HOLLAND HOME INSPECTIONS, LLC
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# RESIDENTIAL REPORT

## 12345 N Main Street
## Anytown, OK, USA

Sample Client
JANUARY 7, 2023

Inspector
Jim Holland

American Home Inspector Training® (AHIT) Graduate, InterNACHI Certified Professional Inspector®, 20 Years of Professional Fire Service
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***Thank you for choosing Holland Home Inspections, LLC to inspect your home! We are honored to serve you.*** We are committed to providing you with the highest quality residential inspection and report, empowering you to make confident decisions regarding your purchase, sale, or maintenance goals.

**About the Inspection:**

A Home Inspection is a non-invasive, visual examination of all accessible areas of the property, designed to identify any areas of concern regarding specific systems or components defined by the Oklahoma Standards of Practice that are both observed and deemed material by the inspector *at the date and time of inspection.* Any and all recommendations for repair, replacement, further evaluation, or maintenance, should be evaluated by the appropriate qualified trades contractors *prior to the end of any contract's applicable contingency period, closing, or otherwise agreed-upon timeframe*, in order to obtain actual dollar amount estimates, and complete any necessary repairs or upgrades per said agreement. These professional evaluations could potentially uncover more issues than would be possible to note during a visual inspection of the property. While you can trust your inspection to be thorough, it simply cannot reveal every potential concern or issue that may exist, but only those material defects that are observable *on the day of the inspection*. Your Home Inspection is intended to assist in informing your understanding of the overall condition of the concerned property and is not a prediction of future conditions.

**About the Report:**

This Home Inspection report features several helpful "at-a-glance" functions, such as summaries, inspection item counts, and photos. *It is important that you read the entire report in order to get the most value out of it.* While any areas your Inspector considered as immediate concerns will be found in the summary, the body of the report contains many other details, applicable standards, and recommendations that you may, or may not choose to take into consideration as you navigate your purchase with your Realtor or Agent.

**Product Life Expectancy:**

Every component of your home, including important appliances and systems, has a useful life expectancy. During your inspection, items will either be found to be working as intended, or they may be found to be deficient in some way. While we cannot predict when an item may fail, attached to your report is a *Life Expectancy Chart* from the experts at InterNACHI®, to help you prepare for potential future costs that may otherwise be difficult to budget for. When information is available, we will always do our best to inform you of the age of your existing major systems. Additionally, we will strive to provide you with all available Model and Serial numbers found on your home's major equipment. When all this information is in one location, we believe it

makes it easier for you to find manuals, replacement parts, and important consumables, such as filters. A Seller's Disclosure may be another valuable resource for you, and your Realtor or Agent should be able to assist you in understanding that document.

We hope you find this Home Inspection report to be helpful, simple to navigate, and easy to understand. Please don't hesitate to contact your Inspector with any questions you may still have after reading the report. Our job is not done until your questions are answered!

The best compliment you can pay **Holland Home Inspections, LLC**, is to refer us to your friends, family, and colleagues. If you are happy with the service we've provided, we hope you'll consider recommending our services, and choosing us again in the future for your Home Inspection needs!

Jim Holland

Owner, Holland Home Inspections, LLC

*Matthew 7:24-27*

***PLEASE NOTE: This Inspection Report is provided as a SAMPLE of what you can expect to receive following your inspection. Thank you to this homeowner for allowing us to publish this report. For the homeowner's privacy, the address has been changed, and some photos of the home have been removed. Your report may contain more photos of all areas of the property for your reference. We welcome questions about your own personalized Inspection Report via phone and email!***

# SUMMARY

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# 1: INSPECTION DETAILS

## Information

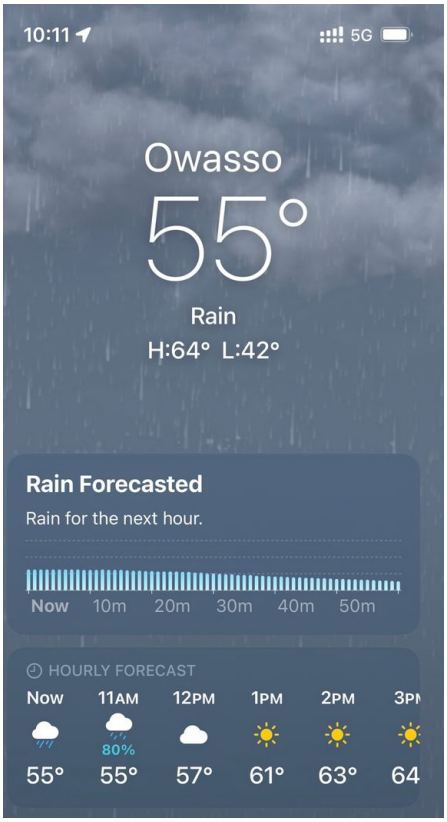
**In Attendance**
Client, Home Owner, Listing Agent, Client's Agent

**Building Type**
Single Family, 2-Story

**Occupancy**
Furnished, Occupied

**Temperature**
55 F

**Weather Conditions**
Cloudy, Rain




## Limitations

General

### ELEMENTAL CONDITIONS

Rain

Conditions prohibited walking on roof, and provided limited access to roof coverings and rooftop components, such as vents, vent pipes, and associated flashings. These items were not able to be fully inspected, and are disclaimed in this report.

# 2: EXTERIOR

## Information

**General: Lot Description**
Suburban, Flat

**Windows: Material**
Vinyl, Insulated

**Decks, Patios, Balconies, Stoops, Steps, & Porches: Material**
Concrete

Porch/Patio were concrete at ground level.

**Eaves, Soffits & Fascia: Eave Style**
Closed, Vented

**Driveways & Walkways: Driveway Material**
Concrete

No material defects were noted.

**Driveways & Walkways: Walkway Material**
Concrete

No material defects were noted.

**Siding, Flashing & Trim: Siding Material**
Wood, Brick Veneer, Fiber Cement

Siding was majority brick veneer, with fiber-cement type horizontal plank, and wood trim pieces.

**Exterior Doors:** Exterior Entry Door(s)

Wood, Steel

Front: Wood/Glass

Back: Metal Clad/Glass

**Decks, Patios, Balconies, Stoops, Steps, & Porches:** Appurtenance

Covered Porch, Patio

Covered front porch and back patio. No significant defects noted.

## Observations

2.2.1 Siding, Flashing & Trim

Repair/Upgrade

### WEEP HOLES OPEN

Brick Veneer Weep Holes were found to be open. This may be or become an entry point for insects or other pests. Recommend installing weep hole protectors designed for that purpose. The proper device will allow water to drain properly, but also keep out unwanted pests.

Recommendation

Recommended DIY Project


One example

2.3.1 Exterior Doors

Repair/Upgrade

## WEATHERSTRIPPING NOT PRESENT/INSUFFICIENT

Back Door was missing weatherstripping at the threshold. This can result in significant energy loss and moisture/air intrusion. Recommend installation or improvement of weatherstripping.

Recommendation

Contact a handyman or DIY project


Back Door

2.4.1 Windows

Repair/Upgrade

## GAPS

Window or surrounding area (siding, frame, veneer, etc) was found to have gaps, which may allow the elements or pests in. This may contribute to moisture-related problems, or have a negative effect on the structure. Recommend sealing gaps to prevent water penetration.

Recommendation

Contact a qualified professional.


Example. Present at several ground floor windows.

2.10.1 Grading, Drainage, Vegetation & Retaining Walls

Repair/Upgrade

## INEFFECTIVE DRAINAGE

Water was ponding near the structure, indicating poor drainage. Recommend monitoring, and contact landscape or foundations professional to evaluate and remedy drainage.

Even where some splash blocks were employed, standing water and soil washing was noted. Recommend adding drain extensions from downspouts where water ponds and where soil was being eroded.

Recommendation

Recommend monitoring.


At gate


At back patio


Near Utilities


Northwest corner

# 3: ROOF

## Information

**Inspection Method**
Ground, Binoculars

**Roof Type/Style**
Shed, Combination, Hip, Gable

**Drainage: Gutters Present**

**Drainage: Gutter Material**
Aluminum

**Flashings: Drip-Edge Flashing**
Yes

**Coverings: Material**
Asphalt

Architectural asphalt shingles were noted. No obvious defects noted from the ground. Per owner, roof is appx 1 year old. Gutters contained small amounts of granual, indicating typical wear & tear. Appeared to shed water well during active rain.

**Flashings: Material**
Metal

Drip edge was metal. Other roof flashings were closed and unobservable.

**Flashings:** Type

Closed

Portions of open flashing may be observed, while closed flashings are completely hidden and not able to be inspected. Flashings at roof plane changes were closed and unobservable.

**Attic Vent Covers:** Attic Vent Covers

Several Attic Vent Covers were noted at roof planes, toward the ridge, to facilitate proper venting.

**Vents & Other Penetrations:** Viewed From A Distance

Due to conditions present during inspection, roof penetrations were viewed from a distance using binoculars from the ground. No defects were noted, however, this type of inspection is limited. These penetrations are disclaimed in this report.

## Limitations

General

### UNABLE TO WALK ROOF DUE TO:

Wet, Unsafe

Under conditions present during inspection, the roof was not safe to walk upon. This limited the visibility of certain components for inspection. Vents, pipes, and associated flashings, are disclaimed. Roof coverings were viewed through binoculars.

Vents & Other Penetrations

### VIEWED FROM A DISTANCE

Due to conditions present during inspection, roof penetrations were viewed from a distance using binoculars from the ground. No defects were noted, however, this type of inspection is limited. These penetrations are disclaimed in this report.

## Observations

3.2.1 Drainage

Maintenance

### DEBRIS

Debris was accumulated in gutter/downspout. Recommend cleaning regularly to facilitate water flow, and to avoid potential water damage or gutter failure, caused by weight accumulation from water. During inspection, water was flowing well.

# 4: APPLIANCES (BUILT-IN)

## Information

**Garbage Disposal:** Make

Insinkerator

Model#: Select Plus 11

Serial#: 20083025509

Date of Manufacture: Aug 2020

Function: Garbage Disposal functioned normally when activated.


**Range:** Make

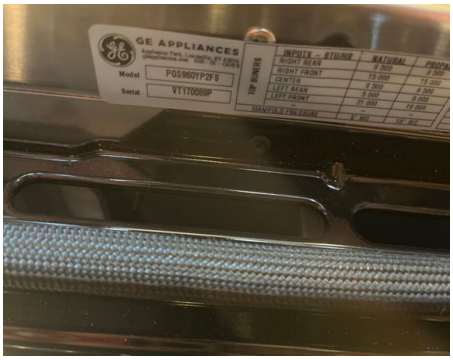
GE

Model#: PGS960YP2FS

Serial#: VT170089P

Date of Manufacture: Nov 2022

Function: All basic burners, broiler, and oven functions worked when tested. Lights turned on. Seals appeared adequate.




## Built-in Microwave: Make

GE

Model#: JVM3160RF8SS

Serial#: LT257400L

Date of Manufacture: Jun 2022

Function: Microwave heated a mug of water when operated via normal controls. Display, light, and door functioned correctly.


