



INVOICE

S & B Services LLC
191 Candlewood Drive
North Kingstown, RI 02852
(401) 234-1283 Office
(401) 749-1151 Cell
NACHI06082890
Inspected By: Bruce Pinel

Inspection Date: 12/12/08
Report ID: JS123456

Client Info:	Inspection Property:
Joe Sample 123 Anywhere Street anytown RI	123 Anywhere Lane Anytown, RI
Client's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	375.00	1	375.00
Wood Boring Pest Inspection (during HI)	0.00	1	0.00
Home Records Review (during HI)	0.00	1	0.00
			Tax \$0.00
			Total Price \$375.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:

Date: 12/12/08	Time: 5:22 PM	Report ID: JS123456
Property: 123 Anywhere Lane Anytown, RI	Client: Joe Sample	Real Estate Professional:

A **HOME INSPECTION** is a non-invasive, visual examination of a residential dwelling, performed for a fee. It is designed to identify observed **MATERIAL DEFECTS** within specific **COMPONENTS** of the dwelling in order to assist the **CLIENT** in the evaluation of the overall condition of the dwelling. It is based on observation of the visible and apparent condition of the structure and its components *on the date of the inspection* and not the prediction of future conditions. It will not reveal every concern that exists or ever could exist, but only those material defects observed *on the date of the inspection*.

An **INSPECTION REPORT** shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Although not required, the inspection report may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

The definitions of the Inspection Report's **COMMENT** description are as follows:

Inspected = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Repair or Replace = The item, component or unit is not functioning as intended or needs further inspection by a **COMPETENT INDIVIDUAL**. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Safety = Indicates that an internal installation at the time of the inspection (like appliances, stairs, decks etc) were considered possibly unsafe (potentially dangerous or harmful) for its inhabitants and that immediate corrective action is warranted.

Information = Indicates that there is not specific finding with the item identified but that it needs to be identified as described for "information only".

Not Inspected = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present = This item, component or unit is not in this dwelling or building.

Other applicable definitions or terms used are as follows:

Competent Individual is a person who is properly or sufficiently qualified, licensed and/or capable to perform an activity as required by State and local regulations.

Material Defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the **Client** and **Inspector**, prior to the inspection process.

Finally, it is strongly recommended that the client read the complete inspection report and that they only consider hiring professional, competent and licensed/registered contractors and obtain permits when required by local codes. (Please consult with your local Building Inspector when in doubt.) Also, refer to the following:

<http://www.crb.ri.gov/consumerprotection/index.php>

Home Style:
Colonial

Age Of Structure:
Over 20 Years

Client Is Present:
Yes

Radon Test:
Yes (By client)

Water Test:
Not requested (Town supplied)

Weather:
Clear

Temperature:
Below 60

Rain in last 3 days:
Yes

General Summary



S & B Services

**191 Candlewood Drive
North Kingstown, RI 02852
(401) 234-1283 Office
(401) 749-1151 Cell
NACHI06082890**

Customer
Joe Sample

Property Address
123 Anywhere Lane
Anytown, RI

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report and that they only consider hiring professional, competent and licensed/registered contractors and obtain permits when required by local codes. (Please consult with your local Building Inspector when in doubt.)

2. Exterior

2.5 VEGETATION (With respect to its effect on the condition of the building)

Repair or Replace



Vegetation needs to be trimmed back at least 12 inches from the house to prevent damage to the siding from moisture which will cause rot and mold formation and from providing a path to the home for insects.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To S & B Services

Roof Summary



S & B Services

**191 Candlewood Drive
North Kingstown, RI 02852
(401) 234-1283 Office
(401) 749-1151 Cell
NACHI06082890**

Customer
Joe Sample

Property Address
123 Anywhere Lane
Anytown, RI

1. Roofing / Chimneys and Roof Structure / Attic

1.6 ROOF FLASHING

Repair or Replace



"Kick out" flashing (Picture 1) should always be used when a roof line terminates midway on a vertical sidewall (Picture 2) to prevent water from entering behind the siding and rotting the sheathing. This should be repaired by a competent contractor to prevent moisture intrusion into the wall, eventually leading to rot and mold. This is an indication that the roofing and/or siding installation was not done by a professional contractor and may in fact affect the shingle warranty and/or siding quality. I recommend having a reputable, registered contractor make repairs so the proper gap exists between the siding and the roofing below and ensure the step flashing is installed properly. I recommend repairs and replacement as required by a Rhode Island registered roofing contractor.

A thermo-scan of the area (Picture 3) was taken and there does not appear to be any problem at this time.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To S & B Services

Electrical Summary



S & B Services

**191 Candlewood Drive
North Kingstown, RI 02852
(401) 234-1283 Office
(401) 749-1151 Cell
NACHI06082890**

Customer
Joe Sample

Property Address
123 Anywhere Lane
Anytown, RI

3. Electrical System

3.0 SERVICE ENTRANCE

Safety Item



The duct seal around the service entrance cable (SEC) into the meter trim needs to be repaired by a licensed electrician to ensure the proper material is used and installed properly. An improper seal at this location can allow water to enter into the meter causing corrosion and a possible electrical failure.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To S & B Services

Structural Summary



S & B Services

**191 Candlewood Drive
North Kingstown, RI 02852
(401) 234-1283 Office
(401) 749-1151 Cell
NACHI06082890**

Customer
Joe Sample

Property Address
123 Anywhere Lane
Anytown, RI

6. Structural Components

6.5 INSULATION UNDER 1st FLOOR

Repair or Replace



The vapor barrier for the under floor insulation should be on the heated side, 1st floor side of the insulation. Also, exposed vapor barriers are required to be classified with a permissible flame spread/smoke index rating.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To S & B Services

1. Roofing / Chimneys and Roof Structure / Attic

Roofing, roof structure and chimney.

Styles & Materials

Attic information:

Attic access
w/Light in attic
w/Storage

Attic Insulation:

Blown in
Fiberglass
Batt
R-38 (12") or better

Roof-Type:

Gable

Roof Covering:

3-Tab asphalt w/fiberglass mat

Sky Light(s):

None

Method used to observe attic:

Walked

Vapor retarder/barrier:

polyethylene

Roof Structure:

Engineered wood trusses and
Plywood
Sheathing

Layers:

One

Roof/Attic Ventilation:

Ridge vents w/baffles
Soffit Vents

Ceiling Structure:

2X10
2" X 4" (or better)

Viewed roof covering:

by walking roof

Chimney (exterior):

Brick

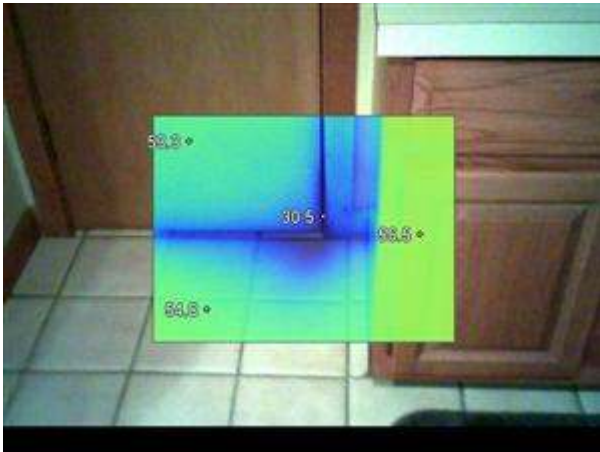
Inspection Items

1.0 ATTIC ACCESS

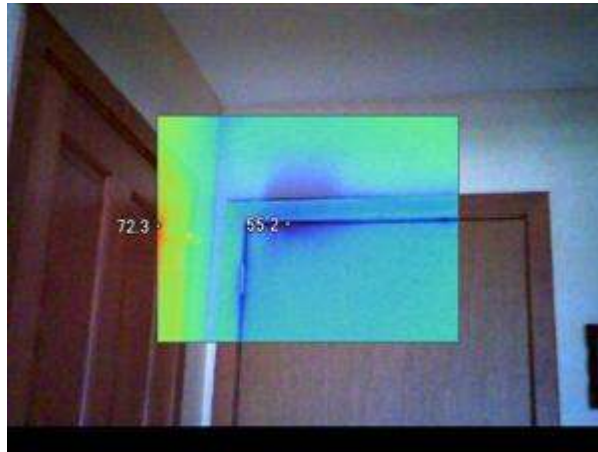
Comments: Inspected, Information

(1)

A thermo-scan of the attic access door/opening was taken and indicates that there is a temperature difference between the area in question versus its surrounding area which may indicate missing or settled insulation and there does not appear to be any problem at this time indicates that there is a temperature difference between the area in question versus its surrounding area which may indicate missing or poorly installed weather stripping. A competent person should repair or replace as needed.



