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HOME INSPECTION REPORT

5 Pine Rd
Placitas, NM 87043

Rhea Graham
06/02/2025

Inspector
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TABLE OF CONTENTS

A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. Properties being inspected do not "Pass or "Fail. - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. An inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. Any items listed for repair and/or replacement should be further evaluated by a licensed professional.

THE HOME INSPECTOR DID NOT DETERMINE AND THIS REPORT DOES NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS.

 Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk through immediately before closing to check the condition of the property, using this report as a guide. Thank you for using Sandia Home Inspections! We appreciate the opportunity to serve you and we hope that we have exceeded your expectations. Please consider us for your future home inspection needs. Our work is not finished when we deliver the final report. We are always available for questions, comments, or suggestions. Visit us at www.SandiaHomeInspections.com

1: GENERAL INFORMATION

Information

Home Details: Attendance
Seller(s)

Home Details: Home Type
Single Family, 1 Story, w/Detached Garage

Home Details: Occupancy
Occupied, Furnished

Home Details: Age of Home
35-40 years

Home Details: Weather Conditions
Light Rain, Overcast

Home Details: Temperature
68 ˚F (Fahrenheit)

Home Details: Orientation
East

For purposes of inspection, the front door of the house faces this direction.

Limitations

Excluded items

THE FOLLOWING ITEMS HAVE BEEN EXCLUDED FROM THE INSPECTION:

Septic System, Well, Solar water heating components, Solar panels/system

Battery-less Grid-Tied Residential Photovoltaic System (2580 watts DC) for Roof Mount with 3300 Watt Inverter Expandable to 3870 watts DC. The inverter has been replaced once. The system paid back our costs in 8-9 years (before the 10-year buyback period w/PNM ended). There is a separate meter for solar, so PNM doesn't allow the owner to provide readings online, despite installing the newer meters.
System was installed by Positive Solar Energy, who remains in business and can provide servicing if needed. We plan to provide the system notebook to the new owners.

2: UTILITIES

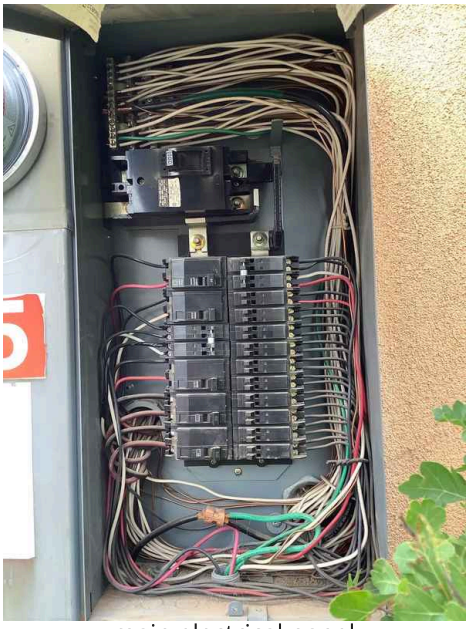
		IN	NI	NP	D
2.1	Electrical Service	X			
2.2	Gas Service	X		X	
2.3	Water Service	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Electrical Service: Source
Electrical service is provided by PNM. Visit them online at www.pnm.com or call 1-888-342-5766 for more information.

Electrical Service: Main Panel Location
East exterior


main electrical panel

Electrical Service: Service Entrance
Underground

All electrical work has been performed by JPO Electrical in Placitas. They indicated the service panel is in good condition and not one of the brands that is problematic.

Electrical Service: Service Amperage
200

Electrical Service: Main Service Wire Material
Aluminum

Electrical Service: Branch Wiring Material
Copper

Gas Service: Type
No Gas Service to Home

Water Service: Source
Water provided by a community water service

Water Service: Supply Pipe Material
Copper, Pex

All utilities are underground, including Xfinity internet service. CenturyLink phone service is available but not used at this time.

