SUMMARY

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05/15/2026

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15 DEFICIENCIES

11 STRUCTURAL / SAFETY HAZARD

2.1.2 Siding

SIDING - UNSEALED PENETRATIONS

De ciencies

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 quali ed contractor. Defect Explained

Recommendation
Contact a quali ed professional.

2.1.3 Siding

SIDING - IMPROPER OVERLAP / GAPS / INSTALLATION

De ciencies

Siding was noted as improperly overlaps at the time of inspection. This can include gaps, improper o sets, missing channel around openings, etc., & can lead to potential moisture or pest intrusion. Recommend further evaluation & correction by quali ed professional.

Recommendation
Contact a quali ed siding specialist.


3.5.1 Stairs, Ramps, & Railings

Structural / Safety Hazard

HANDRAIL - MISSINGOR DAMAGED

Handrail on staircase was noted as missing damage t the time of inspection. Whenever four or more stair risers are present a handrail is required to be in place and in good condition for the safety of those using the stairs. Recommend further evaluation & correction by a quali ed contractor.

Recommendation
Contact a quali ed professional.

✓Seller Correcting

3.5.2 Stairs, Ramps, & Railings

Structural / Safety Hazard

GUARDRAIL - MISSING / DAMAGED

Guardrail was noted as missing or damaged at the time of inspection. A guardrail should be placed at the side of any staircase or where there is a drop of 30" or more. Recommend further evaluation & correction by a quali ed contractor.

Recommendation
Contact a quali ed professional.

✓Seller Correcting


3.5.3 Stairs, Ramps, & Railings

Structural / Safety Hazard

GUARDRAIL - LOOSE

Guardrail was noted as loose at the time of inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed professional.

✓Seller Correcting

4.1.1 General Info

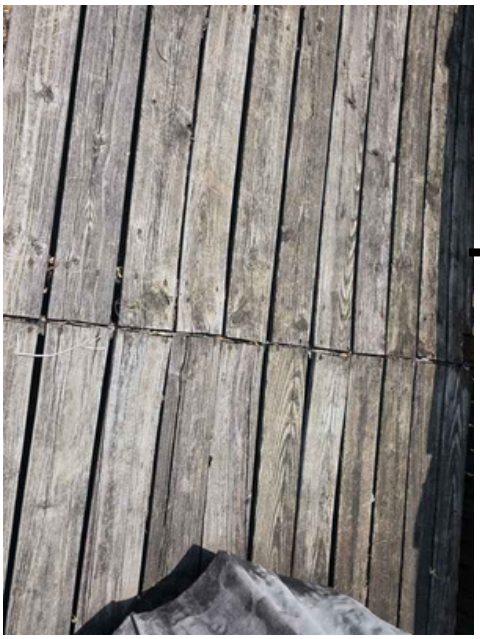
Structural / Safety Hazard

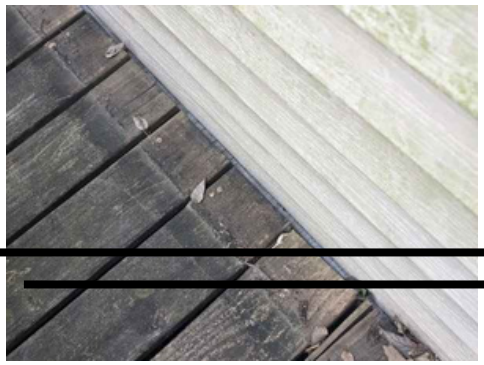
DECK - NEARING END OF SERVICE LIFE

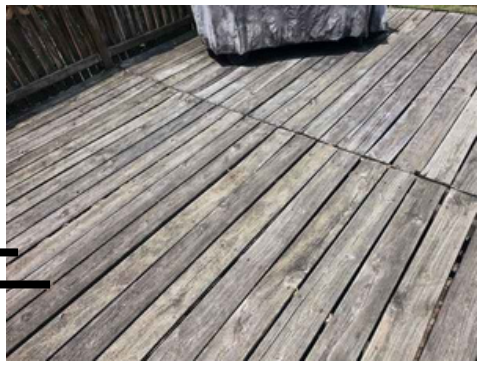
The deck was noted as appearing to be at or nearing the end of its service life at the time of inspection. More defects could be present & hidden by other conditions of the deck. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed deck contractor. Deck “As Is - Where Is”







5.2.1 Flashings & Boots

De ciencies

FLASHING(S) - MISSING / DAMAGED

Roof ashing(s) were noted as missing or damaged at one or more locations at the time of the inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed roo ng professional.

✓Seller Correcting


5.3.1 Chimneys & Vent Stacks

CHIMNEY - SPALLING

De ciencies

Spalling (Deterioration) of masonry and mortar joints noted at the time of the inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed chimney contractor.

5.4.1 Gutters & Downspouts

DOWNSPOUT(S) - MISSING / DAMAGED

De ciencies

One or more downspouts noted as missing or damaged at the time of the inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed gutter contractor

6.1.1 Attic Access

ATTICACCESS - NOT INSULATED

De ciencies

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

Recommendation

Contact a quali ed insulation contractor.

“As Is”

6.2.2 Roof Structure

RAFTERS - DAMAGED

Structural / Safety Hazard

Damaged rafter(s) were noted in the attic at the time of inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed carpenter.


6.4.1 Insulation

De ciencies

INSULATION - MISSING / OUT OF PLACE

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

Recommendation

Contact a quali ed insulation contractor.

“As Is”


6.5.1 Evidence of Leaks

De ciencies

LEAKS - ACTIVE

Evidence of leaking was viewed and moisture was present at the time of inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed roo ng professional.

8.4.1 Branch Wiring

De ciencies

WIRING - EXPOSED WIRING

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

Recommendation

Contact a quali ed electrical contractor.

✓Seller Correcting

8.4.2 Branch Wiring

JUNCTIONBOX(ES) - MISSING OR DAMAGED COVERS

Structural / Safety Hazard

One or more missing or damaged covers were noted on junction boxes for electrical wiring at the time of inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed electrical contractor.

8.5.1 Outlets

OUTLET(S) - DAMAGED / WORN / OBSTRUCTED

Structural / Safety Hazard

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

Recommendation

Contact a quali ed electrical contractor.

