



RHI HOME INSPECTIONS

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## INSPECTION REPORT

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03/30/2026



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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**

North

**Precipitation Within Last Three Days?**

None

**Weather Conditions**

Clear, Light Wind

**Temperature**

50-59

**In Attendance**Inspector(s), Client(s), Family /  
Friend(s) of Client(s)**General Life Expectancy Charts**[Life Expectancies](#)**Electrical Service**

Underground, East

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 Street

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



### Exterior Drainage Clean-out

None Located

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

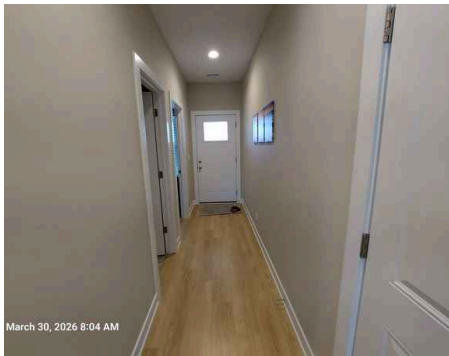
Natural Gas, East

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.

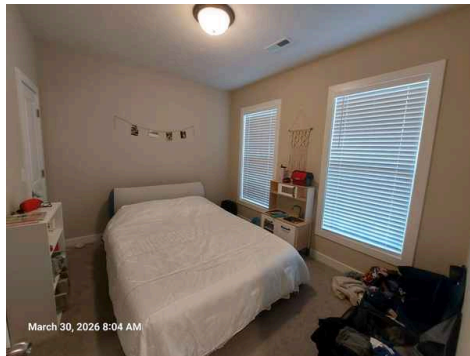


### Interior Photos

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



Hallway



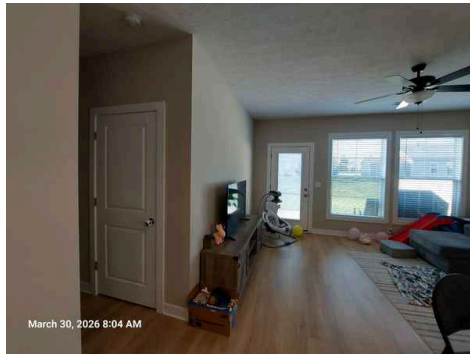
Bedroom 1



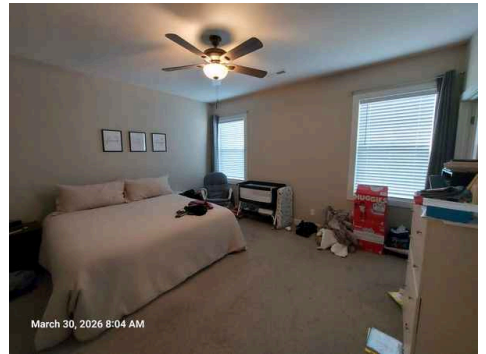
Bathroom 1



Kitchen



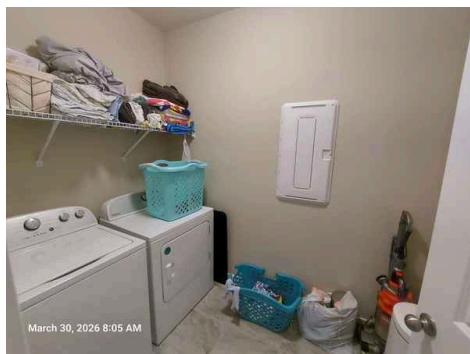
Living Room



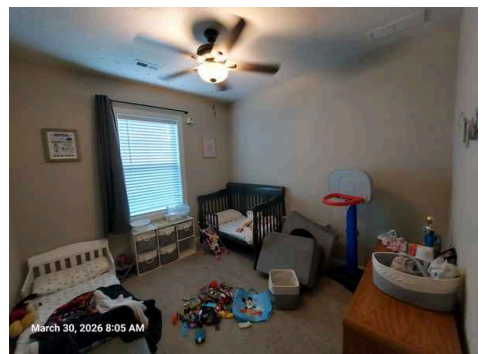
Bedroom 2



Bathroom 2



Laundry Room



Bedroom 3

### Limitations

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Reference Photos & General Limitations

### **FINISHED INTERIOR**

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

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Reference Photos & General Limitations

### **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

### **NO EXTERIOR CLEAN OUT FOUND**

No exterior clean-out was located at the time of inspection. A clean out should be readily accessible at the building exterior and every 100' after until sewer lateral reaches city main or septic tank.