## Dishwasher: Make

GE

Model#: GDT625PSJ0SS

Serial#: SF848388B

Date of Manufacture: Sep 2015

Function: Unit ran through cycle, showed no leaks, and heating element worked.


**Refrigerator: Make**

LG

Model#: LRFXC2416S/01

Serial#: 209KRNML7279

Date of Manufacture: Sep 2022

Function: Unit was cold, lights and water/ice dispensing functions (if applicable) worked appropriately. No leaks were evident, and seals appeared functional.

*Note: Refrigerator/Freezer was not built-in, and inspection was provided as a convenience only.*

## Limitations

Gas Appliance Connectors/Shut-Off Valves

### UNABLE TO VISUALLY ACCESS

Gas Appliance Connectors and Shut-Offs were unable to be visualized for inspection.

# 5: HEATING

## Information

**Type of Heating System**
Forced Air, Central

**Fuel**
Gas

**Heat Source in Each Livable Space?**
Yes

Heat was delivered via:

**System Operation: Functional**
System operated correctly when activated by normal operating controls.

**Equipment (1): System Type**
Forced Air, Central

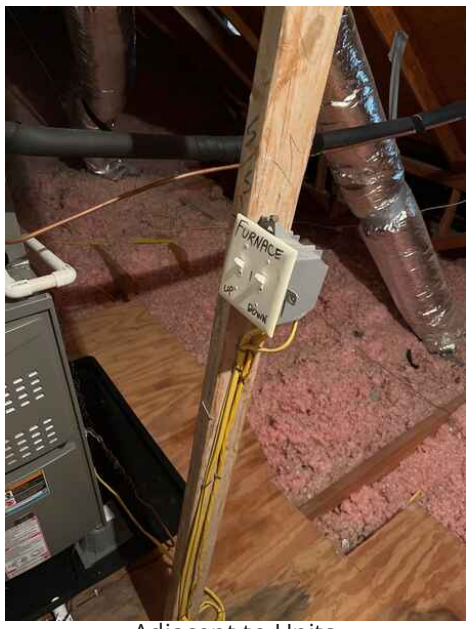
**Equipment (1): Arrangement**
Upflow

**Equipment (1): Fuel**
Natural Gas

**Equipment (1): Fuel Shut-Off Location**

Unit 1 Gas Shut-Off

**Equipment (1): Electrical Shut-Off Location**



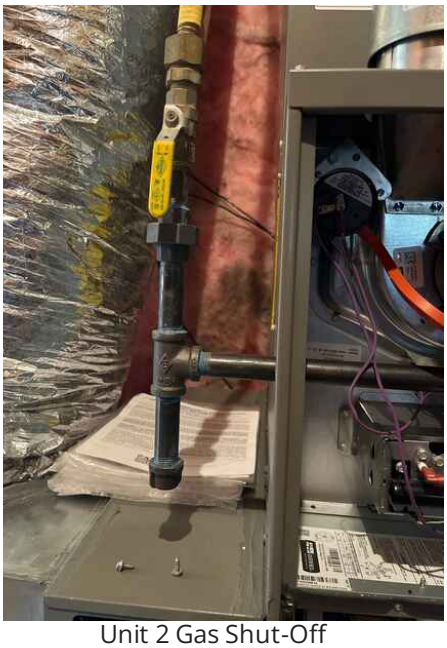

Adjacent to Units

**Equipment (2): System Type**
Forced Air, Central

**Equipment (2): Arrangement**
Upflow

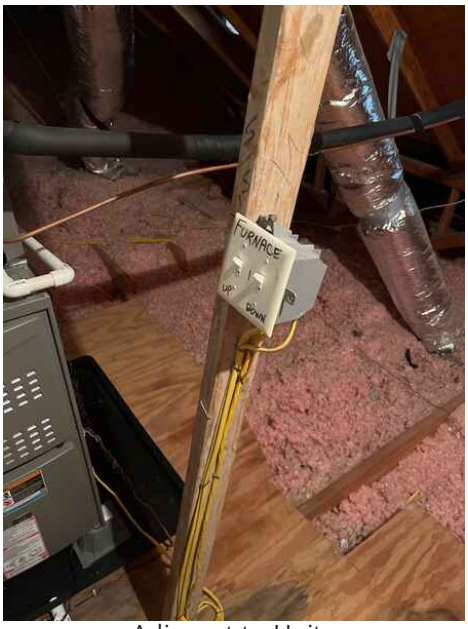
**Equipment (2): Fuel**
Natural Gas

**Equipment (2): Fuel Shut-Off Location**



Unit 2 Gas Shut-Off

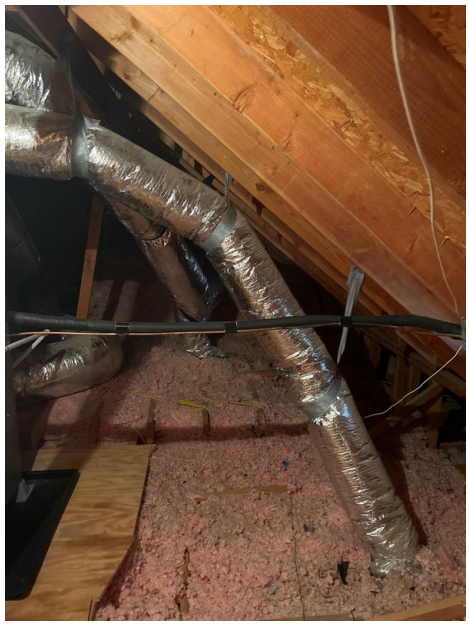
**Equipment (2): Electrical Shut-Off Location**




Adjacent to Units

**Distribution System: Ductwork**

Insulated



**Auxiliary Heating Present?**

No

The presence of auxiliary heating devices can sometimes indicate that the current heating system was found to be less-than-adequate by the current occupant. This sometimes occurs following additions, or when a central furnace is added after original construction of the home. Recommend inquiring of the occupant as to system performance, cold areas, etc. Also recommend HVAC professional as desired, to evaluate and make any upgrades/repairs.

**Normal Operating Controls: Thermostat Information**

Make: Honeywell Home Pro Series

Model: Unknown

Location(s): Top of stair landing, adjacent to 1st floor rear bedroom


1st Floor


2nd Floor

**Normal Operating Controls: Operated Normally**

The thermostat unit operated normally, and controlled the system as expected. Programming was not tested, only basic functionality.

**Equipment (1): Make**

Lennox

Model #: ML180UH090E48B-54

Serial #: 1722E43918

Date of Manufacture: May 2022

Unit 1 Info


Unit 1 Opened

Unit 1 Running

**Equipment (1): Rating**

Mid-Efficiency

A Lower-Efficiency or Natural Draft furnace will likely have exceeded it's life expectancy. A High-Efficiency furnace comes with its own set of challenges, as excess condensate must be managed, possibly becoming problematic during a hot, humid season. A Mid-Efficiency furnace is the most common installation today.

Stated Annual Fuel Utilization Efficiency (AFUE) Rating: Not Stated

**Equipment (2): Make**

Lennox

Model #: ML180UH045E36A-54

Serial #: 1722D36810

Date of Manufacture: Apr 2022

Unit 2 Info


Unit 2 Opened


Unit 2 Running

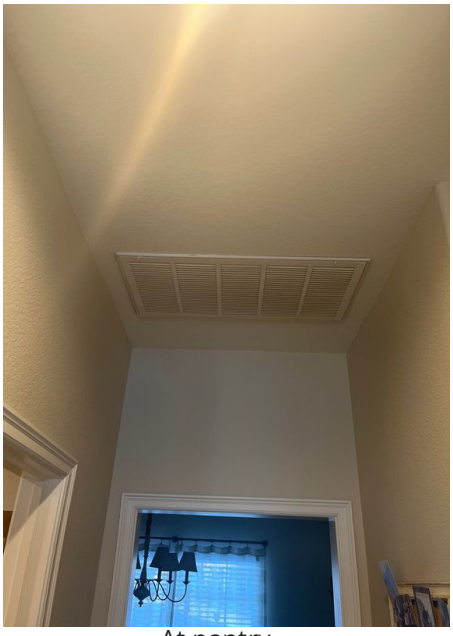
**Equipment (2): Rating**

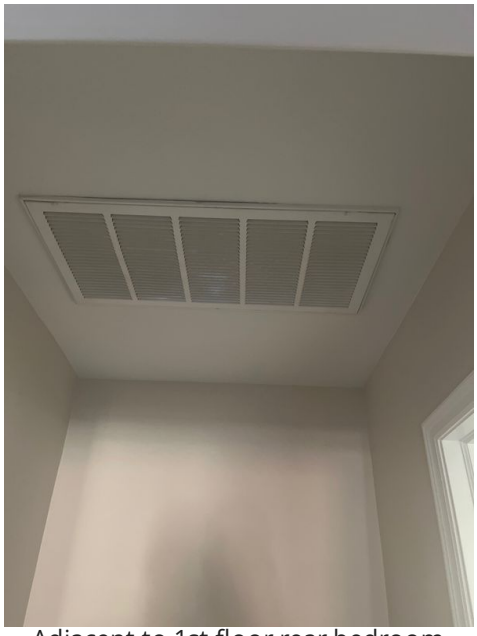
Mid-Efficiency

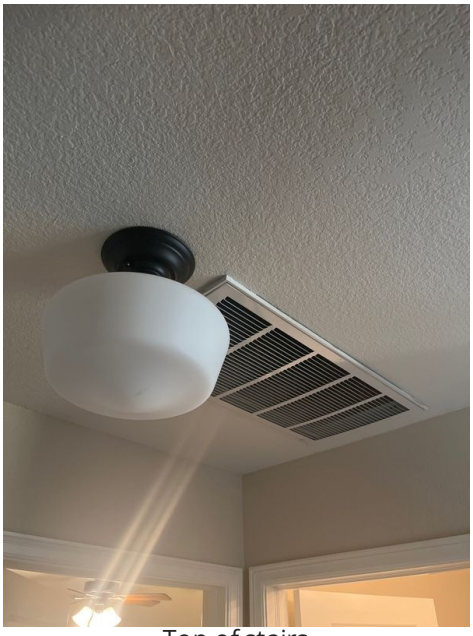
A Lower-Efficiency or Natural Draft furnace will likely have exceeded it's life expectancy. A High-Efficiency furnace comes with its own set of challenges, as excess condensate must be managed, possibly becoming problematic during a hot, humid season. A Mid-Efficiency furnace is the most common installation today.