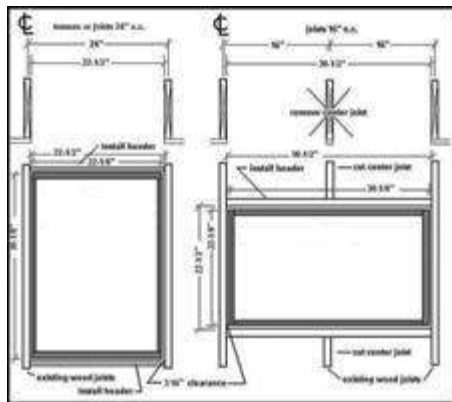
1.0 Picture 1



1.0 Picture 2

(2)

Attic access is located in the bedroom closet and is at least the recommended size of 22 inches by 30 inches.



1.0 Picture 3

1.1 ATTIC INSULATION

Comments: Inspected

The attic floor has fiberglass (loose-fill) insulation and fiberglass (batt) insulation and is about 15 inches thick or around an R-49 value and appears installed properly. No further action is required at this time.



1.1 Picture 1

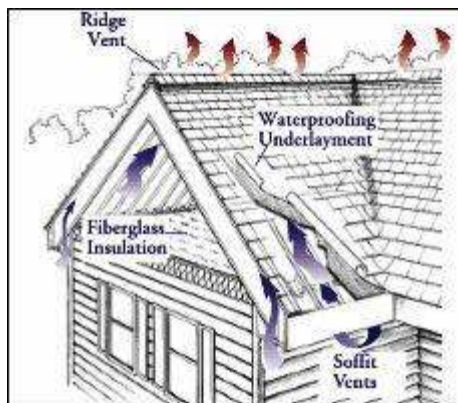


1.1 Picture 2

1.2 ROOF VENTILATION (Attic ventilation)

Comments: Inspected

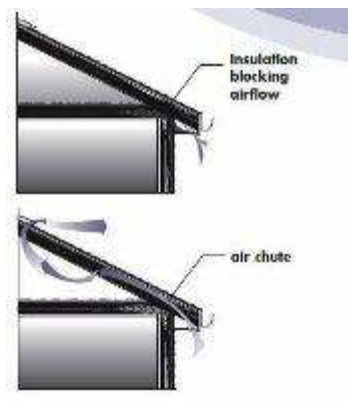
Proper attic ventilation prolongs roofing material life by providing for proper exhausting of moisture in the winter and heat during the summer. Otherwise, premature failure of the roof shingles, formation of mold and damage to the roofing structure will occur. The minimum recommended rate is 1 square foot of ventilation per 300 square feet of attic space, (1:150 for new construction), with more than 50% at the soffits and less than 50% at the ridge, picture 1, using a baffled ridge vent, picture 2, to maximize the ventilation exhaust. Also required is the installation of attic chutes to allow proper circulation and to prevent ice dams, picture 3. Most shingle manufacturers will not allow a full warranty on an improperly vented attic. This is provided for information.



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3



1.2 Picture 4



1.2 Picture 5

1.3 ROOF STRUCTURE (Framing)

Comments: Inspected

1.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (Attic)

Comments: Not Present

1.5 ROOF COVERINGS

Comments: Inspected

Picture is added for information.



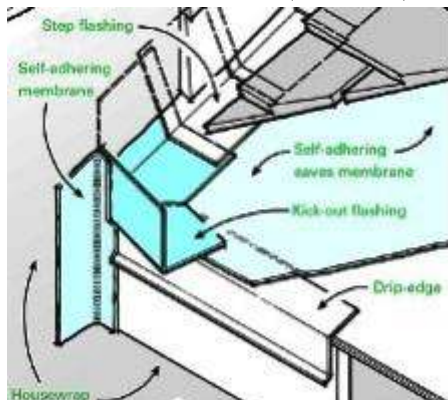
1.5 Picture 1

1.6 ROOF FLASHING

Comments: Repair or Replace

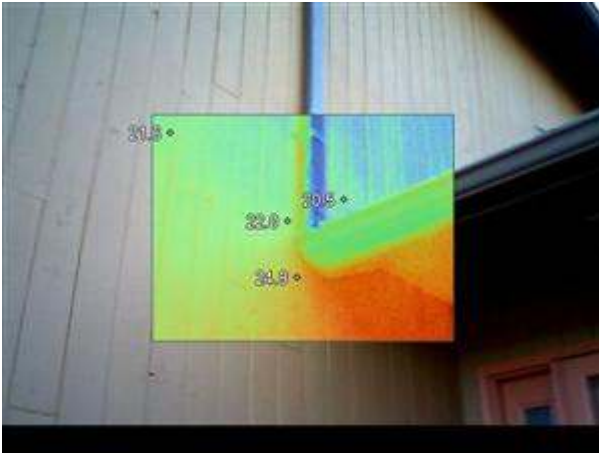
👉 "Kick out" flashing (Picture 1) should always be used when a roof line terminates midway on a vertical sidewall (Picture 2) to prevent water from entering behind the siding and rotting the sheathing. This should be repaired by a competent contractor to prevent moisture intrusion into the wall, eventually leading to rot and mold. This is an indication that the roofing and/or siding installation was not done by a professional contractor and may in fact affect the shingle warranty and/or siding quality. I recommend having a reputable, registered contractor make repairs so the proper gap exists between the siding and the roofing below and ensure the step flashing is installed properly. I recommend repairs and replacement as required by a Rhode Island registered roofing contractor.

A thermo-scan of the area (Picture 3) was taken and there does not appear to be any problem at this time.



1.6 Picture 1

1.6 Picture 2



1.6 Picture 3

1.7 ROOF PENETRATIONS

Comments: Inspected

1.8 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

Pictures added for information.



1.8 Picture 1



1.8 Picture 2

1.9 CHIMNEYS (Exterior, interior exposed portion)

Comments: Inspected

A thermo-scan of the chimney to house connection was taken and there does not appear to be any problem at this time. No further action is required at this time.



1.9 Picture 1

2. Exterior

Exterior elements.



Styles & Materials

Siding Style:
Vertical (T & G)

Siding Material:
Cedar

Exterior Entry Doors:
Steel

Exterior Entry Door Manufacturer:
PEACHTREE

Window Types:
Vinyl
Casement
w/Thermal/Insulated

Window Manufacturer:
ANDERSEN

Patio/Storm Door Types:
Vinyl
w/Thermal/Insulated

Patio Door Manufacturer:
ANDERSEN

Driveway:
Macadam (tar & stone)

Appurtenance:
Screen Porch
w/steps

Retaining Wall:
None

Inspection Items

2.0 WALL SIDING, FLASHING AND TRIM

Comments: Inspected

2.1 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.2 DOORS (exterior)

Comments: Inspected

There is no bulkhead or other outside access to the basement. This is provided for information only.

2.3 WINDOWS (exterior)

Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIOS etc.

