



MINUTEMAN HOME INSPECTIONS LLC

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RESIDENTIAL INSPECTION

1234 Main Street
Berea, KY 40403

Buyer Name

06/22/2026 9:00AM



Inspector

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Agent

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INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT

INTRODUCTION: The following numbered and attached pages are your home inspection report. This report is ***designed to reduce your risk in purchasing a home, but it cannot eliminate all risk***. We cannot guarantee nor warrant. There may be hidden damage or a component that will fail at any time in the future.

SCOPE OF THE INSPECTION: Minuteman Home Inspections strives to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards of Practice. When systems or components designated in the InterNACHI Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within the "Limitations" tab of this report. This report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. No warranty, guarantee, or insurance by Minuteman Home Inspections LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

USE OF PHOTOS: *Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.*

DEFINITIONS OF CATEGORIES: *This report divides deficiencies into three categories; **Minor/Maintenance** Items (colored in blue), **Moderate Defects** (in orange), and **Significant Defects** (in red).*

MINOR/MAINTENANCE ITEMS: *Include components that were found to be in need of recurring or basic general maintenance to protect either a the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.*

MODERATE DEFECTS: *A moderate defect in a property inspection typically refers to issues that may affect the property but are not severe or urgent. Examples could include general damage, or plumbing defects such as a loose toilet or corroded copper that is not yet leaking.*

Its important to address these concerns, but they may not require immediate attention, or pose a significant risk to the property. Left unattended, these could turn into significant defects.

SIGNIFICANT DEFECTS: *A significant defect in a property inspection refers to a more serious issue that can have substantial impact on the property's value, safety, or habitability. Examples include structural problems, major electrical issues, or extensive foundation issues. These defects often require prompt attention and can involve more substantial repair costs compared to moderate defects.*

- **BOLD**, narrative text identifies the defect.
- *Italicized*, narrative text identifies the implication(s) if the defect is not addressed and/or repaired.
- Underlined, narrative text identifies the recommendations of the inspector. **Note:** A recommendation from the inspector is based on professional opinion, not as the authority. Consult local building code authorities (not the contractor) to determine if a permit is required for recommended repairs.

KENTUCKY HOME INSPECTOR COMPLIANCE STATEMENT: I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI) Member #17071237. I will conduct a home inspection of the previously mentioned property in accordance with the InterNACHI [Code of Ethics](#), Standards of Practice and the signed Home Inspection Agreement. Terry R. Roark, Certified Professional Inspector® for Minuteman Home Inspections, LLC. Kentucky License No. 174768.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. *It is not intended to imply that items documented in any one category are not in need of correction. Minor and moderate defects left unrepaired can soon become significant defects. There may also be defects that you feel belong in a different category. Feel free to consider the importance you believe they hold and act accordingly.*

Please review the report in its entirety. *It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.*

This report has been produced in accordance with the AGREEMENT and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you're reading this report but did not hire us, Minuteman Home Inspections LLC, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, recent events may have created new issues and items may have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly at (859) 302-0493 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank You!



MINOR/MAINTENANCE



MODERATE DEFECT



SIGNIFICANT DEFECT

- ⊖ 2.2.1 Roof - Roof Flashing & Penetrations: Drip Edge Flashing - Missing/Loose
- ⊖ 2.3.1 Roof - Chimney: Chimney - Dismantled
- ⊖ 3.1.1 Exterior & Drainage - Grounds: Grading - Negative/Flat
- ⊖ 3.2.1 Exterior & Drainage - Porches, Patios, Decks, Walkways & Driveway: Deck - Weathered
- ⊖ 3.2.2 Exterior & Drainage - Porches, Patios, Decks, Walkways & Driveway: Deck - Joist Hangers
- ⊖ 3.2.3 Exterior & Drainage - Porches, Patios, Decks, Walkways & Driveway: Deck - Railing Loose/Missing
- ⊖ 3.2.4 Exterior & Drainage - Porches, Patios, Decks, Walkways & Driveway: Step(s) - Uneven
- ⊖ 3.2.5 Exterior & Drainage - Porches, Patios, Decks, Walkways & Driveway: Wood - Contact With Soil
- ⊖ 3.3.1 Exterior & Drainage - Siding, Flashing & Trim: Vinyl Siding - Defect(s)
- ⊖ 3.3.2 Exterior & Drainage - Siding, Flashing & Trim: Siding - Clearance From Ground
- ⊖ 3.4.1 Exterior & Drainage - Eaves, Soffits & Fascia: Soffit - Defects
- ⊖ 3.5.1 Exterior & Drainage - Gutters & Drainage: Downspout(s) - Defects
- ⊖ 3.5.2 Exterior & Drainage - Gutters & Drainage: Downspouts - Drain Near Structure
- ⊖ 3.5.3 Exterior & Drainage - Gutters & Drainage: Gutter - Screen Defect
- 🔧 4.2.1 Garage & Detached Structures - Ceiling, Floor, Walls & Occupant Door: Floor - Typical Cracking/Settlement/Spalling
- ⚠️ 4.2.2 Garage & Detached Structures - Ceiling, Floor, Walls & Occupant Door: Garage - Moisture Intrusion
- ⊖ 5.1.1 Interior - Cabinets, Countertops, & Vanities: Countertop - Damage/Loose
- ⊖ 5.1.2 Interior - Cabinets, Countertops, & Vanities: Drawer - Loose/Missing/Damaged
- ⚠️ 5.2.1 Interior - Ceiling, Floors, & Walls: Elevated Moisture
- 🔧 5.2.2 Interior - Ceiling, Floors, & Walls: Floor(s) - Uneven
- ⊖ 5.3.1 Interior - Doors: Door(s) - Adjustment Needed
- ⊖ 5.3.2 Interior - Doors: Door(s) - Damage - Exterior
- ⊖ 5.3.3 Interior - Doors: Door(s) - Damage - Interior
- 🔧 5.3.4 Interior - Doors: Screen/Storm Door - Closer
- 🔧 5.3.5 Interior - Doors: Screen Door - Defect(s)
- ⊖ 5.5.1 Interior - Windows: Window - Sash Falling
- 🔧 5.5.2 Interior - Windows: Window - Screens Missing/Damaged
- ⊖ 5.5.3 Interior - Windows: Window - Damage
- ⊖ 5.5.4 Interior - Windows: Window(s) - Fail To Open

