



RHI HOME INSPECTIONS

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INSPECTION REPORT

816 Southfield Rd
Evansville, IN 47715

Chris Rhoades

07/23/2025



Inspector

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Agent

Cara Gile

Berkshire Hathaway Home Services

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 - ⚠️ 14.4.5 Foundation - Crawlspace: Ground - Muddy
 - ⚠️ 14.6.1 Foundation - Insulation: Insulation - Missing / Out of Place
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-  15.3.1 Environmental - Fungal Growth: Suspected Fungal Growth - Not Tested
 -  15.3.2 Environmental - Fungal Growth: Significant Fungal Growth - Not Tested
 -  16.1.1 Fire Safety - Smoke Alarms: Smoke Alarm(s) - Insufficient Number

1: INSPECTION DETAILS

Information

Type of Building Detached, Single Family	Direction Structure Faces West	Precipitation Within Last Three Days? Rain
Weather Conditions Clear, Light Wind, Hot	Temperature 80-89	In Attendance Inspector(s)
General Life Expectancy Charts Life Expectancies	Electrical Service Underground, East Location and type of service entry for electricity to the structure.	



Occupancy

Vacant

If a property is furnished or has stored belongings, then access to some items such as electrical outlets, windows, wall/floor surfaces, and cabinet interiors will be restricted. It is likely that some deficiencies may be become evident once the house is empty.

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Elevation Photos

Photos of around the structure at the time of inspection.



Water Meter / Well Head Location

Public, Yard Near Street

Listed here is the source and location of the water meter or well head if known and located at the time of inspection.



Exterior Drainage Clean-out

East

These are recommended in the event a sewer line problem occurs or a person needs access to the sewer lateral. A clean-out should be readily accessible at the building exterior and every 100' after until sewer lateral reaches city main or septic tank.



Interior Photos

Photos of the property are taken in order, starting on the uppermost floor of the building and rotating in a counterclockwise fashion around each floor, from top to bottom.



Living Room 1



Hallway



Laundry Room



Office



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom 1



Bathroom 2



Utility Closet



Living Room 2



Kitchen / Dining Room

Limitations

Reference Photos & General Limitations

FINISHED INTERIOR

Interior of structure was noted as finished at the time of the inspection. This means that wall coverings block framing, electrical wiring, plumbing, and other hidden systems from view.

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Reference Photos & General Limitations

DETACHED BUILDING(S) PRESENT

Detached building(s) was / were present at the time of inspection. These systems are outside the scope of a standard home inspection. RHI can perform this service for an additional fee.



Reference Photos & General Limitations

FENCE PRESENT

A fence was present at the time of inspection. These systems are outside the scope of a standard home inspection unless a pool is present.

2: EXTERIOR

Information

Siding: Siding Material

Vinyl, Brick

Fascia, Soffit, Trim, & Columns: Wood Materials

Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other materials, as well as infestation by wood-destroying organisms. These materials require regular maintenance and upkeep to prevent premature damage and deterioration.

Fascia, Soffit, Trim, & Columns: Moisture Stains

Moisture stains were noted on soffits at one or more locations at the time of inspection. This indicates the presence of moisture, whether previous or active the inspector could not determine. Recommend monitoring soffits & further evaluation if condition worsens.



Windows: No Significant Defects Observed

Windows were inspected for damage, proper drainage, functional seals, etc. Please note it is common for painters to cover up rotted wood, sometimes making it difficult to identify at the time of inspection. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Doors: No Significant Defects Observed

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, missing weatherstripping, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Observations

2.1.1 Siding

SIDING - MAINTENANCE NEEDED

 Maintenance / Recommendations

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified professional.

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2.1.2 Siding



Deficiencies

SIDING - MINOR DAMAGE

Minor damage to siding was noted at one or more locations at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.1 Fascia, Soffit, Trim, & Columns



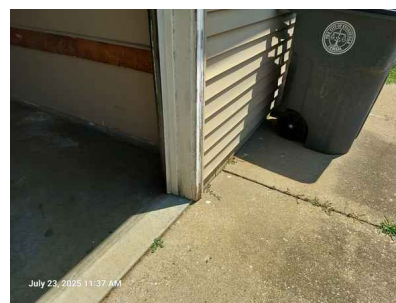
Maintenance / Recommendations

TRIM - MAINTENANCE NEEDED

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified professional.



2.2.2 Fascia, Soffit, Trim, & Columns



Deficiencies

VENT COVER(S) - IMPROPER CLEARANCE

One or more vent covers were noted as having improper clearance at the time of inspection. Vents should terminate at minimum 12 inches from ground level. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified handyman.



2.2.3 Fascia, Soffit, Trim, & Columns



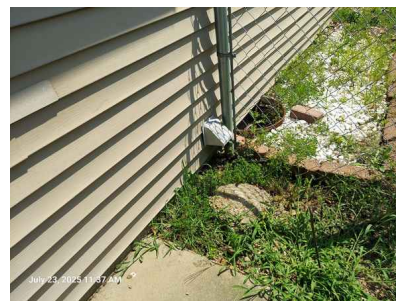
Deficiencies

VENT COVER(S) - LOOSE / UNSEALED

One or more exterior vent covers were noted as loose or unsealed at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



2.3.1 Windows



Maintenance / Recommendations

WINDOW(S) - MAINTENANCE NEEDED

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Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified professional.

2.4.1 Exterior Doors



Maintenance / Recommendations

DOOR(S) - MAINTENANCE NEEDED

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified professional.



3: GROUNDS

Information

Driveways, Walkways & Patios: Driveway, Walkway, & Patio Material Concrete, Pavers	Porches: Porch Material Concrete	Stairs, Ramps, & Railings: Stair / Railing Types Concrete
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Fencing: Fence Material
Metal, Plastic

Driveways, Walkways & Patios: Concrete / Asphalt Cracking
Concrete or asphalt surfaces were noted at the time of inspection, which often crack over time. This could be due to a variety of conditions, such as cracking during a curing process, weather, improper fill under surface, etc. Recommend proper maintenance of paved surfaces through regular sealing & water management.

Grading / Drainage: Lot Grading
Lot grading & drainage have a significant impact on the building(s) due to the direct & indirect damage that moisture can have on the foundation. Due to this, it is critical that surface runoff water be adequately diverted away from the building(s). Lot grading should slope away from building(s) a minimum of one inch for every foot of slope for at least 6 feet around the perimeter of the building(s).

Vegetation: No Significant Defects Observed
There were no areas visible where vegetation was negatively impacting the structure at the time of inspection.

Porches: No Significant Defects Observed
Steps & porches were inspected for damage, settlement, etc. No reportable defects were viewed at the time of inspection.

Stairs, Ramps, & Railings: No Significant Defects Observed
The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Fencing: No Significant Defects Observed
Fences and gates are outside the Standards of Practice for home inspectors but we will typically look for any obvious damage on fences/gates close to the house.

Limitations

Fencing
OUTSIDE OF SCOPE
Fences and gates are considered outside the Standards of Practice for home inspectors (except when a pool is present).

Fencing
PROPERTY LINES

Fencing between property lines were noted on by the inspector. The inspector is not informed on property lines.

Observations

3.1.1 Driveways, Walkways & Patios



DRIVEWAY - MINOR CRACKING

Minor cracks were noted on driveway surfaces at the time of inspection. These do not appear to be negatively impacting the function of the driveway. Recommend sealing the cracks to prolong the life of the driveway.

Recommendation

Contact a qualified handyman.



3.1.2 Driveways, Walkways & Patios



WALKWAY(S) - MINOR CRACKING

Minor cracks were noted on walkway surfaces at the time of inspection. These do not appear to be negatively impacting the function of the walkway. Recommend sealing the cracks to prolong the life of the walkway.

Recommendation

Contact a qualified handyman.



3.1.3 Driveways, Walkways & Patios



PATIO(S) - MINOR CRACKING

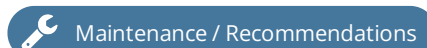
Minor cracks were noted on patio surfaces at the time of inspection. These do not appear to be negatively impacting the function of the patio. Recommend sealing the cracks to prolong the life of the patio.

Recommendation

Contact a qualified handyman.