Comments: Safety Item

(1)

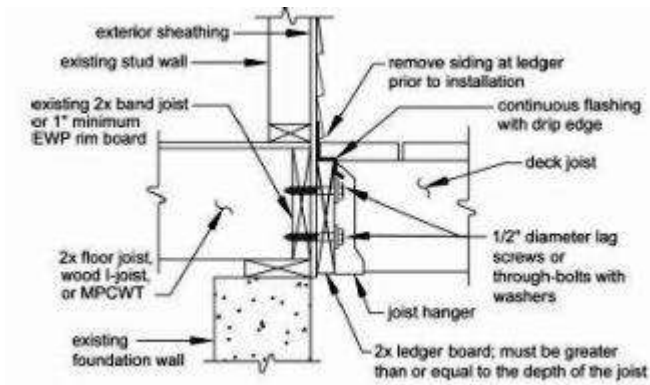
The deck ledger (Picture 1) is not attached properly to the structure of the home. To prevent a possible deck collapse as shown (Picture 2), it should have 1/2" galvanized "Lag or Thru Bolts" spaced accordingly depending on joist lengths (Picture 3) (Picture 4). Only RI registered contractors experienced in deck construction should be used to repair decks and related attachments.



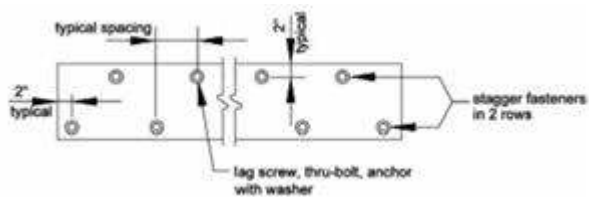
2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



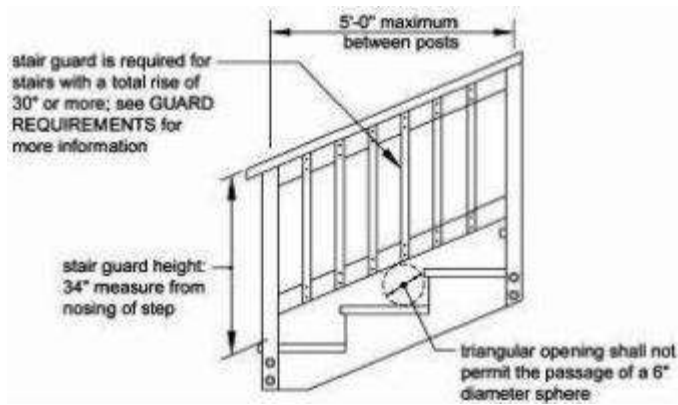
2.4 Picture 4

(2)

Handrails do not conform to today's standards of construction. Handrail height should be between 34 - 38 inches from the nosing of the tread. Spacing of guards (spindles), should be no more than a 4 inch sphere to preclude a child from passing through them. Only RI registered contractors experienced in deck construction should be used to repair decks and related attachments. This is provided for information.



2.4 Picture 5



2.4 Picture 6

2.5 VEGETATION (With respect to its effect on the condition of the building)

Comments: Repair or Replace

- 🏠 Vegetation needs to be trimmed back at least 12 inches from the house to prevent damage to the siding from moisture which will cause rot and mold formation and from providing a path to the home for insects.



2.5 Picture 1

2.6 DRIVEWAYS (With respect to its effect on the condition of the building)

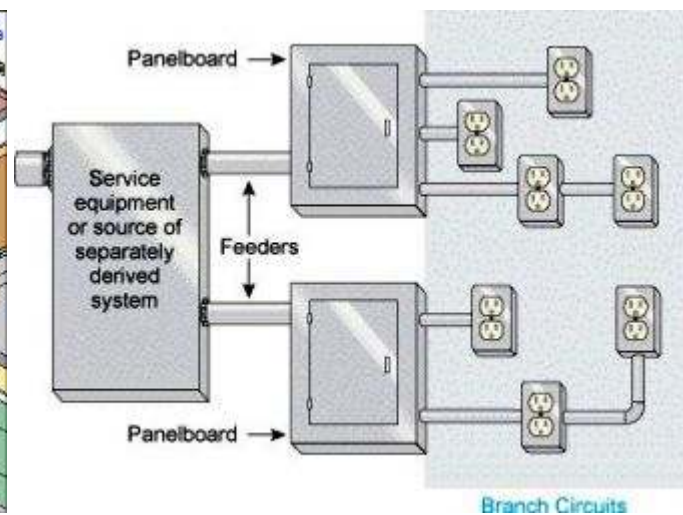
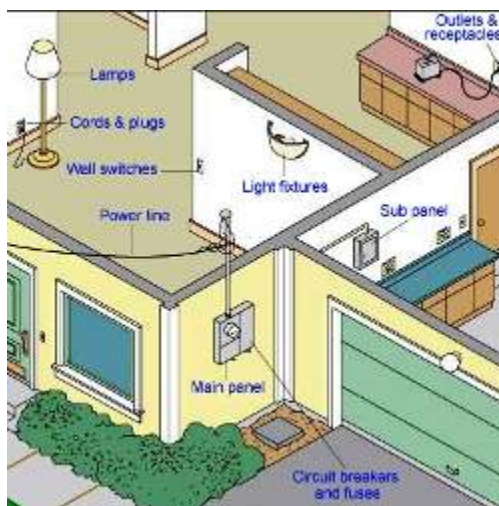
Comments: Inspected

2.7 GRADING, DRAINAGE (With respect to effect on the condition of the building)

Comments: Inspected

3. Electrical System

Electrical.



Styles & Materials

Electrical Service Conductors:

220 volt
Overhead service
w/Aluminum conductors
w/anti-corrosion flux compound

Main Panel Capacity:

200 AMP

Main Panel Type:

Circuit breakers

Main Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Dryer Power Source:

220 Electric

Inspection Items

3.0 SERVICE ENTRANCE

Comments: Safety Item

⚡ The duct seal around the service entrance cable (SEC) into the meter trim needs to be repaired by a licensed electrician to ensure the proper material is used and installed properly. An improper seal at this location can allow water to enter into the meter causing corrosion and a possible electrical failure.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3



3.0 Picture 4



3.0 Picture 6



3.0 Picture 5

3.1 MAIN AND DISTRIBUTION PANELS, SERVICE AND GROUNDING EQUIPMENT

Comments: Inspected

(1) Pictures added for information.



3.1 Picture 1



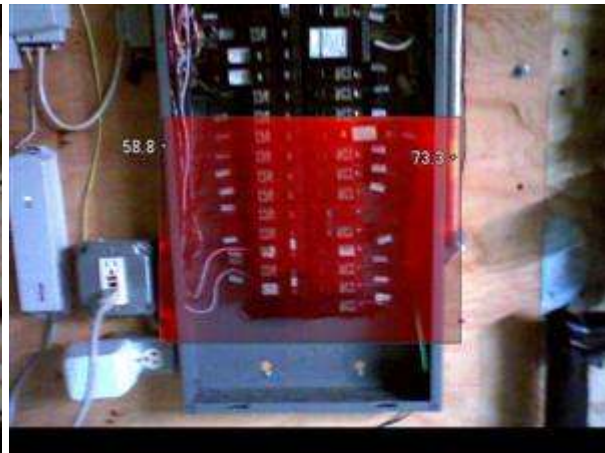
3.1 Picture 2

(2)

A thermo-scan of the electrical panel was taken and indicates that there is a temperature difference between the area in question (Picture 3) versus its surrounding area but the temperature is within the recommended range of the manufacturer. No further action is required at this time.



3.1 Picture 3



3.1 Picture 4

3.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panelboard is located in the basement. The main disconnect (shut-off) for the panelboard is located at the panel (Picture 1).



