

Whisper Computer Solutions, Inc

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NACHI

Complete SOP

NACHI Standards of Practice

1. Definitions and Scope

- 1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.
 - I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.
 - II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
- 1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
- 1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

- I. The inspector shall inspect from ground level or eaves:
 - A. The roof covering.
 - B. The gutters.
 - C. The downspouts.
 - D. The vents, flashings, skylights, chimney and other roof penetrations.
 - E. The general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector is not required to:
 - A. Walk on any roof surface.

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- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. And describe the exterior wall covering.

II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for safety type glass.
- H. Inspect underground utilities.
- I. Inspect underground items.
- J. Inspect wells or springs.
- K. Inspect solar systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & CrawlSpace

I. The inspector shall inspect:

- A. The basement.
- B. The foundation
- C. The crawlSpace.
- D. The visible structural components.
- E. Any present conditions or clear indications of active water penetration observed by the inspector.
- F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-

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square door frames or floor slopes.

II. The inspector is not required to:

- A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. Move stored items or debris.
- C. Operate sump pumps with inaccessible floats.
- D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. Provide any engineering or architectural service.
- F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

- A. The heating system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair electric furnaces which do not operate.
- C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks.
- B. Inspect underground fuel tanks.
- C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. Light or ignite pilot flames.
- E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
- F. Override electronic thermostats.
- G. Evaluate fuel quality.
- H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5. Cooling

I. The inspector shall inspect:

- A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

- A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. Inspect window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.

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- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. Light or ignite pilot flames.
- B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
- D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
- E. Determine the water quality or potability or the reliability of the water supply or source.
- F. Open sealed plumbing access panels.
- G. Inspect clothes washing machines or their connections.
- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.

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- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. Evaluate or determine the adequacy of combustion air.
- S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

2.7. Electrical

I. The inspector shall inspect:

- A. The service line.
- B. The meter box.
- C. The main disconnect.
- D. And determine the rating of the service amperage.
- E. Panels, breakers and fuses.
- F. The service grounding and bonding.
- G. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
- H. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
- I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
- K. The service entrance conductors and the condition of their sheathing.
- L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
- M. And describe the amperage rating of the service.
- N. And report the absence of smoke detectors.
- O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

II. The inspector is not required to:

- A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the alarm system and components.
- H. Inspect the ancillary wiring or remote control devices.
- I. Activate any electrical systems or branch circuits which are not energized.
- J. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or

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any time-controlled devices.

- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct voltage drop calculations.
- P. Determine the accuracy of breaker labeling.

2.8. Fireplace

I. The inspector shall inspect:

- A. The fireplace, and open and close the damper door if readily accessible and operable.
- B. Hearth extensions and other permanently installed components.
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

- A. Inspect the flue or vent system.
- B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. Determine the need for a chimney sweep.
- D. Operate gas fireplace inserts.
- E. Light pilot flames.
- F. Determine the appropriateness of such installation.
- G. Inspect automatic fuel feed devices.
- H. Inspect combustion and/or make-up air devices.
- I. Inspect heat distribution assists whether gravity controlled or fan assisted.
- J. Ignite or extinguish fires.
- K. Determine draft characteristics.
- L. Move fireplace inserts, stoves, or firebox contents.
- M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
- N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
- B. To move, touch, or disturb insulation.
- C. To move, touch or disturb vapor retarders.
- D. Break or otherwise damage the surface finish or weather seal on or around

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access panels and covers.

- E. Identify the composition of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances..
- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
- N. Inspect microwave ovens or test leakage from microwave ovens.
- O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
- P. Inspect elevators.
- Q. Inspect remote controls.
- R. Inspect appliances.
- S. Inspect items not permanently installed.
- T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- U. Come into contact with any pool or spa water in order to determine the system structure or components.

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- V. Determine the adequacy of spa jet water force or bubble effect.
- W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

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

3.2. Exclusions:

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

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II. The inspectors are not required to operate:

- A. Any system that is shut down.
- B. Any system that does not function properly.
- C. Or evaluate low voltage electrical systems such as, but not limited to:
 - 1. Phone lines.
 - 2. Cable lines.
 - 3. Antennae.
 - 4. Lights.
 - 5. Remote controls.
- D. Any system that does not turn on with the use of normal operating controls.
- E. Any shut off valves or manual stop valves.
- F. Any electrical disconnect or over current protection devices.
- G. Any alarm systems.
- H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

A. Move any personal items or other obstructions, such as, but not limited to:

- 1. Throw rugs.
- 2. Furniture.
- 3. Floor or wall coverings.
- 4. Ceiling tiles
- 5. Window coverings.
- 6. Equipment.
- 7. Plants.
- 8. Ice.
- 9. Debris.
- 10. Snow.
- 11. Water.
- 12. Dirt.
- 13. Foliage.
- 14. Pets

- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
- D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. Determine the age of construction or installation of any system structure, or

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component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.

