1 Coleman Avenue, Cloquet, MN 55720
Inspection prepared for: Joe Client
Date of Inspection: 4/22/2014 Time: 4 pm
Age of Home: 8 years Size: 2650 sq/ft

Inspector: Travis Coleman
License # 13082713
1206 Dewey Ave, Cloquet, MN 55720
Phone: 218-240-1984
Email: colemanhomeinspections@yahoo.com
www.cloquethomeinspector.com

Coleman Home Inspections
Inspected Once, Inspected Right™

Coleman Home Inspections

We appreciate the opportunity to conduct this inspection for you. Please take the time to read this entire inspection report. Call me after you have taken the time to review this report, so we can go over any questions you may have. Please give extra care in reviewing the Report Summary section. This section reviews the major safety concerns and issues there may be with the property.

Remember that even after the report has been done I am still here to answer any questions, or settle any concerns you may have throughout the entire closing process. Don't be afraid to call. Remember that properties being inspected do not "pass" or "fail".

Depending on the age of the property, some items like GFCI may not be installed but this report focuses on safety and function, not current codes. This report identifies some specific non-code, non-cosmetic issues that the inspector thinks need further review or investigation, or repair. For you safety and liability we recommend all repairs and further investigation be done by licensed contractors.

Please note that this report is a snapshot in time. I recommend that you use this report as a guide and conduct a full walk-through inspection just prior to closing.

Understand that this report is a visual examination of the utilities and structure of a property. Refer to the Inspection and Site Details section to determine orientation of the house. I do not claim to be an expert, but rather a generalist. I will not be held liable for any errors. Please change all smoke/CO2 alarm batteries, and test alarms,prior to moving in.

Thank you for trusting Coleman Home Inspections. I hope that you can recommend us to friends, and family, and good luck in your purchase.

Travis Coleman www.cloquethomeinspector.com 218-240-1984

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. It is important to remember that all houses have problems. This report focuses on the safety, function, and soundness of a property.

Roofing		
Page 11 Item: 3	Roof Covering	• Shingles have many nails through there surface. After further review the nails appear to be from the course below. This means the shingle nails were left proud of the surface of the shingle and eventually pushed through the shingle above it. • Coax on the roof is held down with screws through roof surface.

Coax for satellite dishes is attached to the roof with screws. This will allow water to penetrate the roof covering.

Shingle nails are pushing up through the shingle surface. This is not correct and is shortening the life of the shingles. I suggest covering all exposed nails with roof tar. This may be an annual maintenance need until the roof is replaced. Otherwise the roof should last another 20 years.

Coleman Home Inspections

1206 Dewey Ave
Cloquet, MN 55720
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218-240-1984

Inspection Date: 4/22/2014

Client: Joe Client

Property Address: 1 Coleman Avenue

Realtor:

Payment: $300 by check

Recallchek reports will be emailed to you.

Water test results will be available after 3 p.m on the second business day.

Radon test results will be available in one business day after the retrieval of the test materials from the property. Test materials must remain at the property a minimum of 48 hours.

Thank you for trusting Coleman Home Inspections. We hope that you will refer us to your friends and family.
Travis Coleman
Owner, Coleman Home Inspections

Inspection and Site Details

1. Inspection Time

Start: 4:00 PM
End : 6:30 PM

2. Attending Inspection

Client present

3. Residence Type/Style

Single Family Home

4. Garage/Carport

Attached 3-Car Garage

5. Age of Home or Year Built

Built in: 2006

6. Square Footage

Approx 2600 sq/ft

7. Front of Home Faces

East

8. Bedrooms and Bathrooms

Number of Bedrooms: 4
Number of Bathrooms: 4

9. Occupancy

Occupied - Furnished

10. Temperature

65 degrees

11. Weather Conditions

Clear, sunny sky

12. Ground/Soil Surface Condition

Dry

13. Rain in the Last Three Days

No

Exterior

This section of the report will address everything from the grading, and vegetation of the property through the cladding, windows, doors, and decks. It is important to ensure that the grading of the lot is away from any structures and that there are not trees, or other vegetation near the structures. Also the siding, windows, doors will affect the long term well being of the structure. Maintaining the exterior is the key to having a safe and sound house well into the future.

1. Exterior Views

Inspected	Not Inspected	Not Present
X		

Views of the exterior of the house.

2. Driveway

Inspected	Not Inspected	Not Present
X		

Materials: Asphalt

Observations: Driveway in good shape for age and wear. No deficiencies noted.

3. Walkways

Inspected	Not Inspected	Not Present
X		

Materials: Brick/Pavers
Observations: Appeared functional and satisfactory, at time of inspection.

4. Grading, & Vegetation

Inspected	Not Inspected	Not Present
X		

Description: Level Grade
Observations: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

5. Steps, Porch

Inspected	Not Inspected	Not Present
X		

Materials: Steps and Stoop:, Concrete
Observations:
- No deficiencies noted.
- I suggest adding a railing to the north end of the porch. Greater than 32" drop

Keep area from further erosion

6. Deck, Balcony

Inspected	Not Inspected	Not Present
X		

Description: Wood • Main Structure -- Pressure treated lumber • Composite lumber
Observations:
- Appeared functional at time of inspection
- Deck ledger board flashing properly installed.