3.1.4 Driveways, Walkways & Patios



CONCRETE - MISSING / DETERIORATING EXPANSION FILLER

MULTIPLE LOCATIONS

Expansion gap filler was noted as missing or deteriorated in one or more locations at the time of inspection. This expansion filler is used to help prevent moisture from making its way under concrete and near the structure. Recommend further evaluation & correction by qualified contractor.

Recommendation

Contact a qualified professional.

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3.2.1 Grading / Drainage

GRADING - SIDING CONTACT

Soil or landscaping material covering the siding was noted at the time of inspection. There should be 4-6" of clearance between the bottom of the siding and the ground to prevent moisture damage and pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified grading contractor.



4: GARAGE

Information

Walls, Ceiling, & Firewalls: Wall Type Drywall	Walls, Ceiling, & Firewalls: Ceiling Type Drywall	Windows: Window Type(s) Vinyl, Double Hung
Fire Door(s): Door Type Steel	Garage Doors & Openers: Door Type 1, 9' Opening, Sectional, Steel, Insulated	Garage Doors & Openers: Opener Type Automatic, Chain-Drive

Slab Foundation: Slab Type
Concrete

Garage Photos

Photos taken of the garage to show its condition during the home inspection.



Walls, Ceiling, & Firewalls: Fire Barrier Information

Garages attached to a dwelling should be separated by proper fire protection barriers. Walls between garage and living space should be not less than 1/2" drywall or equivalent, with properly taped or sealed joints. If the ceiling is of fire rated material, the wall coverings should extend the full height. Ceilings beneath a living space should be not less than 5/8" type X drywall or equivalent, otherwise ceilings should follow same standards as walls. All openings, such as doors, attic accesses, etc., shall be a properly fire rated door or hatch, preferably with self closing & latching features to prevent doors accidentally being left open to the garage. Ductwork exposed to garage shall be no less than 26-gauge steel sheet with no openings in the garage. While some older homes do not abide by these standards, they are designed to ensure present and active safety hazards are identified and can be corrected.

Windows: No Significant Defects Observed

The windows were inspected by operating a representative number (we will try and operate all accessible windows in the home, but personal belongings often block access to some). Operation was tested, along with looking for damage, broken glass, failed seals, etc. (Please note that "fogged windows" due to failed seals can become evident only during certain lighting/weather conditions. Dirty windows also make it very difficult to identify failed seals.) No reportable deficiencies were present unless otherwise noted in this report.

Fire Door(s): Fire Barrier Information

Garages attached to a dwelling should be separated by proper fire protection barriers. Walls between garage and living space should be not less than 1/2" drywall or equivalent, with properly taped or sealed joints. If the ceiling is of fire rated material, the wall coverings should extend the full height. Ceilings beneath a living space should be not less than 5/8" type X drywall or equivalent, otherwise ceilings should follow same standards as walls. All openings, such as doors, attic accesses, etc., shall be a properly fire rated door or hatch, preferably with self closing & latching features to prevent doors accidentally being left open to the garage. Ductwork exposed to garage shall be no less than 26-gauge steel sheet with no openings in the garage. While some older homes do not abide by these standards, they are designed to ensure present and active safety hazards are identified and can be corrected.

Fire Door(s): No Significant Defects Observed

Walls, ceilings, and fire separation between garage and living space were inspected for damage or safety concerns. At the time of inspection, no reportable conditions were present at visible portions unless otherwise noted in this report.

Slab Foundation: Slab Cracking

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Slab Foundation: No Significant Defects Observed

Slab Foundation was inspected, where visible, for evident damage or improper installation. The slab appeared to be fulfilling its intended function at the time of inspection.

Evidence of Leaks: No Leaks Observed

Accessible/visible portions of the garage were inspected for evidence of current or past leaks. No leaks were visible at the time of inspection.

Evidence of Leaks: Inclement Weather

The weather conditions at the time of inspection can affect the discoveries of an inspection. Unusually dry or rainy weather will influence what the inspector is able to find.

Limitations

Slab Foundation

BELONGINGS

Viewing of some foundation slab was blocked by personal belongings at the time of inspection.

Slab Foundation

MINOR VARIATIONS

Concrete slab foundations are commonly slightly uneven or found to have minor variations across the surface, however due to floor coverings these conditions are commonly not visible.

Observations

4.1.1 Walls, Ceiling, & Firewalls

WALL(S) - DETERIORATED PAINT

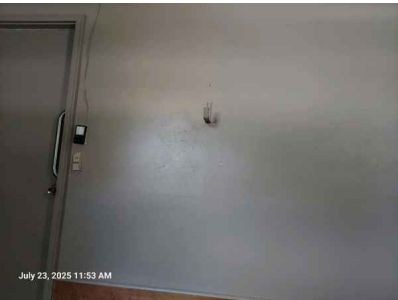
Maintenance / Recommendations

Wall paint was noted as deteriorated at the time of inspection. This deterioration can appear as blistering, cracking, peeling, or any other surface blemish. Recommend further evaluation & correction by a qualified contractor.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



4.1.2 Walls, Ceiling, & Firewalls

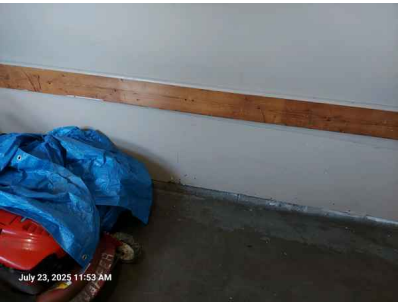
Maintenance / Recommendations

WALL(S) - MINOR DAMAGE

Minor damage was noted on one or more walls, such as dings, scuffs, or hairline cracks, at the time of inspection. Damage appeared to be cosmetic and not of significant impact to wall coverings. Recommend monitoring for further degradation.

Recommendation

Contact a qualified professional.



4.1.3 Walls, Ceiling, & Firewalls

Maintenance / Recommendations

CEILING(S) - DETERIORATED PAINT

Ceiling paint was noted as deteriorated at the time of inspection. This deterioration can appear as blistering, cracking, peeling, or any other surface blemish. Recommend further evaluation & correction by a qualified contractor.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



4.1.4 Walls, Ceiling, & Firewalls

Maintenance / Recommendations

CEILING(S) - MINOR DAMAGE

Minor damage was noted on interior ceiling(s) at the time of inspection. This Damage, such as nail pops, cracking tape seams, etc, appeared to be cosmetic and not of significant impact to ceiling coverings. Recommend monitoring for further degradation.

Recommendation

Recommend monitoring.



4.1.5 Walls, Ceiling, & Firewalls

Structural / Safety Hazard

CEILING(S) - BREACH IN FIRE BARRIER

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Openings or gaps were noted in the ceilings between the garage and living space at the time of inspection. This creates a safety concern due to the lack of complete fire protection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



4.2.1 Windows

WINDOW(S) - MAINTENANCE NEEDED



Maintenance / Recommendations

Windows noted in need of maintenance at the time of inspection. Recommend caulking, freeing, cleaning, stripping, and painting windows as needed.

Recommendation

Contact a handyman or DIY project

4.4.1 Garage Doors & Openers

GARAGE DOOR - MAINTENANCE NEEDED



Maintenance / Recommendations

Regular maintenance was noted as needed at the time of inspection. This is to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified garage door contractor.

4.5.1 Slab Foundation

SLAB - MINOR CRACKING

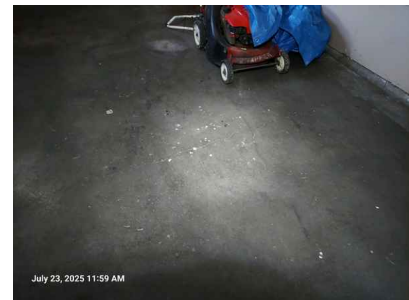


Maintenance / Recommendations

Minor cracks less than 1/4" wide were noted on the foundation slab at the time of inspection. This type of cracking is common on most slabs and did not appear to be a cause for concern at the time of inspection. Recommend sealing to prevent water infiltration and monitoring for further deterioration.