## 2: EXTERIOR

### Information

#### Siding: Siding Material

Vinyl

#### Fascia, Soffit, Trim, & Columns: Wood Materials

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

#### Fascia, Soffit, Trim, & Columns: 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 - MAINTENANCE NEEDED**



Maintenance / Recommendations

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

Recommendation

Contact a qualified professional.

#### 2.1.2 Siding

##### **SIDING - UNSEALED PENETRATIONS**



Deficiencies

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.



## 2.1.3 Siding

 Deficiencies
**SIDING - MINOR DAMAGE**

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

Recommendation

Contact a qualified siding specialist.



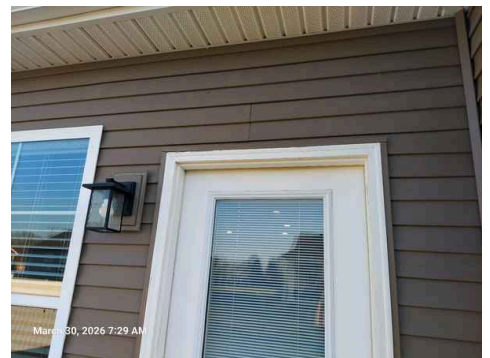
## 2.2.1 Fascia, Soffit, Trim, &amp; Columns

 Maintenance / Recommendations
**TRIM - MAINTENANCE NEEDED**

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

Recommendation

Contact a qualified professional.



## 2.2.2 Fascia, Soffit, Trim, &amp; Columns

 Deficiencies
**TRIM - MISSING / DAMAGED**

Trim was noted as missing or damaged at one or more locations at the time of inspection. This includes conditions such as wood rot, exposed structure, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



## 2.4.1 Exterior Doors

 Maintenance / Recommendations
**DOOR(S) - MAINTENANCE NEEDED**

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

Recommendation

Contact a qualified professional.

## 3: GROUNDS

### Information

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#### **Driveways, Walkways & Patios: Porches: Porch Material**

**Driveway, Walkway, & Patio** Concrete

#### **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.

#### **Porches: No Significant Defects Observed**

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

### 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.

## 4: GARAGE

### Information

<b>Walls, Ceiling, &amp; Firewalls: Wall Type</b> Drywall	<b>Walls, Ceiling, &amp; Firewalls: Ceiling Type</b> Drywall	<b>Fire Door(s): Door Type</b> Steel
<b>Garage Doors &amp; Openers: Door Type</b> 1, 16' Opening, Sectional, Steel	<b>Garage Doors &amp; Openers: Opener Type</b> Automatic, Chain-Drive	<b>Slab Foundation: Slab Type</b> 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.

### Walls, Ceiling, & Firewalls: No Significant Defects Observed

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

### Fire Door(s): Fire Barrier Information

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

### Fire Door(s): No Significant Defects Observed

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

## 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



#### Maintenance / Recommendations

### **WALL(S) - DETERIORATED PAINT**

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

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

Recommendation

Contact a qualified painting contractor.

## 5: ROOF & CHIMNEYS

### Information

#### Roof Coverings: Inspection Method

Climbed/Walked

#### Roof Coverings: Materials

Architectural Asphalt Shingles

#### 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.

#### Roof Coverings: No Significant Defects Observed

The inspection of roof coverings & their covering material is limited to the conditions on the day of the inspection only. The shingles were inspected from the ground, a ladder, or aerial drone at visibly accessible portions looking for excessive granule loss, signs of curling or delamination, and any other signs of damage or excessive age. Awnings & overhangs are inspected for attachment issue and damage. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