Stated Annual Fuel Utilization Efficiency (AFUE) Rating: Not Stated

**Distribution System: Air Return(s) Location Noted**


At pantry


Adjacent to 1st floor rear bedroom


Top of stairs

## Observations

5.3.1 Equipment (1)

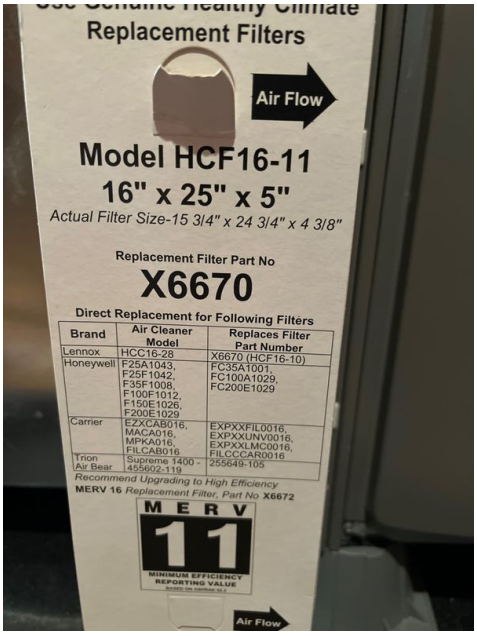
Maintenance

### FILTER DIRTY

The furnace filter was dirty and must be cleaned or replaced regularly.  Schedule will be determined by filter style and media type, amount of use, household conditions, and manufacturer's recommendations.

Recommendation

Recommended DIY Project




5.4.1 Equipment (2)

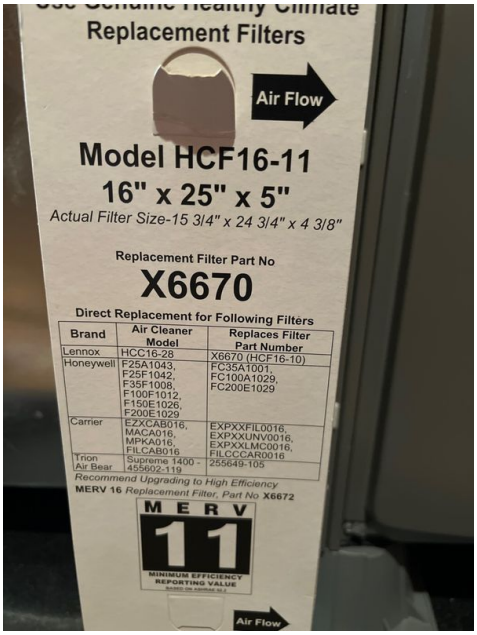
Maintenance

### FILTER DIRTY

The furnace filter was dirty and must be cleaned or replaced regularly.  Schedule will be determined by filter style and media type, amount of use, household conditions, and manufacturer's recommendations.

Recommendation

Recommended DIY Project




5.5.1 Distribution System

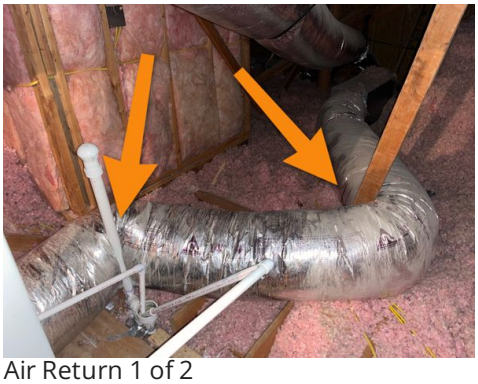
Repair/Upgrade

## DUCT RADIUS TOO TIGHT

Air ducts had tight bends in them which may reduce airflow. If low air flow or temperature irregularities are noticed during use, evaluation by HVAC professional, and possible rerouting are recommended.

Recommendation

Contact a qualified HVAC professional.



Air Return 1 of 2

# 6: COOLING

## Information

**Type of Cooling System(s)**
Forced Air, Central, Split

**Cooling Source in Each Livable Space?**
Yes

Cooling was delivered via:

**Normal Operating Controls: Thermostat Information**
(See Heating Section)

**Normal Operating Controls: Operated Normally**
Due to outside temperature, only Heating functions were run.

**Inside Equipment (1): Energy Source**
Electric

**Inside Equipment (1): Location**
Attic

**Inside Equipment (2): Energy Source**
Electric

**Inside Equipment (2): Location**
Attic

**Outside Equipment (1): Energy Source**
Electric

**Outside Equipment (1): Location**
Exterior South

**Outside Equipment (2): Energy Source**
Electric

**Outside Equipment (2): Location**
Exterior South

**Distribution System: Ductwork**
Insulated

(See Heating Section)

**Distribution System: Air Return(s) Location Noted**
(See Heating Section)

**Auxiliary Cooling Present?**
No

The presence of auxiliary cooling devices can sometimes indicate that the current Air Conditioning system was found to be less-than-adequate by the current occupant. This sometimes occurs in additions, or when a central system is added after original construction of the home. Recommend inquiring of the occupant as to system performance, warm/hot areas, etc. Also recommend HVAC professional as desired, to evaluate and make any upgrades/repairs.

## Inside Equipment (1): Make

Lennox

Model #: CX35-48B-6F-2

Serial #: 1522F01857

Date of Manufacture: Jun 2022

Unit 1 Info


Unit 1

## Inside Equipment (1): SEER Rating

Unknown

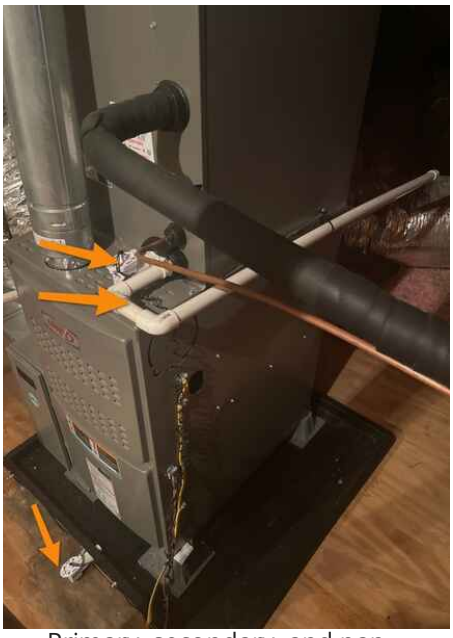
Seasonal Energy Efficiency Ratio (SEER) Rating: Unknown, No Data Tag

2023 standards call for a 15 SEER minimum rating for a new system install in Oklahoma. **See Here**

NOTE: If system's SEER rating is lower than that required by current standards, this is not necessarily a "defect". Standards change periodically, typically resulting in more stringent requirements for new installations. *This section indicates the SEER rating printed on the unit's data tag. Actual SEER rating may vary based upon various house and system components' energy efficiencies, proper refrigerant charge, and the matching of components in a split air conditioning system as designed and built.*

**Inside Equipment (1): Condensate Management**

Appeared functional



Primary, secondary, and pan


Into open, trapped drain

**Inside Equipment (2): Make**

Lennox

Model #: CX35-30A-6F-20

Serial #: 1522C64094

Date of Manufacture: Mar 2022


Unit 2 Info


Unit 2

### Inside Equipment (2): SEER Rating

Unknown

Seasonal Energy Efficiency Ratio (SEER) Rating: Unknown, No Data Tag

2023 standards call for a 15 SEER minimum rating for a new system install in Oklahoma. **See Here**

NOTE: If system's SEER rating is lower than that required by current standards, this is not necessarily a "defect". Standards change periodically, typically resulting in more stringent requirements for new installations. *This section indicates the SEER rating printed on the unit's data tag. Actual SEER rating may vary based upon various house and system components' energy efficiencies, proper refrigerant charge, and the matching of components in a split air conditioning system as designed and built.*

### Inside Equipment (2): Condensate Management

Appeared functional

Primary, secondary, and pan

Into open, trapped drain

## Outside Equipment (1): Make

Lennox

Model #: ML14XC1-047-230A03

Serial #: 1922D56876

Date of Manufacture: Apr 2022


Unit 1

AC Disconnects

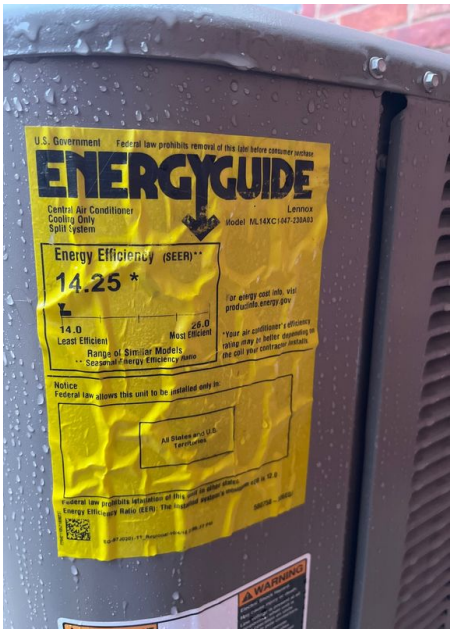
## Outside Equipment (1): SEER Rating

14.25

Seasonal Energy Efficiency Ratio (SEER) Rating: 14.25

2023 standards call for a 15 SEER minimum rating for a new system install in Oklahoma. **See Here**

NOTE: If system's SEER rating is lower than that required by current standards, this is not necessarily a "defect". Standards change periodically, typically resulting in more stringent requirements for new installations. *This section indicates the SEER rating printed on the unit's data tag. Actual SEER rating may vary based upon various house and system components' energy efficiencies, proper refrigerant charge, and the matching of components in a split air conditioning system as designed and built.*



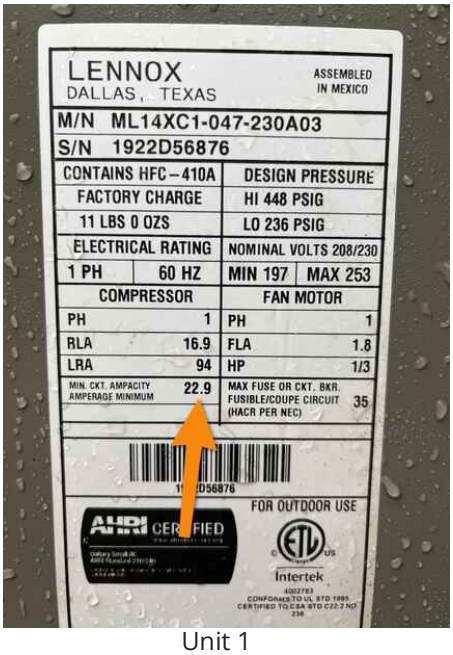
## Outside Equipment (1): Min/Max Ampacity

22.9 / 35

If data tag is present and legible, minimum Circuit Ampacity (which dictates wire size), and maximum Overcurrent Device rating (size of Fuse/Breaker) will be noted here. This information will help the Inspector determine the appropriateness of the installation from a safety standpoint.