Recommendation

Contact a handyman or DIY project



5: ROOF & CHIMNEYS

Information

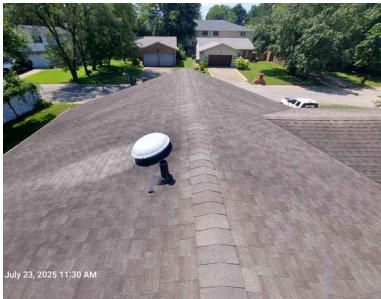
Roof Coverings: Inspection Method
Climbed/Walked

Roof Coverings: Materials
Architectural Asphalt Shingles

Chimneys & Vent Stacks: Type of Chimney
Factory Built



Roof Coverings: General Photo(s)



Roof Coverings: Estimated Age of Roof

Roof appeared to be in the middle third of service life

General estimates regarding the age of the roof are subjective and are intended to give our client an approximate idea of remaining service life.

Roof Coverings: Minor Granule Loss

Roof coverings were noted as having limited areas of granule loss at the time of inspection. Some granule loss is a normal and expected part of the aging process of asphalt roofing. The roof was still fulfilling their intended function at the time of inspection. Recommend monitoring.

**Chimneys & Vent Stacks: Level II Inspection Recommended**

The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. This type of inspection is beyond the scope of our inspection and involves running a camera down the flue to inspect for defects. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Chimneys & Vent Stacks: Chimney Scope Recommended

Chimney flue interior is beyond the scope of a standard residential inspection. Recommend having chimney flue evaluated by use of a camera. RHI can perform this service. [More Info](#)

Chimneys & Vent Stacks: No Significant Defects Observed

The chimney and/or vent stacks were viewed from ground level, a ladder, on the roof, or by drone. This is a limited inspection of the chimney - we do not remove chimney caps. Further evaluation of chimneys by a certified chimney sweep is always recommended. At the time of inspection, no reportable conditions were present at visible portions unless otherwise noted in this report.

Limitations

Flashings & Boots

LIMITED VISIBILITY

Inspector had limited visibility to boot(s) and flashing at the time of inspection.

Gutters & Downspouts

UNDERGROUND DRAINAGE PIPE(S)

One or more underground drains were viewed. These pipes typically require regular maintenance and testing them is outside the scope of this inspection.

Gutters & Downspouts

GUTTER GUARDS

Gutter guards were noted as being installed at the time of the inspection. These can limit the inspection of the gutter system.

Observations

5.2.1 Flashings & Boots

 Maintenance / Recommendations

FLASHING(S) - MAINTENANCE NEEDED

Roof flashing(s) noted showing signs of deterioration at the time of the inspection. All visible flashing appeared to be in serviceable condition, but should be maintained in good condition. Recommend resealing.

Repaired by contractor

Recommendation

Contact a qualified handyman.



5.3.1 Chimneys & Vent Stacks

 Maintenance / Recommendations

CHIMNEY - MAINTENANCE NEEDED

Chimney was noted as rusted, weathered, or in need of maintenance at the time of the inspection. Recommend having the chimney maintained by cleaning, repainting, or resealing the chimney.

Recommendation

Repaired by contractor

Contact a qualified handyman.

5.4.1 Gutters & Downspouts

 Maintenance / Recommendations

GUTTER(S) - MAINTENANCE NEEDED

Gutters require regular maintenance including caulking, painting, and cleaning. Recommend that any unsealed joints be caulked and gutters be repainted or cleaned as needed.

Recommendation

Contact a qualified handyman.

6: ATTIC

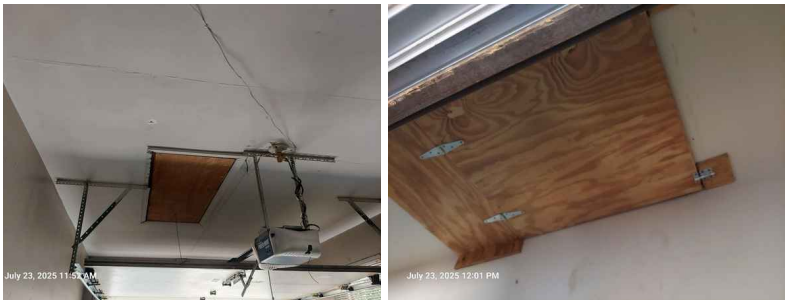
Information

Attic Access: Type Pulldown Ladder, Ceiling Scuttle	Roof Structure: Type Engineered Trusses, Plywood Decking	Ventilation: Ventilation Type Soffit Vents, Thermostatically Controlled Fan, Fixed-Field Vents
Insulation: Insulation Type Loose Fill, Fiberglass	Insulation: Approx. Depth 12"-14"	

Attic Access: General Photo(s)



Attic Access: Location(s)
Garage, Bedroom, Closet



Roof Structure: Previous Repairs Observed

Previous repairs were noted at the time of the inspection. The inspector cannot guarantee the function or longevity of any repairs, and if any concerns are present recommend further evaluation by a qualified contractor.

**Roof Structure: No Significant Defects Observed**

The roof structure was inspected at visible/accessible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Insulation: No Significant Defects Observed

The insulation was inspected to determine the approximate depth and type. Current standards recommend approximately 10 inches of loose fill fiberglass or 6 inches of cellulose insulation to achieve an R-30 rating. Depending on when the home was constructed anywhere from 6 -14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Evidence of Leaks: Inclement Weather

The weather conditions at the time of inspection can affect the discoveries of an inspection. Unusually dry or rainy weather will influence what the inspector is able to find.

Limitations

Roof Structure

INSULATION

Inspection of attic structure was limited due to insulation in one or more attic areas at the time of the inspection.

Ventilation

THERMOSTATIC CONTROLLED VENT FAN(S)

Thermostatic controls for powered vent fan(s) were either inaccessible or it was too cold to activate power. Vent fans were not tested.

Insulation

CAN LIGHTS

Inspector was unable to determine if the can lights present in the home were rated to be in contact with insulation.

Evidence of Leaks

EXTENT OF DAMAGE

Inspector is unable to determine extent of any damage caused by leaks noted in the report. We recommend having a qualified contractor determine the cause and extent of the damage from noted areas.

Observations

6.1.1 Attic Access



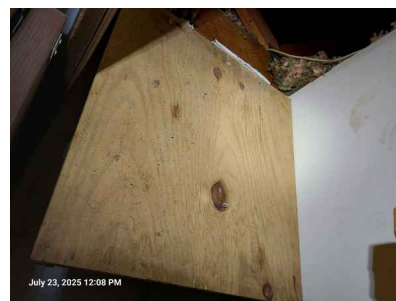
Deficiencies

ATTIC ACCESS - NOT INSULATED

Attic access was noted as not insulated at the time of inspection. This can cause energy loss. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.



6.3.1 Ventilation



Deficiencies

ATTIC VENT(S) - MISSING / OUT OF PLACE Baffles

Soffit vent baffles were noted as missing or out of place at the time of inspection. This condition can cause drafting of insulation or allow insulation to suffocate soffit vents. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



6.4.1 Insulation



Maintenance / Recommendations

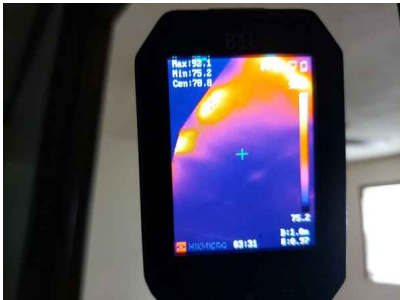
INSULATION - DISTURBED

MULTIPLE LOCATIONS

Insulation was noted as disturbed, sparse or compacted in some areas in the attic at the time of the inspection. This may be insulation being moved around so that work could've be done or so that a person could safely traverse the attic space. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.



Bedroom 2



Hallway



Living Room 2

6.5.1 Evidence of Leaks

LEAKS - INACCESSIBLE

Evidence of leaking was viewed at the time of inspection. The stains were not readily accessible to test with a moisture meter and the inspector was unable to determine how long ago they occurred. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.

Corrected by contractor



Deficiencies



Above Garage

7: HVAC & FIREPLACES

Information

Thermostats: Location
Hallway



Thermostats: No Significant
Defects Observed

Thermostat(s) appeared to
operate normally.

