



ON THE LEVEL INSPECTION SERVICE, LLC

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<http://www.otlinspectionsservice.com>



OTL RESIDENTIAL TEMPLATE

1234 Main Street
Franklin, WI 53132

Buyer Name

11/02/2023 9:00AM



Inspector

Ken Humont

WI License #3350-106

414-856-8020

kchumont@otlinspectionsservice.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



MAINTENANCE OR
MONITOR



NEEDING FUTHER
EVALUATION OR REPAIR



DEFECTS

This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

For the purposes of the report, "defect," as defined in section 440.97 (2m), Wis. Stats., means: **A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.** The contract of sale may define "defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

- ⊖ 3.3.1 Grounds - Decks, Balconies, and Patios: Patio Overgrowth
 - ⊖ 3.5.1 Grounds - Landscaping affecting foundation: Negative Grading
 - ⊖ 4.2.1 Exterior - Siding, Flashing & Trim: Mildew/Algae
 - ⊖ 4.2.2 Exterior - Siding, Flashing & Trim: Warping/Buckling
 - ⊖ 4.2.3 Exterior - Siding, Flashing & Trim: Siding and/or Trim Missing
 - ⊖ 4.2.4 Exterior - Siding, Flashing & Trim: Wood Rot
 - ⊖ 4.3.1 Exterior - Soffits and Fascia: Gap
 - ⊖ 4.4.1 Exterior - Caulking: Caulking Maintenance
 - 🔧 7.2.1 Kitchen - Countertops & Cabinets: Cabinet Door or Drawer Misaligned
 - ⊖ 7.4.1 Kitchen - Walls & Ceiling: Kitchen Window Painted Shut
-

- 🔧 7.5.1 Kitchen - Range/Oven/Cooktop: Exhaust Filter Not Properly Installed
- ⚠️ 7.7.1 Kitchen - Electrical: Open Ground
- ⊖ 8.4.1 Master Bedroom - Floors: Rise in Floor
- ⊖ 9.1.1 Back Bedroom - Doors: Door Misaligned
- ⚠️ 9.6.1 Back Bedroom - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⊖ 10.1.1 Front Bedroom - Doors: Door Misaligned
- ⊖ 10.6.1 Front Bedroom - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- ⚠️ 10.6.2 Front Bedroom - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⊖ 11.8.1 Bathroom - Windows: Window Painted Shut
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- ⊖ 14.1.1 Interior - Steps, Stairways & Railings: Loose / Broken Handrail Hardware
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- ⊖ 14.2.1 Interior - Smoke Carbon Monoxide Detectors: Smoke and CO Detectors Not Present
- ⚠️ 16.2.1 Basement & Structure - Wall Structure: Evidence of Structural Damage
- ⚠️ 16.7.1 Basement & Structure - Joists: Joist Not Proper
- 🔧 17.1.1 Electrical - Main Panel: Condensation Rust inside panel
- ⊖ 17.1.2 Electrical - Main Panel: Reverse Polarity
- ⊖ 19.1.1 Heating and Cooling - Heating Equipment: Filter Dirty
- ⊖ 19.1.2 Heating and Cooling - Heating Equipment: Needs Servicing/Cleaning

1: RISK MANAGEMENT INFORMATION

Information

WARRANTY INFORMATION AND INVITE**Home Insurance vs. Home Warranties: What's The Difference?**

Both home insurance and home warranties are vital products that help homeowners manage the inherent risk that comes with owning a home. Sometimes these two products can be mistaken to cover the same conditions however, this is not the case.

A home owner insurance policy covers any accidental damage to your home and belongings due to theft, storms, fires, floods, etc. There are four primary areas covered under a home insurance policy: the interior and exterior of your home, personal property, and general liability in the event someone is injured on your property.

A home warranty is a service contract that provides for the repair or replacement of your system components and appliances that fail due to age and standard wear and tear. For instance, components of your HVAC, electrical, plumbing, kitchen appliances, etc are typically covered under a home warranty and would NOT be covered by a home insurance policy. Some home warranty companies offer coverage for additional systems such as pools and spas. Home warranties are typically 12-month policies and are not mandatory to obtain a mortgage. A home warranty is purely elective, however, purchasing the right home warranty product is a smart purchase to help mitigate the risk of components failing due to age or wear and tear.