MIN Circuit Ampacity: 22.9

MAX Overcurrent Device rating: 35




Unit 1


Unit 1

## Outside Equipment (2): Make

Lennox

Model #: ML14XC1S024-230A03

Serial #: 1922D56011

Date of Manufacture: Apr 2022


Unit 2 and Disconnects

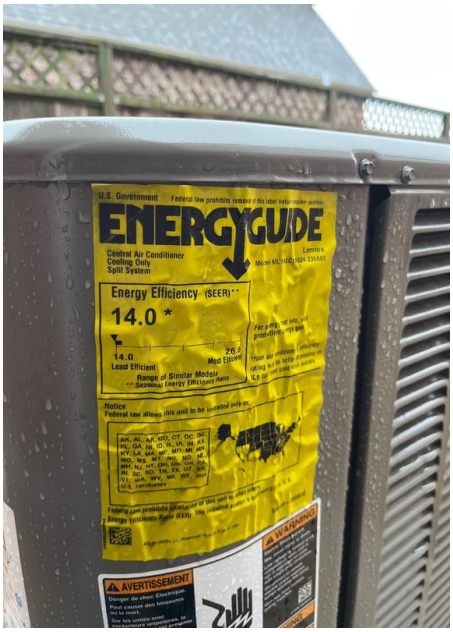
## Outside Equipment (2): SEER Rating

14

Seasonal Energy Efficiency Ratio (SEER) Rating: 14

2023 standards call for a 15 SEER minimum rating for a new system install in Oklahoma. **See Here**

NOTE: If system's SEER rating is lower than that required by current standards, this is not necessarily a "defect". Standards change periodically, typically resulting in more stringent requirements for new installations. *This section indicates the SEER rating printed on the unit's data tag. Actual SEER rating may vary based upon various house and system components' energy efficiencies, proper refrigerant charge, and the matching of components in a split air conditioning system as designed and built.*




## Outside Equipment (2): Min/Max Ampacity

14.6 / 25

If data tag is present and legible, minimum Circuit Ampacity (which dictates wire size), and maximum Overcurrent Device rating (size of Fuse/Breaker) will be noted here. This information will help the Inspector determine the appropriateness of the installation from a safety standpoint.

MIN Circuit Ampacity: 14.6

MAX Overcurrent Device rating: 25


Unit 2


Unit 2

## Limitations

System Operation

### LOW OUTSIDE TEMPERATURE

**Outside temperatures (below 65 F) prohibited inspector from running Air Conditioning system. Cooling System was visually inspected only.** Low ambient temperatures present a risk of damage to the Outside (compressor/condenser) Unit due to both compressor lubrication, and refrigerant vaporization characteristics. Both of these issues may cause damage to the unit if operated in cold weather. The system could not safely be fully evaluated for functionality. It is recommended that the AC be operated on a warmer day to ensure that it generates the cooling effect desired, prior to the closing of any contingency period.

There are many sources that provide articles to read about this concern. Here is one from an HVAC company that provides a simple, but thorough explanation:

AC Systems & Cold Weather

## Observations

6.3.1 Inside Equipment (1)

Maintenance

### FILTER DIRTY

(See Heating Section)

Recommendation

Recommended DIY Project

6.3.2 Inside Equipment (1)

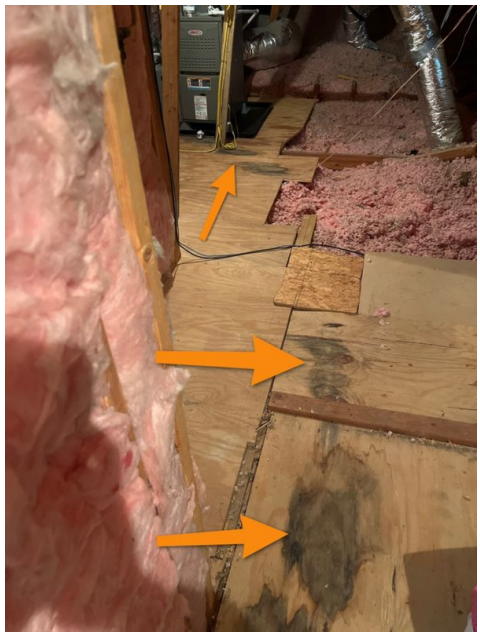
Repair/Upgrade

### WATER STAINS NEAR REFRIGERANT LINES

Water Stains were found near/underneath refrigerant lines. No moisture was noted during inspection. This may be an indication of previous freezing and thawing of low-pressure line. Freezing may be caused by issues such as restricted airflow, or low refrigerant pressure. It is recommended that an HVAC professional evaluate the system, and make any necessary repairs.

Recommendation

Contact a qualified HVAC professional.



6.4.1 Inside Equipment (2)

Maintenance

### FILTER DIRTY

(See Heating Section)

Recommendation

Recommended DIY Project

6.5.1 Outside Equipment (1)

Safety Hazard

## CIRCUIT BREAKER OVER-SIZED

AC Unit was found to be on an “over-sized” circuit breaker. This means that the circuit breaker assigned to it is larger than recommended by the manufacturer, and will allow more current to flow than is considered safe for the unit. In this condition, conductors (wiring) may be allowed to heat up due to over-current, potentially resulting in fire, or the unit itself may be otherwise damaged. This condition sometimes occurs when a new, more efficient condensing unit is installed, and the circuit breaker is not changed to match. It is recommended that a licensed electrician evaluate and replace the circuit breaker as necessary.

Recommendation

Contact a qualified electrical contractor.


Max 35 listed

6.5.2 Outside Equipment (1)

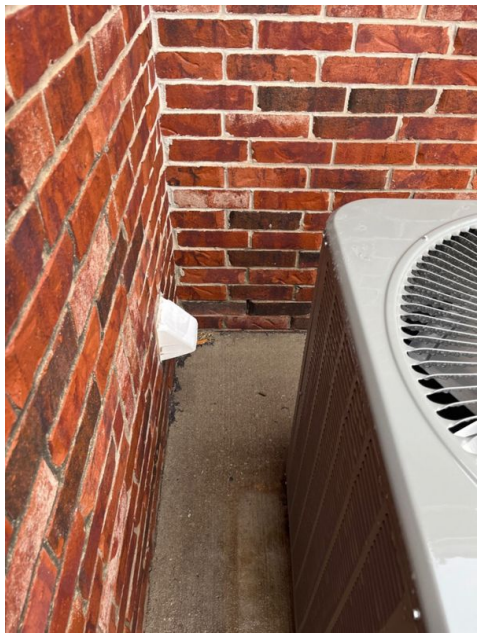
Maintenance

## UNIT TOO CLOSE TO CLOTHES DRYER EXHAUST

Unit was found to be mounted too close to clothes dryer exhaust. This exhaust port emits moist air which may shorten the unit’s life. Additionally, it emits any lint which bypasses the dryer’s screen. This lint accumulates on the condensing unit’s fins, impeding air flow, and negatively affecting operation. It is recommended that the unit be checked for lint regularly, and cleaned with a garden hose as needed.

Recommendation

Recommended DIY Project



6.5.3 Outside Equipment (1)

Repair/Upgrade

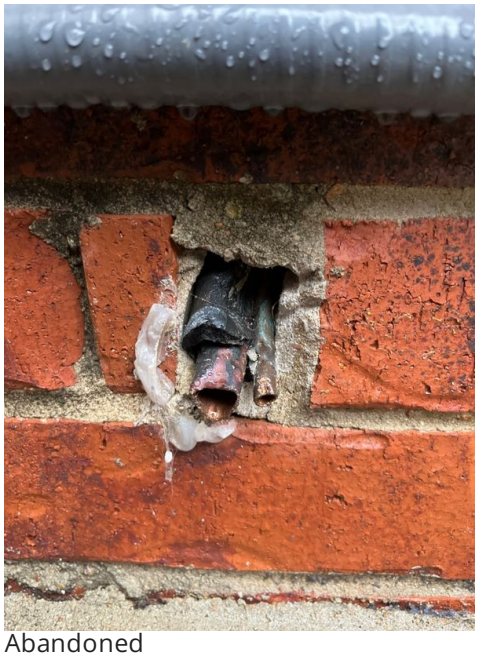
## WALL PENETRATIONS

Line Set(s) penetrated house through wall. Recommend better sealing this gap to prevent pests and elements from entering.

Recommendation

Contact a qualified professional.


Current


Abandoned

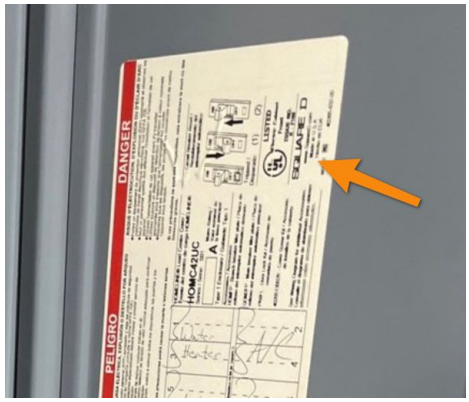
# 7: ELECTRICAL

## Information

**Service Lateral/Drop**
Underground

**Main & Subpanels, Conductors, Overcurrent Devices: Main Panel Location**
Garage, Interior

**Main & Subpanels, Conductors, Overcurrent Devices: Panel Manufacturer**
Square D




**Main & Subpanels, Conductors, Overcurrent Devices: Sub Panel**
None

**Branch Wiring, Breakers & Fuses: Wiring Method**
Romex

Romex exiting panel

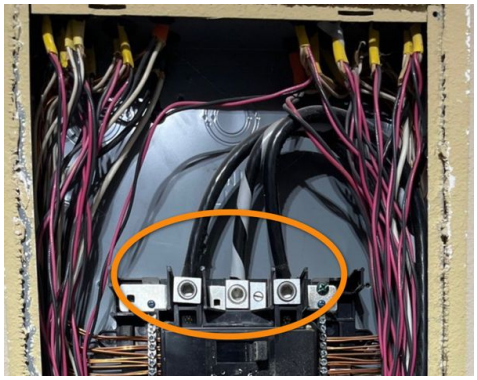
**Grounding:** **Electrical Grounding Conductor (Grounding Rod) Location Noted**

Immediately adjacent to meter and service entrance. Grounding conductor and Rod were partially visible, but lug and connection were buried.

Rod and Conductor

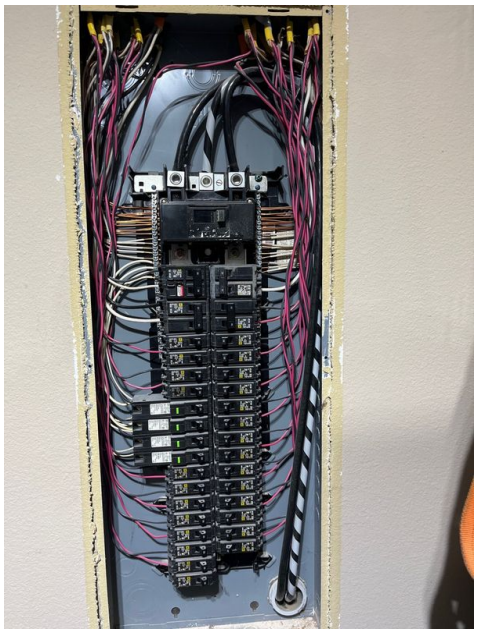
**Main & Subpanels, Conductors, Overcurrent Devices:** **Amperage & Voltage**

200 Amp, 120/240 Volt



**Main & Subpanels, Conductors, Overcurrent Devices:** **Overcurrent Device Type**

Circuit Breaker



**Lighting Fixtures, Switches & Receptacles:** **No defects noted**

Switches, fixtures (lights and fans), and receptacles functioned appropriately. No cover plates were missing.