3.2 Picture 1

3.3 CONNECTED DEVICES AND FIXTURES (Representative number of light fixtures, switches and receptacles.)

Comments: Inspected

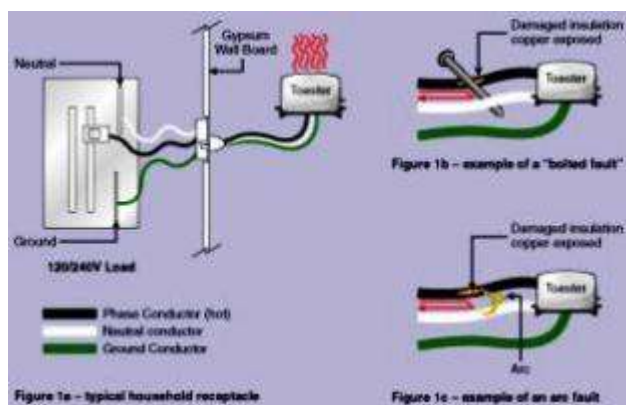
3.4 PRESENCE/OPERATION OF GFCI's (Ground Fault Circuit Interrupters)

Comments: Inspected

3.5 PRESENCE/OPERATION OF AFCI's (Arc Fault Circuit Interrupters - Bedrooms)

Comments: Inspected

There are AFCI's located in the bedrooms. An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. They are now required in bedrooms for new construction. This is for information.



3.5 Picture 1

3.6 SMOKE and CARBON MONOXIDE DETECTORS

Comments: Not Inspected

Required locations and types of smoke, carbon monoxide and heat detectors are dictated by the RI State Fire Marshall's office as amended by the local Fire Marshall. See:

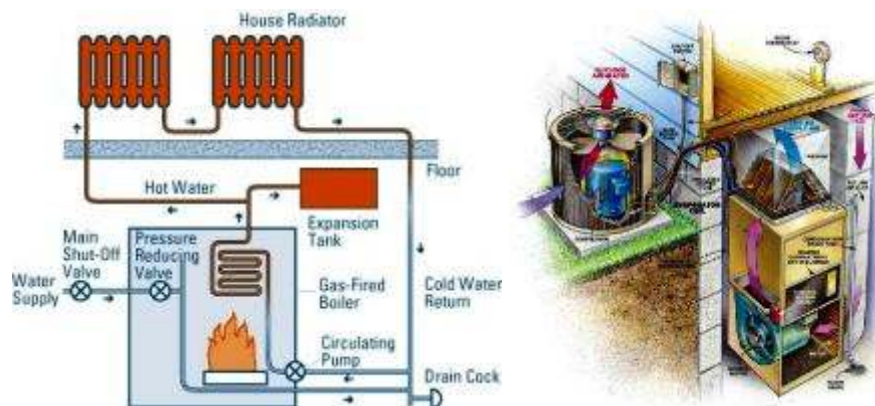
<http://www.fire-marshal.ri.gov/Downloads/smoke%20brochure.doc>



3.6 Picture 1

4. Heating / Central Air Conditioning

Heating and cooling system arrangements.



Styles & Materials

Heat Type:

Hydronic w/circulator
with zone valves
with zone pumps
Radiant Floor

Number of Heat Systems (excluding fireplaces):

One

Central Air Manufacturer:

HEIL
WHIRLPOOL

Cooling Air Handler Location:

Attic

Operable Fireplaces:

One

Heat System Brand:

BURNHAM

Cooling Equipment Type:

Central Air

Number of AC Only Units (excluding heat pumps):

Two

Ductwork:

Insulated Metal
and
Flexduct

Gas Logs:

yes

Heating Equipment Energy Source:

Natural gas

Cooling Equipment Energy Source:

Electricity

Central Air Handler Manufacturer:

TEMPSTAR
WHIRLPOOL

Types of Fireplaces:

Conventional

Inspection Items

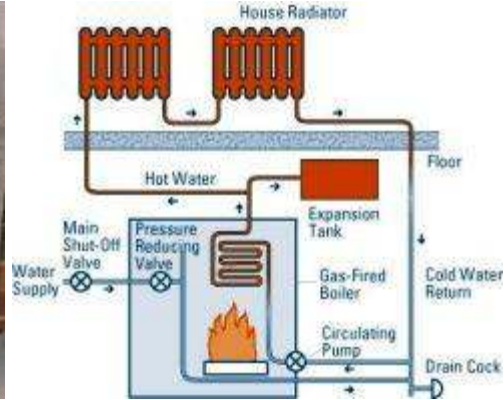
4.0 HEATING EQUIPMENT

Comments: Inspected

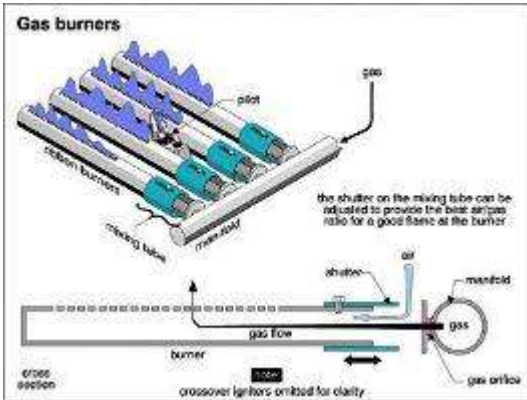
The home is heated by forced hot water with a gas fired boiler.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3

4.1 COOLING EQUIPMENT / AIR HANDLER

Comments: Inspected

(1) Pictures added for information.



4.1 Picture 1

(2)
The air handler for the central air is located in the attic.



4.1 Picture 2



4.1 Picture 3



4.1 Picture 4

4.2 NORMAL OPERATING CONTROLS

Comments: Inspected

4.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

4.4 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

Air temperatures were sampled with an IR sensor on random supply/return registers of the central air conditioner to determine if the difference in temperatures of the supply and return air were between 14 to 22 degrees which indicates that the unit was cooling as intended at the time and outside temperature of the inspection. The outside temperature was 80 degrees, average supply air temperature was 55 degrees, and the average return air temperature was 75 degrees. This indicates the range in temperature drop is normal. No further action is required at this time

4.5 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

4.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Pictures added for information.



4.6 Picture 1



4.6 Picture 2

4.7 CHIMNEYS, FLUES AND VENTS (Water heaters & heating systems)

Comments: Inspected

Pictures added for information.



4.7 Picture 1



4.7 Picture 2

4.8 SOLID FUEL HEATING DEVICES, CHIMNEYS (Fireplaces, Woodstove)

Comments: Inspected

Pictures added for information.



4.8 Picture 1



4.8 Picture 2

4.9 GAS/LP FIRELOGS, FIREPLACES, CHIMNEYS

Comments: Inspected

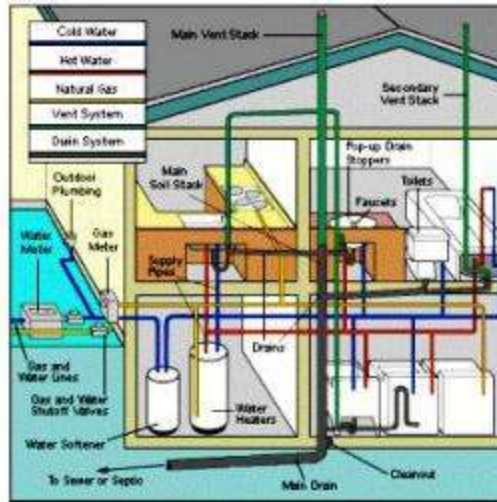
Picture added for information.



4.9 Picture 1

5. Plumbing System

Plumbing schematic.



