected is a condominium, then the client should understand that we will inspect only their condominium unit. Our inspection will not include any inspection of common areas or other spaces they do not own. We may offer comments concerning our observations of common areas as a courtesy.

Heating & Cooling

I. The inspector shall inspect:

1. the heating system, using normal operating controls.
2. the cooling 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.
4. the cooling 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.
3. any cooling system that did not operate; and
4. if the cooling system was deemed inaccessible.

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.

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.

Roof

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

Home owners should 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.

Garages

The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.
carports

The inspector shall describe:

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

Fireplaces

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of fireplace.

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

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

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.

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.

Kitchen

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

The inspector will, out of courtesy, check the following:

The stove

The oven

The microwave

The garbage disposal

The washing machine

Laundry**The inspector shall inspect:**

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

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

the foundation;
the basement;
the crawlspace; 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.