



RHI HOME INSPECTIONS

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## INSPECTION REPORT

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03/12/2026



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# SUMMARY

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# 1: INSPECTION DETAILS

## Information

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### Type of Building

Detached, Single Family

### Direction Structure Faces

West

### Precipitation Within Last Three Days?

Rain

### Weather Conditions

Overcast, Light Wind, Soggy Conditions

### Temperature

30-39

### In Attendance

Inspector(s), Client(s)

### General Life Expectancy Charts

[Life Expectancies](#)

### Electrical Service

Underground, North

Location and type of service entry for electricity to the structure.



### Occupancy

Furnished, Occupied

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.

### Elevation Photos

Photos of around the structure at the time of inspection.



### Water Meter / Well Head Location

Public, Yard Near Structure

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

West

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.

## Fuel Type / Location

Natural Gas, North

The type of fuel systems and the location of the meter and tank if located. Some systems may have underground tanks, these tanks are outside the scope of a home inspection.



Reference Photos & General Limitations

### **FURNISHED**

Furnishings such as personal belongings, furniture, and other storage can limit or prevent access to items such as: electrical receptacles, windows, wall / floor coverings, cabinet interiors, and other items. Any such blocked items and any potential deficiencies associated with them are excluded from this report.

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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

#### Fascia, Soffit, Trim, & Columns: No Significant Defects Observed

Trim was inspected for rot / damage and flashing was inspected for proper installation. Please note it is common for some areas of wood rot to be covered with paint or vegetation and not fully visible at the time of inspection. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

#### 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 - UNSEALED PENETRATIONS**

MULTIPLE LOCATIONS

Unsealed penetrations were noted at one or more locations at the time of inspection. Openings, spray foam, or other forms of unsealed penetrations leaves the structure below exposed to potential damage & pest intrusion. Recommend further evaluation & correction by a qualified contractor. [Defect Explained](#)

Recommendation

Contact a qualified professional.



Deficiencies

#### 2.1.2 Siding

##### **SIDING - LOOSE**

Deficiencies

One or more sections of siding were noted as loose at the time of inspection. This could be due to missing or improper fasteners, damaged, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



South West

## 3: GROUNDS

### Information

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**Driveways, Walkways & Patios: Fencing: Fence Material**

Driveway, Walkway, & Patio Plastic

**Material**

Concrete

**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.

**Driveways, Walkways & Patios: No Significant Defects Observed**

Driveway(s), Walkway(s), & Patio(s) appeared to be fulfilling their intended function at the time of inspection. Recommend performing proper maintenance as needed.

**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).

**Grading / Drainage: No Significant Defects Observed**

Grading appeared to adequately slope away from the building. Sometimes evidence of poor drainage will not be evident until after a heavy rain. The inspector will typically only report on grading defects that may impact the building.

**Vegetation: No Significant Defects Observed**

There were no areas visible where vegetation was negatively impacting the structure at the time of inspection.

**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

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Grading / Drainage

**VEGETATION / LEAVES**

Vegetation / leaves were covering some parts of the grounds at the time of inspection.

Grading / Drainage

**MULCH / GRAVEL**

Mulch and / or gravel was noted against the home at the time of inspection. It is common for these materials to be used and give the impression that grading is done correctly. Where as it is very common that these areas are highly watered due to gardening and the soil against the structure may be neglected causing low spots next to the foundation that are undetectable. Recommend during maintenance of mulch or gravel to add compact dirt as needed in these areas to prevent moisture resting on foundation walls.

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



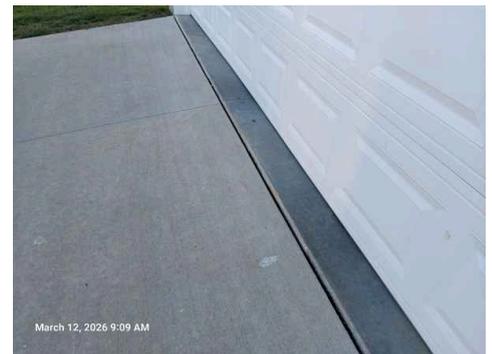
Maintenance / Recommendations

### CONCRETE - MISSING / DETERIORATING EXPANSION FILLER

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. [Defect Explained](#)

Recommendation

Contact a qualified professional.



3.2.1 Grading / Drainage



Maintenance / Recommendations

### GRADING - POOR DRAINAGE

Evidence of poor drainage was noted at one or more locations around the structure at the time of inspection. It appears that water may pool at some locations when it rains. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Recommend monitoring.