You are getting much more than an inspection—you're also getting free warranty protection. You will get a complimentary 90-day limited home warranty, but you MUST activate the warranty. This warranty has no age restriction on appliances or mechanical systems. It provides you with \$500 in coverage per covered item, except for the microwave which is \$200 in coverage.

On the Level Inspection Service WILL NOT sell your name or information. So if you would like this complimentary 90-day limited warranty you MUST activate it.

Inspector Protection Plan
COMPLIMENTARY
90-Day Limited
Warranty

© 2023



Home Warranty of the Midwest, Inc.



4 Steps to a Good Claim Experience

Follow these steps to have the smoothest claim experience possible and increase the chances that a claim will be approved.

-  **Schedule a home inspection** and address the items marked as needing further review, repair or replacement. Prioritizing the most serious item(s) first.
-  **Perform routine maintenance** on your equipment to better ensure good working order. This can include (but is not limited to) changing furnace filters and scheduling annual furnace and A/C check-ups.
-  **Contact us BEFORE service work begins.** Call us 24/7 at (877) 977-4949 or visit homewarrantyinc.com (click Request Repair). **Service performed without prior approval from Home Warranty may invalidate your coverage!**
-  **Choose your technician.** If you don't have a technician preference, contact us and we will refer you to a preferred service provider if we have one in your area.

Visit homewarrantyinc.com/ITC.html to review all Inspector Protection Plan terms and conditions for coverage, limitations, and exclusions.



Scan now to activate your COMPLIMENTARY 90-Day Limited Warranty!

<https://fs7.formsite.com/homewarrantyinc/on-the-level-inspection/index>

This 90-day warranty agreement is serviced and underwritten by Home Warranty of the Midwest, Inc. and is complimentary through your home inspector as a part of your paid and completed home inspection.



IPP-02/06/2023

2: INSPECTION DETAILS

Information

Scope of Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb

Definition of Terms

FUNCTIONAL - Performing its function and its condition is appropriate for its age and or use. **DEFECT**- A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. **FURTHER EVALUATION** - Item is not functioning as intended, needs further evaluation by a qualified contractor. **NEEDS REPAIR** - The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect. **MONITOR** - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade. **MAINTENANCE** - Maintenance of the item is recommended to prevent premature failure or to maintain its functionality. **NOT INSPECTED** - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection. **NOT PRESENT** - Item not present or not found at time of inspection. ******* Items listed in this report may or may not have been left off of the Summary Page, please read the entire report *******

Current Weather Conditions

Moderate Rain / Showers

insulation, move personal items, panels, furniture, equipment plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

Recent Weather Conditions

Warm (80s), Clear, Dry, Humid

In Attendance

Inspector ONLY

State of Occupancy

Vacant

Style

Bungalow

Type of Building

Single Family

Front of Home Faces

West

Construction Year (From Online Sources)

1930

Square Footage (From Online Sources)

1108

3: GROUNDS

Information

Walkways and Driveways: Service Walks
Concrete

Walkways and Driveways: Driveway Material
Concrete

Porches and Steps: Material
Concrete

Porches and Steps: Support Pier
N.A.

Decks, Balconies, and Patios: Type
Patio

Decks, Balconies, and Patios: Finish
N.A?

Decks, Balconies, and Patios: Material
Patio Block

Fence/Wall: Type
Metal, Chain Link

Fence/Wall: Gate
Operable

Defects

3.3.1 Decks, Balconies, and Patios

 **Needing Futher Evaluation or Repair**

PATIO OVERGROWTH

The patio area is overgrown with grass and weeds. Recommend cleaning up the area.