- O. Determine the insurability of a property.
- P. Perform or offer Phase 1 environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
- 4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- 4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

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- 4.15. Enter: To go into an area to observe visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.
- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. Function: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
- 4.20. Functional: Performing, or able to perform, a function.
- 4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.
- 4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.
- 4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. Inspector: One who performs a real estate inspection.
- 4.26. Installed: Attached or connected such that the installed item requires tool for removal.
- 4.27. Material Defect: Refer to section 1.2.
- 4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.29. Observe: To see through visually directed attention.
- 4.30. Operate: To cause systems to function or turn on with normal operating controls.
- 4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
- 4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

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- 4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
- 4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. System: An assembly of various components to function as a whole.
- 4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.
- 4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.
- 4.41. Verify: To confirm or substantiate.

2.1 Roof

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

- A. The roof covering.
- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on any roof surface.
- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Inspect antennae, lightning arresters, or similar attachments.

2.2 Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. And describe the exterior wall covering.

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II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for safety type glass.
- H. Inspect underground utilities.
- I. Inspect underground items.
- J. Inspect wells or springs.
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- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

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I. The inspector shall inspect:

- A. The basement.
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- C. The crawlpace.
- D. The visible structural components.
- E. Any present conditions or clear indications of active water penetration observed by the inspector.
- F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

- A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. Move stored items or debris.
- C. Operate sump pumps with inaccessible floats.
- D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. Provide any engineering or architectural service.
- F. Report on the adequacy of any structural system or component.

2.4 Heating

I. The inspector shall inspect:

- A. The heating system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair electric furnaces which do not operate.
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II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks.
- B. Inspect underground fuel tanks.
- C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. Light or ignite pilot flames.
- E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
- F. Override electronic thermostats.
- G. Evaluate fuel quality.
- H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5 Cooling

I. The inspector shall inspect:

- A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

- A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. Inspect window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6 Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

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- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. Light or ignite pilot flames.
- B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
- D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
- E. Determine the water quality or potability or the reliability of the water supply or source.
- F. Open sealed plumbing access panels.
- G. Inspect clothes washing machines or their connections.
- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. Evaluate or determine the adequacy of combustion air.
- S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

2.7 Electrical

I. The inspector shall inspect:

- A. The service line.
- B. The meter box.
- C. The main disconnect.
- D. And determine the rating of the service amperage.
- E. Panels, breakers and fuses.
- F. The service grounding and bonding.
- G. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
- H. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.
- I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
- K. The service entrance conductors and the condition of their sheathing.
- L. The ground fault circuit interrupters observed and deemed to be GFCI's during the

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inspection with a GFCI tester.

- M. And describe the amperage rating of the service.
- N. And report the absence of smoke detectors.
- O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

II. The inspector is not required to:

- A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the alarm system and components.
- H. Inspect the ancillary wiring or remote control devices.
- I. Activate any electrical systems or branch circuits which are not energized.
- J. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct voltage drop calculations.
- P. Determine the accuracy of breaker labeling.

2.8 Fireplace

I. The inspector shall inspect:

- A. The fireplace, and open and close the damper door if readily accessible and operable.
- B. Hearth extensions and other permanently installed components.
- C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

- A. Inspect the flue or vent system.
- B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. Determine the need for a chimney sweep.
- D. Operate gas fireplace inserts.
- E. Light pilot flames.
- F. Determine the appropriateness of such installation.
- G. Inspect automatic fuel feed devices.
- H. Inspect combustion and/or make-up air devices.
- I. Inspect heat distribution assists whether gravity controlled or fan assisted.
- J. Ignite or extinguish fires.
- K. Determine draft characteristics.
- L. Move fireplace inserts, stoves, or firebox contents.
- M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
- N. Perform an NFPA inspection.

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2.9 Attic, Ventilation & Insulation

I. The inspector shall inspect:

- A. The insulation in unfinished spaces.
- B. The ventilation of attic spaces.
- C. Mechanical ventilation systems.
- D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
- B. To move, touch, or disturb insulation.
- C. To move, touch or disturb vapor retarders.
- D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. Identify the composition of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determin adequacy of ventilation.

2.10 Doors, Windows & Interior

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances..
- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes,

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- combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
 - N. Inspect microwave ovens or test leakage from microwave ovens.
 - O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
 - P. Inspect elevators.
 - Q. Inspect remote controls.
 - R. Inspect appliances.
 - S. Inspect items not permanently installed.
 - T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
 - U. Come into contact with any pool or spa water in order to determine the system structure or components.
 - V. Determine the adequacy of spa jet water force or bubble effect.
 - W. Determine the structural integrity or leakage of a pool or spa.

