#### AXIOM INSPECTION SERVICES LLC +15746015209 brandt.swihart.ais@gmail.com





### RESIDENTIAL REPORT

1419 North St Logansport, IN 46947

FEBRUARY 1, 2025



Inspector Brandt Swihart InterNACHI Certified Professional Inspector +15746015209 brandt.swihart.ais@gmail.com

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### 1: INSPECTION DETAILS

#### Information

In Attendance 1st Floor Client **Occupancy** Furnished, Occupied

**Temperature** 42 Fahrenheit (F) **Style** Modern

**Type of Building** Single Family

#### Weather Conditions

Snow, Dry

#### Limitations

### General **SNOW COVERING**

Fresh snow covering majority of property visible from the outside.

### 2: EXTERIOR

#### Information

**General: Inspection Method** Visual

Siding, Flashing & Trim: Siding Material Vinyl

**Exterior Doors: Exterior Entry Door** Steel

**Exterior Doors: General observation** Both front & rear doors are of a steel security style. Siding, Flashing & Trim: General observation

Siding is a dark grey vinyl in a Dutch lap style.

Decks, Balconies, Porches & Steps: Appurtenance Sidewalk, Patio

Decks, Balconies, Porches & Steps: Material Concrete

Walkways, Patios & Driveways: Driveway Material Concrete

#### Deficiencies

#### 2.2.1 Siding, Flashing & Trim

#### FLASHING/TRIM IMPROPERLY INSTALLED

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



2.2.2 Siding, Flashing & Trim

#### IMPROPER CONSTRUCTION PRACTICES



Siding appears to be installed improperly. Siding clearances from the ground are expected to be a minimum of 6" from grade and 2" from concrete. This could lead to moisture damage or deterioration of the home structure. Recommend a siding specialist evaluate and repair/replace.

#### Recommendation

Contact a qualified siding specialist.







#### 2.2.3 Siding, Flashing & Trim

**TERMINATED VENT** SOUTHEAST

Old vent louver has been left in place on the South East side of the house, but has been taken out of service. This could allow insects and water to intrude into the interior envelope of the home and could lead to mold, wood rot, and pest infestation. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.





#### 2.4.1 Decks, Balconies, Porches & Steps

#### **UNEVEN WALKWAY**

Sidewalk has several sections of varying height creating a trip hazard. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified concrete contractor.





2.4.2 Decks, Balconies, Porches & Steps

#### **UNEVEN PATIO**

SOUTH

Patio at the back door shows a severe grade to one side possibly indicating past settling. This could cause a slip hazard for residents during inclement weather. Recommend further evaluation and correction by a qualified contractor.

#### Recommendation

Contact a qualified concrete contractor.



#### 2.4.3 Decks, Balconies, Porches & Steps

#### MISSING HANDRAILS

Front steps to property are missing hand rails. This creates a trip hazard while utilizing the staircase that could contribute to a fall. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified general contractor.









2.6.1 Vegetation, Grading, Drainage & Retaining Walls

#### **TREE OVERHANG**

SOUTHEAST

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage of the guttering. Recommend a qualified tree service trim to allow for proper spacing. Will need to monitor this throughout ownership of the property.





## 3: ROOF

#### Information

#### **Inspection Method**

Inspection stick & camera



Axiom Inspection Services LLC



Roof Type/Style Combination **Coverings: Material** Asphalt **Coverings:** General observation

Makeup is of a blue architectural shingle.

Roof Drainage Systems: Gutter Material Aluminum, Seamless Aluminum Flashings: Material Aluminum

#### Limitations

#### General

#### **SNOW COVERING**

Light snow covering on the south face of the house limited visibility during the inspection.

#### Coverings

#### LIMITED VISIBILITY

Parts of the roof could not be seen due to snow covering at the time of inspection.

#### Coverings

#### **ROOF PITCH**

Roof pitch was to severe to be able to walk the roof. Roof inspected using a camera and multi story inspection "eye stick".



### Deficiencies

3.1.1 Coverings **DAMAGED (GENERAL)** SOUTH



Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation Contact a qualified roofing professional.



3.2.1 Roof Drainage Systems

#### DEBRIS

Aaintenance Item

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow. Recommend further evaluation and correction by a qualified contractor.