Example

### GFCI & AFCI: Single GFCI Outlet Device Protecting Multiple Receptacles

Electrical receptacles in areas requiring GFCI protection, were found to be properly protected. GFCI's functioned as intended when tested. It was noted that multiple receptacles were protected by a single GFCI receptacle device. For your convenience, please note the following:

*As currently configured, if an affected GFCI is tripped, it will need to be reset at a singular/remote location. It will benefit the homeowner to become familiar with which receptacles are reset by which GFCI devices.*

All bath receptacles reset in 1st floor back bath.

GFCI Protection & Resetting

### Smoke Detectors: Noted Locations

Smoke detectors/alarms were noted to be present, and installed in appropriate locations.

## Limitations

Service Entrance Conductors

**UNDERGROUND**

Service Entrance Conducters were underground and hidden from view within conduit. Exposed portions were inspected with main panel.

## Observations

7.2.1 Meter

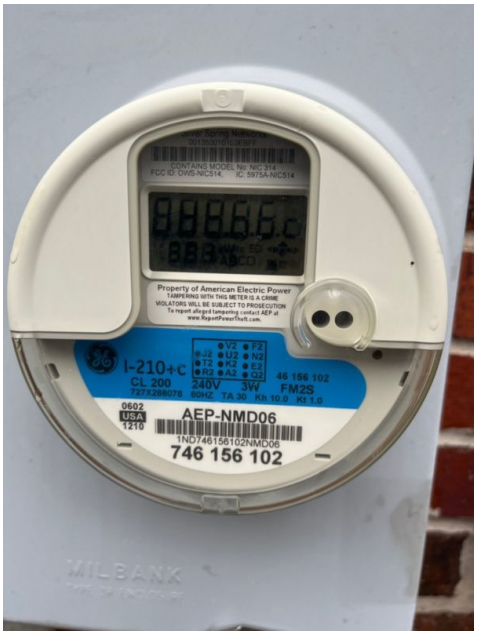
Repair/Upgrade

**UNREADABLE**

Meter face was unreadable. For any questions, recommend contacting utility company.

Recommendation

Contact your local utility company




7.4.1 Main & Subpanels, Conductors, Overcurrent Devices

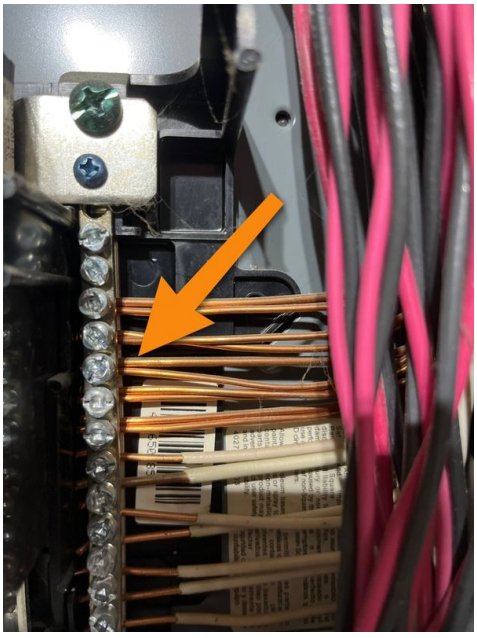
Repair/Upgrade

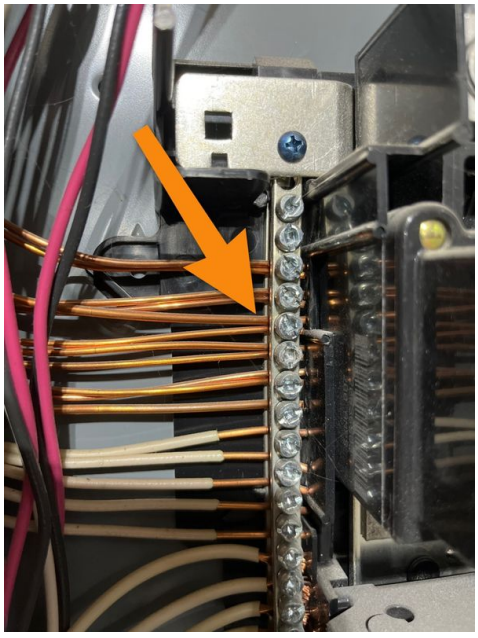
## DOUBLE-TAPPED GROUND (INCOMPATIBLE)

Incompatible grounding conductors were found to be double-tapped. Up to 2 wires may be accommodated under one lug, but must be of the same material and wire gauge. It is recommended that this be corrected by a qualified professional. Conductors of different sizes may become loose, reducing ground's effectiveness, and presenting a safety hazard.

Recommendation

Contact a qualified electrical contractor.



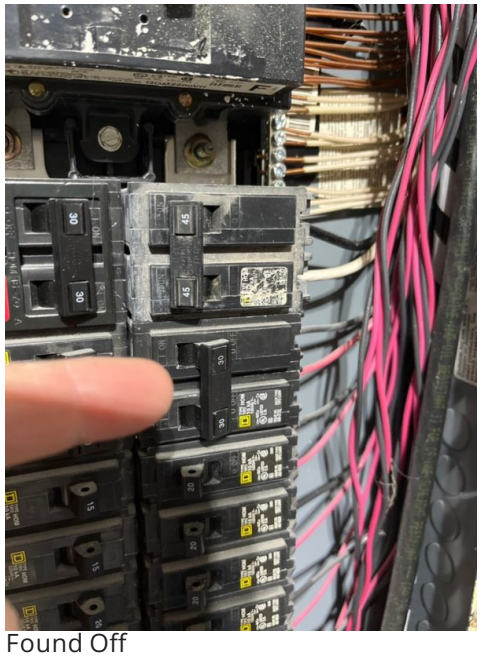


7.4.2 Main & Subpanels, Conductors, Overcurrent Devices

Repair/Upgrade

## BREAKER/FUSE FOUND OFF

An overcurrent device was found in the “off” position. It is recommended to inquire with current owner as to why. If unknown, a qualified electrician should evaluate. This could be due to an unused branch circuit, or due to a known problem circuit or appliance. This 240V circuit was labeled “Dryer”, and a 110V gas dryer was noted in the laundry room.


Found Off

7.4.3 Main & Subpanels, Conductors, Overcurrent Devices

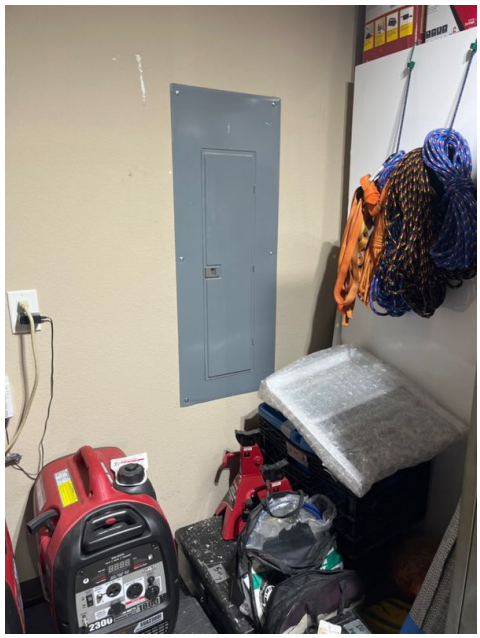
Maintenance

## PANEL OBSTRUCTED

Main Electrical Panel was found to be obstructed. Panel should be provided with adequate clear space for access, at least 30" wide and 36" deep, from the floor surface to at least 78" high. It is recommended that storage be removed and area kept clear.

Recommendation

Recommended DIY Project



7.7.1 GFCI & AFCI

Safety Hazard

## GFCI FAILED TO WORK

When tested, a GFCI failed to function as intended. These devices are installed to protect a user from electric shock during a ground fault condition. It is recommended that a qualified professional evaluate the GFCI and replace as necessary.

Recommendation

Contact a qualified electrical contractor.


Exterior South

7.7.2 GFCI & AFCI

Repair/Upgrade

## ACFI(S) NOT INSTALLED

ACFIs were not found installed at all required branch circuits. Although perhaps not required at the time of construction, current code requires AFCI devices to be installed to protect branch circuits serving living spaces. AFCI (Arc-Fault Circuit Interruptors) are intended to protect against electrical fires during an arc-fault situation. It is recommended that this upgrade be made by a qualified electrician following an evaluation of the existing system.

Recommendation

Contact a qualified electrical contractor.

7.9.1 Carbon Monoxide Detectors

Safety Hazard

## NO CO DETECTOR(S) FOUND

No Carbon Monoxide (CO) detectors were found installed. Carbon Monoxide is a colorless, odorless gas that is a product of combustion. It can be produced by vehicle engines, stoves, fireplaces, gas ranges, furnaces, grills and other such devices. CO poisoning can result in headache, dizziness, weakness, nausea, chest pain, confusion, and can even death. It is important to have CO detectors/alarms installed on each level of the home. These devices can save lives by alerting occupants to the presence of this dangerous gas.  We recommend that this condition be corrected immediately.

Recommendation

Contact a handyman or DIY project

# 8: PLUMBING (FUEL)

## Information

**Fuel Type**
Natural Gas

**Fuel Source**
Public Utility

**Main Fuel Shut-off: Location**

South, Exterior

Main fuel shut-off, and other control valves (other than normal controls for inspected fuel-fired appliances) will not be operated or exercised by the inspector, except in the case of emergency. Often, such valves become brittle or difficult to operate due to lack of use, which can result in leakage during or following use. It is recommended that upon possession of the property, owner operate valves to determine functionality and need for replacement, and/or contact a qualified plumber as needed.

Main Gas Shut-Off Location

**Fuel Storage & Distribution Systems: CSST Noted**

CSST (Corrugated Stainless Steel Tubing) gas line is corrugated tubing covered by a polyethylene sheathing. Common sheathing colors are yellow, black, and orange. Common diameters range from 1/2" to 1 1/2". CSST must be installed per manufacturer instructions.

CSST should be bonded to the grounding electrode conductor (ground rod), or a lightning protection electrode system (if provided) for lightning safety. Arc-Resistant CSST (Black, marked "AR") may not require this additional bonding measure if it is connected per manufacturer instructions to a properly grounded appliance. Where possible, your inspector will indicate the bonding connection- but this is often not possible. If definitive CSST bonding cannot be determined during your home inspection, it is recommended that a licensed electrician evaluate the system, and ensure proper bonding.

### Fuel Storage & Distribution Systems: Yellow CSST Noted

Yellow CSST was identified during inspection.

The following statement is required by law to be provided whenever any shade of yellow CSST (i.e., Non-Arc-Resistant) is observed during inspection: "*Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor*."

Yellow CSST & Gas manifold

## Observations

8.2.1 Fuel Storage & Distribution Systems

Safety Hazard

### CSST BONDING

The home was found to utilize non-Arc-Resistant CSST (Corrugated Stainless Steel Tubing) for gas delivery. Inspector was unable to definitively identify bonding of the CSST to ground. An evaluation by a qualified professional is recommended to determine proper bonding of the gas distribution system. This measure is intended to protect against fire caused by CSST failure due to a lightning strike.