AC / Heat Pump Unit: Location
North



AC / Heat Pump Unit:
Manufacturer
Goodman

AC / Heat Pump Unit:
Manufacture Date
2016

AC / Heat Pump Unit: HVAC &
Water Heater Database
HVAC/Water Heater



Heating Unit: Location
Hallway, Utility Room



Heating Unit: Manufacturer
Goodman

Heating Unit: Manufacture Date
2016



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Heating Unit: Energy Source
Appliance in operation
Heat Pump

Heating Unit: Filter Location
Above Unit, Cut into Ductwork

Heating Unit: Filter Size
20, x20, x4



Heating Unit: HVAC & Water Heater Database
HVAC/Water Heater

Ductwork: Ductwork Type
Rigid, Flex, Insulated

Fireplace: General Photos



Fireplace: Type
Prefabricated Wood Burning
Fireplace

AC / Heat Pump Unit: Cooling Information
Appliance in operation

An infrared camera was used to show the system responded to normal operating controls, at the time of inspection. These images are not intended to show the exact temperature differential produced or the efficiency of the system; which lies beyond the scope of a home inspection. HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 14 - 20 degrees in cooling mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc. Heat pump setting was



Fireplace: Level II Inspection

The National Fire Protection Association (www.nfpa.org) advises that all chimneys for wood burning fireplaces receive a Level II inspection each time a residence is sold. This type of inspection involves running a camera down the flue to inspect for defects. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Limitations

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Heating Unit

HEAT PUMP NOT TESTED

Heat pump unit(s) were not tested due to high outdoor temperature at the time of inspection. Running the heat pump during hot weather can damage the unit. Recommend further evaluation by a licensed HVAC technician.

Ductwork

INSULATION COVER

Ductwork was fully or partially covered by insulation at the time of inspection, limiting view.

Observations

7.2.1 AC / Heat Pump Unit

Deficiencies

REFRIGERANT LINE - MISSING / DAMAGED INSULATION

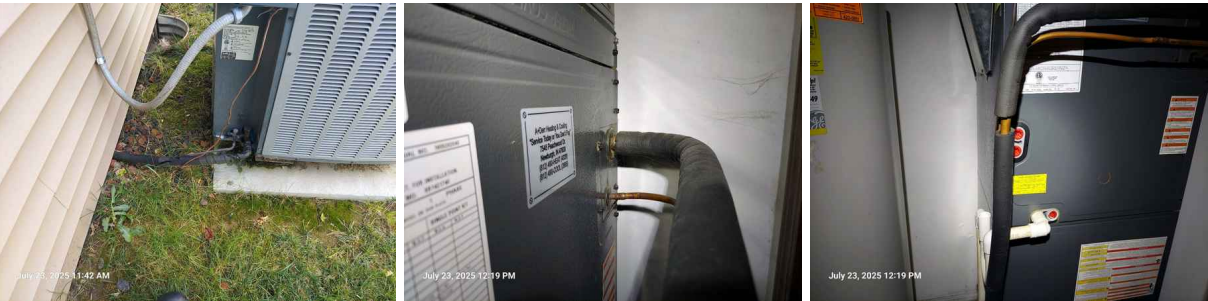
MULTIPLE LOCATIONS

Missing or damaged insulation was noted on the refrigerant/suction line at the time of inspection. This can cause moisture to drip off the line and cause moisture stains on ceilings or other areas of the house. It should be one continuous run from each appliance. Recommend further evaluation & correction by a qualified contractor.

Corrected by contractor

Recommendation

Contact a qualified HVAC professional.



7.2.2 AC / Heat Pump Unit

Maintenance / Recommendations

AC UNIT - MAINTENANCE NEEDED

AC unit noted as an aging unit, dirty, or some other condition was present at the time of the inspection. Recommend yearly maintenance be conducted to ensure full life expectancy of unit can be reached.

Recommendation

Under 2x yearly service contract with Ray's Heat and A/C

Contact a qualified HVAC professional.

7.3.1 Heating Unit

Maintenance / Recommendations

FURNACE - MAINTENANCE NEEDED

Furnace noted as an aging unit, dirty, or some other condition was present at the time of the inspection. Recommend yearly maintenance be conducted to ensure full life expectancy of furnace can be reached.

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Recommendation

Contact a qualified HVAC professional.

7.3.2 Heating Unit

FILTER - DIRTY

The furnace filter noted as dirty at the time of inspection. Recommend that you check and change the filter per the manufacture requirements.

Recommendation

Recommended DIY Project



Maintenance / Recommendations

Replaced



7.4.1 Ductwork

DUCTWORK - CONDENSATING

Ductwork noted as condensating at one or more locations at the time of inspection. This condition will contribute to elevated moisture levels in areas that it occurs. Recommend further evaluation & correction by a qualified contractor. Repaired by contractor

Recommendation

Contact a qualified HVAC professional.



Deficiencies



7.5.1 Fireplace

FIREPLACE - DIRTY

Creosote build up was noted in the fireplace and/or the chimney flue at the time of inspection. Recommend cleaning by a professional chimney sweep.

Recommendation

Contact a qualified chimney sweep.



Maintenance / Recommendations



8: ELECTRICAL

Information

Electrical Service : Service Voltage
240V

Grounding / Bonding: Type / Location
Ground rod(s) at exterior,
Bonding Screw at Main Panel

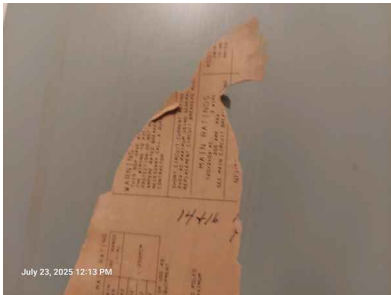
Main Distribution Panel(s): Main Panel Location
Bedroom, Closet



Main Distribution Panel(s): Panel Type
Circuit Breaker

Main Distribution Panel(s): Panel Capacity
200 AMP

Main Distribution Panel(s): Manufacturer
General Electric



Main Distribution Panel(s): Service Conductors
Aluminum Multi-Strand

Branch Wiring: Wiring Method
Copper non-metalic sheathed cable

Light Fixtures, Switches & Fans: Lighting Types
Fixtures, Ceiling Fan, Recessed, Chandelier

Electrical Service : No Significant Defects Observed

Power was supplied to the home via service conductors. The meter and protective conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

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Conduit in place covering the ground wire was noted as damaged or loose at the time of inspection. This is not a safety concern as ground wires do not require any type of protection. Recommend monitoring.

Recommendation

Recommend monitoring.



8.3.1 Main Distribution Panel(s)

 Maintenance / Recommendations

PANEL - MISSING / INCOMPLETE / IMPROPER LABELING

Panel noted not have clear/complete labeling at the time of inspection. All fuse or breaker panels are required to have an accurate listing of what the circuits are connected to. An unsafe condition can exist if the homeowner turns off a breaker, believing to have killed the power on the circuit, only to find that they tripped the wrong breaker. Additionally, the inspector is not able to determine if breakers are properly sized for appliances if the panel is not labeled. Recommend further evaluation & correction by a qualified contractor.

~~Repaired by contractor~~

Recommendation

Contact a qualified electrical contractor.



8.3.2 Main Distribution Panel(s)

 Maintenance / Recommendations

PANEL - MISSING SCREW(S)

Some of the panel cover screw(s) were noted as missing at the time of inspection. Recommend replacement of missing screws with appropriate flat-tipped screws.

Recommendation

Repaired by contractor

Contact a handyman or DIY project

8.3.3 Main Distribution Panel(s)

 Structural / Safety Hazard

PANEL - GAPS AT PANEL COVER

One or more gaps were noted around the panel cover at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Repaired by contractor

Recommendation

Contact a qualified electrical contractor.