7. Exterior Cladding

Inspected	Not Inspected	Not Present
X		

Description: Vinyl Siding
Observations:
• Exterior cladding appeared in serviceable condition, with no deficiencies noted

8. Storm Doors

Inspected	Not Inspected	Not Present
		X

9. Exterior Doors

Inspected	Not Inspected	Not Present
X		

Description: Front entry door: • Metal • Rear sliding door: • Vinyl covered wood
Observations:
• Appeared functional at the time of the inspection. All exterior doors were opened, closed, and deadbolted. Latch appeared to function also. I make no statement as to the effectiveness, or security of the locking mechanisms other than that they appeared to function at the time of the inspection.

10. Window Condition

Inspected	Not Inspected	Not Present
X		

Materials: Vinyl Windows - Double Hung, Vinyl Windows - Casement
Observations:
- Exterior of windows were in good condition at the time of inspection.

11. Retaining Walls Affecting Structure

Inspected	Not Inspected	Not Present
		X

Roofing

This section of the report will address the roof of the main structure. It will also cover the eaves, chimney, flashings, and any penetrations in the roof for utilities etc. We cannot guarantee how the roof will perform in the future, but make observations at the time of the inspection on its condition, appearance, and evidence of past problems.

1. Roof Style and Pitch

Method of Inspection • Walked the roof surface • Gabled • 5:12 Pitch

2. Eaves, Soffits, Fascias

Inspected	Not Inspected	Not Present
X		

Description: Metal
Observations:
• Appeared to be in serviceable condition, at time of inspection.

3. Roof Covering

Inspected	Not Inspected	Not Present
X		

Materials: Fiberglass-based asphalt shingles, Dimensional (upgraded) architectural shingles
Age:
• 5-10+ years
Observations:
• 1 visible layer observed
• Shingles have many nails through there surface. After further review the nails appear to be from the course below. This means the shingle nails were left proud of the surface of the shingle and eventually pushed through the shingle above it.
• Coax on the roof is held down with screws through roof surface.

Coax for satellite dishes is attached to the roof with screws. This will allow water to penetrate the roof covering.

Shingle nails are pushing up through the shingle surface. This is not correct and is shortening the life of the shingles. I suggest covering all exposed nails with roof tar. This may be an annual maintenance need until the roof is replaced. Otherwise the roof should last another 20 years.

4. Flashings

Inspected	Not Inspected	Not Present
X		

Materials: Asphalt
Observations:
- Visible areas appeared functional, at time of inspection

5. Chimney(s)

Inspected	Not Inspected	Not Present
		X

6. Roof Gutter System

Inspected	Not Inspected	Not Present
X		

Description: Galvanized/Aluminum
Observations:
• The gutters are full of leaves & debris. Water can intrude into the interior. Recommend cleaning the gutters and monitoring monthly and clean as needed.

7. Skylight(s)

Inspected	Not Inspected	Not Present
		X

8. Limitations of Roofing Inspection

It highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available).

Structural Components

This is the backbone, or bones of the structure. You must have a sound footing and foundation to ensure that you will have a structurally sound house in the future. Not only is the original construction of the structure important, but any modifications to the structure are important to note and evaluate whether they will affect the building. Rot and insects are also important things to keep an eye on concerning the soundness of the structure.

1. Foundation Walls

Inspected	Not Inspected	Not Present
X		

Description: Pour concrete full basement

Observations:

- No deficiencies noted at the visible portions of the foundation walls of the home.
- Prevent the dirt from washing out from the north side of the porch.

grade should be kept below the siding. Grade in contact with wall will promote rot of sheathing and framing members.

2. Foundation Floor Condition

Inspected	Not Inspected	Not Present
X		

Description: Concrete slab
Observations:
• Visible areas appear satisfactory

3. Under Floor Crawlspace(s)

Inspected	Not Inspected	Not Present
		X

4. Columns, Beams

Inspected	Not Inspected	Not Present
		X

5. Floor Structure

Inspected	Not Inspected	Not Present
X		

Description: Engineered TrusJoists (TJIs) floor joists • Plywood sheathing sub floor
Observations:
• No deficiencies noted on visible areas, at the time of inspection.

6. Wall Structure

Inspected	Not Inspected	Not Present
X		

Description: Wood frame: 2 X 6 dimensional lumber
Observations:
• No visible deficiencies noted.

7. Roof Structure

Inspected	Not Inspected	Not Present
X		

Description: Roof framing system: • Engineered wood roof truss framing • Plywood Sheathing
Observations:
• NOT INSPECTED

8. Attic Condition

Inspected	Not Inspected	Not Present
	X	

Location: Location: • Upstairs laundry room
Observations:
• Attic access is painted and sealed shut. Nothing indicates a need for me to open the access. Ask the seller or builder about insulation quantity should the need arise.

9. Limitations of Structural Components Inspection

• Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.

Heating and Air Conditioning

Heating, Ventilation, and Air Conditioning (HVAC) are the lungs of the house. It is crucial to check for proper maintenance as the components of this system are expensive to replace and generate harmful gases like carbon monoxide. It is recommended that you have a HVAC technician service all appliances annually to assure proper function. Change your air filters regularly. You should know where the main gas shutoff valve is for the structure and how to use it.