## 4: GARAGE

### Information

**Walls, Ceiling, & Firewalls: Wall Type**  
Drywall

**Walls, Ceiling, & Firewalls: Ceiling Type**  
Drywall

**Fire Door(s): Door Type**  
Steel

**Garage Doors & Openers: Door Type**  
1, 16' 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.

### 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.

### Garage Doors & Openers: No Significant Defects Observed

Garage doors and openers were tested and operated to ensure proper function of door and all relevant safety features. and no significant defects were viewed. No reportable deficiencies were present at the time of inspection 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

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Walls, Ceiling, & Firewalls

### BELONGINGS

Garage was noted as having personal belongings inside at the time of inspection, which limits visibility of covered areas.

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Slab Foundation

### FLOOR COVERINGS

Concrete slab not visible due to floor coverings, limiting inspection.

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Slab Foundation

### BELONGINGS

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

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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

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4.1.1 Walls, Ceiling, & Firewalls

### CEILING(S) - BREACH IN FIRE BARRIER

MULTIPLE LOCATIONS



Structural / Safety Hazard

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. [Defect Explained](#)

Recommendation

Contact a qualified professional.



#### 4.2.1 Fire Door(s)

### **FIRE DOOR - LIGHT AROUND DOOR IN FRAME**



Light noted to be seen around the door at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



# 5: ROOF & CHIMNEYS

## Information

### Roof Coverings: Inspection Method

Ladder at Roof Edge, Climbed/Walked

### Roof Coverings: Materials

Architectural Asphalt Shingles, Metal

### Chimneys & Vent Stacks: Type of Chimney

None

### Roof Coverings: General Photo(s)



### Roof Coverings: Estimated Age of Roof

Roof appeared to be in the first 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.

### 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

Roof Coverings  
**NOT CLIMBED**

Due to height, pitch, or weather conditions the inspector did not mount some areas of the roof at the time of the inspection. As noted in the inspection agreement the inspector is not required to mount the roof if he/she feels it is unsafe to do so. It is recommended to obtain further evaluation of the roof by a professional roofing company prior to the end of your due diligence period.

### Roof Coverings

#### **SNOW / FROST**

Snow/frost was covering some areas of the roof at the time of the inspection.

### 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.

## Observations

### 5.1.1 Roof Coverings

#### **SHINGLES - MISSING / DAMAGED**

Shingles were noted as missing or damaged in one or more locations at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

#### Recommendation

Contact a qualified roofing professional.



East

### 5.2.1 Flashings & Boots

#### **VENT BOOT - HOLDS WATER OR HAS DEPRESSION**

Vent boot is installed in a way that it holds water around the pipe. Recommend repair to prevent leak.

#### Recommendation

Contact a qualified professional.



## 5.4.1 Gutters &amp; Downspouts

**GUTTER(S) - HOLDING WATER**

## FRONT ENTRY

Gutters noted as holding water at the time of the inspection. This could be due to debris in gutters, clogged downspouts, improperly sloped gutters, or some other condition which would prevent proper drainage. Recommend further evaluation & correction by a qualified contractor.

## Recommendation

Contact a qualified professional.



# 6: ATTIC

## Information

**Attic Access: Type**  
Ceiling Scuttle

**Attic Access: Location(s)**  
Garage, Ceiling

**Roof Structure: Type**  
Engineered Trusses, OSB Decking



**Ventilation: Ventilation Type**  
Soffit Vents, Ridge Vents

**Insulation: Insulation Type**  
Loose Fill, Fiberglass, Spray Foam

**Insulation: Approx. Depth**  
12"-14"

**Attic Access: General Photo(s)**



### 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.

### **Ventilation: No Significant Defects Observed**

The attic ventilation was reported on by a visual inspection of ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was 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: No Leaks Observed**

Accessible/visible portions of the attic 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**

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### Roof Structure

#### **INSULATION**

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

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### Insulation

#### **CAN LIGHTS**

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

# 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**  
Carrier

**AC / Heat Pump Unit: Manufacture Date**  
2020

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



**Heating Unit: Location**  
Garage



**Heating Unit: Manufacturer**  
Carrier



**Heating Unit: Manufacture Date**  
2021



### Heating Unit: Furthest Flue Connection



### Heating Unit: Filter Location Next to Unit, Cut into Ductwork



### Heating Unit: Filter Size 16, x25, x1

### Heating Unit: HVAC & Water Heater Database

[HVAC/Water Heater](#)