8.3.4 Main Distribution Panel(s)

 Maintenance / Recommendations

PANEL - MAINTENANCE NEEDED

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Excessive dust, dirt or debris was noted inside the electric panel at the time of inspection. This can cause an arc flash in the panel. An arc flash occurs when a flash over of electric current leaves its intended path and travels through the air from one conductor to another, or to neutral or ground. An arc flash can cause a serious electrical burn. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

Repaired by contractor



8.3.5 Main Distribution Panel(s)

PANEL - OPEN / IMPROPER KNOCKOUT(S)

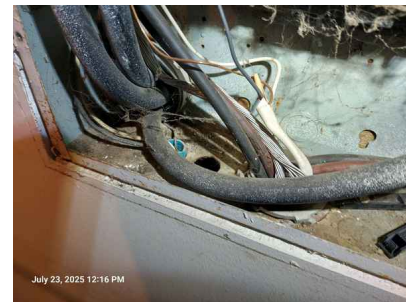
Deficiencies

One or more openings or improperly covered openings were noted at the time of inspection. This is a potential safety hazard. Approved metal or plastic covers for these types of openings can be purchased from most hardware stores and can be easily installed. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

Repaired by contractor



8.3.6 Main Distribution Panel(s)

PANEL - DOUBLE-TAPPED NEUTRAL(S)

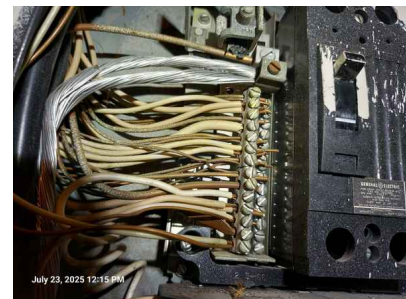
Deficiencies

Multiple neutral wires were noted as tapped together under a single lug in the panel at the time of inspection. This configuration is common in panels installed in the 1980's and '90's but it has long (at least as far back as 1967) been required by manufacturer's instructions and Underwriters Laboratories Standard 67 for neutrals to be individually secured. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

Repaired by contractor



8.3.7 Main Distribution Panel(s)

BREAKER(S) - MISMATCHED

Deficiencies

The panel was noted to be equipped with breakers manufactured by a company other than the panel manufacturer. Panel manufacturers warn that the use of other types of breakers "voids the warranty, may void the UL listing, and could result in property loss and personal injury". Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

Repaired by contractor



8.4.1 Branch Wiring

WIRING - EXPOSED WIRING

MULTIPLE LOCATIONS

Unprotected electrical wiring was noted at one or more locations at the time of inspection. Wiring in storage or living areas should be protected in conduit to keep it from being damaged. Wiring on the exterior of home should be rated for exterior exposure or protected by exterior rated conduit. Recommend further evaluation & correction by a qualified contractor.

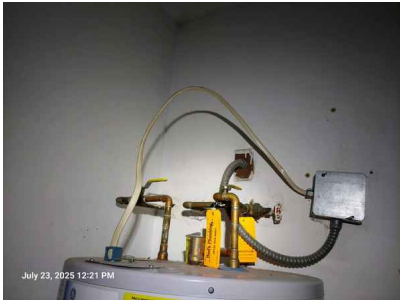
Recommendation

Contact a qualified electrical contractor.

Repaired



Deficiencies



Utility Room



Kitchen

8.4.2 Branch Wiring

WIRING - IMPROPERLY SECURED

Improperly secured electrical wiring was noted in one or more areas at the time of inspection. All electrical wiring should be properly secured to framing members to protect it from damage. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

Repaired



Deficiencies



Crawlspace

8.5.1 Outlets

OUTLET(S) - LOOSE

MULTIPLE LOCATIONS

Loose receptacles were noted at one or more locations at the time of inspection. Recommend tightening outlets as needed.

Recommendation

Contact a qualified electrical contractor.

Repaired



Maintenance / Recommendations

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8.5.2 Outlets

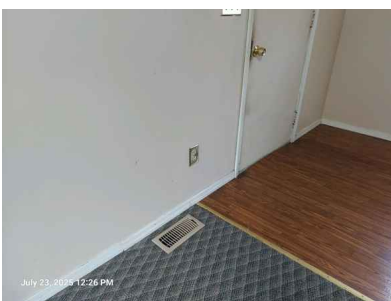
OUTLET(S) - DAMAGED / WORN / OBSTRUCTED

MULTIPLE LOCATIONS

One or more damaged, worn, obstructed outlet(s) were noted at the time of inspection. Damaged or worn outlets can result in arcing and a potential fire when an electronic device or appliance is plugged into the outlet, making this a safety hazard. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

**Structural / Safety Hazard****Repaired**

8.5.3 Outlets

GFCIS - MISSING

MULTIPLE LOCATIONS

Ground Fault Circuit Interrupter (GFCI) protected receptacles were noted as not installed in some areas where they are required at the time of inspection. While GFCI protection may not have been required by code when the house was built, this is now considered a safety hazard. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

**Structural / Safety Hazard****Installed**

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Garage Multiple Locations



Kitchen Multiple Locations

9: PLUMBING

Information

Service: Location of Shut Off Valve

By the Water Heater, Utility Room



Service: Service Line Material
Copper

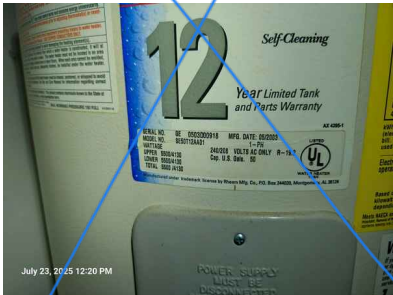
Water Heater: Location
Hallway, Utility Room



Water Heater: Manufacturer
General Electric

Water Heater: Manufacture Date
2003

Water Heater: Capacity
50 Gallon



Water Heater: Power Source
Appliance in operation
Electric

Water Heater: HVAC & Water Heater Database
[Water Heater Database A-Z](#)

Supply Lines: Material
Copper



**Drain, Waste, & Vent Systems:
Material**

PVC, ABS

Sump Pump: General Photo(s)**Service: No Significant Defects Observed**

Visible portions of the water service line were inspected for leaks and damage. Water pressure was tested and found to be within the acceptable range of 40-80 psi.

Hose Bibs / Spigots: No Significant Defects Observed

Visible portions of the water spigot(s) were inspected for damage and/or leaks. No reportable defects were viewed at the time of the inspection unless otherwise noted in this report.

Water Heater: Nearing End of Expected Service Life

Water heater typical life expectancy is between 9 -12 years. While the unit was operable at the time of the inspection, we cannot project how much longer it will continue to provide adequate hot water. Recommend budgeting for replacement.

Water Heater: Strapping

Strapping was noted as missing at the time of inspection. Strapping is recommended on the top and bottom 1/3 of the tank in the event of seismic activity.

Water Heater: TPR Valve Drains Inside

The TPR (temperature and pressure relief) valve did not drain into an open drain at the time of inspection. In the event of a discharge this may cause moisture damage to flooring and building materials.

Water Heater: Leak Pan None Present

No leak pan was installed under the water heater. While building codes do not require a leak pan if the water heater is located in a unfinished area, they are recommend as damage to flooring / belongings in adjacent areas may occur if the water heater leaks.

Supply Lines: No Significant Defects Observed

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, & Vent Systems: Sewer Scope Recommended

We recommend having the sewer line inspected. This separate inspection will show the condition of the buried sewer line from the structure to the city main or septic. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. Property owners are responsible for the line up to the attachment to the city main. RHI can also perform this service. <https://yourrhi.com/sewer-scope-inspections/>

Drain, Waste, & Vent Systems: No Significant Defects Observed

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. Sewer camera inspections are recommended for any structure regardless of age due to the sewer lateral between the structure and sewer service or structure and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe.

Observations

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9.3.1 Water Heater



Deficiencies

ELECTRIC - DISCONNECT MISSING

There was no electrical disconnect within sight of the electric water heater at the time of inspection. Electric appliances are required to have a disconnect within sight of the appliance. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Repaired

Contact a qualified electrical contractor.



9.4.1 Supply Lines



Maintenance / Recommendations

LINE(S) - CORROSION VIEWED

Corrosion was noted on supply line(s) at the time of the inspection. No leaks found at the time of inspection. Recommend monitoring.

Recommendation

Repaired

Recommend monitoring.



9.6.1 Sump Pump



Deficiencies

SUMP PUMP - DRAINED TO SANITARY SEWER

Sump pump noted to appear to drain to sanitary sewer at the time of the inspection. Sumps should never drain to the sanitary sewer; they should always be routed to a storm drainage system. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

Inspected by licensed plumber; determined to be properly installed



10: INTERIOR

Information

Ceilings: Ceiling Type Drywall	Walls: Wall Type Drywall, Paneling	Windows: Window Type(s) Vinyl, Double Hung
Doors: Door Types Hollow Core, Hinged, Folding	Floors: Type Floating, Carpet, Sheet Vinyl, Tile	Stairs, Ramps, & Railings: Stair Types Garage

Walls: No Significant Defects Observed

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Windows: No Significant Defects Observed

The windows were inspected by operating a representative number (we will try and operate all accessible windows in the home, but personal belongings often block access to some). Operation was tested, along with looking for damage, broken glass, failed seals, etc. (Please note that "fogged windows" due to failed seals can become evident only during certain lighting/weather conditions. Dirty windows also make it very difficult to identify failed seals.) No reportable deficiencies were present unless otherwise noted in this report.