- ⊖ 6.1.1 Appliances & Utility Room - Range, Oven, & Cooktops: Range/Oven - No Anti-Tip Bracket
- ⊖ 6.2.1 Appliances & Utility Room - Dishwasher: Dishwasher - Inoperable
- 🔧 6.5.1 Appliances & Utility Room - Utility Room: Dryer Vent - Damaged
- ⊖ 7.2.1 Fireplace - Firebox, Hearth, Lintel, & Cleanout : Firebox - Cracked/Damaged/Deteriorated
- 🔧 8.1.1 Plumbing - Water Heater & Sump Pump: Hot Water Below 120
- ⚠️ 8.1.2 Plumbing - Water Heater & Sump Pump: TPR Valve - Piping
- ⊖ 8.1.3 Plumbing - Water Heater & Sump Pump: Water Heater - Wiring
- ⚠️ 8.2.1 Plumbing - Water Supply, Distribution & Drains: Plumbing - Active leak(s)
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- 🔧 8.3.1 Plumbing - Bathtubs & Showers: Mixing Valve - Reversed
- ⊖ 8.3.2 Plumbing - Bathtubs & Showers: Tub/Shower - Inoperable
- ⊖ 8.4.1 Plumbing - Faucets, Sinks, & Toilets: Toilet - Loose
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- ⚠️ 9.2.1 Structure - Exterior Foundation: Foundation - Movement
- ⊖ 9.3.1 Structure - Basement, Slab, & Crawlspace: Crawlspace - Insulation Defect(s)
- ⊖ 9.3.2 Structure - Basement, Slab, & Crawlspace: Crawlspace - Vapor Barrier Missing
- ⊖ 10.3.1 HVAC - Cooling Equipment: Old Cooling System
- 🔧 10.3.2 HVAC - Cooling Equipment: A/C Unit - Insulation Defect(s)
- ⊖ 10.3.3 HVAC - Cooling Equipment: Condensate Line - Damaged
- ⊖ 11.1.1 Electrical - Service Entrance, Wiring & Panels: Conduit - Defect(s)
- ⊖ 11.1.2 Electrical - Service Entrance, Wiring & Panels: Panel - Knockout Plate Missing
- ⊖ 11.1.3 Electrical - Service Entrance, Wiring & Panels: Panel - Six Throw Rule
- ⚠️ 11.1.4 Electrical - Service Entrance, Wiring & Panels: Subpanel - Grounds/Neutrals
- 🔧 11.2.1 Electrical - Lighting Fixtures, Switches & Receptacles: Carbon Monoxide & Smoke Alarms
- ⚠️ 11.2.2 Electrical - Lighting Fixtures, Switches & Receptacles: GFCI Protection - Recommended - Within 6' Water Source
- ⚠️ 11.2.3 Electrical - Lighting Fixtures, Switches & Receptacles: GFCI Protection - Recommended Exterior/Garage
- ⚠️ 11.2.4 Electrical - Lighting Fixtures, Switches & Receptacles: Wiring - Exposed
- ⊖ 11.2.5 Electrical - Lighting Fixtures, Switches & Receptacles: Outlets - Open Ground
- ⚠️ 11.2.6 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet(s) - Reversed Polarity

1: INSPECTION DETAILS

Information

In Attendance Client	Occupancy, Style, & Services Vacant	Temperature (approximate) 52 Fahrenheit (F)
Weather Conditions Clear, Recent Rain		

Limitations

General

LIMITATION OF HOME INSPECTION SERVICES

Please note that our home inspection services are a non-invasive, visual evaluation of accessible systems and components of the property. The inspection is intended to identify potential issues in primary systems of the home. However, certain systems and components fall outside the scope of our inspection. These include, but are not limited to:

Dehumidifiers: Dehumidifiers are considered specialty appliances. Inspection of portable or built-in dehumidifiers is not included in our standard inspection services.

Irrigation Systems: Irrigation or sprinkler systems, including automatic or manual lawn watering systems, are not evaluated during the inspection. This includes the inspection of timers, water supply lines, sprinkler heads, or control systems.

Water Softeners and Filtration Systems: Water softening systems, water filtration systems, or any other water treatment devices are outside the scope of a standard inspection.

Swimming Pools, Spas, and Hot Tubs: Inspection of pools, spas, hot tubs, and associated mechanical systems such as pumps, heaters, and filters is not included unless otherwise agreed upon prior to the inspection.

Outdoor Kitchens or Appliances: Outdoor cooking appliances, kitchens, or bar areas (including gas grills, refrigerators, sinks, or plumbing) are not inspected.

Low-Voltage Systems: Low-voltage systems such as security systems, intercoms, audio/video systems, doorbells, and automated lighting systems are not evaluated as part of the home inspection.

Solar Panels: Solar energy systems, including panels, inverters, and batteries, fall outside the scope of the home inspection. If you require inspection of a solar system, we recommend consulting a licensed solar specialist.

Generators: Standby or portable generators, including any backup power systems, are not inspected.

Air Purification Systems: Standalone or integrated air purifiers or electronic air cleaners are not part of the standard inspection process.

Radon or Environmental Hazards: Our inspection does not include testing for radon, asbestos, mold, lead, or other environmental hazards unless additional testing is arranged prior to the inspection.

Please consult with a licensed professional or specialist if you require further inspection of any of the above systems. If you have any questions regarding the scope of our inspection or wish to add additional services, feel free to contact us.

General

VACANT

The home has been vacant for an undetermined period. As a result, certain conditions may not be fully evident during the inspection. Vacant properties can present unique challenges, including but not limited to inactive plumbing systems, dormant HVAC equipment, and potential pest or moisture issues that may not be immediately visible. Additionally, some components may not operate as intended due to lack of regular use.

2: ROOF

Information

Roof Covering: Roof Type & Material

Material: Metal, Inspected: From Ladder

3-tab shingles have a manufacturer-specified lifespan of 20-25 years.

Dimensional shingles have a manufacturer-specified lifespan of 30 years.

We like to say asphalt shingles should last around 80-85% of their maximum lifespan due to the factors that impact the life of a roof.

This means you can get up to around 18-22 years out of a 3-tab shingle roof and 25-28 years out of an dimensional shingle roof. As long as the asphalt shingles are properly installed and your attic is adequately ventilated, they should get as close as possible to this lifespan.

Roof Covering: Bio-growth Present On Roof

No

Bio-growth such as algae, liken and moss on a roof can impact the integrity of the roofing materials and present a risk to the structure of the building. The roof is an entry point for the rest of the house, so untreated bio-growth can break down building materials and cause significant damage to the structure.

Deficiencies

2.2.1 Roof Flashing & Penetrations

 Moderate Defect

DRIP EDGE FLASHING - MISSING/LOOSE

Drip edge flashing is loose and/or missing in one or more areas. *This can allow water intrusion and deterioration of the roof decking.* Recommend further evaluation and repair as needed.



2.3.1 Chimney

CHIMNEY - DISMANTLED

Chimney was observed to be dismantled above the ceiling, rendering the fireplace insert inoperable.
The portion of this fireplace below the ceiling was in tact. Recommend repairs as desired by a qualified masonry contractor.



3: EXTERIOR & DRAINAGE

Information

Porches, Patios, Decks, Walkways & Driveway: Appurtenance	Porches, Patios, Decks, Walkways & Driveway: Driveway Material	Siding, Flashing & Trim: Siding Material
Front Porch, Deck	Asphalt	Vinyl

Limitations

Porches, Patios, Decks, Walkways & Driveway

DECK - LIMITED VISUAL

Limited visual inspection of the deck due to stored items, skirting, paneling, vegetation, or other visual obstructions.