#### Recommendation

Contact a qualified gutter contractor



3.3.1 Flashings LOOSE/SEPARATED

NORTHEAST

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a handyman or DIY project





3.3.2 Flashings FLASHING DEFICIENCY WEST



Fascia flashing is not closed off at the top of the western peak. Thus will allow water intrusion and can progress into structural damage to the home, wood rot, & mold. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



#### 3.3.3 Flashings

#### **MISSING KICKOUT FLASHING**

- Recommendation

NORTHWEST

No kickout flashing installed on the North West end of the covered porch. This will allow water to run along the siding and allow water to get behind the siding and the house instead of being directed into the guttering system. This could lead to structural damage, wood rot, and mold formation. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



Example of proper kickout flashing



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

# Information

**Inspection Method** Visual Foundation: Material Stone, Rock

Floor Structure: Material Concrete Floor Structure: Sub-floor Plank

#### **Deficiencies**

4.2.1 Basements & Crawlspaces

#### EFFLORESCENCE

BASEMENT

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a foundation contractor.

4.3.1 Floor Structure

#### **JOISTS NEED REPAIR**

BASEMENT

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct. Recommendation

Contact a qualified structural engineer.



Basement/Crawlspace Floor Concrete

Floor Structure:



Maintenance Item



### 5: HEATING

#### Information

#### **AFUE Rating**

Basement

96%

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



#### Homeowner's Responsibility

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

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

#### Furnace info

Unit is a Lennox.



#### **Equipment: Brand**

Basement

Lennox



Equipment: Energy Source Natural Gas **Equipment: Heat Type** Forced Air

#### Normal Operating Controls: Thermostat location

Thermostat located on the south wall of the living room at the center of the home on the first floor.



#### **Distribution Systems: Ductwork**

Non-insulated

### Deficiencies

#### 5.1.1 Equipment

#### **MISSING TRAP**

#### BASEMENT

No sediment trap installed on gas supply line. This can allow particulates to enter the HVAC through the fuel source and damage interior components.

#### Recommendation

Contact a qualified HVAC professional.

Sediment Trap







#### 5.1.2 Equipment GAS SHUTOFF DEFICIENCY

#### Safety Hazard

Gas shutoff is in the wrong location. Should be installed prior to the flexible gas line as this line is the most likely to suffer damage and cause a leak. This could cause inability to shutoff gas in a hurry should a leak or other issue occur at the furnace.

Recommendation

Contact a qualified HVAC professional.





### 6: COOLING

### Information

#### **Cooling Equipment: Brand**

Lennox



**Cooling Equipment: Energy Source/Type** Central Air Conditioner

**Cooling Equipment: Location** Exterior East

#### **Cooling Equipment: SEER Rating**

16.2 SEER

Modern standards call for at least 13 SEER rating for new install. Read more on energy efficient air conditioning at Energy.gov.

#### Normal Operating Controls: Thermostat location

Thermostat located on the south wall of the living room at the center of the home on the first floor.



#### **Distribution System:**

**Configuration** Central

#### Limitations

#### Cooling Equipment

#### LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

#### Deficiencies

#### 6.1.1 Cooling Equipment

#### **INSULATION MISSING OR DAMAGED**



Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend having the line rewrapped either by means of DIY or a qualified professional.

Recommendation Contact a handyman or DIY project



### 7: PLUMBING

#### Information

#### **Filters** None

Water Source Public

Main Water Shut-off Device: Location Basement, North



Drain, Waste, & Vent Systems: Drain Size 4" **Drain, Waste, & Vent Systems: Material** Iron Water Supply, Distribution Systems & Fixtures: Distribution Material PVC, Galvanized, Pex

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

#### Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons





#### Hot Water Systems, Controls, Flues & Vents: Location

Basement

#### Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.

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

#### Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Southwest

Gas Meter

Main gas shutoff valve is located on the meter just inside the fence toward the SW side of the home.



#### Deficiencies

7.4.1 Hot Water Systems, Controls, Flues & Vents **NO EXPANSION TANK** 



No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

### 8: ELECTRICAL

#### Information

Service Entrance Conductors: Electrical Service Conductors Overhead, Aluminum, 220 Volts Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub panel location Back porch

Back utility room Square D 200 Amp sub panel.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Back utility room

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Service main panel.

Service main panel is a 200amp square D brand located on the back porch.



Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper Branch Wiring Circuits, Breakers& Fuses: Wiring MethodNot Visible

#### Deficiencies

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

#### **BREAKER INCORRECTLY WIRED**

SUB PANEL

Circuit breaker was incorrectly wired / installed. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

Recommendation

Contact a qualified electrical contractor.