✓Seller Correcting

8.5.2 Outlets

OUTLET(S) - MISSING OR DAMAGED COVER PLATE(S)

Structural / Safety Hazard

One or more outlet cover plates were noted as missing or damaged at the time of inspection. Outlet covers are intended to protect occupants from the live electrical wiring in the box. Recommend further evaluation & correction by a quali ed contractor. Defect Explained

Recommendation

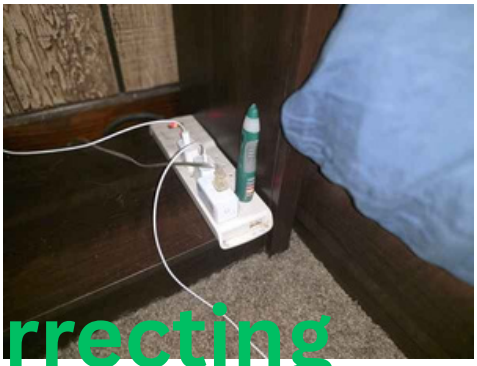
Contact a quali ed electrical contractor.

✓Seller Correcting

8.5.3 Outlets

OUTLET(S) - 3-PRONG NON-GROUNDED OUTLET(S)

Structural / Safety Hazard



One or more open grounds were noted on 3-prong type electrical receptacles at the time of inspection. This could be due to potential older wiring not having grounding conductors. The 3-prong receptacles give the impression that there are equipment grounding conductors when none are present. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed electrical contractor.

✓Seller Correcting

8.5.4 Outlets

OUTLET(S) - 3 PRONG ADAPTER(S)

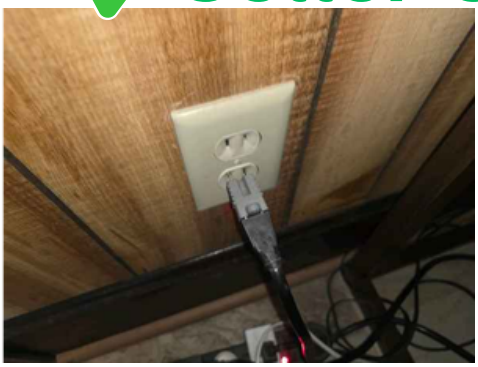
De ciencies

3 prong to 2 prong adapter noted to be in use at the time of inspection. A plug adapter or modi ed 3 prongs should never be used. Equipment made with three prongs require the 3rd prong for grounding purposes. Equipment requiring a ground should be plugged into an outlet that is properly wired with a ground connection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed electrical contractor.

✓Seller Correcting



8.5.5 Outlet

GFCIS - MISSING OR IMPROPERLY WIRED

Structural / Safety Hazard

✓Seller Correcting

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

Recommendation
Contact a quali ed electrical contractor.

✓ Seller Correcting

8.6.1 Light Fixtures, Switches & Fans

De ciencies

LIGHT(S) - MISSING / INOPERABLE

Lights were noted as missing or inoperable at one or more locations at the time of inspection. It is possible that the bulbs are blown or missing, the inspector does not verify this thus cannot verify if it is the bulb or the xture that is the issue. Recommend further evaluation & correction by a quali ed contractor.

Recommendation
Contact a quali ed electrical contractor.

9.3.1 Hose Bibs / Spigots

De ciencies

SPIGOT - IMPROPERLY INSTALLED

One or more hose spigots were noted as being improperly installed, such as sideways, reverse sloped, etc. at the time of the inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation
Contact a quali ed plumbing contractor.

Back of spigot in wall should be hire than front.

9.4.1 Water Heater

Structural / Safety Hazard

MISSING GLASS - DAMAGED/MISSING

Missing or broken viewing (sight) glass on a gas water heater can cause improper combustion, potential ame rollout, and pilot light failure. Recommend further evaluation and proper repair by a quali ed professional.

Recommendation
Contact a quali ed professional.

11.2.1 Cabinets & Counters

COUNTER(S) - IMPROPERLY MOUNTED

De ciencies

Counter(s) were noted as being improperly mounted at the time of inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed cabinet contractor.

12.4.1 Built-in Microwave

MICROWAVE - MISSING / DAMAGED PARTS

De ciencies

One or more parts on the microwave were noted as missing or damaged at the time of the inspection. This could be parts such as the control display, door gasket, handle, etc. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed appliance repair professional.

Works Fine - “As Is”

14.3.2 Walls, Beams, & Columns

FOUNDATION WALL(S) - GAPS TO EXTERIOR

De ciencies

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

Recommendation

Contact a quali ed professional.

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INSPECTION REPORT

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Evansville, IN 47711

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05/15/2026

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TABLE OF CONTENTS

SUMMARY

1: INSPECTION DETAILS

Information

Type of Building
Detached, Single Family

Direction Structure Faces
South

Precipitation Within Last Three Days?
None

Weather Conditions
Clear, Light Wind

Temperature
70-79

In Attendance
Inspector(s), Client(s)

General Life Expectancy Charts
Life Expectancies

Electrical Service
Overhead

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

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

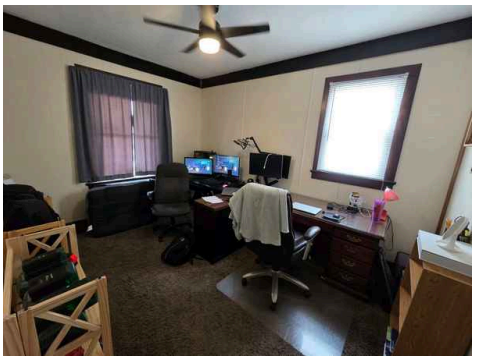
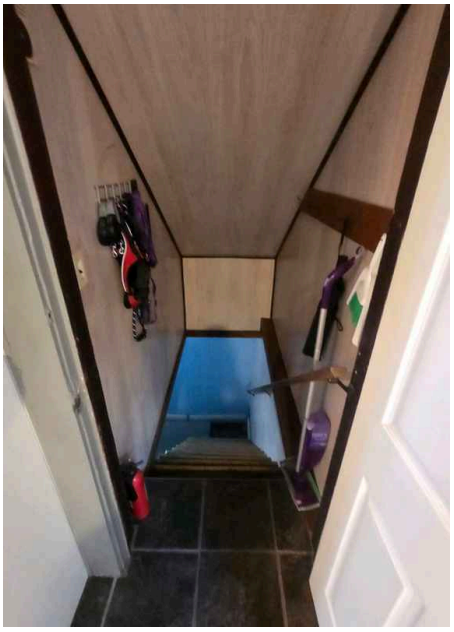
The type of fuel systems and the location of the meter and tank if located. Some systems may have underground tanks, these tanks are outside the scope of a home inspection.