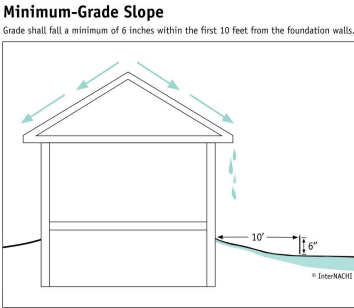
Deficiencies

3.1.1 Grounds

GRADING - NEGATIVE/FLAT

Moderate Defect

Grade is flat or *sloping towards the home* in one or more areas. *The soil should slope away from the structure, with a 6" drop the first 10 feet.* This could lead to water intrusion and potential settlement if not addressed. Recommend a qualified landscaper or foundation contractor regrade so water flows away from home.





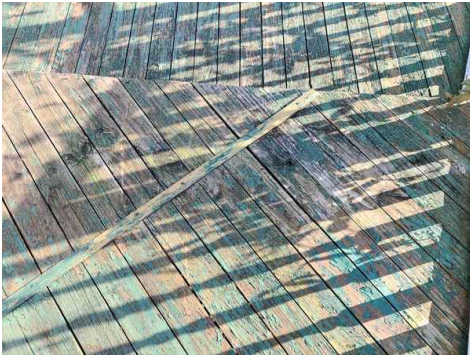
3.2.1 Porches, Patios, Decks, Walkways & Driveway

DECK - WEATHERED

The deck boards and/or framing shows signs of weathering, aging, and deterioration. Recommend further evaluation and repair by a qualified deck contractor.



Moderate Defect



3.2.2 Porches, Patios, Decks, Walkways & Driveway

DECK - JOIST HANGERS

Joist hangers for the deck were missing, improperly installed, rusted, corroded, and/or have missing nails. See attached pictures & notes. Recommend further evaluation and repair by a qualified deck contractor.



Moderate Defect



3.2.3 Porches, Patios, Decks, Walkways & Driveway

DECK - RAILING LOOSE/MISSING



Moderate Defect

Deck has deteriorated, loose and/or missing railing in one or more areas *which represents a safety concern.* Recommend repair as needed by a qualified contractor.

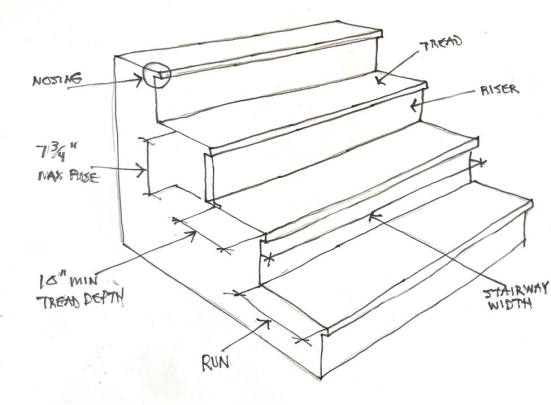


3.2.4 Porches, Patios, Decks, Walkways & Driveway

 Moderate Defect

STEP(S) - UNEVEN

Steps are uneven and/or have uneven risers. *Treads and risers should be level, with a maximum slope of less than two degrees, and there can't be more than a 3/8-inch variation in tread/riser width throughout the entire staircase.* This could create a tripping hazard. Recommend repair by a qualified contractor.



3.2.5 Porches, Patios, Decks, Walkways & Driveway

 Moderate Defect

WOOD - CONTACT WITH SOIL

Wood is in contact with ground *which can facilitate wood rot/decay, and compromise the supporting structure.* Recommend repairing as needed by a qualified contractor.



3.3.1 Siding, Flashing & Trim

VINYL SIDING - DEFECT(S)

 Moderate Defect

Vinyl siding was loose, missing, or damaged in one or more areas. This can allow water intrusion and damage to the underlying structure. Recommend further evaluation and repair as needed.

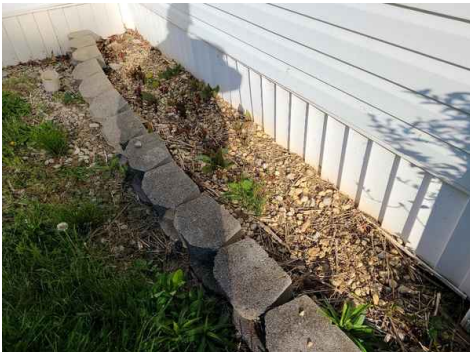


3.3.2 Siding, Flashing & Trim

SIDING - CLEARANCE FROM GROUND

 Moderate Defect

Siding is at or close to grade in one or more areas. A gap of at least 6 inches should be provided. This gap helps to prevent siding deterioration, moisture intrusion, and pest entry. Recommend repair as needed.



3.4.1 Eaves, Soffits & Fascia

SOFFIT - DEFECTS

 Moderate Defect

Soffits were loose, missing, and/or damaged in one or more locations. *This condition can facilitate water and pest intrusion. Recommend repairing as needed by a qualified contractor.*



3.5.1 Gutters & Drainage

 Moderate Defect

DOWNSPOUT(S) - DEFECTS

One or more downspouts are missing, loose, damaged, and/or misaligned. *This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor repair as needed.*



3.5.2 Gutters & Drainage

 Moderate Defect

DOWNSPOUTS - DRAIN NEAR STRUCTURE

One or more downspouts drain too close to the foundation. *This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.*



3.5.3 Gutters & Drainage

 Moderate Defect

GUTTER - SCREEN DEFECT

Gutter screen is loose, missing and/or damaged in one or more areas. *This can result in clogged and/or damage to gutter and wood fascia board. Eventually resulting in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Please see attached pictures. Recommend repair as needed by a qualified contractor.*



4: GARAGE & DETACHED STRUCTURES

Information

Garage Door & Opener: Garage Door - Type

Automatic

We look at garage door(s) to make sure the door is functional & operates safely. *We also look to see if the door has all mechanical parts, reverses when it comes down and hits something, and opens smoothly. Please see any attached photos and/or videos.*

Garage Door & Opener: Garage Door Opener Manufacturer

Genie

Deficiencies

4.2.1 Ceiling, Floor, Walls & Occupant Door



FLOOR - TYPICAL CRACKING/SETTLEMENT/SPALLING

Garage floor has typical cracking, minor settlement and/or spalling. *Recommend monitoring and repair as needed by a qualified contractor.*



4.2.2 Ceiling, Floor, Walls & Occupant Door



GARAGE - MOISTURE INTRUSION

Garage wall and/or ceiling showed signs of moisture intrusion. *This can facilitate fungal growth and attract wood destroying insects. Recommend a qualified contractor evaluate & repair as needed.*



5: INTERIOR

Information

Cabinets, Countertops, & Vanities: Cabinet Material Wood	Ceiling, Floors, & Walls: Ceiling Material Drywall (Gypsum Board)	Ceiling, Floors, & Walls: Wall Material Drywall (Gypsum Board), Paneling
Windows: Window Type Thermal/Insulated, Single Hung		

Deficiencies

5.1.1 Cabinets, Countertops, & Vanities

COUNTERTOP - DAMAGE/LOOSE

 Moderate Defect

A countertop was loose and/or damaged at time of inspection. Recommend repair as needed by a qualified contractor.