#### Flashings & Boots: No Significant Defects Observed

Visible portions of the flashings were inspected looking for installation related deficiencies or damage (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic, or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

### **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.

### **Gutters & Downspouts: No Significant Defects Observed**

The gutters were inspected to see if they were clean, properly secured, leaking, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

## **Limitations**

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Flashings & Boots

### **LIMITED VISIBILITY**

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

# 6: ATTIC

## Information

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**Attic Access: Type**  
Ceiling Scuttle



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

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

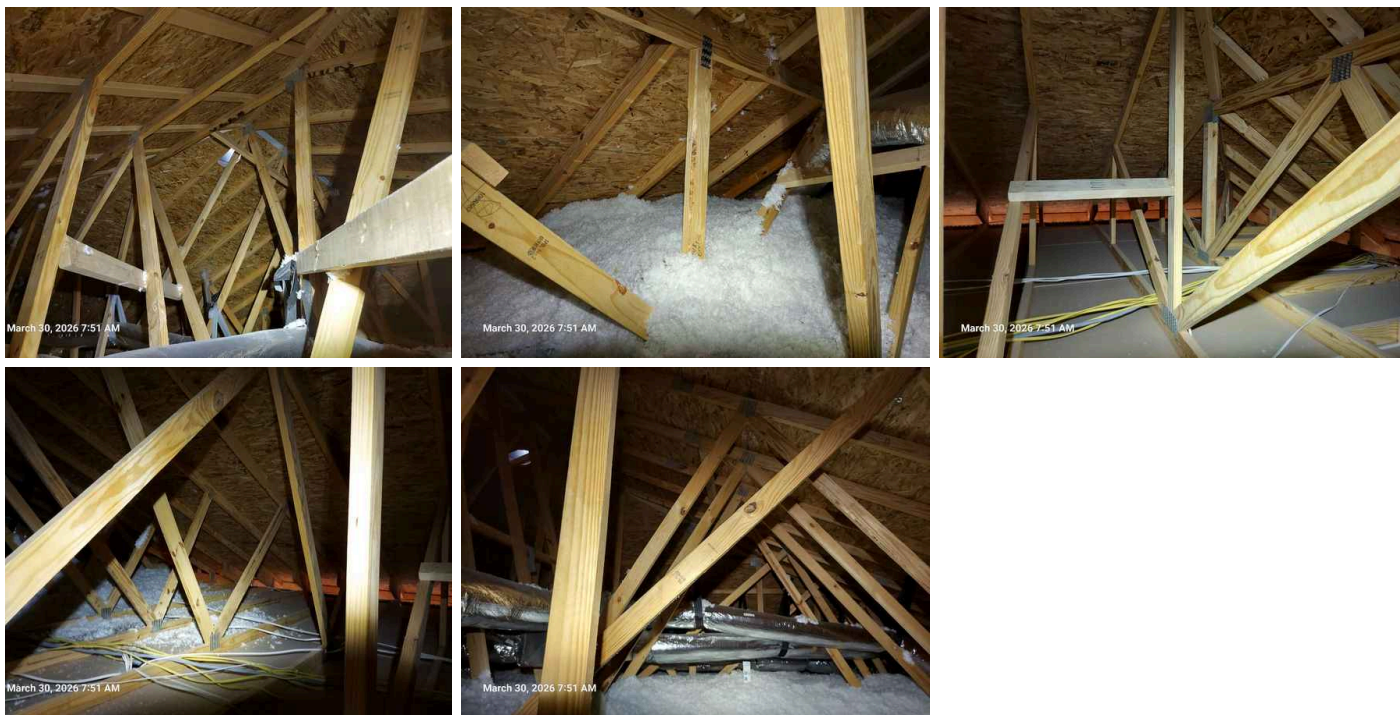
**Ventilation: Ventilation Type**  
Soffit Vents, Turbines

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

**Insulation: Approx. Depth**  
>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

Roof Structure

### INSULATION

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

# 7: HVAC & FIREPLACES

## Information

**Thermostats: Location**  
Hallway



**Thermostats: No Significant Defects Observed**

Thermostat(s) appeared to operate normally.