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.





Limitations

Reference Photos & General Limitations

FINISHED INTERIOR

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

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.

Reference Photos & General Limitations

CLUTTERED CONDITIONS

Limited inspection due to abundance of personal belongings at the time of inspection. Recommend further investigation after belongings have been removed.

Reference Photos & General Limitations

FENCE PRESENT

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

2: EXTERIOR

Information

Siding: **Siding Material**
Vinyl

Exterior Doors: **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.

Limitations

Siding

ORIGINAL SIDING HIDDEN

Current siding noted as installed over top of original siding. This condition limits our view of the original siding and all components of said siding.

Observations

2.1.1 Siding

Maintenance / Recommendations

SIDING - 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.

2.1.2 Siding

Deficiencies

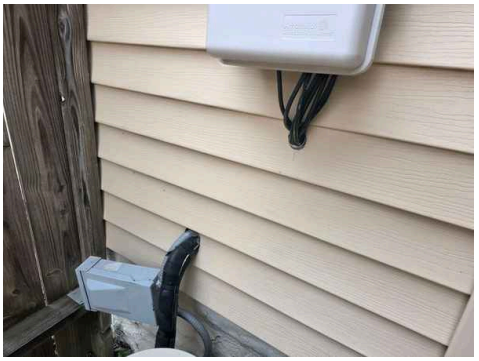
SIDING - UNSEALED PENETRATIONS

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 - IMPROPER OVERLAP / GAPS / INSTALLATION

Siding was noted as improperly overlaps at the time of inspection. This can include gaps, improper offsets, missing channel around openings, etc., & can lead to potential moisture or pest intrusion. Recommend further evaluation & correction by qualified professional.

Recommendation

Contact a qualified siding specialist.


2.2.1 Fascia, Soffit, Trim, & Columns

Maintenance / Recommendations

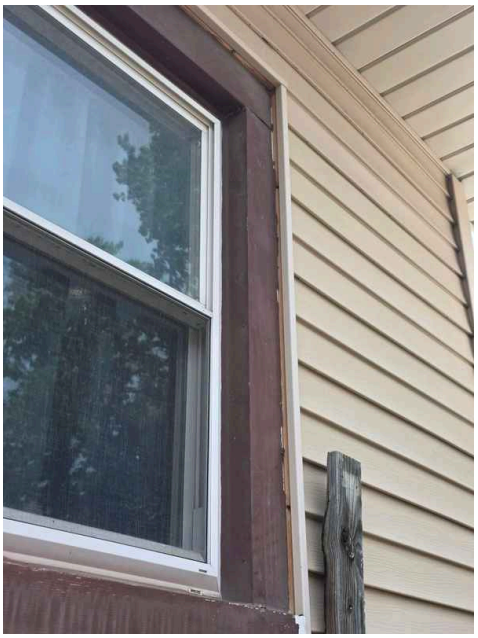
TRIM - MAINTENANCE NEEDED

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

Recommendation

Contact a qualified professional.



2.3.1 Windows

WINDOW(S) - 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.

2.4.1 Exterior Doors

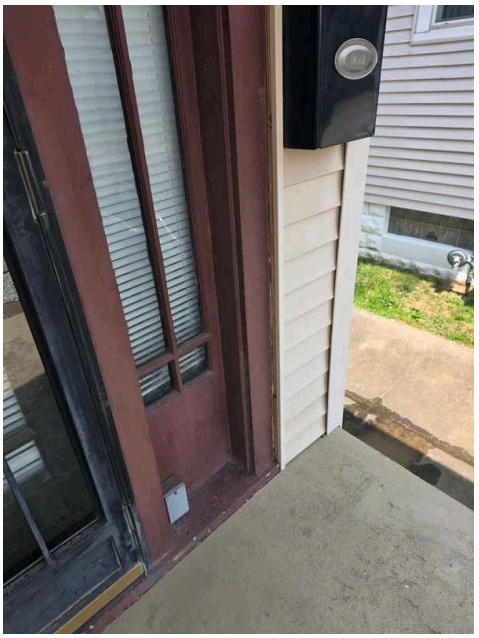
DOOR(S) - MAINTENANCE NEEDED

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.



3: GROUNDS

Information

Driveways, Walkways & Patios: Driveway, Walkway, & Patio Material
Concrete

Porches: Porch Material
Concrete

Stairs, Ramps, & Railings: Stair / Railing Types
Concrete

Fencing: Fence Material
Wood

Driveways, Walkways & Patios: Concrete / Asphalt Cracking

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

Grading / Drainage: Lot Grading

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

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: Previous Repairs Observed

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

Stairs, Ramps, & Railings: No Significant Defects Observed

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

Fencing: Wood Materials

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

Limitations

Fencing

OUTSIDE OF SCOPE

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

Fencing

PROPERTY LINES

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

Observations

3.5.1 Stairs, Ramps, & Railings

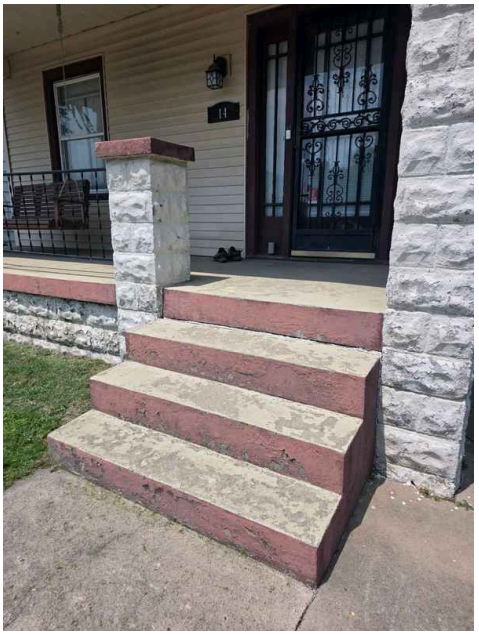
Structural / Safety Hazard

HANDRAIL - MISSING OR DAMAGED

Handrail on staircase was noted as missing damage t the time of inspection. Whenever four or more stair risers are present a handrail is required to be in place and in good condition for the safety of those using the stairs. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



3.5.2 Stairs, Ramps, & Railings

Structural / Safety Hazard

GUARDRAIL - MISSING / DAMAGED

Guardrail was noted as missing or damaged at the time of inspection. A guardrail should be placed at the side of any staircase or where there is a drop of 30" or more. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.