5.1.2 Cabinets, Countertops, & Vanities

DRAWER - LOOSE/MISSING/DAMAGED

 Moderate Defect

One or more drawers is loose, missing, or damaged at this time. Recommend repair as needed by a qualified contractor.

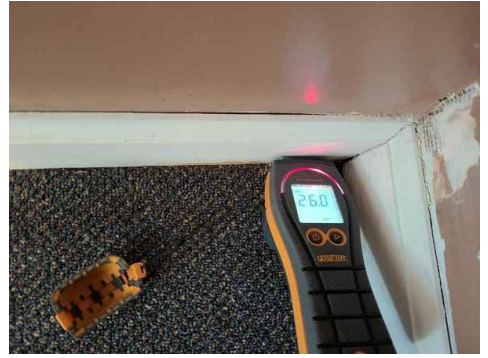


5.2.1 Ceiling, Floors, & Walls

ELEVATED MOISTURE

 Significant Defect

Elevated moisture was observed on the wall, ceiling, and/or floor in referenced area(s). A moisture meter was used and read above the dry range of 14%. Trapped water can damage underlying structure and be conducive to bio-growth, and wood destroying insects. Recommend further evaluation and repair by a qualified contractor.

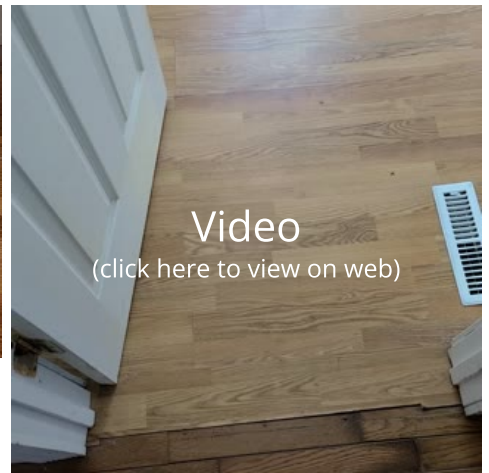


5.2.2 Ceiling, Floors, & Walls

FLOOR(S) - UNEVEN



The floor(s) were settled, sunken, and/or sloping in one or more areas. This could indicate prior or ongoing settlement, framing and/or floor installation deficiencies. Recommend further evaluation and repairing as needed by a qualified contractor.



5.3.1 Doors

DOOR(S) - ADJUSTMENT NEEDED



A door(s) fails to shut or latch properly. Recommend repair as needed by a qualified contractor.

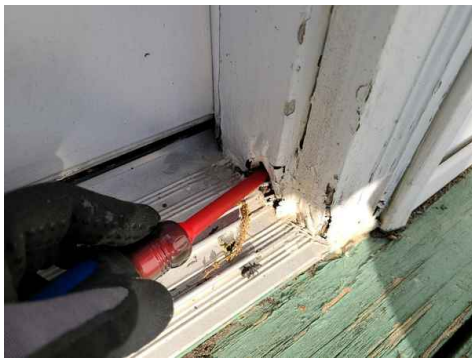


5.3.2 Doors

DOOR(S) - DAMAGE - EXTERIOR

Moderate Defect

Door(s), frame, and/or hardware has damage or deterioration. *This can decrease the energy efficiency of the home, allow water and pest intrusion, and potential damage to the underlying structure. Recommend repair as needed by a qualified contractor.*



5.3.3 Doors

DOOR(S) - DAMAGE - INTERIOR

Moderate Defect

Door(s), frame, and/or hardware has damage or deterioration. Recommend repair by a qualified contractor.



5.3.4 Doors

SCREEN/STORM DOOR - CLOSER

Minor/Maintenance

Storm door has a failed, missing, or improperly adjusted closer. Recommend repair as needed by a handyman.



5.3.5 Doors

SCREEN DOOR - DEFECT(S)

 Minor/Maintenance

Sliding screen door is loose, missing, or damaged at this time. Recommend repair by a qualified contractor.

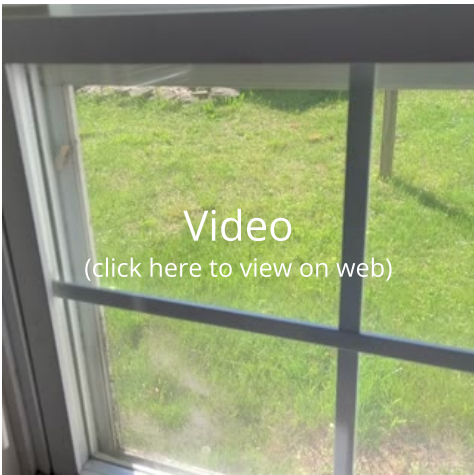


5.5.1 Windows

WINDOW - SASH FALLING

 Moderate Defect

One or more windows fail to stay up under its weight. *This is likely due to a broken window balance. Window balances are spring-loaded mechanisms that can be found on either side of the window frame. Their job is to regulate the opening and closing of the window sash.* Recommend further evaluation and repair as needed.



5.5.2 Windows

WINDOW - SCREENS MISSING/DAMAGED

 Minor/Maintenance

Missing or damaged window screens were observed in one or more locations. Recommend repairing as needed.



5.5.3 Windows

WINDOW - DAMAGE

 Moderate Defect

One or more windows has a cracked pane and/or damage. Recommend repair or replacing as needed by a qualified window specialist.

5.5.4 Windows

WINDOW(S) - FAIL TO OPEN

 Moderate Defect

One or more windows failed to open at this time. Recommend further evaluation and repair by a qualified contractor.



6: APPLIANCES & UTILITY ROOM

Information

Microwave, Range Hood, & Refrigerator: Exhaust Hood Type
None

Utility Room: Dryer Power Source & Clothes Washer Discharge
Dryer - 4 Prong, Washer - Standpipe

Limitations

Garbage Disposal
GARBAGE DISPOSAL - NOT PRESENT

There was no garbage disposal observed at time of inspection. Reinspection may be desired.

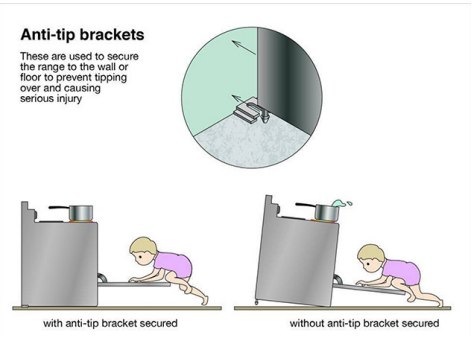
Deficiencies

6.1.1 Range, Oven, & Cooktops

RANGE/OVEN - NO ANTI-TIP BRACKET

 Moderate Defect

Range/Oven was not equipped with an anti-tip bracket, fastened to the floor. *This poses a safety hazard to children.* Recommend a qualified contractor secure range so it can't tip.



6.2.1 Dishwasher

DISHWASHER - INOPERABLE

 Moderate Defect

Dishwasher was inoperable at time of inspection using standard controls. *This could be due to the water supply valve, or power being turned off.* Recommend a qualified plumber or contractor evaluate and repair as needed.



