SUMMARY

11051KahreCt, Evansville, IN 47710
Pat Johns
06/29/2026

Brandon Riecken
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RHI Home Inspections
8127740804
o ce@yourrhi.com

See repair notes below

14 DEFICIENCIES

5 STRUCTURAL / SAFETY HAZARD

3.1.1 Driveways, Walkways & Patios

PATIO(S) - CRACKING

De ciencies

Larger cracks were noted on the patio at the time of inspection. While some cracking is typical on almost every patio, the cracking present was of a size/con guration that would indicate some portions of the patio have settled or been damaged. Recommend further evaluation & correction by a quali ed contractor.

Recommendation
Contact a quali ed concrete contractor.

As Is

4.1.2 Walls, Ceiling, & Firewalls

CEILING(S) - BREACHINFIRE BARRIER

Structural / Safety Hazard

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

Recommendation
Contact a quali ed professional.

✓Seller Correcting

5.1.2 Roof Coverings

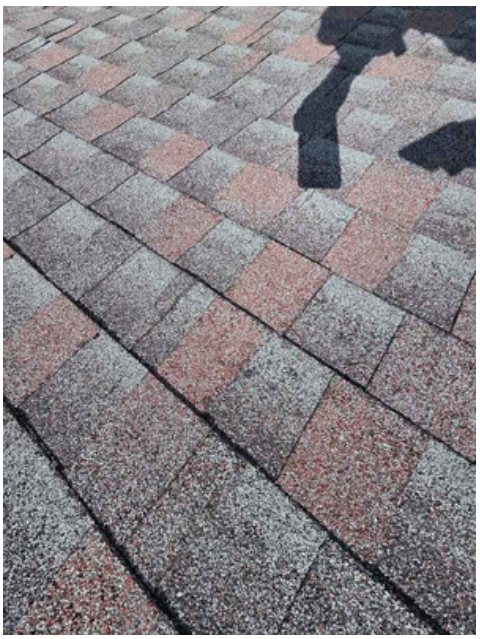
SHINGLES - HAIL DAMAGE

✓ **Roof inspected by 3 roofers (The Way, Chapman, & Boss). New roof not needed - See Attached statement from The Way.**

De ciencies

Shingles were noted as having potential hail damage in one or more locations at the time of inspection. Recommend further evaluation & correction by a quali ed contractor.

Recommendation
Contact a quali ed roo ng professional.



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.

6.3.1 Ventilation

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

De ciencies

So t vent ba es were noted as missing or out of place at the time of inspection. This condition can cause drafting of insulation or allow insulation to su ocate so t vents. Recommend further evaluation & correction by a quali ed contractor.

Recommendation
Contact a quali ed professional.

✓Seller Correcting


6.3.2 Ventilation

De ciencies

ATTICVENT(S) - RIDGE VENTS & GABLE VENTS

Ridge vents and gable vents were noted in the attic at the time of inspection. Too many exhaust vents work against each other. In situations where ridge vents and gable vents are used in combination, we see the gable vents act as the so t vents would: drawing in the air, which moves up and out through the ridge vent. This creates a layer of stagnant air near the attic oor that allows moisture and heat to combine. This layer of air traps heat in the living space as well as trapping moisture that condenses in the cooler winter months. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed professional.

✓Seller Correcting

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

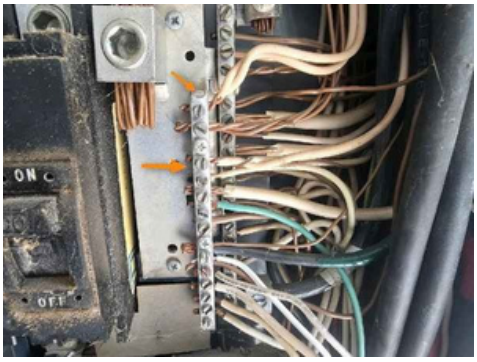
Contact a quali ed insulation contractor.

✓Seller Correcting

10.3.2 Main Distribution Panel(s)

De ciencies

PANEL - DOUBLE-TAPPED NEUTRAL(S)



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

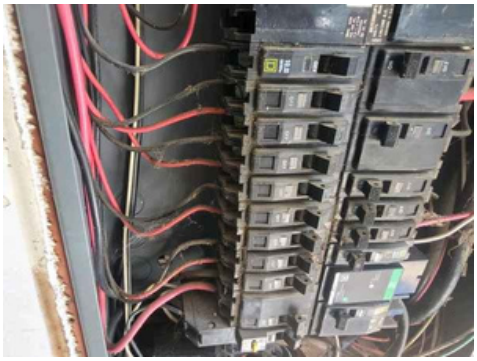
Recommendation

Contact a quali ed electrical contractor.

10.3.3 Main Distribution Panel(s)

Structural / Safety Hazard

CIRCUIT(S) - MULTIPLECIRCUITS SHARING A SINGLE NEUTRAL



Multiwire branch circuits were noted as sharing a single neutral wire at the time of inspection. This con guration is incorrect and should be corrected properly by an electrician. Hand ties should be added between breakers using a single neutral, or a double pole breaker be installed, so that both circuits turn o when needed. Recommend further evaluation & correction by a quali ed contractor. Defect Explained

Recommendation
Contact a quali ed electrical contractor.

✓Seller Correcting

10.3.4 Main Distribution Panel(s)

De ciencies

BREAKER(S) - TRIPPED / OFF

One or more tripped breakers were noted in the panel at the time of inspection. The inspector will not reset an o or tripped breaker because we cannot determine why the breaker tripped or was turned o and resetting it could become a re hazard. Recommend further evaluation & correction by a quali ed contractor.

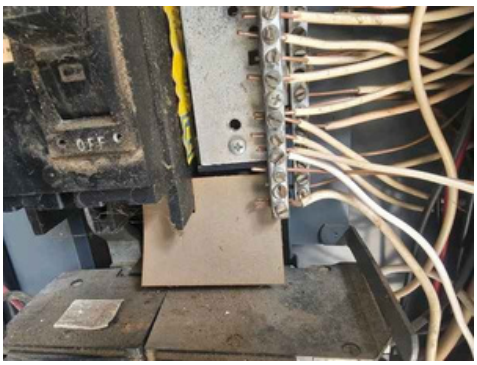
Recommendation
Contact a quali ed electrical contractor.

✓Seller Correcting

10.4.2 Main Distribution Panel(s) 2

De ciencies

PANEL - DOUBLE-TAPPEDNEUTRAL(S)



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

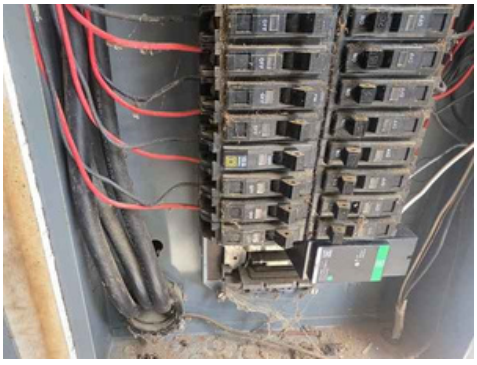
Recommendation
Contact a quali ed electrical contractor.

✓Seller Correcting

10.4.3 Main Distribution Panel(s) 2

Structural / Safety Hazard

CIRCUIT(S) - MULTIPLECIRCUITS SHARING A SINGLE NEUTRAL



Multiwire branch circuits were noted as sharing a single neutral wire at the time of inspection. This con guration is incorrect and should be corrected properly by an electrician. Hand ties should be added between breakers using a single neutral, or a double pole breaker be installed, so that both circuits turn o when needed. Recommend further evaluation & correction by a quali ed contractor. Defect Explained

Recommendation
Contact a quali ed electrical contractor.

✓Seller Correcting

10.6.1 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

10.6.2 Branch Wiring

De ciencies

WIRING - IMPROPER EXTENSION CORD

Improper use of an extension cord was noted at the time of inspection. Extension cords should not be used to supply permanent power to an appliance / xture or be routed through walls, oors or partitions. Recommend further evaluation & correction by a quali ed contractor.

Recommendation

Contact a quali ed electrical contractor.

AS IS - Heavy Duty Extension Cord in Conduit provides electric to shed. Not dangerous. Can be unplugged.

10.7.1 Outlets

Structural / Safety Hazard

OUTLET(S) - DAMAGED / WORN / OBSTRUCTED

MULTIPLE LOCATIONS

One or more damaged, worn, obstructed outlet(s) were noted at the time of inspection. Damaged or worn outlets can result in arcing and a potential 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.

✓Electrician says not dangerous.


10.7.2 Outlets

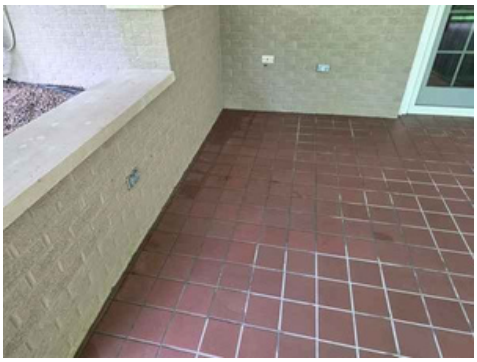
GFCIS - MISSING OR IMPROPERLY WIRED

Structural / Safety Hazard

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.