DISHWASHER

Door gasket damaged

Door gasket damaged

Door interior damaged and/or rusted

Door interior damaged and/or rusted

Tub liner damaged and/or rusted

Tub liner damaged and/or rusted

Soap dispenser does not work

Soap dispenser does not work

Evidence of leaking found

Evidence of leaking found

Top spray bar does not work

Top spray bar does not work

Dishwasher not anchored in cabinet

Dishwasher not anchored in cabinet

Timer does not work correctly

Timer does not work correctly

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Door lock broken

Door lock broken (will not lock properly or does not turn off when lock is in open position)

Door hinges broken

Door hinges broken

Heater does not work

Heater does not work

Excessive noise and/or vibration when in use

Excessive noise and/or vibration when in use

Front panel is damaged

Front panel is damaged

Bottom and/or top rack damaged and/or needs roller

Bottom and/or top rack damaged and/or needs rollers

Knobs or buttons missing

Knobs or buttons missing

Unit is hardwired

Unit is hardwired

FOOD WASTE DISPOSER

Has excessive vibration

Has excessive vibration

Disposal leaks under sink

Disposal leaks under sink

Disposal case is corroded

Disposal case is corroded

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Rubber splash shield damaged or missing

Rubber splash shield damaged or missing

Disposal is not grounded

Disposal is not grounded

Verify for proper installation- sewer drain below

Verify for proper installation- sewer drain below disposal drain

Disposal locked up; cannot rotate

Disposal locked up; cannot rotate

Unit is hardwired

Unit is hardwired

JENN-AIR

Motor overload trips; not vented properly

Motor overload trips; not vented properly

Not vented outside

Not vented outside

Grease filter not installed correctly

Grease filter not installed correctly

Vent not connected in cabinet

Vent not connected in cabinet

RANGE HOOD

Fan does not work and/or fan has excessive noise a

Fan does not work and/or fan has excessive noise and vibration

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Needs two filters-one grease filter, one charcoal

Needs two filters—one grease filter, one charcoal filter

Vents to attic

Vents to attic

Fan and/or blower do not work

Fan and/or blower do not work

Grease filter gone or damaged

Grease filter gone or damaged

Vent pipe needs to be sealed at joints

Vent pipe needs to be sealed at joints

Not vented out of kitchen

Not vented out of kitchen

Missing outside vent or flapper

Missing outside vent or flapper

Grease jar filled

Grease jar filled

OVEN (ELECTRIC)

Oven door hinges are broken

Oven door hinges are broken

Door gaskets missing or damaged

Door gaskets missing or damaged

Oven door does not seal correctly

Oven door does not seal correctly

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Handles are loose and need tightening

Handles are loose and need tightening

Timer operates only top oven

Timer operates only top oven

Bake element does not work

Bake element does not work

Broiler element does not work

Broiler element does not work

Oven not anchored in cabinet

Oven not anchored in cabinet

Oven light does not work

Oven light does not work

Thermostat not properly anchored in oven

Thermostat not properly anchored in oven

Self-clean mode does not work

Self-clean mode does not work

Rotisserie does not work

Rotisserie does not work

Broken glass in oven door

Broken glass in oven door

Self-clean window shield does not work

Self-clean window shield does not work

Door lock does not work

Door lock does not work

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Self-clean mode works with timer broken

Self-clean mode works with timer broken

Continuous-clean oven surface is damaged

Continuous-clean oven surface is damaged

No longer a continuous-clean oven

No longer a continuous-clean oven

Thermostat measures hot; approx: 50° F

Thermostat measures hot; approx: 50° F

Numbers not visible on control knobs

Numbers not visible on control knobs

Elements have hot spots

Elements have hot spots

OVEN (GAS)

Oven temperature measures hot; approx: 50°F

Oven temperature measures hot; approx: 50°F

Gasket in oven door is damaged

Gasket in oven door is damaged

Numbers not visible on control knobs

Numbers not visible on control knobs

Electronic pilot does not work

Electronic pilot does not work

Standing pilot does not work

Standing pilot does not work

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Oven timer does not work
Oven timer does not work

Broken glass in oven door
Broken glass in oven door

No pilot light present in oven
No pilot light present in oven

RANGE (ELECTRIC)

Elements have hot spots
Elements have hot spots

Element does not work
Element does not work

With all burners on high setting, breakers trip
With all burners on high setting, breakers trip

Element cannot reach proper heat
Element cannot reach proper heat

Control knob broken
Control knob broken

RANGE (GAS)

Pilots require adjustment
Pilots require adjustment

Electronic pilots do not work
Electronic pilots do not work

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Pilot does not work

Pilot does not work

Air-gas mixture requires adjustment

Air-gas mixture requires adjustment

Strong gas odor; requires attention

Strong gas odor; requires attention

Improper clearance to combustibles

Improper clearance to combustibles

MICROWAVE COOKING EQUIPMENT

Not using a grounded outlet

Not using a grounded outlet

Oven door glass is broken

Oven door glass is broken

Door hinges and latches loose or broken

Door hinges and latches loose or broken

Oven shows evidence of arcing, wear, damaged door

Oven shows evidence of arcing, wear, damaged door seals and gaskets, sealing on exterior and interior surfaces