Styles & Materials

Water Source:
Public

Water pressure:
80

Backflow prevention device exists:
Yes

Plumbing Waste:
polyvinyl chloride (PVC)

Water Heater Manufacturer:
GE

Washer Drain Size:
1 1/2" Diameter

Clothes Dryer Vent Material:
PVC Rigid

Dryer Brand:
Whirlpool

Diameter to Meter:
3/4"

Plumbing Water Supply (into home):
cross-linked polyethylene (Pex)

Plumbing Water Distribution (inside home):
Copper

Water Heater Power Source:
Natural Gas

Hot Water Temperature:
122

Clothes Dryer location:
2nd+ floor

Clothes Dryer Vent Location:
Outside House

Diameter from Meter:
3/4"

Lawn Sprinklers:
Yes

Waste System:
Septic System

Water Heater Rated Capacity:
40 Gallon

Washer location:
2nd+ floor w/floor drain

Clothes Dryer Type:
Electric

Washer Brand:
Whirlpool

Inspection Items

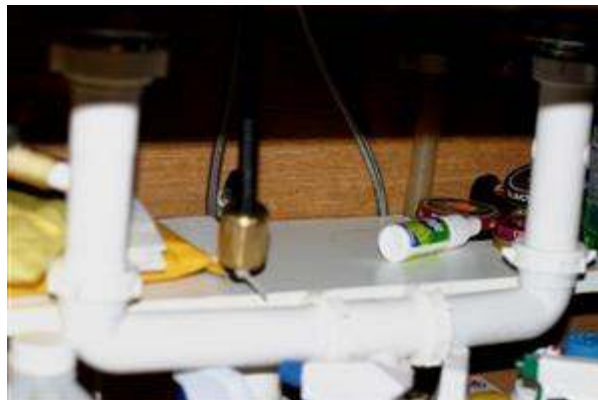
5.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

Pictures added for information.



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4



5.0 Picture 5

5.1 WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected

(1) Picture added for information.



5.1 Picture 1

(2)

There is a "reverse osmosis" drinking water filtration system plumbed into the kitchen drinking water and refrigerator ice maker. These systems require yearly replacement of filters. The system was not inspected for functionality or performance. Familiarity with the manufacturer's service procedures by the homeowner or hiring a reputable contractor are highly recommended. This is provided for information only.



5.1 Picture 2

(3)

There is an "ultra-violet" disinfection system plumbed into the kitchen drinking water and refrigerator ice maker. These systems require yearly replacement of the UV bulb. The system was not inspected for functionality or performance. Familiarity with the manufacturer's service procedures by the homeowner or hiring a reputable contractor are highly recommended. This is provided for information only.



5.1 Picture 3

(4)

There is a "water softener" system plumbed into the water supply. These systems require regular adding of salt. The system was not inspected for functionality or performance. Familiarity with the manufacturer's service procedures by the homeowner or hiring a reputable contractor are highly recommended. This is provided for information only.



5.1 Picture 4

5.2 WATER PRESSURE

Comments: Inspected

Picture added for information.



5.5 Picture 3



5.5 Picture 4

5.6 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Information

The main shut off for the water supply is the green lever located in the basement. This is for your information.



5.6 Picture 1

5.7 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

5.8 MAIN FUEL SHUT OFF (Describe Location)

Comments: Information

The main fuel shut-off for the natural gas is the gray lever at the gas meter. You should keep a wrench nearby in case of an emergency.



5.8 Picture 1

5.9 CLOTHES DRYER VENT PIPING

Comments: Inspected

Picture added for information.



5.9 Picture 1

5.10 SEPTIC SYSTEM

Comments: Not Inspected

RIDEM has maintained electronic records for all statewide installed septic systems installed since 1992. They do have on hand, hard copy records dating back to 1970. It is strongly recommended that you get a copy of your ISDS approval and that a RI licensed onsite wastewater treatment system inspector inspect the system before closing on the property. You can locate them at:

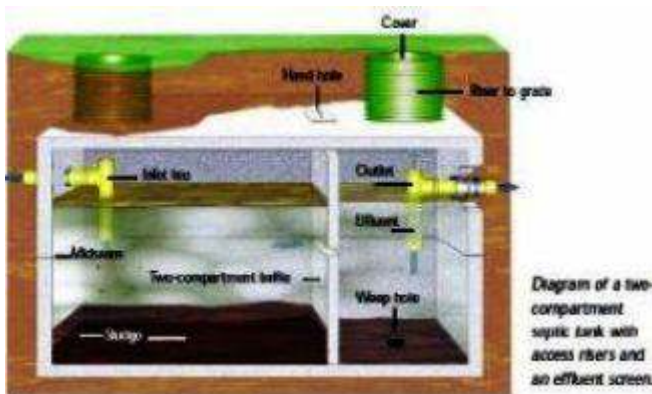
http://www.uri.edu/ce/wq/OWT/Inspectors/SepticinspectorsConv_08_.pdf

Additional information regarding the maintenance and operation of your septic system can be found at:

<http://www.uri.edu/ce/wq/OWT/Factsheets/index.htm>



5.10 Picture 1



5.10 Picture 2

5.11 OUTDOOR SPRINKLERS

Comments: Not Inspected

As a minimum, backflow preventers should be used on sprinkler water supplies in case of loss of pressure. Most localities now require this. No further action is required at this time.



5.11 Picture 1



5.11 Picture 2

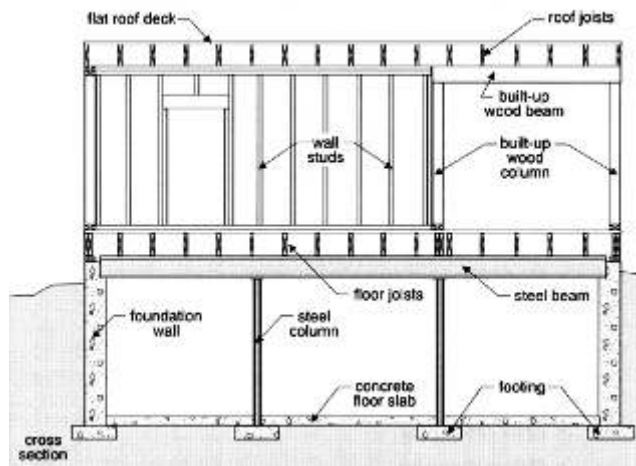


5.11 Picture 3

6. Structural Components

Structural cross section.

Beams - shown in relation to house structure



Styles & Materials

Main Foundation:
Poured concrete

1st Floor Structure:
2 X 10

1st Floor Insulation:
Faced
R-19

Columns or Piers:
Concrete Filled Steel Lally Columns

Wall Structure:
2" X 4" Wood Studs

Exterior Basement/Crawlspace entry:
None

Basement/Crawlspace Wall Structure:
Concrete

Radon Mitigation System:
None

Inspection Items

6.0 FOUNDATION

Comments: Inspected

6.1 BASEMENT

Comments: Inspected

A thermo-scan of the of a possible leak internal to a wall was taken and and there does not appear to be any problem at this time. No further action is required at this time.



6.1 Picture 1

6.2 COLUMNS OR PIERS

Comments: Inspected

6.3 EXTERIOR WALLS (Structural)

Comments: Information

A thermo-scan of the of an exterior wall to evaluate the presence of insulation voids was taken and indicates that there is a temperature difference between the area in question versus its surrounding area which may indicate missing or settled insulation. A competent person should repair or replace as needed.



6.3 Picture 1

6.4 FLOORS (Structural)

Comments: Not Inspected

The underside of the 1st floor was insulated. Inspection of the floor structure and sheathing could not be accomplished.

6.5 INSULATION UNDER 1st FLOOR

Comments: Repair or Replace

- ▣ The vapor barrier for the under floor insulation should be on the heated side, 1st floor side of the insulation. Also, exposed vapor barriers are required to be classified with a permissible flame spread/smoke index rating.

Product Labeling

The following information will be included on packages and literature to provide consistent guidance on exposed ComfortTherm applications:

"ComfortTherm® insulation carries a Class A rating (ASTM C 665) for low flame spread and has been classified FHC 25/50 by Underwriters Laboratories, meaning it can be used for some exposed applications (uncovered by gypsum wallboard) where permitted by the local building code. See National Evaluation Service, Inc. (NES) Report No. NER-549, copies available upon request. Under some conditions, even low flame spread material can burn at a slow rate if exposed to an open flame or other heat sources. Do not use ComfortTherm® insulation where encapsulation film will be exposed to sunlight or mechanical abuse."