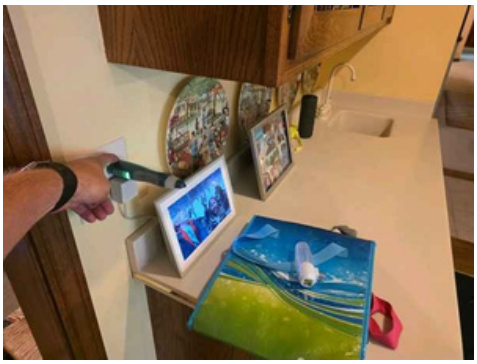
Recommendation

Contact a quali ed electrical contractor.



Kitchen 2


Kitchen 1



✓Seller Correcting

10.8.1 Light Fixtures, Switches & Fans

LIGHT(S) - MISSING / INOPERABLE

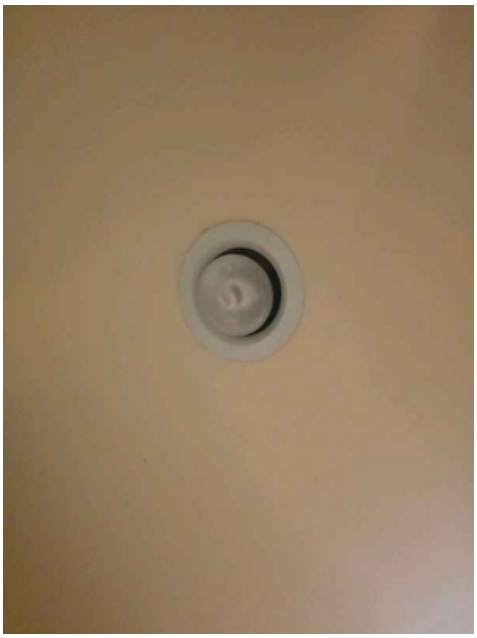
De ciencies

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.

✓Seller Correcting



17.3.1 Fungal Growth

SUSPECTED FUNGAL GROWTH - NOT TESTED

De ciencies

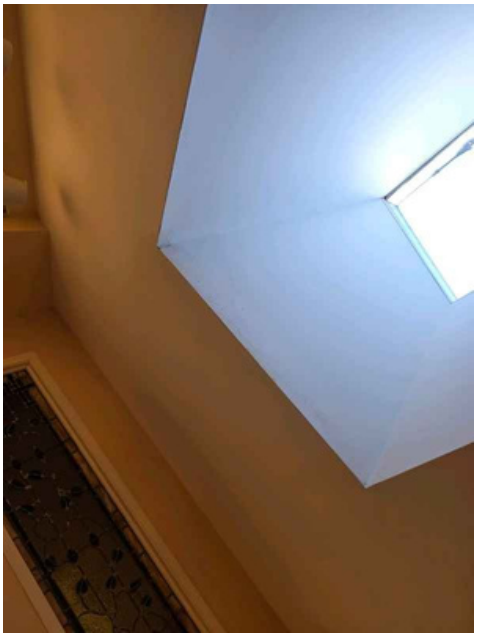
Suspected fungal growth was noted at the time of the inspection. Some types of mold can have negative health e ects but proper remediation of any mold may eliminate negative side e ects. Recommend further evaluation & correction by a quali ed contractor. RHI can take a mold sample to have lab analysis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

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

Recommendation

Contact a quali ed mold remediation contractor

✓Seller Correcting



19.15.1 Evidence of Leaks

LEAKS - ACTIVE

De ciencies

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.

✓ **Garage power washed 2hrs before inspection. This is the only time water has ever entered.**

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INSPECTION REPORT

11051 Kahre Ct
Evansville, IN 47710

Pat Johns
06/29/2026

Inspector
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Agent
Cara Gile
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TABLE OF CONTENTS

SUMMARY

1: INSPECTION DETAILS

Information

Type of Building
Detached, Single Family

Direction Structure Faces
West

Precipitation Within Last Three Days?
Rain

Weather Conditions
Clear, Light Wind, Hot

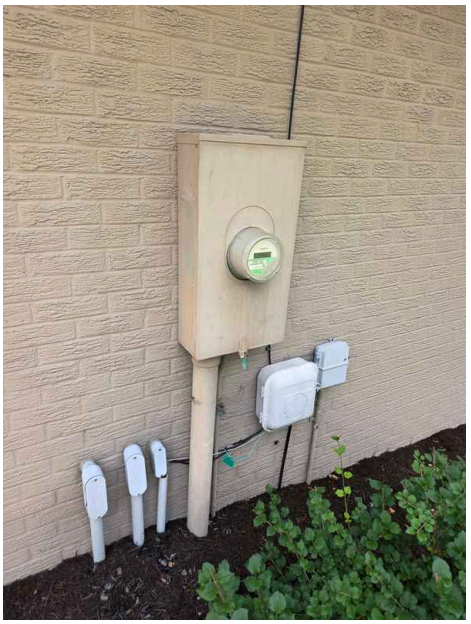
Temperature
100+

In Attendance
Inspector(s), Client(s)

General Life Expectancy Charts
Life Expectancies

Electrical Service
Underground

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

East

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

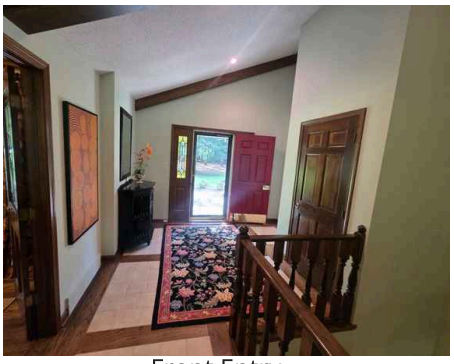
Fuel Type / Location

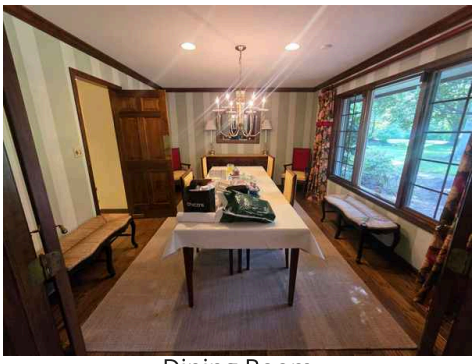
Not Present

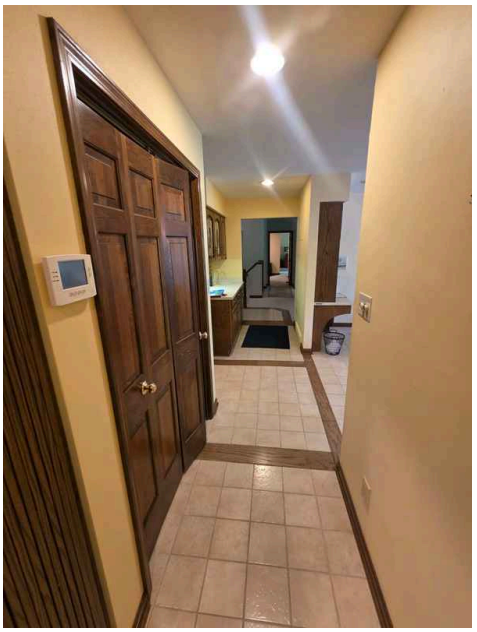
The type of fuel systems and the location of the meter and tank if located. Some systems may have underground tanks, these tanks are outside the scope of a home inspection.

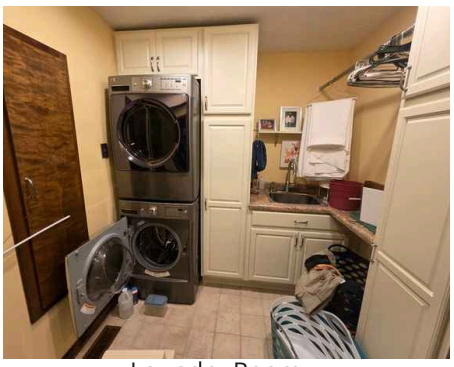
Interior Photos

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.