Door does not close correctly

Door does not close correctly

Interlock does not work

Interlock does not work

Oven appears to have been dropped and/or damaged

Oven appears to have been dropped and/or damaged

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Stirrer cover damaged
Stirrer cover damaged

TRASH COMPACTOR

No key present
No key present

Ram does not work
Ram does not work

Door will not lock correctly
Door will not lock correctly

Excessive noise/vibration
Excessive noise/vibration

Door is damaged
Door is damaged

BATHROOM EXHAUST FANS AND/OR HEATERS

Bathroom heaters and/or fan non-functional
Bathroom heaters and/or fan non-functional

GARAGE DOOR OPERATORS

Checked manual operation only; remote control
Checked manual operation only; remote control not checked

Automatic reverse does not operate (safety)
Automatic reverse does not operate (safety)

DOOR BELL AND CHIMES

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Doorbell non-functional
Doorbell non-functional

DRYER VENTS

Dryer vented in attic or under house
Dryer vented in attic or under house

GAS GRILL

Handle is damaged/missing
Handle is damaged/missing

Control knob missing
Control knob missing

Burners rusted or damaged
Burners rusted or damaged

Grill post rusted out
Grill post rusted out

Grates rusted out or missing
Grates rusted out or missing

Charcoal has been used in gas grill
Charcoal has been used in gas grill

Gas cutoff valve missing
Gas cutoff valve missing

GAS LIGHT

Glass is broken/missing
Glass is broken/missing

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Mantels need to be replaced
Mantels need to be replaced

Mantel holder is broken
Mantel holder is broken

Missing gas cutoff valve
Missing gas cutoff valve

INTERCOM

Radio does not work
Radio does not work

Static present in radio/speakers
Static present in radio/speakers

Speakers do not work
Speakers do not work

Knobs missing on speakers/radio
Knobs missing on speakers/radio

KITCHEN EXHAUST (DUCTED)

Vents to attic
Vents to attic

Fan and/or blower do not work
Fan and/or blower do not work

Grease filter gone or damaged
Grease filter gone or damaged

Vent pipe needs to be sealed at joints
Vent pipe needs to be sealed at joints

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Not vented out of kitchen

Not vented out of kitchen

Jenn-Air

Jenn-Air

Motor overload trips; not vented properly

Motor overload trips; not vented properly

Missing outside vent or flapper

Missing outside vent or flapper

Grease filter not installed correctly

Grease filter not installed correctly

Vent not connected in cabinet

Vent not connected in cabinet

Grease jar filled

Grease jar filled

KITCHEN EXHAUST (DUCTLESS)

Needs two filters-one grease filter, one charcoal

Needs two filters-one grease filter, one charcoal filter

Fan does not work and/or fan has excessive noise

Fan does not work and/or fan has excessive noise and vibration

REFRIGERATOR

Door gaskets damaged

Door gaskets damaged

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Plastic liner broken or damaged
Plastic liner broken or damaged

Door hinges are damaged
Door hinges are damaged

Temperature measures: Refrigerator
Temperature measures: Refrigerator
_____°F Freezer_____°F

COOLING (BASIC)

Compressor has excessive noise and vibration;
Compressor has excessive noise and vibration; needs to be checked

Condenser coil needs cleaning
Condenser coil needs cleaning

Evidence of refrigerant leak at condensing unit
Evidence of refrigerant leak at condensing unit

Condensing unit needs to be re-leveled
Condensing unit needs to be re-leveled

Condensate drain line disconnected and/or broken
Condensate drain line disconnected and/or broken

No auxiliary drain on attic unit
No auxiliary drain on attic unit

Drain not in a conspicuous location
Drain not in a conspicuous location

Insulation missing on suction line
Insulation missing on suction line

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Temperature too cold to check, below 60°F

Temperature too cold to check, below 60°F

Not cooling properly

Not cooling properly

Suction line is damaged

Suction line is damaged

Suction line needs to be insulated (at cooling coi

Suction line needs to be insulated (at cooling coil)

