

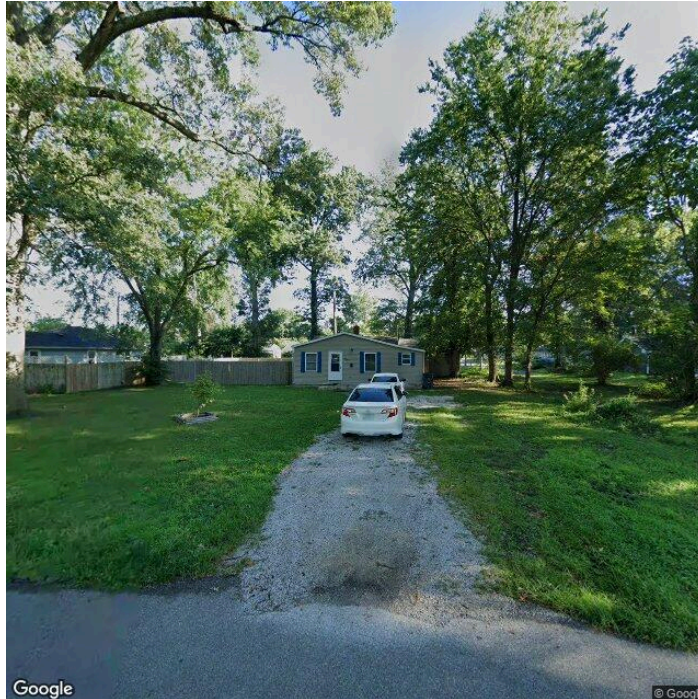


PRECISION HOME INSPECTIONS

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RESIDENTIAL REPORT

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04/08/2026



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TABLE OF CONTENTS

1: Inspection Details	5
2: Exterior	10
3: Roof	14
4: Foundation, Crawlspace & Structure	18
5: Heating	22
6: Cooling	25
7: Plumbing	27
8: Electrical	31
9: Attic, Insulation & Ventilation	35
10: Doors, Windows & Interior	38
11: Built-in Appliances	42
12: Garage	44
Standards of Practice	47



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

SUMMARY

-  2.1.1 Exterior - General: Debris
-  2.2.1 Exterior - Siding, Flashing & Trim: General Damage
-  2.2.2 Exterior - Siding, Flashing & Trim: Mortar Gaps
-  2.4.1 Exterior - Decks, Balconies, Porches & Steps: Porch Cracking - Minor
-  2.6.1 Exterior - Vegetation, Grading & Drainage: Downspouts Drain Too Close To Structure
-  2.6.2 Exterior - Vegetation, Grading & Drainage: Pooling
-  2.6.3 Exterior - Vegetation, Grading & Drainage: No Drainage/Gutter System
-  3.1.1 Roof - Coverings: Tree Debris
-  3.1.2 Roof - Coverings: Exposed Fasteners
-  3.2.1 Roof - Roof Drainage Systems: Debris
-  3.3.1 Roof - Flashings: Drip Edge Improperly Installed
-  3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
-  3.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Sealant Deteriorated
-  3.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Plumbing Vent Boot Damaged
-  4.2.1 Foundation, CrawlSpace & Structure - CrawlSpace: CrawlSpace Vents Inadequate Clearance
-  4.3.1 Foundation, CrawlSpace & Structure - Vapor Retarders: Missing Coverage
-  4.6.1 Foundation, CrawlSpace & Structure - Ceiling Structure: Organic Growth
-  5.1.1 Heating - Equipment: Corrosion
-  5.1.2 Heating - Equipment: Needs Serviced/Cleaning
-  6.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
-  6.1.2 Cooling - Cooling Equipment: Needs Serviced/Cleaning
-  6.1.3 Cooling - Cooling Equipment: Electrical Box Not Secured
-  7.1.1 Plumbing - Main Water Shut-off Device: No Visible/Accessible Shut-off
-  7.2.1 Plumbing - Drain, Waste, & Vent Systems: Improper Pipe Material
-  7.2.2 Plumbing - Drain, Waste, & Vent Systems: S-Trap
-  7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Plumbing Hardware Loose
-  7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Hot/Cold Reverse

- ⚠ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Improper or No Bonding
- ⚠ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Needs Serviced
- ⚠ 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Exposed Wires
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Outlets Inoperable
- 🔧 9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 9.1.2 Attic, Insulation & Ventilation - Attic Insulation: Pest Activity
- ⊖ 9.2.1 Attic, Insulation & Ventilation - Ventilation: Attic Ventilation Insufficient
- ⊖ 9.3.1 Attic, Insulation & Ventilation - Exhaust Systems: No Vent Fan
- ⊖ 9.4.1 Attic, Insulation & Ventilation - Roof Decking: Missing Collar Ties
- ⊖ 10.3.1 Doors, Windows & Interior - Floors: Floor Areas Not Level
- 🔧 10.3.2 Doors, Windows & Interior - Floors: Improper Installation
- ⚠ 10.3.3 Doors, Windows & Interior - Floors: Organic Growth
- ⚠ 10.6.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinets Not Secured
- ⊖ 12.2.1 Garage - Floor: Cracking - Major
- ⚠ 12.3.1 Garage - Walls: Organic Growth
- ⊖ 12.3.2 Garage - Walls: Cracking - Major

1: INSPECTION DETAILS

Information

Inspection Overview: Type of Building

Single Family



Inspection Overview: Style

Ranch



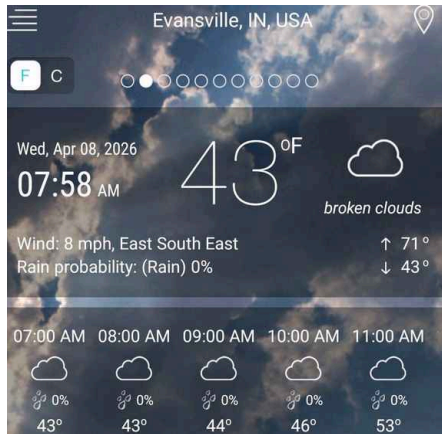
Inspection Overview: In Attendance

Home Owner



Inspection Overview: Temperature (approximate)

43 Fahrenheit (F)



Inspection Overview: Weather Conditions

Clear, Cold

Important Inspection Reminders: Important Inspection Reminder

This is a reminder that your home inspection is a non-invasive, visual inspection of the accessible systems of the property. Inspectors make every effort to see all accessible, visible systems of the home. Keep in mind, there are areas where access is restricted based on the construction of the home. For example, attic areas near eaves and soffit vents can only be viewed from a distance. Inspectors provide picture(s) of their findings in your report. A picture of a finding may be in one area but is intended to be representative of the overall condition of the space inspected. An example would be a picture of standing water in a crawlspace. A single picture can represent the condition that exists within the area of the crawlspace. A picture indicates the inspectors finding(s) for that particular defect. It is not reasonable to insert a picture of every section of the space affected.