Water Service: Sewer/Septic

Cleanout Location

West side of home

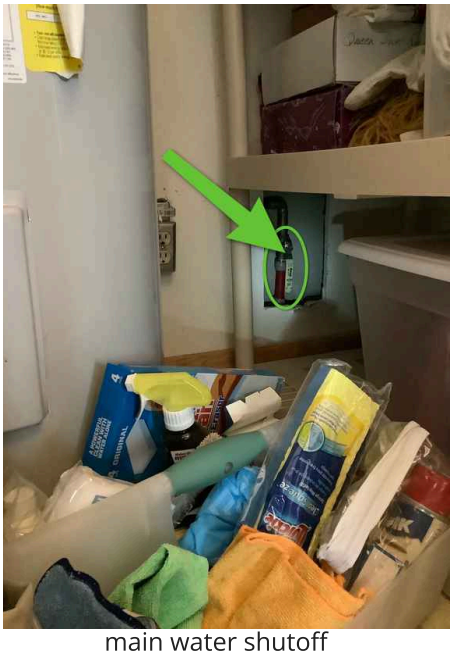
septic cleanout(s)

Septic inspection performed in August & no issues noted. We have never had any septic issues. Fiberglass tank is sound.

Water Service: Main Shutoff Location

Hall closet; behind water heater

The main water shutoff valve is typically not operated by the inspector as it is outside the scope of this inspection.



main water shutoff

Water Service: Water Pressure

60-70 psi

Exterior hose bibs were tested and operational at the time of inspection. No deficiencies noted.

3: GROUNDS

		IN	NI	NP	D
3.1	Driveways/Walkways	X			
3.2	Walls/Gates	X			
3.3	Grading, Drainage & Retaining Walls	X			
3.4	Landscaping	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Driveways/Walkways: Driveway Material
Asphalt

Driveways/Walkways: Walkway(s) Material
Flagstone

Walls/Gates: Wall/Fence Material
Block/Stucco

Grading, Drainage & Retaining Walls: Retaining Wall Material
Concrete

Only those retaining walls on the property that affect the structure are inspected. Recommend further inspections on any retaining walls not affecting structure if there are concerns.

Deficiencies

3.4.1 Landscaping

Recommendation

TREE IN CONTACT

Tree branches and/or shrubbery in contact with structure. Recommend pruning back any vegetation so it cannot cause damage to building or roof.

This was repaired by trimming the tree on June 2, 2025.
Photographs were taken.

4: FOUNDATION/CRAWLSPACE

		IN	NI	NP	D
4.1	Foundation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Foundation: Type
Slab on Grade

5: ROOF

		IN	NI	NP	D
5.1	General	X			
5.2	Coverings	X			X
5.3	Roof Drainage Systems	X			X
5.4	Flashings	X			
5.5	Skylights, Chimneys & Other Roof Penetrations	X			
5.6	Flue Vents	X			
5.7	Parapets	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Inspection Method
Walked Roof

General: Roof Type/Style
Shed, Flat

General: Age
Shingle: 1-5 years, Rolled asphalt: 10-15 years

Coverings: Material
Asphalt Shingles; 1 Layer, Rolled Asphalt

Roof Drainage Systems: Gutter/Scupper Material
Aluminum gutters

Skylights, Chimneys & Other Roof Penetrations: Penetration maintenance

Roof penetrations should be sealed every couple years to prevent moisture from entering through cracks/gaps in sealant. Penetrations are in good condition at time of inspection.

example of roof penetrations

Roof penetrations are inspected and sealed annually, under a maintenance contract with BMC Roofing.

Deficiencies

5.2.1 Coverings

DEGRANULATION

Recommendation

The rolled asphalt roof shows signs of degranulation. Degranulation is separation of the surface layer of asphalt and is an indicator of age/wear or it can be the result of hail damage. Recommend a qualified roofing contractor evaluate for repair to prevent further deterioration that could result in leaking and moisture intrusion.


examples of degranulation


examples of degranulation


examples of degranulation

We are on an annual roof inspection plan with BMC Roofing. We had them do annual maintenance of penetrations. We have never had a problem with leakage developing and have had annual maintenance of penetrations since the roof was installed in 2011.

They explained to address degranulation present at locations other than penetrations, we would have to apply an entire roof coating, which was performed in September. The coating has a 5-year warranty but is expected to last longer if annual maintenance of penetrations continues to be performed.

