



# TOTAL PROPERTY INSPECTION

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## TPI WHOLE HOME INSPECTION

1234 Main Street  
Palm Bay, FL 32905

Buyer Name  
01/15/2024 9:00AM



Inspector  
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*M.R.*

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## SUMMARY

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ITEMS INSPECTED



MAINTENANCE ITEM







RECOMMENDATIONS

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Summary Text (enter here)

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-  2.3.1 Roof - Gutters & Downspouts: Gutter Loose
-  3.3.1 Exterior - Wall-Covering, Flashing & Trim: Peeling paint
-  3.5.1 Exterior - GFCIs & Electrical: Missing GFCI
-  3.6.1 Exterior - Walkways & Driveways: Minor Cracking at Driveway
-  3.9.1 Exterior - Exterior Doors: Wood Rot at Door
-  5.1.1 Cooling - Cooling System Information: Handler dirty
-  5.3.1 Cooling - Condensate: Missing sealant
-  6.3.1 Plumbing - Hot Water Source: Old System
-  9.2.1 Bathrooms - Sinks, Tubs & Showers: Handle Loose
-  9.2.2 Bathrooms - Sinks, Tubs & Showers: Sink stopper stuck
-  9.2.3 Bathrooms - Sinks, Tubs & Showers: Sink drain plug missing
-  9.2.4 Bathrooms - Sinks, Tubs & Showers: Shower diverter defect
-  9.2.5 Bathrooms - Sinks, Tubs & Showers: Tub jets inoperable
-  9.4.1 Bathrooms - GFCI & Electric in Bathroom: GFCI Not Testing As Functional
-  9.4.2 Bathrooms - GFCI & Electric in Bathroom: Receptacle Is Not GFCI Protected
-  10.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Drywall crack
-  12.1.1 Kitchen - Kitchen Sink: Flex drain pipe
-  12.2.1 Kitchen - GFCI: Missing GFCI Protection
-  12.5.1 Kitchen - Electrical: Cover plate missing

# 1: INSPECTION DETAIL

## Information

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**General Inspection Info:  
Occupancy**

Occupied

**General Inspection Info: Weather  
Conditions**

Light Rain, Cloudy

**General Inspection Info: Type of  
Building**

Single Family

**General Inspection Info: In Attendance**

Home Owner, Client

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

## We'll Buy Your Home Back



**If your home inspector misses anything, InterNACHI will buy your home back.**

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...



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For more information, please visit [www.nachi.org/buy](http://www.nachi.org/buy).

### Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit [www.nachi.org/honor](http://www.nachi.org/honor).

## 2: ROOF

### Information

#### Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

#### Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

#### Roof Covering: Roof Was Inspected

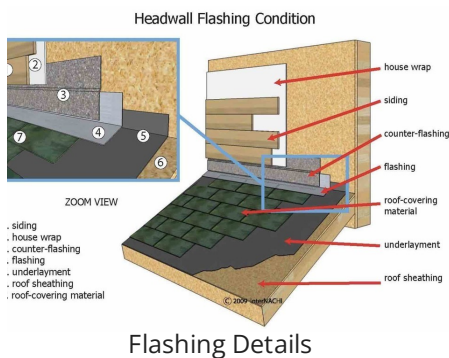
Ladder

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

#### Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



#### Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof).

There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

## Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

## Limitations

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Roof Covering

### UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

### UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable due to rain. It was not safe. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Flashing

### DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Gutters & Downspouts

### COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

## Recommendations

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2.3.1 Gutters & Downspouts

### GUTTER LOOSE

I observed one or more gutters that were loosely attached to the house.



Maintenance item





## 3: EXTERIOR

### Information

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#### **General: Exterior Was Inspected**      **Exterior Doors: Exterior Doors Inspected**

I inspected the exterior of the house.

I inspected the exterior doors.