Important Inspection Reminders: Items Not Inspected And Other Limitations

EXCL - ITEMS NOT INSPECTED: Some items are not inspected in a standard Indiana home inspection, such as, but not limited to: fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, sprinkler systems, alarm and/or intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on for the sake of evaluation. I do not know why a component may be shut down and cannot be liable for damages that may result from activating said components/appliances.

Also not reported are the causes of the need for a repair; the methods, materials, and costs of corrections; recalled appliances, items, and/or components; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of the purchase of the property; the insurability of the structure or any of its items or components, any component or system that was not observed; calculate the strength, adequacy, design, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or can be dangerous to the home inspector or other persons; operate any system or component that is shutdown or otherwise inoperable; operate any system that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.) cockroaches, rodents, bats, pesticides, fungus, treated lumber, Chinese drywall, mercury, or Carbon Monoxide (CO).

Important Inspection Reminders: Important Notes

Note: Southwest Indiana can get a lot of rain at times, this was true in 2025 as we experienced historic rainfall amounts early in the year. Although we do enjoy many sunny days, when it rains, it pours and occasionally the daily rainfall is exceptionally high. During dry periods, many conditions visible following rains were not apparent at the time of the inspection. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: This inspection is not an official code compliance inspection as only a local municipality Building Inspections Department can perform an official code compliance inspection.

Note: Read the [Indiana Standards of Practice](#) for an insight into the scope of the inspection. In other words, a list of what is included in a standard home inspection and what is not included, as required by the State of Indiana for all licensed home inspectors.

Note: This inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended.

Notice to Third Parties: This report is property of **Precision Home Inspections** and is **Copyrighted as of 2025**. The Client(s) and their Direct Real Estate Representative named herein, have been named licensee(s) of this document. This document is **non-transferable, in whole or in part, to any third parties, including subsequent buyers, sellers, and listing agents**. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HERIN.** This report is governed by an inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright.

Note: For purposes of this report, all directional references (left, right, back, front) are based on when facing the front of the structure as depicted in the cover image.

Important Inspection Reminders: Radon Warning - Indiana

The U.S. Environmental Protection Agency, the U.S. Surgeon General, and the Center for Disease Control and Prevention (CDC) strongly recommend that all homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommend having the radon levels mitigated if elevated radon concentrations are found. Every buyer of any interest in residential property is hereby notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. All homes should be tested regardless of geographic location or foundation type. Radon, a Class-A Human Carcinogen, is the leading cause of lung cancer among non-smokers and the second leading cause overall. Here is a link from the American Lung Association with information about [Radon in Indiana](#).

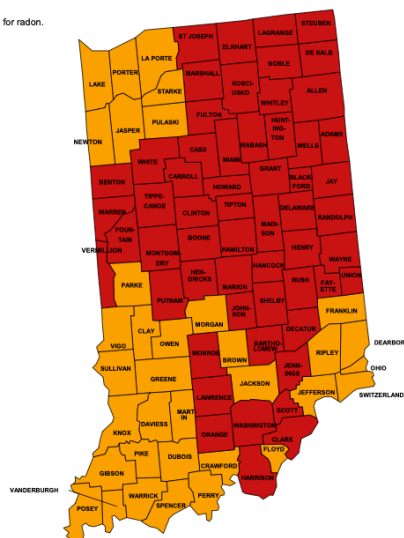
INDIANA - EPA Map of Radon Zones

<http://www.epa.gov/radon/zonemap.html>

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

All homes should be tested, regardless of zone designation.



IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Indiana" (USGS Open-file Report 93-292-E) before using this map. <http://energy.cr.usgs.gov/radon/grainf.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.



Inspection Overview: Inspection Overview

Precision Home Inspections strives to perform all inspections in substantial compliance with the Indiana Standards of Practice. As such, I inspected the structures' readily accessible, visually observable, installed systems and components as designated in these Standards of Practice. When systems or components designated in the Indiana Standards were present but not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive, nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the Standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **The inspector always recommends all items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the client's contingency period before finalizing the purchase** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" inspection.

Unless the buyer or building owner is a qualified professional, all investigation, evaluation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the buyer or building owner to make the repairs themselves.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of the inspection. **This inspection cannot predict future conditions or determine if latent or concealed defects exist.** The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. I would not identify a possible deficiency based on an assumption of existing conditions, but based on visual observation only on the day of the inspection. The limit of liability of the inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time, differing weather conditions, and possible occupancy may create or reveal deficiencies that were not present at the time of the inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath of behind sinks, tubs, and toilets, the walls, doors, and flooring, may be damaged during moving etc. Refer to the Standards of Practice and the Inspection Agreement regarding the scope and limitations of this inspection.

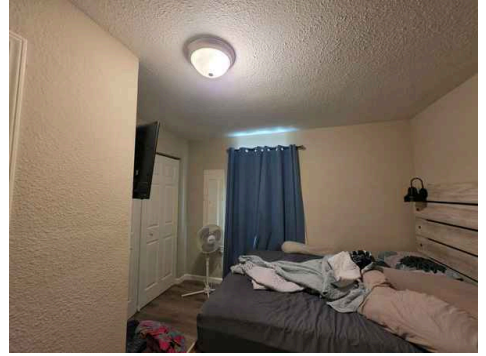
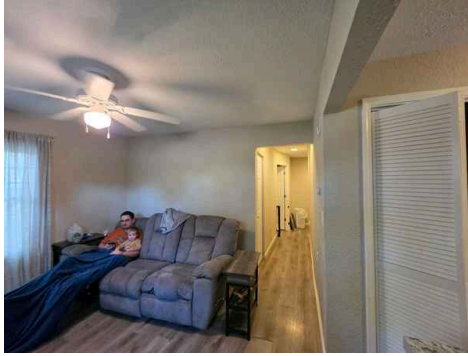
This inspection in **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Seller's Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the structure's condition and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty was is not provided by the seller(s), your Realtor can advise you of companies that offer them.

IMPORTANT NOTE: Many other ideas or opinions exist as to what or how something should be done, installed or operated. The buyer or client is free to consult whomever they choose after the inspection. But, the inspector is in no way bound to the opinions or advice of others. **The client agrees the inspector cannot and will not be held responsible by the client or any other party for the opinions of others or codes applied in in a municipality when they differ from the opinion of the home inspector.**

Reasonable Expectations: This report and inspection are not intended to discover or comment on every item that is in need of repair or is defective, or could lead to defects. This inspection and report are not intended to report on the presence or possible presence of rodents, bats, wild animals or other types of pests not associated with wood-destroying insects.

If a specialist is brought in and estimates are sought to bring a component or system up to current code, safety regulation(s), or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a "visual only" inspection under our Standards of Practice.