5.3.1 Roof Drainage Systems

Recommendation

GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

This was addressed when the fascia was upgraded with a no-maintenance treatment, in November. (We purchased the product in May, but ABC Seamless has a significant backlog and the work wasn't performed until 6 months later. We had the wood repaired in the interim.}

6: EXTERIOR

		IN	NI	NP	D
6.1	Wall Covering, Flashing & Trim	X			X
6.2	Eaves/Soffits/Fascia	X			X
6.3	Exterior Electrical	X			
6.4	Exterior Doors	X			
6.5	Exterior of Windows	X			X
6.6	Decks, Balconies, Porches & Steps	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Wall Covering, Flashing & Trim:
Wall Covering Material
Stucco

Exterior Electrical: GFCI Reset
in primary bathroom

GFCI protection was observed at outlets. GFCI reset location:

Exterior Doors: Exterior Door Locations
Main Entry, Living Room

Decks, Balconies, Porches & Steps: Appurtenance
Deck

Wall Covering, Flashing & Trim: Stucco - typical cracks

Stucco observed to be in good shape for age and wear. No deficiencies noted. *Small cracks that are less than 1/16 inch are common and can be easily repaired with minor filling and repainting, if needed. This level of maintenance is expected with stucco homes, and these cracks don't undermine the integrity of the exterior finish.*

We had the stucco cracks repaired where needed.

Eaves/Soffits/Fascia: Wood sealing

Wood soffits/fascia boards/trim should be cleaned, then stained or primed and painted every couple years to seal and prevent rot and deterioration. In addition, caulking should be applied where necessary to prevent moisture intrusion.

Deficiencies

6.1.1 Wall Covering, Flashing & Trim

Recommendation

LARGE STUCCO CRACKS

Larger than typical cracks observed in stucco; water/insects can enter through these larger cracks. Recommend stucco patching/repair.

examples of stucco cracking

These repairs were made.

6.2.1 Eaves/Soffits/Fascia

Recommendation

FASCIA - ROTTED

One or more sections of the south fascia are rotted. Recommend qualified roofer evaluate & repair.

This has been addressed by both repair of the wood, and installation of a no-maintenance fascia.

6.2.2 Eaves/Soffits/Fascia

Recommendation

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the araes be properly prepared and painted / finished.

The contractor who performed the repairs before fascia covering was installed noted it wasn't dry rot, but sun damage. Our house is oriented within 5 degrees of sun south.


example of failing paint

6.5.1 Exterior of Windows

Recommendation

DAMAGED/MISSING SCREENS

Window screens were observed to be missing and/or damaged. Recommend repair/replacement.

The screen was replaced and the window was repainted.


example of missing screens

7: DETACHED GARAGE

		IN	NI	NP	D
7.1	Roof	X			
7.2	Roof Coverings	X			X
7.3	Roof Drainage Systems	X			
7.4	Roof Flashings	X			
7.5	Parapets	X			
7.6	Wall Covering, Flashing & Trim	X			
7.7	Exterior Electrical	X			
7.8	Exterior of Windows	X			
7.9	Exterior Doors	X			
7.10	Vehicle Door	X			
7.11	Ceilings	X			
7.12	Floor	X			
7.13	Interior Walls	X			
7.14	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Roof: Inspection Method
Walked Roof

Roof: Roof Type/Style
Flat

Roof: Age
10-15 years

Roof Coverings: Material
Rolled Asphalt

Roof Drainage Systems: Gutter/Scupper Material
Aluminum gutters

Wall Covering, Flashing & Trim: Wall Covering Material
Stucco

Exterior Electrical: GFCI Reset
in garage

GFCI protection was observed at outlets. GFCI reset location:

Exterior Doors: Exterior Pedestrian Door Locations
East

Vehicle Door: Material
Insulated, Aluminum

Vehicle Door: Type
Overhead, Automatic

Electrical: GFCI Reset Location
garage

Deficiencies

7.2.1 Roof Coverings

Recommendation

DEGRANULATION

The asphalt shingle roof shows signs of degranulation. Degranulation is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

BMC Roofing explained to address degranulation present at locations other than penetrations, we would have to apply an entire roof coating, which was performed in September. The coating has a 5-year warranty but is expected to last longer if annual maintenance of penetrations continues to be performed.

examples of degranulation

examples of degranulation

8: WATER HEATER

		IN	NI	NP	D
8.1	Water Heater	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Heater: Location
Hallway Closet

Water Heater: Power Source/Type
Electric

Water Heater: Age
5-10 years

Water Heater: Capacity
40 gallons

Water Heater: Water Temperature
124 °F

Water Heater: Manufacturer
Bradford White

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.