**AC / Heat Pump Unit: Location**  
East



**AC / Heat Pump Unit: Manufacturer**  
Carrier

**AC / Heat Pump Unit: Manufacture Date**  
2022

**AC / Heat Pump Unit: HVAC & Water Heater Database**  
[HVAC/Water Heater](#)



**Heating Unit: Location**  
Hallway, Closet



**Heating Unit: Manufacturer**  
Carrier

**Heating Unit: Manufacture Date**  
2022



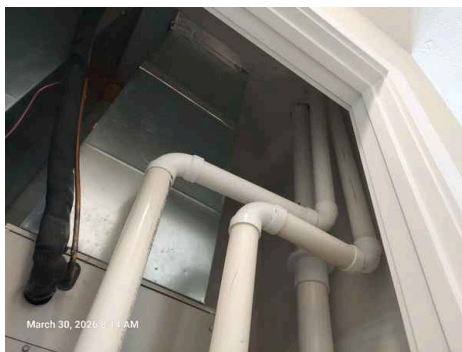
### Heating Unit: Energy Source

Appliance in operation

Gas Furnace



### Heating Unit: Furthest Flue Connection



### Heating Unit: Filter Location

Next to Unit, Cut into Ductwork



### Heating Unit: Filter Size

Media Replacement #



### Heating Unit: HVAC & Water Heater Database

HVAC/Water Heater

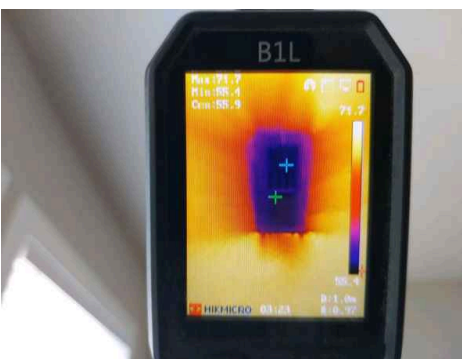
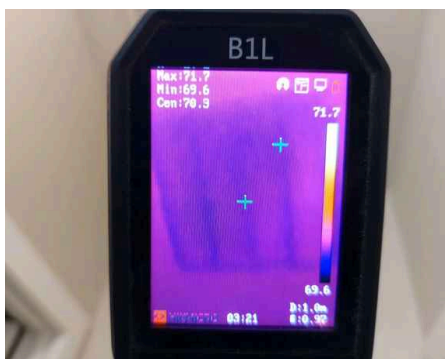
### Ductwork: Ductwork Type

Flex, Rigid, Insulated

### AC / Heat Pump Unit: Cooling Information

Appliance in operation

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



### 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: 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

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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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7.3.1 Heating Unit



Maintenance / Recommendations

### FURNACE - MAINTENANCE NEEDED

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

Recommendation

Contact a qualified HVAC professional.

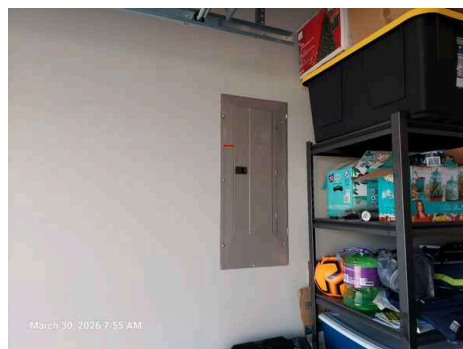
# 8: ELECTRICAL

## Information

**Electrical Service : Service Voltage**  
240V

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

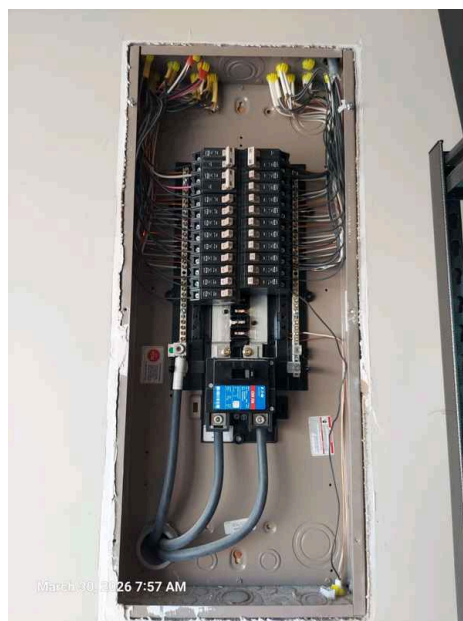
**Main Distribution Panel(s): Main Panel Location**  
Garage