Recommendation

Contact a qualified professional.

8.2.2 Fuel Storage & Distribution Systems

Repair/Upgrade

### CSST SHEATHING DAMAGED

Recommend qualified professional for evaluation and any necessary repairs.

Recommendation

Contact a qualified professional.

Damaged sheath

# 9: PLUMBING (WATER)

## Information

**General: PSI**
52 psi


**General: GPM**
4.5 GPM


**Water Supply, Distribution Systems & Fixtures: Water Supply Material**
Unknown

Water supply line (meter to house) was not viewable for inspection.

**Drain, Waste, & Vent Systems: Main Sewer Cleanout Location Noted**
Backyard west wall.

**Surfaces of Tubs/Showers: Material**
Fiberglass

**Hot Water Systems, Controls, Flues & Vents: Capacity**
50 gallons

**Hot Water Systems, Controls, Flues & Vents: Location**

Garage

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

Electric


**General: Water Source**

Public

When possible, water source will be identified. When practical, water pressure (PSI) and volume (GPM) will be measured at an outside spigot. There may be instances where (for example), due to lack of or restricted access to spigot, or due to cold weather (winterization) this is not possible. Your home inspection is not concerned with specific water pressures or volumes, but provides them when possible as a convenience to the customer. Instead, your home inspection focuses on "Functional Flow"- essentially, did it appear that water flowed at an acceptable volume and pressure to support everyday household needs. This assessment is subjective, and may vary based on household size, and typical water usage. One advantage to attending your home inspection, is the ability for you to view firsthand, the functional flow in the concerned property.

**General: Utility Shut-Off Valve**

Utility control was not able to be assessed due to vault being filled with rainwater.

### Main Water Shut-off Device: Location

Garage

Main water shut-off, and other control valves (other than normal controls for daily water usage) will not be operated or exercised by the inspector, except in the case of emergency. Often, such valves become brittle or difficult to operate due to lack of use, which can result in leakage during or following use. It is recommended that upon possession of the property, owner operate valves to determine functionality and need for replacement, and/or contact a qualified plumber as needed.

Water Heater Closet

### Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Pex

Much of a home's water distribution piping may not be available for viewing, as it is buried in a slab, behind walls, or inaccessible in attic or crawl spaces. Only materials which were observable are noted here.

Copper

PEX

**Drain, Waste, & Vent Systems:** Visible Material(s)

PVC

As with many home systems, much of a house's plumbing is buried in walls or underground, and is therefore unable to be fully evaluated. Your home inspection focuses on those components that are visible and accessible on the day of your inspection.

**Hot Water Systems, Controls, Flues & Vents:** Manufacturer

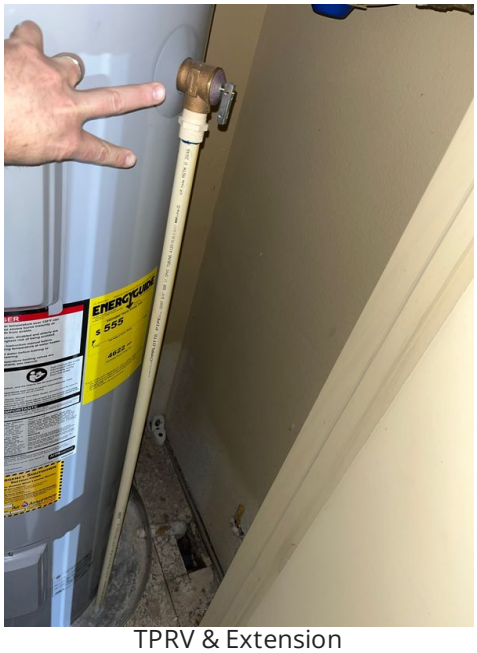
AO Smith

Model#: ENT-50-100

Serial#: 1646103955635

Date of Manufacture: Nov 2016

Water Heater Info


TPRV & Extension


Shut-Off & Expansion Tank

## Observations

9.5.1 Surfaces of Tubs/Showers

**SHOWER ENCLOSURE SURFACE(S)**

Repair/Upgrade

Shower surface(s) were found to be damaged. Left unchecked, damaged surfaces around or under water are prone to further damage or failure, which may extend beyond the enclosure itself, and into adjacent components. Recommend evaluation and repair by qualified professional.

Small area of damage noted in 1st floor rear bathroom shower floor.

Recommendation

Contact a qualified professional.

Shower Floor chipped

9.6.1 Hot Water Systems, Controls, Flues & Vents

Repair/Upgrade

## WATER TEMPERATURE

Hot water temperature was set higher than 120 F. Water set to approximately 120 F is generally considered safe. Hotter water can cause scald injuries. If higher temperature is maintained, use with caution. Adjustment to a lower temperature setting is recommended. *Please note, there is a mild risk of bacterial growth in water maintained lower than approximately130-140 F.*

Recommendation

Contact a handyman or DIY project


Upper Element

Lower Element

9.6.2 Hot Water Systems, Controls, Flues & Vents

Repair/Upgrade

## NO SEISMIC BRACING

Water Heater was found to be unprotected from movement during a seismic event. Tanks should be equipped with seismic straps (Top 1/3 and Bottom 1/3) to protect from movement during an earthquake or impact. It is recommended that appropriate strapping be performed.

Recommendation

Contact a qualified professional.

No Seismic Bracing

9.8.1 Plumbing Fixtures

Repair/Upgrade

## NEEDS CAULK/SEALING

Recommend recaulking backsplash to prevent water damage.

Recommendation

Contact a handyman or DIY project

1st floor rear bath

9.8.2 Plumbing Fixtures

Maintenance

## SIGNS ON PREVIOUS LEAKAGE

Signs of previous leakage were noted. Leak was not active during inspection.


1st Floor rear bath, left sink

9.8.3 Plumbing Fixtures

Repair/Upgrade

## NO STOPPER

Fixture drain was not equipped with a stopper. Recommend adding one.

Recommendation

Contact a handyman or DIY project


2nd Floor bath

# 10: INTERIOR, DOORS, & WINDOWS

## Information

**Walls: Wall Material**
Drywall

No material defects noted.

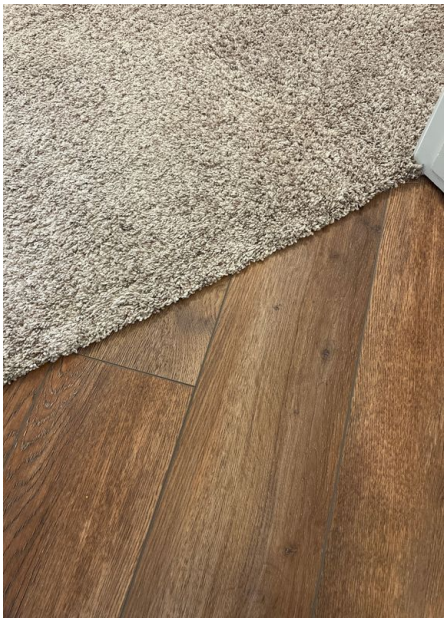
**Ceilings: Ceiling Material**
Drywall

No material defects noted.

**Ceilings: Style**
Flat, Vaulted, Tray

**Floors: Floor Coverings**
Carpet, Vinyl

No material defects noted.



**Doors: Functional**
Doors and Hardware Functioned except for the following exceptions:

(None)

**Doors: Style(s) Present**
Swinging

**Doors: Materials**
Wood

**Doors: Type**
Solid, Hollow-Core

**Windows: Material**
Vinyl

Example. Present throughout.

**Windows: Window Type**
Single-hung, Sliders

**Countertops & Cabinets: Cabinetry**
Wood, Stained

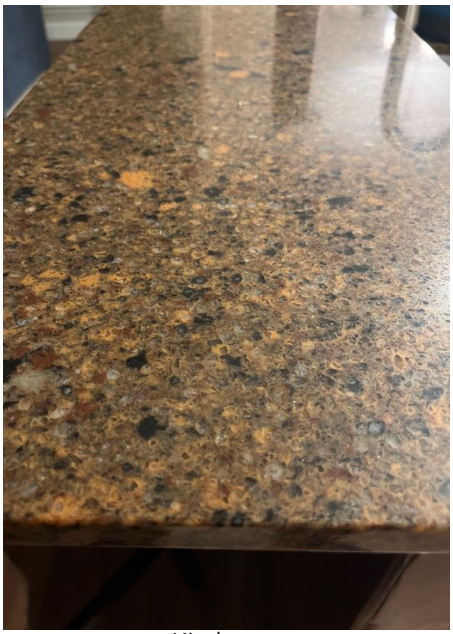
No material defects noted.


Kitchen. Representative of entire house.

**Indications of Water Penetration/Condensation: None Noted**

**Countertops & Cabinets: Countertop Material**
Granite, Corian-type

No material defects noted.


Kitchen


Baths/Laundry same material

## Observations

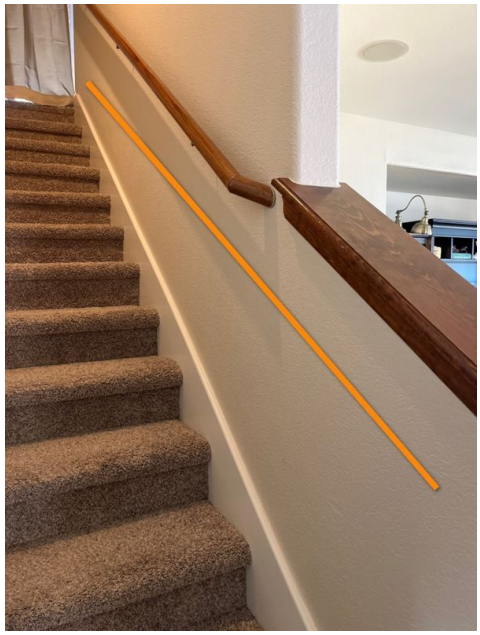
10.4.1 Steps, Stairways & Railings
**HANDRAIL NOT CONTINUOUS**

Repair/Upgrade

Handrail was not continuous. This is important for uninterrupted support during use. Recommend adding continuous handrail on at least one side.

Recommendation

Contact a qualified handyman.



10.6.1 Windows

Repair/Upgrade

## FAILED THERMAL SEAL

Observed condensation, fogging, or corrosion between the window panes, which indicates a failed thermal seal. This is primarily a cosmetic issue. Due to weather and/or lighting conditions, there may be other windows experiencing the same failure, which did not show-up during the inspection. Recommend qualified window contractor evaluate & replace as desired or necessary.

Recommendation

Contact a qualified window repair/installation contractor.

2nd Floor right bedroom

10.6.2 Windows

Repair/Upgrade

## DOUBLE/SINGLE HUNG DIFFICULT TO OPERATE

Some windows were difficult to operate. Recommend evaluation and any necessary repairs by window professional.

Recommendation

Contact a qualified professional.