Front Entry

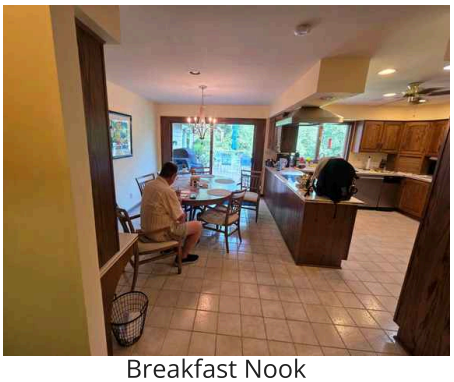

Dining Room



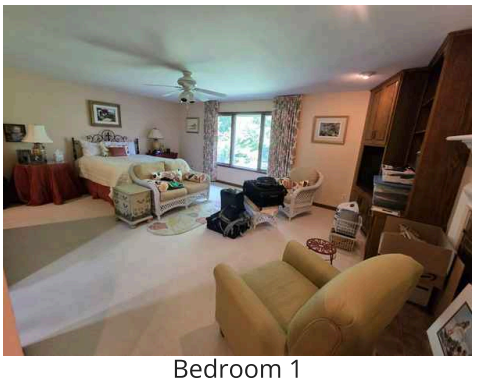

Laundry Room


Bathroom 1


Kitchen

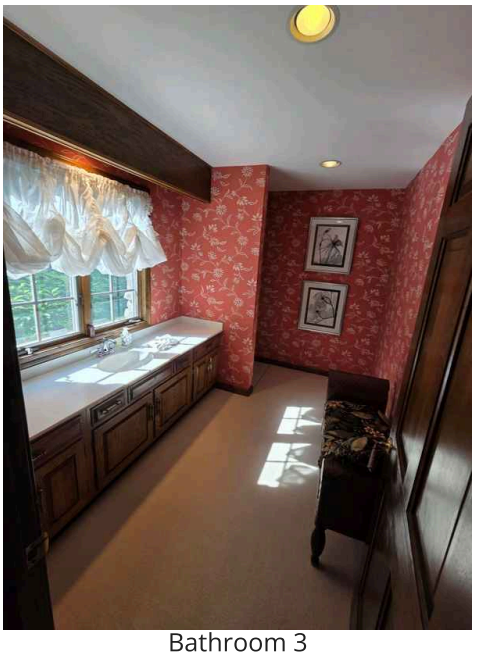

Breakfast Nook


Living Room


Bedroom 1

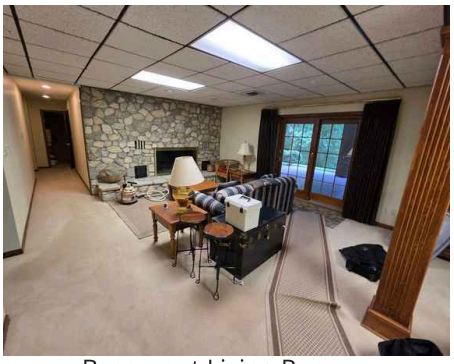

Office

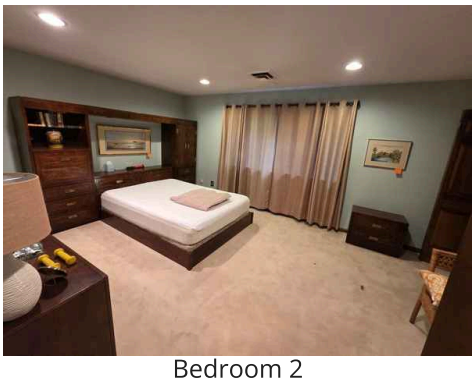

Bathroom 2


Bathroom 3

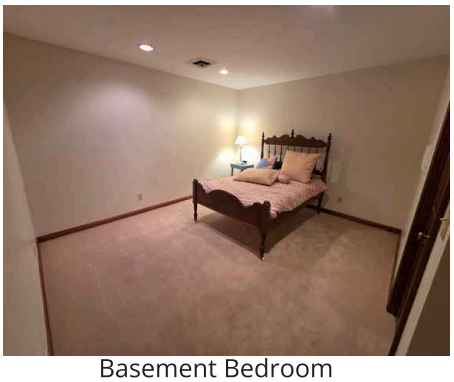

Kitchen 2

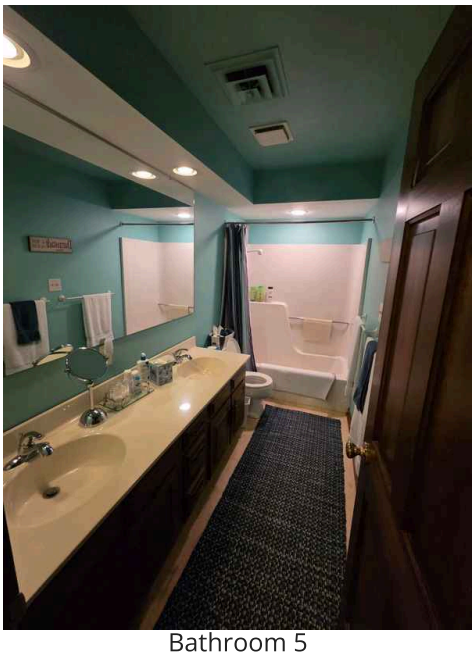

Basement


Basement Living Room


Bedroom 2


Bathroom 4


Basement Bedroom


Bathroom 5


Basement Bedroom

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

DETACHED BUILDING(S) PRESENT

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

Reference Photos & General Limitations

SEPTIC SYSTEM PRESENT

Septic systems are beyond the scope of a typical home inspection. Recommend having full septic inspection performed. RHI can perform septic dye tests. For a full septic inspection, a third party septic company would need to be contacted.

2: EXTERIOR

Information

Siding: **Siding Material**
Brick, Wood, Fiber Cement

Siding: **No Significant Defects Observed**

Siding was inspected for evident damage or improper installation at the time of inspection. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

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.

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.

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.

2.2.1 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

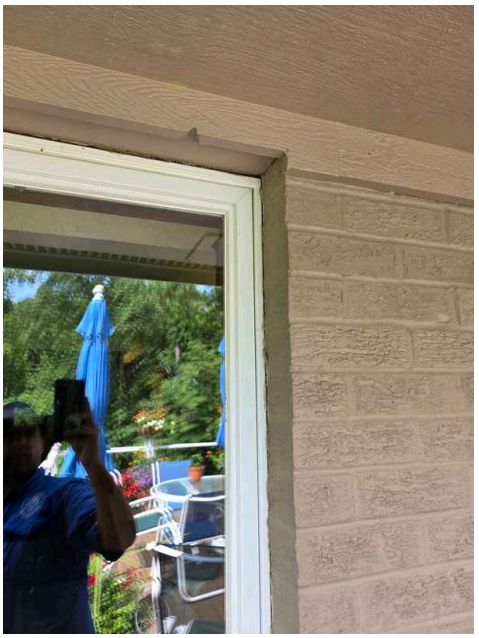
Maintenance / Recommendations

WINDOW(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.



2.4.1 Exterior Doors

Maintenance / Recommendations

DOOR(S) - MAINTENANCE NEEDED

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

Recommendation

Contact a qualified professional.

3: GROUNDS

Information

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

Porches: Porch Material
Concrete, Composite

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

Retaining Walls: Retaining Wall Material
Wall Blocks

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.

Retaining Walls: No Significant Defects Observed

Retaining wall(s) appeared to be fulfilling their intended function at the time of inspection.

Observations

3.1.1 Driveways, Walkways & Patios

Deficiencies

PATIO(S) - CRACKING

Larger cracks were noted on the patio at the time of inspection. While some cracking is typical on almost every patio, the cracking present was of a size/configuration that would indicate some portions of the patio have settled or been damaged. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified concrete contractor.

4: GARAGE

Information

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

Walls, Ceiling, & Firewalls: Ceiling Type
Drywall

Windows: Window Type(s)
Wood, Casement

Fire Door(s): Door Type
Steel

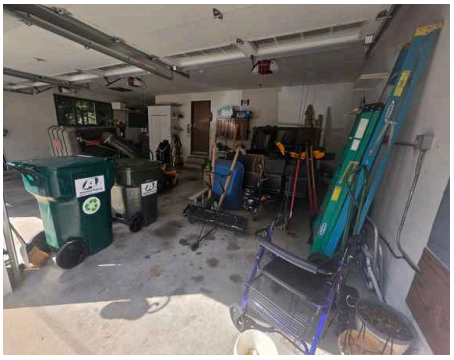
Garage Doors & Openers: Door Type
3, 9' Opening, Sectional

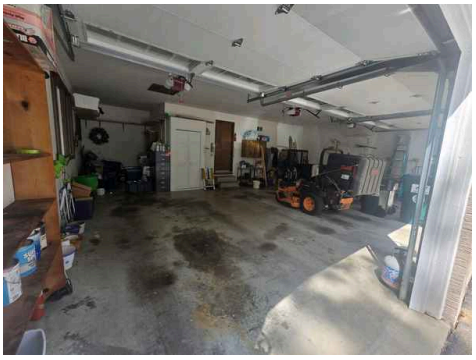
Garage Doors & Openers: Opener Type
Automatic

Slab Foundation: Slab Type
Concrete

Garage Photos

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





Walls, Ceiling, & Firewalls: Fire Barrier Information

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

Windows: No Significant Defects Observed

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

Fire Door(s): Fire Barrier Information

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

Fire Door(s): No Significant Defects Observed

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

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

Slab Foundation

MINOR VARIATIONS

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

Observations

4.1.1 Walls, Ceiling, & Firewalls

Maintenance / Recommendations

WALL(S) - MINOR DAMAGE

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

Recommendation

Contact a qualified professional.

4.1.2 Walls, Ceiling, & Firewalls

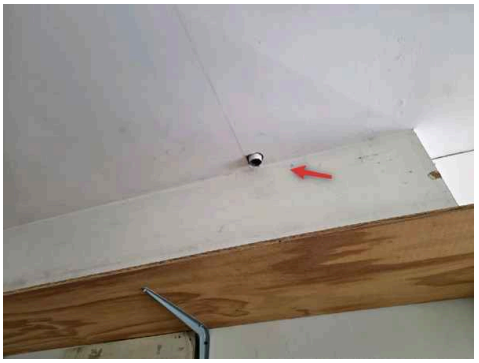
Structural / Safety Hazard

CEILING(S) - BREACH IN FIRE BARRIER

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

Recommendation

Contact a qualified professional.



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.

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.

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

Flashings & Boots

LIMITED VISIBILITY

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

Observations

5.1.1 Roof Coverings

Maintenance / Recommendations

ROOF - MOSS

Moss was noted on the roof at the time of inspection. Moss on the roof will promote accelerated decay of the roof covering. Recommend treating and cleaning with a moss killer.

Recommendation

Contact a qualified handyman.