Stairs, Ramps, & Railings: No Significant Defects Observed

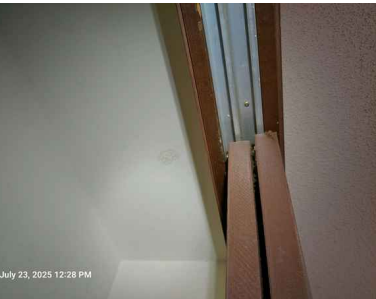
The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Evidence of Leaks: Inclement Weather

The weather conditions at the time of inspection can affect the discoveries of an inspection. Unusually dry or rainy weather will influence what the inspector is able to find.

Evidence of Leaks: Dry Leaks

Evidence of leaking was viewed at the time of inspection. A moisture meter indicated that the stains were dry at the time of inspection.



Bedroom 2 Closet

Limitations

Evidence of Leaks

EXTENT OF DAMAGE

Inspector is unable to determine extent of any damage caused by leaks noted in the report. We recommend having a qualified contractor determine the cause and extent of the damage from noted areas.

Observations

10.2.1 Walls

WALL(S) - DETERIORATED PAINT / WALLPAPER

 Maintenance / Recommendations

Wall paint or paper was noted as deteriorated at the time of inspection. This deterioration can appear as blistering, cracking, peeling, or any other surface blemish. Recommend further evaluation & correction by a qualified contractor.

Here is a DIY article on [treating cracking paint](#).

Recommendation **Repaired**
Contact a qualified painting contractor.



10.2.2 Walls

WALL(S) - MINOR DAMAGE

 Maintenance / Recommendations

MULTIPLE LOCATIONS

Minor damage was noted on one or more walls, such as dings, scuffs, or hairline cracks, at the time of inspection. Damage appeared to be cosmetic and not of significant impact to wall coverings. Recommend monitoring for further degradation.

Recommendation **Repaired**
Contact a qualified professional.



10.4.1 Doors

DOOR(S) - HARDWARE LOOSE

 Maintenance / Recommendations

Hardware was noted as loose on interior door(s) at the time of inspection. Recommend tightening door hardware.

Recommendation
Contact a handyman or DIY project



10.5.1 Floors

FLOORING - HEAVY WEAR

MULTIPLE LOCATIONS

Flooring noted showing signs of heavy wear at the time of inspection. This is not effecting the function of the flooring. Recommend monitoring for further degradation of flooring.

Recommendation

Recommend monitoring.

Replaced

New

Maintenance / Recommendations



10.5.2 Floors

CARPET - STAINS

MULTIPLE LOCATIONS

Carpet noted as stained or discolored at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a carpet cleaner.

Replaced

New

Maintenance / Recommendations



10.5.3 Floors

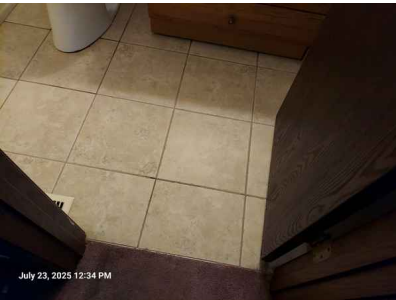
TILE - MISSING / DETERIORATED GROUT

Missing or deteriorated grout was noted on tile flooring at the time of inspection. Re-grouting of tile floors is regularly required over time. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified tile contractor

Deficiencies



10.5.4 Floors

SUBFLOOR - UNEVEN

Maintenance / Recommendations

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The flooring was noted as uneven at the time of inspection. The exact cause can be difficult to determine but it is typically caused by settlement of framing members over time. Although this condition does not affect the function of the floor, it usually can be corrected by adding additional supports to the flooring system. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



11: BATHROOMS

Information

Cabinets & Counters: Counter Type Solid-Surface	Sinks: Sink Features None	Showers / Tubs: Bath Types Fixed Tub/Shower
Mirrors: No Significant Defects Observed Mirrors were inspected for damage, proper attachment, etc. No notable defects wer found at the time of inspection unless otherwise noted in the report.		
Cabinets & Counters: No Significant Defects Observed Cabinets and countertops were inspected for damage or deficiencies. No reportable defects were viewed at the time of inspection. We recommend double-checking inside cabinets during your final walkthrough since personal belongings are typically stored in these areas and are likely to limit our inspection.		
Bath Fans: No Significant Defects Observed All bath fans were tested and were operable at the time of the inspection. Some ventilation defects, if any may be found in the attic portion of the report.		

Limitations

Bath Fans

INSULATION/ FLOORING COVER

Insulation and/or flooring cover in the attic prevented full inspection of bath fan(s) at the time of the inspection

Observations

11.2.1 Cabinets & Counters

 Maintenance / Recommendations

COUNTER(S) - MISSING / DETERIORATED CAULKING

One or more counters noted as having missing, or damaged caulking against the wall at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a handyman or DIY project



11.3.1 Sinks

 Deficiencies

DRAIN LINE(S) - IMPROPER REPAIR

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Drain line was noted with an improper repair at the time of inspection. Recommend further evaluation and correction by qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

Repaired



Bathroom 2

11.4.1 Toilets

TOILET - LOOSE AT FLOOR

MULTIPLE LOCATIONS

One or more toilets were noted as loose at floor at the time of the inspection. This allows the toilet to move and can damage the wax ring under the toilet. The wax ring must have a snug, secure fit in order to keep from leaking. This type of damage is not always visible or accessible to the inspector. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

Repaired

Deficiencies



11.5.1 Showers / Tubs

SURROUND - MISSING / DETERIORATED CAULKING

Caulking around one or more tubs or showers were noted as deteriorated / missing at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a handyman or DIY project

Maintenance / Recommendations



11.5.2 Showers / Tubs

FIXTURE - LOOSE

One or more tub / shower fixtures were noted at loose at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

Repaired

Deficiencies



11.5.3 Showers / Tubs

FIXTURE - IMPROPERLY SEALED

Deficiencies

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Openings were noted where one or more fixtures meet the surround at the time of the inspection. This condition can allow moisture into the wall cavity. Recommend further evaluation & correction by a qualified contractor.

Repaired

Recommendation

Contact a qualified plumbing contractor.



12: KITCHEN

Information

Cabinets & Counters: Counter Type
Formica-Laminate

Sinks: Sink Features
Spray Wand, Garbage Disposal

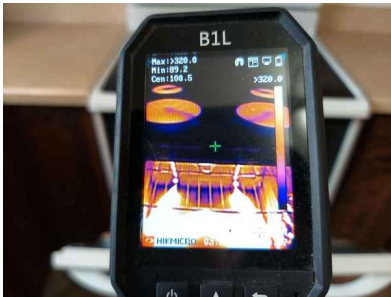
Built-in Microwave: General Photo(s)
Appliance in operation



Built-in Microwave: Exhaust Hood Type
Recirculating

Cooking Appliances & Ventilation: General Photo(s)
Appliance in operation

Cooking Appliances & Ventilation: Appliance Energy Source
Electric



Refrigerator: General Photo(s)
Appliance in operation

Refrigerator: Fridge Components
Icemaker



Cabinets & Counters: No Significant Defects Observed

Cabinets and countertops were inspected for damage or deficiencies. No reportable defects were viewed at the time of inspection. We recommend double-checking inside cabinets during your final walkthrough since personal belongings are typically stored in these areas and are likely to limit our inspection.

Built-in Microwave: No Significant Defects Observed

The microwave was operated by operating with normal controls, and was functional at the time of inspection. No deficiencies were observed with the unit unless otherwise noted in this report.

Cooking Appliances & Ventilation: Exhaust Hood Type

Recirculating, Microwave

If the exhaust fan is noted as the microwave, all associated defects will be noted in the Microwave section of the report.

Refrigerator: No Significant Defects Observed

The refrigerator was operated by operating with normal controls, and was functional at the time of inspection. No deficiencies were observed with the unit unless otherwise noted in this report.