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

#### MISSING LABELS ON PANEL

SUB PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a handyman or DIY project







# 8.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device **INCORRECTLY GROUNDED CIRCUITS.**

SUB PANEL



Many circuit grounds are incorrectly landed and are tied to an existing ground. This does not guarantee a good contact with ground and could pose a risk to electric shock and fire. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

#### **COVER PLATES MISSING**

KITCHEN, BEDROOM, BATHROOM, GARAGE

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates by a qualified contractor.

Recommendation

Contact a handyman or DIY project



Safety Hazard





#### 8.5.1 GFCI & AFCI

#### NO GFCI PROTECTION INSTALLED

KITCHEN, BATHROOM

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.



#### Recommendation

#### Contact a qualified electrical contractor.



#### 8.6.1 Smoke Detectors

#### **MISSING SMOKE DETECTORS**

2ND FLOOR BEDROOM

Smoke detectors missing from upstairs bedrooms. All bedrooms are required to have smoke alarms to alert the occupant in the event of a housefire.

Recommendation

Contact a handyman or DIY project

#### 8.7.1 Carbon Monoxide Detectors

#### MISSING CARBON MONOXIDE DETECTORS

No carbon monoxide detectors observed on the 2nd story or the basement of the home. It is recommended that homes with fossil fuel burning appliances have at least one detector on ever level of the home near sleeping areas. Carbon monoxide (CO) is a colorless, odorless, and tasteless gas that can be deadly if bot detected.

Recommendation Contact a handyman or DIY project







### 9: ATTIC, INSULATION & VENTILATION

#### Information

**Dryer Power Source** 110 Volt **Dryer Vent** Metal (Flex)

Attic Insulation: Insulation Type Blown, Mineral Wool **Attic Insulation: R-value** 52

Flooring Insulation None

**Ventilation: Ventilation Type** Gable Vents, Ridge Vents

**Exhaust Systems: Exhaust Fans** Fan Only



#### Limitations

Attic Insulation **NO DEFINED WALKWAY** 

No defined walkway present in attic at the time of inspection. Only insulation and surroundings in immediate vicinity of the hatch could be observed.

### 10: DOORS, WINDOWS & INTERIOR

#### Information

Windows: Window Manufacturer Windows: Window Type Unknown

Sliders, Double-hung, Singlehung

Floors: Floor Coverings Hardwood



**Countertops & Cabinets:** Cabinetry Wood

Walls: Wall Material Gypsum Board

**Ceilings:** Ceiling Material Gypsum Board

**Countertops & Cabinets: Countertop Material** Laminate

#### **Deficiencies**

#### 10.1.1 Doors

#### **NOTICEABLE GAP**

Maintenance Item

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate. Recommendation Contact a qualified door repair/installation contractor.



10.6.1 Steps, Stairways & Railings **NO HANDRAIL** 

**1ST FLOOR SOUTH** 

Staircase just inside the rear door had no handrails. This is a safety hazard and could result in a fall injury if not corrected. Recommend a qualified handyman install a handrail.

Recommendation Contact a qualified handyman.





#### 10.6.2 Steps, Stairways & Railings **NO HAND RAIL**

No hand rail between the basement steps and landing. Hand rail is required for any drop exceeding 30". This could result in a fall injury if not corrected. Recommend further evaluation and correction by a gualified contractor.

Recommendation Contact a qualified handyman. Safety Hazard



10.7.1 Countertops & Cabinets

## CABINET DOOR MISSING

One or more cabinet doors were missing.

Recommendation

Contact a qualified cabinet contractor.





### 11: BUILT-IN APPLIANCES

#### Information

#### **Dishwasher: Brand**

Kenmore



#### **Refrigerator: Brand** Kitchen

Kenmore





Range/Oven/Cooktop: Exhaust Hood Type Kitchen None

No exhaust hood present.

Range/Oven/Cooktop: Range/Oven Brand Kenmore

#### **Microwave: General Info**

General Electric 1.65 KW



#### Deficiencies

11.1.1 Dishwasher

#### **INOPERABLE**

#### KITCHEN

Dishwasher was inoperable using standard controls. Recommend further evaluation and correction by a qualified contractor.

#### Recommendation

Contact a qualified appliance repair professional.

11.3.1 Range/Oven/Cooktop **EXHAUST SYSTEM MISSING** 



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



No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

Here is a resource on choosing a range hood.

Recommendation

Contact a qualified general contractor.



#### 11.3.2 Range/Oven/Cooktop

#### RANGE NOT FASTENED KITCHEN

Range was not fastened to the floor or wall. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation Contact a qualified handyman.





### 12: GARAGE

#### Information

#### **General observation**

Garage is a 20 x 24 unfinished space.