Compressor cycling

Compressor cycling

Evaporator coil needs cleaning, if visible

Evaporator coil needs cleaning, if visible

Condensate drain stopped up; needs service

Condensate drain stopped up; needs service

Evaporator case rusted out; needs repair

Evaporator case rusted out; needs repair

Exterior unit pad not proper height

Exterior unit pad not proper height

SERVICE ENTRANCE AND PANELS

Wires Shorted

Wires are shorted out

Service entrance not grounded

Service entrance not grounded

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BRANCH CIRCUITS - CONNECTED DEVICES AND FIXTURES

Solid conductor aluminum wire

Solid conductor aluminum wire

Supply branch circuits

Supply branch circuits

Aluminum termination points not treated with anti-oxidation paste

Aluminum termination points not treated with anti-oxidation paste

Exterior wiring & fixtures not weather proof

Exterior wiring & fixtures not weather proof

Type of wire: aluminum or copper

Type of wire: aluminum or copper

Aluminum wire on 220V circuits

Aluminum wire on 220V circuits

Copper wire on 110V branch circuits

Copper wire on 110V branch circuits

Panel has double-wired breakers and/or fuses

Panel has double-wired breakers and/or fuses

Wrong size wire on breakers or fuses

Wrong size wire on breakers or fuses

Hot rheostat

Hot rheostat

Discolored wall outlet

Discolored wall outlet

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Broken light diffuser

Broken light diffuser

Missing fixtures

Missing fixtures

Wires lying on ground under house

Wires lying on ground under house

Bare wire protruding from ceiling or wall

Bare wire protruding from ceiling or wall

Knock outs missing

Knock outs missing

Panel not bonded to earth

Panel not bonded to earth

Loose wall outlets

Loose wall outlets

No weatherproof covers on outside outlets

No weatherproof covers on outside outlets

GFCI (ground fault circuit interrupter) inoperable

GFCI (ground fault circuit interrupter) inoperable

No GFCI on pool light

No GFCI on pool light

Panel door and cover missing

Panel door and cover missing

Panel loose in wall

Panel loose in wall

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Weatherhead loose

Weatherhead loose

Wires too low between house and garage

Wires too low between house and garage

Bulbs missing from outside fixtures

Bulbs missing from outside fixtures

Three-prong outlets have open grounds

Three-prong outlets have open grounds

Outlets connected in reverse polarity

Outlets connected in reverse polarity

Open wire splices in attic and under house

Open wire splices in attic and under house

Electrical service drop too low

Electrical service drop too low

Pool equipment needs external grounds

Pool equipment needs external grounds

Attic fan does not operate; louvers covered

Attic fan does not operate; louvers covered with insulation; belt missing

220V outlet has no power

220V outlet has no power

FURNACE (BOTH GAS & ELECTRIC)

Thermostat needs to be leveled and tightened

Thermostat needs to be leveled and tightened

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Ducts disconnected and damaged in attic and/or und

Ducts disconnected and damaged in attic and/or under house

Ducts lying on ground; ducts beginning to rust und

Ducts lying on ground; ducts beginning to rust under house

Return ducts are not insulated

Return ducts are not insulated

No provision for filters on return side of furnace

No provision for filters on return side of furnace

Electronic filter service light non-functional

Electronic filter service light non-functional

FURNACE (ELECTRIC)

Heat elements do not work

Heat elements do not work

Wires burned or loose

Wires burned or loose

Fuses blown

Fuses blown

Cutoff switch not present at cover

Cutoff switch not present at cover

FURNACE (GAS)

Copper gas line penetrated through wall, floor an

Copper gas line penetrated through wall, floor and/or ceiling

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Irregular flame noted at burner; recommend service

Irregular flame noted at burner; recommend service by heating company

Excessive vibration and noise in blower

Excessive vibration and noise in blower

Belt worn, loose

Belt worn, loose

Lack of combustion air; needs opening to crawlspace

Lack of combustion air; needs opening to crawlspace or attic

Gas cutoff valve not present

Gas cutoff valve not present

Recommend furnace be cleaned and heat exchanger

Recommend furnace be cleaned and heat exchanger rechecked by heating company

Pilot flame is dirty (misaligned); recommend servi

Pilot flame is dirty (misaligned); recommend service by heating company

Flexible gas line penetrates through wall, floor c

Flexible gas line penetrates through wall, floor ceiling and/or cabinet of unit

Improper provisions for combustion air

Improper provisions for combustion air

Corrosion present on gas lines

Corrosion present on gas lines

Burner(s) need alignment; recommend service by

Burner(s) need alignment; recommend service by heating company to check for heat exchanger malfunction

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Vent connector not sealed at flue; gas odor noted

Vent connector not sealed at flue; gas odor noted

Evidence of rollout; recommend service by heating

Evidence of rollout; recommend service by heating company to check for heat exchanger malfunction

Burners rusty and dirty; recommend service by

Burners rusty and dirty; recommend service by heating company to check for proper operation

Spillage noted; recommend service by heating

Spillage noted; recommend service by heating company to check for heat exchanger malfunction