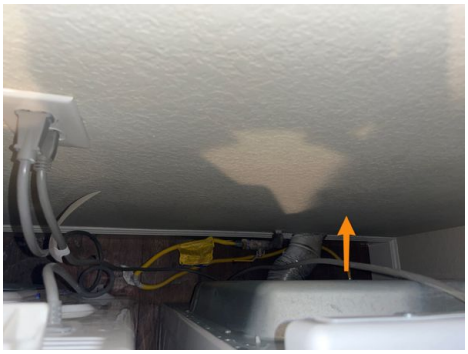
# 11: VENTILATION & INSULATION

## Information

**Clothes Dryer: Clothes Dryer Power Source**
110 Volt, Gas

**Clothes Dryer: Dryer Vent**
Metal, Metal (Flex)

Vents through side wall to exterior.



**Clothes Dryer: Dryer Vent Exhaust Location**
Through Wall

**Attic Insulation: R-Value**
Undetermined

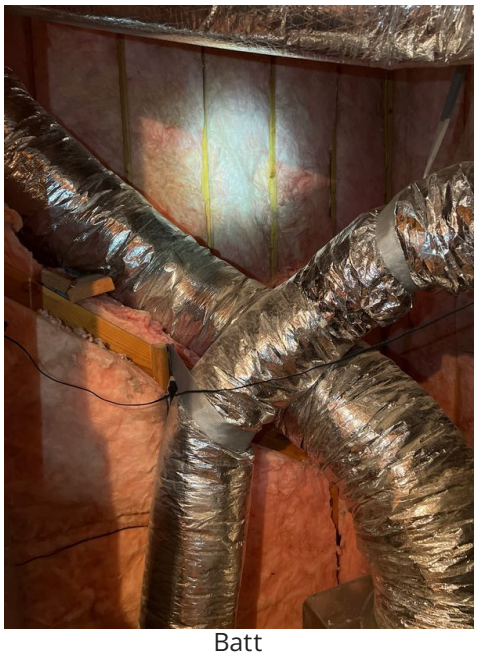
No areas appeared to lack insulation. Depth appeared adequate.

**Exhaust Systems: Exhaust Fans**
Fan Only, Fan with Light, Bathroom 1, Bathroom 2, Bathroom 3

Units were functional and appeared to terminate properly to exterior.

**Attic Insulation: Insulation Type**
Batt, Blown, Fiberglass


Blown

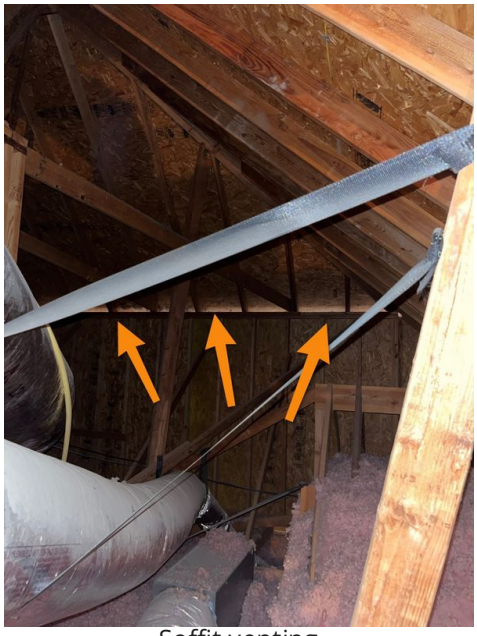

Batt

**Ventilation:** **Ventilation Type**

Soffit Vents, Gable Vents, Roof Plane Vents

Attic ventilation appeared adequate. No signs of moisture problems were noted.

Soffit venting



Soffit venting

Roof plane venting

Gable venting

Soffit vent baffles present

## Limitations

Vapor Retarders (Crawlspace or Basement)

**NOT VISIBLE FOR INSPECTION (ATTIC SPACE)**

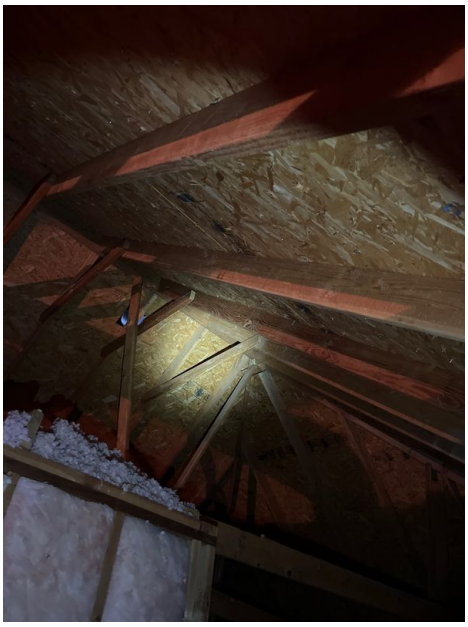
Inspector was not able to determine presence, installation, or condition of a vapor barrier, because ceiling/walls of top floor were covered by insulation.

# 12: STRUCTURAL

## Information

**Inspection Method**
Attic Access, Visual, No Basement, No Crawlspace

**Roof Structure: Build & Material**
Framed, Wood, OSB



**Roof Structure: Environment**
Unconditioned

**Ceiling Structure: Material**
Wood

**Wall Structure: Material**
Wood

**Floor Structure: Material**
Slab, Wood I-Joists

1st floor slab, 2nd floor framed

**Floor Structure: Sub-floor**
Inaccessible

**Foundation/Crawlspace/Basement: Basement/Crawlspace Floor**
No Basement

**Foundation/Crawlspace/Basement: Material**
None

**Foundation/Crawlspace/Basement: Environment**
None

**Foundation/Crawlspace/Basement: Type**
Slab-on-Grade

**Ceiling Structure:** Joist Configuration

Framed, Wooden I-Beam

No material defects noted. Majority of ceiling components concealed by drywall, insulation, and plywood decking in attic. Dimensional lumber and wooden I-beams were noted.

Wooden I-Beam

Dimensional Lumber

## Observations

12.1.1 Roof Structure

Repair/Upgrade

### SAGGING/DEFLECTION

The roof plane, just north of the northernmost dormer facing the street, appeared to have a minor sag/deflection along one rafter. From attic space, it was noted that the first full-length rafter located beyond the dormer-supporting purlin, was slightly lower than the adjacent supported rafters. This may indicate some sagging, or deflection caused by the purlin. No damage was noted to the rafter in question. Recommend a qualified roofer evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.

# 13: FIREPLACE/SOLID-FUEL DEVICES

## Information

**Fuel Type**
No System

## Limitations

General

### NO FIREPLACE/SOLID-FUEL SYSTEMS

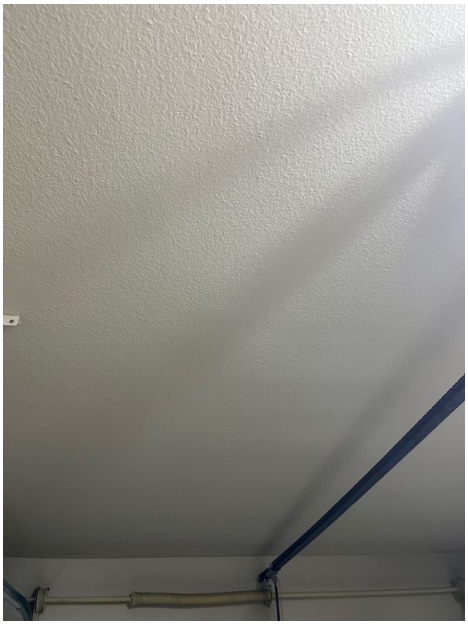
No Fireplace or Solid-Fuel systems were present.

# 14: GARAGE

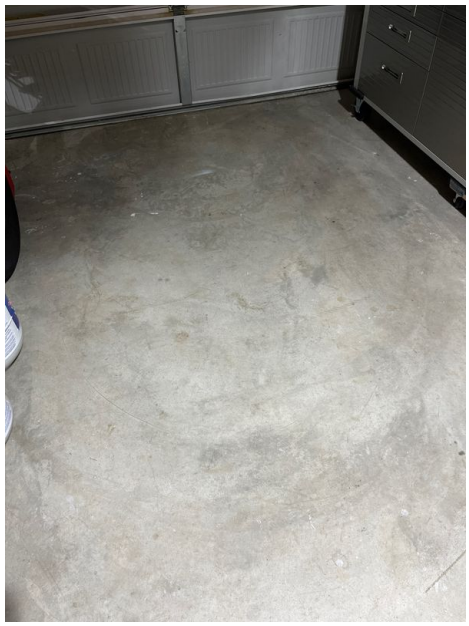
## Information

**Garage Type**
Attached

**Ceiling: Finished**
Drywall



**Floor: Material**
Concrete



**Walls & Firewalls: Material**
Drywall

No material defects noted.

**Garage Door (1): Functional**
Garage Door, motor, and safety features functioned correctly.

**Garage Door (1): Type**
Overhead, Rolling

Door 1

**Garage Door (2): Type**

Overhead, Rolling

Door 2

**Garage Door (1): Control**

Automatic

Make: Raynor Liftmaster

Model#: 41D7676

Serial#: Unknown

Date of Manufacture: 11/11/14


Door 1 Opener Info


Door 1 Opener

**Garage Door (2): Control**

Automatic

Make: Genie Pro Max

Model#: PMX500IC/B

Serial#: Unknown

Date of Manufacture: Mar 2007

Door 2 Opener


Door 2 Opener Info

## Limitations

General

**GARAGE UNABLE TO BE INSPECTED FULLY, DUE TO:**

Storage

## Observations

14.5.1 Garage Door (2)

Safety Hazard

**AUTO-REVERSE FUNCTION (CONTACT) FAILED TO OPERATE**

When tested, auto-reverse function failed to operate in the manner intended. Recommend evaluation and repair.

Test was conducted with block of wood laid across threshold and door closed against it. Door failed to reverse. This is a safety hazard.

Recommendation

Contact a qualified garage door contractor.

14.8.1 Electrical

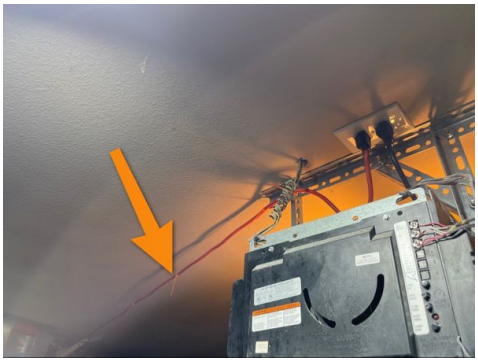
Safety Hazard

**EXTENSION CORDS**

Extension cords were used for permanent wiring. This is a fire hazard. Recommend correction, and addition of electrical receptacles by licensed electrician if necessary or desired.

Recommendation

Contact a qualified professional.



14.9.1 Occupant Door (garage-to-home)

Safety Hazard

## NOT SELF-CLOSING

Door was not self-closing. Door from garage to home should have self-closing hinges/mechanism to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

Not Self-closing

# STANDARDS OF PRACTICE

**Inspection Details**
Please see complete *Standards of Practice* from Oklahoma Administrative Code, Title 158, Chapter 70 **HERE**

For your convenience, the Standards governing each section of this Home Inspection will also be listed under that heading throughout this Report.