The water heater was replaced in July. Although not noted by the inspector, it did not meet code (seismic straps, leak detection). It was replaced because the lines to the Breezair evaporative cooler needed to be replaced. At this time, the roof-mounted solar hot water tank was disconnected. It was installed in 1985 before the active solar system was installed in 2008.

9: HEATING

		IN	NI	NP	D
9.1	Heating Equipment	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Heating Equipment: Style
Baseboard Heat

Heating Equipment: Unit Locations
Living room, Dining room, Kitchen, 1 each in 3 bedrooms

Heating Equipment: Energy Source
Electric

Heating Equipment: Manufacturer
TPI

Heating Equipment: Age
15-20 years

Heating Equipment: Thermostat Location & Style
Multiple Thermostats, Digital

The wood stove and chimney were inspected annually and was inspected in August. The wood stove has performed reliably, and the chimney cap is new (<5 years).

10: COOLING

		IN	NI	NP	D
10.1	Cooling Equipment	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Style
Evaporative

Cooling Equipment: Unit Location
Roof

Cooling Equipment: Energy Source
Electricity

Cooling Equipment: Manufacturer
Breezair

Cooling Equipment: Age
1-5 years

Cooling Equipment: Thermostat Location & Style
Living Room, Digital

Cooling Equipment: Supply Air Location
Single-draft duct in hallway

11: BATHROOM 1

		IN	NI	NP	D
11.1	General	X			
11.2	Ceilings	X			
11.3	Walls	X			
11.4	Floors	X			
11.5	Doors	X			X
11.6	Windows	X			
11.7	Electrical	X			
11.8	Ventilation	X			
11.9	Cabinets/Countertops	X			
11.10	Sink/Plumbing	X			
11.11	Toilet	X			
11.12	Tub/Shower	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Location
Primary Bathroom

Floors: Floor Covering
Tile

Electrical: GFCI Reset Location
primary bath

Ventilation: No fan, but window present

Bathroom exhaust fan is not present. However, there is an operable window that should be opened to allow moisture to escape the bathroom when the shower/tub is in use.

Tub/Shower: Caulking

Caulking around the tub and/or shower should be cleaned and reapplied annually to prevent moisture damage to and behind walls/floors.

Deficiencies

11.5.1 Doors

Recommendation

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

These repairs were made.

12: BATHROOM 2

		IN	NI	NP	D
12.1	General	X			
12.2	Ceilings	X			
12.3	Walls	X			
12.4	Floors	X			
12.5	Doors	X			
12.6	Windows	X			
12.7	Electrical	X			
12.8	Ventilation	X			
12.9	Cabinets/Countertops	X			
12.10	Sink/Plumbing	X			
12.11	Toilet	X			
12.12	Tub/Shower	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Location
Hallway Bathroom

Floors: Floor Covering
Tile

Electrical: GFCI Reset Location
in primary bath

Ventilation: No fan, but window present

Bathroom exhaust fan is not present. However, there is an operable window that should be opened to allow moisture to escape the bathroom when the shower/tub is in use.