5.1.2 Roof Coverings

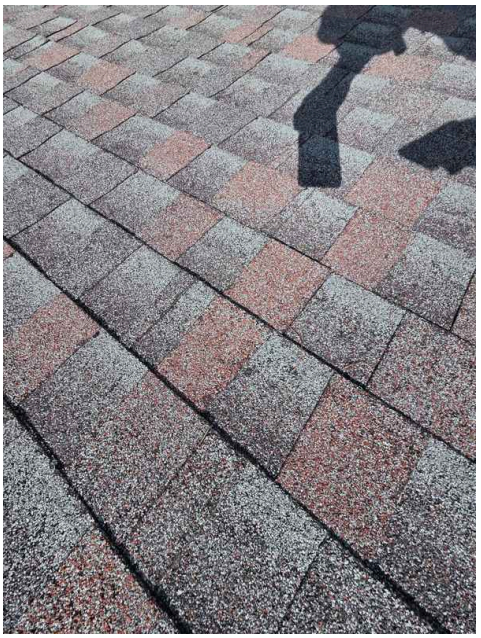
Deficiencies

SHINGLES - HAIL DAMAGE

Shingles were noted as having potential hail damage in one or more locations at the time of 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.

6: ATTIC

Information

Attic Access: Type
Ceiling Scuttle

Attic Access: Location(s)
Garage

Roof Structure: Type
Rafters, Plywood Decking

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents, Gable Vents

Insulation: Insulation Type
Loose Fill, Fiberglass

Insulation: Approx. Depth
>14"

Attic Access: General Photo(s)

Attic Access: No Significant Defects Observed

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

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.

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.

Observations

6.3.1 Ventilation

Deficiencies

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

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

Recommendation

Contact a qualified professional.

6.3.2 Ventilation

Deficiencies

ATTIC VENT(S) - RIDGE VENTS & GABLE VENTS

Ridge vents and gable vents were noted in the attic at the time of inspection. Too many exhaust vents work against each other. In situations where ridge vents and gable vents are used in combination, we see the gable vents act as the soffit vents would: drawing in the air, which moves up and out through the ridge vent. This creates a layer of stagnant air near the attic floor that allows moisture and heat to combine. This layer of air traps heat in the living space as well as trapping moisture that condenses in the cooler winter months. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.

6.4.1 Insulation

Deficiencies

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 qualified contractor.

Recommendation

Contact a qualified insulation contractor.

7: HVAC & FIREPLACES

Information

Thermostats: Location
Upstairs Hallway

Thermostats: No Significant Defects Observed
Thermostat(s) appeared to operate normally.

AC / Heat Pump Unit: Location
North

AC / Heat Pump Unit: Manufacturer
Coleman

AC / Heat Pump Unit: Manufacture Date
2017

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

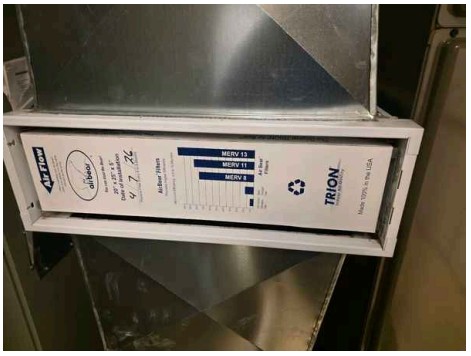
Heating Unit: Location
Basement

Heating Unit: Manufacturer
Coleman

Heating Unit: Manufacture Date
2017

Heating Unit: Energy Source
Appliance in operation
Electric Furnace, Heat Pump

Heating Unit: Filter Location
Above Unit



Heating Unit: Filter Size
20, x25, x4

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

Ductwork: Ductwork Type
Rigid

Fireplace: General Photos

Fireplace: Type
Masonry Fireplace

Fireplace 2: General Photos

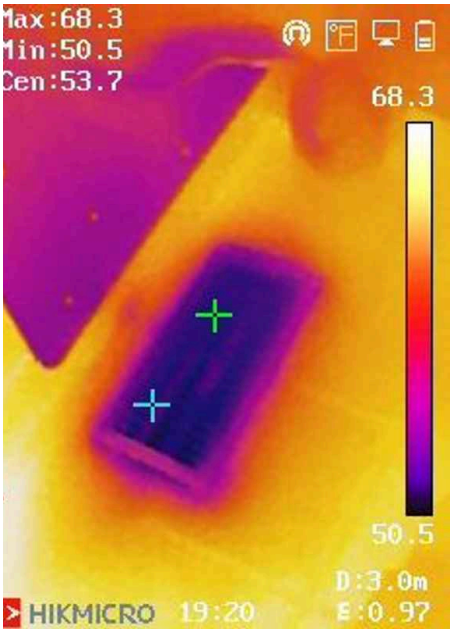
Fireplace 2: Type

Prefabricated Wood Burning Fireplace

AC / Heat Pump Unit: Cooling Information

Appliance in operation

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



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.

Fireplace: Level II Inspection

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

Fireplace: No Significant Defects Observed

Fireplace(s) were inspected by a visual examination of the firebox, hearth extension, mantle, gas log set (if present), and by operating the flue damper (if applicable). No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Fireplace 2: Level II Inspection

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

Fireplace 2: No Significant Defects Observed

Fireplace(s) were inspected by a visual examination of the firebox, hearth extension, mantle, gas log set (if present), and by operating the flue damper (if applicable). No significant deficiencies were observed at visual portions unless otherwise noted in this report.

8: HVAC & FIREPLACES 2

Information

Thermostats: Location
Basement

Thermostats: No Significant Defects Observed
Thermostat(s) appeared to operate normally.

AC / Heat Pump Unit: Location
North

AC / Heat Pump Unit: Manufacturer
American Standard

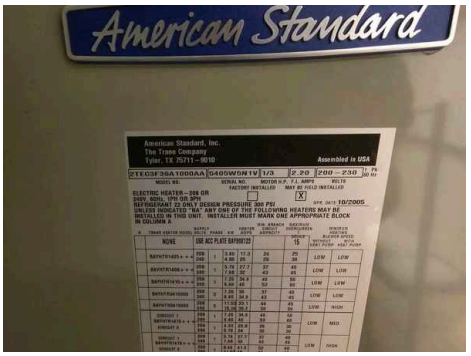
AC / Heat Pump Unit: Manufacture Date
2005

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

Heating Unit: Location
Basement

Heating Unit: Manufacturer
American Standard

Heating Unit: Manufacture Date
2005



Heating Unit: Energy Source
Appliance in operation
Electric Furnace, Heat Pump

Heating Unit: Filter Location
Below Unit

Heating Unit: Filter Size
20, x20, x1

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

Ductwork: Ductwork Type
Rigid

Fireplace: General Photos

Fireplace: Type
Prefabricated Wood Burning Fireplace

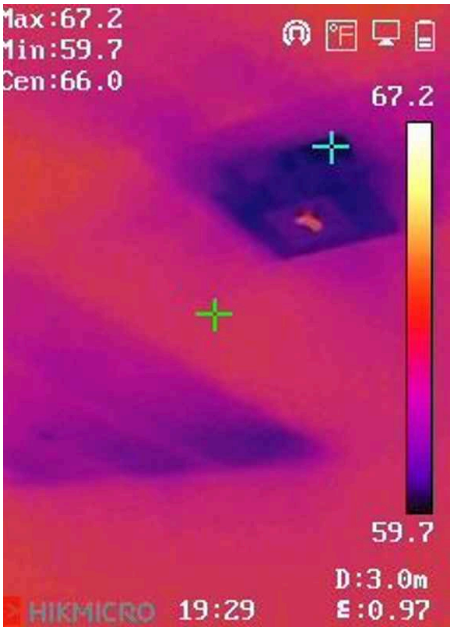
AC / Heat Pump Unit: AC Unit Near or Past Typical Life Expectancy

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: 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.

Fireplace: Level II Inspection

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

Fireplace: No Significant Defects Observed

Fireplace(s) were inspected by a visual examination of the firebox, hearth extension, mantle, gas log set (if present), and by operating the flue damper (if applicable). No significant deficiencies were observed at visual portions unless otherwise noted in this report.

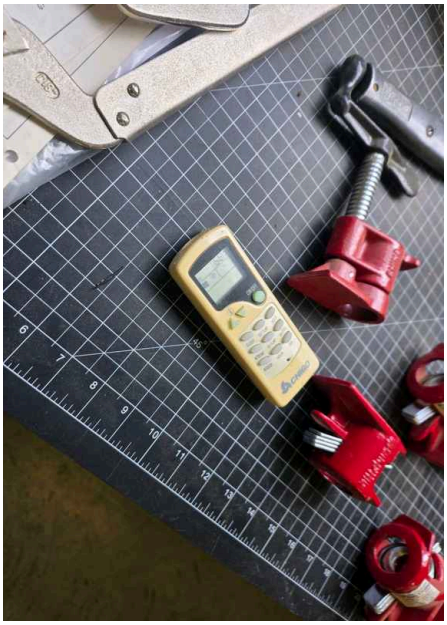
Fireplace: Fireplace Blower Operational.

A blower is in place and operational. The blower helps distribute heat from the fireplace out into the living space.

9: HVAC & FIREPLACES 3

Information

Thermostats: Location
Detached Building



Thermostats: No Significant Defects Observed

Thermostat(s) appeared to operate normally.