**Ceiling: General observation** Garage ceilings are unfinished. Walls & Firewalls: General observation

Garage walls are unfinished.

#### Garage Door: Material Garage

Metal, Non-insulated



#### Garage Door: Type

Up-and-Over

#### **Garage Door: General observation**

North garage door was in good working condition at the time of inspection. All signage present. All safety devices functioning as intended. Door has an incomplete seal at the bottom due to uneven concrete surfaces.

#### **Garage Door: Material**

Garage

Metal, Non-insulated



Garage Door: Type

Up-and-Over

#### **Garage Door: General observation**

South garage door was in good working condition at the time of inspection. All signage present. All safety devices functioning as intended.

#### **Garage Door Opener: General observation**

Door openers both worked as designed at time of inspection with no observed defects.

#### **Occupant Door: General**

observation

Standard 6 panel steel security door.

#### Limitations

#### General

#### LIMITED VISIBILITY

Garage is being used for parking and storage. This makes areas of the garage unavailable and visual inspection limited.

#### Floor

#### LIMITED VISIBILITY

Garage is being used for parking and storage. This makes areas of the garage unavailable and visual inspection limited.

#### **Deficiencies**

#### 12.2.1 Floor

#### SETTLING

GARAGE

Garage floor shows signs of settling in the soil beneath the slab. Recommend a structural engineer evaluate for potential repairs.

Recommendation

Contact a qualified structural engineer.



#### 12.3.1 Walls & Firewalls

#### **OPEN ELECTRICAL OUTLETS**



Safety Hazard

Electrical outlets and J-boxes are without covers. This could allow energized components to be contacted by individuals interacting with the object and lead to potentially fatal electric shock. Recommend further evaluation and correction by a qualified contractor.

Recommendation Contact a qualified electrical contractor.



#### 12.7.1 Occupant Door

### DOES NOT LATCH

Occupant door cannot be securely latched. Due to improper installation. Recommend further evaluation and correction by a qualified contractor.

Maintenance Item

Recommendation

Contact a qualified door repair/installation contractor.



### 13: THERMAL ANALYSIS

#### Information

#### Bathroom: Bathroom imaging

1st Floor West Bathroom

Missing insulation on the exterior facing wall. Need to apply adequate insulation to eliminate an area where condensation can form. This can lead to water damage, wood decay, and mold growth. No moisture detected, but better air sealing measures recommended. Refer to a qualified contractor for further evaluation.



#### Bedroom 1: Bedroom 1 imaging

2nd Floor North Bedroom

Some signs of air intrusion at the corners of the room. No moisture detected, but better air sealing measures recommended. Refer to a qualified contractor for further evaluation.



#### Bedroom 2: Bedroom 2 imaging

2nd Floor South East Bedroom

Missing insulation on the exterior facing walls. Need to apply adequate insulation to eliminate an area where condensation can form. This can lead to water damage, wood decay, and mold growth. No moisture detected, but better air sealing measures recommended. Refer to a qualified contractor for further evaluation.



#### Bedroom 3: Bedroom 3 imaging

2nd Floor South West Bedroom

Missing insulation on the exterior facing walls. Need to apply adequate insulation to eliminate an area where condensation can form. This can lead to water damage, wood decay, and mold growth. No moisture detected, but better air sealing measures recommended. Refer to a qualified contractor for further evaluation.



#### Common room (second story): Common room imaging

2nd Floor

Missing insulation on the back of the attic access door. Need to apply adequate insulation to the door to eliminate an area where condensation can form. This can lead to water damage, wood decay, and mold growth. No moisture detected, but better air sealing measures recommended. Refer to a qualified contractor for further evaluation.





#### Front porch: Picture

1st Floor West Porch

Front porch showed some signs of air intrusion at the 90 degree connections. No moisture detected, but better air sealing measures recommended. Refer to a qualified contractor for further evaluation.





#### Kitchen: Kitchen imaging

1st Floor Kitchen

Thermal imaging revealed missing insulation in the exterior kitchen walls. Need to adequate insulation installed to eliminate an area where condensation can form. This can lead to water damage, wood decay, and mold growth. No moisture detected, but better air sealing measures recommended. Refer to a qualified contractor for further evaluation.





#### Master bedroom: Master bedroom imaging 1st Floor North Master Bedroom

Some signs of air intrusion at the corners of the room and where the porch meets the outer envelope of the home. No moisture detected, but better air sealing measures recommended. Refer to a qualified contractor for further evaluation.



### STANDARDS OF PRACTICE

#### Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

#### Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

#### Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

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

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

#### Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

#### Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

#### Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

#### Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch

circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lightning.

#### Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

#### Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.