### Ductwork: Ductwork Type Flex, Rigid, Insulated

### AC / Heat Pump Unit: No Significant Defects Observed

The unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

### Heating Unit: Energy Source

Appliance in operation

Gas Furnace



### Heating Unit: No Significant Defects Observed

The interior heating unit(s) & filter(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that heat was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

### Ductwork: No Significant Defects Observed

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

## Limitations

AC / Heat Pump Unit

### COLD WEATHER - NOT TESTED

A/C unit(s) were not tested due to low outdoor temperature. Running the A/C during cold weather can damage the unit. Recommend further evaluation by a licensed HVAC technician.

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Ductwork

## **INSULATION COVER**

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

## **Observations**

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7.2.1 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

Contact a qualified HVAC professional.

# 8: ELECTRICAL

## Information

**Electrical Service : Service Voltage**  
240V

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

**Main Distribution Panel(s): Main Panel Location**  
Garage



**Main Distribution Panel(s): Panel Type**  
Circuit Breaker

**Main Distribution Panel(s): Panel Capacity**  
200 AMP

**Main Distribution Panel(s): Manufacturer**  
Siemens



**Main Distribution Panel(s): Service Conductors**  
Copper

**Branch Wiring: Wiring Method**  
Copper non-metallic sheathed cable

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

### 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.

### **Grounding / Bonding: No Significant Defects Observed**

Grounding was inspected to ensure proper connection to ground, as well as all applicable appliances or panels are properly grounded. No notable defects were observed unless otherwise noted in the report.

### **Main Distribution Panel(s): Breaker(s) Off / Fuse(s) Blown**

0

Any breakers that are off will not be turned on by the inspector. Recommend inquiry with current owner or further evaluation by qualified contractor for the reason these breakers are off.

### **Main Distribution Panel(s): No Significant Defects Observed**

The main electrical panel was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

### **Branch Wiring: No Significant Defects Observed**

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

### **Outlets: GFCI Reset Locations**

Bathroom(s), Kitchen(s), Garage(s), Other Interior Location(s)

GFCIs are required in any area that contains a water source or is considered unfinished. GFCIs may also be seen in interiors that were updated from 2 prong non-grounded outlets to 3 prong non-grounded outlets. These found in areas that are finished without water serve to protect people. These outlets may not always reset in the area they are tripped. Multiple areas may be protected by a single GFCI outlet or breaker.

### **Outlets: GFCI Protection Present**

GFCI protected receptacles were present at exterior, bathroom, kitchen and garage locations. GFCI's were tested and found to be operable at the time of inspection.

### **Light Fixtures, Switches & Fans: No Significant Defects Observed**

Switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report. Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

## **Limitations**

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Electrical Service

### **UNDERGROUND SERVICE**

House was equipped with an underground service at the time of inspection. Any components hidden in the ground are not visible and therefore outside of the scope of inspection.

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Grounding / Bonding

### **GROUND ROD BURIED**

The ground rod connection was buried at the time of inspection and could not be viewed.

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## Outlets

**220V/240V NOT TESTED**

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

## Outlets

**BELONGINGS**

Testing of some outlets was blocked by personal belongings at the time of inspection.

**Observations**

## 8.5.1 Outlets

**Structural / Safety Hazard****OUTLET(S) - MISSING OR DAMAGED WEATHERPROOF COVER(S)**

One or more exterior receptacle covers noted as missing or damaged at the time of inspection. Outlets on the exterior of the property should be protected with a weather resistant cover. Recommend further evaluation & correction by a qualified contractor.

## Recommendation

Contact a qualified electrical contractor.



# 9: PLUMBING

## Information

### Service: Location of Shut Off Valve

By the Water Heater, Garage



### Service: Service Line Material

PEX

### Fuel System: Fuel Type

Natural Gas

### Water Heater: Location

Garage



### Water Heater: Manufacturer

A.O. Smith

### Water Heater: Manufacture Date

2021



### Water Heater: Capacity

Tankless

### Water Heater: HVAC & Water Heater Database

[Water Heater Database A-Z](#)

### Supply Lines: Material

PEX

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

PVC

### 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: Power Source

Appliance in operation

Gas



## 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: No Significant Defects Observed

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

## 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.

## Limitations

Drain, Waste, & Vent Systems

### NOT FULLY EVALUATED

Plumbing was not fully evaluated at the time of inspection. This is due to limited or no access to the crawlspace, basement, attic or is on a slab foundation.