3.5.3 Stairs, Ramps, & Railings

Structural / Safety Hazard

GUARDRAIL - LOOSE

Guardrail was noted as loose at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.

3.6.1 Fencing

Maintenance / Recommendations

FENCE - DAMAGED

One or more sections of fencing were noted as damaged at the time of inspection. Recommend repair of any areas of fencing in need to ensure proper function of fence.

Recommendation

Contact a qualified fencing contractor

4: DECKS

Information

General Info: Materials
Wood

General Info: General Photos


Observations

4.1.1 General Info

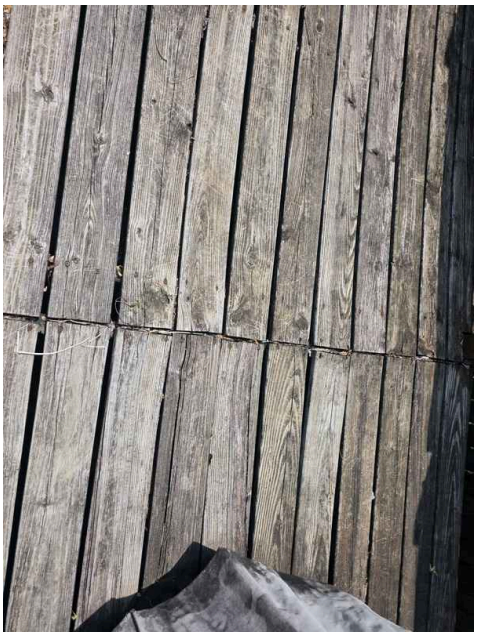
Structural / Safety Hazard

DECK - NEARING END OF SERVICE LIFE

The deck was noted as appearing to be at or nearing the end of its service life at the time of inspection. More defects could be present & hidden by other conditions of the deck. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



5: ROOF & CHIMNEYS

Information

Roof Coverings: Inspection Method
Climbed/Walked

Roof Coverings: Materials
Architectural Asphalt Shingles

Chimneys & Vent Stacks: Type of Chimney
Masonry

Roof Coverings: General Photo(s)

Roof Coverings: Estimated Age of Roof
Roof appeared to be in the middle third of service life

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

Roof Coverings: 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.

Limitations

Flashings & Boots

LIMITED VISIBILITY

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

Gutters & Downspouts

UNDERGROUND DRAINAGE PIPE(S)

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

Observations

5.2.1 Flashings & Boots

Deficiencies

FLASHING(S) - MISSING / DAMAGED

Roof flashing(s) were noted as missing or damaged at one or more locations at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified roofing professional.

5.3.1 Chimneys & Vent Stacks

Deficiencies

CHIMNEY - SPALLING

Spalling (Deterioration) of masonry and mortar joints noted at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.

5.4.1 Gutters & Downspouts

Deficiencies

DOWNSPOUT(S) - MISSING / DAMAGED

One or more downspouts noted as missing or damaged at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified gutter contractor

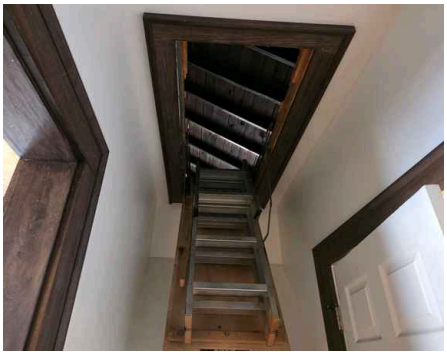
6: ATTIC

Information

Attic Access: Type
Pulldown Ladder

Attic Access: Location(s)
Hallway

Roof Structure: Type
Rafters, Plank Decking



Ventilation: Ventilation Type
Windows, Ridge Vents

Insulation: Insulation Type
Batts, Fiberglass

Insulation: Approx. Depth
8"-10"

Attic Access: General Photo(s)

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.

Observations

6.1.1 Attic Access

Deficiencies

ATTIC ACCESS - NOT INSULATED

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

Recommendation

Contact a qualified insulation contractor.

6.2.1 Roof Structure

RAFTERS - SAGGING

Maintenance / Recommendations

Sagging rafter(s) were noted in the attic at the time of inspection. Recommend monitoring or having additional support be installed by a qualified contractor.

Recommendation

Contact a qualified carpenter.

6.2.2 Roof Structure

RAFTERS - DAMAGED

Structural / Safety Hazard

Damaged rafter(s) were noted in the attic at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified carpenter.

6.4.1 Insulation

INSULATION - MISSING / OUT OF PLACE

Deficiencies

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

Recommendation

Contact a qualified insulation contractor.

6.5.1 Evidence of Leaks

LEAKS - ACTIVE

Deficiencies

Evidence of leaking was viewed and moisture was present at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified roofing professional.

7: HVAC & FIREPLACES

Information

Thermostats: Location
Dining Room

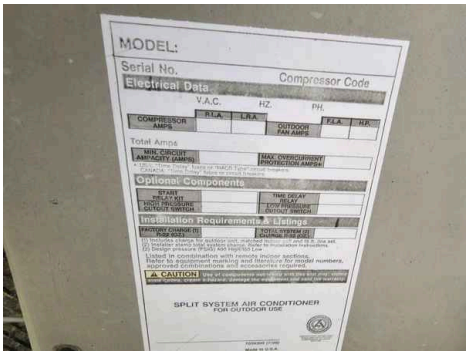
Thermostats: No Significant Defects Observed

Thermostat(s) appeared to operate normally.