1. Fuel Condition

Inspected	Not Inspected	Not Present
X		

Materials:
- Natural Gas fueled system

Observations:
- Meter located at exterior. Main shutoff is at the meter. All gas appliances have shut off valves in line at each unit. No gas odors detected.

2. Thermostat(s)

Inspected	Not Inspected	Not Present
X		

Description:
- Digital

Observations:
- No deficiencies noted at the time of the inspection.

3. Heating System

Inspected	Not Inspected	Not Present
X		

Description: Type of unit: • Location: In utility room • Geo-thermal loop system

Age and Heating Capacity:
- Type of ductwork: Galvanized

Observations:
- geo excel
- gs042-1vtc-frt
- pc107818

4. Venting, Flue(s), Chimney(s)

Inspected	Not Inspected	Not Present
		X

5. Cooling System

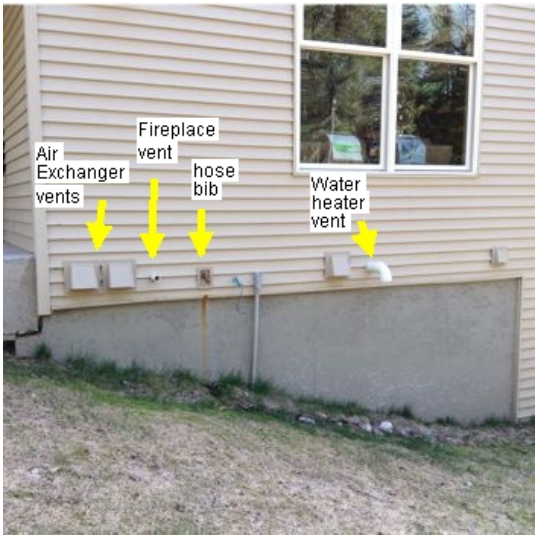
Inspected	Not Inspected	Not Present
		X

6. Other Components

Inspected	Not Inspected	Not Present
X		

Description: Air exchanger venmar avs
Observation:
- No deficiencies noted at the time of the inspection.
- venmar
- 1601602
- 9r18070305157
- Air exchanger intakes are plugged and need cleaning. Leaving these plugged will shorten the life of the blower unit.

Clean intake for air exchanger



Controls in each room for the air exchanger

Humidistat

7. Solid Fuel Heating

Inspected	Not Inspected	Not Present
		X

8. Gas Fireplace(s)

Inspected	Not Inspected	Not Present
	X	

Description: Gas, Location:, Living room

Observations:

- No deficiencies noted at the time of the inspection.

Electrical

The electrical systems is a very complex and dangerous system. I do not suggest doing any work on the electrical system of the house. Be aware that the labeling of electrical circuits in the panel box should not be trusted until they are verified. Test all AFCI, and GFCI circuits for function monthly. Know where and how to shut all the electrical power to the house.

1. Service Entrance Conductors

Inspected	Not Inspected	Not Present
X		

Description: Underground service lateral • 2/0 gauge aluminum 200 amp service • 200 Amps

Observations:

- No deficiencies noted.

2. Main Service Panel(s)

Inspected	Not Inspected	Not Present
X		

Description:

- Manufacturer:
- Seimans
- Location:
- Utility room
- The main service panel contains breakers

Observations:

- The wiring within the panel appeared satisfactory - no deficiencies.

3. Sub Panel(s)

Inspected	Not Inspected	Not Present
		X

4. Wiring Methods

Inspected	Not Inspected	Not Present
X		

Description: Copper

Observations:

- Visible wiring appeared functional.

5. Lighting, Fixtures, Switches, Outlets

Inspected	Not Inspected	Not Present
X		

Description: Grounded
Observations:
• A representative number of receptacles,switches and lights were tested and are generally serviceable, unless otherwise noted.

6. GFCI

Inspected	Not Inspected	Not Present
X		

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps difference is detected. Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected.
Locations & Resets: Present at: • Bathrooms • Kitchen • Laundry • At the garage GFCI receptacle.
Observations:
• Test GFCIs monthly to ensure proper operation.
• Operated when tested.

7. AFCI

Inspected	Not Inspected	Not Present
X		

Definition: Arc Fault Circuit Interrupter -AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. In 2002 the National Electrical Code (NEC) mandated that all bedroom circuits and smoke detector circuits have Arc Fault breakers. In 2008 the NEC mandated that basically all circuits within the living area be protected.
Locations & Resets: Present at: • All bedroom circuits • Smoke detector circuits
Observations:
• Operated when tested.

8. Smoke/Heat Detector(s)

Inspected	Not Inspected	Not Present
X		

Description: Present at: • One in each bedroom • All detectors are hardwired to house power
Observations:
• Operated when tested

9. Carbon Monoxide (CO) Detector(s)

Inspected	Not Inspected	Not Present
X		

Observations:
• Operated When Tested

Plumbing

The Plumbing system of the house should be constantly evaluated and observed. Make sure all the drain and supply lines are well supported and have no leaks. Flexible hoses connecting faucets, dishwashers, cloths washers, etc should be replaced no more than every 5 years. Shutoff valves can "freeze" open or closed and may not function properly if never operated. Know where the main water shutoff in the house is and how to use it.