Observations

12.2.1 Sinks

Deficiencies

DISPOSAL - EXCESSIVE NOISE / VIBRATION

Garbage disposal was excessively noisy or vibrating at the time of inspection. This typically indicates that debris is stuck in the disposal or the unit is worn and needs to have maintenance performed or be replaced. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor. **Replaced** *New*

12.3.1 Dishwasher

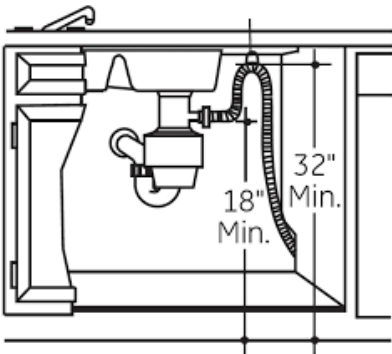
Maintenance / Recommendations

DISHWASHER - MISSING HIGH LOOP

Lack of a proper high loop or air gap was noted at dishwasher drain line at the time of inspection. In the event of a drain backing up a high loop prevents waste from entering into the dishwasher. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a handyman or DIY project **Replaced**



12.3.2 Dishwasher

Deficiencies

DISHWASHER - IMPROPERLY DRAINING

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Dishwasher noted as improperly draining at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

replaced

New



12.5.1 Cooking Appliances & Ventilation



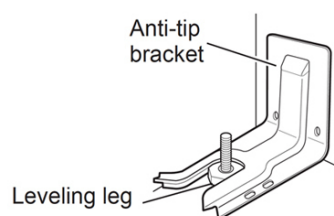
Structural / Safety Hazard

APPLIANCE - ANTI-TIP BRACKET MISSING / NON-FUNCTIONAL

Appliance was noted as not securely fastened to the floor or wall at the time of the inspection. This poses a safety hazard to children. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified appliance repair professional.



13: LAUNDRY

Information

Dryer Connections: Hook-Up Type
Electric



Washer Hook-Ups: General Photos



Dryer Connections: No Significant Defects Observed

Dryer vents were inspected for functionality, leaks, and damage. No reportable defects were viewed at the time of the inspection.

Washer Hook-Ups: Washer Pan Recommended

No leak pan was noted where the washing machine sits at the time of the inspection. Water damage may occur if the washing machine leaks. These are always recommended, but especially when present on a floor above another live-able area. Recommend further evaluation by a qualified contractor.

Washer Hook-Ups: No Significant Defects Observed

Washer fixtures were inspected for functionality, leaks, and damage. No reportable defects were viewed at the time of the inspection.

Observations

13.1.1 Cabinets & Counters

CABINET(S) - IMPROPER FASTENERS

Cabinets were noted as being improperly mounted at the time of inspection. A cabinet screw that has a flat head which prevents the screw from pulling out should be used. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified cabinet contractor.



14: FOUNDATION

Information

Foundation: Type of Foundation
Crawlspace

Foundation: Drainage Type
Sump Pump

Subfloor: Material
Dimensional Lumber, Plywood Sheathing

Walls, Beams, & Columns: Wall Material
Cinder Blocks

Walls, Beams, & Columns: Columns and Beams
Wooden Beams, Masonry Piers

Crawlspace: Crawlspace Access Location
Exterior



Crawlspace: Floor Type
Dirt

Ventilation: Ventilation Type
Side Vents

Insulation: Insulation Covering
Roll Insulation, Band Board, Floor Joists

Foundation: General Photos



Evidence of Leaks: Inclement Weather

The weather conditions at the time of inspection can affect the discoveries of an inspection. Unusually dry or rainy weather will influence what the inspector is able to find.

Evidence of Leaks: Leaks - Dry

Evidence of leaking was viewed at the time of inspection. A moisture meter indicated that the stains were dry at the time of inspection.



Limitations

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Foundation

LIMITED ACCESS TO FOUNDATION AREAS

UTILITIES & INSULATION
25%-50% Inaccessible

Portion selected of the foundation were noted as inaccessible at the time of inspection. This may be for various reasons including but not limited to standing water, vermin, belongings, low clearances, ductwork, and/or plumbing.

Walls, Beams, & Columns

ANCHOR BOLTS NOT VISIBLE

Anchor Bolts were not visible at the time of inspection, so they were not able to be evaluated.

Evidence of Leaks

EXTENT OF DAMAGE

Inspector is unable to determine extent of any damage caused by leaks noted in the report. We recommend having a qualified contractor determine the cause and extent of the damage from noted areas.

Observations

14.1.1 Foundation

MUSTY SMELL

 Maintenance / Recommendations

A musty smell was noted in the foundation - this can be an indicator of potential mold in the foundation. RHI can perform mold sampling and air quality tests for an addition charge.

Recommendation

Repaired

Contact a qualified mold inspection professional.

14.1.2 Foundation

See Contractor note

DEHUMIDIFIER RECOMMENDED

 Maintenance / Recommendations

Recommend that a dehumidifier be run in foundation areas where there is not HVAC. This will help to prevent high humidity and potential mold growth.

Recommendation

Contact a qualified professional.

14.3.1 Walls, Beams, & Columns

 Maintenance / Recommendations

FOUNDATION WALL(S) - EFFLORESCENCE / STAINS

See contractor note

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Efflorescence (white mineral deposits) or stains were noted on foundation wall(s). This is a common condition caused by moisture slowly infiltrating through the block, either recently or at some time in the past. Recommend regular maintenance and monitoring to prevent unwanted deterioration.

Recommendation

Repaired

Contact a handyman or DIY project



14.3.2 Walls, Beams, & Columns

FOUNDATION WALL(S) - MOISTURE INTRUSION

Evidence of moisture was noted at one or more areas of the foundation wall. Moisture may be intruding on the foundation for varying reasons. Recommend further evaluation & correction by a qualified contractor.

Repaired

Recommendation

Contact a foundation contractor.



Deficiencies

14.3.3 Walls, Beams, & Columns

FOUNDATION WALL(S) - GAPS TO EXTERIOR

Unsealed gaps to the exterior were noted at the time of inspection. These gaps should be properly filled to prevent moisture and pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Repaired

Recommendation

Contact a qualified professional.



North



Deficiencies

14.4.1 Crawlspace

VAPOR BARRIER - DEBRIS

There is an excessive amount of debris / trash noted in the crawlspace at the time of inspection. This may attract pests and make it difficult for any, if necessary, work to be done. Recommend removal of debris and trash.

Repaired

Recommendation

Contact a handyman or DIY project



Deficiencies

14.4.2 Crawlspace

VAPOR BARRIER - STANDING WATER MULTIPLE LOCATIONS



Deficiencies

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Standing water was noted in the crawlspace at the time of inspection. The inspector is unable to determine the sole source of the water. Water in the crawlspace may lead to multiple other issues. Recommend further evaluation & correction by a qualified contractor.

Recommendation **Repaired**
Contact a foundation contractor.



14.4.3 Crawlspace

VAPOR BARRIER - MULTIPLE LAYERS

Deficiencies

Multiple layers of vapor barrier were noted at the time of inspection. This also includes excessive overlapping. Only one layer of vapor barrier should be present and overlapping should not exceed 12 inches because moisture can get trapped between the two layers . Recommend further evaluation & correction by a qualified contractor.

Repaired

Recommendation
Contact a foundation contractor.



14.4.4 Crawlspace

**VAPOR BARRIER - MISSING / DAMAGED / IMPROPER
MULTIPLE LOCATIONS**

Deficiencies

The vapor barrier was noted as missing, damaged, or improper at some locations in the crawlspace at the time of inspection. The vapor barrier is used to prevent excessive humidity / moisture in the crawlspace. Recommend further evaluation & correction by a qualified contractor.

Repaired

Recommendation
Contact a foundation contractor.



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14.4.5 Crawlspace

Deficiencies

GROUND - MUDDY

Crawlspace ground was noted as muddy at the time of inspection. This may indicate moisture is having difficulty draining and drying out. Recommend further evaluation & correction by qualified contractor.

Recommendation

Contact a qualified professional.

Repaired

14.6.1 Insulation

Deficiencies

INSULATION - MISSING / OUT OF PLACE

THROUGHOUT CRAWLSPACE

Insulation was noted as missing or out of place in some areas at the time of the inspection. This will result in energy loss. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.

Repaired



15: ENVIRONMENTAL

Information

Pest Activity: Pest Information

Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. as well as other pests, is beyond the scope of a home inspection and is excluded by our Standards of Practice. It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. RHI offers this service for an additional charge.