Inspection Overview: Occupancy Furnished, Occupied



2: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Vinyl



Decks, Balconies, Porches & Steps: Appurtenance
Front Porch



Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Gravel



Walkways, Patios & Driveways: Patio Material
No Patio

Walkways, Patios & Driveways: Walkway Material
Concrete



General: Inspection Method
Visual



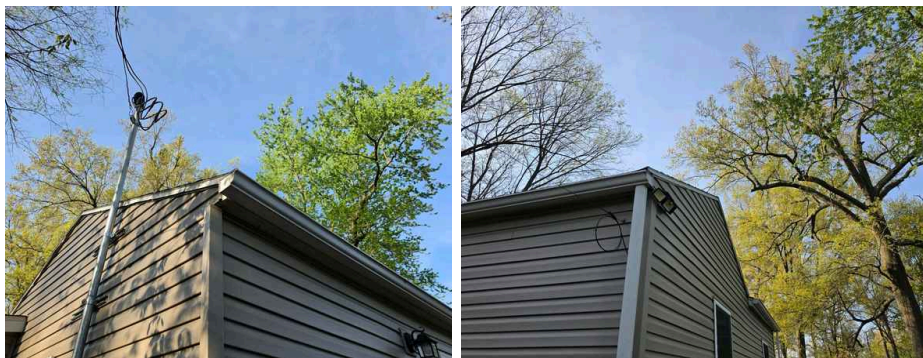
Exterior Doors: Exterior Entry Doors

Glass, Aluminum



Eaves, Soffits & Fascia: Eaves, Soffit & Fascia

Eaves, Soffit and Fascia at the time of the inspection.



Deficiencies

2.1.1 General

DEBRIS

GARAGE

Debris located near exterior walls. This can harbor pests and allow moisture to become trapped on or near the exterior surface. Recommend a qualified handyman remove debris.

Recommendation

Contact a handyman or DIY project



Maintenance Item



2.2.1 Siding, Flashing & Trim

GENERAL DAMAGE

FRONT

General damage to siding material was visible at the time of the inspection. This may allow moisture and/or pest intrusion. Recommend a qualified contractor repair or replace.

Recommendation

Contact a qualified professional.



Maintenance Item



2.2.2 Siding, Flashing & Trim

 Recommendation

MORTAR GAPS

FRONT RIGHT

Areas of the exterior siding had missing mortar between bricks. This could lead to moisture intrusion and deterioration of the structure. Recommend a qualified masonry contractor repair.

Recommendation

Contact a qualified masonry professional.



2.4.1 Decks, Balconies, Porches & Steps

 Maintenance Item

PORCH CRACKING - MINOR

Porch surface was cracked at the time of the inspection. Recommend sealing cracks in concrete to prevent expansion or further moisture intrusion.

Recommendation

Contact a handyman or DIY project



2.6.1 Vegetation, Grading & Drainage

 Recommendation

DOWNSPOUTS DRAIN TOO CLOSE TO STRUCTURE

BOTH SIDES

Downspouts drained close to the structure. This can cause water to become trapped around the foundation and may create foundation issues. Recommend downspout extensions to divert water at least 6 feet away from the foundation.

Recommendation

Contact a handyman or DIY project



2.6.2 Vegetation, Grading & Drainage

POOLING

There was evidence of pooling. This can cause moisture to be trapped near the foundation or deteriorate areas where pooling occurs. Recommend a qualified landscaper install proper drainage.

Recommendation

Contact a qualified landscaping contractor

 Maintenance Item



2.6.3 Vegetation, Grading & Drainage

NO DRAINAGE/GUTTER SYSTEM

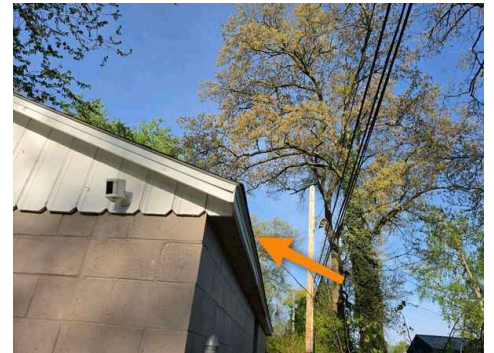
GARAGE

There was no drainage system present at the property. This can allow run off near the foundation and may cause structural issues. Recommend a qualified gutter contractor install gutter/drainage system.

Recommendation

Contact a qualified gutter contractor

 Recommendation



3: ROOF

Information

Inspection Method

Ladder, Roof



Roof Type/Style

Gable



Roof Drainage Systems: Gutter Material

Aluminum



Coverings: Material

Asphalt



Coverings: Estimated Age

Estimated age of the roof covering is approximately 8 to 13 years on home. New shingles on garage.



Flashings: Material

Aluminum



Deficiencies

3.1.1 Coverings

TREE DEBRIS

 Maintenance Item

Roof had tree debris on the surface. Debris can trap moisture on the asphalt shingle and reduce life expectancy. Recommend having debris removed from roof surface.

Recommendation

Contact a handyman or DIY project



3.1.2 Coverings

EXPOSED FASTENERS

 Maintenance Item

BACK

Exposed fastener(s) were identified on roof shingle(s) or vents at the time of the inspection. This can lead to moisture intrusion to the roof decking. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



3.2.1 Roof Drainage Systems

DEBRIS

 Maintenance Item



Debris had accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



Recommendation

Contact a handyman or DIY project

3.3.1 Flashings

DRIP EDGE IMPROPERLY INSTALLED

Recommendation

Drip edge installed behind gutters. This may allow water behind the gutter onto the fascia. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

Recommendation

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofing or chimney contractor install.

Recommendation

Contact a qualified roofing professional.



3.4.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation

SEALANT DETERIORATED

RIGHT

Sealant showed signs of cracking. This can lead to moisture intrusion. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



3.4.3 Skylights, Chimneys & Other Roof Penetrations

Recommendation

PLUMBING VENT BOOT DAMAGED

FRONT RIGHT

Plumbing vent boot was damaged at the time of the inspection. This may cause roof leaks and damage to roof decking. Recommend a qualified roofing contractor repair or replace.

Recommendation

Contact a qualified roofing professional.