Deficiencies

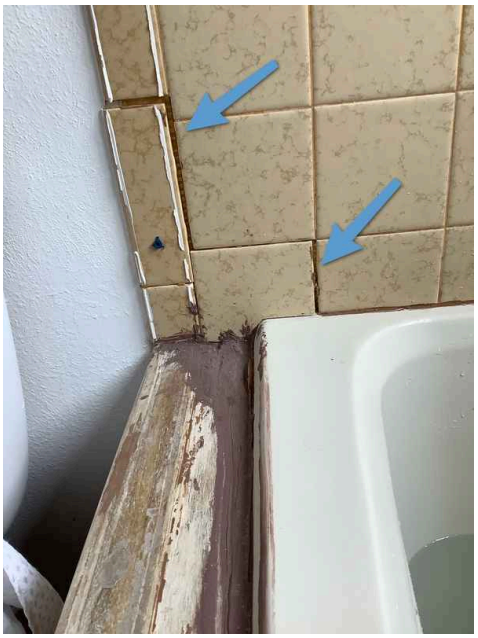
12.12.1 Tub/Shower

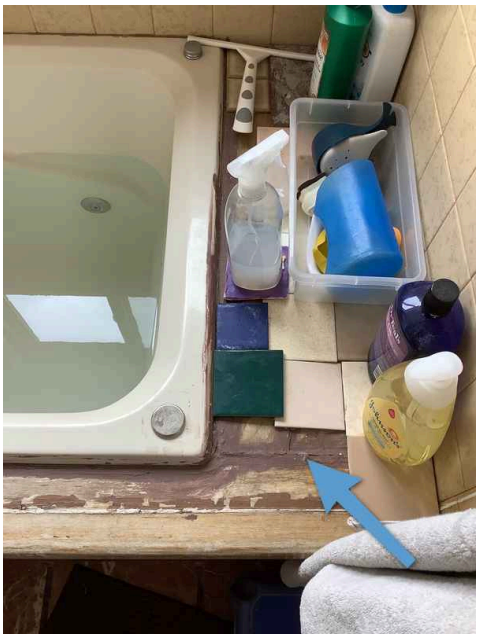
Informational/Maintenance Item

DETERIORATED CAULKING/GROUT

Caulking and/or grout is deteriorated and in need of repair. Recommend resealing.

The grout needs more work. The condition of the wood was addressed. We did locate the grout mix and it is in the garage.





12.12.2 Tub/Shower

Recommendation

INOPERABLE JETS

Whirlpool tub jets do not operate. Recommend repair.

Kohler states this tub model was sold for a limited time, and they do not have any parts to repair it.

13: BEDROOM 1

		IN	NI	NP	D
13.1	Location	X			
13.2	Ceilings	X			
13.3	Walls	X			
13.4	Floors	X			
13.5	Doors	X			
13.6	Windows	X			
13.7	Electrical	X			
13.8	Heating/Cooling	X			
13.9	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Location: Location
Primary Bedroom

Floors: Floor Coverings
Carpet

All carpets were cleaned in September

14: BEDROOM 2

		IN	NI	NP	D
14.1	Location	X			
14.2	Ceilings	X			
14.3	Walls	X			
14.4	Floors	X			
14.5	Doors	X			
14.6	Windows	X			
14.7	Electrical	X			
14.8	Heating/Cooling	X			
14.9	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Location: Location
West Guest Bedroom

Floors: Floor Coverings
Carpet

All carpets were cleaned in September, including in the lofts.

15: BEDROOM 3

		IN	NI	NP	D
15.1	Location	X			
15.2	Ceilings	X			
15.3	Walls	X			
15.4	Floors	X			
15.5	Doors	X			X
15.6	Windows	X			
15.7	Electrical	X			
15.8	Heating/Cooling	X			
15.9	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Location: Location
East Guest Bedroom

Floors: Floor Coverings
Carpet

All carpets were cleaned in September, including the lofts.

Deficiencies

15.5.1 Doors

Recommendation

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

This repair was made.

16: INTERIOR ROOMS

		IN	NI	NP	D
16.1	Ceilings	X			
16.2	Walls	X			
16.3	Floors	X			
16.4	Doors	X			
16.5	Windows	X			
16.6	Electrical	X			
16.7	Heating/Cooling	X			
16.8	Smoke Detectors	X			
16.9	Fireplace	X			
16.10	Doorbell		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: Floor Coverings
Carpet, Brick

Fireplace: Type
Wood Stove

Wood stove was cleaned and inspected in August.

All brick floors were cleaned and sealed in September.

Fireplace: Location
Living Room

All fireplaces, fuel-burning stoves, and chimneys should be inspected by a certified chimney sweep prior to their first use, and not less than annually. This inspection does not cover the inside portions of the chimney/flue that are not visible to the inspector.

Limitations

Fireplace

NOT OPERATED

Wood stove was not operated at time of inspection. Inspector is not able to see entire length of chimney. It is always a good idea to have a chimney swept if you don't know the condition of it.

Chimney inspection & cleaning in August.

Doorbell

SECURITY DOORBELL

Security/camera doorbell observed. These doorbells are not operated by inspector and are often not left with the home. We recommend ensuring a functional doorbell will be in place prior to move-in.

We are planning to leave the camera doorbell.