6.5.1 Utility Room

DRYER VENT - DAMAGED

 Minor/Maintenance

Dryer vent was damaged at this time. *Recommend repair as needed by a handyman or qualified contractor.*



7: FIREPLACE

Information

Type
None

Deficiencies

7.2.1 Firebox, Hearth, Lintel, & Cleanout

 Moderate Defect

**FIREBOX -
CRACKED/DAMAGED/DETERIORATED**

The firebox was cracked, damaged, and/or deteriorated in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.



8: PLUMBING

Information

Water Heater & Sump Pump: Water Heater - Information

Functional, Capacity 50 Gallons, Year 2012, Age: Beyond Expected Lifespan

A well-maintained water heater can last at least 8 to 12 years, but completing annual maintenance and being diligent with repairs can extend its life even longer.

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

Please see attached photos for additional water heater information. Water Heater was functional unless otherwise indicated.

Water Heater & Sump Pump: Sump Pump

N/A

Water from under and/or around your home drains into a sump pump pit, and is then pumped out of your home and away from the foundation.

It is recommended to inspect and test your sump pump every 1-3 months.

Here is a helpful guide: [Sump Pump Maintenance](#)

Water Supply, Distribution & Drains: Water Supply & Shut-off

Shutoff - Unknown

Normal psi for a home is between 40 and 80 psi. While you don't want the psi to be too low, high water pressure can damage pipes & fixtures. **Your water pressure was within these limits unless noted below.**

Water Supply, Distribution & Drains: Sewer Scope Recommendation

A sewer scope inspection is recommended before every home purchase. A sewer scope is a video inspection of the lateral sewer line leading from the house to the street. Some common issues that can be uncovered during a sewer scope inspection include cracks, blockages, and roots growing into the line. **If you are interested in this service, please contact us for an estimate.**

Fuel Storage & Distribution

System: Fuel Type & Shutoff

N/A

Fuel Storage & Distribution System: No Gas Leaks Observed

At the time of the inspection, no gas leaks were detected in the structure, unless noted below. However, it's important to note that gas leaks can develop over time due to factors such as wear and tear, corrosion, or damage to gas lines or appliances. Regular maintenance and periodic inspections are recommended to ensure the continued safety of the home's gas system.

Fuel Storage & Distribution System: Underground Tank(s)

Although we inspect for the presence of underground storage tanks, they are not always readily apparent. Buried oil & fuel tanks raise increasing environmental, safety, legal and economic concerns for buyers. Underground leaks, or even leaks within buildings can lead to both environmental damage and very costly cleanup operations. **I recommend consulting with the current owner about the presence of any storage tanks, further evaluation, and removal as needed by a qualified contractor.**

Deficiencies

8.1.1 Water Heater & Sump Pump

HOT WATER BELOW 120

Minor/Maintenance

Anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water, such as legionella that causes Legionnaire's disease. By setting it above 120 degrees, the water will be too hot for bacteria to grow. Recommend adjusting the temperature at the control as needed.



8.1.2 Water Heater & Sump Pump

TPR VALVE - PIPING

Significant Defect

A temperature pressure relief valve (TPR) should have a discharge pipe that extends to within 6 inches of the floor to prevent scalding if the valve discharges overheated water.



8.1.3 Water Heater & Sump Pump

WATER HEATER - WIRING

Moderate Defect

Wiring for the water heater is exposed, not secured and/or has a loose connector. Recommend repair by a licensed electrician.



8.2.1 Water Supply, Distribution & Drains

PLUMBING - ACTIVE LEAK(S)

Significant Defect

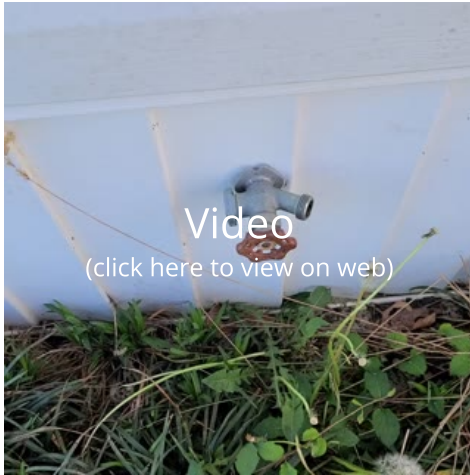
Active plumbing leak(s) observed in one or more areas. Trapped water behind floors, walls, and/or ceilings can be conducive to biogrowth and damage underlying structure. Recommend further evaluation and repair as needed by a licensed plumber.



8.2.2 Water Supply, Distribution & Drains

WATER SPIGOT(S) - DEFECT

Exterior water spigot(s) was loose, damaged, leaking, and/or inoperable at this time. Recommend further evaluation and repair as needed by a licensed plumber.



8.3.1 Bathtubs & Showers

MIXING VALVE - REVERSED

Tub or shower hot/cold mixing valve was reversed but functional at this time. Repair may be desired.



8.3.2 Bathtubs & Showers

TUB/SHOWER - INOPERABLE

One or more tub/showers were inoperable at this time. Recommend repair as needed by a licensed plumber.

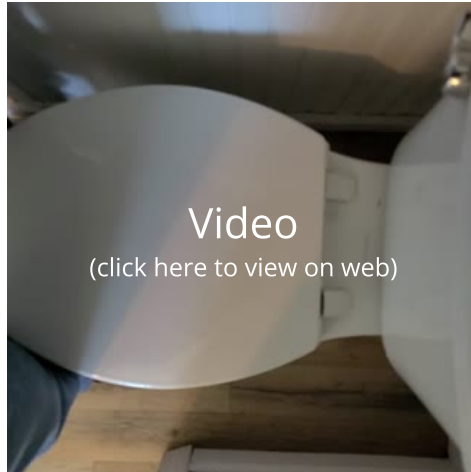
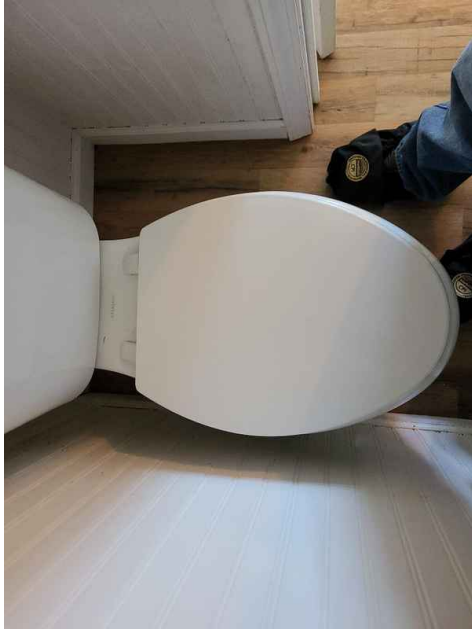


8.4.1 Faucets, Sinks, & Toilets

TOILET - LOOSE

Moderate Defect

A loose toilet and/or tank was observed. Recommend tightening the tank, flange, or replacing the wax ring as needed by a licensed plumber.