Mini-Split System: Manufacturer
Chigo

Mini-Split System: Manufacture Date
2009

Mini-Split System: HVAC & Water Heater Database

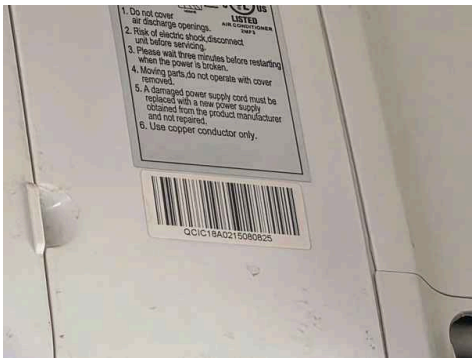
HVAC/Water Heater

Mini-Split System: Exterior Unit Photos

Mini-Split System: Location(s) Photo(s)

Appliance in operation

Detached Building



Mini-Split System: No Significant Defects Observed

The mini-split system was was inspected visually and tested by ensuring it responded to normal operating controls. The unit appeared to responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

10: ELECTRICAL

Information

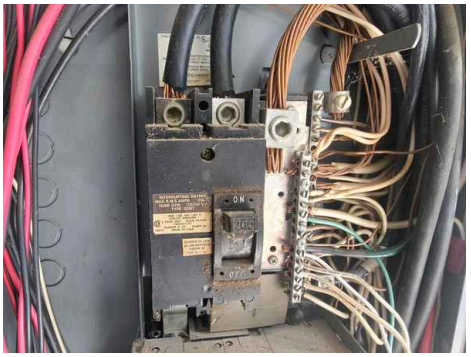
Electrical Service : Service Voltage
240V

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

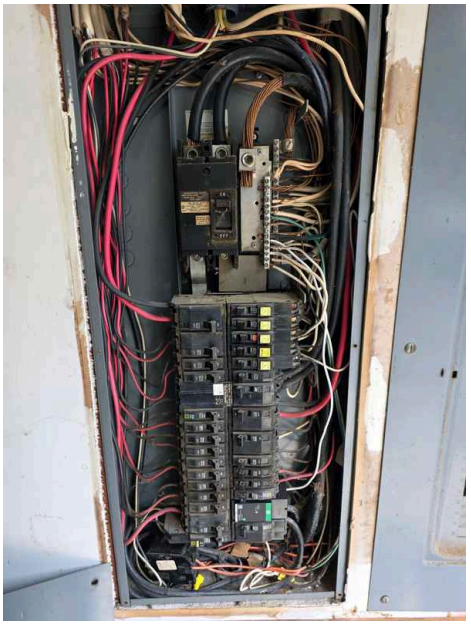
Main Distribution Panel(s): Main Panel Location
Garage

Main Distribution Panel(s): Panel Type
Circuit Breaker

Main Distribution Panel(s): Panel Capacity
200 AMP



Main Distribution Panel(s): Manufacturer
Square D



Main Distribution Panel(s): Service Conductors
Copper

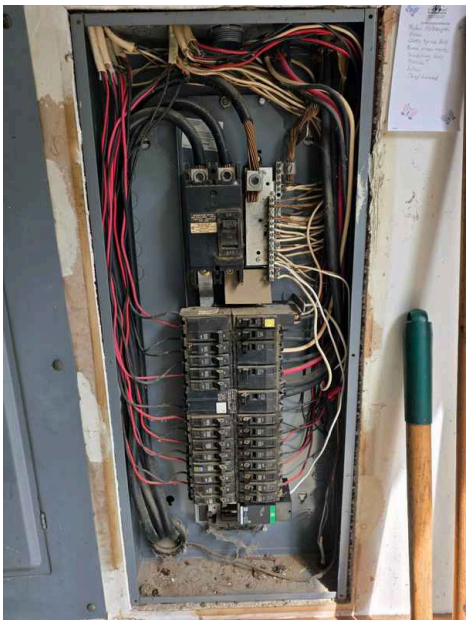
Main Distribution Panel(s) 2: Main Panel Location
Garage

Main Distribution Panel(s) 2: Panel Type
Circuit Breaker

Main Distribution Panel(s) 2: Panel Capacity
200 AMP

Main Distribution Panel(s) 2: Manufacturer
Square D

Main Distribution Panel(s) 2: Service Conductors
Copper



Sub-Panel(s): Sub-Panel Location
Detached Building

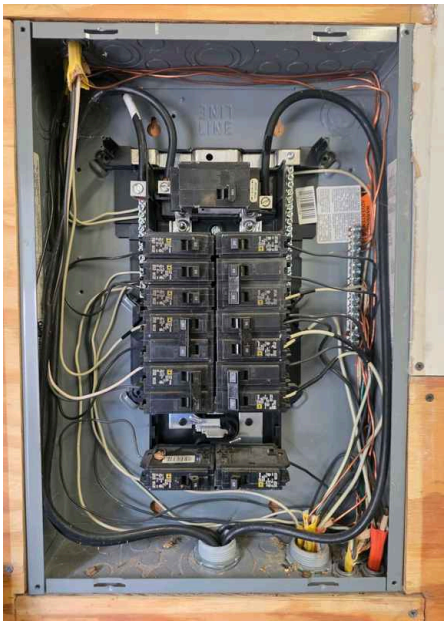
Sub-Panel(s): Panel Type
Circuit Breaker

Sub-Panel(s): Panel Capacity
100 AMP

Sub-Panel(s): Manufacturer
Square D

Sub-Panel(s): Service Conductors
Copper

Branch Wiring: Wiring Method
Copper non-metalic sheathed cable



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

1

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) 2: 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.

Sub-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.

Sub-Panel(s): No Significant Defects Observed

The sub-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

Main Panel(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.

Light Fixtures, Switches & Fans: No Significant Defects Observed

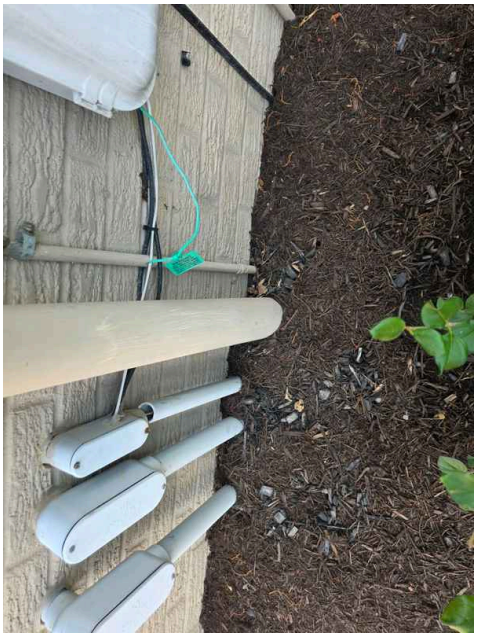
Switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report. Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection,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

Limitations

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).

Observations

10.3.1 Main Distribution Panel(s) Maintenance / Recommendations

PANEL - MISSING / INCOMPLETE / IMPROPER LABELING

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

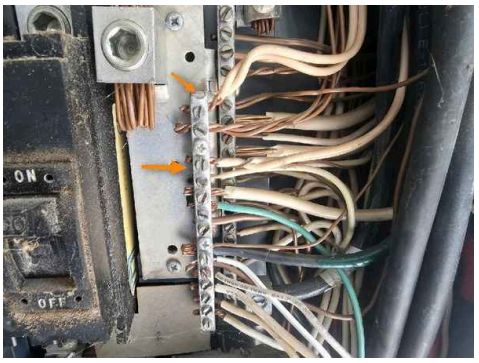
Recommendation

Contact a qualified electrical contractor.

10.3.2 Main Distribution Panel(s)

Deficiencies

PANEL - DOUBLE-TAPPED NEUTRAL(S)



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

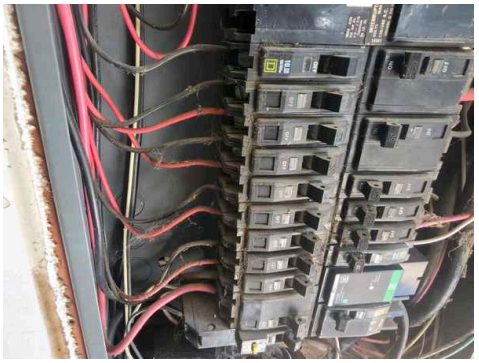
Recommendation

Contact a qualified electrical contractor.

10.3.3 Main Distribution Panel(s)

Structural / Safety Hazard

CIRCUIT(S) - MULTIPLE CIRCUITS SHARING A SINGLE NEUTRAL



Multiwire branch circuits were noted as sharing a single neutral wire at the time of inspection. This configuration is incorrect and should be corrected properly by an electrician. Hand ties should be added between breakers using a single neutral, or a double pole breaker be installed, so that both circuits turn off when needed. Recommend further evaluation & correction by a qualified contractor. Defect Explained

Recommendation

Contact a qualified electrical contractor.

10.3.4 Main Distribution Panel(s)

Deficiencies

BREAKER(S) - TRIPPED / OFF

One or more tripped breakers were noted in the panel at the time of inspection. The inspector will not reset an off or tripped breaker because we cannot determine why the breaker tripped or was turned off and resetting it could become a fire hazard. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

10.4.1 Main Distribution Panel(s) 2

Maintenance / Recommendations

PANEL - MISSING / INCOMPLETE / IMPROPER LABELING

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

Recommendation

Contact a qualified electrical contractor.

10.4.2 Main Distribution Panel(s) 2

Deficiencies

PANEL - DOUBLE-TAPPED NEUTRAL(S)

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

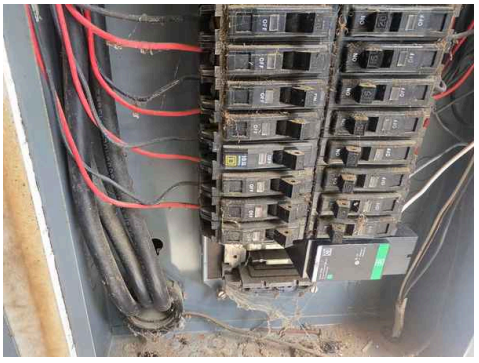
Recommendation

Contact a qualified electrical contractor.