**Exterior**
**The inspector shall inspect:**

(A) the exterior wall covering, trim, flashings, caulking and protective coatings; (B) all exterior doors and locking devices; (C) overhead garage doors and garage door openers including safety mechanisms; (D) storm windows and doors; (E) attached decks/patios, balconies, stoops, steps, porches, and their associated railings; (F) eaves, soffits and fascias; (G) driveways and walkways leading to dwelling entrances; (H) vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to have an adverse effect on the structure; and, (I) the primary garage or carport.

**The inspector shall describe:**

(A) the exterior wall covering; (B) attached decks/patios and balconies; (C) driveways; and, (D) walkways.

**The inspector is not required to inspect:**

(A) screening, shutters, awnings, and similar seasonal accessories; (B) fences; (C) geotechnical or hydrological conditions; (D) recreational facilities; (E) detached structures except the primary garage or carport; (F) seawalls, break-walls, and docks; or, (G) erosion control and earth stabilization measures.

**Roof**
**The inspector shall inspect:**

(A) roof covering; (B) roof drainage systems; (C) flashings; (D) skylights; (E) chimneys; (F) attic ventilation covers; and, (G) other roof penetrations.

**The inspector shall describe:**

A. the roof-covering.

**The inspector is not required to inspect:**

(A) the interiors of flues or chimneys; (B) antennae; or, (C) other installed accessories.

**Appliances (Built-In)**
**The inspector shall inspect the:**

(A) food waste disposal; (B) range/stove, regardless of whether it is an installed or free standing appliance; (C) cook top; (D) oven(s); (E) dishwasher; (F) ventilation equipment or range hoods; (G) installed microwave; (H) trash compactor; and, (I) gas appliance connectors and shut off valves.

**The inspector shall describe:**

the range/stove, cook top and oven(s) by the energy source.

**The inspector is not required to:**

(A) operate appliances in all modes or self-cleaning cycles; or, (B) inspect clocks, timers, thermostats or household appliances not listed in these standards.

**Heating**
**The inspector shall open** readily openable access panels

**The inspector shall inspect:**

(i) the installed heating equipment including backup heating devices; (ii) controls; (iii) heating operation; (iv) burners and burner chambers in fuel fired heating systems; (v) combustion air provisions; (vi) gas supply piping and shut off valve; (vii)

electrical supply provisions and disconnects; (viii) clearances; (ix) vent systems, flues, and chimneys; and, (x) bathroom supplemental heating appliances; (xi) plenums and ducts with associated supports, insulation, supply registers and return grills; (xii) radiators and piping; (xiii) filters; and, (xiv) main air handlers fans and blowers.

**The inspector shall describe:**

(i) the heating methods by their distinguishing characteristics and the energy sources; (ii) the type of conditioned air distribution system

**The inspector is not required to:**

(i) inspect the interiors of flues or chimneys, humidifiers or dehumidifiers, solar space heating systems, and heat exchangers; (ii) measure amperage of electric heating elements; (iii) inspect electronic air filters, heat reclamation equipment or dampers; (iv) determine duct leakage or calculate duct sizing; or, (v) determine the uniformity, adequacy, or distribution balance of the heat or cooling supply to habitable rooms.

**Cooling**
**The inspector shall open** readily openable access panels.

**The inspector shall inspect:**

(i) installed cooling equipment; (ii) cooling operation; (iii) condensate disposal provisions; (iv) the electrical supply provisions and disconnect; and, (v) the refrigerant lines; (vi) plenums and ducts with associated supports, insulation, supply registers and return grills; (vii) radiators and piping; (viii) filters; and, (ix) main air handlers fans and blowers.

**The inspector shall describe:**

(i) the cooling methods by their distinguishing characteristics and the energy sources; (ii) the type of conditioned air distribution system.

**The inspector is not required to:**

(i) verify sizing or component matching; (ii) operate equipment when outdoor temperatures may cause damage to the equipment; (iii) inspect electronic air filters, heat reclamation equipment or dampers; (iv) determine duct leakage or calculate duct sizing; or, (v) determine the uniformity, adequacy, or distribution balance of the heat or cooling supply to habitable rooms.

**Electrical**
**The inspector shall inspect:**

(A) The service drop; (B) the service entrance conductors, cables, and raceways; (C) the service equipment and main disconnects; (D) the service grounding; (E) the interior components of service panels and sub panels by removing the panel dead front covers; (F) the branch circuit conductors, over current protection devices and the compatibility of the conductors with the device; (G) conduit, wiring and splicing including the basement, crawl space and attic (where accessible); (H) interior and exterior installed lighting fixtures, switches and ceiling fans; (I) receptacles including polarity and grounding, ground fault circuit interrupters and arc fault circuit interrupters; and, (J) exterior electrical components that provide service to a qualifying garage or carport.

**The inspector shall describe:**

(A) the amperage and voltage rating of the service; (B) the wiring methods; (C) the location of main disconnect(s), distribution panels and sub panels; (D) the presence of solid conductor aluminum branch circuit wiring; and, (E) the absence of smoke detectors.

**The inspector is not required to:**

(A) inspect remote control devices unless the device is the only control device, alarm systems and components, low voltage wiring systems and components or ancillary wiring systems and components not a part of the primary electrical power distribution system; (B) measure amperage, voltage/voltage drop, or impedance; (C) insert any tool, probe or testing device inside panels or dismantle any electrical device or control other than to remove the dead front covers of the main and sub panels; or, (D) test or operate any over current protection device except ground fault and arc fault circuit interrupters.

**Plumbing (Fuel)**
**The inspector shall inspect:**

(A) gas supply piping, and gas shut off valves; (B) the fuel storage and/or fuel distribution systems

**The Inspector shall describe:**

(A) the main fuel shut-off; (B) the presence of any shade of yellow corrugated stainless steel tubing ("CSST") flexible gas piping observed during the inspection in which the inspector is not required to identify concealed conditions, components not readily accessible, or any other item excepted from inspection pursuant to OAC 158:70-1-3. If any shade of yellow CSST flexible gas piping is observed, the home inspector shall notify the client, in writing, as follows: *"Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor."*

**The inspector is not required to:**

(A) operate safety valves, or shut-off valves

**Plumbing (Water)**
**The inspector shall inspect:**

(A) the interior water supply and distribution systems and components; (B) the connections, flow and drainage of fixtures, and fittings at bathtubs, showers, sinks, toilets and the exterior hose bibs immediately adjacent to the structure; (C) the clothes washing machine faucets and drains, unless a washing machine is in place; (D) drain, waste and vent systems and components; (E) the shower and bathtub enclosure surfaces; (F) the water heating equipment, safety devices/valves, clearances, vent systems, flues and chimneys and, (G) the drainage sumps, sump pumps and related piping.

**The Inspector shall describe:**

(A) water supply piping materials; (B) drain, waste, and vent piping materials; (C) the water heating equipment and the energy sources; (D) the location of the main water shut-off, and the house sewer cleanout

**The inspector is not required to:**

(A) inspect the interiors of flues or chimneys, wells, well pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems, or private waste disposal systems; (B) determine the quantity or quality of the water supply; (C) determine whether water supply and waste disposal are public or private; (D) operate safety valves, shut-off valves or washing machine hose connections, if installed appliances are present; or, (E) use technically exhaustive techniques to determine the water tightness or integrity of shower pans or enclosures.

**Interior, Doors, & Windows**
**The inspector shall inspect:**

(A) walls, ceilings and floors of the dwelling and garage; (B) steps, stairways, balconies and railings; (C) doors and windows including operation, glazing and thermal pane seals; (D) installed cabinets and countertops; and, (E) indicators of harmful water penetration or condensation on interior and structural components.

**The inspector shall describe** the walls, ceilings and floors.

**The inspector is not required to inspect:**

(A) paint, wallpaper, and other finish treatments; (B) carpeting and other floor coverings; (C) window treatments; (D) the operation of interior door locks, latches and devices; or, (E) recreational facilities.

**Ventilation & Insulation**
**The inspector shall inspect:**

(A) insulation and vapor retarders/barriers in unfinished spaces; (B) ventilation of attics and foundation areas; (C) mechanical ventilation systems; and, (D) the clothes dryer exhaust system.

**The inspector shall describe:**

(A) the insulation and vapor retarders or barriers in unfinished spaces; and, (B) the absence of insulation in unfinished spaces at conditioned surfaces.

**The inspector is not required to:**

(A) disturb insulation or vapor retarders or barriers; (B) operate powered attic vents; or, (C) determine indoor air quality.

**Structural**
**The inspector shall inspect:**

(A) the foundation structure including slabs, piers, columns, posts, stem walls; (B) the floor structure including beams, girders, joists, trusses, sill plates, blocking, bracing, drilling, notching and sub floors; (C) the wall structure; (D the roof structure including rafters, trusses, sheathing, blocking, bracing, drilling, notching and fire stops; (E) the ceiling structure including joists, trusses, blocking, bracing, drilling, notching and fire stops at ceiling penetrations; and, (F) the crawl space, basement and attic moisture conditions and indicators of harmful water penetration or condensation on structural components.

**The inspector is required to:**

(A) describe the foundation, floor structure, roof structure, ceiling structure and wall structure; (B) describe indicators of foundation or structural movement; (C) enter the crawl space and attic to determine the general condition of the components; (D) report the method used to observe the crawl space and attic if the inspector did not enter; and, (E) probe structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required where no deterioration is visible.

**The inspector is not required to:**

(A) enter a crawl space or any foundation area where the headroom is less than 18 inches, the access opening is less than 18 inches by 24 inches, where the area is excessively wet, or where the inspector reasonably determines the conditions or materials are hazardous to the safety of the inspector; (B) enter an attic space where head room is less than 30 inches, the access opening is less than 18 inches wide by 24 inches long, or where the inspector reasonably determines conditions or materials are hazardous to the safety of the inspector; or (C) perform any invasive or destructive inspection.

**Fireplace/Solid-Fuel Devices**
**The inspector shall inspect the:**

(A) hearth and hearth extension; (B) damper; (C) gas supply; and, (D) the firebox, vent systems, flues and chimneys.

**The inspector shall describe:**

(A) the fireplaces; (B) solid fuel burning appliances; and, (C) chimneys.

**The inspector is not required to:**

(A) inspect the interiors of flues or chimneys, the fire screens and doors, the seals and gaskets, the automatic fuel feed devices, the mantels and fireplace surrounds, the combustion make-up air devices, the heat distribution assists whether gravity controlled or fan assisted or free standing solid fuel burning appliances; (B) ignite or extinguish fires; (C) determine draft characteristics; and, (D) move fireplace inserts, stoves or firebox contents.

**Garage**
**The inspector shall inspect:**

(A) overhead garage doors and garage door openers including safety mechanisms; (B) the primary garage or carport; (C) walls, ceilings and floors of the garage; (D) steps, and railings; (E) doors and windows including operation, glazing and thermal pane seals; (F) installed cabinets and countertops; and, (G) indicators of harmful water penetration or condensation on interior and structural components.

**The inspector shall describe** the walls, ceilings and floors.

**The inspector is not required to inspect:**

(A) recreational facilities; and, (B) detached structures except the primary garage or carport