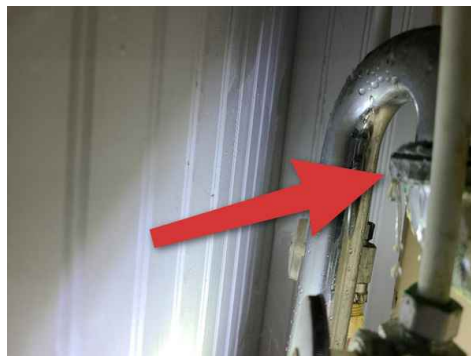


8.4.2 Faucets, Sinks, & Toilets

PLUMBING - ACTIVE LEAK

Significant Defect

An active leak(s) was observed. *The leak was verified visually, or a moisture meter read above the recommended dry range of 14%.* Recommend repair as needed by a licensed plumber.



8.4.3 Faucets, Sinks, & Toilets

TOILET - CLEARANCE

Moderate Defect

Inadequate toilet clearance was observed. *There should be a minimum of 15 inches clearance to the center of the bowl on both sides.* Recommend repairs by a licensed Plumber.



8.4.4 Faucets, Sinks, & Toilets

SINK - S TRAP



A "S" trap was observed in one or more locations. A "S" trap will siphon or suck water out from the trap which will end up releasing methane (sewer) gases into the home. Recommend further evaluation and repair by a licensed plumber.



9: STRUCTURE

Information

Roof Structure & Attic: Roof Decking & Framing Rafters, Wood	Roof Structure & Attic: Attic Ventilation Type Gable Vents, Soffit Vents	
Roof Structure & Attic: Insulation Type & Depth Blown, Depth - Appears Adequate The higher the R-Value, the better the thermal performance of the insulation. <i>The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.</i> <i>Older Insulation loses its effectiveness</i> when it is constantly being compressed by being walked on or having boxes stored on it loses its insulation ability. Insufficient R-value. <i>Over the years, fiberglass batt insulation gradually collapses and deteriorates. This lowers the insulation's R-value.</i>		
Exterior Foundation: Foundation Type Crawlspace	Framework & Subfloor: Floor Joist Material Wood Joists	Framework & Subfloor: Beams & Girders Type Wood
Framework & Subfloor: Subfloor OSB		

Deficiencies

9.1.1 Roof Structure & Attic

 Moderate Defect

ATTIC INSULATION - INSUFFICIENT

Insulation depth appeared to be inadequate and/or not evenly distributed. *This can reduce the thermal efficiency of your home. The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type. Recommend further evaluation and repair by a qualified attic insulation contractor*



9.2.1 Exterior Foundation

 Significant Defect

FOUNDATION - MOVEMENT

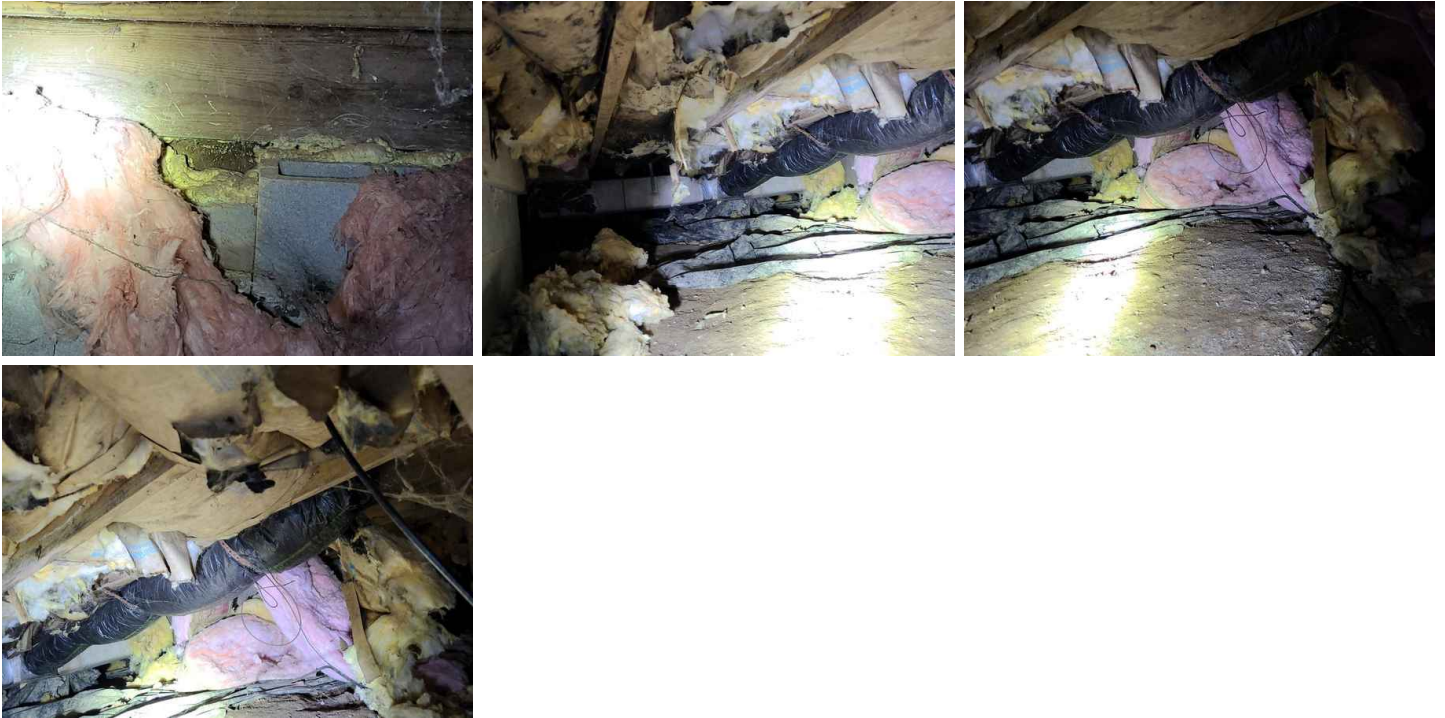
Foundation movement was observed in one or more areas. *This could be from poorly compacted soils, poor drainage, or from previous or ongoing settlement. Recommend further evaluation and repair as needed by a foundation contractor.*



9.3.1 Basement, Slab, & Crawlspace

 Moderate Defect**CRAWLSPACE - INSULATION DEFECT(S)**

Crawlspace insulation is loose, missing, and/or damaged in one or more areas. *Excessive moisture in the crawlspace can cause insulation to become loose & fall. A lack of rim joist insulation can lead to water damage by allowing cold air to penetrate the space, causing condensation to form on the wood which can then lead to rot and biogrowth.* Recommend further evaluation & repair as needed by a qualified contractor.