More Info at <https://yourrhi.com/termite-inspections/>

Animal Activity: No Significant Defects Observed

Inspecting for pests and animals is outside the Standards of Practice for home inspectors. However, we will attempt to report any evidence of a pest infestation for the benefit of our clients. Also, please be aware that animals may enter most attics and crawlspaces at any point in time, particularly when the weather turns cold.

Thermal Scan

A basic scan of the house was performed with an infrared camera to check for leaks, missing insulation, and overheated electrical conductors. This scan does not ensure the inspector will find all defects that may be hidden in walls or ceilings. Any specific defects that were found pertaining to specific components will be noted in their respective areas of the report.



Fungal Growth: Mold Testing Not Conducted

Mold sampling was not conducted. We recommend testing any items suspected to fungal growth to confirm the presence of mold or not. This is an additional service we offer.

More Info at <https://yourrhi.com/mold-services/>

Radon: Radon Test Recommended

The EPA and the Surgeon General recommend that all homes be tested for radon. Radon is the second leading cause of lung cancer in the United States. RHI can perform a radon test for you or refer you to another company for testing. You can also obtain a test kit and test on your own. If elevated radon levels are found a mitigation system can be installed to ensure safe levels within a home.

More Info at <https://yourrhi.com/radon-testing/>

Lead: Lead in Structures Before 1978

If a structure was built before 1978, it is more likely to have lead-based paint. In 1978, the federal government banned consumer uses of lead-based paint, but some states banned it even earlier. This testing is beyond the scope of a standard inspection. RHI recommend have a swab test performed to tell weather lead paint has been properly encapsulated.

More Info at <https://yourrhi.com/lead-based-paint-testing/>

Asbestos: Suspected asbestos - No Sample Taken

Suspected asbestos noted. Asbestos was widely used prior to the 1980s and is commonly found in older structures. Please note determining the existence of environmental hazards like asbestos is beyond the scope of this inspection. You may want to obtain further evaluation by a licensed asbestos abatement contractor or have the suspected asbestos sealed by a professional. RHI can perform testing to confirm the presence of asbestos for an additional charge.

Asbestos: Suspected Asbestos - Popcorn Ceiling

Suspected asbestos Ceiling texture noted. Asbestos was widely used prior to the 1980s and is commonly found in older structures. Please note determining the existence of environmental hazards like asbestos is beyond the scope of this inspection. You may want to obtain further evaluation by a licensed asbestos abatement contractor or have the suspected asbestos sealed by a professional. RHI can perform testing to confirm the presence of asbestos for an additional charge.

**Asbestos: Asbestos in Structures Before 1980**

Asbestos was widely used prior to the 1980s and is commonly found in older structures. Please note determining the existence of environmental hazards like asbestos is beyond the scope of this inspection. You may want to obtain further evaluation by a licensed asbestos abatement contractor or have the suspected asbestos sealed by a professional. RHI can perform testing to confirm the presence of asbestos for an additional charge.

Observations**15.3.1 Fungal Growth****SUSPECTED FUNGAL GROWTH - NOT TESTED**

Suspected fungal growth was noted at the time of the inspection. Some types of mold can have negative health effects but proper remediation of any mold may eliminate negative side effects. Recommend further evaluation & correction by a qualified contractor. RHI can take a mold sample to have lab analysis performed to confirm this for an addition charge.

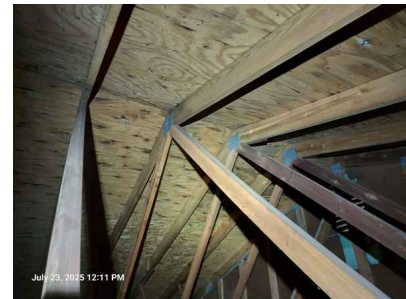
More Info at <https://yourrhi.com/mold-services/>

Recommendation

Contact a qualified mold remediation contractor



Deficiencies



Attic

Repaired

15.3.2 Fungal Growth**SIGNIFICANT FUNGAL GROWTH - NOT TESTED**

THROUGHOUT CRAWLSPACE



Structural / Safety Hazard

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Significant fungal growth was noted at the time of inspection. Some types of mold can have negative health effects but proper remediation of any mold may eliminate negative side effects. Recommend further evaluation & correction by a qualified contractor. RHI can take a mold sample to have lab analysis performed to confirm this for an addition charge.

More Info at <https://yourrhi.com/mold-services/>

Recommendation

Contact a qualified mold remediation contractor

Repaired



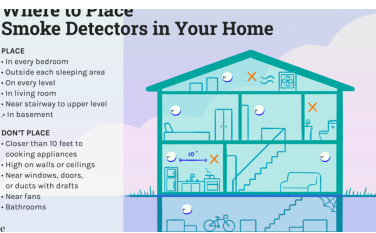
16: FIRE SAFETY

Information

Smoke Alarms: Locations

Hallways

It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement.



Smoke Alarms: Smoke Alarm Maintenance

Smoke alarms should be tested and have their batteries regularly replaced to ensure proper function of the system. Smoke alarms in general have around a 10 year lifespan and should be replaced when nearing this life, when changing ownership of a property, or when the units no longer function properly.

Limitations

Smoke Alarms

NOT TESTED

Smoke alarms were not tested at the time of the inspection. Recommend testing all smoke alarms and changing all batteries when you take possession of the house.

Observations

16.1.1 Smoke Alarms

SMOKE ALARM(S) - INSUFFICIENT NUMBER

An insufficient number of smoke alarms were noted in the property at the time of inspection. It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement. Recommend properly placing for safety of occupants.

Recommendation

Contact a qualified professional.

 Structural / Safety Hazard



17: END OF INSPECTION CHECKLIST

Information

Pre Paid

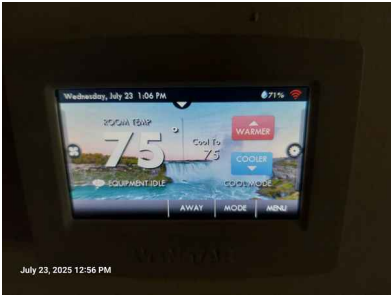
Checklist: All water fixtures double checked and off - Yes

Checklist: Lights Off (Or Returned As Found) - Yes

Checklist: GFCI Outlets Reset - Yes

Checklist: Kitchen Appliances Off - Yes

Checklist: Thermostats Returned to Original Settings - Yes



Checklist: All Exterior Doors Locked - Yes

Checklist: Ladder, Tools and Personal Belongings - Yes

Checklist: Leave Behind Card - Yes

STANDARDS OF PRACTICE

Inspection Details

1. Definitions and Scope 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. I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. II. 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 2.1. 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 defects, 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 insurability of the property. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein. IX. An inspection does not include items not permanently installed. X. 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: 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 correction, repair or replacement of any system or component. G. future conditions. H. compliance with codes or regulations. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests. J. the presence of mold, mildew or fungus. K. the presence of airborne hazards, including radon. L. the air quality. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall. N. the existence of electromagnetic fields. O. any hazardous waste conditions. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes. Q. acoustical properties. R. correction, replacement or repair cost estimates. S. estimates of the cost to operate any given system. II. The inspector is 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. satellite dishes; 4. antennae; 5. lights; or 6. 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 inspector is not required to: A. 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. B. dismantle, open or uncover any system or component. C. enter or access any area that may, in the inspector's opinion, be unsafe. D. enter crawlspaces or other areas that may be unsafe or not readily accessible. E. 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. F. 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. G. inspect decorative items. H. inspect common elements or areas in multi-unit housing. I. inspect intercoms, speaker systems or security systems. J. offer guarantees or warranties. K. offer or perform any engineering services. L. offer or perform any trade or professional service other than a home inspection. M. 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. N. 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. O. determine the insurability of a property. P. perform or offer Phase 1 or environmental audits. Q. inspect any system or component that is not included in these Standards.

Exterior

I. The inspector **shall inspect**: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector **is not required to**: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-

stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof & Chimneys

I. The inspector **shall inspect from ground level or the eaves**: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is **not required to**: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic

I. The inspector **shall inspect**: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is **not required to**: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

HVAC & Fireplaces

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.

Electrical

I. The inspector **shall inspect**: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); II. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is **not required to**: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

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

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

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

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

Interior

I. The inspector **shall inspect**: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector **is not required to**: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Foundation

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.