4: FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Crawlspace Access



Foundation: Material
Masonry Block



Vapor Retarders: Vapor Retarder
Plastic



Floor Structure:
Basement/Crawlspace Floor
Dirt

Wall Structure: Wall Structure
Masonry Block

Ceiling Structure: Flooring
Insulation
None




Crawlspace: Keeping Moisture Out of Your Basement or Crawlspace


Getting groundwater under control is the best way to keep water out of a crawl space or basement. Here are some methods for doing that:

1. Your yard should slope away from the foundation. If it doesn't, water may pool around the foundation and get into the crawl space. If you're not up to doing this job yourself, a landscaper may be able to help.
2. Clean your gutters regularly – If your home's gutters are clogged, water will spill over the side of the house and into the soil around the foundation. This is where you don't want it.
3. Install downspout extensions – Sometimes, downspouts are too short and release water next to the foundation where it sinks into the soil. Downspout extensions are inexpensive, easy to install, and will channel water away from the foundation before releasing it.
4. Install a drain tile system – When it comes to waterproofing, a drain tile system is a gold standard. Unlike other waterproofing solutions, a drain tile system doesn't simply create a barrier to prevent water from entering the crawl space. Instead, it removes excess moisture in the soil.
5. A crawl space vapor barrier can go a long way toward making your home healthier and more comfortable, provided you don't have any unaddressed drainage issues.


OTHER WAYS TO KEEP MOISTURE OUT OF YOUR CRAWL SPACE




Downspout and bubbler pot



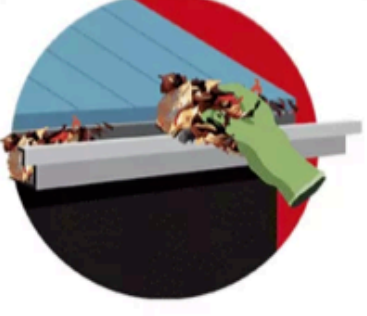
Drain tile system



Downspout extension



Properly graded yard



Clean gutter

Ceiling Structure: Material

Wood Joists



Ceiling Structure: Sub-floor

Plywood, OSB



Limitations

General

CRAWLSPACE - INACCESSIBLE

Crawlspace opening was not sufficient to safely access the crawlspace. All views and pictures were taken by inspector sticking arm in crawlspace and snapping pictures. There was no first eye view of any part of the crawlspace.



Foundation

RESTRICTED ACCESS

There was restricted access to the crawlspace and view of foundation. Crawlspace openings were insufficient for access.

Ceiling Structure

CRAWLSPACE INACCESSIBLE

Could not access crawlspace. Pictures taken from entry point only.

Deficiencies

4.2.1 Crawlspace

CRAWLSPACE VENTS INADEQUATE CLEARANCE

BACK RIGHT

Crawlspace vent observed to not have adequate clearance. This may cause water intrusion. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified professional.

 Recommendation



4.3.1 Vapor Retarders

MISSING COVERAGE

Areas were missing vapor retarder or had been pulled back. Recommend a qualified contractor install additional vapor retarder or redistribute to help prevent moisture buildup.

Recommendation

Contact a qualified professional.

 Recommendation



4.6.1 Ceiling Structure

ORGANIC GROWTH

BACK CRAWLSPACE

Observed signs of organic growth on one or more areas of the ceiling structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.

 Safety Hazard



5: HEATING

Information

Equipment: Brand
Bryant

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air, Gas-Fired Heat



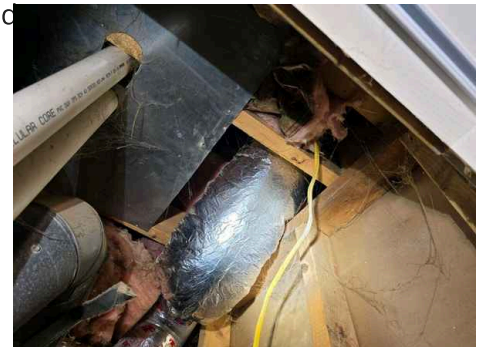
Gas Shut-off



Equipment: Furnace Age
Furnace was manufactured 2010

Normal Operating Controls: Operating Controls
Heat operating control functioned normally at the time of the inspection.

Distribution Systems: Ductwork
Insulated



AFUE Rating
Unknown

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Presence of Installed Heat Source: Output Readings

Output temperature vent readings testing heat function. Furnace functioned at the time of the inspection.



Limitations

General

DATA LABEL ILLEGIBLE

AFUE could not be determined. Data Label not available or illegible.



Deficiencies

5.1.1 Equipment

CORROSION

Furnace was corroded in one or more areas. This could be the result of condensation or improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.

 Recommendation



5.1.2 Equipment

NEEDS SERVICED/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

 Maintenance Item

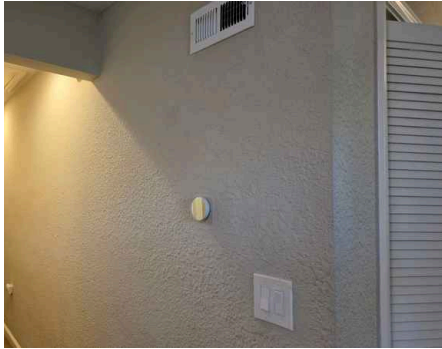


6: COOLING

Information

Thermostat Location

Hallway



Cooling Equipment: Brand

Bryant



Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior North



Cooling Equipment: SEER Rating

13

Modern standards call for at least 13 SEER rating for new installs.

Cooling Equipment: Air Condition Age

AC unit was manufactured 2010

Distribution System: Configuration

Central

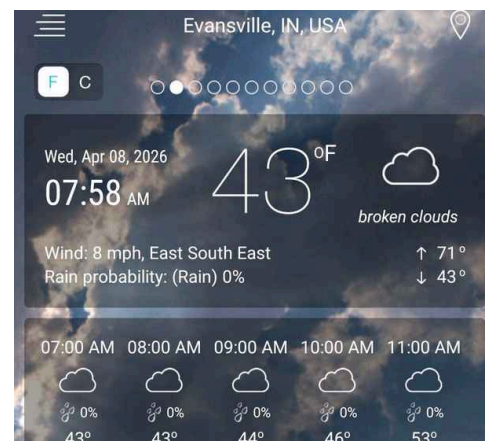
Limitations

Normal Operating Controls

AIR CONDITIONER NOT TESTED

Air conditioning was not tested. Air temperature at the time of the inspection was at or below 65 degrees. Air conditioning systems are not tested unless the temperature has been at or above 65 degrees for 48 hours. This is a safety and equipment protection protocol.

[Why You Should Not Run Your Air Conditioner When It's Cold](#)



Deficiencies

6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a handyman or DIY project



6.1.2 Cooling Equipment

NEEDS SERVICED/CLEANING

Exterior air conditioning unit was in need of service/cleaning. Recommend a qualified HVAC professional service.

Recommendation

Contact a qualified HVAC professional.



6.1.3 Cooling Equipment

ELECTRICAL BOX NOT SECURED

Electrical box for air conditioning unit was not secured. This may cause damage to electrical components. Recommend a qualified electrical or HVAC contractor repair.

Recommendation

Contact a qualified electrical contractor.