10.4.3 Main Distribution Panel(s) 2

Structural / Safety Hazard

CIRCUIT(S) - MULTIPLE CIRCUITS SHARING A SINGLE NEUTRAL



Multiwire branch circuits were noted as sharing a single neutral wire at the time of inspection. This configuration is incorrect and should be corrected properly by an electrician. Hand ties should be added between breakers using a single neutral, or a double pole breaker be installed, so that both circuits turn off when needed. Recommend further evaluation & correction by a qualified contractor. Defect Explained

Recommendation

Contact a qualified electrical contractor.

10.6.1 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.

10.6.2 Branch Wiring

Deficiencies

WIRING - IMPROPER EXTENSION CORD

Improper use of an extension cord was noted at the time of inspection. Extension cords should not be used to supply permanent power to an appliance / fixture or be routed through walls, floors or partitions. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

10.7.1 Outlets

Structural / Safety Hazard

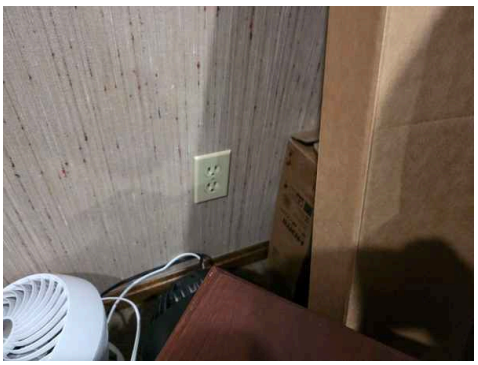
OUTLET(S) - DAMAGED / WORN / OBSTRUCTED

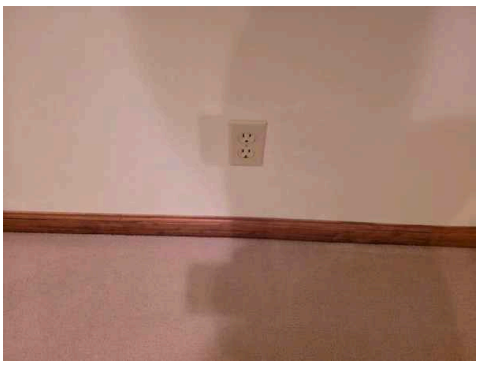
MULTIPLE LOCATIONS

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

Recommendation

Contact a qualified electrical contractor.





10.7.2 Outlets

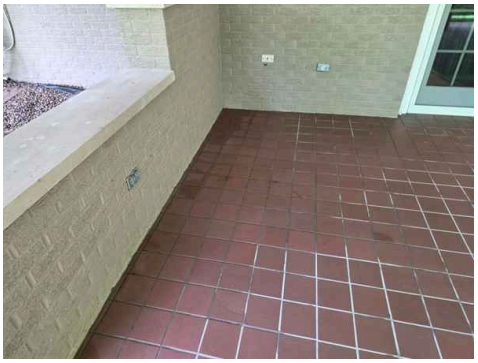
Structural / Safety Hazard

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.



Kitchen 2

Kitchen 1

10.8.1 Light Fixtures, Switches & Fans

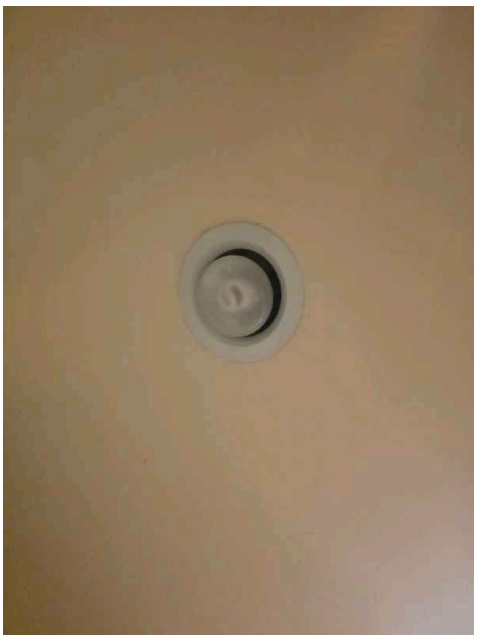
Deficiencies

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.



11: PLUMBING

Information

Service: Location of Shut Off Valve
Basement

Service: Service Line Material
Copper

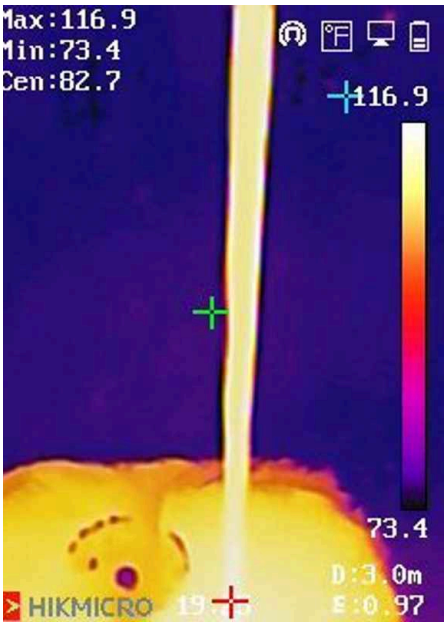
Water Heater: Location
Basement

Water Heater: Manufacturer
State

Water Heater: Manufacture Date
2005

Water Heater: Capacity
50 Gallon

Water Heater: Power Source
Appliance in operation
Electric

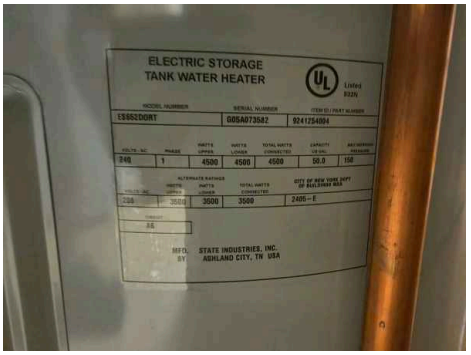


Water Heater: HVAC & Water Heater Database
Water Heater Database A-Z

Water Heater 2: Location
Basement

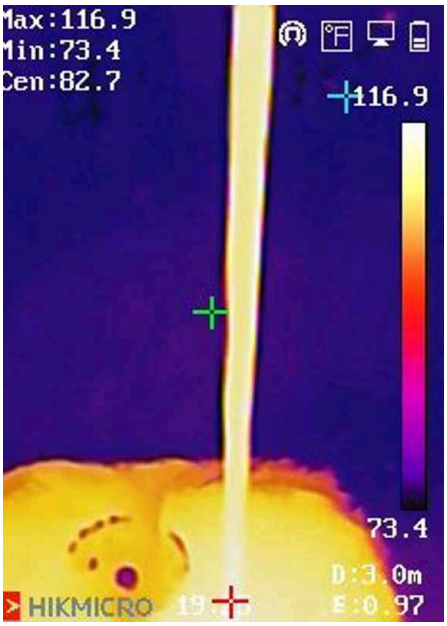
Water Heater 2: Manufacturer
State

Water Heater 2: Manufacture Date
2005



Water Heater 2: Capacity
50 Gallon

Water Heater 2: Power Source
Appliance in operation
Electric



Water Heater 2: HVAC & Water Heater Database
Water Heater Database A-Z

Supply Lines: Material
Copper

Drain, Waste, & Vent Systems: Material
ABS

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: 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.

Water Heater 2: 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.

Drain, Waste, & Vent Systems: Sewer Scope Recommended

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

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

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

12: INTERIOR

Information

Ceilings: Ceiling Type
Drywall

Walls: Wall Type
Drywall, Paneling

Windows: Window Type(s)
Vinyl, Casement, Fixed

Doors: Door Types
Hollow Core, Hinged

Floors: Type
Carpet, Tile, Hardwood Plank

Stairs, Ramps, & Railings: Stair Types
Interior

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.

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.

Limitations

Stairs, Ramps, & Railings

CARPET

Step(s) and/or stoop(s) were covered with carpet. This limits inspection of these items.