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

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

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



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

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

**Light Fixtures, Switches & Fans: Lighting Types**  
Fixtures

**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 inspecting 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**

Garage(s), Bathroom(s), Kitchen(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.

### **Outlets: No Significant Defects Observed**

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

### **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**

---

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.

---

Grounding / Bonding

### **GROUND ROD BURIED**

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

---

## 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



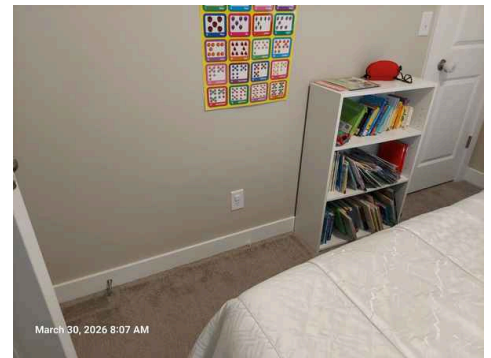
Maintenance / Recommendations

**OUTLET(S) - LOOSE**

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

## Recommendation

Contact a qualified electrical contractor.

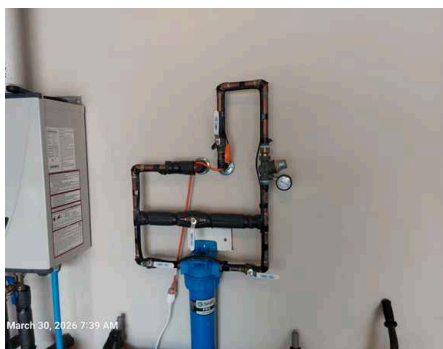


# 9: PLUMBING

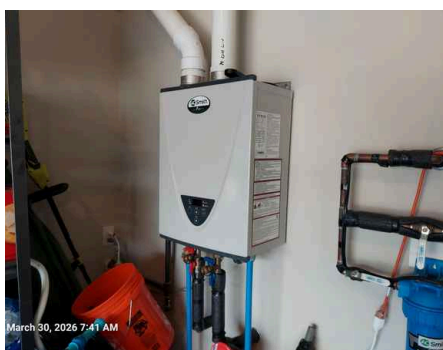
## Information

**Service: Location of Shut Off Valve**

By the Water Heater, Garage



**Water Heater: Location**  
Garage



**Water Heater: Capacity**  
Tankless

**Service: Service Line Material**  
Copper

**Water Heater: Manufacturer**  
A.O. Smith

**Water Heater: Furthest Flue Connection**

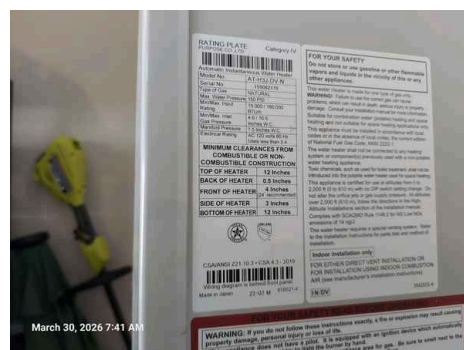


**Supply Lines: Material**  
Copper, PEX

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

**Fuel System: Fuel Type**  
Natural Gas

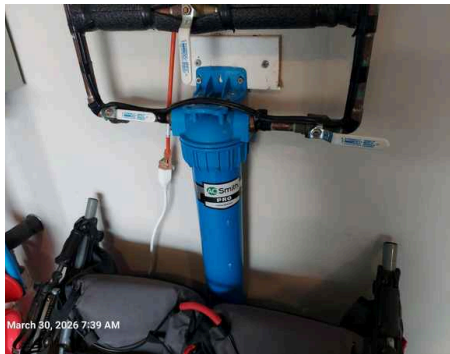
**Water Heater: Manufacture Date**  
2022