Recommendation

Contact a handyman or DIY project



3.5.1 Landscaping affecting foundation

 **Needing Futher Evaluation or Repair**

NEGATIVE GRADING

Grading is sloping towards the home in the front of the home. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



4: EXTERIOR

Information

Gutters/Scuppers/Eavestrough: Material Aluminum	Siding, Flashing & Trim: Siding Material Vinyl	Siding, Flashing & Trim: Trim Material Wood, Aluminum/Steel, Vinyl
Siding, Flashing & Trim: Flashing Material Aluminum/Steel	Soffits and Fascia: Fascia Material Aluminum/Steel	Soffits and Fascia: Soffit Material Metal, Wood
Slab-On-Grade/Foundation: Material Masonry Block	Service Entry: Electrical Service Conductors Overhead	Exterior Doors: Exterior Main Entrance Wood
Exterior Doors: Exterior Rear Entrance Wood	Exterior Doors: Exterior Side Entrance N/A	Exterior Doors: Patio Door N/A

Defects

4.2.1 Siding, Flashing & Trim

 **Needing Futher Evaluation or Repair**

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Contact a qualified professional.



4.2.2 Siding, Flashing & Trim

 **Needing Futher Evaluation or Repair**

WARPING/BUCKLING

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



Left Side near Front of Home

4.2.3 Siding, Flashing & Trim

SIDING AND/OR TRIM MISSING

➖ Needing Further Evaluation or Repair

Siding or trim is missing, and underlayment is showing. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



Rear Entrance up at light

4.2.4 Siding, Flashing & Trim

WOOD ROT

➖ Needing Further Evaluation or Repair

Wood trim at various locations around home have wood rot damage. Recommend replacement with newer and damage free boards.

Recommendation

Contact a handyman or DIY project



Upstairs Window Backyard



Main Entrance

4.3.1 Soffits and Fascia

GAP

➔ **Needing Futher Evaluation or Repair**

There are openings, gaps or holes in fascia which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified handyman.



Rear of home



Rear of home





Front Left Corner

4.4.1 Caulking

CAULKING MAINTENANCE

➔ Needing Further Evaluation or Repair

The caulking maintenance around windows, doors, masonry ledges, corners, and utility penetrations need to be refreshed around the entire home.

Recommendation

Contact a handyman or DIY project



5: ROOF

Information

Inspection Method

Ground

Pitch

Steep

Roof Type/Style

Gable

Chimney(s): Viewed From

Ground

Chimney(s): Rain Cap/Spark**Arrestor**

Yes

Chimney(s): Chase

Blocks

Chimney(s): Flue

Unlined

Coverings: Material

Asphalt

Coverings: Approximate Age

5- 10 years

Coverings: Layers

1+ Layer

Ventilation System: Type

Soffit

Flashings: Material

Aluminum

Valleys: Material

Not Visible

Plumbing Vents: Seen

Visible

6: GARAGE/CARPORT

Information

Type: Type

Detached, 2-Car

Floor: Material

Concrete

Sill Plates: Type

Elevated

7: KITCHEN

Information

Countertops & Cabinets: Countertop Material
Laminate

Walls & Ceiling: Ceiling Material
Plaster

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

Countertops & Cabinets: Cabinetry
Wood

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

Range/Oven/Cooktop: Exhaust Hood Serial Number
092210009332

Walls & Ceiling: Wall Material
Plaster

Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Range/Oven Serial Number
VF32422041



Ceiling Fans: Operates

Electrical: Recepticals Present
Yes, GFCI-Yes

Limitations

Range/Oven/Cooktop

UNABLE TO EVALUATE NOT TOTALLY INSTALLED

At the time of inspection the Range/Oven was not totally installed, and unplugged.