6.5 Picture 1

6.6 RADON MITIGATION SYSTEM

Comments: Not Present

The US Environmental Protection Agency has established an action level of 4.0 pCi/L of Radon in indoor air. The RI Department of Health's Radon Control Program maintains a database of Radon testing performed in the State. The current average Radon level in Rhode Island is 3.5 pCi/L, which is nearly 3 times the national average. Over 1 in 4 homes tested in Rhode Island has Radon levels exceeding the EPA action level. Refer to:

<http://www.health.ri.gov/environment/occupational/radon/testing.php>

How Does Radon Enter A House?



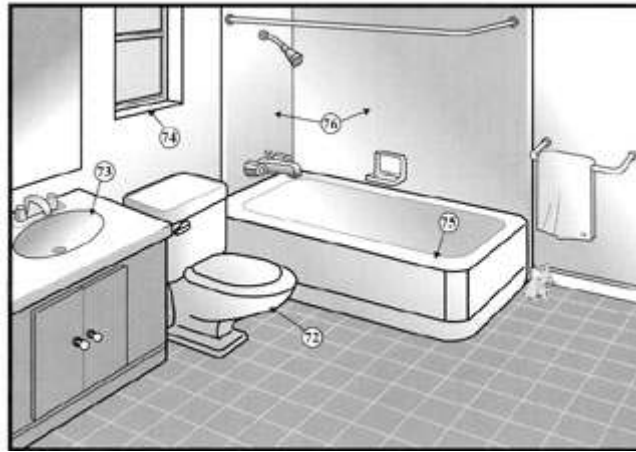
6.6 Picture 1



6.6 Picture 2

7(A). Master Bath

Bathroom items.



Ceiling Materials:
Sheetrock

Interior Doors:
Hollow core

Toilet:
Two-piece
elongated
3.5gpf

Exhaust Fan:
Fan with light

Fan Exhaust Discharge Location:
Outside on wall

Styles & Materials

Wall Material:
Sheetrock

Bathtub:
Fiberglass

Fixtures:
Moen

Fan Manufacturer:
Broan

Floor Covering(s):
Carpet
Ceramic Tile

Sink(s):
porcelain

Shower Enclosure:
fiberglass

Bath Fan Exhaust Duct:
Flexible vinyl

Inspection Items

7.0.A CEILING
Comments: Inspected

7.1.A WALLS
Comments: Inspected

7.2.A FLOOR
Comments: Inspected

7.3.A COUNTERTOPS
Comments: Inspected

7.4.A CABINETS/VANITIES
Comments: Inspected

7.5.A DOORS

Comments: Inspected

7.6.A WINDOWS

Comments: Inspected

7.7.A EXHAUST FAN

Comments: Inspected

Pictures added for information.



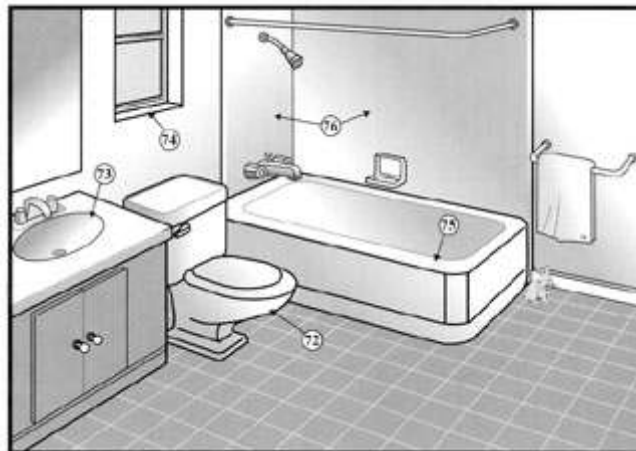
7.7.A Picture 1



7.7.A Picture 2

7(B). Upstairs Bath

Bathroom items.



**Ceiling Materials:**

Sheetrock

Interior Doors:

Hollow core

Toilet:Two-piece
elongated
3.5gpf**Exhaust Fan:**

Fan with light

Fan Exhaust Discharge Location:

Outside on roof

Styles & Materials**Wall Material:**

Sheetrock

Bathtub:

Fiberglass

Fixtures:

Delta

Fan Manufacturer:

Broan

Floor Covering(s):

Ceramic Tile

Sink(s):

porcelain

Shower Enclosure:

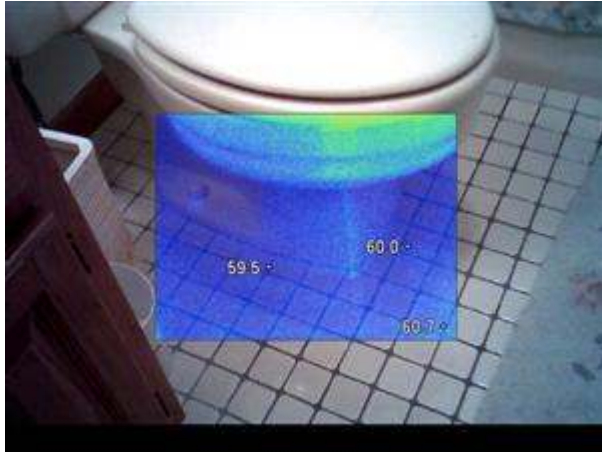
fiberglass

Bath Fan Exhaust Duct:

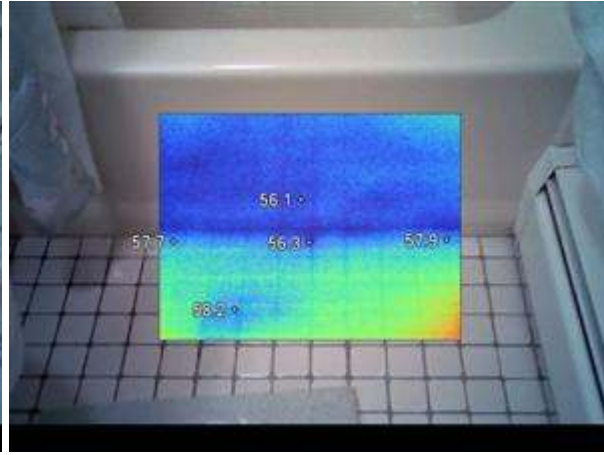
Flexible vinyl

Inspection Items**7.0.B CEILING****Comments:** Inspected**7.1.B WALLS****Comments:** Inspected**7.2.B FLOOR****Comments:** Inspected

A thermo-scan of the bathroom toilet floor area and tub floor area was taken and there does not appear to be any problem at this time. No further action is required at this time.



7.2.B Picture 1



7.2.B Picture 2

7.3.B COUNTERTOPS

Comments: Inspected

7.4.B CABINETS/VANITIES

Comments: Inspected

7.5.B DOORS

Comments: Inspected

7.6.B WINDOWS

Comments: Not Present

7.7.B EXHAUST FAN

Comments: Inspected

Pictures added for information.



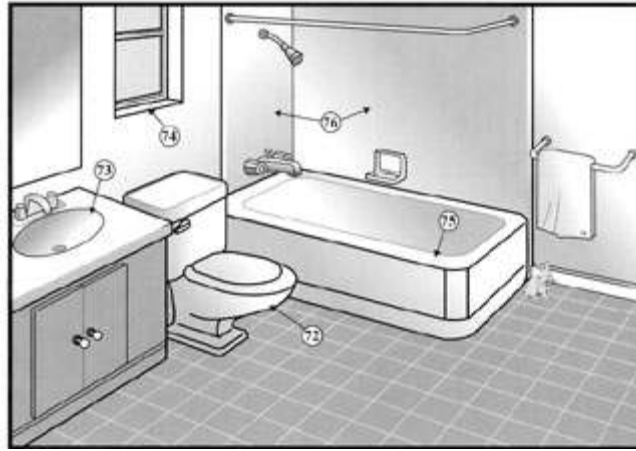
7.7.B Picture 1



7.7.B Picture 2

7(C). 1/2 Bath

Bathroom items.



Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock
Wallpaper

Floor Covering(s):
Ceramic Tile

Interior Doors:
Raised panel
Solid
Wood

Sink(s):
porcelain

Toilet:
Two-piece
elongated
3.5gpf

Fixtures:
Grohe

Shower Enclosure:
None

Exhaust Fan:
Fan only

Fan Manufacturer:
Broan

Bath Fan Exhaust Duct:
Inaccessible

Fan Exhaust Discharge Location:
Outside on wall

Inspection Items

7.0.C CEILING

Comments: Inspected

7.1.C WALLS

Comments: Inspected

7.2.C FLOOR

Comments: Inspected

7.3.C COUNTERTOPS

Comments: Not Present

7.4.C CABINETS/VANITIES

Comments: Not Present

7.5.C DOORS

Comments: Inspected

7.6.C WINDOWS

Comments: Not Present

7.7.C EXHAUST FAN

Comments: Inspected

Pictures added for information.



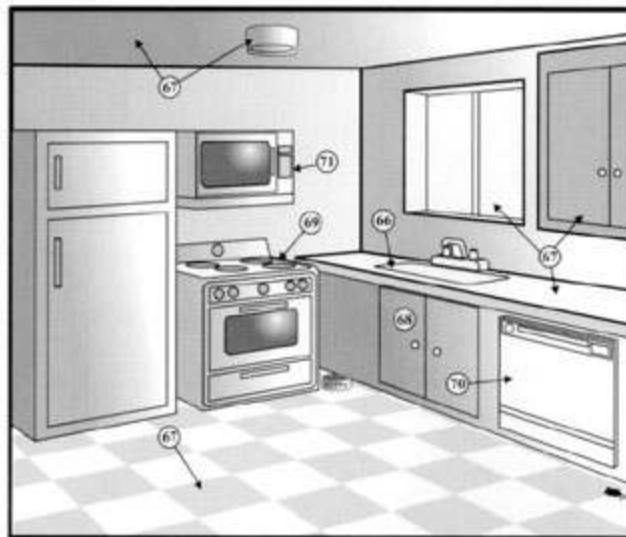
7.7.C Picture 1



7.7.C Picture 2

8. Kitchen Components and Appliances

Kitchen items.



Styles & Materials

Dishwasher Brand:
KENMORE

Kitchen Exhaust Location:
Exterior wall

Built in Microwave Brand:
GENERAL ELECTRIC

Refrigerator Brand:
WHIRLPOOL

Interior Doors:
Solid
Raised panel
Wood

Cooling Return Temp:
75

Disposer Brand:
NONE

Oven/Range Brand:
JENN AIR

Cabinetry:
Solid
Wood

Ceiling Materials:
Sheetrock

Floor Covering:
Hardwood (Tongue & Groove)

Exhaust/Range hood Brand:
GENERAL ELECTRIC

Oven/Range Type:
Gas (natural)

Countertop:
Silestone

Wall Material:
Sheetrock

Cooling Supply Temp:
55

Inspection Items

8.0 CEILING
Comments: Inspected

8.1 WALLS

Comments: Inspected

8.2 FLOOR

Comments: Inspected

8.3 WINDOW(s)

Comments: Inspected

8.4 COUNTERTOPS

Comments: Inspected

Picture added for information.



8.4 Picture 1

8.5 CABINETS (A representative number)

Comments: Inspected

8.6 RANGE/OVEN/COOKTOP

Comments: Inspected

Picture added for information.



8.6 Picture 1

8.7 RANGE HOOD

Comments: Inspected

8.8 DISHWASHER

Comments: Inspected

Picture added for information.



8.8 Picture 1

8.9 FOOD WASTE DISPOSER

Comments: Not Present

8.10 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Picture added for information.



8.10 Picture 1

8.11 REFRIGERATOR

Comments: Inspected

9(A). Living Room



Styles & Materials

Ceiling Material:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood (Tongue & Groove)

Interior Doors:

Stairs:

Cooling Supply Temp:

Raised panel
Solid Wood

Oak

55

Cooling Return Temp:

75

Inspection Items**9.0.A CEILING****Comments:** Inspected**9.1.A WALLS****Comments:** Inspected**9.2.A FLOOR****Comments:** Inspected**9.3.A DOORS (A representative number)****Comments:** Inspected**9.4.A WINDOWS (A representative number)****Comments:** Inspected

9(B). Dining Room

**Styles & Materials****Ceiling Material:**

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood (Tongue & Groove)

Interior Doors:

None

Cooling Supply Temp:

55

Cooling Return Temp:

75

Inspection Items**9.0.B CEILING****Comments:** Inspected**9.1.B WALLS****Comments:** Inspected**9.2.B FLOOR****Comments:** Inspected**9.3.B DOORS (A representative number)****Comments:** Not Present**9.4.B WINDOWS (A representative number)****Comments:** Inspected

9(C). Family Room



Styles & Materials

Ceiling Material:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood (Tongue & Groove)

Interior Doors:

Raised panel
Solid Wood

Cooling Supply Temp:

55

Cooling Return Temp:

75

Inspection Items

9.0.C CEILING

Comments: Inspected

9.1.C WALLS

Comments: Inspected

9.2.C FLOOR

Comments: Inspected

9.3.C DOORS (A representative number)

Comments: Inspected

9.4.C WINDOWS (A representative number)

Comments: Inspected

9(D). Bedrooms



Styles & Materials

Ceiling Material:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Cooling Supply Temp:

55

Cooling Return Temp:

75

Inspection Items

9.0.D CEILING

Comments: Inspected

9.1.D WALLS

Comments: Inspected

9.2.D FLOOR

Comments: Inspected

9.3.D DOORS (A representative number)

Comments: Inspected

9.4.D WINDOWS (A representative number)

Comments: Inspected

9(E). Laundry



Styles & Materials

Ceiling Material:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Ceramic Tile

Interior Doors:

Hollow core

Inspection Items

9.0.E CEILING

Comments: Inspected

9.1.E WALLS

Comments: Inspected

9.2.E FLOOR

Comments: Inspected

9.3.E DOORS (A representative number)

Comments: Inspected

9.4.E WINDOWS (A representative number)

Comments: Not Present

9.5.E WASHER

Comments: Inspected

Pictures added for information.



9.5.E Picture 1



9.5.E Picture 2

9.6.E DRYER

Comments: Inspected

9(F). Hallway and Other Rooms



Styles & Materials

Ceiling Material:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Inspection Items

9.0.F CEILING

Comments: Inspected

9.1.F WALLS

Comments: Inspected

9.2.F FLOOR

Comments: Inspected

9.3.F DOORS (A representative number)

Comments: Not Present

9.4.F WINDOWS (A representative number)

Comments: Not Present

9.5.F STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

10. Garage

Styles & Materials

Type:

Attached
Two-Car

Garage Door Type:

One automatic

Garage Door Material:

Insulated
Metal

Garage Door Manufacturer:
Wayne Dalton

Auto-opener Manufacturer:
ALLISTER

Wall Material:
Finished W/
Sheetrock

Home Entry Door:
Hollow core/W
20 min fire rating

Window Types:
Vinyl
Casement
w/Thermal/Insulated

Window Manufacturer:
ANDERSEN

Exterior Entry Doors:
None

Ceiling Structure:
Not visible

Ceiling Material:
Unfinished
Sheetrock

Attic information:
No attic

Floor:
Concrete

Inspection Items

10.0 ROOF STRUCTURE & ATTIC ACCESS

Comments: Not Inspected

The garage was finished and the underside of the 1st floor was covered at the time of the inspection so inspection of floor joists, sheathing and insulation condition could not be accomplished.

10.1 CEILING(S) (Including fire separation)

Comments: Inspected

10.2 INTERIOR WALLS (Including fire separation)

Comments: Inspected

10.3 FLOOR

Comments: Inspected

10.4 OVERHEAD DOOR(S)

Comments: Inspected

Picture is added for information.



10.4 Picture 1

10.5 OVERHEAD DOOR OPERATOR(S)

Comments: Inspected

Picture is added for information.



10.5 Picture 1

10.6 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

10.7 STAIRWAY & RAILINGS

Comments: Inspected

Picture added for information.