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

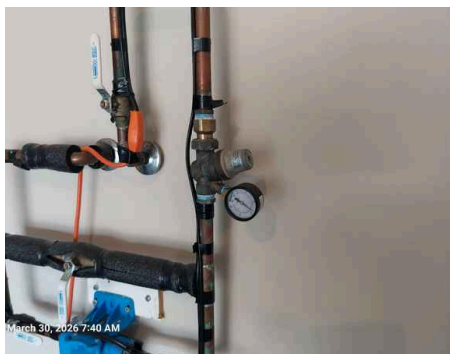
### Service: Inline Filter

An inline filter was viewed. This type of filter will require regular replacement, at least a couple of times per year.



### Service: Water Pressure Regulator Valve

Water pressure regulator valve noted as installed at the time of the inspection.



### Service: Water Pressure Adequate

The water pressure tested between 40 and 80 psi. This is the generally accepted range for correct water pressure. Water pressure that is too high can cause valves on plumbing fixtures to fail.



### 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/>

## 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) - 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.



## 9.6.1 Drain, Waste, &amp; Vent Systems

**CLEANOUT - MISSING**

Cleanout cap noted as missing at the time of the inspection. These caps are required to access sewer lines in the event of a blockage or some other issue. These are required to be installed on new homes, & recommend on older ones. Recommend further evaluation & correction by a qualified contractor.

## Recommendation

Contact a qualified professional.

# 10: INTERIOR

## Information

---

**Ceilings: Ceiling Type**

Drywall

**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: Inclement Weather**

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

**Evidence of Leaks: Dry Leaks**

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



Furnace closet

## Limitations

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Walls

### **BELONGINGS**

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

---

Windows

### **BELONGINGS**

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

---

Evidence of Leaks

### **EXTENT OF DAMAGE**

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

## Observations

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10.2.1 Walls



Maintenance / Recommendations

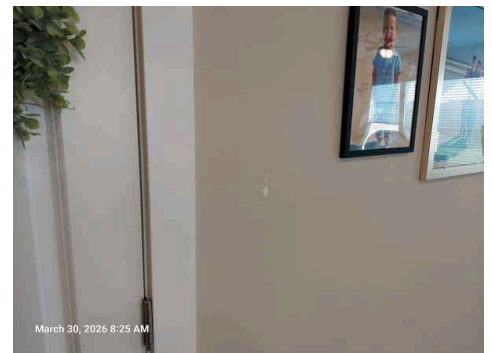
### **WALL(S) - DETERIORATED PAINT / WALLPAPER**

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

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

Recommendation

Contact a qualified painting contractor.



# 11: BATHROOMS

## Information

---

### Cabinets & Counters: Counter Type

Solid-Surface

### Sinks: Sink Features

None

### Toilets: No Significant Defects Observed

All toilets were inspected for leaks and functionality.

### Showers / Tubs: Bath Types

Fixed 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.

### 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

---

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.

---

Showers / Tubs

### **BELONGINGS**

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

---

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

11.5.1 Showers / Tubs

### FIXTURE - LOOSE

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

Recommendation

Contact a qualified plumbing contractor.