Defects

7.2.1 Countertops & Cabinets

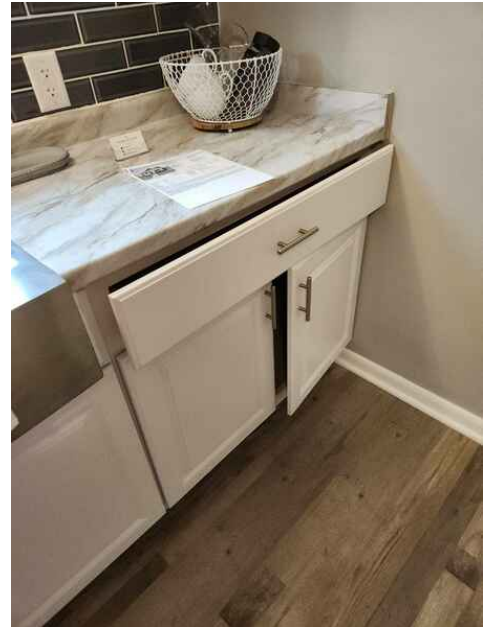
CABINET DOOR OR DRAWER MISALIGNED



When a lower cabinet door is opened the drawer above opens. Recommend realigning the cabinet door.

Recommendation

Contact a handyman or DIY project



7.4.1 Walls & Ceiling

KITCHEN WINDOW PAINTED SHUT



Needing Futher Evaluation or Repair

At the time of inspection the Kitchen window was painted shut and would not open. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



7.5.1 Range/Oven/Cooktop

EXHAUST FILTER NOT PROPERLY INSTALLED



Maintenance or Monitor

The filter for the Exhaust hood is not properly installed. Recommend repair as need per manufacture instructions.

Recommendation

Recommended DIY Project



7.7.1 Electrical

OPEN GROUND

KITCHEN



The Ground Wire is not properly attached. This is a **Safety Defect**. Recommend repair as needed.

Recommendation

Contact a qualified professional.



8: MASTER BEDROOM

Information

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Floors: Floor Coverings

Engineered Wood

Windows: Window Type

Double-hung, Thermal

Defects

8.4.1 Floors



Needing Further Evaluation or Repair

RISE IN FLOOR

The floor near the wall shared with the Kitchen the floor has a rise. Recommend further evaluation by a Structural Engineer.

Recommendation

Contact a qualified structural engineer.



9: BACK BEDROOM

Information

Windows: Window Type

Double-hung, Thermal

Floors: Floor Coverings

Carpet

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Defects

9.1.1 Doors



Needing Futher Evaluation or Repair

DOOR MISALIGNED

The door will not close properly and wants to hang up. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



9.6.1 Lighting Fixtures, Switches & Receptacles



Defects

UNGROUND RECEPTACLE

BACK BEDROOM

One or more receptacles are ungrounded. This is a **Safety Defect**. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project

10: FRONT BEDROOM

Information

Windows: Window Type

Double-hung, Thermal

Floors: Floor Coverings

Carpet

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Defects

10.1.1 Doors



Needing Futher Evaluation or Repair

DOOR MISALIGNED

The door will not close properly and wants to hang up. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project

10.6.1 Lighting Fixtures,
Switches & Receptacles

Needing Futher Evaluation or Repair

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



10.6.2 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLE

FRONT BEDROOM

One or more receptacles are ungrounded. This is a **Safety Defect**.
Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



11: BATHROOM

Information

Exhaust Systems: Exhaust Fans
None

Tub/Shower: Shower/Tub Area
Ceramic

Defects

11.8.1 Windows

WINDOW PAINTED SHUT

BATHROOM

At the time of inspection the Bathroom window was painted shut and would not open. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



Needing Futher Evaluation or Repair



12: LIVING ROOM

Information

Windows: Window Type

Double-hung, Sliders, Thermal

Floors: Floor Coverings

Engineered Wood

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

13: DEN / OFFICE

Defects

13.1.1 Doors

DOOR MISALIGNED



Needing Futher Evaluation or Repair

The door will not close properly and wants to hang up. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



13.2.1 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLE

DEN / OFFICE

One or more receptacles are ungrounded. This is a **Safety Defect**. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



Defects



14: INTERIOR

Defects

14.1.1 Steps, Stairways & Railings

LOOSE / BROKEN HANDRAIL HARDWARE

The handrail going upstairs is loose and touching the wall. This takes away from the handrail being graspable. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project