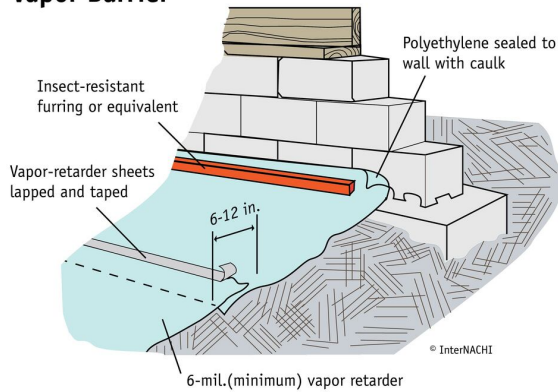


9.3.2 Basement, Slab, & Crawlspace

 Moderate Defect**CRAWLSPACE - VAPOR BARRIER MISSING**

Vapor barrier was observed to be damaged in areas and missing in other areas in the crawlspace. *A vapor barrier is recommended to cover the soil as several gallons of water may evaporate from the earth/soil daily, adding moisture, humidity, and condensation to the crawl space area. This can lead to the formation of fungal growth on framing components and other moisture related deficiencies. The installation of a minimum of a 6 mil poly vapor barrier is recommended to be conducted by a qualified contractor.*

Proper Crawlspace Vapor Barrier



10: HVAC

Information

Thermostat: Thermostat - Location

Hallway, Functional

Thermostat was *tested and deemed functional* at this time unless otherwise noted.

Heating Equipment: Furnace

Brand

Luxaire

Heating Equipment: Year Manufactured

1990 Year

*A well-maintained furnace can last **at least 15 to 20** years, but completing annual maintenance and **being diligent with repairs can extend its life even longer.***

Heating Equipment: Energy

Source & Type

Electric

Cooling Equipment: A/C Unit

Brand

Luxaire

Cooling Equipment: Year Manufactured

1990 Year

*A well-maintained air conditioner can last **at least 15 to 20** years, but completing annual maintenance and being diligent with repairs can extend its life even longer.*

Cooling Equipment: Energy

Source & Type

Central Air Conditioner

Ductwork & Ventilation: Radon Mitigation System

No

Inspection of radon mitigation systems are not part of Ohio standards of practice. However please see attached referenced pictures of any installed Radon mitigation system. The picture(s) may indicate if the Radon fan is working by the difference of the fluid levels.

Environmental Protection Agency (EPA) recommends that homeowners test their homes for radon levels every two years as part of routine home maintenance

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature below 65 degrees for over 24 hours. Operating below 65 degrees will cause the indoor coil to freeze up as well as the refrigerant lines. This puts the compressor under stress and will cause irreversible damage.

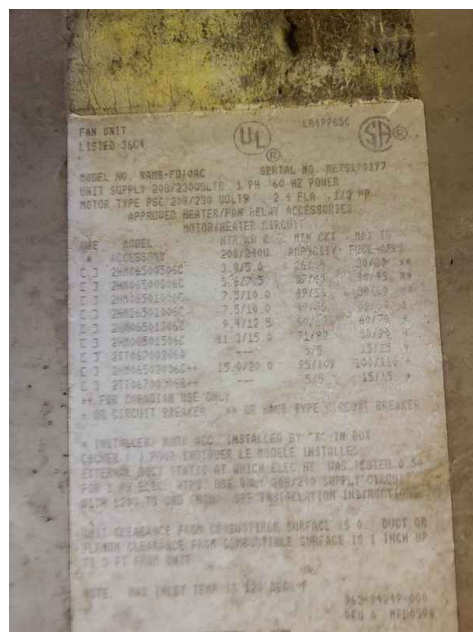
Deficiencies

10.3.1 Cooling Equipment

OLD COOLING SYSTEM

Moderate Defect

The cooling system is at or near the 15-20 year predicted life expectancy for our region. You should have it serviced and budget to replace it at any time. Recommend further evaluation and repair as needed by a licensed HVAC technician.



10.3.2 Cooling Equipment

A/C UNIT - INSULATION DEFECT(S)

Minor/Maintenance

Missing, damaged, or deteriorated insulation on the refrigerant line was observed. This can cause energy loss and condensation. Recommend repair as needed by a handyman or HVAC contractor.



10.3.3 Cooling Equipment

CONDENSATE LINE - DAMAGED

Moderate Defect

Condensate tube was damaged, which limits safe discharge of condensation produced by evaporator coils. Recommend a qualified HVAC technician repair.



11: ELECTRICAL

Information

Service Entrance, Wiring & Panels: Service Entry & Branch Conductors
Overhead

Service Entrance, Wiring & Panels: Electrical Panel(s)
Main: 200 amps

Deficiencies

11.1.1 Service Entrance, Wiring & Panels

CONDUIT - DEFECT(S)

Conduit for wiring is damaged, improperly secured, or has a broken joint. *This can allow water intrusion and can impose a shock hazard. Recommend repair by a handyman or licensed electrician.*



Moderate Defect



11.1.2 Service Entrance, Wiring & Panels

PANEL - KNOCKOUT PLATE MISSING

The inner knockout plate for the electrical panel is missing, or is an improper repair. *This presents a shock/safety hazard and can allow pest intrusion. Recommend installing appropriate front panel by a licensed electrician.*



Moderate Defect



11.1.3 Service Entrance, Wiring & Panels

PANEL - SIX THROW RULE



Moderate Defect

Panel exceeds six throws to disconnect power. *The "rule of six" refers to how many breakers or throws it takes to disconnect a building from the electrical supply, so if you have more than six breakers in a box at your service entrance there needs to be a disconnect upstream of it, either in the panel or upstream. Recommend further evaluation and repair by a licensed electrician.*

11.1.4 Service Entrance, Wiring & Panels

SUBPANEL - GROUNDS/NEUTRALS

 Significant Defect

Subpanel had grounds/neutrals that weren't separated. *This condition allows current multiple paths back to the main panel and can present a shock hazard. Recommend repair by a licensed electrician.*



11.2.1 Lighting Fixtures, Switches & Receptacles

 Minor/Maintenance

CARBON MONOXIDE & SMOKE ALARMS

Recommend a CO alarm on each level of the home, *ideally on any level with fuel burning appliances and outside of sleeping areas.*

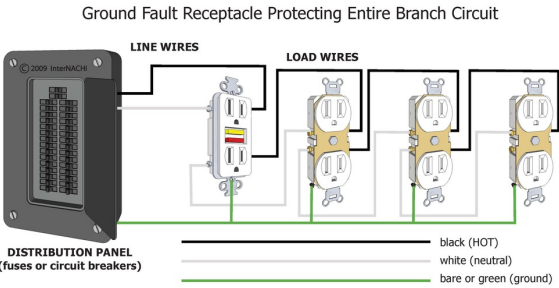
Recommend smoke alarms in & outside every sleeping room, and on every level of the home. *Recommend testing and replacing as needed upon moving in.*

11.2.2 Lighting Fixtures, Switches & Receptacles

 Significant Defect

GFCI PROTECTION - RECOMMENDED - WITHIN 6' WATER SOURCE

Lack of GFCI protection was observed within 6' of a water source. *GFCI outlets are ideally used to prevent electrical shock and damage when water comes in contact with the outlet. Recommend upgrading as needed by a licensed electrician.*



11.2.3 Lighting Fixtures, Switches & Receptacles



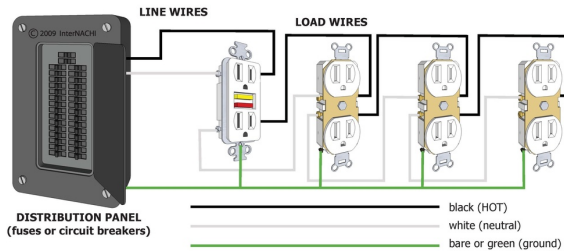
Significant Defect

GFCI PROTECTION - RECOMMENDED EXTERIOR/GARAGE

Lack of GFCI protection was observed within 6' of a water source. *GFCI outlets are ideally used to prevent electrical shock and damage when water comes in contact with the outlet.* Recommend upgrading as needed by a licensed electrician.