Needs to be checked by heating company for

Needs to be checked by heating company for heat exchanger malfunction

HUMIDIFIER

Cannot check with air-conditioning operating

Cannot check with air-conditioning operating

Humidifier not connected

Humidifier not connected

Needs cleaning and service

Needs cleaning and service

LAWN SPRINKLERS

Controls do not work

Controls do not work

Missing and/or broken heads

Missing and/or broken heads

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No water to X station

No water to X station

Valve stuck on X station; shut off water at cutoff

Valve stuck on X station; shut off water at cutoff

Underground water leak present

Underground water leak present

Heads require adjustment

Heads require adjustment

Cannot locate backflow prevention device

Cannot locate backflow prevention device

SWIMMING POOLS AND EQUIPMENT

Leaks at pumps and filter area

Leaks at pumps and filter area

Heater full of leaves and debris; needs to be

Heater full of leaves and debris; needs to be cleaned before lighting is checked

Pool has loose, cracked, and missing tile

Pool has loose, cracked, and missing tile

Pressure gauge on filter broken

Pressure gauge on filter broken

Pool sweep does not operate

Pool sweep does not operate

Plaster chipped and/or worn through

Plaster chipped and/or worn through

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Algae in pool needs to be cleaned

Algae in pool needs to be cleaned

No water to slide

No water to slide

Pool fill line broken

Pool fill line broken

Decking is cracked; Kool-crete sealing off

Decking is cracked; Kool-crete sealing off

Skimmer opening cracked

Skimmer opening cracked

Needs to be sealed between decking and

Needs to be sealed between decking and coping

Water too dirty to check

Water too dirty to check

No GFCI on pool light

No GFCI on pool light

Pool equipment needs external grounds

Pool equipment needs external grounds

OUTDOOR COOKING EQUIPMENT

Handle is damaged/missing

Handle is damaged/missing

Control knob missing

Control knob missing

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Burners rusted or damaged

Burners rusted or damaged

Grill post rusted out

Grill post rusted out

Grates rusted out or missing

Grates rusted out or missing

Charcoal has been used in gas grill

Charcoal has been used in gas grill

Gas cutoff valve missing

Gas cutoff valve missing

GAS LINES

5 min. minimum check

5 min. minimum check

Evidence of movement in meter

Evidence of movement in meter

Meter damaged; could not verify it works

Meter damaged; could not verify it works

Meter disconnected or meter locked; could not insp

Meter disconnected or meter locked; could not inspect

BATHTUBS

Tile loose and/or missing

Tile loose and/or missing

Tub needs grout between tub, tile and corners

Tub needs grout between tub, tile and corners

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Shower diverter valve does not work correctly

Shower diverter valve does not work correctly

Drain stop missing and/or does not work

Drain stop missing and/or does not work

Soap dish missing

Soap dish missing

Hot and cold water faucets reversed

Hot and cold water faucets reversed

Faucets have no stops

Faucets have no stops

Water hammer

Water hammer

Faucets leak

Faucets leak

COMMODES

Loose at floor

Loose at floor

Bowl or tank is cracked

Bowl or tank is cracked

Tank lid broken or missing

Tank lid broken or missing

Seal leaking between tank and bowl

Seal leaking between tank and bowl

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Flush mechanism non-functional

Flush mechanism non-functional

Leaking under house; wood damage

Leaking under house; wood damage

Bowl refill tube missing

Bowl refill tube missing

GAS LINE

5 minute minimum check

5 minute minimum check

Meter has excessive movement approximately 1 cu. ft

Meter has excessive movement approximately 1 cu. ft. in 5 minutes

KITCHEN SINK

Swing spout leaks

Swing spout leaks

Faucets leak at stems

Faucets leak at stems

Connections leaking under sink

Connections leaking under sink

No P-trap; using radiator hose for trap

No P-trap; using radiator hose for trap

Vegetable spray is disconnected

Vegetable spray is disconnected

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Vegetable spray does not work

Vegetable spray does not work

Vegetable spray has low pressure

Vegetable spray has low pressure

Vegetable spray is leaking

Vegetable spray is leaking

Hot water dispenser leaking/inoperable

Hot water dispenser leaking/inoperable

Drain stop does not work

Drain stop does not work

Water leak under sink has damaged cabinet and unde

Water leak under sink has damaged cabinet and under house

Faucets have low water pressure

Faucets have low water pressure

Damage (Chipping) to finish on kitchen sink

Damage (Chipping) to finish on kitchen sink

Faucet mounts loose

Faucet mounts loose

Hot and cold water reversed

Hot and cold water reversed

LAVATORIES

Faucets leak

Faucets leak

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Leak at connection under sink