10.7 Picture 1

11. Outdoor Cooking Equipment

Styles & Materials

Fuel Source:

Natural gas

Inspection Items

11.0 COOKING EQUIPMENT

Comments: Information

A natural gas line exists for an outdoor grill. If used, the grill burner needs to be certified for natural gas use. This is provided for information only.



11.0 Picture 1

12. Central Vac System

Inspection Items

12.0 EQUIPMENT

Comments: Information

A central vac system exists. The system was operated at the main unit but functionality and performance at each port was not evaluated. There did not appear to be any issue with the main unit motor at the time of the inspection.



12.0 Picture 1

12.1 EXHAUST**Comments:** Inspected

Central vac units should be exhausted to the outdoors whenever possible to reduce indoor contaminants and to reduce noise levels.



12.1 Picture 1

12.2 DISTRIBUTION**Comments:** Not Inspected**12.3 WIRING****Comments:** Inspected

The central vac unit is plugged into a GFCI outlet.

13. Standards of Practice (SOP) (Inspection Standards)

EXTERIOR:**The inspector shall inspect:**

The siding, flashing and trim; all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias; a representative number of windows; the vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.

The inspector shall report:

The need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of a sphere four inches in diameter.

The inspector shall describe:

The exterior wall covering.

The inspector is not required to inspect:

Or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; items, including window and door flashings, which are not visible or readily accessible from the ground; geological, geotechnical, hydrological and/or soil conditions; recreational facilities; seawalls, break-walls and docks; erosion control and earth stabilization measures; underground utilities; underground items; wells or springs; solar systems; swimming pools or spas; septic systems or cesspool; playground equipment; sprinkler systems; drain fields or drywells.

The inspector is not required to determine:

The integrity of the thermal window seals or damaged glass; safety type glass.

ROOFING / CHIMNEYS / ROOF STRUCTURE / ATTIC

The inspector shall inspect from ground level or eaves:

The roof covering, gutters, downspouts, vents, flashings, skylights, chimney and other roof penetrations, and the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector shall inspect:

The insulation in unfinished spaces, ventilation of attic spaces, and mechanical ventilation systems.

The inspector shall report:

On the general absence or lack of insulation.

The inspector is not required to:

Walk on any roof surface; predict the service life expectancy; inspect underground downspout diverter drainage pipes; remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces; inspect antennae, lightning arresters, or similar attachments; enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion; move, touch, or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels and covers; identify the composition of or the exact R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring; determine adequacy of ventilation.

STRUCTURAL COMPONENTS**The inspector shall inspect:**

The basement; the foundation; the crawlspace; the visible structural components; any present conditions or clear indications of active water penetration observed by the inspector; and report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to:

Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector; move stored items or debris; operate sump pumps with inaccessible floats; identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems; provide any engineering or architectural service; report on the adequacy of any structural system or component.

PLUMBING SYSTEM(S)**The inspector shall:**

Verify the presence of and identify the location of the main water shutoff valve; inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves; inspect the interior water supply including all fixtures and faucets; inspect the drain, waste and vent systems, including all fixtures; describe any visible fuel storage systems; inspect the drainage sump pumps testing sumps with accessible floats; inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves; inspect and determine if the water supply is public or private.

The inspector is not required to:

Light or ignite pilot flames; determine the size, temperature, age, life expectancy or adequacy of the water heater; inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems; determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply; determine the water quality or potability or the reliability of the water supply or source; open sealed plumbing access panels; inspect clothes washing machines or their connections (hoses); operate any main, branch or fixture valve; evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping; determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices; determine whether there are sufficient clean-outs for effective cleaning of drains; evaluate gas, liquid propane or oil storage tanks; inspect any private sewage waste disposal system or component of; inspect water treatment systems or water filters; inspect water storage tanks, pressure pumps or bladder tanks; evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements; evaluate or determine the adequacy of combustion air; test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves; examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

HEATING / CENTRAL AIR SYSTEM(S)**The inspector shall inspect:**

The heating system and describe the energy source and heating method using normal operating controls; the central cooling equipment using normal operating controls; the fireplace, and open and close the damper door if readily accessible and operable; hearth extensions and other permanently installed components; and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

The inspector shall report:

The need of repair electric furnaces which do not operate; if inspector deemed the furnace inaccessible.

The inspector is not required to inspect:

Or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks; underground fuel tanks.

The inspector is not required to:

Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system; light or ignite pilot flames; activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment; override electronic thermostats; evaluate fuel

quality; verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks; determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system; inspect window units, through-wall units, or electronic air filters; operate cooling equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment; inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks; examine electrical current, coolant fluids or gases, or coolant leakage; inspect the flue or vent system; inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; determine the need for a chimney sweep; operate gas fireplace inserts; light pilot flames; determine the appropriateness of such installation; inspect automatic fuel feed devices; inspect combustion and/or make-up air devices; inspect heat distribution systems whether gravity controlled or fan assisted; ignite or extinguish fires; determine draft characteristics; move fireplace inserts, stoves, or firebox contents; determine adequacy of draft, perform a smoke test or dismantle or remove any component; perform an NFPA inspection.

ELECTRICAL SYSTEM(S)

The inspector shall inspect:

The service line; the meter box; the main disconnect; and determine the rating of the service amperage; panels, breakers and fuses; the service grounding and bonding; a representative sampling of switches, receptacles, light fixtures, AFCI receptacles; and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection; and report the presence of solid conductor aluminum branch circuit wiring if readily visible; and report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present; the service entrance conductors and the condition of their sheathing; the ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester; and describe the amperage rating of the service; and report the absence of smoke detectors; service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to:

Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures; operate electrical systems that are shut down; remove panel covers or dead front covers if not readily accessible; operate over current protection devices; operate non-accessible smoke detectors; measure or determine the amperage or voltage of the main service if not visibly labeled; inspect the alarm system and components; inspect the ancillary wiring or remote control devices; activate any electrical systems or branch circuits which are not energized; operate overload devices; inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices; verify the continuity of the connected service ground; inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; conduct voltage drop calculations; determine the accuracy of breaker labeling.

BATHROOM SYSTEM(S)

The inspector shall:

Open and close a representative number of doors and windows; inspect the walls and ceilings; report as in need of repair any windows that are obviously fogged or display other evidence of broken seals; flush toilets; run water in sinks, tubs, and showers; inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets; inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to:

Inspect paint, wallpaper, and window treatments or finish treatments; inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises; move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure; move drop ceiling tiles; inspect items not permanently installed; test shower pans, tub and shower surrounds or enclosures for leakage.

KITCHEN SYSTEM(S)

The inspector shall:

Open and close a representative number of doors, windows, cabinets and countertops; inspect the walls, ceilings, steps, stairways, and railings; report as in need of repair any windows that are obviously fogged or display other evidence of broken seals; inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets; inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks.

The inspector is not required to:

Inspect paint, wallpaper, and window treatments or finish treatments; inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises; move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure; move drop ceiling tiles; inspect or move any household appliances; operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices; operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights; inspect microwave ovens or test leakage from microwave ovens; operate or examine any steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices; inspect appliances; inspect items not permanently installed.

INTERIOR ROOMS

The inspector shall:

Open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways, and railings; report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to:

Inspect paint, wallpaper, and window treatments or finish treatments; inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, or firewall compromises; move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure; move drop ceiling tiles; inspect items not permanently installed.

GARAGE(S)**The inspector shall:**

Open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways, and railings; inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control; report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door; report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use; report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to:

Inspect paint or finish treatments; inspect central vacuum systems; inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, or firewall compromises; move stored items, or any coverings like tile in order to inspect the concealed floor; move drop ceiling tiles; inspect or move any appliances; inspect or operate equipment housed in the garage except as otherwise noted; verify or certify safe operation of any auto reverse or related safety function of a garage door; operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards; operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices; inspect remote controls; inspect items not permanently installed.

Inspection Items

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To S & B Services