## Observations

9.2.1 Fuel System

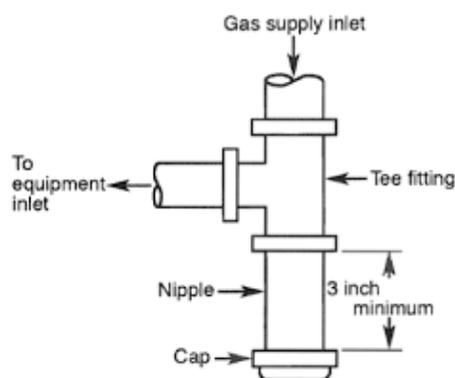
### GAS LINE(S) - MISSING / IMPROPER SEDIMENT TRAP



A missing or improper sediment trap configuration was noted in the fuel line at the time of the inspection. The gas line should be installed to dead end over the trap rather than have the trap in line. This trap should be the lowest point in the line. The trap serves to capture sediment before it enters the appliance and its absence may clog a valve or cause an equipment malfunction. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



### 9.2.2 Fuel System

#### **GAS LINE(S) - CORROSION / RUST**



One or more gas lines were corroded at the time of the inspection. This can lead to gas leaks if left unattended. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



# 10: INTERIOR

## Information

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### Ceilings: Ceiling Type

Drywall, Cathedral-Style

### Walls: Wall Type

Drywall

### Windows: Window Type(s)

Vinyl, Single Hung

### Doors: Door Types

Hollow Core, Hinged

### Floors: Type

Floating

### Ceilings: No Significant Defects Observed

Ceilings were inspected for moisture stains and damage. Hairline cracking and nail pops are typical cosmetic defects. No notable defects were found.

### 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.

### Doors: No Significant Defects Observed

The doors were operated normally, and were functional at the time of inspection. No deficiencies were observed with the doors unless otherwise noted in this report.

### Floors: No Significant Defects Observed

Floors throughout the house were inspected for significant slope and damage. Cosmetic defects, such as stains on carpets, are outside the scope of this inspection. No notable defects were found.

### Evidence of Leaks: No Leaks Observed

Accessible/visible portions of the interior 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

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Walls

### **BELONGINGS**

Viewing of some interior walls was blocked by personal belongings at the time of inspection.

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Windows

### **BELONGINGS**

Access to some of the windows was blocked by personal belongings at the time of inspection.

---

Floors

### **AREA RUGS**

Area rugs prevented full viewing of flooring materials.

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Floors

### **BELONGINGS**

Viewing of some interior floorings was blocked by personal belongings at the time of inspection.

# 11: BATHROOMS

## Information

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### Cabinets & Counters: Counter Type

Solid-Surface

### Sinks: Sink Features

None

### Showers / Tubs: Bath Types

Fixed Tub/Shower, Walk-In Tub/Shower

### Mirrors: No Significant Defects Observed

Mirrors were inspected for damage, proper attachment, etc. No notable defects were 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.

### Sinks: No Significant Defects Observed

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

### Showers / Tubs: No Significant Defects Observed

Showers/tubs were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

### 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

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### Cabinets & Counters

#### **BELONGINGS**

Personal belongings inside or around the cabinets limited view at the time of inspection.

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### Sinks

#### **BELONGINGS**

Personal belongings inside or around the sink(s) limited view at the time of inspection.

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### Showers / Tubs

#### **BELONGINGS**

Belongings prevented the inspector from testing tub/shower at the time of inspection. Recommend verifying operation prior to closing.

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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

Bath Fans

## TERMINATION NOT VERIFIED

Termination for all bath fans was not verified at the time of inspection. This could be due to multiple reasons including insulation, vegetation on siding, multiple stories, etc.

## Observations

11.4.1 Toilets

### TOILET - LOOSE AT FLOOR

Deficiencies

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. [Defect Explained](#)

Recommendation

Contact a qualified plumbing contractor.