1. Water Supply

Source: Private well water supply • Well is located on the east side of the house.

2. Main Water Shut Off

Inspected	Not Inspected	Not Present
X		

Location: Utility Room

Observations:

- To shut off water turn off well pump breaker

3. Condition of Water Heater

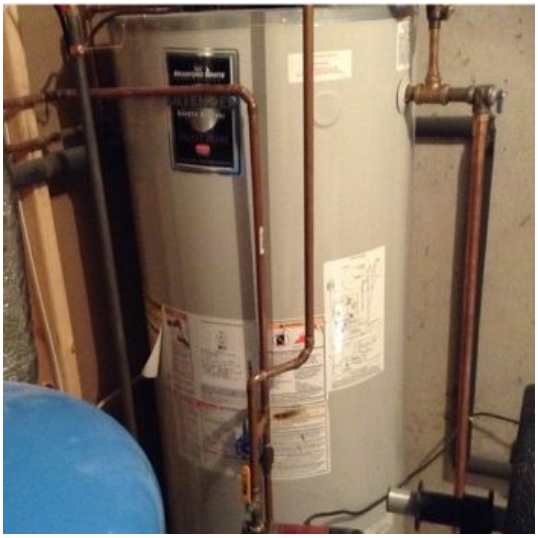
Inspected	Not Inspected	Not Present
X		

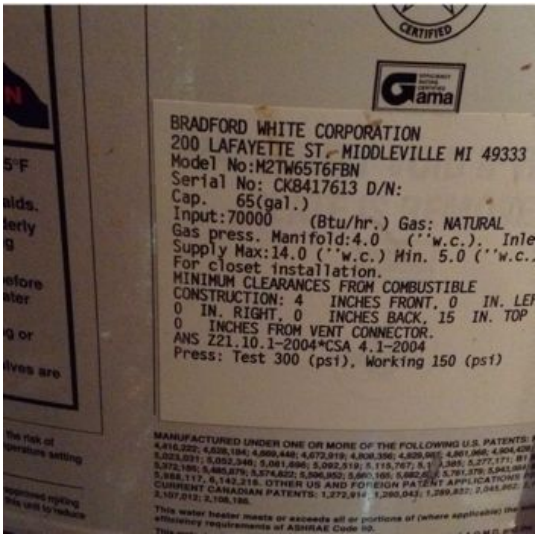
Materials: Bradford White

Materials: Location of unit: Utility Room

Observations:

- No discrepancies noted.
- Bradford white
- m2tw65t6fbn
- ck8417613





4. Exterior Hose Bibs/Spigots

Inspected	Not Inspected	Not Present
X		

Description:
• Anit-siphon frost free hose bibs installed on the house
Interior Shutoffs:
• Note that the exterior hose bibs have shutoff valves inside the house just behind there location on the exterior. In the fall before freezing temperatures shut off the interior valves and open the faucet on the exterior allow to drain out, then close the exterior valve again.
Observations:
• Hose bib on north side of the house has a slow leak.

Leaking hose bib

5. Water Supply, Distribution Systems

Inspected	Not Inspected	Not Present
X		

Description: Copper
Observations:
• No deficiencies were observed at the visible portions of the supply piping at the time of the inspection.

Well head

6. Waste, Drain, Vent Piping

Inspected	Not Inspected	Not Present
X		

Waste System Type: Private sewage disposal - Septic system
Description: PVC
Observations:
• Visible piping appeared serviceable at time of inspection.

7. Drainage Sump, Sewage pump

Inspected	Not Inspected	Not Present
X		

Description: Sump pump installed and functioning at the time of the inspection. There was a check valve installed at the time of the inspection.
Observations:
• Standing water in the sump pit

8. Tub Condition

Inspected	Not Inspected	Not Present
X		

Description: Whirlpool (hydromassage) tub in Master Bath, Fiberglass
Observations:
• Appeared satisfactory and functional, at time of inspection. Drain operated appeared to drain properly. Water controls operated along with shower head and spout. Drain plug appeared to NOT hold water.

9. Toilet Condition

Inspected	Not Inspected	Not Present
X		

Materials:
- Low volume flush toilet installed.