AC / Heat Pump Unit: Location
East

AC / Heat Pump Unit: Manufacturer
Unknown

AC / Heat Pump Unit: Manufacture Date
0000



AC / Heat Pump Unit: HVAC & Water Heater Database

HVAC/Water Heater

Heating Unit: Location
Basement

Heating Unit: Manufacturer
Philco

Heating Unit: Manufacture Date
1999

Heating Unit: Energy Source

Appliance in operation

Gas Furnace

Heating Unit: Furthest Flue Connection

Heating Unit: Filter Location

Next to Unit

Heating Unit: Filter Size

16, x25, x1

Heating Unit: HVAC & Water Heater Database

HVAC/Water Heater

Ductwork: Ductwork Type

Rigid

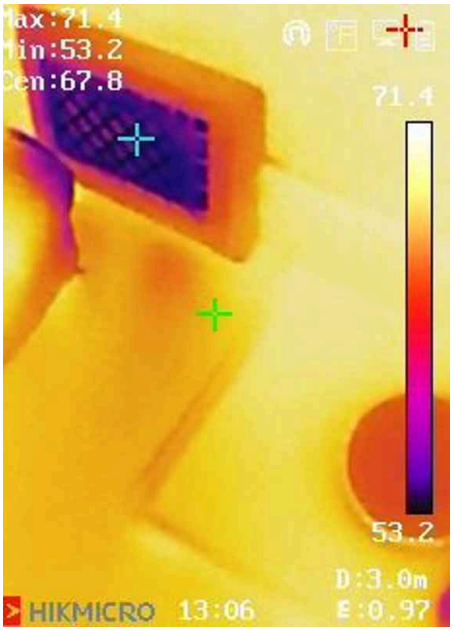
AC / Heat Pump Unit: AC Unit Near or Past Typical Life Expectancy

AC units typical life expectancy is between 10 -15 years. While the unit may have been operable at the time of inspection, if unit was operated or otherwise stated, we cannot project how much longer it will continue to provide adequate cooling. Recommend having the unit further evaluated by a HVAC technician and budgeting for replacement.

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



Heating Unit: Near or Past Expected Service Life

Furnace units typical life expectancy is between 15 - 20 years. While the unit may have been operable at the time of inspection, if unit was operated or otherwise stated, we cannot project how much longer it will continue to provide adequate heating. Recommend having the unit further evaluated by a HVAC technician and budgeting for replacement.

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.

8: ELECTRICAL

Information

Electrical Service : Service Voltage
240V

Grounding / Bonding: Type / Location
Ground rod(s) at exterior

Main Distribution Panel(s): Main Panel Location
Basement

Main Distribution Panel(s): Panel Type
Circuit Breaker

Main Distribution Panel(s): Panel Capacity
100 AMP

Main Distribution Panel(s): Manufacturer
Square D

Main Distribution Panel(s): Service Conductors
Copper

Branch Wiring: Wiring Method
Copper non-metalic sheathed cable

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

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.

Outlets: **GFCI Reset Locations**

Kitchen(s), Bathroom(s), Exterior

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.

Limitations

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).

Observations

8.4.1 Branch Wiring

Deficiencies

WIRING - EXPOSED WIRING

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

Recommendation

Contact a qualified electrical contractor.

8.4.2 Branch Wiring

Structural / Safety Hazard

JUNCTION BOX(ES) - MISSING OR DAMAGED COVERS

One or more missing or damaged covers were noted on junction boxes for electrical wiring at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

8.5.1 Outlets

Structural / Safety Hazard

OUTLET(S) - DAMAGED / WORN / OBSTRUCTED

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

Recommendation

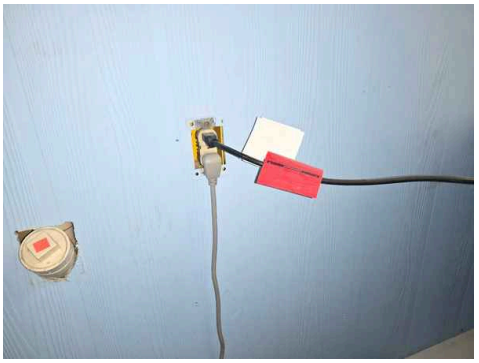
Contact a qualified electrical contractor.

8.5.2 Outlets

Structural / Safety Hazard

OUTLET(S) - MISSING OR DAMAGED COVER PLATE(S)

One or more outlet cover plates were noted as missing or damaged at the time of inspection. Outlet covers are intended to protect occupants from the live electrical wiring in the box. Recommend further evaluation & correction by a qualified contractor. Defect Explained



Recommendation

Contact a qualified electrical contractor.

8.5.3 Outlets

Structural / Safety Hazard

OUTLET(S) - 3-PRONG NON-GROUNDED OUTLET(S)

One or more open grounds were noted on 3-prong type electrical receptacles at the time of inspection. This could be due to potential older wiring not having grounding conductors. The 3-prong receptacles give the impression that there are equipment grounding conductors when none are present. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

8.5.4 Outlets

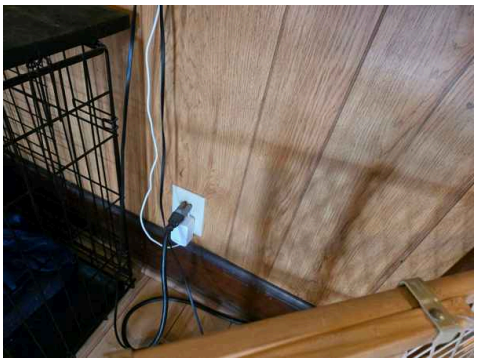
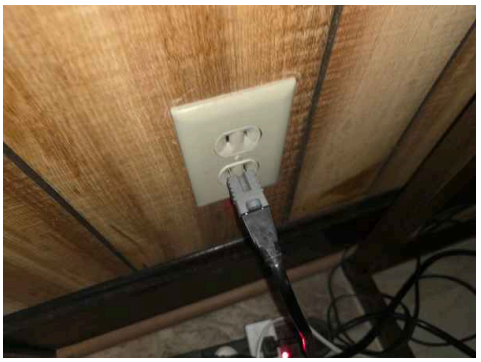
Deficiencies

OUTLET(S) - 3 PRONG ADAPTER(S)

3 prong to 2 prong adapter noted to be in use at the time of inspection. A plug adapter or modified 3 prongs should never be used. Equipment made with three prongs require the 3rd prong for grounding purposes. Equipment requiring a ground should be plugged into an outlet that is properly wired with a ground connection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

8.5.5 Outlets

Structural / Safety Hazard

GFCIS - MISSING OR IMPROPERLY WIRED

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

Recommendation

Contact a qualified electrical contractor.