7: PLUMBING

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Unknown

Water Supply, Distribution Systems & Fixtures: Distribution Material

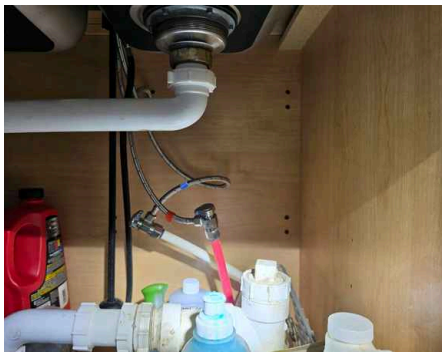
Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Unknown

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons



Estimated Capacity Only

Hot Water Systems, Controls, Flues & Vents: Location

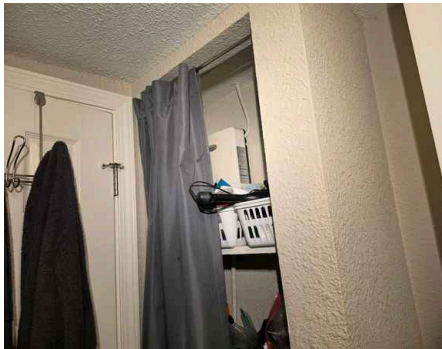
Interior

Hot Water Systems, Controls, Flues & Vents: Age of Water Heater

Water heater manufactured 2018

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Sump Pump: Location

Not Visible, None present

Plumbing System Statement

Accessible plumbing systems were tested at the time of the inspection. Accessible functioning tubs, faucets and showers were filled and additional water ran through the system for several minutes. Inspectors run several gallons of water through all plumbing systems to help identify leaking distribution and drain pipes. While this practice often helps identify plumbing leaks, there may be times when leaks are hidden behind walls, floors or other obstructions. The inspection of the plumbing system was visual, and non-invasive. Therefore, there may be leaks that occur after the inspection that were not readily visible at the time of the inspection.

Drain, Waste, & Vent Systems: Drain Size

1 1/2", 3", 1"



Drain, Waste, & Vent Systems: Material

PVC



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Marey

Recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric



Water Heater Functioned

Deficiencies

7.1.1 Main Water Shut-off Device

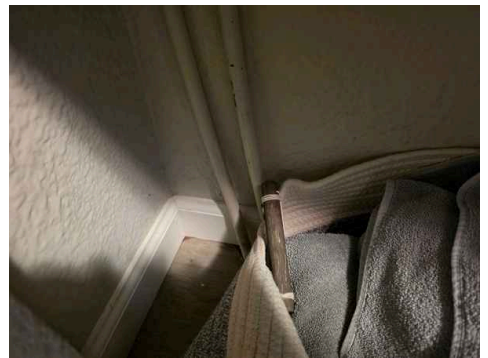
NO VISIBLE/ACCESSIBLE SHUT-OFF

 Safety Hazard

There was no visible/accessible main water shut-off identified. This is an important device to be able to shut off water to the home in an emergency. Recommend a qualified plumbing contractor evaluate and remedy.

Recommendation

Contact a qualified plumbing contractor.



7.2.1 Drain, Waste, & Vent Systems

IMPROPER PIPE MATERIAL

KITCHEN, BATHROOM

 Maintenance Item

The drain pipe was of an improper type. The pipe was flexible which can cause the drain to back up. Recommend a qualified plumbing contractor replace.

Recommendation

Contact a qualified plumbing contractor.



7.2.2 Drain, Waste, & Vent Systems

 Safety Hazard
S-TRAP

BATHROOM

Observed S-trap(s) under plumbing drains. This is a safety hazard and may cause dangerous gasses to be released. Recommend a qualified plumbing contractor repair.

Recommendation

Contact a qualified plumbing contractor.



7.3.1 Water Supply, Distribution Systems & Fixtures

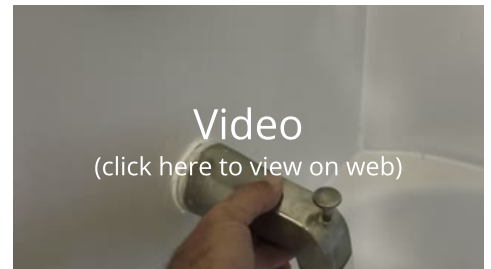
 Recommendation
PLUMBING HARDWARE LOOSE

BATHROOM

One or more pieces of plumbing hardware were loose. Recommend securing/tightening plumbing hardware to help prevent damage and/or leaks.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures

 Maintenance Item
HOT/COLD REVERSE

BATHROOM

Hot and cold was reversed at the time of the inspection. Recommend a qualified handyman repair.

Recommendation

Contact a handyman or DIY project



8: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Interior

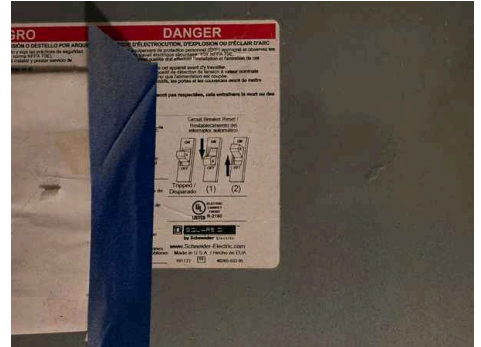


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



Main Power Shut-off

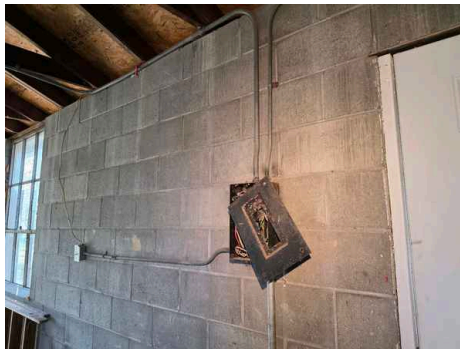
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D



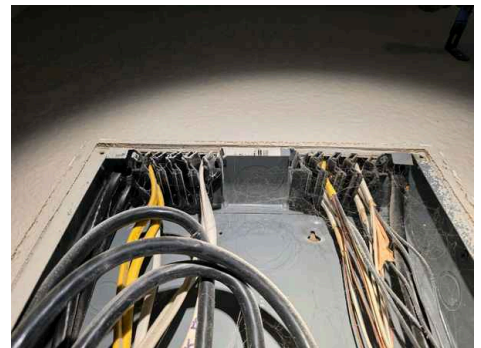
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Surface Mounted Distribution