Observations:
- No deficiencies noted at the time of the inspection

10. Shower Condition

Inspected	Not Inspected	Not Present
X		

Description: Doors are tempered glass • Surround is plastic/Fiberglass

Observations:
- No deficiencies noted at the time of the inspection

11. Sink Condition

Inspected	Not Inspected	Not Present
X		

Materials: Counter mounted sink

Observations:
- Appeared functional at the time of the inspection

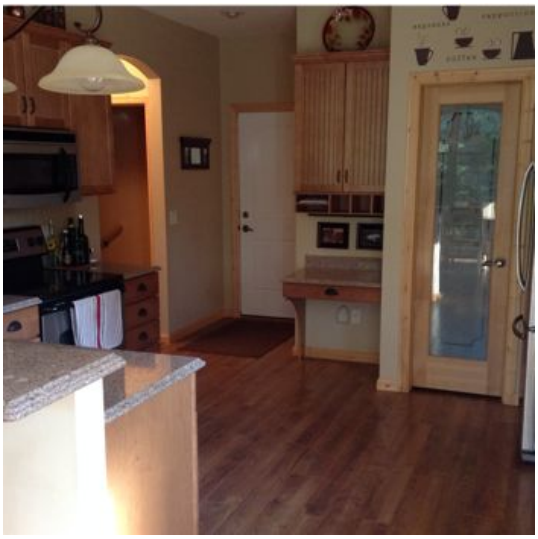
Interior

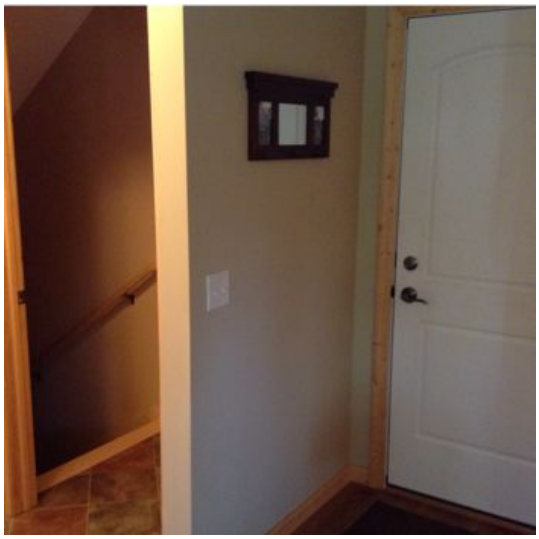
This will review everything observed on the interior of the home. Most of this section addresses cosmetic concerns, but there are some safety issues to take note of. General maintenance of the house is important such as interior paint, floor coverings, and function of things like the doors because they affect the value of the house in the future.

1. Interior Designations

Inspected	Not Inspected	Not Present
X		

- Views of the inside of the house
- Master Bedroom Location: upstairs first left
- Bedroom #1 Location: upstairs first right
- Bedroom #2 Location: upstairs second right
- Bedroom #3 Location: basement
- Master Bath - in master suite - Full
- Bathroom #1 - Main level near entry - 1/2
- Bathroom #2 - Basement - 3/4
- Bathroom #3 - Upstairs end of hall - Full





2. Cabinet and Counter Condition

Inspected	Not Inspected	Not Present
X		

Materials: Wood Cabinets • Granite Countertops
Observations:
• No deficiencies at the time of inspection

3. Bathroom Condition

Inspected	Not Inspected	Not Present
X		

Materials:
• Walls and ceiling:
• Drywall
Observations:
• Bathroom had no deficiencies at the time of the inspection

4. Windows

Inspected	Not Inspected	Not Present
X		

Description:
• Interior of the windows is wood.
Observations:
• Some window screens were missing at the time of the inspection. I suggest asking the seller to provide them if available.
• 2nd story windows are 18" off the floor. If the window were open small children could fall from the window.

5. Storage Closet Condition

Inspected	Not Inspected	Not Present
X		

Observations:
• Appeared functional, no deficiencies noted at the time of the inspection.

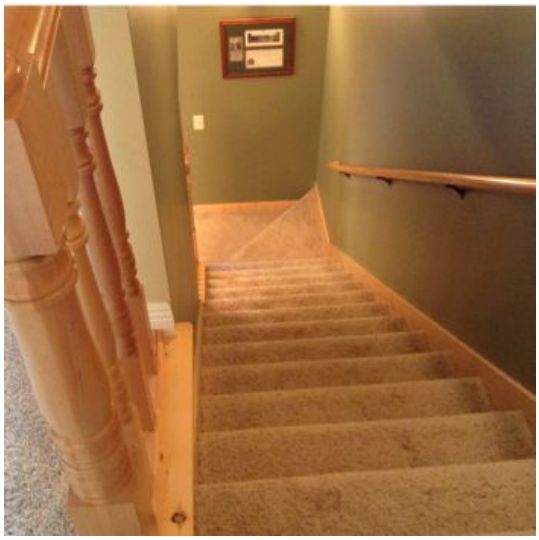
Exposed light bulbs are not permitted in storage closets

6. Stairways, Steps, Railings

Inspected	Not Inspected	Not Present
X		

Observations:

- Appeared functional, no discrepancies at the time of the inspection



7. Floor Finishes

Inspected	Not Inspected	Not Present
X		

Materials:
- Main living area:
- Carpet
- Dining room area:
- Hardwood
- Kitchen:
- Hardwood
- Bathrooms:
- Tile
- Bedrooms:
- Carpet

Observations:
- No deficiencies at the time of the inspection.

8. Wall and Ceiling Finishes

Inspected	Not Inspected	Not Present
X		

Materials: Drywall

Observations:
- General condition of walls and ceilings appeared satisfactory.

9. Interior Doors

Inspected	Not Inspected	Not Present
X		

Description: Solid wood doors

Observations:
- Appear satisfactory

Cracked door.

10. Window condition

Inspected	Not Inspected	Not Present
X		

Materials: Egress widow locations: basement bedroom. Window is 42" off the floor

Observations:

• The total area of the egress window is 5.7 Sq/Ft. This should qualify as egress by most stardards. The standards that I recognize for an egress window are that the total opened area of the window is 5.7 Sq/Ft. Additionally, the window must be no more than 42" off the finished floor and at least 20" wide and 24" tall. I make no warranties or guarantees as to the qualification of this window as a means of egress.