Observations

12.5.1 Floors

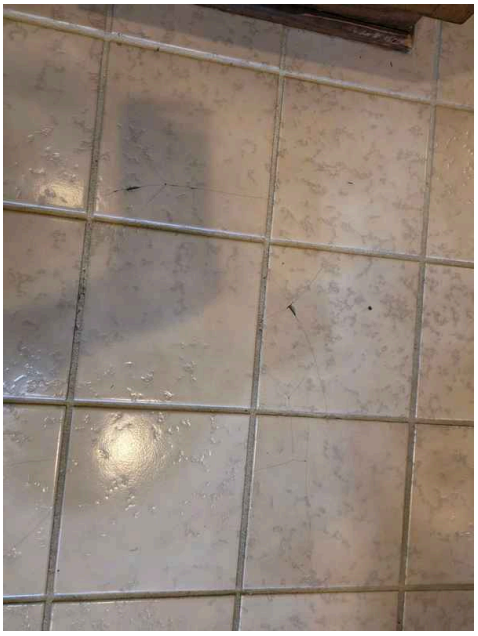
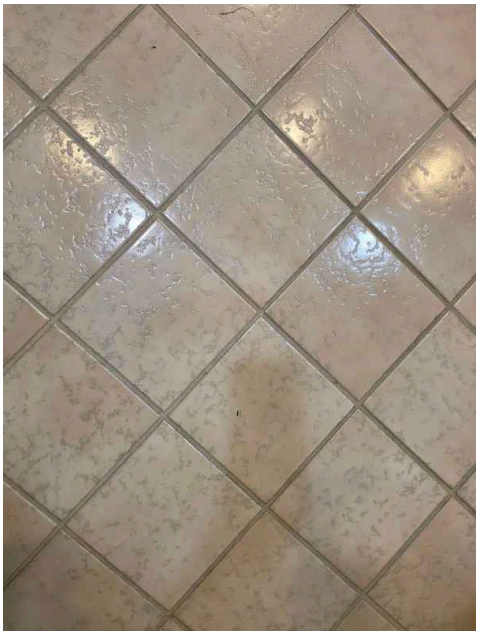
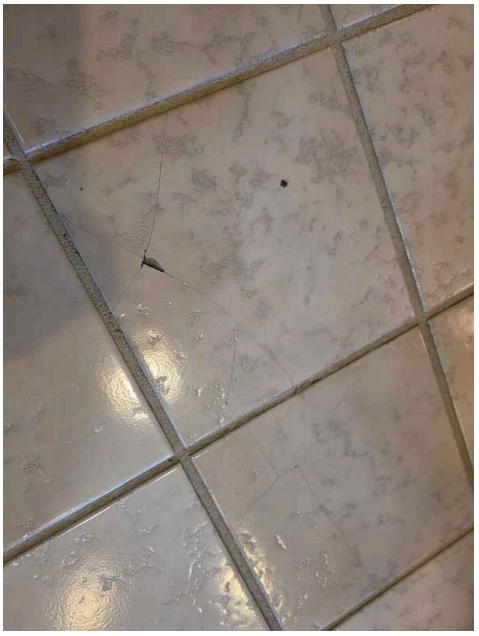
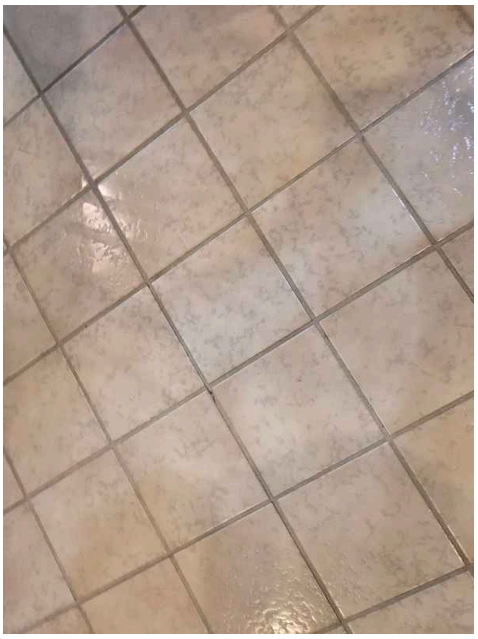
Maintenance / Recommendations

TILE - CRACKED

Hairline cracks were viewed on floor tiles at the time of inspection. This condition typically occurs when tile is laid on insufficient subflooring. Recommend monitoring for any further damage.

Recommendation

Recommend monitoring.

13: 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, Shower, Whirlpool/Air Tub

Mirrors: No Significant Defects Observed

Mirrors were inspected for damage, proper attachment, etc. No notable defects wer found at the time of inspection unless otherwise noted in the report.

Cabinets & Counters: No Significant Defects Observed

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

Sinks: No Significant Defects Observed

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

Showers / Tubs: No Significant Defects Observed

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

Bath Fans: No Significant Defects Observed

All bath fans were tested and were operable at the time of the inspection. Some ventilation defects, if any may be found in the attic portion of the report.

14: KITCHEN

Information

Cabinets & Counters: Counter Type
Solid-Surface

Sinks: Sink Features
Spray Wand, Garbage Disposal

Dishwasher: General Photo(s)
Appliance

Built-in Microwave: General Photo(s)
Appliance

Built-in Microwave: Exhaust Hood Type
None

Cooking Appliances & Ventilation: General Photo(s)
Appliance

Cooking Appliances & Ventilation: Appliance Energy Source
Electric, Cooktop

Cooking Appliances & Ventilation 2: General Photo(s)
Appliance

Cooking Appliances & Ventilation 2: Appliance Energy Source
Electric, Oven

Refrigerator: General Photo(s)

Appliance

Refrigerator: Fridge Components

Icemaker, Ice Dispenser, Water Dispenser

Trash Compactor: General Photo(s)

Cabinets & Counters: Older Cabinets Noted

Older cabinetry noted at the time of inspection. Unless properly maintained older cabinets, drawers, etc. Tend to be difficult to operate or use.

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.

Cooking Appliances & Ventilation: Exhaust Hood Type

Exterior-Vented

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.

Cooking Appliances & Ventilation 2: Exhaust Hood Type

None

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 2: 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: 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.

Trash Compactor: No Significant Defects Observed

The Trash Compactor 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

Trash Compactor

LIMITED TESTING

Inspector does not place belongings inside the compactor. The inspector also does not verify the crushing capabilities of the compactor. A visual and audible confirmation are conducted.

15: LAUNDRY

Information

Cabinets & Counters: Counter Type
Formica-Laminate

Sinks: Sink Features
Spray Wand

Dryer Connections: Hook-Up Type
Electric

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.

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: 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.

16: FOUNDATION

Information

Foundation: Type of Foundation
Basement

Foundation: Drainage Type
None

Subfloor: Material
Dimensional Lumber, Plank Subflooring

Walls, Beams, & Columns: Wall Material
Cinder Blocks

Walls, Beams, & Columns: Columns and Beams
Steel Beams, Steel Posts

Subfloor: No Significant Defects Observed

Floor framing was inspected for damage and structural defects. Visible portions of the floor framing appeared adequate at the time of inspection.

Walls, Beams, & Columns: No Significant Defects Observed

Walls, beams, and columns were inspected for visible deficiencies, damage, or other noticable defects. No defects found at the time of inspection.

Evidence of Leaks: No Leaks Observed

Accessible/visible portions of the foundation 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

Walls, Beams, & Columns

FOUNDATION WALLS COVERED

Some of the foundation walls were covered by insulation, shelving, or other obstructions. This limits our viewing and we are unable to comment on foundation walls that are not exposed.

Walls, Beams, & Columns

WALLS PAINTED

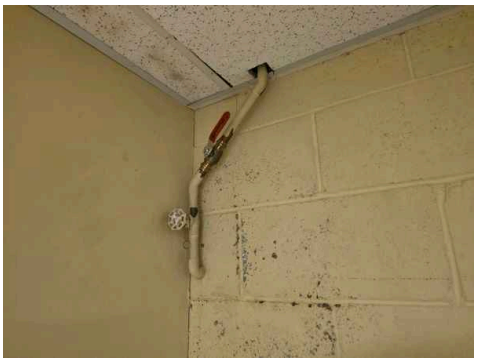
It appeared that some of the foundation walls had been painted / sealed. This can limit the inspector from seeing evidence of previous moisture problems and smaller cracks.

Observations

16.3.1 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

17: ENVIRONMENTAL

Information

Pest Activity: Pest Information

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

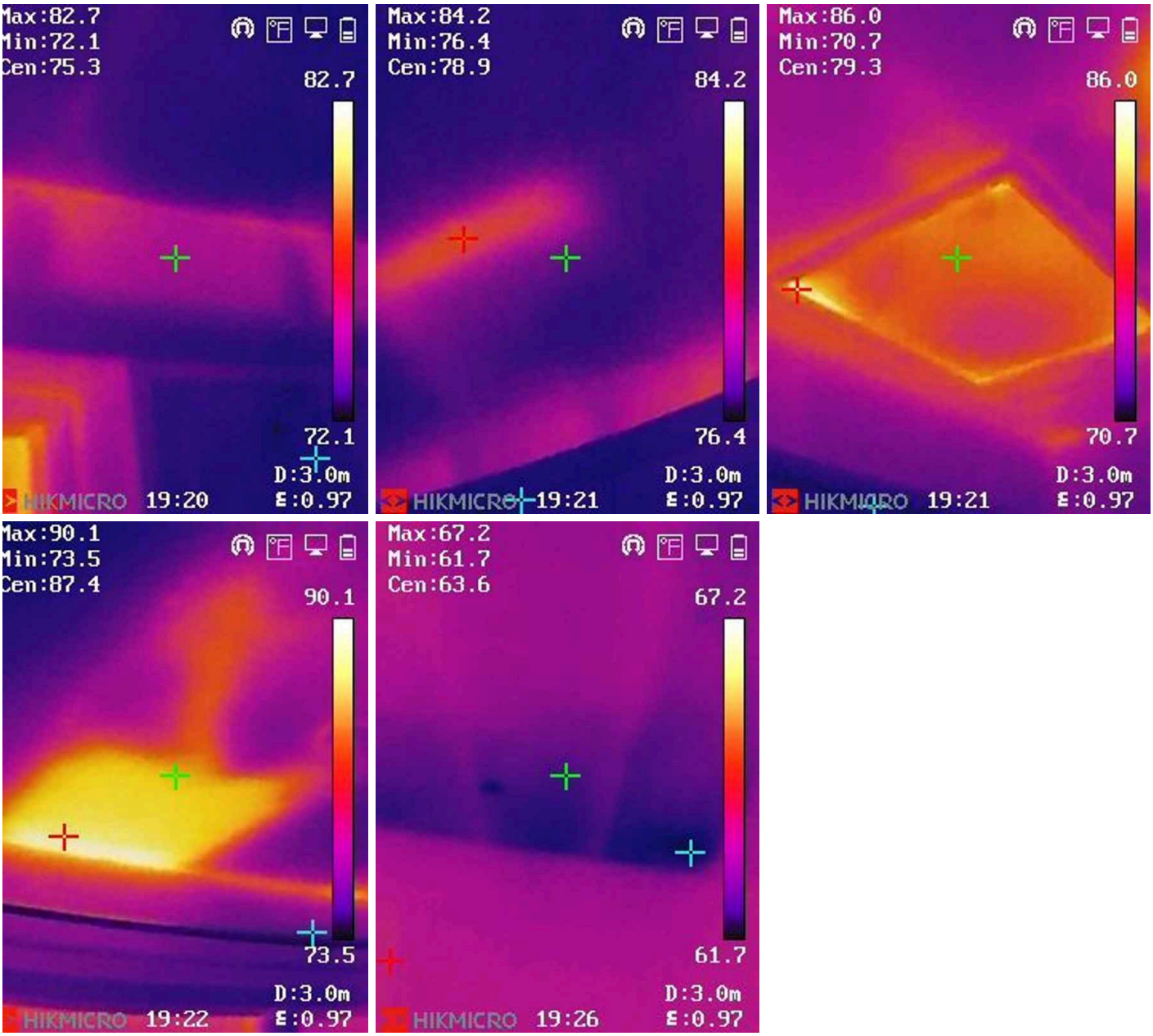
More Info at https://yourrhi.com/termite-inspections/