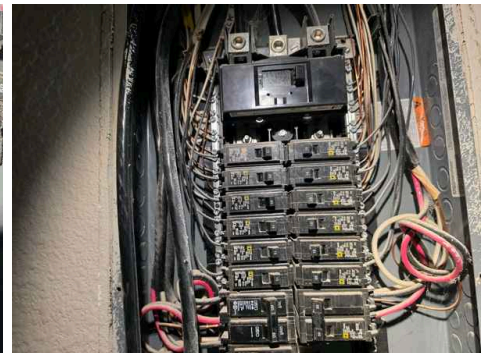
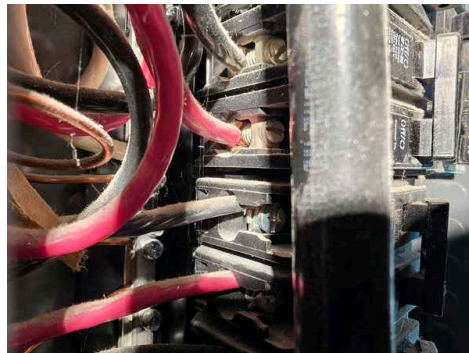
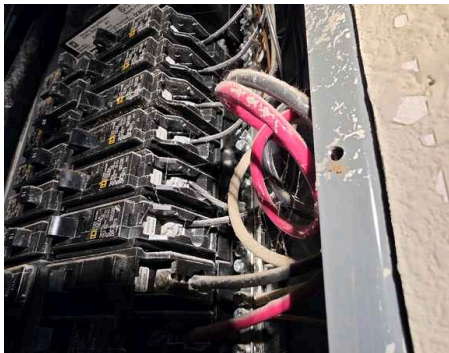
Carbon Monoxide Detectors: Carbon Monoxide Detectors
Present



Service Entrance Conductors: Electrical Service Conductors Overhead, Copper

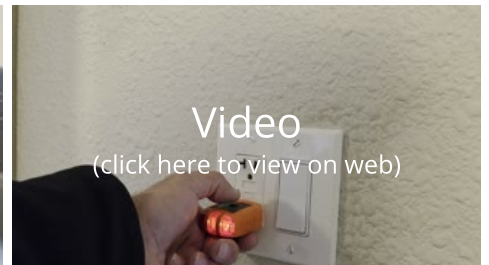
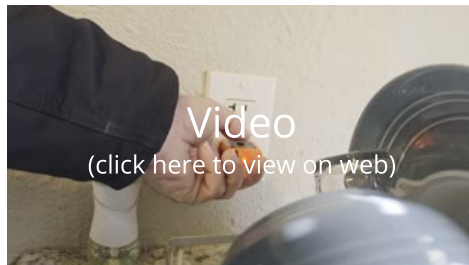


Branch Wiring Circuits, Breakers & Fuses: Branch Wires Copper



GFCI & AFCI: GFCI/AFCI Function

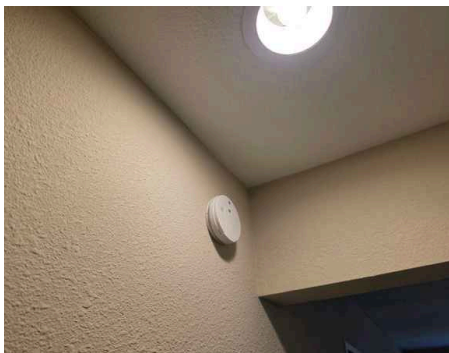
Accessible AFCI/GFCI Outlets were tested. The outlets that were tested were operating as designed.



Smoke Detectors: Smoke Detectors

Your home inspection identifies locations of smoke detectors. Smoke detectors were not tested during the inspection. Some smoke detectors are hard-wired and may be connected to an alarm system notifying local emergency personnel.

We recommend changing smoke detectors at change of ownership. Detectors should be replaced every 10 years.



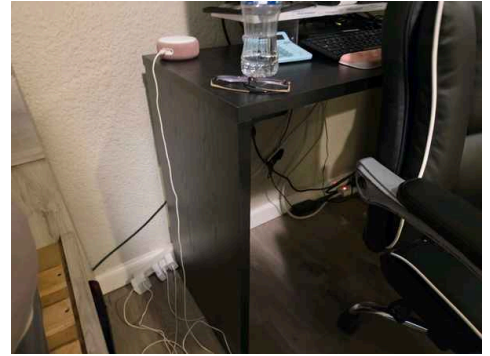
Limitations

Lighting Fixtures, Switches & Receptacles

OUTLETS BLOCKED OR IN USE

THROUGHOUT HOME

Several outlets were blocked, in use or had power strips attached.



Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main
Overcurrent Device

 Safety Hazard

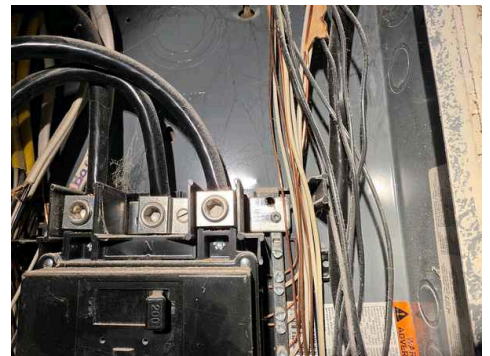
IMPROPER OR NO BONDING

MAIN PANEL

Improper bonding at the time of the inspection. This is a safety hazard. Recommend a qualified electrical contractor evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.



8.2.2 Main & Subpanels, Service & Grounding, Main
Overcurrent Device

 Safety Hazard

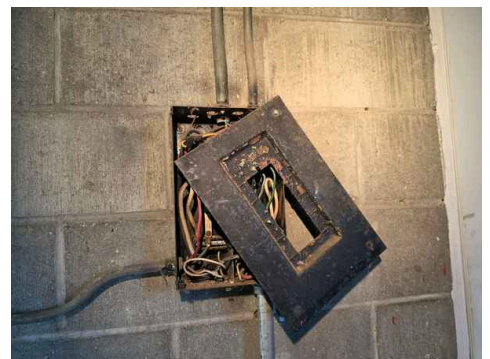
NEEDS SERVICED

GARAGE

Panel box required service. Excess debris, missing grommets, cover damage and corrosion were observed. Panel was inactive but should be properly removed, secured and/or housed. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



8.3.1 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

EXPOSED WIRES

MAIN PANEL

Exposed wires present at the time of the inspection. This may create a shock hazard. Exposed wires, whether inactive or energized, should be covered or capped. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

OUTLETS INOPERABLE

GARAGE

Outlet had no power running to it at the time of the inspection.
Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



9: ATTIC, INSULATION & VENTILATION

Information

Attic Entry Point



Dryer Power Source 220 Electric



Dryer Vent Aluminum Flex

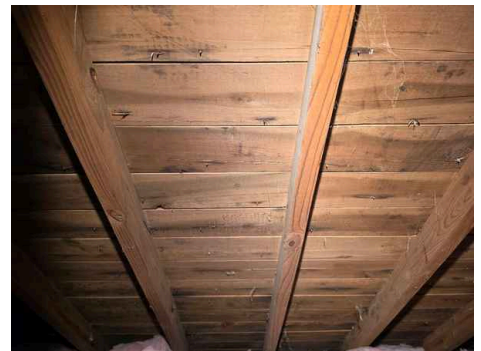


Attic Insulation: Insulation Type Fiberglass, Batt



Exhaust Systems: Exhaust Fans None

Roof Decking: Roof Decking Wood Plank



Attic Insulation: R-value 26



Ventilation: Ventilation Type

Passive



Deficiencies

9.1.1 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

 Maintenance Item



9.1.2 Attic Insulation

PEST ACTIVITY

Evidence of pest activity in attic insulation at the time of the inspection. Recommend pest control company evaluate and remedy.