11. Limitations of Interior Inspection

There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

Appliances

Here you will find all the appliances discovered in the home. Notice that all the appliances that are in the home have Model/Serial numbers listed in this section. I suggest keeping your report as a reference for this information. Some appliances are tested for function, but this is no guarantee how the appliance will function in the future, or how well it will do the job it's designed to do.

1. Dishwasher

Inspected	Not Inspected	Not Present
	X	

Observations:

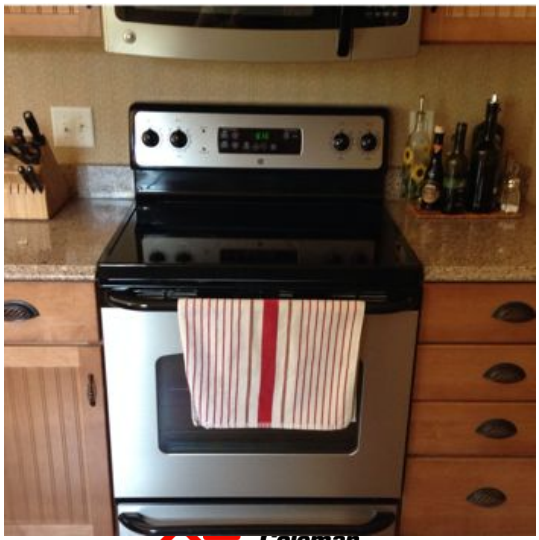
- Did not operate unit during the inspection
- GE
- gld5950n00cs
- fm754401b

2. Ranges, Ovens, Cooktops

Inspected	Not Inspected	Not Present
X	X	

Observations:

- Did not operate the unit during the inspection
- GE
- jbp65m0k4bs
- am227138q



3. Microwave

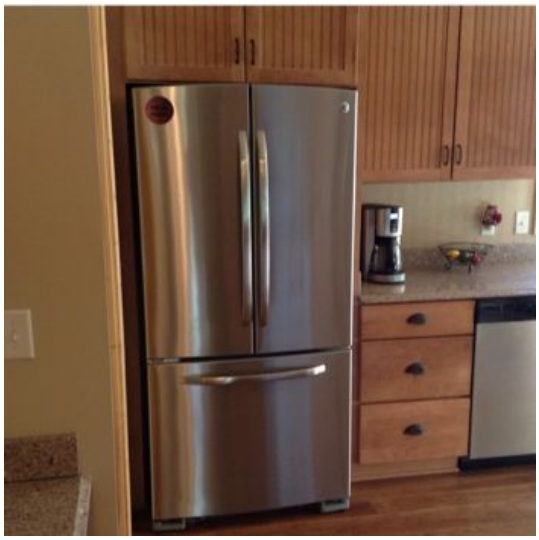
Inspected	Not Inspected	Not Present
	X	

Observations:
- Did not operate unit during the inspection
- GE
- jvm1540lm1cs
- am901272u

4. Refrigerator

Inspected	Not Inspected	Not Present
	X	

Observations:
- GE
- gfss2kexa $$
- gr 317246



5. Garbage Disposal

Inspected	Not Inspected	Not Present
	X	

Observations:
- insinkerator
- septic assist
- 07011722004

6. Washer

Inspected	Not Inspected	Not Present
	X	

Observations: Did not operate unit during the inspection • maytag • mhwz600tw01 • hlw2461130

7. Dryer

Inspected	Not Inspected	Not Present
	X	

Observations:
- Did not operate during the inspection
- maytag
- medz600tw2
- mw2608220

8. Dryer Vent

Inspected	Not Inspected	Not Present
X		

Observations: Appeared functional, at time of inspection.

Garage

This section about the garage will cover everything about the structure. The garage is an important part of the property and affects it value and function. Take the time too review this section to make sure the garage will meet your needs.

1. Detached Garage

Inspected	Not Inspected	Not Present
X		

2. Roof Condition

Inspected	Not Inspected	Not Present
		X

3. Cladding Condition

Inspected	Not Inspected	Not Present
		X

4. Structure Condition

Inspected	Not Inspected	Not Present
X		

Materials:
- Regular 2x6 construction
- Garage roof framing:
- Engineered Truss

Observations:
- There were no deficiencies discovered at the time of inspection

5. Door Condition

Inspected	Not Inspected	Not Present
X		

Materials:
- One 8' Garage Door
- One 16' Garage Door
- One 36" service door

Observations:
- Safety sensors operated normally, reversing the door when tested..
- Linear
- 8'garage door is heavy to lift indicating the spring could use more tension.

6. Window Condition

Inspected	Not Inspected	Not Present
X		

Materials:
- Vinyl Windows

Observations:
- Windows appeared to be in serviceable condition at the time of the inspection

7. Floor Condition

Inspected	Not Inspected	Not Present
X		

Materials:
- Concrete floor

Observations:
- Floor appeared serviceable at the time of the inspection.