8.6.1 Light Fixtures, Switches & Fans

Deficiencies

LIGHT(S) - MISSING / INOPERABLE

Lights were noted as missing or inoperable at one or more locations at the time of inspection. It is possible that the bulbs are blown or missing, the inspector does not verify this thus cannot verify if it is the bulb or the fixture that is the issue. Recommend further evaluation & correction by a qualified contractor.

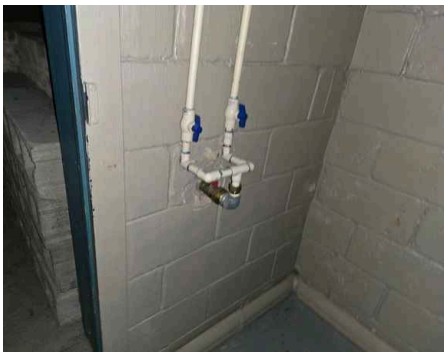
Recommendation

Contact a qualified electrical contractor.

9: PLUMBING

Information

Service: Location of Shut Off Valve
Basement



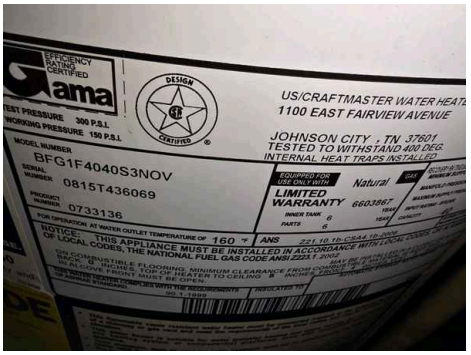
Service: Service Line Material
Galvanized

Fuel System: Fuel Type
Natural Gas

Water Heater: Location
Basement

Water Heater: Manufacturer
Whirlpool

Water Heater: Manufacture Date
2008



Water Heater: Capacity
40 Gallon

Water Heater: Furthest Flue Connection

Water Heater: HVAC & Water Heater Database

Water Heater Database A-Z

Supply Lines: Material
CPVC, Copper

Drain, Waste, & Vent Systems: Material
Cast Iron, PVC

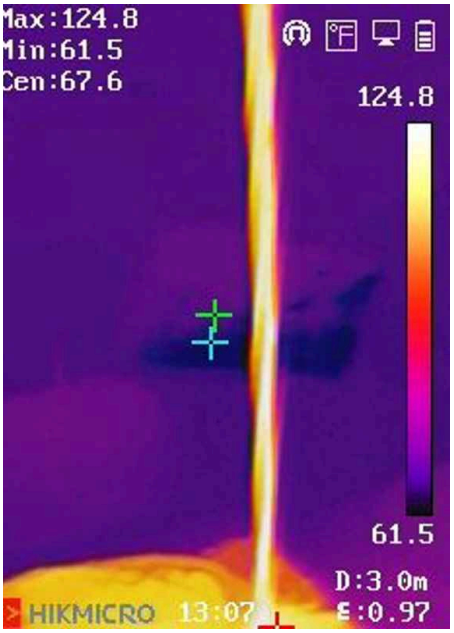
Fuel System: No Significant Defects Observed

Visible portions of the fuel system were inspected for damage and/or leaks. No reportable defects were viewed at the time of the inspection unless otherwise noted in this report.

Water Heater: Nearing End of Expected Service Life

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

Water Heater: Power Source
Appliance in operation
Gas



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/

Observations

9.3.1 Hose Bibs / Spigots

Deficiencies

SPIGOT - IMPROPERLY INSTALLED

One or more hose spigots were noted as being improperly installed, such as sideways, reverse sloped, etc. at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.


Back of spigot in wall should be hire than front.

9.4.1 Water Heater

Structural / Safety Hazard

MISSING GLASS - DAMAGED/MISSING

Missing or broken viewing (sight) glass on a gas water heater can cause improper combustion, potential flame rollout, and pilot light failure. Recommend further evaluation and proper repair by a qualified professional.

Recommendation

Contact a qualified professional.

9.5.1 Supply Lines

Maintenance / Recommendations

LINE(S) - CORROSION VIEWED

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

Recommendation

Recommend monitoring.

10: INTERIOR

Information

Ceilings: Ceiling Type
Plaster

Walls: Wall Type
Plaster, Paneling

Windows: Window Type(s)
Vinyl, Double Hung

Doors: Door Types
Hollow Core, Hinged

Floors: Type
Tile, Hardwood Plank, Floating

Stairs, Ramps, & Railings: Stair Types
Unfinished Basement / Cellar

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.

Stairs, Ramps, & Railings: No Significant Defects Observed

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

Evidence of Leaks: No Leaks Observed

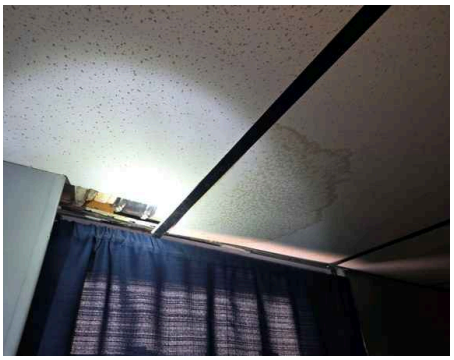
Accessible/visible portions of the interior were inspected for evidence of current or past leaks. No leaks were visible at the time of inspection.

Evidence of Leaks: Inclement Weather

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

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.



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 wer found at the time of inspection unless otherwise noted in the report.

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

Bath Fans: No Significant Defects Observed
All bath fans were tested and were operable at the time of the inspection. Some ventilation defects, if any may be found in the attic portion of the report.

Observations

11.2.1 Cabinets & Counters

Deficiencies

COUNTER(S) - IMPROPERLY MOUNTED

Counter(s) were noted as being improperly mounted at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified cabinet contractor.