17: LAUNDRY

		IN	NI	NP	D
17.1	Ceilings	X			
17.2	Walls	X			
17.3	Floors	X			
17.4	Doors	X			
17.5	Electrical	X			
17.6	Ventilation	X			
17.7	Countertops & Cabinets	X			
17.8	Appliances	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: Floor Coverings
Linoleum

Appliances: Appliances Present
Dryer, Washer

Appliances: Dryer Power
Electricity (240V)

Limitations

Appliances

NOT OPERATED

Washer and/or dryer were not operated during the home inspection.

Both are in working order.
Dryer vent was cleaned in August.
Washer hoses replaced in December.

18: KITCHEN

		IN	NI	NP	D
18.1	Ceilings	X			
18.2	Walls	X			
18.3	Floors	X			
18.4	Doors	X			
18.5	Windows	X			X
18.6	Electrical	X			X
18.7	Kitchen Sink	X			
18.8	Heating/Cooling	X			
18.9	Countertops & Cabinets	X			
18.10	Appliances	X			
18.11	Dishwasher	X			
18.12	Refrigerator	X			
18.13	Microwave	X			
18.14	Wall Oven	X			
18.15	Cooktop	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: Floor Coverings
Brick

Appliances: Built-In Appliances Present
Dishwasher, Refrigerator, Wall Oven, Cooktop, Microwave

Dishwasher: Manufacturer
Kitchenaid

<5 years old

Refrigerator: Manufacturer
Whirlpool

Purchased in 2005. Still works including ice maker, so we did not upgrade it.

Microwave: Manufacturer
Kitchenaid

Purchased in 2012.

Wall Oven: Manufacturer
Kitchenaid

Purchased in 2012.

Cooktop: Manufacturer
Kitchenaid


all burners functional

Deficiencies

18.5.1 Windows
Recommendation
DOES NOT OPERATE
Window does not operate properly due to stripped crank mechanism. Recommend repair.

This repair was made. New crank ordered.

18.6.1 Electrical
Recommendation
NO GFCI
No GFCI protection observed which is a safety concern. Recommend repair by licensed electrical contractor.

This repair was made by JPO Electric. The GFCI works for both outlets (on same circuit).

STANDARDS OF PRACTICE

General Information

1. Definitions and Scope (What a home inspection is)

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.
The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions (What a home inspection is NOT)

2.1. Limitations:
An inspection is not technically exhaustive.
An inspection will not identify concealed or latent defects.
An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
An inspection will not determine the suitability of the property for any use.
An inspection does not determine the market value of the property or its marketability.
An inspection does not determine the insurability of the property.
An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
An inspection does not determine the life expectancy of the property or any components or systems therein.
An inspection does not include items not permanently installed.
This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:
I. The inspector is not required to determine:
property boundary lines or encroachments.
the condition of any component or system that is not readily accessible.
the service life expectancy of any component or system.
the size, capacity, BTU, performance or efficiency of any component or system.
the cause or reason of any condition.
the cause for the need of correction, repair or replacement of any system or component.
future conditions.
compliance with codes or regulations.
the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
the presence of mold, mildew or fungus.
the presence of airborne hazards, including radon.
the air quality.
the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
the existence of electromagnetic fields.
any hazardous waste conditions.
any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
acoustical properties.
correction, replacement or repair cost estimates.
estimates of the cost to operate any given system.
II. The inspector is not required to operate:
any system that is shut down.
any system that does not function properly.
or evaluate low-voltage electrical systems, such as, but not limited to:
1. phone lines;
2. cable lines;
3. satellite dishes;

4. antennae;
5. lights; or
6. remote controls.
any system that does not turn on with the use of normal operating controls.
any shut-off valves or manual stop valves.
any electrical disconnect or over-current protection devices.
any alarm systems.
moisture meters, gas detectors or similar equipment.
III. The inspector is not required to:
move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
dismantle, open or uncover any system or component.
enter or access any area that may, in the inspector's opinion, be unsafe.
enter crawlspaces or other areas that may be unsafe or not readily accessible.
inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
inspect decorative items.
inspect common elements or areas in multi-unit housing.
inspect intercoms, speaker systems or security systems.
offer guarantees or warranties.
offer or perform any engineering services.
offer or perform any trade or professional service other than a home inspection.
research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
determine the insurability of a property.
perform or offer Phase 1 or environmental audits.
inspect any system or component that is not included in these Standards.