8. Electrical Condition

Inspected	Not Inspected	Not Present
X		

Observations:
- Electrical service seems safe and up to date

9. Fire Separation Condition

Inspected	Not Inspected	Not Present
X		

Observations:
- House and garage are separated by a firewall

Thank you

Thank you for trusting Coleman Home Inspections

We wish you luck on purchasing your new home. If you have any questions now, or in the future, please feel free to contact us anytime we are always here to help.

I encourage clients to do a final walk-through inspection just prior to closing to make sure necessary repairs were made and the home was left in the condition expected.

Feedback is wonderful and we thrive off word of mouth recommendations so if you are satisfied please let your friends and family know!!

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Thank you so much!
Travis Coleman

Standards of Practice Coleman Home Inspections **Table of Contents**

1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. 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.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection 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.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A 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.

1.3. 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. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

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

A. The roof covering.

B. The gutters.

C. The downspouts.

D. The vents, flashings, skylights, chimney and other roof penetrations.

E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

A. Walk on any roof surface.

B. Predict the service life expectancy.

C. Inspect underground downspout diverter drainage pipes.

D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

A. The siding, flashing and trim.

B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.

C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches

in diameter.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. And describe the exterior wall covering.
II. The inspector is not required to:
A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
C. Inspect geological, geotechnical, hydrological and/or soil conditions.
D. Inspect recreational facilities.
E. Inspect seawalls, break-walls and docks.
F. Inspect erosion control and earth stabilization measures.
G. Inspect for safety type glass.
H. Inspect underground utilities.
I. Inspect underground items.
J. Inspect wells or springs.
K. Inspect solar systems.
L. Inspect swimming pools or spas.
M. Inspect septic systems or cesspools.
N. Inspect playground equipment.
O. Inspect sprinkler systems.
P. Inspect drain fields or drywells.
Q. Determine the integrity of the thermal window seals or damaged glass.
2.3. Basement, Foundation &Crawlspace
I. The inspector shall inspect:
A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. Any present conditions or clear indications of active water penetration observed by the inspector.
F. 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.
II. The inspector is not required to:
A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
B. Move stored items or debris.
C. Operate sump pumps with inaccessible floats.
D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. Provide any engineering or architectural service.
F. Report on the adequacy of any structural system or component.

2.4. Heating
I. The inspector shall inspect:
A. The heating system and describe the energy source and heating method using normal operating controls.
B. And report as in need of repair furnaces which do not operate.
C. And report if inspector deemed the furnace inaccessible.
II. The inspector is not required to:
A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
B. Inspect underground fuel tanks.
C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. Light or ignite pilot flames.

E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
F. Override electronic thermostats.
G. Evaluate fuel quality.
H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
2.5. Cooling
I. The inspector shall inspect:
A. The central cooling equipment using normal operating controls.
II. The inspector is not required to:
A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. Inspect window units, through-wall units, or electronic air filters.
C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
E. Examine electrical current, coolant fluids or gasses, or coolant leakage.
2.6. Plumbing
I. The inspector shall:
A. Verify the presence of and identify the location of the main water shutoff valve.
B. 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.
C. Flush toilets.
D. Run water in sinks, tubs, and showers.
E. Inspect the interior water supply including all fixtures and faucets.
F. Inspect the drain, waste and vent systems, including all fixtures.
G. Describe any visible fuel storage systems.
H. Inspect the drainage sump pumps testing sumps with accessible floats.
I. 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.
J. Inspect and determine if the water supply is public or private.
K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
M. 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.
N. 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.
II. The inspector is not required to:
A. Light or ignite pilot flames.
B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
E. Determine the water quality or potability or the reliability of the water supply or source.
F. Open sealed plumbing access panels.
G. Inspect clothes washing machines or their connections.
H. Operate any main, branch or fixture valve.
I. Test shower pans, tub and shower surrounds or enclosures for leakage.
J. 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.
K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
M. Evaluate gas, liquid propane or oil storage tanks.
N. Inspect any private sewage waste disposal system or component of.
O. Inspect water treatment systems or water filters.

P. Inspect water storage tanks, pressure pumps or bladder tanks.
Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. Evaluate or determine the adequacy of combustion air.
S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
U. Determine the existence or condition of polybutylene plumbing.
2.7. Electrical
I. The inspector shall inspect:
A. The service line.
B. The meter box.
C. The main disconnect.
D. And determine the rating of the service amperage.
E. Panels, breakers and fuses.
F. The service grounding and bonding.
H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
J. 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.
K. The service entrance conductors and the condition of their sheathing.
L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
M. And describe the amperage rating of the service.
N. And report the absence of smoke detectors.
O. 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.
II. The inspector is not required to:
A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
B. Operate electrical systems that are shut down.
C. Remove panel covers or dead front covers if not readily accessible.
D. Operate over current protection devices.
E. Operate non-accessible smoke detectors.
F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
G. Inspect the alarm system and components.
H. Inspect the ancillary wiring or remote control devices.
I. Activate any electrical systems or branch circuits which are not energized.
J. Operate overload devices.
K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
L. Verify the continuity of the connected service ground.
M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
N. Inspect spark or lightning arrestors.
O. Conduct voltage drop calculations.
P. Determine the accuracy of breaker labeling.
2.8. Fireplace
I. The inspector shall inspect:
A. The fireplace, and open and close the damper door if readily accessible and operable.
B. Hearth extensions and other permanently installed components.
C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the