Leak at connection under sink

Drain stop does not work

Drain stop does not work

Loose at wall

Loose at wall

Sink is cracked

Sink is cracked

Top of lavatory needs to be sealed to countertop

Top of lavatory needs to be sealed to countertop

Faucets loose on sink

Faucets loose on sink

Stops broken in faucets

Stops broken in faucets

Water hammer

Water hammer

P-traps

P-traps

Hot and cold water reversed

Hot and cold water reversed

OUTSIDE FAUCETS

Handles missing or damaged

Handles missing or damaged

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No water

No water

Faucets leaking in wall

Faucets leaking in wall

Water cut-off handles broken and/or rusted off

Water cut-off handles broken and/or rusted off

Faucets need seals and washers

Faucets need seals and washers

Anti-siphon device missing

Anti-siphon device missing

Pressure test exceeds 80 lbs-reduction

Pressure test exceeds 80 lbs-reduction

Valve recommended

Valve recommended

SHOWER

Plumbing loose in wall

Plumbing loose in wall

Tile needs grout; tile broken; tile missing

Tile needs grout; tile broken; tile missing

Water hammer

Water hammer

Faucets leak

Faucets leak

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Showerhead needs seals

Showerhead needs seals

Shower leaking; carpet/baseboard/drywall in

Shower leaking; carpet/baseboard/drywall in adjoining area has water damage

Wood damage under house in subfloor, joist and/or

Wood damage under house in subfloor, joist and/or beam

Enclosure door glass is broken

Enclosure door glass is broken

Enclosure has leaks

Enclosure has leaks

Standing water test-shower pan failure

Standing water test-shower pan failure

WATER METER

5 min. minimum leak check

5 min. minimum leak check

Evidence of movement in meter

Evidence of movement in meter

Meter damaged; could not verify it works

Meter damaged; could not verify it works

Meter disconnected or meter locked; could not insp

Meter disconnected or meter locked; could not inspect

Meter full of water; could not check

Meter full of water; could not check

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WHIRLPOOL TUB

Evidence of leaking

Evidence of leaking

Pump has no pressure

Pump has no pressure

Pump should be on a timer

Pump should be on a timer

GFCI is present and functional

GFCI is present and functional

Motor not bonded to sub-panel

Motor not bonded to sub-panel

WATER SUPPLY SYSTEM AND FIXTURES

Faucets leak

Faucets leak

WATER HEATER (ELECTRIC)

Heat element non-functional

Heat element non-functional

Damaged thermostat

Damaged thermostat

Water leaks around heat elements

Water leaks around heat elements

Wires to controls and element burned or

Wires to controls and element burned or disconnected

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Water heater not elevated where required

Water heater not elevated where required

T & P valve exhaust line has been reduced

T & P valve exhaust line has been reduced

WATER HEATER (GAS)

Leaking at cold water cutoff

Leaking at cold water cutoff

Leaking at cold and hot water connections at top o

Leaking at cold and hot water connections at top of heater

Water lines installed properly; hot to hot, cold t

Water lines installed properly; hot to hot, cold to cold

Leaking at drain valve

Leaking at drain valve

Leaking under tank

Leaking under tank

Case dented-water has some rust; check for

Case dented–water has some rust; check for tank damage

Vent is blocked-no draft at draft diverter

Vent is blocked–no draft at draft diverter

Vent pipe improperly installed, disconnected

Vent pipe improperly installed, disconnected

Thermostat does not work

Thermostat does not work

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Strong gas odor

Strong gas odor

Vent pipe in direct contact with combustibles

Copper gas line cannot pass through wall, floor or ceiling

Copper gas line cannot pass through wall, floor, o

Copper gas line cannot pass through wall, floor or ceiling

Vent pipe has to be double wall pipe through ceili

Vent pipe has to be double wall pipe through ceiling attic and roof

T & P valve exhaust line has been reduced

T & P valve exhaust line has been reduced

Water has bad odor; possible that anode rod needs

Water has bad odor; possible that anode rod needs replacing

Burner needs replacing

Burner needs replacing

Wood damage in floor

Wood damage in floor

No gas cutoff valve

No gas cutoff valve

SLAB

Slab: Cable ports need to be sealed with mortar

Cable ports need to be sealed with mortar

Slab: Foundation shows evidence of minor movement

Foundation shows evidence of minor movement – nothing major at this time – as evidenced by settlement cracks in sheetrock margin on doors, some brick separation on exterior; ground around foundation needs to be kept moist

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Slab: Brick separation on exterior; some stress cracks i

Brick separation on exterior; some stress cracks in sheetrock; striker plates have been adjusted; doors do not fit; bricks pulling from around windows; floors are not level; recommend an evaluation by an appropriate professional

Slab: Dirt too high on brick drainage; needs to be corre

Dirt too high on brick drainage; needs to be corrected

PIER & BEAM

test

test

Piers missing, tipped

Piers missing, tipped

Piers need to be shimmed to support girder or beam

Piers need to be shimmed to support girder or beam

Floor joist, girder, or beam sagging

Floor joist, girder, or beam sagging

Floor joist, girder beam, or sill plate has wood d

Floor joist, girder beam, or sill plate has wood damage

Sub-floor has wood damage

Sub-floor has wood damage

Perimeter beam wall is cracked; shows evidence of

Perimeter beam wall is cracked; shows evidence of movement

Floors not level

Floors not level

Stress cracks in sheetrock; shows evidence of move

Stress cracks in sheetrock; shows evidence of movement throughout

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Brick separation on exterior