Utilities
3.7. Electrical

I. The inspector shall inspect:
the service drop;
the overhead service conductors and attachment point;
the service head, gooseneck and drip loops;
the service mast, service conduit and raceway;
the electric meter and base;
service-entrance conductors;
the main service disconnect;
panelboards and over-current protection devices (circuit breakers and fuses);
service grounding and bonding;
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;
all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
for the presence of smoke and carbon monoxide detectors.
II. The inspector shall describe:
the main service disconnect's amperage rating, if labeled; and
the type of wiring observed.
III. The inspector shall report as in need of correction:
deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
any unused circuit-breaker panel opening that was not filled;
the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
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
the absence of smoke and/or carbon monoxide detectors.
IV. The inspector is not required to:
insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
operate electrical systems that are shut down.
remove panelboard cabinet covers or dead fronts.
operate or re-set over-current protection devices or overload devices.
operate or test smoke or carbon monoxide detectors or alarms.
inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.

measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
inspect ancillary wiring or remote-control devices.
activate any electrical systems or branch circuits that are not energized.
inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
verify the service ground.
inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
inspect spark or lightning arrestors.
inspect or test de-icing equipment.
conduct voltage-drop calculations.
determine the accuracy of labeling.
inspect exterior lighting.

Foundation/Crawlspace
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.

Roof
3.1. Roof

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:

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:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

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.

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.

Interior Rooms
3.6. Plumbing

I. The inspector shall inspect:
the main water supply shut-off valve;
the main fuel supply shut-off valve;
the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing;
all sinks, tubs and showers for functional drainage;
the drain, waste and vent system; and
drainage sump pumps with accessible floats.
II. The inspector shall describe:
whether the water supply is public or private based upon observed evidence;
the location of the main water supply shut-off valve;
the location of the main fuel supply shut-off valve;
the location of any observed fuel-storage system; and
the capacity of the water heating equipment, if labeled.
III. The inspector shall report as in need of correction:
deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
deficiencies in the installation of hot and cold water faucets;
active plumbing water leaks that were observed during the inspection; and
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:
light or ignite pilot flames.
measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
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.
determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
determine the water quality, potability or reliability of the water supply or source.
open sealed plumbing access panels.
inspect clothes washing machines or their connections.
operate any valve.
test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
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.
determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
determine whether there are sufficient cleanouts for effective cleaning of drains.
evaluate fuel storage tanks or supply systems.
inspect wastewater treatment systems.
inspect water treatment systems or water filters.
inspect water storage tanks, pressure pumps, or bladder tanks.

evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
evaluate or determine the adequacy of combustion air.
test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
inspect or test for gas or fuel leaks, or indications thereof.

3.8. Fireplace

I. The inspector shall inspect:
readily accessible and visible portions of the fireplaces and chimneys;
lintels above the fireplace openings;
damper doors by opening and closing them, if readily accessible and manually operable; and
cleanout doors and frames.
II. The inspector shall describe:
the type of fireplace.
III. The inspector shall report as in need of correction:
evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
manually operated dampers that did not open and close;
the lack of a smoke detector in the same room as the fireplace;
the lack of a carbon monoxide detector in the same room as the fireplace; and
cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:
inspect the flue or vent system.
inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
determine the need for a chimney sweep.
operate gas fireplace inserts.
light pilot flames.
determine the appropriateness of any installation.
inspect automatic fuel-fed devices.
inspect combustion and/or make-up air devices.
inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
ignite or extinguish fires.
determine the adequacy of drafts or draft characteristics.
move fireplace inserts, stoves or firebox contents.
perform a smoke test.
dismantle or remove any component.
perform a National Fire Protection Association (NFPA)-style inspection.
perform a Phase I fireplace and chimney inspection.

3.10. Doors, Windows & Interior

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

IV. The inspector is not required to:
inspect paint, wallpaper, window treatments or finish treatments.
inspect floor coverings or carpeting.
inspect central vacuum systems.
inspect for safety glazing.
inspect security systems or components.
evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
move suspended-ceiling tiles.
inspect or move any household appliances.
inspect or operate equipment housed in the garage, except as otherwise noted.

verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
inspect microwave ovens or test leakage from microwave ovens.
operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
inspect elevators.
inspect remote controls.
inspect appliances.
inspect items not permanently installed.
discover firewall compromises.
inspect pools, spas or fountains.
determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
determine the structural integrity or leakage of pools or spas.