#### **General: Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

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

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

#### **Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

#### **Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described**

Stucco, Aluminum, Brick Veneer

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

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

#### **Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

#### **GFCIs & Electrical: Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

#### **Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

#### **Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

#### **Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected.

## Limitations

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Eaves, Soffits & Fascia

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

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Wall-Covering, Flashing & Trim

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

---

GFCIs & Electrical

### **UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

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Windows

### **INSPECTION RESTRICTED**

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

## Recommendations

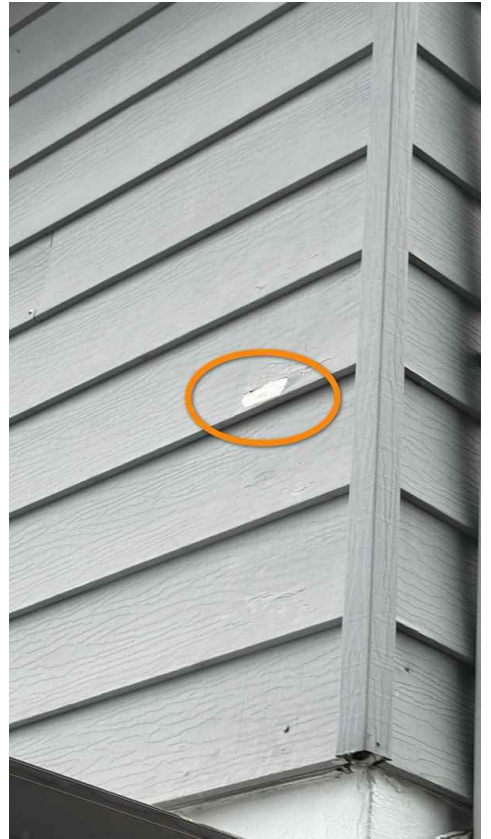
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3.3.1 Wall-Covering, Flashing & Trim

### **PEELING PAINT**



At time of inspection, one or more areas of exterior siding paint is peeling. Due to the home being manufactured pre-1970, there is a risk of lead-based paint. Recommend painting over an encasing lead-based paint to prevent any hazards.



3.5.1 GFCIs & Electrical

**MISSING GFCI**

EXTERIOR PORCH

I observed indications that a GFCI is missing in an area that is required to keep people safe.

 Maintenance item



3.6.1 Walkways & Driveways

**MINOR CRACKING AT DRIVEWAY**

 Maintenance item

I observed indications of minor cracking at the driveway most likely due to settling.  
Recommend continued Watch to ensure further deterioration



3.9.1 Exterior Doors

**WOOD ROT AT DOOR**

I observed wood rot at the exterior door.

Correction and further evaluation is recommended.







## 4: HEATING

### Information

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**Heating System Information:  
Energy Source**

Heat Pump

**Heating System Information:  
Heating Method**

Heat Pump System

**Thermostat and Normal  
Operating Controls: Thermostat  
Location**

Hallway

**Heating System Information: 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.

### Limitations

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Heating System Information

**HOT TEMPERATURE RESTRICTION**

Because the outside temperature was too hot to operate the heating system without the possibility of damaging the system, I did not operate the heating system. Inspection restriction. Ask the homeowner about the system, including past performance.

## 5: COOLING

### Information

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#### Thermostat and Normal

##### Operating Controls: Thermostat

###### Location

Hallway

#### Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

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

#### Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it. It worked when I used it during my inspection.

#### Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

### Recommendations

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#### 5.1.1 Cooling System Information

##### **HANDLER DIRTY**

Add time of inspection, HVAC handler extremely dirty. Recommend cleaning and changing air filter.







### 5.3.1 Condensate

#### **MISSING SEALANT**



At time of inspection, there appears to be missing sealant where AC lines run into soffit through attic. Recommend filling with expanding foam to prevent animals or insects from entering the attic.



## 6: PLUMBING

### Information

#### Main Water Shut-Off Valve:

##### Location of Main Shut-Off Valve

Outside of House

#### Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

#### Hot Water Source: Water temperature

93 degrees



#### Main Water Shut-Off Valve: Homeowner's Responsibility

**It's your job** to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

#### Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

#### Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

#### Hot Water Source: Inspected Hot Water Source

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

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

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

#### Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

### Limitations

Drain, Waste, & Vent Systems

#### **NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

## Water Supply &amp; Distribution Systems

**NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

**Recommendations**

## 6.3.1 Hot Water Source

**OLD SYSTEM**

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)





# 7: ELECTRICAL

## Information

### Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.

### Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

### Main Service Disconnect: Inspected Main Service Disconnect

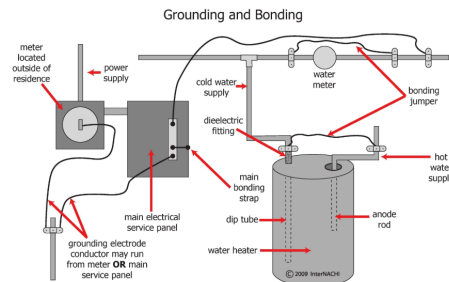
I inspected the electrical main service disconnect.

### Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

### Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



### Main Service Disconnect: Homeowner's Responsibility

**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

### Main Service Disconnect: Main Disconnect Rating, If Labeled

150

I observed indications of the main service disconnect's amperage rating. It was labeled.

### Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

### GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

## Limitations

Electrical Wiring

**UNABLE TO INSPECT ALL OF THE WIRING**

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I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

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Service Grounding & Bonding

### **UNABLE TO CONFIRM PROPER GROUNDING AND BONDING**

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

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GFCIs

### **UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

## 8: ATTIC, INSULATION & VENTILATION

### Information

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#### **Insulation in Attic: Type of Insulation Observed**

Cellulose

#### **Structural Components & Observations in Attic: Structural Components Were Inspected**

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

#### **Insulation in Attic: Insulation Was Inspected**

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

#### **Insulation in Attic: Approximate Average Depth of Insulation**

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.



### **Ventilation in Attic: Ventilation Inspected**

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

## **Limitations**

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Structural Components & Observations in Attic

### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.



## 9: BATHROOMS

### Information

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#### Bathroom Toilets: Toilets

##### Inspected

I flushed all of the toilets.

#### Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

#### Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

#### GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

### Recommendations

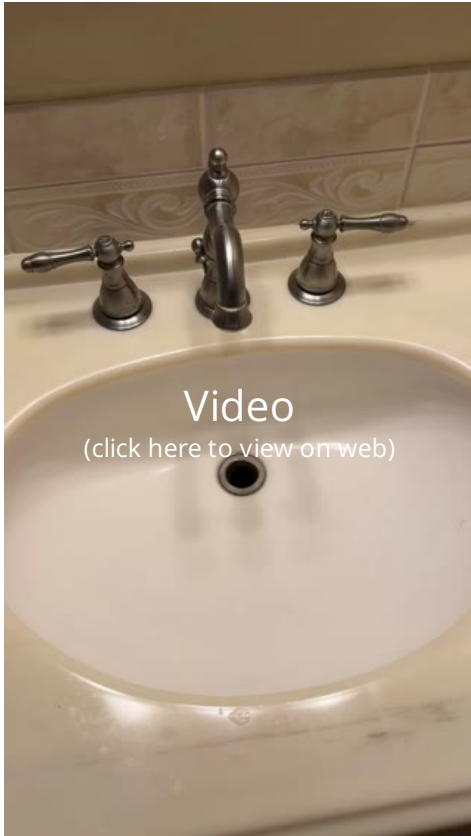
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#### 9.2.1 Sinks, Tubs & Showers

##### **HANDLE LOOSE**

I observed that the fixture handle is loose.

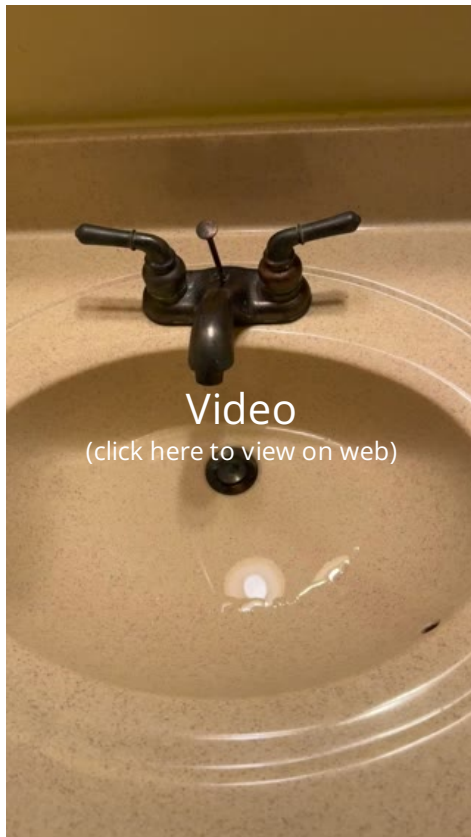




9.2.2 Sinks, Tubs & Showers  
**SINK STOPPER STUCK**

 Maintenance item

Time of inspection, sink stopper will not open, causing water to retain in sink. Recommend repair.



9.2.3 Sinks, Tubs & Showers

**SINK DRAIN PLUG MISSING**

 Maintenance item

At time of inspection, one or more sink drain plugs missing. Recommend repair.