➔ Needing Further Evaluation or Repair



14.1.2 Steps, Stairways & Railings

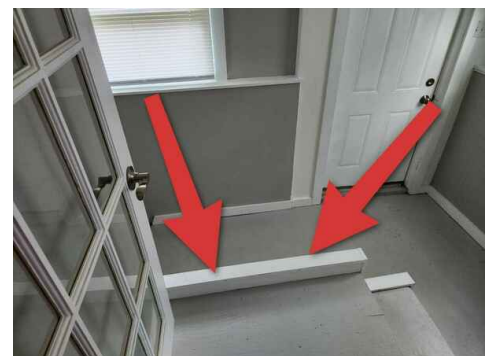
NO RAILING

On the landing off the Kitchen does not have any railing. This is a **Safety Defect**. Recommend a railing be installed.

Recommendation

Contact a handyman or DIY project

⚠ Defects



14.2.1 Smoke Carbon Monoxide Detectors

SMOKE AND CO DETECTORS NOT PRESENT

Recommend working Smoke and CO detectors on each floor

➔ Needing Further Evaluation or Repair

Recommendation

Recommended DIY Project

15: ATTIC

Information

Attic Insulation: Attic Access
Knee Door

Attic Insulation: Inspected From
Access Panel

Attic Insulation: Location
Other

Attic Insulation: Flooring
Partial

Attic Insulation: Insulation Type
Batt

Attic Insulation: Installed In
Underside of Roof Deck



Attic Insulation: Vapor Barriers
Not Visible

Attic Insulation: Ventilation
Ventilation appears adequate

Attic Insulation: Fans Exhausted to
to
Not Visible

Attic Insulation: Roof Structure
Rafters, Wood

Attic Insulation: Sheathing
Not Visible

Ventilation: Ventilation Type
Soffit Vents

Attic Insulation: Insulation Depth

2- 3 inches



16: BASEMENT & STRUCTURE

Information

Stairs: Headway over stairs
Functional

Wall Structure: Material
Concrete Block

Floor: Material
Concrete

Drainage: Sump Pump
Yes, Working

Drainage: Floor Drains
Yes, Drains Not Tested

Girders / Beams: Material
Steel

Columns: Material
Steel

Joists: Material
Wood

Subfloor: Material
Planking

Defects

16.2.1 Wall Structure



EVIDENCE OF STRUCTURAL DAMAGE

Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.



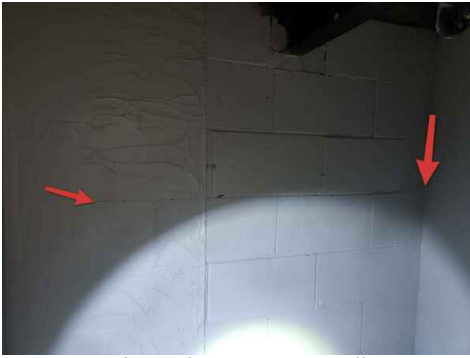
Same Wall as Step Crack with distortion



Step Crack with distortion



Step Crack with Distortion



Horizontal Crack on Front Wall

16.7.1 Joists



JOIST NOT PROPER

The joist in the Basement are properly supported or terminated. Also, some are not properly attached (joist sistering) together. Recommend further evaluation by a licensed Structural Engineer.

Recommendation

Contact a qualified structural engineer.



17: ELECTRICAL

Information

Main Panel: Main Panel Location Basement	Main Panel: Main Wire Copper	Main Panel: Panel Capacity 100 AMP
Main Panel: Panel Manufacturer Cutler Hammer	Main Panel: Panel Type Circuit Breaker	Main Panel: Wiring Method Conduit