Recommendation

Contact a qualified pest control specialist.

 Recommendation



9.2.1 Ventilation

ATTIC VENTILATION INSUFFICIENT

Attic ventilation was insufficient at time of the inspection. The only ventilation openings were passive vents. Gable, Ridge, and/or Soffit vents were not observed to allow for proper airflow. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.

 Recommendation



9.3.1 Exhaust Systems

NO VENT FAN

BATHROOM

There was no bathroom exhaust fan in the bathroom at the time of inspection. Recommend a qualified handyman install bathroom exhaust fan.

Recommendation

Contact a qualified handyman.



9.4.1 Roof Decking

MISSING COLLAR TIES

ATTIC

Rafters were missing collar ties. Collar ties help prevent separation from the ridge beam. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown



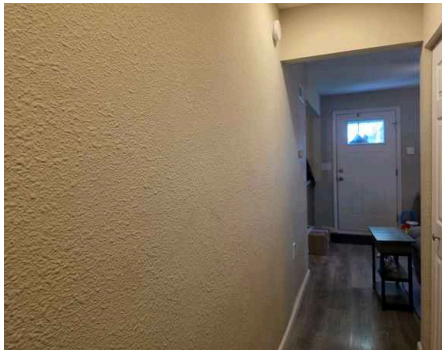
Windows: Window Type
Double Pane, Double-hung



Floors: Floor Coverings
Laminate



Walls: Wall Material
Drywall



Ceilings: Ceiling Material
Textured Drywall



Countertops & Cabinets:
Cabinetry
Composite



Countertops & Cabinets:
Countertop Material
Laminate



Doors: Door Operation

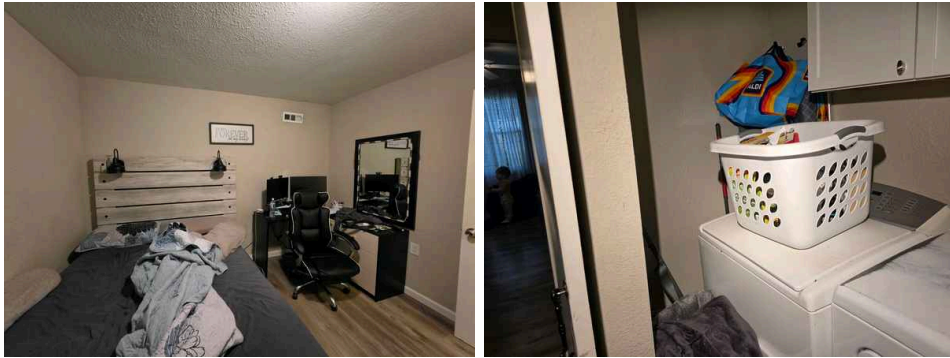
A representative number of interior doors were tested and operated normally at the time of the inspection.

Limitations

General

AREAS NOT VISIBLE OR ACCESSIBLE

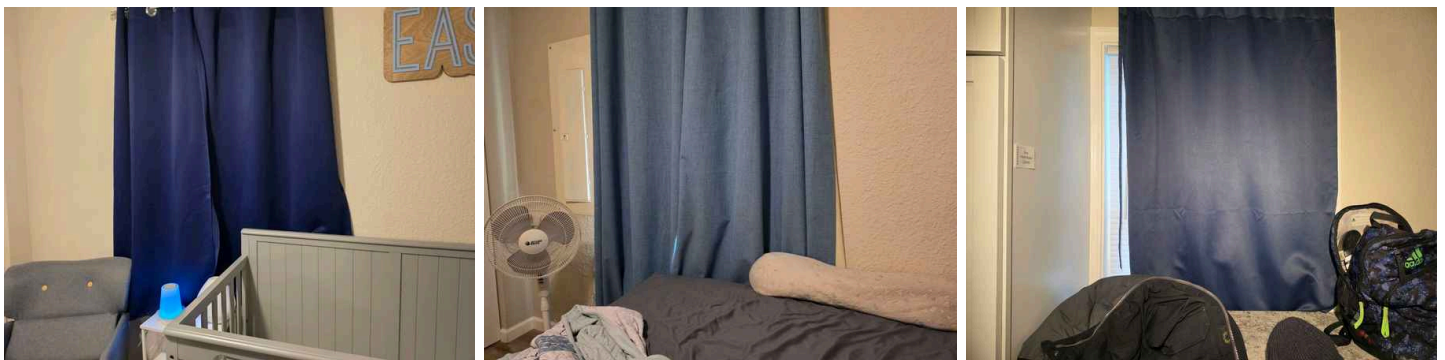
There were several areas in multiple rooms where interior walls, floors, and/or ceilings were not viewable. Seller furnishings and belongings remained in place at the time of the inspection.



Windows

UNABLE TO ACCESS WINDOWS

One or more windows were inaccessible to test operation at the time of the inspection.



Countertops & Cabinets

NOT VIEWABLE

Areas not viewable at the time of the inspection.



Deficiencies

10.3.1 Floors

FLOOR AREAS NOT LEVEL

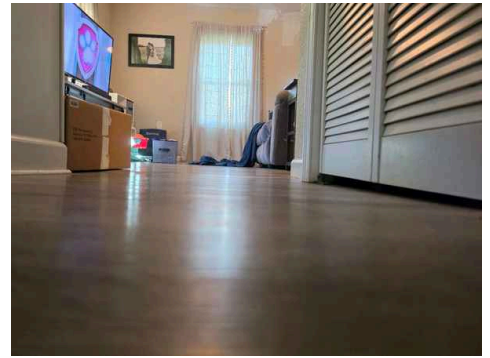
FRONT



There were areas of the floor that were not level at the time of the inspection. Recommend a qualified contractor determine the cause of uneven floors and repair.