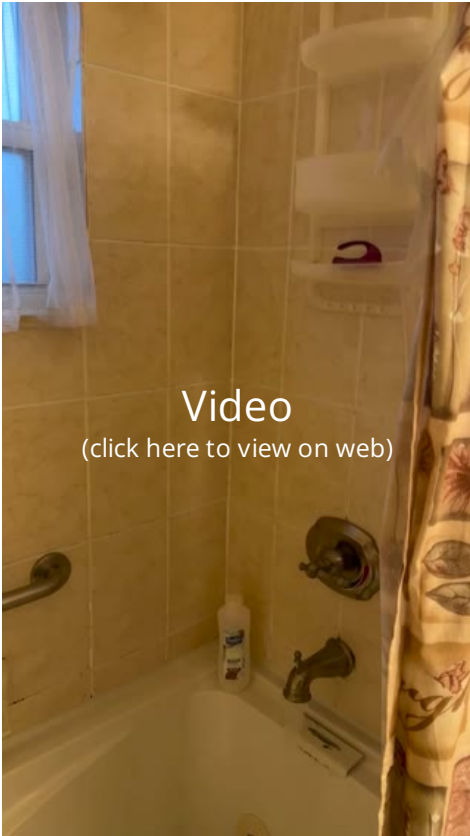


9.2.4 Sinks, Tubs & Showers

**SHOWER DIVERTER DEFECT**

 Maintenance item

What time is inspection, shower tub? Diverter appears well.  
Recommend repair by qualified plumber.



Video

(click here to view on web)

9.2.5 Sinks, Tubs & Showers

**TUB JETS INOPERABLE**

At time of inspection, bathtub jets appear to be in operable

 Maintenance item



9.4.1 GFCI & Electric in Bathroom

**GFCI NOT TESTING AS FUNCTIONAL**

I observed a defect at the GFCI in the bathroom. It was not testing properly. Not functioning.

 Recommendations



9.4.2 GFCI & Electric in Bathroom

**RECEPTACLE IS NOT GFCI PROTECTED**

I observed that the receptacle in the bathroom is not testing as being GFCI protected. This is a hazardous condition.

 Maintenance item



# 10: DOORS, WINDOWS & INTERIOR

## Information

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### Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

### Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

### Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

### Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

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

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

### Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

## Limitations

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Switches, Fixtures & Receptacles

### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

## Recommendations

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10.4.1 Floors, Walls, Ceilings

### DRYWALL CRACK



Maintenance item

At time of inspection, drywall above door appears to be cracked on either side. This can be due to settling. I did not find any other signs of issues with foundation. Recommend patch drywall and continued watch.



# 11: LAUNDRY

## Limitations

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Clothes Washer

### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

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Clothes Dryer

### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



# 12: KITCHEN

## Information

### Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

### Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

## Recommendations

### 12.1.1 Kitchen Sink

#### **FLEX DRAIN PIPE**

At time of inspection, flexible drain pipe found under kitchen sink. These type of pipes are prone to clog. Recommend repair.



Maintenance item



### 12.2.1 GFCI

#### **MISSING GFCI PROTECTION**

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.



Maintenance item



12.5.1 Electrical

**COVER PLATE MISSING**

 Maintenance item

Inspection, cover plate missing under kitchen sink. Recommend repair as this could be a safety hazard being close to a water source.

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# STANDARDS OF PRACTICE

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## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Roof

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

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

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

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

### II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

## Exterior

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

### I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

### II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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1. any improper spacing between intermediate balusters, spindles and rails.

## Heating

### I. The inspector shall inspect:

1. the heating system, using normal operating controls.

### II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

## Cooling

### I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

### II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

## Plumbing

### I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

### II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;

3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

## **Electrical**

### **I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

### **II. The inspector shall describe:**

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

## **Attic, Insulation & Ventilation**

### **The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and  
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

### **The inspector shall describe:**

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

### **The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

## **Bathrooms**

### **The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

**Doors, Windows & Interior****The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;  
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;  
railings, guards and handrails; and  
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

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

**The inspector shall report as in need of correction:**

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;  
photo-electric safety sensors that did not operate properly; and  
any window that was obviously fogged or displayed other evidence of broken seals.

**Laundry****The inspector shall inspect:**

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

**Kitchen**

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

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.