Brick separation on exterior

Step cracking at foundation or corners

Step cracking at foundation or corners

Structure appears out of square

Structure appears out of square

MASTER

Interior shows evidence of water penetration; need

Interior shows evidence of water penetration; needs drainage corrected

FOUNDATIONS

Note: Weather conditions, drainage, leakage, and o

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

GRADING AND DRAINAGE

Drainage needs to be corrected

Drainage needs to be corrected

Grade slopes towards foundation

Grade slopes towards foundation

COMPOSITION SHINGLE

Roof is old, brittle; shows evidence of curled, cr

Roof is old, brittle; shows evidence of curled, cracked shingles and valleys; recommend estimate from roofing company

Broken and damaged shingles, valley, and ridge;

Broken and damaged shingles, valley, and ridge; recommend estimate from roofing company

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Roof shows evidence of leaking; recommend estimate

Roof shows evidence of leaking; recommend estimate from roofing company

Shows evidence of sagging (applies to all roofs);

Shows evidence of sagging (applies to all roofs); recommend estimate from roofing company

BUILT-UP

Has low areas, allowing water to pond; evidence of

Has low areas, allowing water to pond; evidence of blisters; exposed felt or split seams; shows evidence of leaking; recommend estimate from roofing company

Flashing needs resealing

Flashing needs resealing

Flashings rusted out; need repair

Flashings rusted out; need repair

Scuppers damaged/blocked/inadequate

Flashings need to be sealed; rain skirt needs to be sealed

WOOD SHAKE

Has curled and worn shakes and has exposed felt

Has curled and worn shakes and has exposed felt paper; recommend estimate from roofing company

Has split and missing shingles; recommend estimate

Has split and missing shingles; recommend estimate from roofing company

WOOD SHINGLE

Has broken, missing, loose and curled shingles;

Has broken, missing, loose and curled shingles; recommend estimate from roofing company

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Split and missing ridgerow; recommend estimate

Split and missing ridgerow; recommend estimate from roofing company

Roof is old; shingles show evidence of deteriorati

Roof is old; shingles show evidence of deterioration; recommend estimate from roofing company

ROOF COVERING

Broken and damaged shingles, valley, and ridge; re

Broken and damaged shingles, valley, and ridge; recommend estimate from roofing company

ROOF STRUCTURE AND ATTIC

Trim Trees

Tree limbs are contacting the roof and need to be trimmed

Inadequate attic ventilation

Inadequate attic ventilation

End of Life

The roof appears to be at the end of its useful life and should be replaced:

- x The shingles are very brittle and have lost much of the wear surface
- x Numerous cracked and broken shingles were noted throughout the roof

Suggest a qualified roofing company for further review and evaluation as to the performance of the roof.

WALLS (INTERIOR AND EXTERIOR)

Wood damage around exterior in fascia, soffit

Wood damage around exterior in fascia, soffit

Wood damage

Wood damage

Paint; excessive chipping and/or peeling

Paint; excessive chipping and/or peeling

Sheetrock has water damage

Sheetrock has water damage

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CEILINGS AND FLOORS

Subfloor has water damage
Subfloor has water damage

GARAGE DOOR

Panels have water damage
Panels have water damage

Loose and/or missing hardware
Loose and/or missing hardware

Hinges are loose
Hinges are loose

Track is damaged
Track is damaged

Broken glass
Broken glass

Excessive sagging in door
Excessive sagging in door

Excessive sag in door header
Excessive sag in door header

Finger joints pulling apart
Finger joints pulling apart

Has some wood damage in bottom panel
Has some wood damage in bottom panel

WINDOWS

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Windows need caulking to brick

Windows need caulking to brick

Windows broken

Windows broken

Thermopane windows have lost their seals

Thermopane windows have lost their seals

FIREPLACE/CHIMNEY

Bricks in back of firebox need pointing up with fi

Bricks in back of firebox need pointing up with fire clay

Back of face brick needs to be sealed to lintel

Back of face brick needs to be sealed to lintel

Gas starter needs repair

Gas starter needs repair

Not a wood burning fireplace

Not a wood burning fireplace

Metal fireplace-metal firebox is damaged

Metal fireplace-metal firebox is damaged

Chimney needs brick pointed up with mortar

Chimney needs brick pointed up with mortar

Mortar cap needs replacing at top of chimney, if

Mortar cap needs replacing at top of chimney, if visible

Damper does not work

Damper does not work

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No damper; loose brick in firebox

No damper; loose brick in firebox

Has loose brick in flue

Has loose brick in flue

Loose brick at top of chimney

Loose brick at top of chimney

VENTILATION (BASIC)

Water heater vent rusted out; needs replacing

Water heater vent rusted out; needs replacing

Furnace vent rain cap missing

Furnace vent rain cap missing

Sewer vents need to be sealed on roof

Sewer vents need to be sealed on roof

Attic fan does not operate; louvers covered with i

Attic fan does not operate; louvers covered with insulation; belt missing