Deficiencies



# 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

Gas

### 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

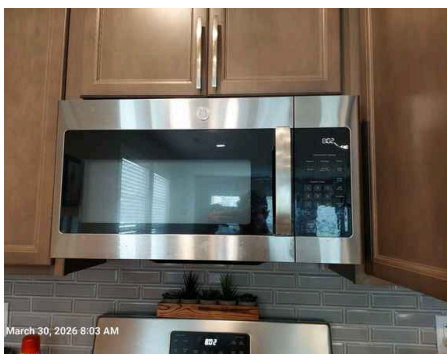


### Dishwasher: No Significant Defects Observed

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

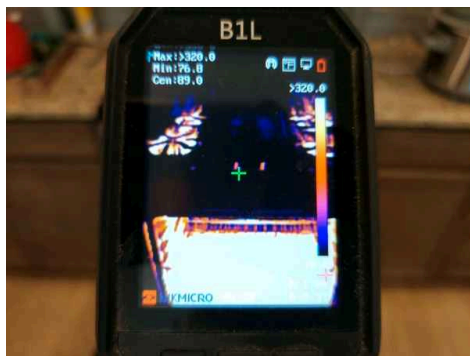


### Built-in Microwave: No Significant Defects Observed

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



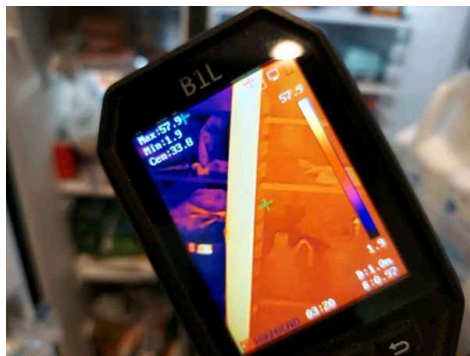
### Cooking Appliances & Ventilation: Exhaust Hood Type

Recirculating, Microwave

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

### 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.

---

Dishwasher

**DISHES**

Dishes were in the dishwasher at the time of inspection, limiting view.

---

Refrigerator

**BELONGINGS**

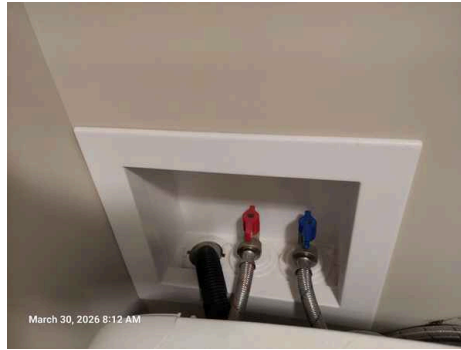
Fridge contained belongings at the time of inspection.

# 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

---

### **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.

---

Slab Foundation

### **BELONGINGS**

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

---

Slab Foundation

### **MINOR VARIATIONS**

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

# 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.

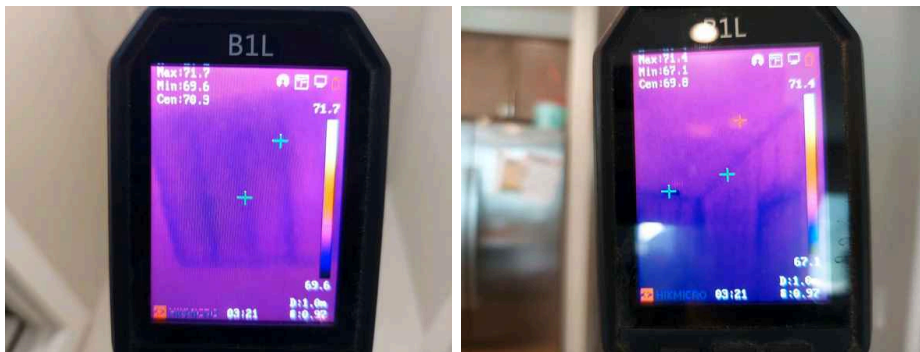
[More Info at https://yourrhi.com/termite-inspections/](https://yourrhi.com/termite-inspections/)

### 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/)

## Radon: Mitigation System Present

A radon mitigation system was currently installed at the time of the inspection. The EPA recommends re-testing for radon every two years. This will ensure the mitigation system is fulfilling its intended function. RHI can perform this test for you when the time comes.

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



# 16: FIRE SAFETY

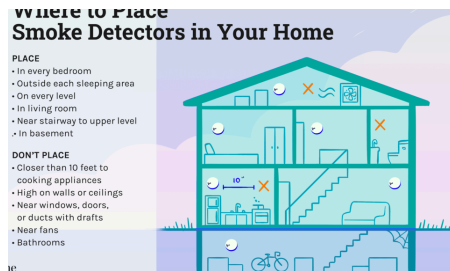
## Information

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### 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.