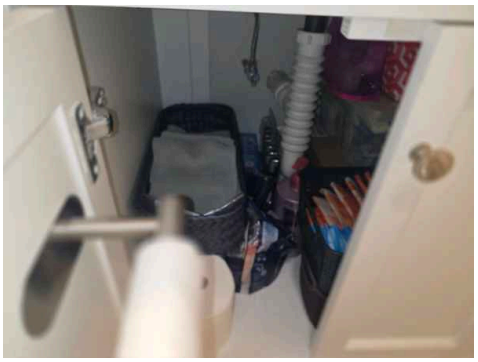
11.3.1 Sinks

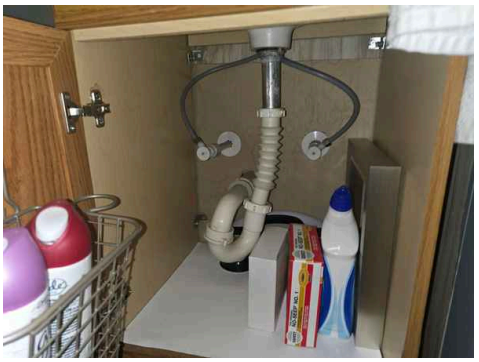
Maintenance / Recommendations

DRAIN LINE(S) - FLEX LINE

Ribbed, flexible drain pipe has been installed at a bathroom drain. This type of drain pipe is not an approved material and accumulates debris more easily than smooth wall pipe, making it more likely to clog. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified plumbing contractor.





12: KITCHEN

Information

Cabinets & Counters: Counter Type
Formica-Laminate

Sinks: Sink Features
Spray Wand, Garbage Disposal, Soap Dispenser

Dishwasher: General Photo(s)
Appliance

Built-in Microwave: Exhaust Hood Type
Recirculating

Cooking Appliances & Ventilation: General Photo(s)
Appliance

Cooking Appliances & Ventilation: Appliance Energy Source
Electric, Range

Refrigerator: General Photo(s)
Appliance

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: 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




Cooking Appliances & Ventilation: Exhaust Hood Type

Microwave

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

Cooking Appliances & Ventilation: No Significant Defects Observed

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

Refrigerator: Fridge Components

Water Dispenser, Ice Dispenser

Refrigerator: No Significant Defects Observed

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

Observations

12.1.1 Cabinets & Counters

Maintenance / Recommendations

CABINET(S) - MISSING / DAMAGED DOOR

Cabinet door(s) or drawer(s) were noted as missing at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified cabinet contractor.

12.4.1 Built-in Microwave

Deficiencies

MICROWAVE - MISSING / DAMAGED PARTS

One or more parts on the microwave were noted as missing or damaged at the time of the inspection. This could be parts such as the control display, door gasket, handle, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified appliance repair professional.

13: LAUNDRY

Information

Dryer Connections: **Hook-Up Type**

Electric

Dryer Connections: **Appliances Not Inspected**

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

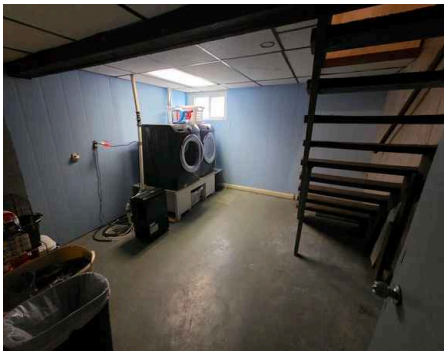
Washer Hook-Ups: **No Significant Defects Observed**

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

14: FOUNDATION

Information

Foundation: General Photos



Foundation: Type of Foundation

Basement

Foundation: Drainage Type

Sump Pump

Subfloor: Material

Dimensional Lumber, Plank Subflooring

Walls, Beams, & Columns: Wall Material

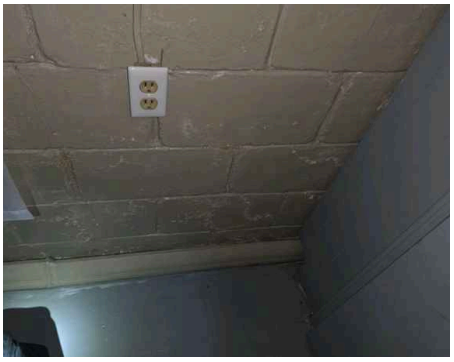
Cinder Blocks

Walls, Beams, & Columns: Columns and Beams

Wooden Beams, Steel Posts

Foundation: Interior Drainage System

The foundation appears to have had an interior drainage system added at some point. This system is there to help remove water from foundation.

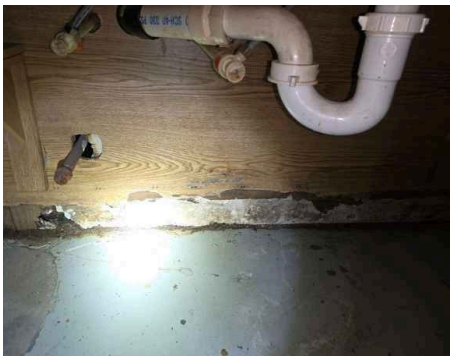


Evidence of Leaks: Inclement Weather

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

Evidence of Leaks: Leaks - Dry

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



Limitations

Foundation

WALLS PAINTED

The walls have been painted. This conceals foundation wall behind paint. Some items could be out of view.

Subfloor

FINISHED CEILINGS

Ceilings were finished at the time of inspection and unable to see beyond. Inspection was limited to only the finished ceilings that are covered in their respective portion of the report.

Walls, Beams, & Columns

WALLS PAINTED

It appeared that some of the foundation walls had been painted / sealed. This can limit the inspector from seeing evidence of previous moisture problems and smaller cracks.