Recommendation

Contact a qualified flooring contractor



10.3.2 Floors

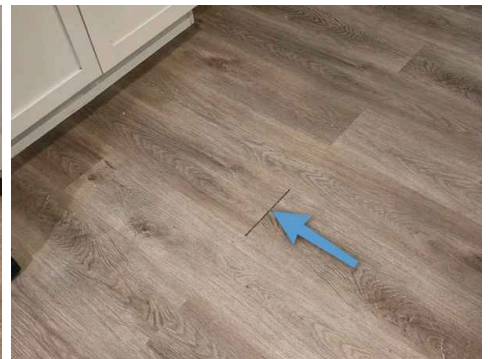
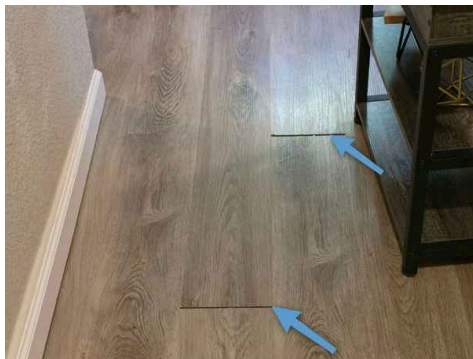
IMPROPER INSTALLATION



One or more areas of floor coverings were installed improperly. Recommend a qualified flooring contractor repair or replace.

Recommendation

Contact a qualified flooring contractor



10.3.3 Floors

ORGANIC GROWTH

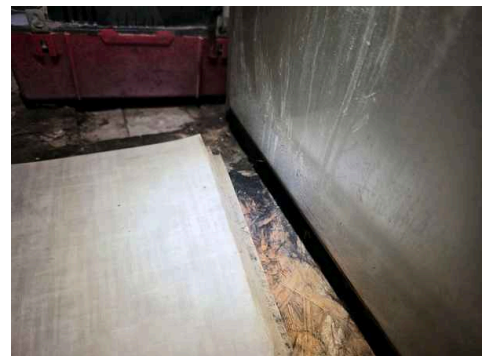
UTILITY ROOM NEAR FURNACE



Evidence of organic growth growing near moisture intrusion. Recommend a qualified contractor evaluate and recommend repairs.

Recommendation

Contact a qualified professional.



10.6.1 Countertops & Cabinets

CABINETS NOT SECURED

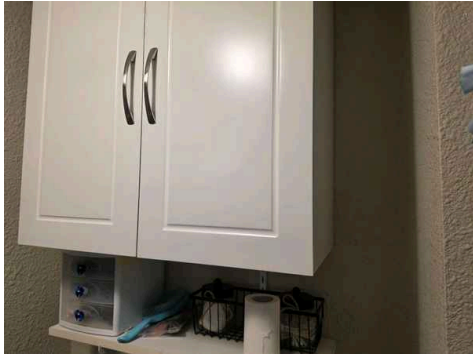
BATHROOM



Cabinet was not secured to the floor or wall. This may pose a safety hazard as the cabinet could fall on occupant. Recommend a handyman secure cabinet properly.

Recommendation

Contact a handyman or DIY project



11: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

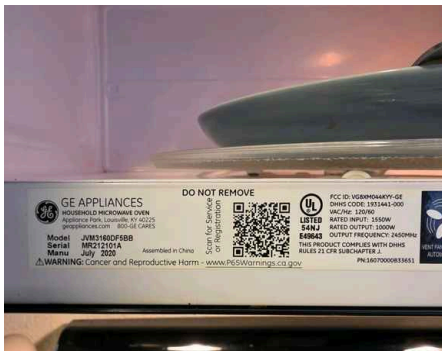


Range/Oven/Cooktop: Range/Oven Manufacturer
Whirlpool



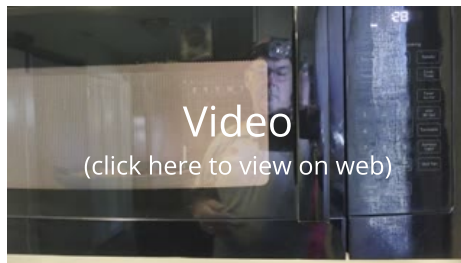
Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Built-in Microwave: Manufacturer
GE



Built-in Microwave: Microwave Function

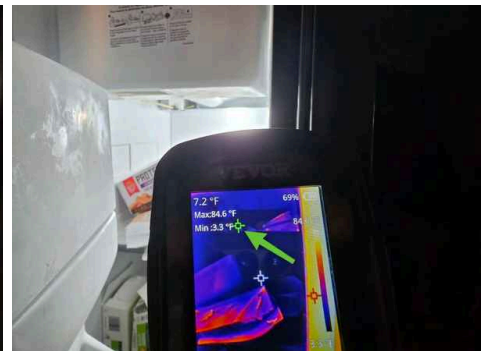
Built-in microwave functioned normally at the time of the inspection.



Refrigerator: Manufacturer
Whirlpool



Refrigerator Functioned



Freezer Functioned

Limitations

Range/Oven/Cooktop

COOKTOP COVERED

Cooktop function was not tested. Items covering burners. Range in use by client.

12: GARAGE

Information

Detached



Ceiling: Material
OSB



Floor: Garage Surface
Concrete



Garage Door: Type
Manual



Occupant Door (From garage to inside of home): Detached Garage

Detached Garage. No entry to occupant area.



Walls: Walls

Masonry Block, Drywall



Garage Door: Material

Aluminum, Insulated



Limitations

Floor

NOT VISIBLE

Areas of the garage floor were not visible at the time of the inspection.



Walls

BLOCKED - PERSONAL ITEMS

Areas of garage drywall were blocked by cabinetry and personal items. These area were not readily visible at the time of the inspection.



Garage Door Opener

NOT APPLICABLE

Deficiencies

12.2.1 Floor

CRACKING - MAJOR

Cracking observed at the garage floor. Recommend a qualified concrete contractor evaluate and repair.

Recommendation

Contact a qualified concrete contractor.

 Recommendation



12.3.1 Walls

ORGANIC GROWTH

Evidence of organic growth was observed. Recommend a qualified mold inspector test and drywall contractor replace damaged drywall.

Recommendation

Contact a qualified mold inspection professional.

 Safety Hazard



12.3.2 Walls

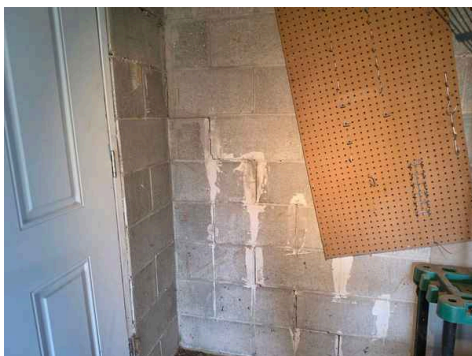
CRACKING - MAJOR

Cracking identified on garage masonry block. Recommend a qualified foundation contractor repair.

Recommendation

Contact a foundation contractor.

 Recommendation



STANDARDS OF PRACTICE

Inspection Details

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof

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.

Foundation, Crawlspace & Structure

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.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

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.

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); I. 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.

Attic, Insulation & Ventilation

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.

Doors, Windows & 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.