Animal Activity: No Significant Defects Observed

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

Thermal Scan

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



Fungal Growth: Mold Testing Not Conducted

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

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

Radon: Radon Test Recommended

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

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

Observations

17.3.1 Fungal Growth

Deficiencies

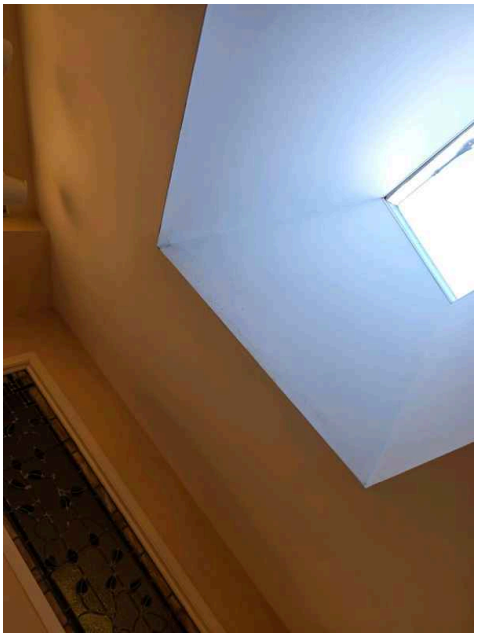
SUSPECTED FUNGAL GROWTH - NOT TESTED

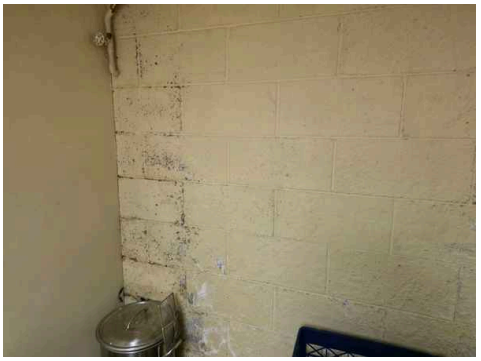
Suspected fungal growth was noted at the time of the inspection. Some types of mold can have negative health effects but proper remediation of any mold may eliminate negative side effects. Recommend further evaluation & correction by a qualified contractor. RHI can take a mold sample to have lab analysis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

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

Recommendation

Contact a qualified mold remediation contractor





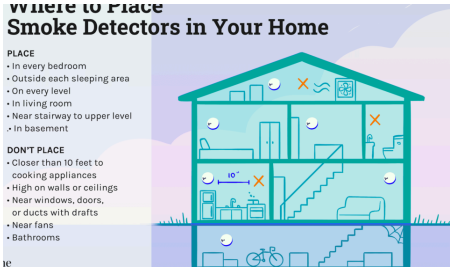
18: FIRE SAFETY

Information

Smoke Alarms: Locations

Hallways, Bedrooms

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



Smoke Alarms: Smoke Alarm Maintenance

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

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.

19: DETACHED BUILDING

Information

Type of Building
Shop

GFCI Reset Location
West

Siding: Siding Material
Fiber Cement

Roof Structure: Type
Engineered Trusses, OSB Decking

Walls, Ceiling, & Firewalls: Wall Type
Paneling

Walls, Ceiling, & Firewalls: Ceiling Type
Drywall

Windows (Interior): Window Type(s)
Vinyl, Sliders

Garage Doors & Openers: Door Type
2, 9' Opening, Sectional

Garage Doors & Openers: Opener Type
Automatic

Foundation: Type of Foundation
Basement

Foundation: Drainage Type
None

Foundation: Insulation Covering
None

Walls, Beams, & Columns: Wall Material
Concrete

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

Slab Foundation: Slab Type
Concrete

Elevation Photos

Photos of around the structure at the time of 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. Following that will be the attached garage, if any.


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.

Siding: No Significant Defects Observed

Siding was inspected for evident damage or improper installation at the time of inspection. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

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 (Exterior): 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.

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.

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.

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.

Windows (Interior): 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.

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.

Walls, Beams, & Columns: No Significant Defects Observed

Walls, beams, and columns were inspected for visible deficiencies, damage, or other noticable defects. No defects found at the time of inspection.

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: Inclement Weather

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

Limitations

Slab Foundation

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.

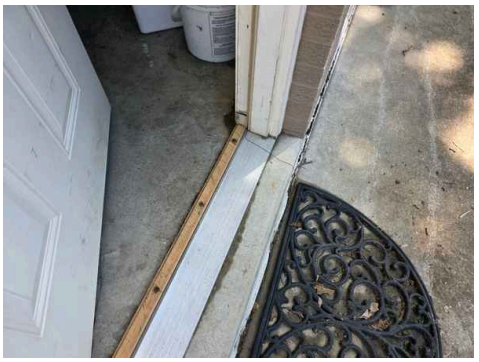
Observations

19.15.1 Evidence of Leaks

Deficiencies

LEAKS - ACTIVE

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.

20: 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: All Exterior Doors Locked - Yes

Checklist: Ladder, Tools and Personal Belongings - 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.

HVAC & Fireplaces 2
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.

HVAC & Fireplaces 3
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.

TERMINIX

Annual Contract since owning home 2006

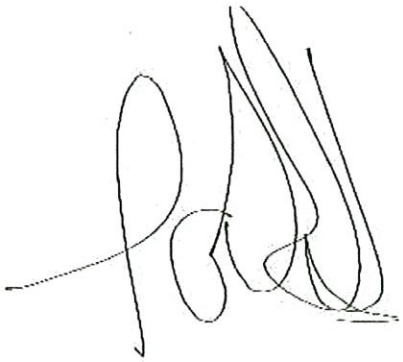
4549 TMX EVANSVILLE IN PEST, 2301 S Green River Rd.,
PO BOX 740608,
Evansville, IN, 47715
800-837-6464

Summary of Service

Client:
136303109
Patrick Johns
11051 Kahre Ct
Evansville IN 47710
(812) -45-9-4135

Location:
136303109
Patrick Johns
11051 Kahre Ct
Evansville IN, 47710

Time In: 09-19-2025 15:08:15
Time Out: 09-19-2025 15:30:29



09-19-2025 15:30:19

Patrick Johns

09-19-2025 15:30:23

With thanks, Olivia Eli

In case of poisoning call Poison Control Center @1-800-222-1222

License/Certifications:

Service Technician: Olivia Eli

Technician Licences

Licence Type	Licence Number
INDIANA REGISTERED TECHNICIAN	RT261536

Supervisor Name: Greg Maynard

Supervisor Licences

Licence Type	Licence Number
IN INDUSTRIAL,INSTITUTIONAL & HEALTH RELATED PESTS	F249391
INDIANA TERMITE APPLICATIONS	F249391

Trusted Advisor
Key Notes and Observations:
The following notes and photos do not represent a complete inspection of your home. These observations highlight potential concerns. One of our licensed inspectors can provide a full inspection and provide recommendations to protect your home.

Service	Current Status	Technician Notes	Photos
 Termite	Concerning conditions	wood to soil contact	

No visible evidence | N/A | N/A

General Pest

No visible evidence | N/A | N/A

Mosquito

No visible evidence | N/A | N/A

Insulation

No visible evidence | N/A | N/A

Moisture Control

No visible evidence | N/A | N/A

Rodent & Wildlife

Status Key Attention Needed | Concerning Conditions | No Visible Evidence | N/A

Order # / Invoice	Status	Service Date	Service Description	Visit Type
83532690	Completed	09-19-2025	LIQUID D/R SUB TERMITE PREVENTATIVE - MAINTENANCE	SERVICE MAINTENANCE

Recommendations

Area/Device	Recommendation	Severity	Status	Date

Device Summary

Type	With Activity	Without Activity	Unserviceable	Total Inspected

General Comments:

NO VISIBLE EVIDENCE OF AN ACTIVE SUBTERRANEAN TERMITE CONDITION WAS OBSERVED IN THE STRUCTURE