Defects

17.1.1 Main Panel



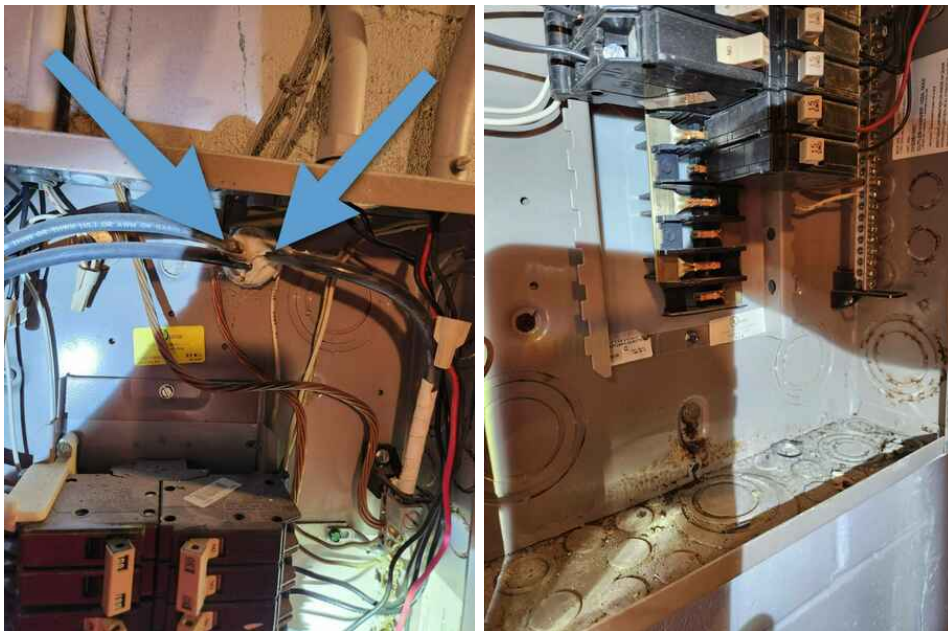
Maintenance or Monitor

CONDENSATION RUST INSIDE PANEL

The inside of the Main Electrical has signs of condensation rust. The main service wires coming into the electrical panel have been sealed to avoid any further potential condensation to form. Recommend continued monitoring.

Recommendation

Recommend monitoring.



17.1.2 Main Panel



Needing Futher Evaluation or Repair

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



18: PLUMBING

Information

Main Water Shut-off Device:
Water Entry Material
Copper

Main Water Shut-off Device:
Water Source
Public

Main Water Shut-off Device:
Visible Water Distribution Material
Galvanized, Pex



Main Water Shut-off Device: Main Shut-Off Location
Basement

Drain, Waste, & Vent Systems: Material
PVC, Cast Iron

Hot Water Systems: Manufacturer
Reliance

Hot Water Systems: Serial #
NA

Hot Water Systems: Capacity
NA gallons

Hot Water Systems: Approximate Age
Unknown

Hot Water Systems: Power Source/Type
Gas

Hot Water Systems: Location
Basement

Fuel Storage & Distribution Systems: Fuel Line Material
Black Iron

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

Limitations

Hot Water Systems

UNABLE TO DETERMINE

Unable to determine capacity, model number, serial number, nor age. At the time of the inspection the information label had been removed.



19: HEATING AND COOLING

Information

Heating Equipment: Brand
Goodman

Heating Equipment: Model #
GM9S800603ANAA

Heating Equipment: Serial #
2204197650



Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Heat Type
Gas-Fired Heat, Forced Air

Heating Equipment: Approximate Age
1-5+

Distribution System: Ductwork
Metal Duct, Cold Air Returns

Defects

19.1.1 Heating Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

Contact a qualified HVAC professional.

 **Needing Futher Evaluation or Repair**

19.1.2 Heating Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

 **Needing Futher Evaluation or Repair**

Recommendation

Contact a qualified HVAC professional.



STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

SPS 131.32

(4) Roofs.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Roof coverings, including type.
2. Roof drainage systems.
3. Flashings.
4. Skylights, chimneys and roof penetrations.
5. Signs of leaks or abnormal condensation on building components.

(b) A home inspector shall describe the methods used to observe the roof.

(c) A home inspector is not required to do any of the following:

1. Walk on the roofing.
2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors.
3. Observe internal gutter and downspout systems and related underground drainage piping.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

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.

Attic

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.

Basement & 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.

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 serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.