fireplace, including clearance from combustible materials
II. The inspector is not required to:
A. Inspect the flue or vent system.
B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. Determine the need for a chimney sweep.
D. Operate gas fireplace inserts.
E. Light pilot flames.
F. Determine the appropriateness of such installation.
G. Inspect automatic fuel feed devices.
H. Inspect combustion and/or make-up air devices.
I. Inspect heat distribution assists whether gravity controlled or fan assisted.
J. Ignite or extinguish fires.
K. Determine draft characteristics.
L. Move fireplace inserts, stoves, or firebox contents.
M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
N. Perform an NFPA inspection.
2.9. Attic, Ventilation &Insulation
I. The inspector shall inspect:
A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.
II. The inspector is not required to:
A. 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.
B. To move, touch, or disturb insulation.
C. To move, touch or disturb vapor retarders.
D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
E. Identify the composition of or the exact R-value of insulation material.
F. Activate thermostatically operated fans.
G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
H. Determine adequacy of ventilation.
2.10. Doors, Windows &Interior
I. The inspector shall:
A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
E. And 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.
F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.
II. The inspector is not required to:
A. Inspect paint, wallpaper, window treatments or finish treatments.
B. Inspect central vacuum systems.
C. Inspect safety glazing.
D. Inspect security systems or components.
E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
G. Move drop ceiling tiles.
H. Inspect or move any household appliances.
I. Inspect or operate equipment housed in the garage except as otherwise noted.

J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
N. Inspect microwave ovens or test leakage from microwave ovens.
O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
P. Inspect elevators.
Q. Inspect remote controls.
R. Inspect appliances.
S. Inspect items not permanently installed.
T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
U. Come into contact with any pool or spa water in order to determine the system structure or components.
V. Determine the adequacy of spa jet water force or bubble effect.
W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions &Exclusions

3.1. Limitations:
I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
VIII. An inspection does not include items not permanently installed.
IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:
I. The inspectors are not required to determine:
A. Property boundary lines or encroachments.
B. The condition of any component or system that is not readily accessible.
C. The service life expectancy of any component or system.
D. The size, capacity, BTU, performance, or efficiency of any component or system.
E. The cause or reason of any condition.
F. The cause for the need of repair or replacement of any system or component.
G. Future conditions.
H. The compliance with codes or regulations.
I. The presence of evidence of rodents, animals or insects.
J. The presence of mold, mildew or fungus.
K. The presence of air-borne hazards.
L. The presence of birds.
M. The presence of other flora or fauna.
N. The air quality.
O. The existence of asbestos.
P. The existence of environmental hazards.
Q. The existence of electro-magnetic fields.
R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
S. Any hazardous waste conditions.
T. Any manufacturer recalls or conformance with manufacturer installation or any information

included in the consumer protection bulletin.
U. Operating costs of systems.
V. Replacement or repair cost estimates.
W. The acoustical properties of any systems.
X. Estimates of how much it will cost to run any given system.
II. The inspectors are not required to operate:
A. Any system that is shut down.
B. Any system that does not function properly.
C. Or evaluate low voltage electrical systems such as, but not limited to:
1. Phone lines.
2. Cable lines.
3. Antennae.
4. Lights.
5. Remote controls.
D. Any system that does not turn on with the use of normal operating controls.
E. Any shut off valves or manual stop valves.
F. Any electrical disconnect or over current protection devices.
G. Any alarm systems.
H. Moisture meters, gas detectors or similar equipment.
III. The inspectors are not required to:
A. Move any personal items or other obstructions, such as, but not limited to:
1. Throw rugs.
2. Furniture.
3. Floor or wall coverings.
4. Ceiling tiles
5. Window coverings.
6. Equipment.
7. Plants.
8. Ice.
9. Debris.
10. Snow.
11. Water.
12. Dirt.
13. Foliage.
14. Pets
B. Dismantle, open, or uncover any system or component.
C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
F. Do anything which, in the inspector's opinion, is likely to 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 dogs.
G. Inspect decorative items.
H. Inspect common elements or areas in multi-unit housing.
I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
J. Offer guarantees or warranties.
K. Offer or perform any engineering services.
L. Offer or perform any trade or professional service other than home inspection.
M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
O. Determine the insurability of a property.
P. Perform or offer Phase 1 environmental audits.

Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
4.7. Component: A permanently installed or attached fixture, element or part of a system.
4.8. Condition: The visible and conspicuous state of being of an object.
4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
4.15. Enter: To go into an area to observe visible components.
4.16. Evaluate: To assess the systems, structures or components of a dwelling.
4.17. Examine: To visually look. See Inspect.
4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
4.19. Function: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
4.20. Functional: Performing, or able to perform, a function.
4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.
4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
4.25. Inspector: One who performs a real estate inspection.
4.26. Installed: Attached or connected such that the installed item requires tool for removal.

4.27. Material Defect: Refer to section 1.2.
4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
4.29. Observe: To see through visually directed attention.
4.30. Operate: To cause systems to function or turn on with normal operating controls.
4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
4.38. System: An assembly of various components to function as a whole.
4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.
4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.
4.41. Verify: To confirm or substantiate.