### Smoke Alarms: No Significant Defects Observed

The smoke alarm(s) that were present were tested by depressing the "test" button. This, unfortunately only tests the functionality of the audible alarm, as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. It is recommended to test the alarms as soon as you move in, and monthly thereafter, replace the batteries every six - twelve months, and replace the alarms themselves every five to ten years (manufacturer specific). If the home is older than 10 years old we recommend removing the smoke alarms to check the manufacturing date on the back, and replacing any found to be over 10 years of age.

## Limitations

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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.

# 17: END OF INSPECTION CHECKLIST

## Information

### Proof Payment Photo

Clients proof of cash, check, etc. payment at the time of inspection.



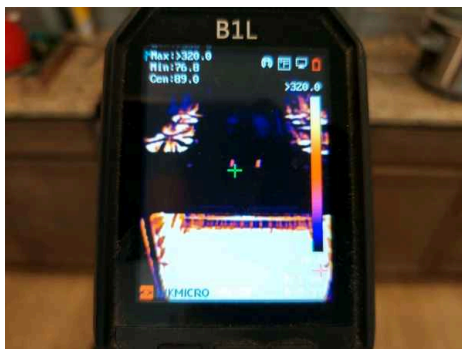
**Checklist: All water fixtures double checked and off - Yes**

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

**Checklist: GFCI Outlets Reset - Yes**

**Checklist: Kitchen Appliances Off - Yes**

**Checklist: Thermostats Returned to Original Settings - Yes**



**Checklist: Ladder, Tools and Personal Belongings - Yes**

**Checklist: Leave Behind Card - Yes**

**Checklist: Door(s) Asked to be Left Unlocked - Yes**

**Checklist: Seller/Occupant(s) Present at Inspection - Yes**

# STANDARDS OF PRACTICE

## Inspection Details

1. Definitions and Scope 1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. 1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect. 1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations. 2. Limitations, Exceptions & Exclusions 2.1. Limitations: I. An inspection is not technically exhaustive. II. An inspection will not identify concealed or latent defects. III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. IV. An inspection will not determine the suitability of the property for any use. V. An inspection does not determine the market value of the property or its marketability. VI. An inspection does not determine the insurability of the property. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein. IX. An inspection does not include items not permanently installed. X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports. 2.2. Exclusions: I. The inspector is not required to determine: A. property boundary lines or encroachments. B. the condition of any component or system that is not readily accessible. C. the service life expectancy of any component or system. D. the size, capacity, BTU, performance or efficiency of any component or system. E. the cause or reason of any condition. F. the cause for the need of correction, repair or replacement of any system or component. G. future conditions. H. compliance with codes or regulations. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests. J. the presence of mold, mildew or fungus. K. the presence of airborne hazards, including radon. L. the air quality. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall. N. the existence of electromagnetic fields. O. any hazardous waste conditions. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes. Q. acoustical properties. R. correction, replacement or repair cost estimates. S. estimates of the cost to operate any given system. II. The inspector is not required to operate: A. any system that is shut down. B. any system that does not function properly. C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls. D. any system that does not turn on with the use of normal operating controls. E. any shut-off valves or manual stop valves. F. any electrical disconnect or over-current protection devices. G. any alarm systems. H. moisture meters, gas detectors or similar equipment. III. The inspector is not required to: A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection. B. dismantle, open or uncover any system or component. C. enter or access any area that may, in the inspector's opinion, be unsafe. D. enter crawlspaces or other areas that may be unsafe or not readily accessible. E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used. F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets. G. inspect decorative items. H. inspect common elements or areas in multi-unit housing. I. inspect intercoms, speaker systems or security systems. J. offer guarantees or warranties. K. offer or perform any engineering services. L. offer or perform any trade or professional service other than a home inspection. M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements. O. determine the insurability of a property. P. perform or offer Phase 1 or environmental audits. Q. inspect any system or component that is not included in these Standards.

## Exterior

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

springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

### Roof & Chimneys

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

### Attic

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

### HVAC & Fireplaces

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

### Electrical

I. The inspector **shall inspect**: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); 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.

## 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.