Ground Fault Receptacle Protecting Entire Branch Circuit



11.2.4 Lighting Fixtures, Switches & Receptacles



Significant Defect

WIRING - EXPOSED

Wiring is exposed that is not properly protected. *Exposed wiring can easily be damaged and presents a shock hazard. Splices are required to be contained in an approved junction boxes. Junction boxes should have the appropriate cover installed. Please refer to the pictures for any additional notes and/or details.* Recommend a licensed electrician for further evaluation and repair.



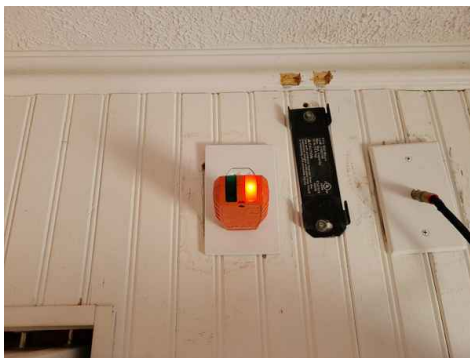
11.2.5 Lighting Fixtures, Switches & Receptacles



Moderate Defect

OUTLETS - OPEN GROUND

One or more outlets had an open ground at this time. *This is likely due to a loose connection at the outlet or panel.* Recommend repair as needed by a licensed electrician.



11.2.6 Lighting Fixtures, Switches & Receptacles

OUTLET(S) - REVERSED POLARITY

! Significant Defect

One or more receptacles have been wired with reversed polarity. *This can impose a shock hazard.*
Recommend licensed electrician evaluate & repair.



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.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. 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 and Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. 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:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.

18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. 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.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. 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.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. 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.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. 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.
14. 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.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

Roof

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. 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:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.

4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Exterior & Drainage

3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Garage & Detached Structures

I. The inspector shall inspect:

1. 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.

Interior

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. A representative number of doors and windows by opening and closing them;
2. Floors, walls and ceilings;
3. Stairs, steps, landings, stairways and ramps;
4. Railings, guards and handrails; and

5. Garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

III. The inspector shall report as in need of correction:

1. Improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. Photo-electric safety sensors that did not operate properly; and
3. Any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. Inspect paint, wallpaper, window treatments or finish treatments.
2. Inspect floor coverings or carpeting.
3. Inspect central vacuum systems.
4. Inspect for safety glazing.
5. Inspect security systems or components.
6. Evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. Move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. Move suspended-ceiling tiles.
9. Inspect or move any household appliances.
10. Inspect or operate equipment housed in the garage, except as otherwise noted.
11. Verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. Operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. Inspect microwave ovens or test leakage from microwave ovens.
16. Operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. Inspect elevators.
18. Inspect remote controls.
19. Inspect appliances.
20. Inspect items not permanently installed.
21. Discover firewall compromises.
22. Inspect pools, spas or fountains.
23. Determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. Determine the structural integrity or leakage of pools or spas.

Fireplace

3.8. Fireplace

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

Plumbing

3.6. Plumbing

I. The inspector shall inspect:

1. The main water supply shut-off valve;
2. The main fuel supply shut-off valve;
3. The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. Interior water supply, including all fixtures and faucets, by running the water;
5. All toilets for proper operation by flushing;
6. All sinks, tubs and showers for functional drainage;
7. The drain, waste and vent system; and
8. Drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. Whether the water supply is public or private based upon observed evidence;
2. The location of the main water supply shut-off valve;
3. The location of the main fuel supply shut-off valve;
4. The location of any observed fuel-storage system; and
5. The capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. Deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. Deficiencies in the installation of hot and cold water faucets;
3. Active plumbing water leaks that were observed during the inspection; and
4. 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:

1. Light or ignite pilot flames.
2. Measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. Determine the water quality, potability or reliability of the water supply or source.
6. Open sealed plumbing access panels.
7. Inspect clothes washing machines or their connections.
8. Operate any valve
9. Test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. 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.
11. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. Determine whether there are sufficient cleanouts for effective cleaning of drains.
13. Evaluate fuel storage tanks or supply systems.
14. Inspect wastewater treatment systems.
15. Inspect water treatment systems or water filters.
16. Inspect water storage tanks, pressure pumps, or bladder tanks.
17. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. Evaluate or determine the adequacy of combustion air.
19. Test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. Determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. Inspect or test for gas or fuel leaks, or indications thereof.

Structure

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

3.3. Basement, Foundation, Crawlspac & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

HVAC

3.4. Heating

I. The inspector shall inspect:

1. The heating system, using normal operating controls.

II. The inspector shall describe:

1. The location of the thermostat for the heating system;
2. The energy source; and
3. The heating method.

III. The inspector shall report as in need of correction:

1. Any heating system that did not operate; and
2. If the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. Inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. Inspect fuel tanks or underground or concealed fuel supply systems.
3. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. Light or ignite pilot flames.
5. 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.
6. Override electronic thermostats.
7. Evaluate fuel quality.
8. Verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. Measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. The cooling system, using normal operating controls.

II. The inspector shall describe:

1. The location of the thermostat for the cooling system; and
2. The cooling method.

III. The inspector shall report as in need of correction:

1. Any cooling system that did not operate; and
2. If the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. Inspect portable window units, through-wall units, or electronic air filters.
3. Operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. Examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical

3.7. Electrical

I. The inspector shall inspect:

1. The service drop;
2. The overhead service conductors and attachment point;
3. The service head, gooseneck and drip loops;
4. The service mast, service conduit and raceway;
5. The electric meter and base;
6. Service-entrance conductors;
7. The main service disconnect;
8. Panelboards and over-current protection devices (circuit breakers and fuses);
9. Service grounding and bonding;
10. 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;

11. All ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. For the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

1. The main service disconnect's amperage rating, if labeled; and
2. The type of wiring observed.

III. The inspector shall report as in need of correction:

1. Deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. Any unused circuit-breaker panel opening that was not filled;
3. The presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. The absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. Operate electrical systems that are shut down.
3. Remove panelboard cabinet covers or dead fronts.
4. Operate or re-set over-current protection devices or overload devices.
5. Operate or test smoke or carbon monoxide detectors or alarms.
6. Inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. Inspect ancillary wiring or remote-control devices.
9. Activate any electrical systems or branch circuits that are not energized.
10. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. Verify the service ground.
12. Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. Inspect spark or lightning arrestors.
14. Inspect or test de-icing equipment.
15. Conduct voltage-drop calculations.
16. Determine the accuracy of labeling.
17. Inspect exterior lighting.