Observations

14.3.1 Walls, Beams, & Columns

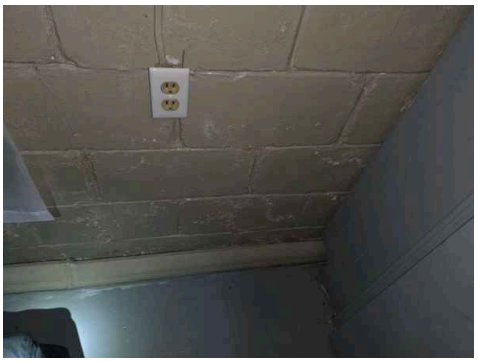
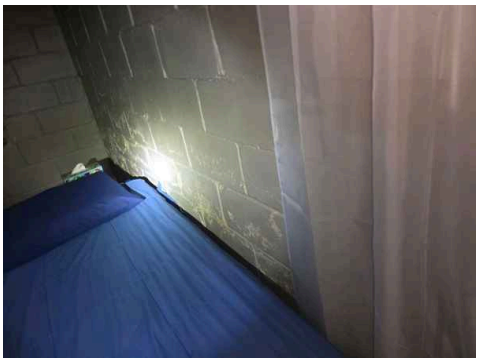
Maintenance / Recommendations

FOUNDATION WALL(S) - EFFLORESCENCE / STAINS

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

Recommendation

Contact a handyman or DIY project

14.3.2 Walls, Beams, & Columns

Deficiencies

FOUNDATION WALL(S) - GAPS TO EXTERIOR

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

Recommendation

Contact a qualified professional.

14.3.3 Walls, Beams, & Columns

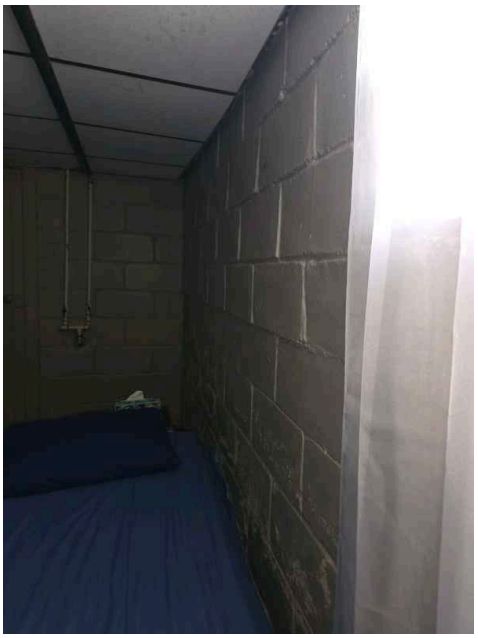
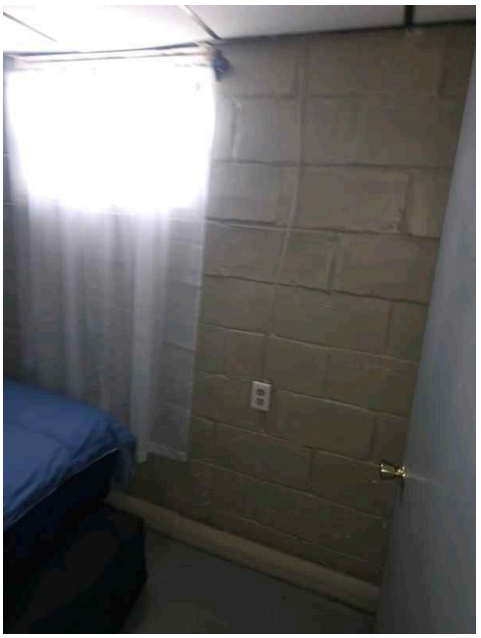
Maintenance / Recommendations

FOUNDATION WALL(S) - MINOR CRACKS

Cracks / Holes (1/4" or less) were noted foundation wall. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Recommend sealing to prevent water infiltration and monitoring for further deterioration.

Recommendation

Contact a handyman or DIY project

15: ENVIRONMENTAL

Information

Pest Activity: Pest Information

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

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

Pest Activity: Treatment Mark(s)

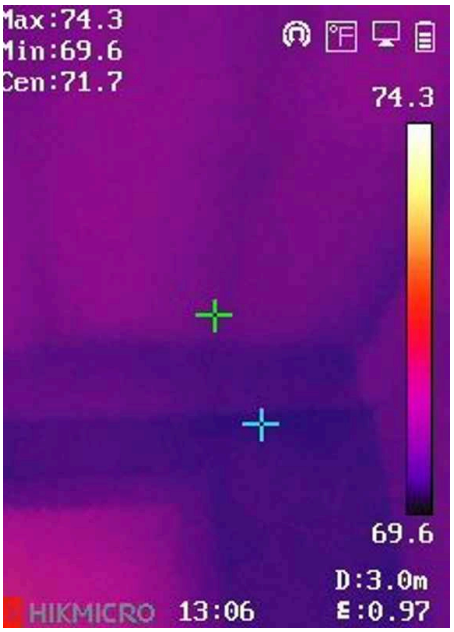
Suspected treatment marks noted on sections of patios, walkways, or foundations. Recommend inquiring with sellers about previous treatments and obtaining paperwork if possible.

Animal Activity: No Significant Defects Observed

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

Thermal Scan

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



Fungal Growth: Mold Testing Not Conducted

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

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

Radon: Radon Test Recommended

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

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

Lead: Suspected Lead - Testing Recommended

Areas in the structure were noted to be suspected lead at the time of inspection. In 1978, the federal government banned consumer uses of lead-based paint, but some states banned it even earlier. RHI recommend have a swab test performed to tell wether lead paint has been properly encapsulated. Any following photos are examples of areas we at the minimum recommend having tested.

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

Lead: Lead in Structures Before 1978

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

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

Asbestos: Suspected asbestos - No Sample Taken

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

Asbestos: Asbestos in Structures Before 1980

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

Limitations

Pest Activity

EXTENT OF DAMAGE

Inspector is unable to determine extent of any damage caused by pest activity in and around the home. Recommend further evaluation & correction by a qualified contractor.

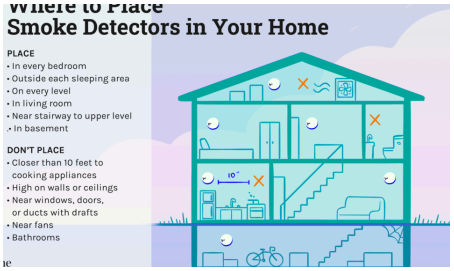
16: FIRE SAFETY

Information

Smoke Alarms: Locations

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.

17: END OF INSPECTION CHECKLIST

Information

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

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

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

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

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

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

Foundation
I. The inspector **shall inspect**: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector **is not required t**o: 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.