# 12: KITCHEN

## Information

### Cabinets & Counters: Counter Type

Solid-Surface

### Sinks: Sink Features

Spray Wand, Garbage Disposal

### Built-in Microwave: Exhaust Hood Type

Recirculating

### Cooking Appliances & Ventilation: Appliance Energy Source

Electric

### Refrigerator: Fridge Components

Icemaker, Water Dispenser, Ice Dispenser

### 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.

### Sinks: No Significant Defects Observed

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

### Dishwasher: General Photo(s)

Appliance



### Dishwasher: No Significant Defects Observed

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

### Built-in Microwave: General Photo(s)

Appliance



### 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: General Photo(s)

Appliance



### Cooking Appliances & Ventilation: Exhaust Hood Type

Recirculating, Microwave

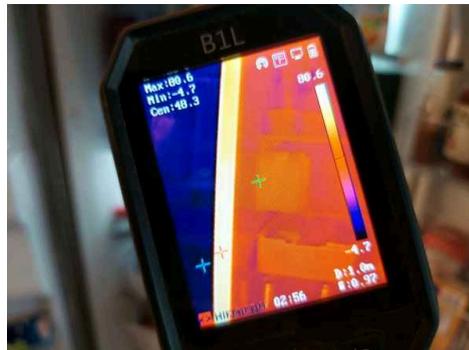
If the exhaust fan is noted as the microwave, all associated defects will be noted in the Microwave section of the report.

### Cooking Appliances & Ventilation: No Significant Defects Observed

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

### Refrigerator: General Photo(s)

Appliance



### 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.

## Limitations

Cabinets & Counters

## BELONGINGS

Personal belongings inside or around the cabinets limited view at the time of inspection.

Sinks

**BELONGINGS**

Personal belongings inside or around the sink(s) limited view at the time of inspection.

Refrigerator

**BELONGINGS**

Fridge contained belongings at the time of inspection.

**Observations**

12.5.1 Cooking Appliances & Ventilation

 Maintenance / Recommendations

**APPLIANCE - MAINTENANCE NEEDED**

One or more cooking appliances were dirty or in need of maintenance at the time of the inspection. Recommend proper cleaning and maintenance be performed.

Recommendation

Contact a qualified appliance repair professional.

12.6.1 Refrigerator

 Maintenance / Recommendations

**FRIDGE - REPLACE FILTER**

Refrigerator noted as needing new water filter at the time of the inspection. Recommend replacing water filter to ensure proper function of fridge components.

Recommendation

Recommended DIY Project



# 13: LAUNDRY

## Information

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### Dryer Connections: Hook-Up Type Washer Hook-Ups: General Electric Photos



### Dryer Connections: Appliances Not Inspected

The washer and dryer are not fixed appliances and therefore not part of the home inspection. The comments in this section pertain to the hookups themselves.

### 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: Appliances Not Inspected

The washer and dryer are not fixed appliances and therefore not part of the home inspection. The comments in this section pertain to the hookups themselves.

### 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.

## Limitations

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### Dryer Connections

#### **DRYER PRESENT - UNABLE TO VIEW DRYER VENT**

A dryer was installed at the time of the inspection - this prevents the inspector from viewing the dryer vent where lint build up may be present. Recommend cleaning dryer vent when you take possession of the house.

# 14: FOUNDATION

## Information

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### **Foundation: Type of Foundation**    **Slab Foundation: Slab Type**

Slab on Grade

Concrete

### **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.

## Limitations

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Slab Foundation

### **FLOOR COVERINGS**

Concrete slab not visible due to floor coverings, limiting inspection.

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Slab Foundation

### **BELONGINGS**

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

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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.

# 15: ENVIRONMENTAL

## Information

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### 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/](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/](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/](https://yourrhi.com/radon-testing/)

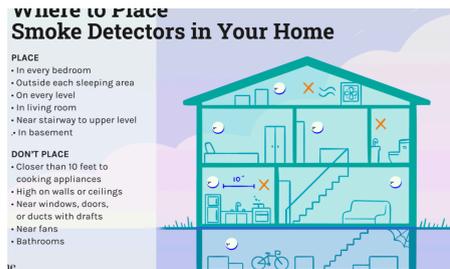
# 16: FIRE SAFETY

## Information

### Smoke Alarms: Locations

Hallways, Bedrooms

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) - BATTERIES NEEDED

MULTIPLE LOCATIONS

One or more smoke alarms were beeping or noted as missing batteries at the time of the inspection. Beeping is an indicator that the alarm is in need of new batteries. Recommend replacing batteries in all smoke alarms or the smoke alarms themselves when you take possession of the house.

Recommendation

Contact a qualified electrical contractor.



Structural / Safety Hazard

# 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.